

Montana Department of Natural Resources and Conservation
Water Resources Division
Water Rights Bureau

ENVIRONMENTAL ASSESSMENT
For Routine Actions with Limited Environmental Impact

Part I. Proposed Action Description

1. Applicant/Contact name and address:

Gary and Sue Condell
211 Heron Drive
West Yellowstone, MT 59758

2. Type of action: APPLICATION FOR BENEFICIAL WATER USE PERMIT NO. 41F 30164790. The Applicant has installed a well and proposes to appropriate up to 15 gallons per minute (GPM) and up to 1 acre-foot (AF) of water per year for domestic use from 1/1-12/31 within the Yellowstone Controlled Groundwater Area (YCGA).
3. Water source name: GROUNDWATER. The well is located on the Applicant's property approximately 2,300 ft from Grayling Creek, which is tributary to the Grayling Arm of Hebgen Lake.
4. Location affected by project: NENWSW Section 17, Township 12 South, Range 5 East, Gallatin County. The well is located in Bear Trap Ranch Sub 2 Lot 10 Block 2. This is private property owned by the Applicant in a rural neighborhood within the town of West Yellowstone. (See Figure 1 for a map on the next page).

41F 30164790 BY GARY & SUE CONDELL

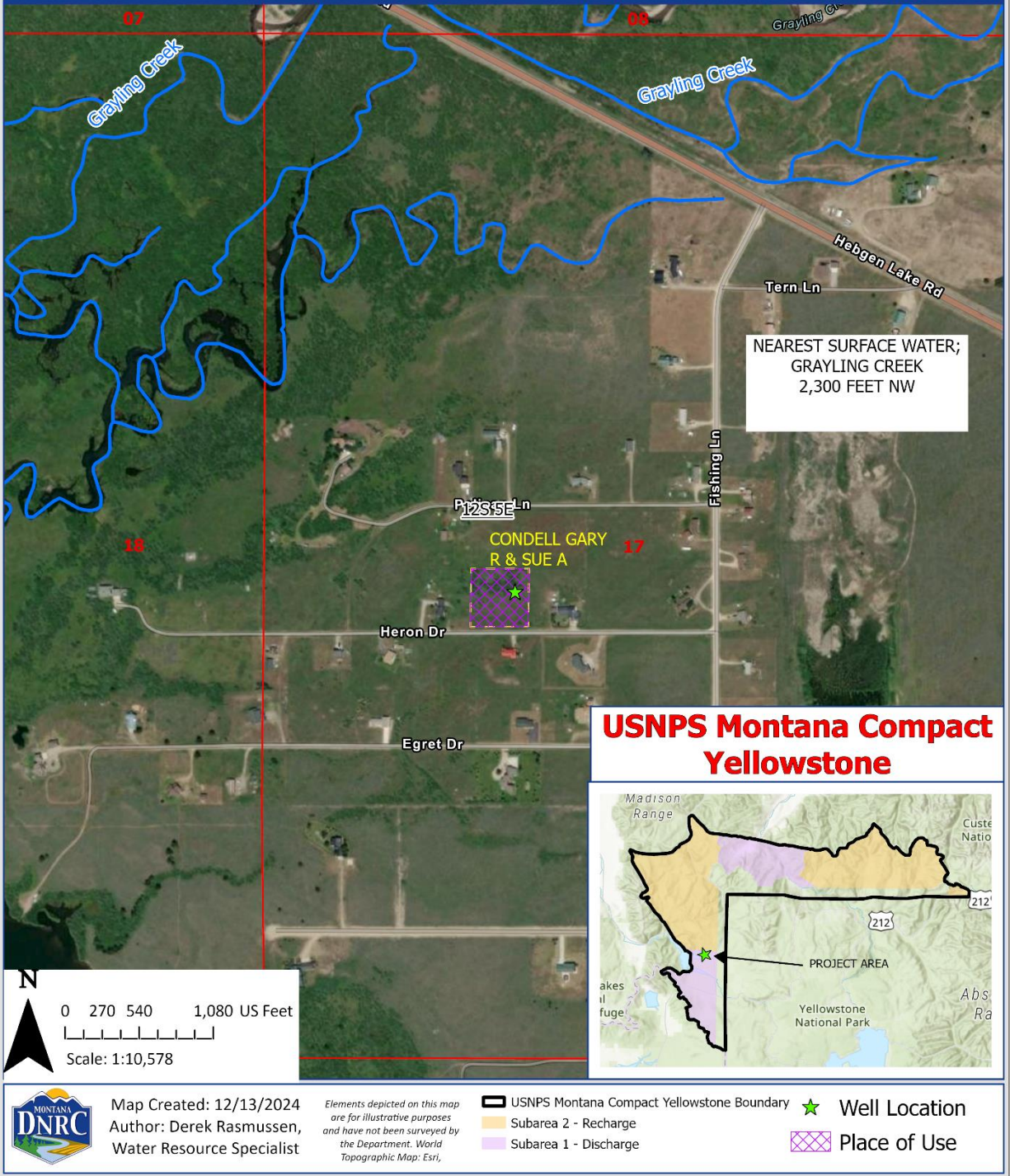


Figure 1. Map of YCGA area affected by project.

5. Narrative summary of the proposed project, purpose, action to be taken, and benefits: The Applicant proposes to pump a maximum of 15 GPM not to exceed 1 AF per year of water for domestic use. The well is located on private property in West Yellowstone, MT, and is located within the YCGA. The water from this well measured 44 degrees Fahrenheit at the wellhead. The water had a specific conductance of 223 micromhos when measured.

The National Park Service (NPS) has received notification of this Application. If they do not object, a permit will be issued.

6. Agencies consulted during preparation of the Environmental Assessment:
- Montana Department of Fish, Wildlife & Parks (DFWP) – Montana Fisheries Information System (MFISH)
<https://myfwp.mt.gov/fishMT/explore>
 - Montana Department of Environmental Quality (DEQ) – Clean Water Act Information Center (CWAIC)
<https://clean-water-act-information-center-mtdeq.hub.arcgis.com/>
 - Montana National Heritage Program (MTNHP) – Species of Concern:
<https://mtnhp.org/mapviewer/?t=7>
 - U.S. Fish & Wildlife Service (USFWS) – National Wetlands Inventory Wetlands Mapper
<https://www.fws.gov/program/national-wetlands-inventory/wetlands-mapper>
 - Natural Resource Conservation Service (NRCS) – Web Soil Survey (WSS)
