

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

**Name of Project:** Harvest Acres

**Type of Project:** Subdivision E.Q. #07-1294

**Location of Project:** Sec 7, T10N, R2W

**County:** Lewis and Clark

**Description of Project:** 19 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	1. Soil Suitability, Topographic and/or Geologic Constraints (soil moisture, unstable soils or geologic conditions, steep slopes, erosion potential, subsidence potential, seismic activity)  COMMENTS AND SOURCE OF INFORMATION: NO STEEP SLOPES. SOILS ARE ADEQUATE FOR TREATMENT OF WASTEWATER AS SUBMITTED BY LEWIS AND CLARK COUNTY SANITARIAN.
NA	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)  COMMENTS AND SOURCE OF INFORMATION: NONE KNOWN
A	3. Air Quality (effects to and from project, dust, odors, emissions)  COMMENTS AND SOURCE OF INFORMATION: DUST AND ODORS WILL OCCUR DURING CONSTRUCTION OF ROADS AND DEVELOPMENT OF LOTS. IF WOOD IS USED FOR HEATING, ODORS WILL RESULT FROM WOOD BURNING.
A	4. Groundwater Resources & Aquifers (quality/nondegradation, quantity/reliability, distribution, uses/rights, # of aquifers, mixing zones)  COMMENTS AND SOURCE OF INFORMATION: WATER QUANTITY, AVAILABILITY, AND DEPENDABILITY HAS BEEN APPROVED BY THE DEPARTMENT. SEE INFORMATION IN FILE.
N	5. Surface Water Resources (quality/nondegradation, quantity/reliability, distribution, uses/rights, stormwater controls, source of community supply, community treatment, mixing zones)  COMMENTS AND SOURCE OF INFORMATION: NONSIGNIFICANCE DETERMINATION HAS BEEN COMPLETED BY THE DEPARTMENT AND HAS BEEN APPROVED. SEE INFORMATION IN THE FILE
A	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)  COMMENTS AND SOURCE OF INFORMATION: NO SENSITIVE SPECIES HAVE BEEN IDENTIFIED. MULE DEER, ANTELOPE ALONG WITH FOX, COYOTE, RABBITS AND OTHER NON-GAME MAMMALS ARE FOUND IN THIS AREA. THIS DEVELOPMENT WILL AFFECT ANTELOPE BY THE LOSS OF HABITAT.
N	7. Unique, Endangered, Fragile, or Limited Environmental Resources (biologic, topographic, wetlands (within 1 mile), floodplains (within 1 mile), scenic rivers, natural resource areas, etc)  COMMENTS AND SOURCE OF INFORMATION: NONE HAVE BEEN IDENTIFIED.
A	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)  COMMENTS AND SOURCE OF INFORMATION: NO IMPACTS ON IRRIGATION WATER RIGHTS OR IRRIGATION FACILITIES WERE IDENTIFIED. NO IRRIGATION EASEMENTS WERE IDENTIFIED.
NA	9. Historical, Cultural, & Archeological (sites, facilities, uniqueness, diversity)  COMMENTS AND SOURCE OF INFORMATION:
NA	10. Aesthetics (visual quality, nuisances, odors, noise)  COMMENTS AND SOURCE OF INFORMATION:
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) will put more demand on water usage and treatment of wastewater through the soils.  (See #8, #4, #5) COMMENTS AND SOURCE OF INFORMATION:

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 TO THE POPULATION OF THE HELENA VALLEY
B	13. General Housing Conditions (quality, quantity and affordability) COMMENTS AND SOURCE OF INFORMATION: QUALITY AND AFFORDABILITY OF HOMES NOT KNOWN
N	14. Potential for Displacement or Relocation of Business or Residents COMMENTS AND SOURCE OF INFORMATION NONE
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: REPOSE TIME TO THIS AREA IS LOW OR MODERATE. FIRE HAZARD IS CONSIDERED LOW RISK BECAUSE OF THE VEGETATION.
B	16. Local Employment and Income Patterns (quantity and distribution of employment, economic impact) COMMENTS AND SOURCE OF INFORMATION: NOT KNOWN. MOST RESIDENTS WILL PROBABLY WORK IN HELENA OR THE HELENA VALLEY.
N	17. Local and State Tax Base and Revenues COMMENTS AND SOURCE OF INFORMATION: SHOULD BE A BENEFIT TO BOTH LOCAL AND STATE 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: NO CAPACITY ISSUES WITH THE ELEMNTARY SCHOOL AND HIGH SCHOOL. STUDENTS WILL BE BUSED AT TAXPAYERS EXPENSE. WILL ADD TO THE AREA COVERED BY POLICE AND FIRE DEPARTMENT.
N	19. Transportation Networks (condition and use of roads, traffic flow conflicts, rail, airport compatibility etc) COMMENTS AND SOURCE OF INFORMATION: NUMEROUS ACCIDENTS HAVE BEEN REPORTED IN THIS SECTION OF HWY 10. SPEED LIMIT MIGHT BE POSTED TO REDUCE NUMBER OF ACCIDENTS AS WELL AS APPROACHES TO THE HWY TO BE APPROVED BY DOT. COUNTY RECOMMENDS THAT EAGLES NEST BE A HARD SURFACE.
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 PRELIMINARY PLAT APPROVAL FROM LEWIS AND CLARK COUNTY
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: 02-08-07