

APPENDIX C

INFORMATION REQUIRED FOR ENVIRONMENTAL ASSESSMENT UNDER THE MONTANA SUBDIVISION AND PLATTING ACT

An environmental assessment is a required submittal for subdivisions applications that are not first minor subdivision applications, unless the subdivision qualifies for an exemption as allowed under Section 3.7.2 of these regulations.

The subdivider shall provide the information requested in a format that follows the headings outlined in the below listed Part I.

PART I DESCRIPTION OF SURROUNDINGS AND COMMUNITY IMPACT REPORT *(as required under 76-3-603 (a), (c) and (d), MCA)*

A. Geology

1. Locate on a copy of the subdivision application plat, or on a plat overlay, any known hazards affecting the development, which could result in property damage or personal injury due to:
 - a. falls, slides or slumps – soil, rock, mud, snow;
 - b. seismic activity.

Describe any proposed measures to prevent or reduce the danger of property damage or personal injury from any of these hazards.

2. Identify any geological conditions that might affect development, such as areas of bedrock, unsuitable soils, or high ground water. Describe any measures proposed to minimize the problems presented by the identified conditions.

B. Vegetation

1. Locate on a copy of the subdivision application plat, or on a plat overlay, the location of the major vegetation types such as marsh, grassland, shrub, and forest.
2. Describe measures to be taken to protect trees and vegetative cover (e.g. design and location of lots, roads, and open spaces).
3. Identify areas containing noxious weed growth. Describe proposed means of weed control, especially to prevent weed growth on areas disturbed by construction.

C. Fish and Wildlife

1. Identify any major species of fish and wildlife using the area to be affected by the proposed subdivision.
2. Locate on a copy of the subdivision application plat, or on a plat overlay, any known important wildlife areas, such as big game winter range, waterfowl nesting areas, habitat for rare or endangered species and wetlands.

3. Describe any proposed measures to protect wildlife habitat or to minimize degradation (e.g. keeping buildings and roads away from shorelines or setting aside marshland as undeveloped open space).

D. Historical Features

1. Describe and locate on a copy of the subdivision application plat, or on a plat overlay, any known or possible historic, archaeological or cultural sites which may be affected by the proposed subdivision.
2. Describe any plans to protect such sites or properties.

E. Roads

1. Describe any required construction of new public or private access roads or substantial improvements to existing public or private access roads.
2. Describe the proposed closure or modification of any existing roads.
3. If any of the individual lots is accessed directly from an arterial street or road, explain why access was not provided by means of a frontage road or a road within the subdivision.
4. Indicate who will pay the costs of installing and maintaining dedicated or private roadways.
5. Estimate how much daily traffic the subdivision, when fully developed, will generate on existing streets and arterials.
 - a. Discuss the capability of existing and proposed roads to safely accommodate this increased traffic.
 - b. Describe any maintenance problems and costs that will result from this increase in volume.
6. Describe any potential year-round accessibility concerns for conventional automobiles over legal rights-of-way available to the subdivision and to all lots and common facilities within the subdivision.
7. Identify the owners of any private property over which access to the subdivision will be provided and indicate whether easements for access have been obtained from those landowners.

F. Utilities

1. Identify the utility companies involved in providing electrical power, natural gas, and telephone service. Indicate whether utility lines will be placed underground.
2. Identify on the subdivision application plat or overlay the locations of any needed utility easements [as required by 76-3-608(c), MCA].
3. Indicate whether the subdivision application plat has been submitted to affected utilities for review.

4. Estimate the completion date of each utility installation.

G. Emergency Services

Describe the emergency services available to the residents of the proposed subdivision, including the number of personnel and number of vehicles or type of facilities and road distance to facilities for:

- a. fire protection – indicate whether the proposed subdivision is in an urban or rural fire district. If not, describe plans to form or extend an existing fire district, or describe other fire protection procedures.
 - 1) Where applicable, information regarding subdivisions planned in areas of high fire hazards as provided in IV-A-18 of these regulations.
 - b. police protection
 - c. ambulance service
 - d. medical services
2. Indicate whether the needs of the proposed subdivision for each of the above services will be met by existing personnel and facilities.
 - a. If not, describe the additional expenses necessary to make these services adequate.
 - b. Explain who will pay for the necessary improvements.

H. Schools

1. Describe the available educational facilities that would serve this subdivision and the road distance to each.
2. Estimate the number of school children who will be added by the proposed subdivision. Provide a statement from the administrator of the appropriate school system indicating whether the increased enrollment can be accommodated by the present personnel and facilities, and by the existing school bus system.

I. Land Use

1. Describe land uses on lands adjacent to the subdivision.
2. Describe any other land use regulations covering the area proposed for subdivision or adjacent land. If the subdivision is located near an incorporated city or town, describe any plans for annexation.
3. Where public lands are adjacent to or near the proposed development, describe the present and anticipated uses of those lands (e.g., grazing, logging, and recreation). Describe how the subdivision will affect access to any public lands.
4. Describe any health or safety hazards on or near the subdivision, such as mining activity, high-pressure gas lines, dilapidated structures, high voltage power lines or irrigation ditches. Any such conditions should be accurately described and their origin and location identified.

5. Describe any on-site or off-site uses creating a nuisance such as unpleasant odor, unusual noises, dust or smoke. Any such conditions should be accurately described and their origin and location identified.

J. Parks and Recreation Facilities

Describe park and recreation facilities to be provided within the proposed subdivision and other recreational facilities that will serve the subdivision.

PART II SUMMARY OF PROBABLE IMPACTS

Provide a completed copy of the Summary of Probable Impacts found in Appendix D