Department Of Environmental Quality
Permitting & Compliance Division
Public Water Supply & Subdivision Bureau
Environmental Assessment

Name of Project: Mountain Horizons Major Subdivision **Type of Project**: Subdivision **E.Q. #11-1348**
Location of Project: Sec. 4, T1N, R4W and Sec. 33, T2N, R4W **County**: Jefferson

Description of Project: 8 lots each with a 4-plex and 16 lots each with one SFD. Public water and public sewer provided by City of Whitehall.

Summary of Issues: *Include issues and concerns / resource conflicts identified by staff and the public.*

Affected Environment & Impacts of the Proposed Project:
Key: Summarize impacts as follows: NA - Not applicable, N - No impact, B - potentially beneficial impact, A - potentially adverse impact, M mitigation required, P - additional permits required (when additional DEQ permits are required, this review must be coordinated between bureaus)

Under Comment below include frequency, duration (long or short term) magnitude (quantify or qualify) and context for any impacts identified (Each category includes a tickler list of items to consider - this does not mean each one needs to be addressed. Rather, if an issue related to that topic has been raised then provide some additional information. Address impacts related to issues and concerns. Identify reasonable feasible mitigation measures where significant impacts could be avoided and note impacts which are irreversible, irretrievable. Relate discussion to issues. Include background information on affected environment if necessary to discussion. Utilize negative declarations where appropriate (wetlands, T&E, Cultural Resources)

Key	PHYSICAL AND BIOLOGICAL ENVIRONMENT
N	1. Soil Suitability, Topographic and/or Geologic Constraints (soil moisture, unstable soils or geologic conditions, steep slopes, erosion potential, subsidence potential, seismic activity) COMMENTS AND SOURCE OF INFORMATION:
NA	2. Hazardous Facilities (power lines, hazardous waste sites, distances from explosive and flammable hazards including chemical/petrochemical storage tanks, underground fuel storage tanks and related facilities such as natural gas storage facilities and propane tanks) COMMENTS AND SOURCE OF INFORMATION:
A	3. Air Quality (effects to and from project, dust, odors, emissions) COMMENTS AND SOURCE OF INFORMATION:
A	4. Groundwater Resources & Aquifers (quality/nondegradation, quantity/reliability, distribution, uses/rights, # of aquifers, mixing zones) COMMENTS AND SOURCE OF INFORMATION:A- MEETS NONSIGNIFICANT CRITERIA AND WATER SOURCE (IF ONSITE WATER & SEWER)DEMONSTRATED TO HAVE ADEQUATE QUANTITY, QUALITY, AND DEPENDABILITY, N – IF PUBLIC WATER & SEWER
N	5. Surface Water Resources (quality/nondegradation, quantity/reliability, distribution, uses/rights, stormwater controls, source of community supply, community treatment, mixing zones) COMMENTS AND SOURCE OF INFORMATION:
A	6. Vegetation and Wildlife species and habitats, including fisheries and aquatic resources (threatened, endangered, sensitive species, prime habitat, population stability, potential for human wildlife conflicts, effectiveness of postdisturbance plans) COMMENTS AND SOURCE OF INFORMATION: N-URBANIZED AREA, A –RURAL AREA
N	7. Unique, Endangered, Fragile, or Limited Environmental Resources (biologic, topographic, wetlands (within 1 mile), floodplains (within 1 mile), scenic rivers, natural resource areas, etc) COMMENTS AND SOURCE OF INFORMATION:
A	8. Land Use (Waste disposal, Agricultural Lands (grazing, cropland, , forest lands, prime farmland), Recreational Lands (waterways, parks, playgrounds, open space, federal lands), Access, Commercial and Industrial Facilities (production & activity, growth or decline), Growth, land use change, development activity) COMMENTS AND SOURCE OF INFORMATION: ON AGRICULTURAL LANDS
NA	9. Historical, Cultural, & Archeological (sites, facilities, uniqueness, diversity) COMMENTS AND SOURCE OF INFORMATION:
NA	10. Aesthetics (visual quality, nuisances, odors, noise) COMMENTS AND SOURCE OF INFORMATION:
A	11. DEMANDS ON/ CHANGES IN ENVIRONMENTAL RESOURCES INCLUDING LAND, WATER, AIR OR ENERGY USE (need for new or upgraded energy sources, potential for recycling, etc) (See #8, #4, #5) COMMENTS AND SOURCE OF INFORMATION:

Key	IMPACTS ON THE HUMAN POPULATION
N 12.	CHANGES IN DEMOGRAPHIC CHARACTERISTICS (population quantity, distribution and density, rate of change) COMMENTS AND SOURCE OF INFORMATION:
B	13. General Housing Conditions (quality, quantity and affordability) COMMENTS AND SOURCE OF INFORMATION:
N	14. Potential for Displacement or Relocation of Business or Residents COMMENTS AND SOURCE OF INFORMATION
N	15. Public Health and Safety (Medical services and facilities, Police, Fire Protection & Hazards (see #2), Emergency Medical Services, (see land use for waste disposal)) COMMENTS AND SOURCE OF INFORMATION:
B	16. Local Employment and Income Patterns (quantity and distribution of employment, economic impact) COMMENTS AND SOURCE OF INFORMATION:
N	17. Local and State Tax Base and Revenues COMMENTS AND SOURCE OF INFORMATION:
N	18. Effects on Social Structures and Mores (standards of Social Conduct/Social Conventions) Demand on Social Services (law enforcement, Educational Facilities (libraries, schools colleges, universities) welfare, etc) COMMENTS AND SOURCE OF INFORMATION:
N 19.	Transportation Networks (condition and use of roads, traffic flow conflicts, rail, airport compatibility etc) COMMENTS AND SOURCE OF INFORMATION:
N	20. Consistency with local ordinances, resolutions, or plans (conformance with local comprehensive plans, zoning or capital improvement plans) COMMENTS AND SOURCE OF INFORMATION:
NA	21. Regulatory Restrictions on Private Property Rights (Are we regulating pursuant to a police power? Does the Agency action restrict the use of the property beyond the minimum necessary to achieve compliance with the Act? What are the costs of such additional restrictions resulting from proposed permit conditions? Are other less restrictive ways of achieving the same goal? See your assigned legal counsel for assistance preparing this section.) Comments and Source of Information:

22. Description of and Impacts of Other Alternatives Considered:

B. IF APPROVED, PROPOSAL COMPLIES WITH ALL APPLICABLE LAWS AND RULES

23. Public Involvement: *Identify dates of meetings, comment periods, numbers of comments, etc and reference any attached responses, if any were appropriate to this project.*

24. Other Bureaus and Governmental Agencies with Jurisdiction: County Commissioners & Ravalli County Health Department

25. Summary of Magnitude and Significance of Potential Impacts:

26. Cumulative Effects: No significant long term impacts with conditions (complies with all applicable laws and rules)

Recommendation for Further Environmental Analysis:
[ ] EIS [ ] More Detailed EA [x] No Further Analysis

Rationale for Recommendation: No significant long-term impacts.

EA Checklist Prepared By:

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