<https://websoilsurvey.sc.egov.usda.gov/App/WebSoilSurvey.aspx>

Part II. Environmental Review

1. *Environmental Impact Checklist:*

PHYSICAL ENVIRONMENT

WATER QUANTITY, QUALITY AND DISTRIBUTION

Water quantity - Assess whether the source of supply is identified as a chronically or periodically dewatered stream by DFWP. Assess whether the proposed use will worsen the already dewatered condition.

Determination: No significant impact. The source of water is groundwater, which is not listed by DFWP. The nearest surface water is Grayling Creek, tributary to the Grayling Arm of Hebgen Lake, which is located approximately 4,050 ft to the Southwest. As determined by a search of MFISH, conducted on 12/13/2024, Grayling Creek is not listed as chronically or periodically dewatered by DFWP. DFWP does not list Hebgen Lake as chronically or periodically dewatered. The well's proposed flow rate of 15 GPM and annual volumetric usage of 1 AF will not have a significant impact on nearby surface water flow or water users.

Water quality - Assess whether the stream is listed as water quality impaired or threatened by DEQ, and whether the proposed project will affect water quality.

Determination: No significant impact. The source of water is groundwater, which is not listed by the Montana Department of Environmental Quality (DEQ) on the CWAIC website. Adjacent surface water quality is not likely to be affected by the proposed well, as Potts Drilling Inc, a licensed driller (license number WWC-512), has constructed the well in accordance with the rules of the Board of Water Well Contractors. Furthermore, the well is located approximately 4,050 ft from Hebgen Lake. According to a search of the CWAIC website conducted on 12/13/2024, DEQ has not assessed Hebgen Lake for water quality data. According to a 12/13/2024 search of the CWAIC website, the nearby stretch of Grayling Creek is not on the Montana Impaired Waters 2020 list. This well is unlikely to impact the surface water quality.

Groundwater - Assess if the proposed project impacts ground water quality or supply. If this is a groundwater appropriation, assess if it could impact adjacent surface water flows.

Determination: No significant impact. The source of water is groundwater. Groundwater quality is not likely to be affected by the proposed well, as Potts Drilling Inc, a licensed driller (license number WWC-512), has constructed the well in accordance with the rules of the Board of Water Well Contractors.

