

CHECKLIST ENVIRONMENTAL ASSESSMENT

Project Name:	Galen Dairy Farm Land Banking Sale
Proposed Implementation Date:	Summer 2018
Proponent:	DNRC Surface Lessee, Peggy Derzay – Beck and Montana DNRC
Location:	NE1/4, NE1/4 Section 36, T6N, R10W
County:	Deer Lodge County

I. TYPE AND PURPOSE OF ACTION

DNRC Surface Lessee, Peggy Derzay – Beck has nominated 40 acres of land, and associated buildings, within T6N, R10W, Section 36 for sale under the DNRC Land Banking Program (Montana Code Annotated 77-2-361 through 77-2-367) which was approved by the legislature in 2003. This land is currently held in trust for the benefit of the Common Schools Trust. The purpose of this program is to allow the Department of Natural Resources and Conservation to dispose of parcels that are primarily isolated and produce low income and allow the Department to purchase land with legal public access that can support multiple uses and will provide a rate of return equal to or greater than the parcels that were sold. Additionally, this program allows for the Trust land portfolio to be diversified, by disposing of grazing parcels that make up a majority of the Trust land holdings and acquire other types of land, such as timberlands, which typically produce greater return on investment.

The land is adjacent to the Galen Tuberculosis Sanitarium, which was established in 1912 and shuttered in 1993. The 40 acres of Trust land nominated for sale comprised the dairy farm for the Sanitarium. These buildings are on the State Historic Preservation Office's register. The buildings have deteriorated considerably and pose a potential hazard. A primary purpose of this proposal is to remove a liability to the State of Montana. Due to inadequate funding or ability to maintain the buildings, the DNRC has determined it is in the best interest of the trustee to sell, through auction, the land with the buildings to a private party. The buildings are being conveyed with the land and without the obligation to restore, raise or maintain the buildings.

Revenue generated from the sale of this parcel would be deposited in a special account used to purchase replacement lands meeting acquisition criteria related to legal access, productivity, potential income generation and potential for multiple use.

II. PROJECT DEVELOPMENT

1. PUBLIC INVOLVEMENT, AGENCIES, GROUPS OR INDIVIDUALS CONTACTED:

Provide a brief chronology of the scoping and ongoing involvement for this project.

A letter, requesting comments be submitted by February 9, 2018 was sent to interested parties including adjacent landowners, the Deer Lodge County Commissioners, Land Board members, legislators, government agencies, and special interest groups on the Statewide list. A public notice was published in the Anaconda Leader also requesting comments be submitted by February 9, 2018.

One comment was received in support from the Anaconda Sportsmen. Two inquiries were made from landowners in the vicinity expressing an interest in bidding. The project was presented to the Anaconda Historical Resources Board and received full support.

2. OTHER GOVERNMENTAL AGENCIES WITH JURISDICTION, LIST OF PERMITS NEEDED:

None

3. ALTERNATIVES CONSIDERED:

Action Alternative: Offer 40 acres of State Land for sale at public auction and subject to statutes addressing the sale of State Land found in M.C.A. 77-2-301 et seq. Proceeds from the sale would be deposited in the Land Bank Fund to be used in conjunction with proceeds from other sales for the purchase of other State Land, easements, or improvements for the beneficiaries of the respective trusts, in this case the Common Schools Trust Fund. If a sale is consummated, the State would not be able to control the type of future development or activities that could occur on the property. However, per M.C.A. 77-2-304 the State would retain the subsurface mineral rights.

No Action Alternative: Defer inclusion of this tract in the Land Banking Program. Maintain state ownership of this parcel and continue to manage the property for revenue to the Common School Trust Fund.

III. IMPACTS ON THE PHYSICAL ENVIRONMENT
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| <ul style="list-style-type: none">• <i>RESOURCES potentially impacted are listed on the form, followed by common issues that would be considered.</i>• <i>Explain POTENTIAL IMPACTS AND MITIGATIONS following each resource heading.</i>• <i>Enter "NONE" if no impacts are identified or the resource is not present.</i> |
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4. GEOLOGY AND SOIL QUALITY, STABILITY AND MOISTURE:

Consider the presence of fragile, compactable or unstable soils. Identify unusual geologic features. Specify any special reclamation considerations. Identify any cumulative impacts to soils.

No sites with unique geology or unstable slopes were identified on the parcel proposed for sale. Historic management has been grazing of range sites. No soil disturbance activities are planned as part of this action.

There would be low risk of direct, indirect and cumulative impacts to geology and soil quality, stability and moisture as a result of implementing the proposed action compared to the no-action alternative.

