

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 RIGHT PERMIT APPLICATION NO.
41H-110168-00
2. **Applicant/Contact name and address:**
Lucille Donlan
533 Blackwood Rd.
Bozeman, MT. 59718
3. **Water source name:** Three wells
4. **Location affected by action:** S2SE Sec 23, N2NE Sec 26, S2SW Sec 24, N2NW Sec 25 T02S R04E, Gallatin County
5. **Narrative summary of the proposed project and action to be taken:** The applicant proposes to drill three new wells and supply a new subdivision of 300 residential lots, and commercial retail & office space. Irrigation on 146 acres will also take place. A total of 525 GPM, up to 404 acre feet will be used at full build out.
6. **Agencies consulted during preparation of the environmental assessment:**
Randy Johnson, Gallatin County Planning Office

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?

Yes, Some of this ground could have less moisture content as it converts from flood irrigated pasture/cropland to residential property.

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?

Yes, Cropland will be planted with landscape trees, scrubs, and lawns.

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?

Yes, Existing surface water will not be altered, but rather protected by encompassing them in parks, or deeded open space. Cattle will be removed from the damaged riparian areas, and they will be planted with trees & scrubs. A three acre groundwater pond will be dug to supply pit-run gravel for subdivision roads. Up to 525 GPM and 404 acre-feet of water will be used to supply this development.

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?

Yes, The riparian wildlife areas are located on deeded open space, and will not be altered. Fisheries values may be enhanced by bank stabilization.

Endangered Species:

Adverse effects on any unique or endangered species?

NO, None are known to inhabit this area.

HUMAN ENVIRONMENT

Existing Land Use:

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

Yes, The Elk Grove Subdivision will retain 170 acres of open space. Up to 300 homes will be constructed on what was agriculture ground. The land will have increased profitability for the land developers.

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?

Yes, This new development will increase the population of the Four Corners area.

Transportation:

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

Yes, The developers propose to install turn bays on US # 191 as potential mitigation for the increased traffic impact. Traffic will increase as a result of 300 new homes in the area.

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?

Yes, Centralized water & sewage treatment are being provided. A soccer & baseball field will be provided in the subdivision. Additional demand for police protection will occur. There will be additional demands on the Bozeman School District.

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?

Yes, There will be new demand for additional utilities.

Aesthetics:

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

Yes, The view from Hwy # 191 will be of new homes instead of agricultural land. This will be offensive to some people. Extensive landscaping will be planted on the entire property. Landscaped berms will be constructed at several locations creating topographic breaks.

Other:

NO

2. **Secondary and cumulative impacts:** NONE

3. **Reasonable alternatives to the proposed action, including the no action alternative** Create a subdivision with larger lots and have each drill their own well. Continue to farm the property and don't subdivide.

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:

AN EA IS ADEQUATE FOR THIS ACTION. THERE WILL BE NO SIGNIFICANT IMPACTS, THEREFORE, NO EIS IS REQUIRED.

PREPARED BY:

NAME: Jan Mack

TITLE: Water Right Specialist

DATE: [Automatic date code removed]