

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

Name of Project: Majestic Cove MHP

Type of Project: Subdivision E.Q. #06-1469

Location of Project: Sec 8, T1N, R27E

County: Yellowstone County

Description of Project: 16 Lot Subdivision. *Served by two multiple users water supply and onsite & multiple user 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: SOIL IS SUITABLE FOR ON SITE SYSTEMS. HIGH GROUND WATER AND CLAY SOILS ARE COULD IMPACT AQUIFIER IF DRAINFIELDS NOT ADEQUATELY INSTALLED.</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 KNOWN</p>
A	<p>3. Air Quality (effects to and from project, dust, odors, emissions)</p> <p>COMMENTS AND SOURCE OF INFORMATION: DUST AND ODORS SHOULD BE ONLY A PROBLEM DURING CONSTRUCTION AND IF THE INTERIOR ROADS ARE NOT PAVED.</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- MEETS NONSIGNIFICANT CRITERIA AND WATER SOURCE TWO MU WELLS 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: STORMWATER CONTROLS HAVE BEEN DESIGNED AND SHALL BE INSTALLED. DEVELOPMENT HAS BEEN REVIEWED TO BE NONSIGNIFICANT.</p>
N	<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 SIGNIFICANT ADVERSE EFFECT ON WILDLIFE.</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: WITHIN 500-1000 FEET OF A YELLOWSTONE CHANNEL. ONSITE SYSTEMS WILL NOT AFFECT THE YELLOWSTONE RIVER.</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: WILL NOT TAKE AN AGRICULTURAL LANDS OUT OF USE. PARK OF MHP ALREADY BUILT</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: VISUAL QUALITY WILL BE IMPAIRED DUE TO BUILDING HOMES. NUISANCE NOISE SHOULD BE CONTROLLED BY COVENANTS. ODORS FROM CONSTRUCTION AND NEARBY COMMERCIAL ESTABLISHMENTS COULD BE PRESENT.</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: WILL INCREASE THE DEMAND FOR WATER AND ENGERGY. DUST COULD CAUSSE AIR QUALITY IS TO BE EFFECTED.</p>