5. WATER QUALITY, QUANTITY AND DISTRIBUTION:

Identify important surface or groundwater resources. Consider the potential for violation of ambient water quality standards, drinking water maximum contaminant levels, or degradation of water quality. Identify cumulative effects to water resources.

Modesty Creek runs throughout the 40-acre parcel. No change or impact to water quality in Modesty Creek would be anticipated with either alternative.

6. AIR QUALITY:

<i>What pollutants or particulate would be produced? Identify air quality regulations or zones (e.g. Class I air shed) the project would influence. Identify cumulative effects to air quality.</i>

This parcel is located approximately 12 miles south of Deer Lodge, Montana in airshed zone 5.

Sale of this parcel would not be expected to cause any direct or cumulative effects to air quality.

7. VEGETATION COVER, QUANTITY AND QUALITY:

What changes would the action cause to vegetative communities? Consider rare plants or cover types that would be affected. Identify cumulative effects to vegetation.

Existing vegetation within the 40-acre parcel is comprised of 18 acres of wetland area and 22 acres of dryland range.

Implementation of the Action Alternative, sale of property, would not be expected to have direct or cumulative effects upon the vegetation.

Noxious weeds, principally Spotted knapweed and Leafy Spurge, occur throughout the local area across all ownerships, including the DNRC parcel. There would be minimal if any change expected in the species and distribution of noxious weeds with the proposed action.

No direct or cumulative effects would be expected to occur to vegetation as a result of the action proposals.

8. TERRESTRIAL, AVIAN AND AQUATIC LIFE AND HABITATS:

Consider substantial habitat values and use of the area by wildlife, birds or fish. Identify cumulative effects to fish and wildlife.

Modesty Creek runs throughout the 40-acre parcel and supports Brown Trout, Longnose sucker, Largescale sucker and other minor fish species (MTFWP, MFISH data Feb. 2918). There are past impacts of grazing, that have ameliorated since the Sanitarium and Dairy Farm closed. No management activities are planned near the stream and no change or impact to water quality in Modesty Creek or associated fisheries and aquatic life would be anticipated with either alternative.

Terrestrial Wildlife

The 40-acre project area is largely a combination of small wetlands and native grassland plant communities. Past activities in the project area have included livestock grazing and other agricultural activities. The project area is surrounded by private lands dominated by agricultural activities and cattle grazing.

No Action Alternative: Direct, Indirect, and Cumulative Effects

The project area would remain in DNRC ownership and the foreseeable predominant land use would be livestock grazing. Habitat-altering land uses could occur under normal DNRC management. No changes to the existing habitats would be anticipated. Wildlife use of the project area would be expected to be similar to present levels. No changes in recreational use would be anticipated; existing levels of human disturbance would not appreciably change. No appreciable changes to the existing big game winter range, summer range, or security habitats would be anticipated. No direct, indirect, or cumulative effects to wildlife would be anticipated since: 1) no appreciable changes to existing habitats would occur; 2) human disturbance levels would not be anticipated to change; and 3) no changes in wildlife use would be expected to occur.

Action Alternative: Direct, Indirect, and Cumulative Effects

DNRC would relinquish fee title ownership of the 40-acre site and surface improvements. Under the Land Banking process, a private party would purchase the property. Beyond this expectation, one must speculate on further outcomes regarding future land uses that would occur outside of DNRC control following purchase by a buyer. Transferring ownership of the parcel to another party would not have any direct or indirect effects on any wildlife species or habitats, however, under the action alternative continued management, and/or future development that may erode wildlife habitat values could occur outside of the DNRC's public environmental review process.

Should traditional management (i.e., livestock grazing) continue in the project area, minor direct, indirect, or cumulative effects to wildlife would be anticipated. Should more intensive activities, such as development or subdivision, occur, this alternative could have more effects to wildlife by contributing to temporary loss of and/or more permanent habitat loss for a number of wildlife species in the future, most of which are currently relatively common in Montana. Any activities that may occur on the project area would be additive to other cumulative effects that may be associated with historic land uses on nearby properties (e.g. livestock grazing, logging, and existing human developments etc.). Wildlife use of the project area would not immediately change, but could be subject to additional disturbance and/or displacement depending on the ultimate uses of the parcel by the new owners.

No direct, indirect, or cumulative effects to wildlife would be anticipated since: 1) no appreciable changes to existing habitats would occur immediately, however long-term management objectives would be unknown and persistence of any given habitat condition would not be certain; 2) human disturbance levels would not be anticipated to change in the immediate future, however uncertainty associated with future use could introduce additional human disturbance and displacement; and 3) no appreciable changes in wildlife use would be expected to occur unless major changes in land use were to undertaken by the new owner.

