

Department Of Environmental Quality
Permitting & Compliance Division
Water Protection Bureau/Subdivision Section

Environmental Assessment

Name of Project: Grandview Manor Phase II

Type of Project: Subdivision E.Q. #06-3025

Location of Project: Sec 11, T7N, R1E

County: Broadwater

Description of Project: 36___ Lot Subdivision. *Served by onsite water supply and onsite sewage disposal.*

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: NONE – SUBDIVISION IS ON LAND WITH A SLOPE IS LESS THAN 5%
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: NONE KNOWN
A	3. Air Quality (effects to and from project, dust, odors, emissions) COMMENTS AND SOURCE OF INFORMATION: DURING CONSTRUCTION. GRAVEL PIT AND LOOSE SOIL MAY CAUSE DUST PROBLEMS
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 : SUFFICIENT WATER SUPPLY HAS BEEN PROVEN AND ACCEPTED BY THE DEPARTMENT
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: THE DEPARTMENT HAS DETERMINED THIS SUBDIVISION WILL NOT DEGRADE STATE WATERS
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: NO ENDANGERED SPECIES IDENTIFIED . SOME WILDLIFE HAVE BEEN IN THE AREA. THERE IS POTENTIAL OF REMOVING WILDLIFE HABITAT.
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: NONE
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: SINCE IRRIGATION IS NOT ALLOWED, THE LAND HAS NOT BEEN USED FOR GROWING CROPS SINCE 2002.
NA	9. Historical, Cultural, & Archeological (sites, facilities, uniqueness, diversity) COMMENTS AND SOURCE OF INFORMATION: NONE KNOWN. HOWEVER, DEVELOPER MUST BE AWARE OF ANY CULTURAL SIGNIFICANCE OF THE PROPERTY AS IT IS DEVELOPED
NA	10. Aesthetics (visual quality, nuisances, odors, noise) COMMENTS AND SOURCE OF INFORMATION: ONLY DURING CONSTRUCTION
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) very little change. Change of land will be a benefit with lawns and landscaping rather than unproductive range land. Aquifer will be used by 21 homes. (See #8, #4, #5) COMMENTS AND SOURCE OF INFORMATION:

