

ENVIRONMENTAL ASSESSMENT

Majestic Cove Mobile Home & RV Park

**Township 1N, Range 27E, Section 8
Yellowstone County, Montana**

June 2015

Performed By:



ENGINEERING WEST

**PO Box 194
Columbus, MT 59019
(406) 322-1116**

INTRODUCTION

Majestic Cove Mobile Home & RV Park is an existing 22-space mobile home subdivision, located approximately 2.25 miles north of the Johnson Lane intersection on Coulson Road in Lockwood. The existing mobile home park will provide for private park land of 1.66 acres. The total gross acreage of the existing mobile home park is 15.12 acres including roads. The owners of this existing mobile home park are Rockie and Dena McCaffree.

Access to Majestic Cove Mobile Home & RV Park is from Coulson Road (County Road) then onto the private roads of Dvorak Lane (south), Lulu Lane (north) and Yankee Street (center).

Each unit is currently shown as one mobile home or one RV. One unit is the maintenance shop and rental office. There are currently only nineteen units and the maintenance shop and rental office on the property. Since the second filing COSA was approved for up to 24 units, planning approval is being requested for the total number of units that have been approved by DEQ minus the two that were approved in the area being designated for parkland.

22 total

I. DESCRIPTION OF ENVIRONMENT

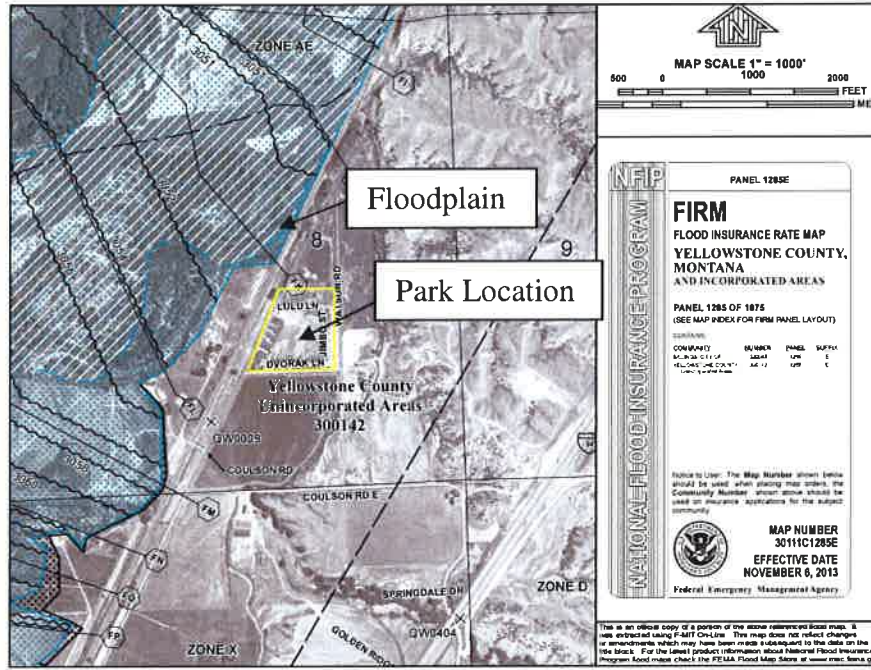
A. Surface Water (see attached maps)

Coulson Ditch irrigation ditch is located near the east boundary line of the existing subdivision. The irrigation ditch does not touch the property. There are no water rights currently assigned to this property.



The mobile home park is currently served by individual on-site wastewater treatment systems. The approved but not installed mobile homes are approved to be served by a multi-user wastewater treatment system. The system is approved to be a minimum of 100 feet from Coulson Ditch.

The mobile home park is not located in a flood prone area according to FEMA's flood plain maps.



B. Groundwater

Three soil test pits were excavated in November 2013 within the southeast portion of the mobile home park to a minimum depth of eight (8) feet. The results of the soil test pits indicated no shallow ground water in the area of the park, but previous engineering work has indicated that there is shallow groundwater (less than 7 feet) in the northeast portion of the park.

There are two existing multi-user wells on the property. Both of these wells were sampled for nitrate, specific conductance, and total coliform. Both wells are between 34 and 36 feet in depth which is a typical depth for neighboring wells in this area. These results indicate that the underlying aquifer is acceptable in terms of nitrate quality and specific conductance with a nitrate background result of 2.24 mg/L and 2.67 mg/L for both wells and a result of 1,530 $\mu\text{mhos/cm}$ @25°C on GWIC Well# 198142 and 1,400 $\mu\text{mhos/cm}$ @25°C on GWIC Well# 216686.

C. Geology, Soils, and Slope: (see attached NRCS Soil Map)

Majestic Cove Mobile Home & RV Park is located in an area of gently sloping topography. The elevation of the mobile home park is approximately 3,096-3,102 feet above sea level. There does not appear to be any areas of slides, including rock falls or land, mud, or snow slides.

There are three (3) predominate soils types located in the area of the mobile home park.

Haverson Clay Loam (Hc) 0-1% Slope

The Haverson clay loam land type consists of well drained soils that formed in terraces and flood plains. The soils are generally fine sandy loam to clay loam in texture.

Haverson Silty Clay Loam (Hd) 0-1% Slope

The Haverson silty clay loam land type consists of well drained soils that formed in terraces and flood plains. Haverson silty clay loam soils are generally sandy loam to clay loam in texture.

Lohmiller Soils, Seeped (Ls) 0-2% Slope

The Lohmiller soils, seeped land type consists of well drained soils that formed in terraces and flood plains. Lohmiller soils, seeped, are generally silty clay to silty clay loam in texture.

D. Vegetation

The area of Majestic Cove Mobile Home & RV Park has been developed as a trailer park since 2004.



Mobile Home Park Entrance

All areas are currently seeded with natural grasses and lawn (sod). The owners will continue to follow historical weed management practices to control weeds. It is recommended that the owners contract with a licensed commercial weed applicator for seasonal maintenance within the mobile home park.