9. UNIQUE, ENDANGERED, FRAGILE OR LIMITED ENVIRONMENTAL RESOURCES:

Consider any federally listed threatened or endangered species or habitat identified in the project area. Determine effects to wetlands. Consider Sensitive Species or Species of special concern. Identify cumulative effects to these species and their habitat.

No endangered or sensitive fish species are noted in Modesty Creek (MTFWP, MFISH data Feb. 2918). No changes or impacts to minor wetlands would occur with the proposed action.

Terrestrial Wildlife Resources

The 40-acre project area is largely a combination of small wetlands and native grassland plant communities. Past activities in the project area have included livestock grazing and other agricultural activities. The project area is surrounded by private lands dominated by agricultural activities and cattle grazing. See Table 9-1 for a full review of existing habitats for terrestrial threatened, endangered, and sensitive wildlife species.

No Action Alternative: Direct, Indirect, and Cumulative Effects

The project area would remain in DNRC ownership and the foreseeable predominant land use would be livestock grazing. No further habitat-altering land uses would occur with this alternative, thus no changes to the existing habitats or levels of use by any of the terrestrial threatened, endangered, or sensitive wildlife species would be anticipated. Existing levels of human disturbance would not appreciably change. No direct, indirect, or cumulative effects to terrestrial threatened, endangered, or sensitive wildlife species would be anticipated since: 1) no appreciable changes to existing habitats would occur; 2) human disturbance levels would not be anticipated to change; and 3) no changes in wildlife use would be expected to occur.

Action Alternative: Direct, Indirect, and Cumulative Effects

DNRC would relinquish ownership of the project area under the Land Banking process and a private party would purchase the property. Beyond this expectation, one must speculate on further outcomes regarding future land uses that would occur outside of DNRC control following the disposal. Transferring ownership of the parcel to another party would not have any direct or indirect effects on any terrestrial endangered, threatened, or sensitive wildlife species or habitats, however, under the action alternative continued management, and/or future development that may erode wildlife habitat values could occur outside of the DNRC's public environmental review process. See Table 9-1 for a full review of anticipated to terrestrial threatened, endangered, and sensitive wildlife species.

Should traditional management (i.e., livestock grazing) continue in the project area, minor direct, indirect, or cumulative effects to terrestrial threatened, endangered, or sensitive wildlife species would be anticipated. Should more intensive activities, such as development or subdivision, occur, this alternative could have slightly more effects to terrestrial threatened, endangered, or sensitive wildlife species by contributing to temporary loss of and/or more permanent habitat loss for a number of wildlife species in the future. Any activities that may occur on the project area would be additive to other cumulative effects that may be associated with historic land uses on nearby properties (e.g. livestock grazing, logging, and existing human developments etc.). Wildlife use of the project area would not immediately change, but could be subject to additional disturbance and/or displacement depending on the ultimate uses of the parcel by the new owners.

No direct, indirect, or cumulative effects to terrestrial threatened, endangered, or sensitive wildlife species would be anticipated since: 1) no appreciable changes to existing habitats would occur immediately, however long-term management objectives would be unknown and persistence of any given habitat condition would not be certain; 2) human disturbance levels would not be anticipated to change in the immediate future, however uncertainty associated with future use could introduce additional human disturbance and displacement; and 3) no appreciable changes in wildlife use would be expected to occur unless major changes in land use were to undertaken by the new owner.

Table 9-1 –Anticipated Effects of the Galen Land Banking Project on wildlife species

