

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

**Environmental Assessment**

**Name of Project:** Ward Tract A2

**Type of Project:** Subdivision E.Q. #07-2055

**Location of Project:** Sec 2 & 3, T10N, R1E

**County:** Broadwater

**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: NO STEEP SLOPES, UNSTABLE SOILS OR EROSION PROBLEMS NOTED.</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: POSSILBE HAZARD IS HIGHWAY 287 THAT BORDERS THE SUBDIVISION.</p>
A	<p>3. Air Quality (effects to and from project, dust, odors, emissions)</p> <p>COMMENTS AND SOURCE OF INFORMATION: DURING CONSTRUCTION. WITH THE ADDITION OF LAWNS SHOULD CONTROL SOME DUST. DUST WILL STILL BE GENERATED FROM THE EXISTING ROAD.</p>
A	<p>4. Groundwater Resources &amp; Aquifers (quality/nondegradation, quantity/reliability, distribution, uses/rights, # of aquifers, mixing zones)</p> <p>COMMENTS AND SOURCE OF INFORMATION:A- MEETS NONSIGNIFICANT CRITERIA AND WATER SOURCE (IF ONSITE WATER &amp; SEWER )DEMONSTRATED TO HAVE ADEQUATE QUANTITY, QUALITY, AND DEPENDABILITY</p> <p>HAS BEEN APPROVED BY THE DEPARTMENT FOR ADEQUATE WATER SUPPLY. NONSIGNIFICANCE HAS BEEN APPROVED WITH 100' MIXING ZONE.</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. PHOSPHORUS BREAKTHROUGH IS GREATER THAN 50 YEARS. CANYON FERRY LAKE APPROXIMATELY 1500 FEET AWAY.</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: NO THREATENED OR ENDANGERED WILDLIFE AND VEGETATION HAVE BEEN IDENTIFIED. ANTELOPE AND OTHER SMALL GAME ANIMALS ARE WITHIN THE AREA. NO CRITICAL WILDLIFE AREAS AFFECTED.</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 &amp; activity, growth or decline), Growth, land use change, development activity)</p> <p>COMMENTS AND SOURCE OF INFORMATION: WILL NOT TAKE ANY AGRICULTURAL LANDS OUT OF USE. LAND IS VACANT AND IS USED AS A HORSE PASTURE. WILL HAVE MINIMAL EFFECT OF AGRICULTURAL PRODUCTIVITY. NO ACREAGE WILL BE TAKEN OUT OF CROP PRODUCTION. NOT PRIME FARM LAND.</p>
NA	<p>9. Historical, Cultural, &amp; Archeological (sites, facilities, uniqueness, diversity)</p> <p>COMMENTS AND SOURCE OF INFORMATION: UNLIKELY THAT ANY CULTURAL PROPERTIES WILL BE IMPACTED AND RECOMMENDATION FOR A CULTURAL RESOURCE INVENTORY IS UNWARRANTED AT THIS TIME.</p>
NA	<p>10. Aesthetics (visual quality, nuisances, odors, noise)</p> <p>COMMENTS AND SOURCE OF INFORMATION: ODORS AND NOISE DURING CONSTRUCTION AND IF WOOD BURNING IS ALLOWED.</p>

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: LIMITED CHANGE WITH THE ADDITION OF ONE HOME.
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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: ONE HOME WILL NOT ALTER THE POPULATION QUANTITY OR DENSITY.
B	13. General Housing Conditions (quality, quantity and affordability) COMMENTS AND SOURCE OF INFORMATION: COST OF HOME IS NOT KNOWN.
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: SERVICES WILL BE PROVIDED BY BROADWATER COUNTY SHERIFF, BROADWATER AMBULANCE SERVICE, AND BRAODWATER RURAL FIRE DEPARTMENT. OWNER WILL PAY \$500 TO FIRE DEPARTMENT IN LIEU OF WATER SUPPLY. HIGHWAY 287 BORDERS THE SUBDIVISION AND CAN BE A HAZARD.
B	16. Local Employment and Income Patterns (quantity and distribution of employment, economic impact) COMMENTS AND SOURCE OF INFORMATION: EMPLOYMENT WILL PROBABLY BE IN HELENA. ONE HOMES WILL NOT BE A SUFFICIENT ECONOMIC IMPACT
N	17. Local and State Tax Base and Revenues COMMENTS AND SOURCE OF INFORMATION: WILL ADD TO THE 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: ONE HOME WILL HAVE A MINIMAL IMPACT ON SOCIAL SERVICES AND WILL ADD 1 STUDENT TO THE SCHOOL SYSTEM.
N	19. Transportation Networks (condition and use of roads, traffic flow conflicts, rail, airport compatibility etc) COMMENTS AND SOURCE OF INFORMATION: : ONE HOME WILL HAVE A MINIMAL IMPACT ON THE HIGHWAY
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 COMMISSIONERS AND COUNTY SANITARIAN 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:**

Name: Mary Schroeder

Date: 07-08-09