

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

Environmental Assessment

Name of Project: Foster Estates

Type of Project: Subdivision E.Q. #08-1590

Location of Project: Sec 2 & 3 T7N R1E

County: Broadwater

Description of Project: 38 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: SOILS ARE SUITABLE FOR ON-SITE SYSTEMS. NO STEEP SLOPES OR UNSTABLE SOILS.</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: ELECTRIC LINES ARE UNDER GROUND. NO GAS LINES NEAR THE PROPERTY. ALL ELECTRIC, TELEPHONE LINES, ETC. WILL BE UNDERGROUND</p>
A	<p>3. Air Quality (effects to and from project, dust, odors, emissions)</p> <p>COMMENTS AND SOURCE OF INFORMATION: DURING CONSTRUCTION AND IS ROADS ARE NOT PAVED. WITH THE HIGH WINDS DIRT COULD BE BLOWN ACROSS THE 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: A- NONSIGNIFICANCE DETERMINATION HAS BEEN APPROVED BY THE DEPARTMENT. GROUNDWATER WILL BE USED AS POTABLE WATER. SUFFICIENT WATER EXISTS FOR THE DEVELOPMENT THROUGH PUMP TEST.</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 A POTABLE WATER SOURCE. PHOSPHORUS BREAKTHROUGH IS GREATER THAN 50 YEARS AND STORMWATER STRUCTURES SHALL BE CONSTRUCTED.</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: LARGE AND SMALL ANIMALS FREQUENT THE PROPERTY AND HUMAN HABITAT MAY DISPLACE SOME 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. CANYON FERRY LAKE IS OVER 1 MILE DOWNGRADIENT FROM THE SUBDIVISION.</p>
N	<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)</p> <p>COMMENTS AND SOURCE OF INFORMATION: NO AGRICULTURE ACTIVITIES ON THE PROPERTY FOR THE PAST 5 YEARS. NO IMPACT ON AGRICULTURE.</p>
NA	<p>9. Historical, Cultural, & Archeological (sites, facilities, uniqueness, diversity)</p> <p>COMMENTS AND SOURCE OF INFORMATION: NONE HAS BEEN IDENTIFIED. NO PREVIOUSLY RECORDED SITES THAT COULD AFFECT THE SUBDIVISION</p>
NA	<p>10. Aesthetics (visual quality, nuisances, odors, noise)</p> <p>COMMENTS AND SOURCE OF INFORMATION: NOISE WILL COME FROM HIGHWAY 12, AIRPORT LANDINGS AND TAKE-OFFS, ACTIVITY FROM THE GRAVEL PIT, AND FAIRGROUNDS.</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: NO NEED TO UPGRADE ENERGY SOURCES.</p>

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: THE ADDITION OF 38 HOMES WILL INCREASE THE HOUSING DENSITY IN THE AREA AND POPULATION IN THIS AREA.
B	13. General Housing Conditions (quality, quantity and affordability) COMMENTS AND SOURCE OF INFORMATION: NOT KNOWN AS TO THE COST OF HOMES.
N	14. Potential for Displacement or Relocation of Business or Residents COMMENTS AND SOURCE OF INFORMATION: NONE VACANT LAND
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: FIRE PROTECTION WILL BE PROVIDED BY THE BROADWATER COUNTY RURAL FIRE DEPARTMENT AND A 10,000 GALLON WATER TANK WILL BE CONSTRUCTED.
B	16. Local Employment and Income Patterns (quantity and distribution of employment, economic impact) COMMENTS AND SOURCE OF INFORMATION: NOT KNOWN AS TO THE PLACE OF EMPLOYMENT. SHOULD HAVE A BENEFICIAL IMPACT ON TOWNSEND STORES.
N	17. Local and State Tax Base and Revenues COMMENTS AND SOURCE OF INFORMATION: WILL BE A BENEFIT FOR BOTH LOCAL AND STATE TAX BASE.
A	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: HEALTH CARE WILL BE PROVIDED BY THE BROADWATER HEALTH CENTER. LARGE NUMBER OF SUBDIVISIONS COULD CAUSE A PROBLEM IN THE FUTURE IF A PLAN IS NOT IMPLEMENTED TO DEAL WITH THE INCREASE IN POPULATION. BROADWATER COUNTY SHERIFF'S DEPARTMENT WILL PROVIDE LAW ENFORCEMENT. HIGH SCHOOL AND ELEMENTARY SCHOOL HAS ADEQUATE SPACE FOR CHILDREN. CONCERN IS THE BUS ROUTES IN PICKING UP AND DROPPING OFF STUDENTS. BUSES CAN NOT TRAVEL THROUGH THE SUBDIVISION.
A	19. Transportation Networks (condition and use of roads, traffic flow conflicts, rail, airport compatibility etc) COMMENTS AND SOURCE OF INFORMATION: HIGHWAY WILL BE ACCESSED BY THE INTERIOR ROADS. NO ACCESS RESTRICTION HAS BEEN PLACED ON THE LOTS. SUBDIVISION COULD GENERATE AS MANY AS 364 TRIPS PER DAY.
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 BEEN APPROVED BY THE COUNTY SANITARIAN AND COUNTY COMMISSIONERS
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:

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Date: 10-10-08