Threatened and Endangered Species	[Y/N] Potential Impacts and Mitigation Measures N = Not Present or No Impact is Likely to Occur Y = Impacts May Occur (Explain Below)
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THREATENED AND ENDANGERED SPECIES	
<p>Grizzly bear (<i>Ursus arctos</i>) Habitat: Recovery areas, security from human activity</p>	<p>[N] The project area is approximately 50 miles south of the NCDE Recovery Area (USFWS 1993), and 27 miles south of occupied grizzly bear habitat (Wittinger et al. 2002). However, grizzly bears are increasingly being documented south of the recovery zone (J. Jonkel, MT FWP, personal communication, 2013). Transferring ownership of the parcel would not have any direct or immediate indirect effect on any wildlife species or their habitat. Should traditional uses (i.e., livestock grazing) continue, negligible direct, indirect, or cumulative effects to grizzly bears would be anticipated. However, the proposed action could allow for greater future cumulative risk of development and loss of wildlife habitat that could occur outside of the DNRC's public environmental review process.</p>
<p>Canada lynx (<i>Felis lynx</i>) Habitat: Subalpine fir habitat types, dense sapling, old forest, deep snow zone</p>	<p>[N] No lynx habitats occur in the project area. Thus, no direct, indirect, or cumulative effects would be anticipated to lynx.</p>
<p>Yellow-Billed Cuckoo (<i>Coccyzus americanus</i>) Habitat: Deciduous forest stands of 25 acres or more with dense understories and in Montana these areas are generally found in large river bottoms</p>	<p>[N] No suitable deciduous riparian habitats are in the project area. Thus, no direct, indirect, or cumulative effects to yellow-billed cuckoos would be expected to occur as a result of either alternative.</p>
<p>DNRC Sensitive Species</p> <p>[Y/N] Potential Impacts and Mitigation Measures N = Not Present or No Impact is Likely to Occur Y = Impacts May Occur (Explain Below)</p>	
<p>Bald eagle (<i>Haliaeetus leucocephalus</i>) Habitat: Late-successional forest less than 1 mile from open water</p>	<p>[N] The project area is roughly 1.9 miles from the Warm Springs bald eagle territory near the Clark Fork River. Incidental use during the winter could be possible while foraging on carrion. Transferring ownership of the parcel would not have any direct or immediate indirect effect on any wildlife species or their habitat. Should traditional uses (i.e., livestock grazing) continue, negligible direct, indirect, or cumulative effects to bald eagles would be anticipated. However, the proposed action could allow for greater future cumulative risk of development and loss of wildlife habitat that could occur outside of the DNRC's public environmental review process.</p>
<p>Black-backed woodpecker (<i>Picoides arcticus</i>) Habitat: Mature to old burned or beetle-infested forest</p>	<p>[N] No recently (less than 5 years) burned areas are in the project area. Thus, no direct, indirect, or cumulative effects to black-backed woodpeckers would be expected to occur as a result of either alternative.</p>
<p>Coeur d'Alene salamander (<i>Plethodon idahoensis</i>) Habitat: Waterfall spray zones, talus near cascading streams</p>	<p>[N] No moist talus or streamside talus habitat occurs in the project area. Thus, no direct, indirect, or cumulative effects to Coeur d'Alene salamanders would be expected to occur as a result of either alternative.</p>

<p>Columbian sharp-tailed grouse (<i>Tympanuchus phasianellus columbianus</i>) Habitat: Grassland, shrubland, riparian, agriculture</p>	<p>[N] Although grassland/shrubland communities occur in the project area, recent research indicates Columbian sharp-tailed grouse likely never inhabited western Montana (Montana Natural Heritage Program and Montana Fish, Wildlife, and Parks, 2015). Thus, no direct, indirect, or cumulative effects to Columbian sharp-tailed grouse would be expected to occur as a result of either alternative.</p>
<p>Common loon (<i>Gavia immer</i>) Habitat: Cold mountain lakes, nest in emergent vegetation</p>	<p>[N] No suitable lakes occur in the project area. Thus no direct, indirect, or cumulative effects to common loons would be expected under either alternative.</p>
<p>Fisher (<i>Martes pennanti</i>) Habitat: Dense mature to old forest less than 6,000 feet in elevation and riparian</p>	<p>[N] No suitable fisher cover types exist in the project area. Given the lack of habitat, the limited area, the proximity to human developments, and the surrounding landscape, no direct, indirect, or cumulative effects to fisher would be anticipated.</p>
<p>Flammulated owl (<i>Otus flammeolus</i>) Habitat: Late-successional ponderosa pine and Douglas-fir forest</p>	<p>[N] No suitable flammulated owl habitats occur in the project area. Thus no direct, indirect, or cumulative effects to flammulated owls would be expected under either alternative.</p>
<p>Gray Wolf (<i>Canis lupus</i>) Habitat: Ample big game populations, security from human activities</p>	<p>[N] Although wolves are have not been documented in the project area, the Anaconda wolf pack has been in the vicinity in the past. Little use of the project area would be anticipated. Transferring ownership of the parcel would not have any direct or immediate indirect effect on any wildlife species or their habitat. Should traditional uses (i.e., livestock grazing) continue, negligible direct, indirect, or cumulative effects to gray wolves would be anticipated. However, the proposed action could allow for greater future cumulative risk of development and loss of wildlife habitat that could occur outside of the DNRC's public environmental review process.</p>
<p>Harlequin duck (<i>Histrionicus histrionicus</i>) Habitat: White-water streams, boulder and cobble substrates</p>	<p>[N] No suitable high-gradient stream or river habitats occur in the project area. No direct, indirect or cumulative effects to harlequin ducks would be expected to occur as a result of either alternative.</p>
<p>Mountain Plover (<i>Charadrius montanus</i>) Habitat: Short-grass prairie, alkaline flats, and prairie dog towns</p>	<p>[N] No prairie dog colonies or other suitable shortgrass prairie habitats occur in the project area. The project area is not within the known range of Mountain plovers in Montana. Thus, no direct, indirect, or cumulative effects to mountain plovers would be anticipated to occur as a result of either alternative.</p>
<p>Northern bog lemming (<i>Synaptomys borealis</i>) Habitat: Sphagnum meadows, bogs, fens with thick moss mats</p>	<p>[N] No suitable sphagnum bogs or fens occur in the project area. Thus, no direct, indirect, or cumulative effects to northern bog lemmings would be expected to occur as a result of either alternative.</p>

