

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

Environmental Assessment

Name of Project: Golden Pond Estates

Type of Project: Subdivision E.Q. #07-2548

Location of Project: Sec 31, T22N, R1W

County: Teton

Description of Project: 23 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	<p>1. Soil Suitability, Topographic and/or Geologic Constraints (soil moisture, unstable soils or geologic conditions, steep slopes, erosion potential, subsidence potential, seismic activity)</p> <p>COMMENTS AND SOURCE OF INFORMATION: SOIL ARE SUITABLE FOR ONSITE SYSTEMS. NO STEEP SLOPES OR HIGH GROUND WITHIN THE DRAINFIELD AREAS.</p>
NA	<p>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)</p> <p>COMMENTS AND SOURCE OF INFORMATION: PIPED IRRIGATION DITCHES ARE LOCATED ON THE PROPERTY AS WELL AS AN INTERMITTEN STREAM AND POND LOCATED ON LOT 34.</p>
A	<p>3. Air Quality (effects to and from project, dust, odors, emissions)</p> <p>COMMENTS AND SOURCE OF INFORMATION: DUST AND ODORS WILL BE CREATED DURING THE CONSTRUCTION OF INTERIOR ROADS. LARGE LOTS WILL LIMIT AIR QUALITY EFFECTS FROM INDIVIDUAL LOTS.</p>
A	<p>4. Groundwater Resources & Aquifers (quality/nondegradation, quantity/reliability, distribution, uses/rights, # of aquifers, mixing zones)</p> <p>COMMENTS AND SOURCE OF INFORMATION: WATER QUANTITY AND AVAILABILITY HAS BEEN APPROVED BY THE DEPARTMENT; AS WELL AS, NONSIGNIFICANCE DETERMINATION. INFORMATION PROVIDE SHOWS THE EFFECT OF SEPTIC SYSTEMS WILL NOT AFFECT THE POND ON LOT 34</p>
N	<p>5. Surface Water Resources (quality/nondegradation, quantity/reliability, distribution, uses/rights, stormwater controls, source of community supply, community treatment, mixing zones)</p> <p>COMMENTS AND SOURCE OF INFORMATION: SURFACE WATER WILL NOT BE USED AS POTABLE WATER. STORMWATER STRUCTURES WILL BE CONSTRUCTED ON INDIVIDUAL LOTS AND ALONG INTERIOR ROAD DITCHES. PHOSPHORUS BREAKTHROUGH IS GREATER THAN 50 YEARS.</p>
A	<p>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)</p> <p>COMMENTS AND SOURCE OF INFORMATION: WILDLIFE ARE SEEN IN THIS AREA BECAUSE OF THE PRODUCTION OF AGRICULTURAL CROPS. WILDLIFE WILL STILL BE IN THE AREA BECAUSE OF THE LARGE SIZE OF THE LOTS. WILL HAVE AN AFFECT ON WILDLIFE</p>
N	<p>7. Unique, Endangered, Fragile, or Limited Environmental Resources (biologic, topographic, wetlands (within 1 mile), floodplains (within 1 mile), scenic rivers, natural resource areas, etc)</p> <p>COMMENTS AND SOURCE OF INFORMATION: NONE HAVE BEEN IDENTIFIED.</p>
A	<p>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: WILL CONVERT A SUBSTANTIAL AMOUNT OF AGRICULTURAL LAND TO RESIDENTIAL LAND. APPROXIMATELY 450 ACRES OF AGRICULTURAL LAND WILL BE TAKEN OUT OF PRODUCTION. SIGNIFICANT IMPACT ON AGRICULTURE AND WILDLIFE THAT FREQUENT THE AREA.</p>
NA	<p>9. Historical, Cultural, & Archeological (sites, facilities, uniqueness, diversity)</p> <p>COMMENTS AND SOURCE OF INFORMATION: NONE HAVE BEEN IDENTIFIED.</p>
NA	<p>10. Aesthetics (visual quality, nuisances, odors, noise)</p> <p>COMMENTS AND SOURCE OF INFORMATION: LARGE LOTS SHOULD LIMIT THE IMPACT TO VISUAL QUALITY, NUISANCES, ODOR AND NOISE.</p>

A	<p>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)</p> <p>(See #8, #4, #5) COMMENTS AND SOURCE OF INFORMATION: WILL HAVE AN EFFECT ON AQUIFER AND POTABLE WATER. MORE USE OF WATER AS POTABLE WATER. AIR QUALITY AFFECTED ONLY IF WOOD BURNING IS ALLOWED.</p>
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Key	IMPACTS ON THE HUMAN POPULATION
N	<p>12. CHANGES IN DEMOGRAPHIC CHARACTERISTICS (population quantity, distribution and density, rate of change)</p> <p>COMMENTS AND SOURCE OF INFORMATION: 23 HOMES WILL HAVE A SMALL EFFECT ON POPULATION QUANTITY AND DENSITY.</p>
B	<p>13. General Housing Conditions (quality, quantity and affordability)</p> <p>COMMENTS AND SOURCE OF INFORMATION: NOT KNOW AS TO THE COST OF HOMES.</p>
N	<p>14. Potential for Displacement or Relocation of Business or Residents</p> <p>COMMENTS AND SOURCE OF INFORMATION: NONE. LAND IS CROP LAND.</p>
N	<p>15. Public Health and Safety (Medical services and facilities, Police, Fire Protection & Hazards (see #2), Emergency Medical Services, (see land use for waste disposal))</p> <p>COMMENTS AND SOURCE OF INFORMATION: WILL PLACE A BURDEN ON HEALTH AND SAFETY DEPARTMENTS.</p>
B	<p>16. Local Employment and Income Patterns (quantity and distribution of employment, economic impact)</p> <p>COMMENTS AND SOURCE OF INFORMATION: NOT KNOW AS TO THE PLACE OF EMPLOYMENT. SHOULD BE A POSITIVE ECONOMIC IMPACT FOR THIS AREA.</p>
N	<p>17. Local and State Tax Base and Revenues</p> <p>COMMENTS AND SOURCE OF INFORMATION: WILL BE A BENEFIT TO BOTH LOCAL AND STATE TAX BASES.</p>
N	<p>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)</p> <p>COMMENTS AND SOURCE OF INFORMATION: WILL INCREASE THE AREA COVERED BY LAW ENFORCEMENT AND COULD HAVE AN EFFECT ON THE PUBLIC SCHOOL SYSTEM WILL BUSING OF CHILDREN AND LARGER CLASS SIZES.</p>
N	<p>19. Transportation Networks (condition and use of roads, traffic flow conflicts, rail, airport compatibility etc)</p> <p>COMMENTS AND SOURCE OF INFORMATION: WILL INCREASE THE AMOUNT OF TRAFFIC ON THE HIGHWAY. PROBABLY 4 TRIPS PER DAY PER LOT COULD BE EXPECTED.</p>
N	<p>20. Consistency with local ordinances, resolutions, or plans (conformance with local comprehensive plans, zoning or capital improvement plans)</p> <p>COMMENTS AND SOURCE OF INFORMATION: HAS BEEN APPROVED BY THE COUNTY SANITARIAN AND PLANNING BOARD.</p>
NA	<p>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:</p>

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:

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Date: 08-22-08