

DEPARTMENT OF ENVIRONMENTAL QUALITY
PERMITTING AND COMPLIANCE DIVISION

METCALF BUILDING
1520 E SIXTH AVE

MARC RACICOT, GOVERNOR



STATE OF MONTANA

(406)444-3080
FAX (406)444-1374

May 21, 1998

PO BOX 200901
HELENA, MONTANA 59620-0901

Environmental Quality Council
Room 432
State Capitol
Helena, MT 59620

RECEIVED

JUN 01 1998

ENVIRONMENTAL
QUALITY COUNCIL

RE: Lakeside Estate Phase I
Flathead County

Dear Sir/Madam:

Enclosed please find an Environmental Assessment (EA) completed by this Program for the above referenced subdivision. Due to the minimal impacts anticipated from this proposal, this EA has not been circulated to all departments for comment, but has only been forwarded to yourself and copied to those listed below.

If you have any questions or comments on the above or I can be of further assistance, please feel free to call on us at the Permitting and Compliance Division at 444-3080.

Sincerely,

Handwritten signature of Dennis McKenna in cursive.

Dennis McKenna, Supervisor
Subdivision Section
Water Protection Bureau

cc: Flathead County Health Department
Charles Siderius
Mike Frasier, TDH
File

DEPARTMENT OF ENVIRONMENTAL QUALITY
Metcalf Building, Helena, Montana 59620
(406)444-3080

ENVIRONMENTAL ASSESSMENT (EA)

Division/Bureau Department of Environmental Quality, Permitting and Compliance Division,
Subdivision Program

Project or Application Flathead County

Location Section 12, T 26 N, R 21 W

Description of Project This project is a 37 lot major subdivision in Lakeside, Montana.

Water Supply The subdivision is to be supplied with water service through the Troutbeck Rise-
Lakeside Estates Water Company.

Sewage Treatment System The subdivision is to be supplied with sewer service through Lakeside
County Sewer District.

Storm Water Drainage Stormwater generated as a result of this development will be contained
on site

Benefits and Purpose of Proposal This proposal will develop a 26.96 acre parcel into 37 house lots.

Special Circumstances

POTENTIAL IMPACT ON PHYSICAL ENVIRONMENT

1. TERRESTRIAL AND AQUATIC LIFE AND HABITATS minor

The development site and the surrounding area has some wildlife usage. Animals that can be expected in the area include principally deer (predominately whitetail), black gear, mountain lion and coyotes. Weasels, skunks and porcupine may occasionally range in the general area.

There are non know important big game winter range, waterfowl nesting area or habitat for rare and endangered species in the developed area, nor are there any wetlands.

2. WATER QUALITY, QUANTITY AND DISTRIBUTION minor

There are no natural streams, rivers, intermittent streams, lakes or marshes on the property.

There is an easement for an irrigation ditch, the location of which is noted on the Preliminary Plat. Action for abandonment of this unused facility will be pursued after the approval of the Preliminary Plat.

There are not areas of the development subject to flooding.

3. GEOLOGY AND SOIL QUALITY, STABILITY AND MOISTURE minor

There are no known hazards affection the development which could result in property damage or personal injury due to falls, sides or slumps of soil, rock mud or snow, nor are there any rock outcroppings.

4. VEGETATION COVER, QUANTITY AND QUALITY minor

The area is forested with predominately conifer trees with minor interspersel of deciduous trees. Underbrush is moderate.

There will be approximately 11.8 ares of trees removed within the road right-of-ways and another approximately 12.0 acres removed from the lots to accommodate the building site and driveway. The area around each building site will be thinned to comply with Appendix G of the Subdivision Regulations. In addition, 20' wide areas will be cleared in the easements noted on the Preliminary Plat for the appropriate utilities.

The equipment used for logging and construction will be confined to the roads, driveways and building sites. Removal of thinned vegetation will be accomplished with winches or by hand.

5. AESTHETICS minor

6. AIR QUALITY minor

7. UNIQUE ENDANGERED, FRAGILE OR LIMITED ENVIRONMENTAL RESOURCE minor

8. DEMANDS ON ENVIRONMENTAL RESOURCE OF WATER, AIR AND ENERGY minor

9. HISTORICAL AND ARCHAEOLOGICAL SITES unknown

There are no known historical, archeological or cultural features known on the site.

CUMULATIVE AND SECONDARY IMPACTS

POTENTIAL IMPACTS ON HUMAN ENVIRONMENT

1. SOCIAL STRUCTURES AND MORES minor
 2. CULTURAL UNIQUENESS AND DIVERSITY minor
 3. LOCAL AND STATE TAX BASE AND TAX REVENUE minor
 4. AGRICULTURAL OR INDUSTRIAL PRODUCTION minor
 - A. No soils maps are available from SCS or USFS. Test holes were dug as noted on the Preliminary Plat. The soils were found to be predominately sandy material.
 - B. The property has been used for timber production. The last time the property had been logged was in 1975 and then thinned and cleaned up in 1982.
 - B. Uses of the adjoining properties re Troutbeck Rise Subdivision to the south, timber land with scattered homes to the West, varying size homesite to the East and large lot homesite along Bierney Creek Road.
 - D. The best view area is to the East. The area to the North and East has a potential for timber production. If timber production should occur, there would be little impact on this project. A buffer strip is to remain along Bierney Creek Rd, and the western boundary of the property is near the topographical ridge line.
- This property is outside the management area of the US Forest Service and the State Department of Lands.
- E. The owner had no communications with the U.S.D.A. Division of Forestry. Logging has been minimal, with only thinning to keep fire danger at a minimum.

5. HUMAN HEALTH minor

6. ACCESS TO AND QUALITY OF RECREATIONAL & WILDERNESS ACTIVITIES minor

7. QUANTITY AND DISTRIBUTION OF EMPLOYMENT minor

8. DISTRIBUTION OF POPULATION minor

9. DEMANDS FOR GOVERNMENTAL SERVICES minor

10. INDUSTRIAL AND COMMERCIAL ACTIVITY minor

11. LOCALLY ADOPTED ENVIRONMENTAL PLANS AND GOALS minor

CUMULATIVE AND SECONDARY IMPACTS

Description of and analysis of reasonable alternatives whenever available and prudent to consider

One reasonable alternative for this subdivision could be to reduce the number of lots and allow for park/recreation space.

A listing and appropriate evaluation of mitigation, stipulations and other controls enforceable by the agency or another government agency

None

Recommendation

No EIS is recommended for this subdivision.

If an EIS is needed, and if appropriate, explain the reasons for preparing the EA

N/A

If an EIS is not required, explain why the EA is an appropriate level of analysis

The effects due to development are expected to be minor

Other groups or agencies contacted or which may have overlapping jurisdiction

None were contacted

Jurisdiction includes local government and health department

Individuals or groups contributing to this EA

Permitting and Compliance Division, Subdivision Program

EA prepared by: Barbara Kingery

Date: May 10, 1998