E. Wildlife

Comments received from Montana Department of Fish, Wildlife, and Parks indicates there are no specific impacts to the wildlife or fisheries habitats that will be affected by the mobile home park. The Montana Department of Fish, Wildlife, and Parks also commented that this mobile home park is located near areas of prime deer habitat and will encounter deer problems such as deer damaging landscaped shrubs, flowers, and gardens. The department suggests that property owners implement steps to deter the animals, such as fencing their yards. No waterfowl nesting areas were identified in this mobile home park.

II COMMUNITY IMPACT REPORT

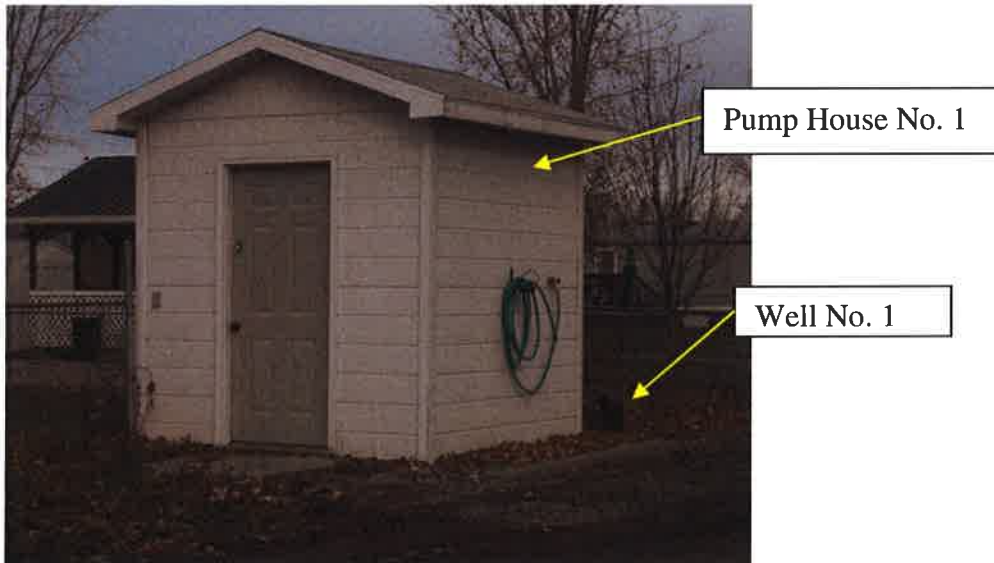
A. Impact on Agriculture/Agricultural Water User Facilities:

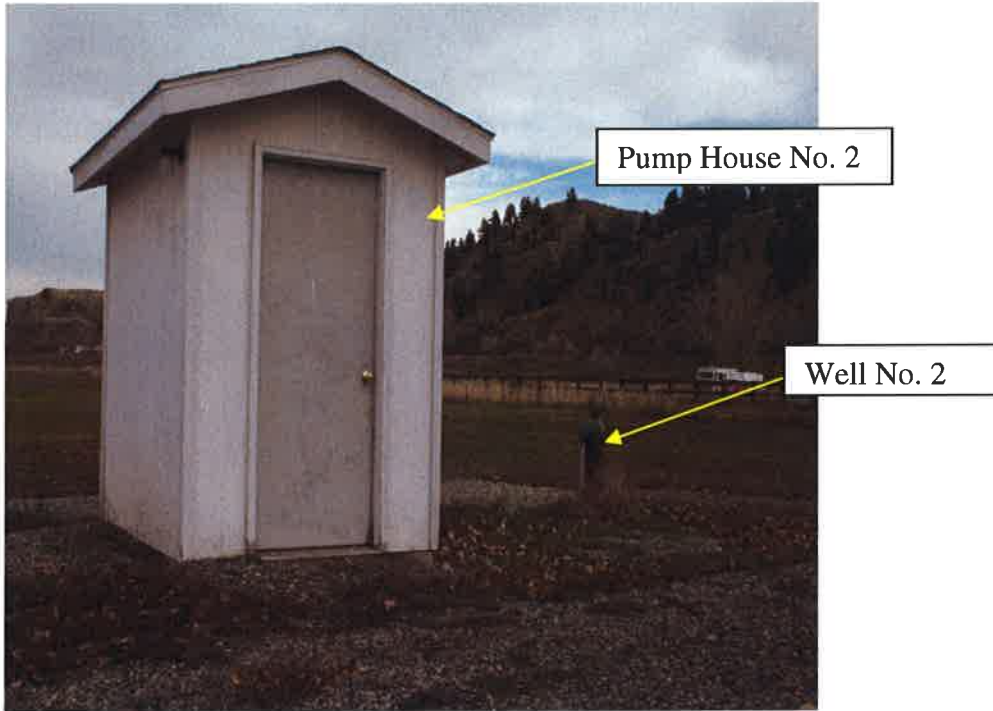
1. All 15.12 acres of Majestic Cove Mobile Home & RV Park is classified as sparse or barren land because it's already developed as a mobile home park. This land is not being held for speculation or for farming potential.
2. The surrounding area is rural residential and agricultural rural land.
3. Majestic Cove Mobile Home & RV Park does not have irrigation water rights to any irrigation ditches.

B. Impact on Local Services and Public Health and Safety:

1. Water

All residential spaces in Majestic Cove Mobile Home & RV Park are currently served by two on-site water wells for domestic potable water supply. The Montana Department of Environmental Quality shall review the well log data within the mobile home park.





2. Sewage Disposal

Residential spaces of Majestic Cove Mobile Home & RV Park are currently served by individual on-site septic systems designed for three-bedroom trailers. The approved but not installed mobile homes are approved to be served by a multi-user wastewater treatment system.



3. Solid Waste Disposal

Using an approximation of 2.4 tons of solid waste generated per full-time residential household per year, it is estimated that Majestic Cove Mobile Home & RV Park is currently generating approximately 43.2 tons of solid waste per year (18 mobile homes/RVs x 2.4 tons). The addition of the 4 approved trailers will add approximately 9.6 more tons per year for a total of 52.8 tons produced. Solid waste is collected and disposed of by Republic Services, a private rubbish collection company.