The well is located approximately 2,300 ft from nearby surface water in Grayling Creek. The proposed 15 GPM up to 1 AF per year are not likely to have a significant impact on surface water flows, nor are they likely to have a significant impact on nearby water right owners. Water use will be measured with a meter supplied by Montana Department of Natural Resources and Conservation (DNRC).

The U.S. NPS has been notified of this application pursuant to the State of Montana/U.S. NPS Compact, Article II, Section B.2.b.ii.3.(b).

DIVERSION WORKS - Assess whether the means of diversion, construction and operation of the appropriation works of the proposed project will impact any of the following: channel impacts, flow modifications, barriers, riparian areas, dams, well construction.

Determination: No significant impact. No significant impact. Water will be diverted using a well with a pump, and use will be measured using a meter supplied by DNRC. Potts Drilling Inc, a licensed driller (license number WWC-512), has constructed the well in accordance with the rules of the Board of Water Well Contractors. The diversion works should not create significant channel impacts, flow modifications, or barriers. No significant impacts to existing resources have been identified.

UNIQUE, ENDANGERED, FRAGILE OR LIMITED ENVIRONMENTAL RESOURCES

Endangered and threatened species - Assess whether the proposed project will impact any threatened or endangered fish, wildlife, plants or aquatic species or any "species of special concern," or create a barrier to the migration or movement of fish or wildlife. For groundwater,

assess whether the proposed project, including impacts on adjacent surface flows, would impact any threatened or endangered species or “species of special concern.”

Determination: No significant impact. A search of the MTNHP website on 12/13/2024 for Section 17, Township 12 South, Range 5 East, Gallatin County returned the following results:

- 6 animal Species of Concern: American White Pelican, Brewer’s Sparrow, Cassin’s Finch, Great Blue Heron, Green-tailed Towhee, Western Toad
- 1 animal Potential Species of Concern: Barrow’s Goldeneye
- 1 animal Special Status Species: Bald Eagle
- 1 plant Species of Concern: Slender Indian Paintbrush
- 0 plant Potential Species of Concern
- 0 plant Special Status Species

As this proposed project is to divert water from a well located on private property, the groundwater use should not influence surface water flows to significantly impact to threatened, endangered, or special concern species. The pumping of groundwater will not decrease surface water flows to significantly impact any of these species.

Wetlands - *Consult and assess whether the apparent wetland is a functional wetland (according to COE definitions), and whether the wetland resource would be impacted.*

Determination: Not applicable. According to a 12/13/2024, search of the USFWS Wetlands Mapper, no wetlands exist in the area. No wetlands are involved in the project.

Ponds - *For ponds, consult and assess whether existing wildlife, waterfowl, or fisheries resources would be impacted.*

Determination: Not applicable. No ponds are involved in the project.

GEOLOGY/SOIL QUALITY, STABILITY AND MOISTURE - *Assess whether there will be degradation of soil quality, alteration of soil stability, or moisture content. Assess whether the soils are heavy in salts that could cause saline seep.*

Determination: No significant impact. This well has been constructed by Potts Drilling Inc, a licensed driller (license number WWC-512), in accordance with the rules of the Board of Water Well Contractors, so there should not be significant impacts on nearby streambanks and vegetative cover. Use of water will continue in a manner consistent with locally accepted, historic practices and will not significantly impact soil quality. The NRCS Soil Survey website, queried on 12/23/2024, did not identify any saline seeps in the area.

VEGETATION COVER, QUANTITY AND QUALITY/NOXIOUS WEEDS - *Assess impacts to existing vegetative cover. Assess whether the proposed project would result in the establishment or spread of noxious weeds.*

Determination: No significant impact. This well has been constructed by Potts Drilling Inc, a licensed driller (license number WWC-512), in accordance with the rules of the Board of Water

Well Contractors, so there should not be significant impacts on nearby streambanks and vegetative cover. A small area was disturbed by drilling the well, but this should have no significant impact on the surrounding area's vegetative cover, and neither should it allow the establishment of noxious weeds. Under Montana law, owners are responsible for noxious weed control on their property.

AIR QUALITY - *Assess whether there will be a deterioration of air quality or adverse effects on vegetation due to increased air pollutants.*

Determination: No significant impact. No deterioration of air quality will result from the drilling of this well or diversion of water from it.