<p>Peregrine falcon (<i>Falco peregrinus</i>) Habitat: Cliff features near open foraging areas and/or wetlands</p>	<p>[N] No preferred cliff features suitable for use by peregrine falcons occur in the project area, but peregrine falcons have been documented in the vicinity of the project area in the past. Transferring ownership of the parcel would not have any direct or immediate indirect effect on any wildlife species or their habitat. Should traditional uses (i.e., livestock grazing) continue, negligible direct, indirect, or cumulative effects to peregrine falcons would be anticipated. However, the proposed action could allow for greater future cumulative risk of development and loss of wildlife habitat that could occur outside of the DNRC's public environmental review process.</p>
<p>Pileated woodpecker (<i>Dryocopus pileatus</i>) Habitat: Late-successional ponderosa pine and larch-fir forest</p>	<p>[N] No suitable pileated woodpecker habitat exists in the project area. Thus, no direct, indirect, or cumulative effects to pileated woodpeckers would be expected to occur as a result of either alternative.</p>
<p>Townsend's big-eared bat (<i>Plecotus townsendii</i>) Habitat: Caves, caverns, old mines</p>	<p>[N] DNRC is unaware of any mines or caves within the project area or close vicinity that would be suitable for use by Townsend's big-eared bats. Thus, no direct, indirect or cumulative effects to Townsend's big-eared bats would be expected to occur as a result of either alternative.</p>
<p>Wolverine (<i>Gulo gulo</i>) Habitat: Alpine tundra and high-elevation boreal forests, areas with persistent spring snow.</p>	<p>[N] No suitable wolverine habitats occur in the project area. Thus, no direct, indirect, or cumulative effects to wolverines would be expected to occur as a result of either alternative.</p>

Literature Cited:

Montana Natural Heritage Program and Montana Fish, Wildlife, and Parks. 2018. Sharp-tailed Grouse — *Tympanuchus phasianellus*. Montana Field Guide. Montana Natural Heritage Program and Montana Fish, Wildlife and Parks. Retrieved on February 27, 2018, from <http://FieldGuide.mt.gov/speciesDetail.aspx?elcode=ABNLC13030>

U.S. Fish and Wildlife Service. 1993. Grizzly Bear Recovery Plan, revised. U. S. Fish and Wildlife Service, University of Montana, Missoula MT. 181pp.

Wittinger, W.T. 2002. Grizzly bear distribution outside of recovery zones. Unpublished memorandum on file at USDA Forest Service, Region 1. Missoula, Montana.2pp.

10. HISTORICAL AND ARCHAEOLOGICAL SITES:

Identify and determine effects to historical, archaeological or paleontological resources.

The DNRC conducted a Class III cultural and paleontological resources inventory of the area of potential effect (APE). During the course of inventory, a series of barns, sheds, and irrigation features were identified and documented. The features are all considered part of the Galen State Hospital (24DL289)— a cultural resource that has been determined eligible for listing in the National Register of Historic Places. All of these features are in poor to fair condition because of abandonment and a lack of maintenance. A detailed site form update has been prepared by the DNRC, and is on file with both the DNRC and the SHPO.

Through consultation with the Montana State Historic Preservation Officer (SHPO), it was agreed that sale of the subject farm buildings would constitute an Adverse Effect to Heritage Properties by removing these features from state ownership. However, because of a lack of state resources, the buildings will continue to deteriorate if left in State ownership. It was also agreed that the only realistic (but not guaranteed) possibility to

preserve one or more of the Galen Farm buildings to their original historical appearance is under private ownership.

11. AESTHETICS:

Determine if the project is located on a prominent topographic feature, or may be visible from populated or scenic areas. What level of noise, light or visual change would be produced? Identify cumulative effects to aesthetics.

The project area is immediately adjacent to State Highway 273 with the old buildings easily visible. Under the proposed action, the land and buildings would be sold with future use unknown.

Under the no action alternative, the buildings would likely continue to deteriorate and pose a hazardous or liability risk to the State of Montana.

