

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

Name of Project: Boulder Meadow

Type of Project: Subdivision E.Q. #09-1499

Location of Project: Sec 13 T1N, R14E

County: Sweet Grass

Description of Project: 1 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: SOILS ARE ADEQUATE FOR ON-SITE SYSTEMS IF THE SYSTEMS ARE PRESSURE DOSED. 70-80% GRAVELS FROM 36"-96".</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 AND EASEMENT ARE LOCATED ON THE SOUTHWEST SIDE OF THE LOT. A DRAINAGE DITCH RUNS THROUGH THE PROPERTY AND THE BOULDER RIVER IS ABOUT 150' FROM THE PROPERTY LINE. BOTH WATER COURSES CAN BE HAZARDOUS.</p>
A	<p>3. Air Quality (effects to and from project, dust, odors, emissions)</p> <p>COMMENTS AND SOURCE OF INFORMATION: ONLY DURING CONSTRUCTION AND IF WOOD BURNING IS ALLOWED.</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: GROUNDWATER IS SUFFICIENT FOR POTABLE WATER SUPPLY. NONSIGNIFICANCE DETERMINATION HAS BEEN CALCULATED AND SUBDIVISION WILL NOT CAUSE DEGRADATION OF STATE WATERS.</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 POTABLE WATER SUPPLY. MIXING ZONE DITECTION HAS BEEN APPROVED THROUGH USING THREE WELLS. STORMWATER CONTROLS WILL BE CONSTRUCTED.</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: SUBDIVISION IS ADJACENT TO THE GOLF COURSE AND ON A RIDGE. WILL NOT EFFECT WILDLIFE MOVEMENT OR HABITAT.</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: THE BOULDER RIVER FLOODPLAIN HAS BEEN IDENTIFIED AND IS GREATER THAN 750 FEET FROM THE DRAINFIELD.</p>
A	<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: IS CURRENTLY USED FOR PASTURE. WILL NOT TAKE PRIME FARMLAND OUT OF PRODUCTION</p>
NA	<p>9. Historical, Cultural, & Archeological (sites, facilities, uniqueness, diversity)</p> <p>COMMENTS AND SOURCE OF INFORMATION: NONE HAVE BEEN IDENTIFIED.</p>
NA	<p>10. Aesthetics (visual quality, nuisances, odors, noise)</p> <p>COMMENTS AND SOURCE OF INFORMATION: ONLY DURING CONSTRUCTION.</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: ADDITION OF ONE HOME WILL NOT HAVE AN EFFECT ON ENVIRONMENTAL RESOURCES.</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: ONE HOME WILL NOT CAUSE DEMOGRAPHIC CHANGES IN POPULATION, ETC.
B	13. General Housing Conditions (quality, quantity and affordability) COMMENTS AND SOURCE OF INFORMATION: NOT KNOW AS TO THE COST OF THE HOME
N	14. Potential for Displacement or Relocation of Business or Residents COMMENTS AND SOURCE OF INFORMATION: NONE. CURRENTLY VACANT
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: ADDITION OF ONE HOME WILL HAVE A MINIMAL EFFECT OF PUBLIC HEALTH SERVICES AND SAFETY DEPARTMENTS.
B	16. Local Employment and Income Patterns (quantity and distribution of employment, economic impact) COMMENTS AND SOURCE OF INFORMATION: WILL NOT HAVE AN EFFECT ON EMPLOYMENT OR INCOME PATTERNS
N	17. Local and State Tax Base and Revenues COMMENTS AND SOURCE OF INFORMATION: WILL INCREASE STATE AND LOCAL 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: THE ADDITION OF ONE HOME WILL HAVE LITTLE EFFECT ON SOCIAL SERVICES AND THE SCHOOL DISTRICT.
N	19. Transportation Networks (condition and use of roads, traffic flow conflicts, rail, airport compatibility etc) COMMENTS AND SOURCE OF INFORMATION: ADDITIONAL OF ONE HOME WILL NOT HAVE AN EFFECT OF ROADS OR TRAFFIC FLOW.
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 COUNTY SANITARIAN AND COUNTY COMMISSIONERS APPROVAL
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: 02-25-09