4. Storm Water

All drainage improvements shall comply with the provisions of Section 4.7, Yellowstone County Subdivision Regulations, and a storm water management plan shall be submitted to and approved by the County Public Works Department and the Montana Department of Environmental Quality. Storm water shall be collected and transported using road drainage swales and stored in a storm water retention pond as shown on the storm water drainage plans.

The topographical area of Majestic Cove Mobile Home & RV Park consists of gently sloping terrain. Refer to the site plan with topographical contour lines for further details.

5. Roads

Majestic Cove Mobile Home & RV Park is serviced by four private roads, Coulson Road to the west, Dvorak Drive on the south, Lulu Lane on the north, and Yankee Street as a central connector street. All roads are currently graveled. The owners will upgrade existing Dvorak Drive, Lulu Lane, and Yankee Street to meet county road standards. Coulson Road is already built to meet county road standards.

All 22 units of Majestic Cove Mobile Home & RV Park will have access from the private roadways.



Existing Lulu Lane Entrance



Existing Dvorak Lane Entrance



Existing Coulson Road

No closure of any roads in the area is proposed.

Dust control will be provided for all roads in the mobile home park.

Maintenance of the roads and provisions of snow removal will be the responsibility of the owners of the mobile home park.

Using trip generation rates of 10 trips per day per residence (source: Bureau of Transportation Statistics – Development & Application of Trip Generation Rates – Final Report, January 1985), it is estimated that Majestic Cove Mobile Home & RV Park will generate approximately 220 trips per day on Coulson Road serving the thirty-seven residential spaces (22 residential spaces x 10 trips).

The current owners will retain ownership of all private roads serving the mobile home park.

6. Utilities

An inquiry was sent to Yellowstone Valley Electric Co-Op regarding electrical supply to the mobile home park. Yellowstone Valley Electric Co-op has provided that they will be able to continue providing service for this mobile home park and can extend the service within the property if necessary.

CenturyLink provides telephone service to the area of the mobile home park. It is anticipated that the phone lines will continue to be available in the park.

An inquiry was sent to Montana-Dakota Utilities regarding gas supply to the mobile home park. Montana-Dakota Utilities has not provided comment at this time but it is anticipated that they will be able to continue providing service for this mobile home park.

7. Emergency Services

The Lockwood Volunteer Fire Department provides fire protection to the area of Majestic Cove Mobile Home & RV Park. An inquiry was sent to Lockwood Volunteer Fire Department to determine if they would need any further requirements with no comment at this time. The owner has stated that Fire Marshall Keith Kober indicated to him no additional fire suppression apparatus would be needed for the mobile home and RV park.

A letter was sent to Yellowstone County Sheriff's Department. The Department replied that they regularly patrol and respond to calls in the area of the mobile home and RV park. Additionally, they replied that expanding the park to the permitted number of mobile homes will not impact current staffing or require any changes to the area.

Medical service can be provided by Billings' area hospitals. It is anticipated that the local hospitals and medical facilities can adequately provide service for the mobile home park.

Legal and physical access to Majestic Cove Mobile Home & RV Park will be from Dvorak Drive on the south or Lulu Lane on the north to Coulson Road.

The mobile home park is not located within the Wildland Urban Interface.

There are no foreseen health hazards associated with this mobile home park. A safety hazard may be associated with the existing Coulson Ditch for small children. Unit renters should be advised that a safety hazard may exist with the existing irrigation ditch located near the east side of the mobile home park.

8. Schools

Majestic Cove Mobile Home & RV Park is located in the Lockwood School District which services kindergarten through eighth grades and in the Billings School District which services ninth through twelfth grades. A letter has been sent to Superintendent Novasio, but no response has been received at this time.

According to Montana Census data, average family size in Montana is 2.99 persons per household. A second statistic gives the average household size of owner-occupied units as 2.55. Using the greater of the two numbers, one can estimate an average of 1-2 school-aged children per lot created. There are 22 residential units; therefore, an estimate can be made that the Lockwood School will have a potential impact of 44 additional children in the school system. Currently there are only two children living in the mobile home park.

9. Parks and Recreation Facilities

The mobile home park is approximately 15.12 net acres. There is park land of 1.66 acres proposed in the northeast corner of the mobile home park. Required parkland of 1.66 acres is required (15.12 acre lots x 11%). The dedicated park land of 1.66 acres meets the required amount of park land.

C. Land Use

Majestic Cove Mobile Home & RV Park is unzoned. The mobile home park is located two miles northeast of the incorporated area of Lockwood.

Majestic Cove Mobile Home & RV Park is not located near any state lands.

This mobile home park is located in an area that is a mixture of rural residential and heavy industrial land uses. No foreseen impact on adjacent land uses.

D. Historical Features

Damon Murdo, Cultural Records Manager of SHPO, stated that according to their records there have been a few previously recorded sites within the designated search locales. There have also been a few previously conducted cultural resource inventories done in the area.

It is SHPO's position that any structure over fifty years of age is considered historic and is potentially eligible for listing of the National Register of Historic Places. If any structures are to be altered and are over fifty years old they would recommend that they be recorded and a determination of their eligibility be made.

Based on previous disturbance in the area SHPO feels that there is a low likelihood cultural properties will be impacted. SHPO feels that a recommendation for a cultural resource inventory is unwarranted at this time. (see attached letter)

E. Visual Impact

Majestic Cove Mobile Home & RV Park is an existing trailer park. The visual impacts of any additional mobile homes shall include the construction of the mobile home pads and the development of underground utilities to serve the mobile homes.

There is no additional proposed landscaping along streets currently planned.



Existing Landscape

III SUMMARY OF PROBABLE IMPACTS

A. Describe the effects the proposed subdivision has on the following:

1. Agriculture

Majestic Cove Mobile Home & RV Park is a currently existing mobile home park. A weed management plan and inspection shall be completed and approved by the Yellowstone County Weed Department prior to final plat approval.

2. Agricultural Water User Facilities

Coulson Ditch is located just outside the northeast boundary of the mobile home park. Majestic Cove Mobile Home & RV Park will not have any adverse effect on the local agricultural water user facilities in the Coulson Ditch area.