12. DEMANDS ON ENVIRONMENTAL RESOURCES OF LAND, WATER, AIR OR ENERGY:

Determine the amount of limited resources the project would require. Identify other activities nearby that the project would affect. Identify cumulative effects to environmental resources.

No impacts over existing conditions would be anticipated with selection of either alternative.

13. OTHER ENVIRONMENTAL DOCUMENTS PERTINENT TO THE AREA:

List other studies, plans or projects on this tract. Determine cumulative impacts likely to occur as a result of current private, state or federal actions in the analysis area, and from future proposed state actions in the analysis area that are under MEPA review (scoped) or permitting review by any state agency.

None

IV. IMPACTS ON THE HUMAN POPULATION
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| <ul style="list-style-type: none">• <i>RESOURCES potentially impacted are listed on the form, followed by common issues that would be considered.</i>• <i>Explain POTENTIAL IMPACTS AND MITIGATIONS following each resource heading.</i>• <i>Enter "NONE" if no impacts are identified or the resource is not present.</i> |
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14. HUMAN HEALTH AND SAFETY:

Identify any health and safety risks posed by the project.

Currently the buildings pose a safety risk to the public. Under the action alternative, the risk to the public would be reduced by being owned by a private individual.

15. INDUSTRIAL, COMMERCIAL AND AGRICULTURE ACTIVITIES AND PRODUCTION:

Identify how the project would add to or alter these activities.

Under the action alternative, 40 acres would be removed from the proponent's grazing lease #10083 reducing the annual rating by approximately 12 AUM's. The 40 acres could still be grazed by the private owner.

No change would be expected with selection of either alternative.

16. QUANTITY AND DISTRIBUTION OF EMPLOYMENT:

Estimate the number of jobs the project would create, move or eliminate. Identify cumulative effects to the employment market.

The proposal would have no effect on quality and distribution of employment.

17. LOCAL AND STATE TAX BASE AND TAX REVENUES:

Estimate tax revenue the project would create or eliminate. Identify cumulative effects to taxes and revenue.

Under the proposed action alternative, Deer Lodge County would receive tax revenue from the 40 acres.

18. DEMAND FOR GOVERNMENT SERVICES:

Estimate increases in traffic and changes to traffic patterns. What changes would be needed to fire protection, police, schools, etc.? Identify cumulative effects of this and other projects on government services

Minimal to no increase in demands for government services would be anticipated under the proposed action alternative.

19. LOCALLY ADOPTED ENVIRONMENTAL PLANS AND GOALS:

List State, County, City, USFS, BLM, Tribal, and other zoning or management plans, and identify how they would affect this project.

The property is un-zoned and located within the Anaconda Deer Lodge County Planning Department jurisdiction. Any future uses including development of the parcel would be subject to applicable local and State regulations.

20. ACCESS TO AND QUALITY OF RECREATIONAL AND WILDERNESS ACTIVITIES:

Identify any wilderness or recreational areas nearby or access routes through this tract. Determine the effects of the project on recreational potential within the tract. Identify cumulative effects to recreational and wilderness activities.

The entire 640-acre State parcel is legally accessible from State and County roads. Though accessible, the parcel does not currently receive much recreational use. There would be a net loss of 40 acres of legally accessible Trust land. One of the goals of Land Banking is to improve public access to state trust land. Revenue generated from this proposed sale would go into the state land banking fund to be used for the purchase of other lands meeting the goals of the program.

21. DENSITY AND DISTRIBUTION OF POPULATION AND HOUSING:

Estimate population changes and additional housing the project would require. Identify cumulative effects to population and housing.

The potential sale of this parcel would not require additional housing or change population. It is unknown what land uses would occur under new ownership. Any future proposal to develop the property would be subject to review under state and local regulations.

22. SOCIAL STRUCTURES AND MORES:

Identify potential disruption of native or traditional lifestyles or communities.

There are no native, unique or traditional lifestyles or communities in the vicinity that would be impacted by the proposal.

23. CULTURAL UNIQUENESS AND DIVERSITY:

How would the action affect any unique quality of the area?

No change would be anticipated with selection of either alternative.

24. OTHER APPROPRIATE SOCIAL AND ECONOMIC CIRCUMSTANCES:

Estimate the return to the trust. Include appropriate economic analysis. Identify potential future uses for the analysis area other than existing management. Identify cumulative economic and social effects likely to occur as a result of the proposed action.

If the State Board of Land Commissioners approves, an appraisal of the 40 acres of land proposed for sale would be completed. Under the proposed action alternative, an estimated \$80,000 could be generated for the land banking account for the purchase of replacement properties.

