

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

**Environmental Assessment**

**Name of Project:** Canyon Ferry Phase V  
**Location of Project:** Sec 1, T10N, R1W

**Type of Project:** Subdivision E.Q. #09-2165  
**County:** Lewis and Clark

**Description of Project:** 18 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
A	<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: SITES FOR MOST DRAINFIELDS ARE ON STEEP SLOPES, NEAR SLOPES GREATER THAN 25%, OR VERY LITTLE ROOM TO PLACE THE DRAINFIELD. SOILS VARY FROM LOAMY SAND TO SILTY CLAY. SOME DRAINFEILDS WILL BE PRESSURE DOSED AND SAND LINED.</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)COMMENTS AND SOURCE OF INFORMATION: AIR QUALITY WILL BE AFFECTED DURING CONSTRUCTION OF ROAD, DRIVEWAYS AND BUILDINGS.</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: GROUND WATER TO BE USED AS THE POTABLE WATER SOURCE AND NONSIGNIFICANT DETERMINATION INCLUDING MIXING ZONES HAS 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 FOR POTABLE WATER. PHOSPHORUS BREAKTHROUGH IS GREATER THAN 50 YEARS. STORMWATER STRUCTURES 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: EFFECTS ON VEGETATION AND WILDLIFE ARE BEING ADDRESSED WITH LAND SET ASIDE FOR WILDLIFE AND AGGRESSIVE WEED MANAGEMENT PLAN THAT WILL ALLOW DESIRABLE VEGETATION TO BE ENHANCED.</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: A PROTECTED CORRIDOR FOR WILDLIFE TO MIGRATE THROUGH THE SUBDIVISION AND MAGPIE CREEK. WILDLIFE CORRIDOR LAND WILL PROVIDE HABITATE FOR A VARIETY OF GAME AND NON-GAME WILDLIFE. BUILDINGS ENVELOPES HAVE BEEN DESIGNATED.</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 &amp; activity, growth or decline), Growth, land use change, development activity)</p> <p>COMMENTS AND SOURCE OF INFORMATION: WILL AFFECT AGRICULTURAL LANDS OR AGRICULTURAL OPERATIONS. HOWEVER, IMPACTS COULD BE MITIGATED TO AN ACCEPTABLE LEVEL. NOTIFICATION TO PROPERTY OWNERS OF AGRICULTURAL OPERATIONS.</p>
NA	<p>9. Historical, Cultural, &amp; Archeological (sites, facilities, uniqueness, diversity)</p> <p>COMMENTS AND SOURCE OF INFORMATION: NO CULTURAL OR ARCHEOLOGICAL SITES WERE FOUND ON-SITE.</p>
NA	<p>10. Aesthetics (visual quality, nuisances, odors, noise)</p> <p>COMMENTS AND SOURCE OF INFORMATION: WILL TAKE A MOUNTAIN AREA AND ADD BUILDINGS AND ROADS.</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): (See #8, #4, #5)</p> <p>COMMENTS AND SOURCE OF INFORMATION: IMPACTS TO ENVIRONMENTAL RESOURCES CAN BE MITIGATED.</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: WILL ADD 18 SINGLE FAMILY HOMES AROUND CANYON FERRY LAKE.
B	13. General Housing Conditions (quality, quantity and affordability) COMMENTS AND SOURCE OF INFORMATION: NOT KNOWN TO 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: VOLUNTEER FIRE DEPARTMENT IS 1.5 MILES AWAY. A WELL AND PUMP MUST BE INSTALLED FOR FIRE PROTECTION. MEDICAL SERVICES ARE 20 -30 MILES AWAY. AMBULANCE SERVICE IS AVAILABLE FROM HELENA OR TOWNSEND. LEWIS AND CLARK SHERIFF OFFICE WILL COVER THIS AREA ALONG WITH DFWP AND MONTANA HIGHWAY PATROL.
B	16. Local Employment and Income Patterns (quantity and distribution of employment, economic impact) COMMENTS AND SOURCE OF INFORMATION: UNKNOWN TO THE PLACE OF EMPLOYMENT AND INCOME OF RESIDENTS.
N	17. Local and State Tax Base and Revenues COMMENTS AND SOURCE OF INFORMATION: SHOULD BE AN BENEFIT TO BOTH LOCAL AND STATE TAX BASE WITH THE ADDITION OF RESIDENTIAL HOMES.
A	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: MAY HAVE ADVERSE EFFECTS SINCE THERE IS ONLY ONE ENTRANCE THAT PROVIDES LEGAL AND PHYSICAL ACCESS AVAILABLE TO THE PROPERTY. LESS THAN 2 STUDENTS IN EACH SCHOOL LEVEL WILL COME FROM THIS SUBDIVISION.
A	19. Transportation Networks (condition and use of roads, traffic flow conflicts, rail, airport compatibility etc) COMMENTS AND SOURCE OF INFORMATION: COULD BE A POTENTIAL HAZARD. SUBDIVISION COULD GENERATE 108 TRIPS ON MAGPIE ROAD.
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 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: 01-14-10