3. Local Services

Water Supply and Wastewater Treatment:

The existing water supply systems for Majestic Cove Mobile Home & RV Park are two wells for a potable water supply. Because there will be more than 25 people being served in the mobile home park, the owners plan on connecting the two wells together and creating a public system.

The proposed wastewater treatment system (septic system) for the RVs will be a multi-user system and shall be installed and built as approved by the State of Montana Department of Environmental Quality and permitted by RiverStone Environmental Health Department.

Utilities

All utilities, Yellowstone Valley Electric Co-op, MDU gas, and CenturyLink communication lines, are currently installed on the property. Utility easements shall be created for the existing utilities as necessary.

Fire and Sheriff

Fire protection will be provided by Lockwood Volunteer Fire Department. Sheriff protection will be provided by Yellowstone County Sheriff's Department.

Schools

The mobile home park is located in the Lockwood School District that services kindergarten through eighth grade. Billings School District will serve all students in grades 9 – 12.

Solid Waste

Solid waste will be collected by Republic Services, a private rubbish collection company, and disposed of in the Yellowstone County Landfill.

4. The Natural Environment

The mobile home park currently has primary residences, versus second residences or seasonal homes. Each unit will be restricted to one residence with outbuildings. Since all mobile home units will be occupied year-round, it is assumed all residents will keep their houses in good repair and will quickly bring attention to any major grounds repair issues to the property owners. There are currently lawns installed and maintained by the property owners, which helps keep weeds at a minimum.

5. Wildlife and Wildlife Habitat

There are no known endangered or threatened species in the mobile home park. No response has been received from Montana Natural Heritage Program at this time, but as this is an existing mobile home park there are no foreseen impacts on wildlife or wildlife habitats.

6. Public Health and Safety

No foreseen impact on public health and safety as this mobile home park is existing.

B. Describe how the proposed subdivision complies with the following:

1. Survey Requirements Provided in Part 4 of the MSPA

Since Majestic Cove is a mobile home and RV park, there are no requirements for a survey per Yellowstone County Planning subdivision regulations.

2. These Subdivision Regulations

The owners of Majestic Cove Mobile Home & RV Park will submit a site plan complying with the subdivision regulations of Yellowstone County.

3. The Subdivision Review Process as described in Chapter 3 of These Regulations

Travis West, P.E. of Engineering West, had a pre-application meeting with the County Planner to review Majestic Cove Mobile Home & RV Park plans.

- C. Describe how the proposed subdivision provides for easements for the location and installation of any planned utilities.

A 10-foot wide utility easement will be provided for CenturyLink, MDU, and Yellowstone Valley Electric Co-Op.

- D. Describe how the proposed subdivision provides for legal and physical access to each lot and the required notation of that access on the plat.

Legal and physical access to each lot will be from the internal private streets that have access to Coulson Road. (See site plan for locations.)

Appendix A

Environmental Assessment

LETTERS TO PUBLIC SERVICE PROVIDERS RESPONSES FROM PUBLIC SERVICE PROVIDERS



ENGINEERING WEST

LAND • WATER • SEWER

May 12, 2015

Yellowstone County Sheriff's Department
Attn Lt. O'Donnell
PO Box 35017
Billings, MT 59107

*Sent by email
5/13/15*

Re: Majestic Cove 1st and 2nd filing
Yellowstone County

To Lt. O'Donnell:

My company, Engineering West, has been hired to complete a Yellowstone County Environmental Assessment for Rockie and Dena McCaffree, property owners of Majestic Cove. The legal description for this existing subdivision is Township 1N, Range 27E, Section 08 with an address of 2614 Yankee Street, Billings (approximately 2.25 miles north of the Johnson Lane intersection on Coulson Road in Lockwood).

This subdivision is existing and is comprised of 22 units. Enclosed you will find a vicinity map and layout of the existing subdivision.

In order to complete the portion of the Environmental Assessment concerning the impact on the law enforcement protection services the following information is needed:

- What is the anticipated response time to the proposed subdivision?
- Can adequate law enforcement protection be provided with existing personnel and equipment for the existing subdivision?

A written response of this information as soon as possible would be greatly appreciated. Thank you for your time and if you have any questions please contact me at (406) 322-1116 or e-mail me at shari@engineering-west.com.

Thank you,

Shari Manley

Encl: 1



ENGINEERING WEST

LAND • WATER • SEWER

May 13, 2015

Yellowstone Valley Electric Co-Op
PO Box 249
Huntley, MT 59037

sent by mail 5/13/15

Re: Majestic Cove 1st and 2nd filing
Yellowstone County

To Whom it May Concern:

My company, Engineering West, has been hired to complete a Yellowstone County Environmental Assessment for Rockie and Dena McCaffree, property owners of Majestic Cove. The legal description for this existing subdivision is Township 1N, Range 27E, Section 08 with an address of 2614 Yankee Street, Billings (approximately 2.25 miles north of the Johnson Lane intersection on Coulson Road in Lockwood).

This subdivision is existing and is comprised of 22 units. Enclosed you will find a vicinity map and layout of the existing subdivision.

In order to complete the portion of the Environmental Assessment concerning the impact on utilities, the following information is needed:

- Does Yellowstone Valley Electric currently serve any of the homes in Majestic Cove?
- Will Yellowstone Valley Electric Co-Op continue to provide electricity to the subdivision?

A written response of this information would be appreciated as soon as possible. Thank you for your time and if you have any questions please contact me at (406) 322-1116 or e-mail me at shari@engineering-west.com.

Sincerely,

Shari Manley
Encl: 2

Shari Manley

From: Brandon Wittman <BWittman@YVEC.com>
Sent: Thursday, May 21, 2015 12:09 PM
To: shari@engineering-west.com
Subject: Letters

Shari,

I am in receipt of two letters from you. One in regards to Majestic Cove and the other for Yellowstone River Campground.

Yellowstone Valley Electric Cooperative, Inc. currently serves all of Majestic Cove and will continue to do so in the future.

We do not and will not serve Yellowstone River Campground.

Thanks

BJW
CEO/General Manager
Yellowstone Valley Electric Cooperative, Inc.

