

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

Public Water & Subdivision Bureau / Subdivision Section

**Environmental Assessment**

**Name of Project:** Hauser Lake Estates II

**Type of Project:** Subdivision E.Q. #07

**Location of Project:** Sec 27, T11N, R2W

**County:** Lewis and Clark

**Description of Project:** 66 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: NO UNSTABLE SOILS OR GEOLOGIC CONDITIONS, STEEP SLOPES WERE IDENTIFIED. EROSION SHOULD BE CONTROLLED WITH STORMWATER STRUCTURES. A STORMWATER PERMIT MIGHT BE NECESSAR FOR CONSTRUCTION OF ROADS.
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 HAVE BEEN IDENTIFIED
A	3. Air Quality (effects to and from project, dust, odors, emissions)  COMMENTS AND SOURCE OF INFORMATION: DUST AND ODORS SHOULD OCCUR ONLY DURING CONSTRUCTION OF ROADS AND BUILDINGS. THIS AREA IS WITHIN THE AIR QUALITY PROTECTION DISTRICT. POTENTIAL FOR CUMULATIVE DECREASES IN AIR QUALITY FROM CONSTRUCTION AND INCREASE USE OF WOOD BURNING.
A	4. Groundwater Resources & Aquifers (quality/nondegradation, quantity/reliability, distribution, uses/rights, # of aquifers, mixing zones)  COMMENTS AND SOURCE OF INFORMATION: THE DEPARTMENT HAS APPROVED WATER RELIABILITY AND NONDEGRADATION. MIXING ZONES AND WELL ISOLATIONS ZONES HAVE BEEN APPROAVED AND ARE SHOWN ON LOT LAYOUT. GROUND WATER IS AFFECTED BY THE IRRIGATION DITCH.
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: THE DEPARTMENT HAS APPROVED NONSIGNIFICANCE DETERMINATION AND STORMWATER STRUCTURES WILL BE INSTALLED. MIXING ZONES HAVE BEEN APPROVED.
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: THE PROPERTY PROVIDES HAVITAT FOR VARIES ANIMALS. THE PROPOSEDSUBDIVISION WOULD BE DELETERIOUS TO WILDLIFE AND THE NATURAL FUNCTION OF THE LANDSCAPE. ROADS OVER THE IRRIGATION CHANNEL IS A CONCERN FOR WILDLIFE.
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 HAVE BEEN IDENTIFIED.
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)  COMMENTS AND SOURCE OF INFORMATION: THE TYPE OF SOILS HAVE SEVERE LIMITATIONS FOR CROPS AND ARE UNSUITABLE FOR CULTIVATION. THE LAND WOULD BE BEST USED AS PASTURE LAND. WILL HAVE A LIMITED AFFECT ON AGRICULTURE.
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
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:

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 INCREASE THE POPULATION IN THIS AREA AND CAUSE MORE DENSITY.
B	13. General Housing Conditions (quality, quantity and affordability) COMMENTS AND SOURCE OF INFORMATION: COST OF HOMES 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: THE IRRIGATION CHANNEL RUNS THROUGH THE PROPERTY AND SOME STEEP SLOPES ALONG THE NATURAL DRAINAGE. WILDLIFE WILL BE ON ROADS AND WITHIN THE PROPERTY
B	16. Local Employment and Income Patterns (quantity and distribution of employment, economic impact) COMMENTS AND SOURCE OF INFORMATION: MOST PEOPLE WILL WORK IN HELENA OR EAST HELENA. AN ECONOMIC ASSESST TO THIS AREA AND THE SMALL BUSINESSES
N	17. Local and State Tax Base and Revenues COMMENTS AND SOURCE OF INFORMATION: WILL BE A BENEFIT TO 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: STUDENTS WILL BE TRANSPORST TO HELENA AREA SCHOOLS WHICH WILL INCREASE THE ENROLLMENT OF SCHOOL ON THE EAST SIDE OF HELENA. WILL INCREASE THE RURAL AREA COVERED BY LAW ENFORCEMENT.
N	19. Transportation Networks (condition and use of roads, traffic flow conflicts, rail, airport compatibility etc) COMMENTS AND SOURCE OF INFORMATION: DEAL LANE IS BECOMING A CONNECTOR ROAD. ALL INTERIOR ROADS HAVE TO BE DESIGNED ACCORDING TO COUNTY AND STATE STANDARDS.
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 RECEIVED PRELIMINARY PLAT APPROVAL FROM THE 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:**

Name:   Mary Schroeder  

Date: 06-19-07