

MONTANA DEPARTMENT OF NATURAL RESOURCES AND CONSERVATION
WATER RESOURCES DIVISION
WATER RIGHTS BUREAU

ENVIRONMENTAL ASSESSMENT

PART I. PROPOSED ACTION DESCRIPTION

1. **Type of action:** Water use permit application no. 76M-105173
2. **Applicant/Contact name and address:** Barbara J. Howell dba Magnolia Estates, 7501 Gardenia Drive, Missoula, MT 59808
3. **Water source name:** Groundwater wells (2)
4. **Location affected by action:** Section 25, T14N, R21W, Missoula County
5. **Narrative summary of the proposed project and action to be taken:** The applicant proposes to develop a 57 unit modular home community for seniors. Two wells will provide water at a flow rate of up to 250 gpm for the 57 units and irrigation on 10.43 acres of lawn/gardens.
6. **Agencies consulted during preparation of the environmental assessment:** Missoula CD, Missoula County Planning Board, Missoula County Commissioners

PART II. ENVIRONMENTAL REVIEW

1. Environmental Impact Checklist:

PHYSICAL ENVIRONMENT

Soils/Geologic Features:

Degradation of soil quality or alteration of soil stability, moisture content, geologic substructure, unique geologic features, archeological sites?

NO

Erosion:

Alteration of erosion or siltation patterns which modify stream beds or lake shores?

NO

Vegetation/Noxious weeds:

Change in or adverse affect on diversity and production of local plant species including any unique or endangered species (including trees, shrubs, grass, and aquatic plants)? Establishment or spread of noxious weeds?

NO Should be an improvement.

Air:

Deterioration of air quality, or adverse effects on vegetation due to increased air pollutants.

NO

Water:

Alteration of surface water or groundwater quality including but not limited to temperature, dissolved oxygen or turbidity or quantity or distribution?

Maybe slight.

Floodplain:

Changes in drainage patterns, course or magnitude of flood flows, or exposure of people/property to hazards (flood)?

NO

Wildlife Habitat/Migration:

Deterioration of critical fish or wildlife habitat? Creation of a barrier to the migration or movement of fish or wildlife?

NO

Endangered Species:

Adverse effects on any unique or endangered species?

NO

HUMAN ENVIRONMENT

Existing Land Use:

Alteration of or interference with the productivity or profitability of the existing land use of an area?

NO

Historical Significance:

Destruction or alteration of a natural area of scientific or educational value or prehistoric or paleontological importance?

NO

Populace:

Alteration of the location, distribution, density, or growth rate of the human population of an area? Alteration of social structure of community?

Some impacts due to increased traffic.

Transportation:

Increased traffic hazards or effects on existing transportation facilities or patterns of movement of people and goods?

Some.

Safety:

Creation of any health hazard or affect on existing emergency response or evacuation plans?

NO

Public Services:

Have an effect upon or result in a need for new or altered governmental services in any of the following areas: fire or police protection,

schools, parks/recreational facilities, roads or other public maintenance, water supply, sewer or septic systems, solid waste disposal, health, or other governmental services? Have an effect upon local or state tax base?

Some impacts. This system is designed to enable the fire department to hookup to these two wells and pump 360 gpm for fire control.

Utilities:

Creates need for new or altered facilities for any of the following utilities: electric power, natural gas, other fuel supply or distribution systems, or communications?

NO

Aesthetics:

Alteration of any scenic vista or recreation opportunity or creation of an aesthetically offensive site to the public?

NO

Other:

NO

2. Secondary and cumulative impacts:

- 3. Reasonable alternatives to the proposed action, including the no action alternative:** No action or a smaller scale development. This development has already been approved by the Missoula County Commissioners and Planning Office.

PART III. CONCLUSION

Based on the significance criteria evaluated in this EA, is an EIS required?

NO

If an EIS is not required, explain why the EA is the appropriate level of analysis for this proposed action: This development has been in the county review process for the past year and a half and has been approved at all levels. Therefore, for the water right issues, an EA is the appropriate level of review.

PREPARED BY:

NAME: Wes McAlpin
TITLE: WRS III
DATE: 4/7/99

Jim,
Please run this through April 30th. Thanks.