This email and any files transmitted with it are confidential and intended solely for the named addressee. If you are not the named addressee you should not disseminate, distribute, copy or alter this email. Any view or opinions presented in this email are solely those of the author and might not represent those of Yellowstone Valley Electric Cooperative, Inc. Warning: Although Yellowstone Valley Electric Cooperative, Inc. has taken reasonable precautions to ensure no viruses are present in this email, the company cannot accept responsibility for any loss or damage arising from the use of this email or attachments. {!}

Date: 10/23/13

Subdivision Name: Majestic Cove 1st and 2nd filing

INFORMATION on the AVAILABILITY of UTILITIES

Name of Entity: Yellowstone Valley Electric Co-Op

Please fill in the blanks and estimate the costs needed. This will help us assess whether the proposed subdivision will require additional services. If you have any questions, please call.

1. Does your company/agency presently provide service to the area being subdivided?
Yes _____ No _____ Pipeline _____

If so, what service: Power _____ Natural Gas _____ Telephone _____ Other _____
1. Overhead _____ 1. Overhead _____
2. Underground _____ 2. Underground _____

2. If not, is it possible to extend utilities/services to the subdivision? Yes _____ No _____
Estimate of cost?

3. Will easements be necessary to extend utilities/services to the subdivision?
Yes _____ No _____ Width desired _____

4. Where would you prefer these easements to be located?

Any comments?

Completed by: _____

Date: _____

Please return to: Engineering West, LLC
P.O. BOX 194
COLUMBUS, MT 59019
(406)322-1116 – FAX (406)322-8514
shari@engineering-west.com



ENGINEERING WEST

LAND • WATER • SEWER

May 12, 2015

*Sent by Mail to
Fire Chief 51315*

Lockwood Fire Department
Attn: Fire Chief
3329 Driftwood Lane
Billings, Montana 59101

Re: Majestic Cove 1st and 2nd filing
Yellowstone County

To Whom it May Concern:

My company, Engineering West, has been hired to complete a Yellowstone County Environmental Assessment for Rockie and Dena McCaffree, property owners of Majestic Cove. The legal description for this existing subdivision is Township 1N, Range 27E, Section 08 with an address of 2614 Yankee Street, Billings (approximately 2.25 miles north of the Johnson Lane intersection on Coulson Road in Lockwood).

This subdivision is existing and is comprised of 22 units. Enclosed you will find a vicinity map and layout of the existing subdivision.

In order to complete the portion of the Environmental Assessment concerning the potential fire risks for this subdivision the following information is needed:

- How long will the response time be for the proposed subdivision?
- What fire suppression measures will be required for the proposed subdivision?

Thank you for your time and if you have any questions please contact me at (406) 322-1116 or e-mail me at shari@engineering-west.com.

Thank you,

Shari Manley

Shari Manley

From: Kober <kkober@bresnan.net>
Sent: Wednesday, May 27, 2015 2:39 PM
To: shari@engineering-west.com
Subject: Majestic cove

Shari,

Lockwood Fire Response time to Majestic Cove is Approx. 3-5 minutes.

We would be responding with a Water Tender with 3500 gal. water, as no hydrants are available.

Keith Kober
Fire Marshal
Lockwood Fire



ENGINEERING WEST

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May 12, 2015

*Sent by mail to D Buck
5/13/15*

Montana-Dakota Utilities
Attn: Dan Farmer or Debbie Buck
5181 Southgate Drive
Billings, MT 59101

Re: Majestic Cove 1st and 2nd filing
Yellowstone County

Dear Mr. Farmer or Ms. Buck:

My company, Engineering West, has been hired to complete a Yellowstone County Environmental Assessment for Rockie and Dena McCaffree, property owners of Majestic Cove. The legal description for this existing subdivision is Township 1N, Range 27E, Section 08 with an address of 2614 Yankee Street, Billings (approximately 2.25 miles north of the Johnson Lane intersection on Coulson Road in Lockwood).

This subdivision is existing and is comprised of 22 units. Enclosed you will find a vicinity map and layout of the existing subdivision.

In order to complete the portion of the Environmental Assessment concerning the impact on utilities, the following information is needed:

- Is the existing subdivision located in an area served by Montana-Dakota Utilities?
- Can Montana-Dakota Utilities provide natural gas to the existing subdivision?
- Will easements be necessary on adjoining properties or roads?
- Where would you prefer these easements to be located and what width is preferred?

A written response of this information would be appreciated as soon as possible. Thank you for your time and if you have any questions please contact me at (406) 322-1116 or e-mail me at shari@engineering-west.com.

Sincerely,

Shari Manley
Encl: 2

Date 5.12.15

Subdivision Name: Majestic Cove 1st and 2nd filing

INFORMATION on the AVAILABILITY of UTILITIES

Name of Entity: ~~Courtyard~~ MDU.

Please fill in the blanks and estimate the costs needed. This will help us assess whether the proposed subdivision will require additional services. If you have any questions, please call.

1. Does your company/agency presently provide service to the area being subdivided?
Yes _____ No Pipeline _____

If so, what service: Power _____ Natural Gas Telephone _____ Other _____
1. Overhead _____ 1. Overhead _____
2. Underground _____ 2. Underground _____

2. If not, is it possible to extend utilities/services to the subdivision? Yes No _____
Estimate of cost?

3. Will easements be necessary to extend utilities/services to the subdivision?
Yes No _____ Width desired _____

4. Where would you prefer these easements to be located?
NEGOTIABLE

Any comments?

WE ARE CURRENTLY 8400' FROM THE AREA

Completed by: Debbie Buck

Date: 5-15-15

Please return to: Engineering West, LLC
P.O. BOX 194
COLUMBUS, MT 59019
(406)322-1116 – FAX (406)322-8514
shari@engineering-west.com

Shari Manley

From: Brandon Wittman <BWittman@YVEC.com>
Sent: Thursday, May 21, 2015 12:09 PM
To: shari@engineering-west.com
Subject: Letters

Shari,

I am in receipt of two letters from you. One in regards to Majestic Cove and the other for Yellowstone River Campground.