The loss of approximately 12 AUM's from the grazing lease would result in an estimated loss of \$347 in annual revenue to the Common School Trust.

A reservation of a water pipeline and vehicular access corridor would be included in the proposed action (land sale). This reservation would be necessary to allow CCCS and Montana Behavioral Health to continue use and maintenance of a water tower and pipeline system supplying water to the adjacent Galen complex (authorized under Land Use License 3063260). This reservation would remain in effect until this use ceases to exist.

EA Checklist Prepared By:	Name: Brian Robbins	Date: 4/26/2018
	Title: Anaconda Unit Manager	

V. FINDING

25. ALTERNATIVE SELECTED:

I select the action alternative: Sale of 40 acres of land as described in section 3 of this EA, with incorporation of a reservation for an existing pipeline and vehicular access corridor across the subject property as described in Section 24 of this EA.

DNRC will proceed with recommending to the State Board of Land Commissioners (Land Board) that they grant preliminary approval for DNRC to proceed further with implementing the process for this land banking sale proposal.

26. SIGNIFICANCE OF POTENTIAL IMPACTS:

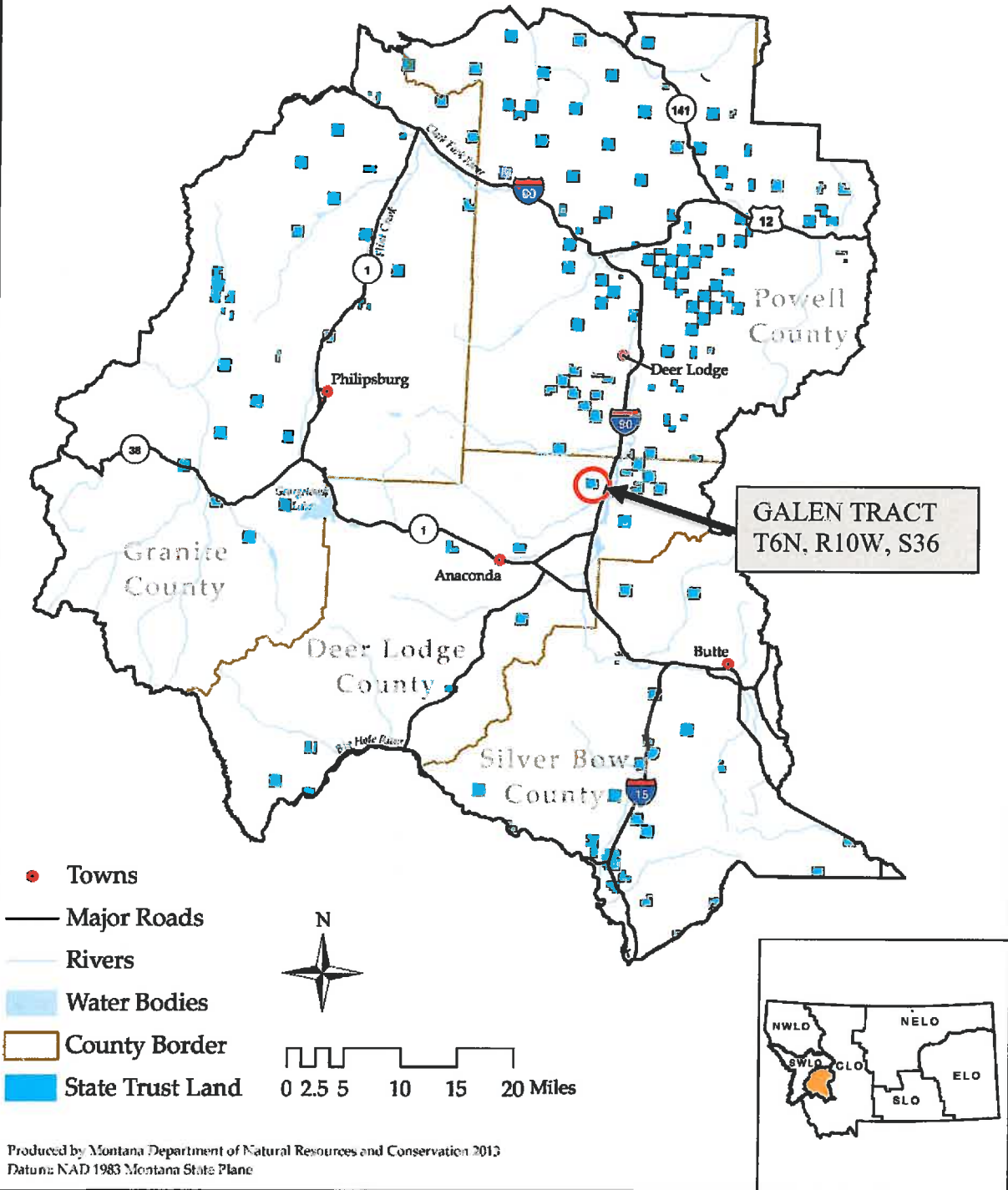
I find there are no significant impacts associated with implementation of the action alternative.

