

**Department of Environmental Quality
Permitting & Compliance Division**

Public Water & Subdivision Bureau / Subdivision Section

Environmental Assessment

Name of Project: Stack Family Transfer

Type of Project: Subdivision E.Q. #08-1583

Location of Project: Sec 10, T10N, R3W

County: Lewis and Clark

Description of Project: 4 Lot Subdivision. Served by three individual and one shared onsite water supply and 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, irremediable. 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: GROUND WATER WAS MONITORED BY LEWIS AND CLARK SANITARIAN. DRAINFIELD HAS SANDY SOILS BUT THE DRAINFIELD WILL BE PRESSURED DOSED AND ADVANTEX LEVEL II SYSTEM WILL BE INSTALLED.
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 HAS BEEN INDICATED.
A	3. Air Quality (effects to and from project, dust, odors, emissions) COMMENTS AND SOURCE OF INFORMATION: DUST AND ODORS SHOULD OCCUR ONLY DURING CONSTRUCTION OF THE BUILDINGS. AND THE SHORT DRIVEWAY. MAIN ROADS TO THE SUBDIVISION ALLREADY EXIST AND ARE PAVED.
A N	4. Groundwater Resources & Aquifers (quality/nondegradation, quantity/reliability, distribution, uses/rights, # of aquifers, mixing zones) COMMENTS AND SOURCE OF INFORMATION:A- WATER AVAILABILITY AND QUANTITY HAVE BEEN APPROVED. NONSIGNIFICANCE HAS BEEN APPROVED. 500 FOOT MIXING ZONE HAS BEEN GRANTED.
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: SURFACE WATER WILL NOT BE USED AS THE POTABLE WATER SOURCE. STORMWATER CONTROLS WILL BE CONSTRUCTED. 500 FOOT MIXING ZONE HAS BEEN APPROVED.
A N	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 ENDANGERED OR THREATENED SPECIES HAVE BEEN IDENTIFIED. COULD BE HABIT FOR DEER AND SMALL GAME ANIMALS.
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: IRRIGATION DITCHES AND PAST IRRIGATION PRACTICES HAS CAUSED THE WATER LEVEL TO RAISE CLOSE TO -5 FEET. GROUNDWATER MONITORING HAS BEEN COMPLETED. NOT LOCATED WITHIN A FLOODPLAIN OR WETLAND.
A N	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: TRACT IS BEING USED FOR A SINGLE FAMILY RESIDENCE. DID NOT IDENTIFY AGRICULTURAL LANDS.
NA	9. Historical, Cultural, & Archeological (sites, facilities, uniqueness, diversity) COMMENTS AND SOURCE OF INFORMATION: NONE HAS BEEN IDENTIFIED.
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) (See #8, #4, #5) COMMENTS AND SOURCE OF INFORMATION: THE ADDITION OF 4 HOMES WILL HAVE LITTLE IMPACT ON THE AQUIFER.

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: THREE HOMES WILL HAVE LITTLE IMPACT ON POPULATION OR RATE OF CHANGE IN THIS AREA OF THE VALLEY
B	13. General Housing Conditions (quality, quantity and affordability) COMMENTS AND SOURCE OF INFORMATION: COST OF HOMES IS NOT KNOWN.
N	14. Potential for Displacement or Relocation of Business or Residents COMMENTS AND SOURCE OF INFORMATION NONE. ONE SINGLE FAMILY HOME ON TRACT. SPLITTING INTO FOUR TRACTS.
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: WILL NOT ADD TO THE AREA COVERED BY HEALTH AND SAFETY SERVICES. MEDICAL SERVICES WILL BE LOCATED IN HELENA.
B	16. Local Employment and Income Patterns (quantity and distribution of employment, economic impact) COMMENTS AND SOURCE OF INFORMATION: WILL ADD TO THE WORK FORCE IN HELENA AND SHOULD HAVE A POSITIVE ECONOMIC IMPACT
N	17. Local and State Tax Base and Revenues COMMENTS AND SOURCE OF INFORMATION: WILL BE A BENEFIT FOR BOTH STATE AND LOCAL TAX BASE. ROADS ARE EXISTING.
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: THE ADDITION OF THREE HOMES SHOULD NOT ADD TO THE DEMAND ON LAW ENFORCEMENT OR EDUCATIONAL FACILITIES. WARREN ELEMENTARY SCHOOL IS LOCATED WITHIN THE AREA.
N	19. Transportation Networks (condition and use of roads, traffic flow conflicts, rail, airport compatibility etc) COMMENTS AND SOURCE OF INFORMATION: WILL ADD MORE TRAFFIC TO CONGESTED ROADS COMING INTO HELENA AND THE RETAIL AREA OF THE VALLEY.
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 BEEN APPROVED BY THE COUNTY SANITARIAN.
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 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:

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 Date: 06-16-08