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We do not and will not serve Yellowstone River Campground.

Thanks

BJW
CEO/General Manager
Yellowstone Valley Electric Cooperative, Inc.

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ENGINEERING WEST

LAND • WATER • SEWER

May 12, 2015

Montana Fish, Wildlife, and Parks
C/o Ray Mule & Ken Frazer
2300 Lake Elmo Drive
Billings, MT 59105

*Sent by email to Laura
5-12-15*

Re: Majestic Cove 1st and 2nd filing
Yellowstone County

Dear Mr. Mule and Mr. Frazer:

My company, Engineering West, has been hired to complete a Yellowstone County Environmental Assessment for Rockie and Dena McCaffree, property owners of Majestic Cove. The legal description for this existing subdivision is Township 1N, Range 27E, Section 08 with an address of 2614 Yankee Street, Billings (approximately 2.25 miles north of the Johnson Lane intersection on Coulson Road in Lockwood).

This subdivision is existing and is comprised of 22 units. Enclosed you will find a vicinity map and layout of the existing subdivision.

In order to complete the portion of the Environmental Assessment concerning the impact on wildlife habitat and fisheries, the following information is needed:

- Is the existing subdivision located in an area known as a key wildlife area, such as a game range area, waterfowl nesting area, wetland, or habitat for the care of endangered species?
- Will any species of fish and wildlife using the area be affected by the existing subdivision?
- Describe any potential measures to protect wildlife habitat or minimize degradation.

A written response of this information as soon as possible would be greatly appreciated. Thank you for your time and if you have any questions please contact me at (406) 322-1116 or e-mail me at Shari@engineering-west.com.

Thank you,

Shari Manley

Shari Manley

Encl: 1



Montana Fish, Wildlife & Parks

2300 Lake Elmo Drive
Billings, MT 59105

Date: 5/21/2015

Engineering West
Attn: Shari Manley
PO Box 194
Columbus, MT 59019

SUBJECT: Majestic Cove 1st & 2nd
Filing

Dear Ms Manley:

Please consider this a response to your request for information on the fisheries and wildlife resources relative to your proposed project.

- Based on a review of the proposed project, the Region 5 Wildlife Staff has no specific comments.
- Review of the proposed project resulted in concerns about impacts to wildlife as summarized in the comment section below.
- Based on a review of the proposed project, the Region 5 Fisheries Staff has no specific comments relating to the potential impacts on fisheries habitat.
- Review of the proposed project resulted in concerns about impacts to fisheries habitat as summarized in the comment section below:

COMMENTS:

See attached wildlife comments

The type of fisheries habitat in the proposed project's vicinity is described in the Montana Interagency Stream Database. Montana Fish, Wildlife & Parks reserves the right to address any impacts to any stream or its banks or tributaries by any type or form of construction when detailed plans are furnished with an application as required by the Stream Protection Act and the Natural Streambed and Land Preservation Act.

Sincerely,

Ray Mule
Wildlife Division

Ken Hayer
Fisheries Division

WILDLIFE COMMENTS, MAJESTIC COVE SUBDIVISION 1ST AND 2ND FILINGS

This subdivision is being built in proximity to good deer habitat. Some subdivisions in similar habitat report considerable and on-going problems with deer damaging landscaped shrubs, flowers, and gardens. Potential homeowners should be made aware that they may have deer on their properties, and informed that unless they take steps to deter the animals (such as fencing their yards), they may have damage problems. Wild turkeys may become a nuisance if people attract them to the area by supplemental feeding. It is illegal to feed game animals and homeowners are strongly discouraged from any feeding of wildlife, as such activities may unnaturally concentrate animals. This may result in higher likelihood of damage to property, disease proliferation, and attracting predators such as mountain lions and bears. Homeowners should be notified that Montana Fish, Wildlife & Parks (FWP) does not provide direct assistance unless there is damage to commercial agricultural crops in non-residential areas, or a threat to public health and safety such as in the case of nuisance mountain lions or bears. Homeowners are encouraged to visit the Living With Wildlife section in the FWP internet website at <http://fwp.mt.gov>.

Montana Fish, Wildlife & Parks (FWP) is not the repository for federally threatened/endangered species or Montana species of concern. This type of request should be submitted to the Montana Natural Heritage Program (NHP) website at <http://nhp.nris.state.mt.us/>. Click on the "Request Information" button, and follow the instructions. The turn around time for requests is generally good, and you will get a letter confirming the presence or absence of threatened, endangered, or species of concern in the area. Should a Montana Species of Concern be identified in the area, please notify the FWP Biologist at the Billings office for further review. If federal threatened or endangered species are listed for the area, contact the U.S. Fish and Wildlife Service.



ENGINEERING WEST

LAND • WATER • SEWER

May 12, 2015

Centurylink
c/o Lane Grady or Tammi Baker
219 Calhoun Lane
Billings, MT 59101

*sent by mail to
Tammi Baker
5-13-15*

Re: Majestic Cove 1st and 2nd filing
Yellowstone County

Dear Mr. Grady and Ms. Baker:

My company, Engineering West, has been hired to complete a Yellowstone County Environmental Assessment for Rockie and Dena McCaffree, property owners of Majestic Cove. The legal description for this existing subdivision is Township 1N, Range 27E, Section 08 with an address of 2614 Yankee Street, Billings (approximately 2.25 miles north of the Johnson Lane intersection on Coulson Road in Lockwood).

This subdivision is existing and is comprised of 22 units. Enclosed you will find a vicinity map and layout of the existing subdivision.

In order to complete the portion of the Environmental Assessment concerning the impact on utilities, the following information is needed:

- Does Centurylink currently serve any of the homes in Majestic Cove?
- Will Centurylink continue to provide service to Majestic Cove?

A written response of this information as soon as possible would be greatly appreciated. Thank you for your time and if you have any questions please contact me at (406) 322-1116 or e-mail me at shari@engineering-west.com.

