

**ENVIRONMENTAL ASSESSMENT
DEPARTMENT OF ENVIRONMENTAL QUALITY
PERMITTING AND COMPLIANCE DIVISION
WATER QUALITY BUREAU/SUBDIVISIONS**

Name of Project: Lone Wolf Subdivision
Location of Project: Helena

Type of Project: Subdivision E.Q. #00-2025
County: Lewis & Clark

Description of Project: 13 Lot Subdivision. *Served by onsite water supply and onsite sewage disposal.*

Summary of Issues: The county commissioners voiced concerns over the minimum of one acre lots being developed within the county. The question of water availability and quantity was a concern. A pump test was performed on an existing well within the subdivision. The pump test indicated sufficient water supply from the aquifer for a 13 lot subdivision.

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: COARSE SOILS PRECLUDE THE USE OF A CONVENTIONAL DRAINFIELD. MUST USE SANDLINE TRENCH
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 KNOWN
A	3. Air Quality (effects to and from project, dust, odors, emissions) COMMENTS AND SOURCE OF INFORMATION: DUST AND NOISE DURING DEVELOPMENT OF LOT. DUST AND CAR NOISE AFTER DEVELOPMENT
A	4. Groundwater Resources & Aquifers (quality/nondegradation, quantity/reliability, distribution, uses/rights, # of aquifers, mixing zones) Non significance determination was calculated and the subdivision is nonsignificant and will degrade state waters. COMMENTS AND SOURCE OF INFORMATION: A- MEETS NONSIGNIFICANT CRITERIA AND WATER SOURCE (IF ONSITE WATER & SEWER)DEMONSTRATED TO HAVE ADEQUATE QUANTITY, QUALITY, AND DEPENDABILITY, N - IF PUBLIC WATER & SEWER THIS IS IN AN AREA WHERE DEGRADATION OF AQUIFERS COULD OCCUR WITH THE NUMBER OF SEPTIC TANKS TO BE INSTALLED. PASSES ALL NON SIGNIFICANCE DETERMINATION.
N	5. Surface Water Resources (quality/nondegradation, quantity/reliability, distribution, uses/rights, stormwater controls, source of community supply, community treatment, mixing zones) See information above. COMMENTS AND SOURCE OF INFORMATION: STORMWATER DRAINAGE HAS BEEN ADDRESSED IN THE SUBMITTAL AND EASEMENTS WILL BE SHOWN ON THE LOTS INVOLVED.
N 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: A -RURAL AREA IS NOT LOCATED IN A WILDLIFE AREA. ONLY BIRDS AND SMALL MAMALS VERY LITTLE WILDLIFE WILL BE DISPLACED. DOES NOT AFFECT LARGE ANIMALS.
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: NONE KNOWN
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) Used as grasslands only. COMMENTS AND SOURCE OF INFORMATION: ON AGRICULTURAL LANDS
NA	9. Historical, Cultural, & Archeological (sites, facilities, uniqueness, diversity) COMMENTS AND SOURCE OF INFORMATION: NONE KNOWN

NA	10. Aesthetics (visual quality, nuisances, odors, noise) COMMENTS AND SOURCE OF INFORMATION: NONE KNOWN
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: WILL DRAW WATER FROM AQUIFER. AQUIFER SHOWS WATER IS AVAILABLE

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: 13 LOTS WITH MINIMUM IMPACT ON AREA SCHOOLS OR OTHER SERVICES
B	13. General Housing Conditions (quality, quantity and affordability) COMMENTS AND SOURCE OF INFORMATION: UNKNOWN
N	14. Potential for Displacement or Relocation of Business or Residents COMMENTS AND SOURCE OF INFORMATION NONE KNOWN
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: WILL USE FACILITIES IN HELENA, AND COUNTY LAW ENFORCEMENT. VOLUNTAR FIRE DEPARTMENT IS IN THE WEST VALLEY.
B	16. Local Employment and Income Patterns (quantity and distribution of employment, economic impact) COMMENTS AND SOURCE OF INFORMATION: ADDS TO THE TAX BASE.
N	17. Local and State Tax Base and Revenues COMMENTS AND SOURCE OF INFORMATION: ADDS TO THE 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: GRADE SCHOOL WITH THE AREA. MINOR IMPACT ON LAW ENFORCEMENT
N	19. Transportation Networks (condition and use of roads, traffic flow conflicts, rail, airport compatibility etc) COMMENTS AND SOURCE OF INFORMATION: WILL ADD MORE TRIPS ON THE SECONDARY ROADS.
N	20. Consistency with local ordinances, resolutions, or plans (conformance with local comprehensive plans, zoning or capital improvement plans) COMMENTS AND SOURCE OF INFORMATION: IS IN COMPLAINE WITH COUNTY REGULATIONS APPROVED BY LEWIS AND CLARK COUNTY PLANNING BOARD.
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:

Mary Schroeder
(Name)

09-19-00
Date

Bureaus consulted in the preparation of this checklist: (Identify each Bureau and get an initialed and dated sign-off from bureaus cooperating in preparation of EA).

AWMB _____ CSB _____ EMB _____
IEMB _____ WPB _____ Other _____

Signature

Date

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