

Department of Environmental Quality
Permitting & Compliance Division
Public Water & Subdivision Bureau / Subdivision Section
Environmental Assessment

Name of Project: The Meadows Phase II

Type of Project: Subdivision E.Q. #08-1745

Location of Project: Sec 22, T7N, R2E

County: Broadwater

Description of Project: 17 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	<p>1. Soil Suitability, Topographic and/or Geologic Constraints (soil moisture, unstable soils or geologic conditions, steep slopes, erosion potential, subsidence potential, seismic activity)</p> <p>COMMENTS AND SOURCE OF INFORMATION: NO UNSTABLE OR GEOLOGIC CONDITIONS EXIST. SOILS ARE SUITABLE FOR ONSITE WASTEWATER SYSTEMS</p>
NA	<p>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)</p> <p>COMMENTS AND SOURCE OF INFORMATION: OVERHEAD POWER LINES ARE LOCATED ALONG THE SOUTH AND WEST BOUNDARY LINES. NO GAS LINES ARE WITHIN THE AREA. IRRIGATION DITCH RUNS ALONG THE EAST BOUNDARY AND IS WITHIN THE HORIZONTAL ZONE OF THE AIRPORT INFLUENCE ZONE.</p>
A	<p>3. Air Quality (effects to and from project, dust, odors, emissions)</p> <p>COMMENTS AND SOURCE OF INFORMATION: ONLY DURING THE CONSTRUCTION PERIOD AND IF ROADS ARE NOT PAVED. WIND COULD CAUSE SAND TO AFFECT AIR QUALITY.</p>
A	<p>4. Groundwater Resources & Aquifers (quality/nondegradation, quantity/reliability, distribution, uses/rights, # of aquifers, mixing zones)</p> <p>COMMENTS AND SOURCE OF INFORMATION: NONSIGNIFICANCE DETERMINATION AND WATER QUANTITY AND DEPENDABILITY HAVE BEEN APPROVED BY THE DEPARTMENT.</p>
N	<p>5. Surface Water Resources (quality/nondegradation, quantity/reliability, distribution, uses/rights, stormwater controls, source of community supply, community treatment, mixing zones)</p> <p>COMMENTS AND SOURCE OF INFORMATION: SURFACE WATER WILL NOT BE USED AS A POTABLE WATER SOURCE. MIXING ZONE DIRECTION AND LENGTH HAVE BEEN APPROVED. PHOSPHORUS BREAKTHROUGH IS GREATER THAN 50 YEARS.</p>
A	<p>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)</p> <p>COMMENTS AND SOURCE OF INFORMATION: LARGE GAME ANIMALS FREQUENT THE PROPERTY, AS WELLAS, SMALL GAME AND UPLAND BIRDS. WILL NOT HAVE MAJOR IMPACTS ON WILDLIFE. NO MARSH, SHRUB OR FORESTLAND ON PROPERTY.</p>
N	<p>7. Unique, Endangered, Fragile, or Limited Environmental Resources (biologic, topographic, wetlands (within 1 mile), floodplains (within 1 mile), scenic rivers, natural resource areas, etc)</p> <p>COMMENTS AND SOURCE OF INFORMATION: NONE HAVE BEEN IDENTIFIED.</p>
A N	<p>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)</p> <p>COMMENTS AND SOURCE OF INFORMATION: SUBDIVISION WILL TAKE APPROXIMATELY 25 ACRES OF IRRIGATED CROPLAND FROM PRODUCTION. LAND CAN BE USED FOR AGRICULTURE ONLY IF IRRIGATED.</p>
NA	<p>9. Historical, Cultural, & Archeological (sites, facilities, uniqueness, diversity)</p> <p>COMMENTS AND SOURCE OF INFORMATION: NO KNOWN HISTORICAL OR CULTURAL SITES ON THE PROPERTY.</p>
NA	<p>10. Aesthetics (visual quality, nuisances, odors, noise)</p> <p>COMMENTS AND SOURCE OF INFORMATION: COVENANTS ADDRESS VISUAL QUALITY OF HOMES AND LAND PLUS LIMITING NOISE.</p>
A	<p>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)</p> <p>(See #8, #4, #5) COMMENTS AND SOURCE OF INFORMATION: NEW OR UPGRADED ENERGY SOURCES IS NOT PROPOSED</p>

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: THE ADDITION OF 17 HOMES WILL AFFECT THE DISTRIBUTION AND DENSITY OF POPULATION WITHIN AN AGRICULTURAL AREA.
B	13. General Housing Conditions (quality, quantity and affordability) COMMENTS AND SOURCE OF INFORMATION: NOT KNOWN TO COST OF HOMES
N	14. Potential for Displacement or Relocation of Business or Residents COMMENTS AND SOURCE OF INFORMATION: NONE. LAND IS USED FOR AGRICULTURE.
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: COUNTY SHERIFF'S DEPARTMENT IS ABOUT 3 MILES AWAY AND WILL SUPPLY LAW ENFORCEMENT. THE SUBDIVISION IS WITHIN THE TOWNSEND FIRE DISTRICT. A WELL WILL BE CONSTRUCTED TO PRODUCE 500 GPM OR \$500 PER LOT FEE FOR FIRE PROTECTION. MEDICAL FACILITIES ARE 3 MILES AWAY AND ALSO IN HELENA ADEQUATE SPACE. THE BROADWATER HEALTH CENTER IS CONCERNED ABOUT POPULAITON INCREASE AND THEIR SPACE.
B	16. Local Employment and Income Patterns (quantity and distribution of employment, economic impact) COMMENTS AND SOURCE OF INFORMATION: NOT KNOWN AS TO THE PLACE OF EMPLOYMENT. WILL BE A BENEFIT FOR TOWNSEND SHOPS.
N	17. Local and State Tax Base and Revenues COMMENTS AND SOURCE OF INFORMATION: A BENEFIT FOR 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: SCHOOL DISTRICT HAS ADEQUATE ROOM FOR STUDENTS BUT WILL ASK FOR VOLUNTER IMPACT FEE FOR FUTURE BUILDING
N	19. Transportation Networks (condition and use of roads, traffic flow conflicts, rail, airport compatibility etc) COMMENTS AND SOURCE OF INFORMATION: ESTIMATES OF 237 TRIPS PER DAY. NO UPGRADE TO HWY 284 IS PLANNED AND THE DEVELOPMENT WILL NOT SIGNIFICANTLY AFFECT THE HWY.
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 BEEN APPROVED BY THE COUNTY SANITARIAN AND 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:

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Date: 09-30-08