

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

**Environmental Assessment**

**Name of Project:** Wheatland Meadows Lot 53 Rewrite    **Type of Project:** Subdivision    E.Q. #08-1690  
**Location of Project:** Sec 9, T2N, R1E    **County:** Broadwater

**Description of Project:** 1 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
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 HAVE BEEN IDENTIFIED
A	3. Air Quality (effects to and from project, dust, odors, emissions)  COMMENTS AND SOURCE OF INFORMATION: DURING CONSTRUCTION OF STORAGE BUILDINGS AND DRIVEWAY.
A	4. Groundwater Resources & Aquifers (quality/nondegradation, quantity/reliability, distribution, uses/rights, # of aquifers, mixing zones)  COMMENTS AND SOURCE OF INFORMATION: A- AQUIFER IS CONFINED. PHOSPHORUS BREAKTHROUGH TO THE JEFFERSON RIVER IS NONSIGNIFICANT. ADEQUATE WATER IS AVAILABLE.
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: SURFACE WATER WILL NOT BE USED FOR POTABLE WATER. STORMWATER BERMS AND DETENTION AREA WILL BE CONSTRUCTED ACCORDING TO PLANS.
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 THREATENED OR ENDANGERED SPECIES HAVE BEEN IDENTIFIED.
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: NO WETLANDS OR FLOODPLAINS WITHIN MILES OF THE LOT.
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: NO IMPACT ON AGRICULTURAL LANDS. LAND HAS NOT BEEN USED FOR ANY AGRICULTURAL BUSINESS.
NA	9. Historical, Cultural, & Archeological (sites, facilities, uniqueness, diversity)  COMMENTS AND SOURCE OF INFORMATION: NONE HAVE BEEN IDENTIFIED.
NA	10. Aesthetics (visual quality, nuisances, odors, noise)  COMMENTS AND SOURCE OF INFORMATION: CONSTRUCTION OF STORAGE BUILDINGS WILL DETRACT FROM THE VISUAL QUALITY OF THE SUBDIVISION. NOISE WILL OCCUR FROM VEHICLES ENTERING THE STORAGE AREA.
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: LITTLE DEMAND WITH AN OFFICE BUILDING LIMITED TO 39 GPD. OF WASTEWATER.
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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: NONE. COMMERCIAL LOT
B	13. General Housing Conditions (quality, quantity and affordability) COMMENTS AND SOURCE OF INFORMATION: COMMERCIAL LOT
N	14. Potential for Displacement or Relocation of Business or Residents COMMENTS AND SOURCE OF INFORMATION NONE. LOT IS VACANT
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: LITTLE IMPACT ON PUBLIC HEALTH AND SAFETY DEPARTMENTS WITH THE ADDITION OF STORAGE BUILDINGS AND AN OFFICE BUILDING.
B	16. Local Employment and Income Patterns (quantity and distribution of employment, economic impact) COMMENTS AND SOURCE OF INFORMATION: WILL EMPLOYEE A LIMITED AMOUNT OF EMPLOYEES. LITTLE IMPACT
N	17. Local and State Tax Base and Revenues COMMENTS AND SOURCE OF INFORMATION: WILL BE OF BENEFIT TO BOTH LOCAL AND STATE TAX BASE.
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: NONE
N	19. Transportation Networks (condition and use of roads, traffic flow conflicts, rail, airport compatibility etc) COMMENTS AND SOURCE OF INFORMATION: WILL ADD TRAFFICE TO THE INTERIOR ROADS OF THE SUBDIVISION AS PEOPLE ACCESS THE STORAGE UNITS.
N	20. Consistency with local ordinances, resolutions, or plans (conformance with local comprehensive plans, zoning or capital improvement plans) COMMENTS AND SOURCE OF INFORMATION: HAS RECEIVED COUNTY SANITARIAN AND COUNTY PLANNING BOARD APPROVAL.
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:  
 A. IF SUBDIVISION NOT APPROVED, NO IMPACT WOULD OCCUR  
 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 & 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                                       No Further Analysis

Rationale for Recommendation: No significant long-term impacts.

**EA Checklist Prepared By:**

Name:   Mary Schroeder  

  Date: 05-06-08