

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

Name of Project: Meadowlark Ridge Subdivision
Location of Project: Sec. 2, T7N, R4W

Type of Project: Subdivision E.Q. #09-2136
County: Jefferson

Description of Project: 45 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. NO STEEP SLOPES OR GEOLOGIC CONDITIONS EXIST.</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: NONE</p>
A	<p>3. Air Quality (effects to and from project, dust, odors, emissions)</p> <p>COMMENTS AND SOURCE OF INFORMATION: ONLY DURING CONSTRUCTION OF DRIVEWAYS AND BUILDINGS.</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: WATER DEPENDABILITY HAS BEEN APPROVED UNDER 07-2176. NITRATE SENSITIVITY HAS BEEN REREVIEWED USING STANDARD CONVENTIONAL SYSTEMS WITHOUT LEVEL II. NEW MIXING ZONE LENGTHS AND NITRATE SENSITIVITY HAVE BEEN APPROVED.</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 FOR POTABLE WATER. STORMWATER WAS APPROVED IN 07-2176. STORMWATER CONTROLS SHOULD HAVE BEEN CONSTRUCTED – ACCORDING TO THE ENGINEER. 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: MULE DEER, ELK, FOX AND COYOTES FREQUENT THE AREA. PROPERTY OWNERS MAY NOT COMPLETELY FENCE THEIR PROPERTY AND PROHIBIT THE MOVEMENT OF WILDLIFE THROUGH THE AREA</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 KNOWN</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: LAND IS VACANT AND NOT BEING USED FOR AGRICULTURAL</p>
NA	<p>9. Historical, Cultural, & Archeological (sites, facilities, uniqueness, diversity)</p> <p>COMMENTS AND SOURCE OF INFORMATION: NONE KNOWN</p>
NA	<p>10. Aesthetics (visual quality, nuisances, odors, noise)</p> <p>COMMENTS AND SOURCE OF INFORMATION: ONLY DURING CONSTRUCTION OF DRIVEWAYS AND ROADS.</p>
A	<p>11. DEMANDS ON/ CHANGES IN ENVIRONMENTAL RESOURCES INCLUDING LAND, WATER, AIR OR ENERGY USE (need for new or</p>

	upgraded energy sources, potential for recycling, etc) (See #8, #4, #5) COMMENTS AND SOURCE OF INFORMATION: WATER QUALITY WAS APPROVED UNDER 07-2176
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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: FORTY FIVE HOMES WILL HAVE AN EFFECT OF THE DENSITY OF POPULATION IN CORBIN. COMBINED WITH OTHER NEW SUBDIVISIONS, THE CHARACTER OF THE AREA WILL CHANGE.
B	13. General Housing Conditions (quality, quantity and affordability) COMMENTS AND SOURCE OF INFORMATION: NOT KNOWN AS THE COST OF HOMES
N	14. Potential for Displacement or Relocation of Business or Residents COMMENTS AND SOURCE OF INFORMATION NONE. LAND IS 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: WILL ADD TO THE AREA SERVICED BY POLICE, VOLUNTEER FIRE DEPARTMENTS AND MEDICAL SERVICES. SUBDIVISION IS ABOUT 20 MILES FROM HELENA AND TIME TO RESPOND TO EMERGENCIES WILL BE 20 MINUTES OR LONGER. THE DEVELOPER IS REQUIRED TO SUPPLY AVAILABLE WATER FOR THE FIRE DEPARTMENT EITHER THROUGH STORAGE TANK OR HYDRAN
B	16. Local Employment and Income Patterns (quantity and distribution of employment, economic impact) COMMENTS AND SOURCE OF INFORMATION: RESIDENTS WILL PROBABLY WORK IN BOULDER OR HELENA. ONLY LARGE EMPLOYER IS MONTANA TUNNELS.. WILL NOT HAVE AN EFFECT ON EMPLOYMENT WITHIN JEFFERSON CITY.
N	17. Local and State Tax Base and Revenues COMMENTS AND SOURCE OF INFORMATION: WILL BE A BENEFIT FOR BOTH LOCAL AND STATE BENEFIT.
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: SCHOOLS WILL BE EFFECTED WITH THE PROJECTION OF 26 HIGH SCHOOL AND 43 ELEMENTARY STUDENTS. OTHER NEW SUBDIVISIONS WILL ALSO CREATE MORE DEMAND ON THE SCHOOL SYSTEM.
N	19. Transportation Networks (condition and use of roads, traffic flow conflicts, rail, airport compatibility etc) COMMENTS AND SOURCE OF INFORMATION: : ALL INTERIOR ROADS MUST MEET JEFFERSON COUNTY STANDARDS. DRIVEWAYS MORE THAN 150' IN LENGTH MUST HAVE A TURN AROUND FOR EMERGENCY VEHICLES. COULD HAVE UP TO 470 VEHICLE TRIPS PER DAY WHICH WILL ADD CONGESTION WITHIN JEFFERSON CITY AND MORE TRAFFIC ON THE FREEWAY COMING INTO HELENA.
N	20. Consistency with local ordinances, resolutions, or plans (conformance with local comprehensive plans, zoning or capital improvement plans) COMMENTS AND SOURCE OF INFORMATION: WAS PREVIOUSLY APPROVED BY COUNTY COMMISSIONERS AND COUNTY SANITARIAN
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: 06-08-09