

**Department of Environmental Quality**  
**Permitting & Compliance Division**  
**Public Water & Subdivision Bureau / Subdivision Section**  
**Environmental Assessment**

**Name of Project:** JDS Subdivision Phase II

**Type of Project:** Subdivision E.Q. #07-1699

**Location of Project:** Sec 25, T7S, R9W

**County:** Beaverhead

**Description of Project:** 4 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: SOILS ARE SUITABLE FOR ON-SITE SYSTEMS. NO UNSTABLE SOILS OR GEOLOGIC CONDITIONS OR STEEP SLOPES EXIST.
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 IDENTIFIED IN SUBMITTAL. NO MAN MADE HAZARDS EXIST ON THE PROPERTY.
A	3. Air Quality (effects to and from project, dust, odors, emissions)  COMMENTS AND SOURCE OF INFORMATION: IF HUGHES LANE MUST BE CONSTUCED DUST AND ODORS FROM THE PROJECT WOULD OCCUR. DEVELOPMENT OF INDIVIDUAL HOMES SHOULD NOT CAUSE A DUT OR ODOR PROBLEM
A N	4. Groundwater Resources & Aquifers (quality/nondegradation, quantity/reliability, distribution, uses/rights, # of aquifers, mixing zones)  COMMENTS AND SOURCE OF INFORMATION:A- NONDEGRADATION AND WATER AVAILABILITY HAVE BEEN APPROVED BY THE DEPARTMENT. BACKGROUND NITRATE LEVELS ARE LOW 0.8MG/L. WELLS AVERAGE 40 DEEP AT 26 GPM.
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: STORMWATER CONTROLS WILL BE CONSTRUCTED. EACH DRAINFIELDS MIXING ZONE ALONG WITH QUANTITY AND RELIABILITY OF WATER HAS BEEN APPROVED.
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: VEGETATION CONSISTS OF IRRIGATED ALFALFA AND HAY. NO NOXIOUS WEEDS ARE ON THE TRACT. NO ADVERSE IMPACTS TO THE NATURAL ENVIRONMENT ARE ANTICIPATED. NO SIGNIFICANT WILDLIFE USE THIS AREA. NO NEGATIVE IMPACTS ARE EXPECTED FROM THE SUBDIVISION OF 5 LOTS.
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 HAVE BEEN IDENTIFIED IN THE SUBMITTAL
A N	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: THE LAND IS CURRENTLY IRRIGATED HAY AND ALFALFA. THE PROPOSAL WOULD TAKE 5-6 ACRES OUT OF PRIME AGRICULTURAL LAND. THE RESIDENTIAL DEVELOPMENT WILL AFFECT ADJACENT AGRICULTURE LANDS WITH THE ADDITION OF PETS, TRAFFIC, ETC.
NA	9. Historical, Cultural, & Archeological (sites, facilities, uniqueness, diversity)  COMMENTS AND SOURCE OF INFORMATION: NONE HAVE BEEN IDENTIFIED IN THE SUBMITTAL
NA	10. Aesthetics (visual quality, nuisances, odors, noise)  COMMENTS AND SOURCE OF INFORMATION: ODORS AND NOISE SHOULD OCCUR ONLY DURING CONSTRUCTION OF HOMES AND ROADS.
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: WILL HAVE A MINOR EFFECT ON ENVIRONMENTAL RESOURCES.
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