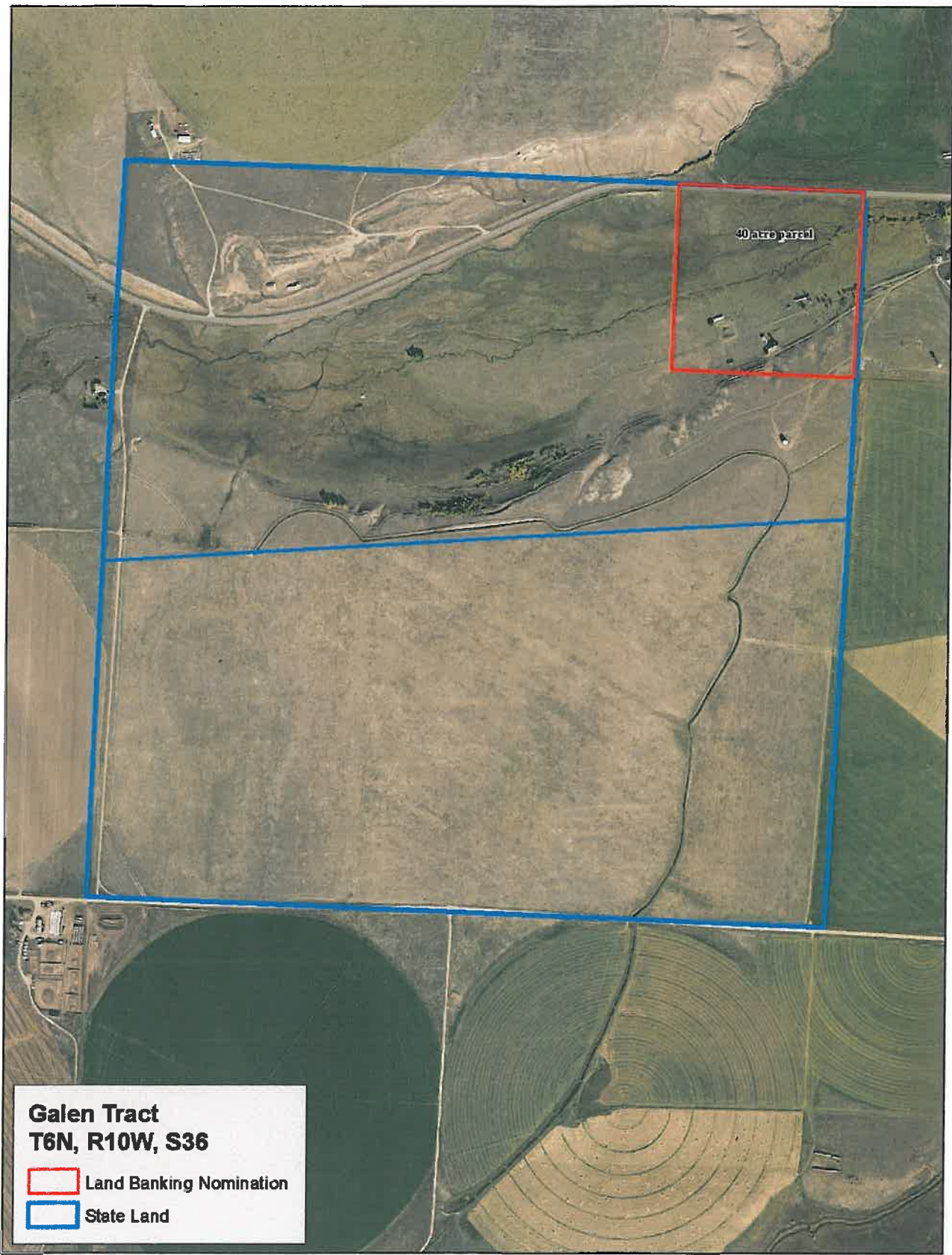
27. NEED FOR FURTHER ENVIRONMENTAL ANALYSIS:

EIS More Detailed EA No Further Analysis

EA Checklist Approved By:	Name: Robert Storer	
	Title: SWLO Trust Lands Program Manager	
Signature:	<i>Robert H Storer</i>	Date: 4/30/2018

ANACONDA UNIT





Galen Tract
T6N, R10W, S36

 Land Banking Nomination

 State Land