

**Department of Environmental Quality
Permitting & Compliance Division**

Public Water & Subdivision Bureau / Subdivision Section

Environmental Assessment

Name of Project: Dutchman Springs Estates

Type of Project: Subdivision E.Q. #08-1463

Location of Project: Sec 21 & 22, T5S, R9W

County: Beaverhead

Description of Project: 31 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 HAVE BEEN IDENTIFIED. GROUNDWATER MONITORING HAS BEEN COMPLETED FOR PHASE I
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: THERE IS A POWELINE THAT RUNS NORTH TO SOUTH IN THE WEST PART OF THE SUBDIVISION. THE POWER COMPANY HAS A 100 FOOT EASEMENT. ALL DRAINFIELDS AND WELLS MUST BE LOCATED OUTSIDE OF THE POWERLINE EASEMENT OR PERMISSION MUST BE GRANTED FROM THE POWER COMPANY
A	3. Air Quality (effects to and from project, dust, odors, emissions) COMMENTS AND SOURCE OF INFORMATION: DUST AND ODORS WILL OCCUR DURING CONSTRUCTION OF ROADS AND BUILDINGS.
A	4. Groundwater Resources & Aquifers (quality/nondegradation, quantity/reliability, distribution, uses/rights, # of aquifers, mixing zones) COMMENTS AND SOURCE OF INFORMATION: A- WATER QUALITY AND DEPENDABILITY HAVE BEEN APPROVED. NONSIGNIFICANCE DETERMINATION HAS BEEN APPROVED 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: SURFACE WATER WILL NOT BE USED FOR POTABLE WATER. STORMWATER CONTROLS WILL BE CONSTRUCTED. PHOSPHORUS BREAKTHROUGH IS GREATER THAN 50 YEARS.
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 HAVE BEEN IDENTIFIED. MITIGATION POLICIES HAVE BEEN DEVELOPED TO KEEP CONFLICT WITH WILDLIFE AT A MINIMUM
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: SUBDIVISION IS NOT WITHIN ANY WETLANDS, FLOODPLAINS OR SCENIC RIVERS.
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: LAND HAS BEEN USED FOR GRAZING AND GROWING OF HAY. THIS WILL BE TAKEN OUT OF PRODUCTION.
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: NOT KNOWN AS TO VISUAL QUALITY. ODORS AND NOISE DURING THE CONSTRUCTION PERIOD.
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: 31 ADDITIONAL HOMES WILL PUT A DEMAND ON ENVIRONMENTAL RESOURCES. WATER AVAILABILITY HAS BEEN APPROVED BY THE DEPARTMENT.

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: WILL CHANGE THE POPULATION DENSITY OF THIS AREA OF THE COUNTY.
B	13. General Housing Conditions (quality, quantity and affordability) COMMENTS AND SOURCE OF INFORMATION: COST OF HOUSING IS NOT KNOWN
N	14. Potential for Displacement or Relocation of Business or Residents COMMENTS AND SOURCE OF INFORMATION NONE
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: THERE ARE TWO POLICE OFFICERS TO RESPOND TO CALLS OUTSIDE OF DILLON. THE INCREASE IN DEVELOPMENT HAS AFFECTED THE SHERIFF'S OFFICE ABILITY TO PROVIDE ADEQUATE SERVICES TO ALL RESIDENTS. RESPONSE TIME FROM THE SHERIFF'S OFFICE IS 10-15 MINUTES OR LONGER. FIRE DEPARTMENT RESPONSE TIME IS 25 MINUTES OR LONGER. NEW LARGE SUBDIVISIONS ARE STRETCHING THE CAPACITY OF THE FIRE DEPARTMENT TO PROVIDE BASIC SERVICES.
B	16. Local Employment and Income Patterns (quantity and distribution of employment, economic impact) COMMENTS AND SOURCE OF INFORMATION: MOST PEOPLE WILL PROBABLY WORK IN DILLON. 31 HOMES SHOULD HAVE A POSITIVE IMPACT ON LOCAL EMPLOYMENT AND INCOME.
N	17. Local and State Tax Base and Revenues COMMENTS AND SOURCE OF INFORMATION: THE ADDITION OF 31 HOMES SHOULD BE A 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:
N	19. Transportation Networks (condition and use of roads, traffic flow conflicts, rail, airport compatibility etc) COMMENTS AND SOURCE OF INFORMATION:
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 PRELIMINARY APPROVAL FROM COUNTY PLANNING BOARD AND COUNTY SANITARIAN
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: 11-14-08