HISTORICAL AND ARCHEOLOGICAL SITES - *Assess whether there will be degradation of unique archeological or historical sites in the vicinity of the proposed project if it is on State or Federal Lands. If it is not on State or Federal Lands simply state NA-project not located on State or Federal Lands.*

Determination: Not applicable. The project is not located on State or Federal Lands. Furthermore, the Applicant made no mention of significant historical or archeological sites on the property.

DEMANDS ON ENVIRONMENTAL RESOURCES OF LAND, WATER, AND ENERGY - *Assess any other impacts on environmental resources of land, water and energy not already addressed.*

Determination: No significant impact. No other demands on environmental resources of land, water, and energy have been identified.

HUMAN ENVIRONMENT

LOCALLY ADOPTED ENVIRONMENTAL PLANS AND GOALS - *Assess whether the proposed project is inconsistent with any locally adopted environmental plans and goals.*

Determination: No significant impact. Drilling wells for water supply and using water for domestic use are locally accepted practices within the state of Montana and the Hebgen Lake area.

ACCESS TO AND QUALITY OF RECREATIONAL AND WILDERNESS ACTIVITIES - *Assess whether the proposed project will impact access to or the quality of recreational and wilderness activities.*

Determination: No significant impact. Significant recreational and wilderness activities exist in the area, but the proposed project is located on small parcel of private property in a rural neighborhood and will not impact access to or the quality of recreational and wilderness activities.

HUMAN HEALTH - Assess whether the proposed project impacts on human health.

Determination: No significant impact. The water will be used to supply one home for domestic purposes. A March 2011 DEQ Fact Sheet entitled “Individual Drinking Water Wells – Water Quality Monitoring & Treatment” notes that water quality from individual drinking water wells is monitored only by the owner and is “generally not subject to any drinking water standards.” The Applicant maintains sole responsibility for testing and treatment of water for any and all domestic purposes.

PRIVATE PROPERTY - Assess whether there are any government regulatory impacts on private property rights.

Yes ___ No **X** If yes, analyze any alternatives considered that could reduce, minimize, or eliminate the regulation of private property rights.

Determination: The project does not impact government regulations on private property rights.

OTHER HUMAN ENVIRONMENTAL ISSUES - For routine actions of limited environmental impact, the following may be addressed in a checklist fashion.

Impacts on:

- (a) Cultural uniqueness and diversity? No significant impacts identified.
- (b) Local and state tax base and tax revenues? No significant impacts identified.
- (c) Existing land uses? No significant impacts identified.
- (d) Quantity and distribution of employment? No significant impacts identified.
- (e) Distribution and density of population and housing? No significant impacts identified.
- (f) Demands for government services? No significant impacts identified.
- (g) Industrial and commercial activity? No significant impacts identified.
- (h) Utilities? No significant impacts identified.
- (i) Transportation? No significant impacts identified.
- (j) Safety? No significant impacts identified.
- (k) Other appropriate social and economic circumstances? No significant impacts identified.

2. Secondary and cumulative impacts on the physical environment and human population:

Secondary Impacts: No secondary impacts have been identified.

Cumulative Impacts: No cumulative impacts have been identified.

3. Describe any mitigation/stipulation measures:

Pursuant to the State of Montana/NPS Compact, the Applicant is required to install a totalizing water use meter, which is provided by the Department. The Applicant will report this volume to the Montana Bureau of Mines and Geology annually.

4. Description and analysis of reasonable alternatives to the proposed action, including the no action alternative, if an alternative is reasonably available and prudent to consider:

If the Applicant is not allowed to divert water from the existing well, they may not be able to supply their home with water for domestic purposes. Since the property is located in a rural region, they may not be able to connect to a municipal system, but they may be able to haul water in. The no action alternative would be to not divert water from the well, which could leave the Applicant's house without domestic water.

Part III. Conclusion

1. Preferred Alternative: The preferred alternative is to obtain a water right permit to use the drilled well.

2. Comments and Responses: None at this time.

3. Finding:

Yes ___ No X Based on the significance criteria evaluated in this EA, is an EIS required?

If an EIS is not required, explain why the EA is the appropriate level of analysis for this proposed action: The EA is the appropriate level of analysis because the proposed project is to drill a small groundwater well in the YCGA for the domestic use of one house, which is a locally accepted practice. No significant impacts are anticipated. None of the identified impacts for any of the alternatives is significant as defined in ARM 36.2.524.

Name of person(s) responsible for preparation of EA:

Name: Derek Rasmussen

Title: Water Resource Specialist

Date: 12/13/2024