Thank you,

Shari Manley

Shari Manley
Encl: 2



ENGINEERING WEST

LAND • WATER • SEWER

May 12, 2015

Superintendent Novasio
Via Email

*Sent by Email to
novasio@rockie.kuorodlock.org
5/13/15*

Re: Majestic Cove 1st and 2nd filing
Yellowstone County

Dear Superintendent Novasio:

My company, Engineering West, has been hired to complete a Yellowstone County Environmental Assessment for Rockie and Dena McCaffree, property owners of Majestic Cove. The legal description for this existing subdivision is Township 1N, Range 27E, Section 08 with an address of 2614 Yankee Street, Billings (approximately 2.25 miles north of the Johnson Lane intersection on Coulson Road in Lockwood).

This subdivision is existing and is comprised of 22 units. Enclosed you will find a vicinity map and layout of the existing subdivision.

In order to complete the portion of the Environmental Assessment concerning the impact on the school and bus system the following information is needed:

- Can the current school and busing system accommodate the possibility of an increase of 10-15 students per year that is estimated from the development of the proposed subdivision?
- What bus routes would be involved to transport students and where are the bus pick-up/delivery spots be located in this area?

A written response of this information would be appreciated as soon as possible. Thank you for your time and if you have any questions please contact me at (406) 322-1116 or e-mail me at Shari@engineering-west.com.

Thank you,

Shari Manley
Encl: 1

Shari Manley

From: Tobin Novasio <novasiot@lockwoodschoool.org>
Sent: Thursday, May 14, 2015 8:12 AM
To: Shari Manley
Subject: Re: Majestic Cove 1st and 2nd filing.

Shari,

This area is already served by our school buses. The stop is at the corner of Yankee and Dvorak. There are currently five students at this stop. Our buses are running at near capacity and an increase of 10-15 students per year in this area would likely contribute to the need to add an additional route after next year (we added a new route this year and are not planning at this time to add another route for this upcoming school year). Each additional route costs taxpayers approximately \$45,000.

Tobin Novasio

On Wed, May 13, 2015 at 3:52 PM, Shari Manley <shari@engineering-west.com> wrote:

Hi Superintendent Novasio, I am currently working on a subdivision application for Majestic Cove. It is an existing mobile home park and Rockie and Dena McCaffree are the property owners. I have attached for your review a letter, layout of the subdivision and vicinity map. If you could give us your comments that would be great. Thanks and have a great afternoon!

