

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

Environmental Assessment

Name of Project: Panoramic View

Type of Project: Subdivision E.Q. #10-1670

Location of Project: Sec 17, T30N, R31W

County: Lincoln

Description of Project: 27 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

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 ONSITE SYSTEMS. NO STEEP SLOPES OR UNSTABLE SOILS 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 HAVE BEEN IDENTIFIED.</p>
A	<p>3. Air Quality (effects to and from project, dust, odors, emissions)</p> <p>COMMENTS AND SOURCE OF INFORMATION: ODORS AND DUST CAN OCCUR DURING CONSTRUCTION OF ROADS, INSTALLATION OF UTILITES 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: A- THE DEPARTMENT HAS REVIEWED AND APPROVED WATER AVAILABILITY AND NONSIGNIFANCE DETERMINATION. MIXING ZONES 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: PHOSPHORUS BREAKTHROUGH IS GREATER THAN 50 YEARS. STORMWATER STRUCTURES WILL BE INSTALLED AND MAINTAINED.</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: CARE TAKEN IN MAINTENANCE AND CONSTRUCTION ON THE LOT WILL BE THE PRIMARY FACTOR IN THE SINGIFICNCE OF THE SUBDIVISION IN ITS EFFECT ON THE NATURAL ENVIRONMENT. SOME DETRIMENTAL EFFECTS CAN BE EXPECTED ON WILDLIFE. WILDLIFE USAGE COULD BE CONSIDERED AS RELATIVELY UNDISTURBED BECAUSE OF THE LARGE SIZE OF THE LOTS. THE SUBDIVISION MAY DISPLACE WILDLIFE AND REDUCE SOME HABITAT, THE DEPARTMENT DOES NOT CONSIDER IT A SIGNIFICANT FACTOR OR A BASIS TO REJECT THE SUBDIVISION.</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. NOT LOCATED WITHIN A FLOODPLAIN. ALL CONSTRUCTION CAN OCCUR OUT OF THE WELAND AREAS.</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: NO HISTORIC SIGNIFICANT AGRICULTURAL ACTIVITY APPEARS TO HAVE TAKEN PLACE IN THIS AREA. THERE IS NOT ANTICIPATGED TO E SIGNIFICANT LOSS TO AGRICULTURAL PRODUCTION OR THE LOCAL ECONOMY.</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:</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:</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 CHANGE THE POPULATION DENSITY WITH THE ADDITION OF 27 HOMES.
B	13. General Housing Conditions (quality, quantity and affordability) COMMENTS AND SOURCE OF INFORMATION: NOT KNOWN AS 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: CLOSEST EMERGENCY SERVICES ARE 5 MILES AWAY. DEVELOPER MUST SUBMIT ANNEXATION INTO LIBBY RURAL FIRE DEPARTMENT AND PLACE A 2500 GALLON STORAGE TANK ON EACH LOT. POLICE PROTECTION IS THE LINCOLN COUNTY SHERIFF'S DEPARTMENT. LITTLE SIGNIFICANT NEGATIVE EFFECT ON GENERAL PUBLIC HEALTH AND SAFETY. INCREASED POTENTIAL FIRE DANGER, DISTGANCE AND ACCESS OF EMERGENCY SERVICES MAYBE POTENTIAL PROBLEMS.
B	16. Local Employment and Income Patterns (quantity and distribution of employment, economic impact) COMMENTS AND SOURCE OF INFORMATION: NOT KNOWN AS TO THE PLACE AND TYPE OF EMPLOYMENT.
N	17. Local and State Tax Base and Revenues COMMENTS AND SOURCE OF INFORMATION: SHOULD BE A BENEFIT TO BOTH 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: WILL HAVE A POSITIVE EFFECT ON THE SCHOOL DISTRICT WITH THE ADDITION OF MORE STUDENTS. BUSING IS AVAILABLE NEAR THE SUBDIV ISION. THERE IS ADDITIONAL ROOM FOR ENROLLMENT AT THE SCHOOLS.
N	19. Transportation Networks (condition and use of roads, traffic flow conflicts, rail, airport compatibility etc) COMMENTS AND SOURCE OF INFORMATION:
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 APPROVAL OF THE LOCAL SANITARIAN AND PLANNING BOARD/COUNTY COMMISSIONERS.
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: _____

Date: _____