

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

Environmental Assessment

Name of Project: Painted Sky Phase I

Type of Project: Subdivision E.Q. #09-2129

Location of Project: Sec 15, T11N, R20W

County: Missoula

Description of Project: 2 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 SUITABLE FOR ON-SITE SYSTEMS. LOT 2 DRAINFIELD WILL BE PRESSURE DOSED BECAUSE OF SANDY CLAY SOILS</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: AN IRRIGATION DITCH RUNS THROUGH THE PROPERTY. THE IRRIGATION DITCH DOES NOT CAUSE THE DRAINFIELD OR WELL TO BE OUT OF COMPLIANCE WITH THE SET BACK DISTANCES. IRRIGATION DITCH IS TO BE ABANDONED ACCORDING TO THE DEVELOPER.</p>
A	<p>3. Air Quality (effects to and from project, dust, odors, emissions)</p> <p>COMMENTS AND SOURCE OF INFORMATION: ONLY EFFECT FROM CONSTRUCTION OF DRIVEWAYS AND HOMES. ROAD EXISTS.</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: NONDEGRADATION HAS BEEN REVIEWED AND APPROVED BY THE DEPARTMENT. AQUIFER IS SUFFICIENT TO SERVE TWO ADDITIONAL SINGLE FAMILY RESIDENCES.</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: STORMWATER HAS BEEN ADDRESSED. PHOSPHORUS BREAKTHROUGH IS GREATER THAN 50 YEARS. SURFACE WATER WILL NOT BE USED FOR POTABLE WATER.</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: THE SUBDIVISION HAS ALLOWED FOR WILDLIFE CORRIDORS AND WILL PRESERVE WILDLIFE HABITAT AND OPEN SPACE AREA. HOW TO AVOID WILDLIFE CONFLICT IS IN THE COVENANTS.</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	<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: 8 ACRES OF LAND HAS BEEN USED FOR GRAZING. SOIL CLASSIFICATION SHOWS THE LAND IS OF IMPORTANCE TO AGRICULTURE. NO OTHER AGRICULTURAL ACTIVITIES ARE PRESENT. THIS AREA IS BECOMING RESIDENTIAL. THE IRRIGATION DITCH IN THE PROPERTY IS TO BE ABANDONED ACCORDING TO THE DEVELOPER.</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: ODORS AND NOISE SHOULD RESULT WHEN DRIVEWAYS AND HOMES ARE BUILT.</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: TWO SINGLE FAMILY HOMES WILL HAVE LITTLE IMPACT 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: THE ADDITION OF TWO SINGLE FAMILY HOMES WILL HAVE LITTLE IMPACT OF POPULATION DENSITY.
B	13. General Housing Conditions (quality, quantity and affordability) COMMENTS AND SOURCE OF INFORMATION: DRAINFIELDS HAVE BEEN SIZED FOR 7 BEDROOM HOMES. THIS COULD MEAN LARGE, EXPENSIVE HOMES.
N	14. Potential for Displacement or Relocation of Business or Residents COMMENTS AND SOURCE OF INFORMATION: NONE LAND IS VACANT. USED FOR GRAZING BY LIVESTOCK.
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: FIRE SERVICE IS AVAILABLE; 3 MILES FROM SUBDIVISION. THE DEVELOPER SHALL PROVIDE FIRE PROTECTION BY WAY OF A HYDRANT WITH STORAGE OR INTERIOR RESIDENTIAL FIRE SPRINKLERS; MUST BE APPROVED BY MISSOULA RURAL FIRE DEPARTMENT. MISSOULA COUNTY SHERIFF DEPARTMENT WILL PROVIDE LAW ENFORCEMENT. SHOULD HAVE LITTLE EFFECT ON PUBLIC HEALTH AND SAFETY.
B	16. Local Employment and Income Patterns (quantity and distribution of employment, economic impact) COMMENTS AND SOURCE OF INFORMATION: NOT KNOW TO THE PLACE OF EMPLOYMENT OR SALARY. WILL HAVE LITTLE IMPACT ON INCOME PATTERNS.
N	17. Local and State Tax Base and Revenues COMMENTS AND SOURCE OF INFORMATION: WILL BE 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: TWO HOMES WILL HAVE LITTLE IMPACT ON SCHOOLS. HOWEVER, FLORENCE-CARLTON SCHOOL DISTRICT IS REQUESTING FEE FROM EACH LOT.
N	19. Transportation Networks (condition and use of roads, traffic flow conflicts, rail, airport compatibility etc) COMMENTS AND SOURCE OF INFORMATION: LAMAR TRAIL IS A PRIVATE ROAD. MUST BE MAINTAINED BY HOA TO ALLOW FOR EMERGENCY VEHICLE TRAFFIC ALL YEAR. ACCESS ROAD MUST MEET MISSOULA COUNTY STANDARD REGULATIONS.
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 APPROVAL FROM THE OUNTY COMMISSIONERS/PLANNING BOARD AND COUNTY SANTARIAN.
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: 06-03-09