Shari Manley

Engineering West

P.O. Box 194

Columbus, MT 59019

406.322.1116

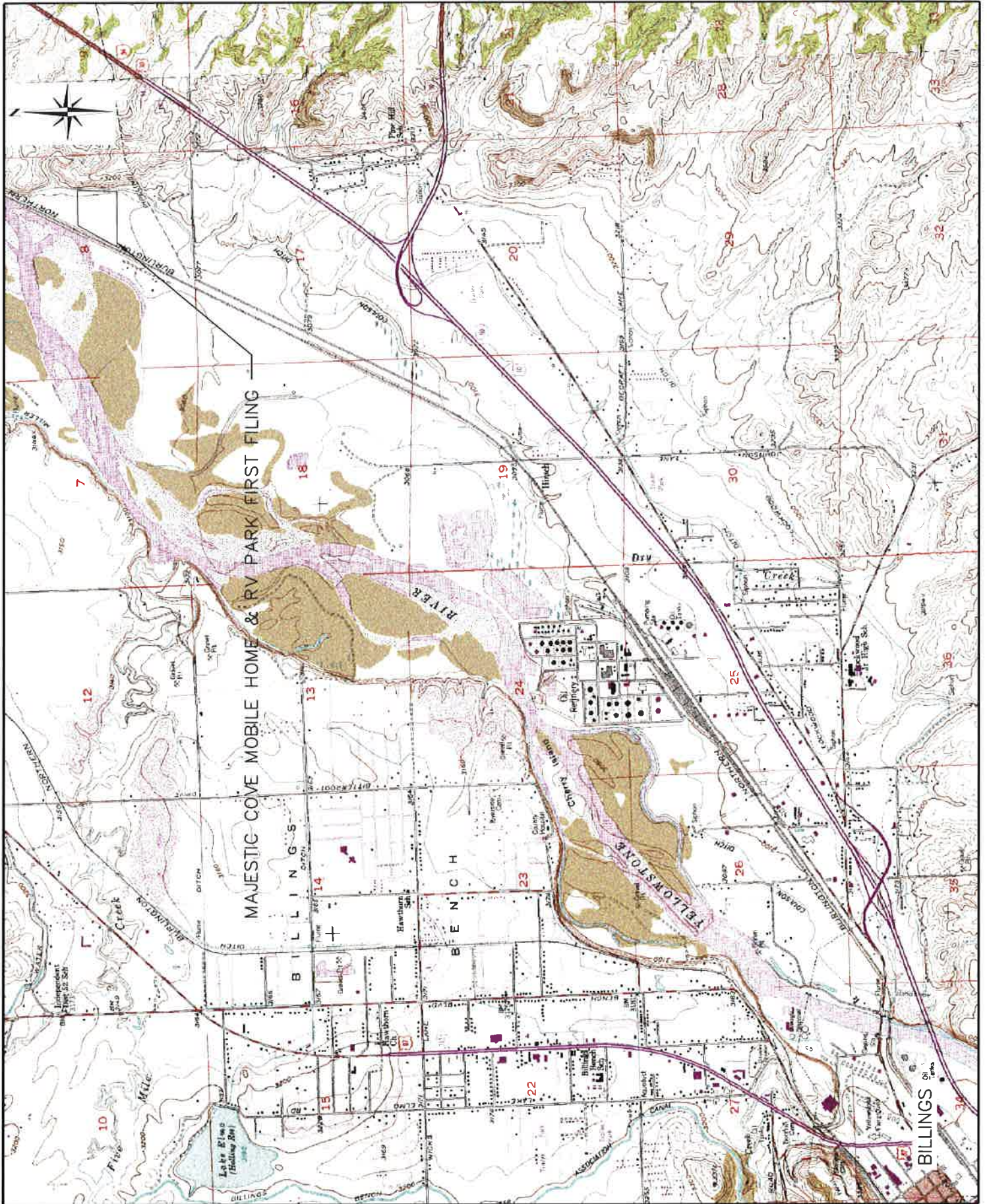
406.322.8514 Fax



Appendix B

Environmental Assessment

**USGS Topo Map
Aerial Photo Masp
Vicinity Map
Preliminary Site Plan**



MAJESTIC COVE MOBILE HOME & RV PARK FIRST FILING

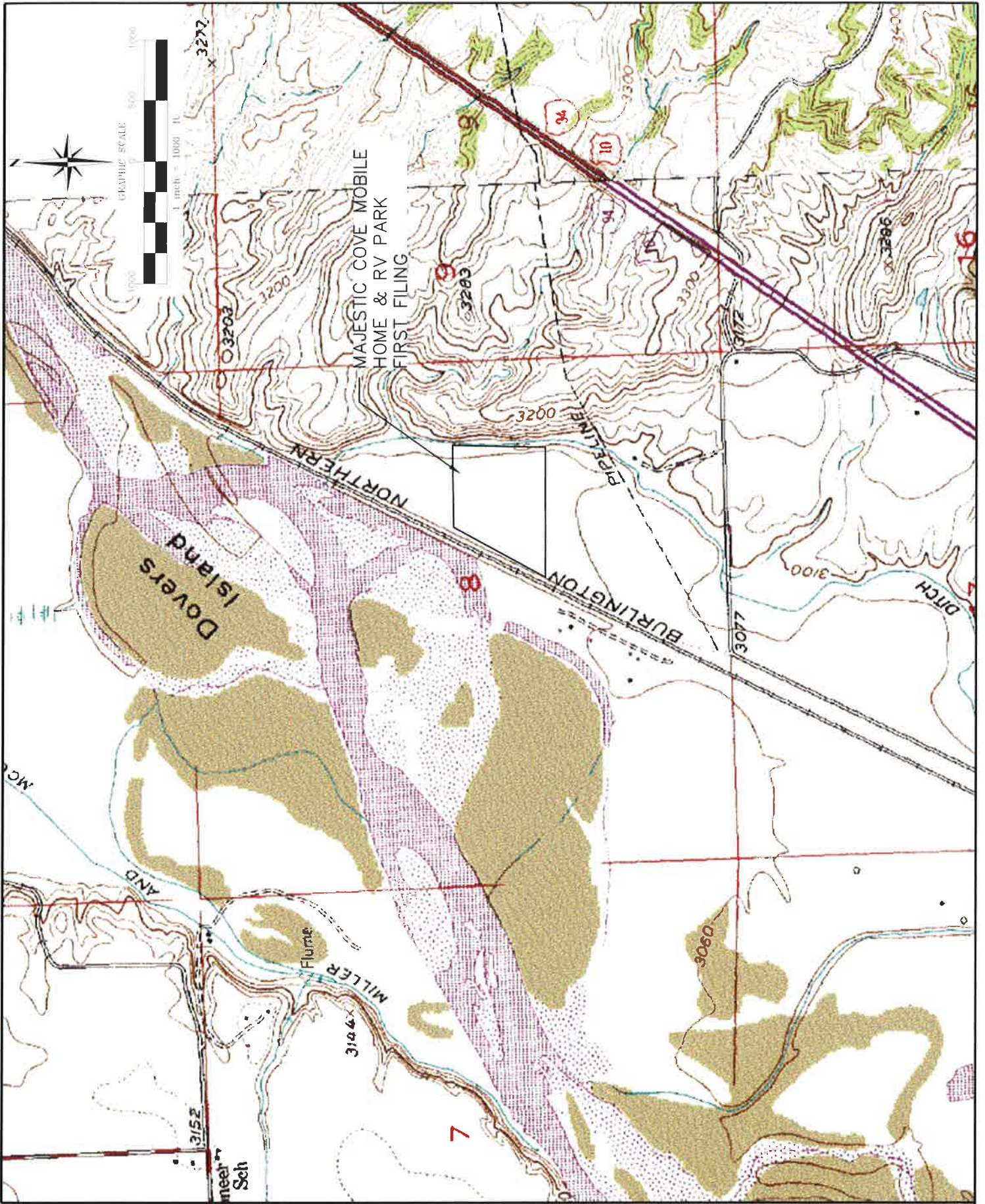
1
3 SHEET

MAJESTIC COVE MOBILE HOME & RV PARK
FIRST FILING
VICINITY MAP

DRAWN BY: CF	CHECKED BY: MS
DATE: 4 10 2015	SCALE: NTS
YELLOWSTONE COUNTY	
TOWNSHIP 1N RANGE 27E SECTION 8	



P.O. BOX 194
PHONE 322-1116 / FAX 322-8514
COLUMBUS, MT 59019
WWW.ENGINEERING-WEST.COM



MAJESTIC COVE MOBILE HOME & RV PARK
FIRST FILING
USGS MAP

DRAWN BY: CF	CHECKED BY: MS
DATE: 4/10/2015	SCALE: 1" = 1000'
YELLOWSTONE COUNTY	
TOWNSHIP 1N RANGE 7E SECTION 8	



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MAJESTIC COVE MOBILE HOME & RV PARK FIRST FILING

3
SHEET
3

MAJESTIC COVE MOBILE HOME & RV PARK
FIRST FILING
AERIAL MAP

DRAWN BY: CF	CHECKED BY: MS
DATE: 4/10/2013	SCALE: NTS
YELLOWSTONE COUNTY	
TOWNSHIP: 1N RANGE: 27E SECTION: 6	



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Appendix C

Environmental Assessment

On-Site Well Logs

Driller Certification

All work performed and reported in this well log is in compliance with the Montana well construction standards. This report is true to the best of my knowledge.

Name: MARVIN W. JEWETT

Company: A-1 DRILLING/BILLINGS DRILLING

License No: WWC-532

Date 8/2/2002

Completed:

Driller Certification

All work performed and reported in this well log is in compliance with the Montana well construction standards. This report is true to the best of my knowledge.

Name: CURTIS SCHELLE

Company: AMERICAN DRILLING & SUPPLY

License No: WWC-344

Date 9/17/2004

Completed: