

DEPARTMENT OF ENVIRONMENTAL QUALITY  
PERMITTING AND COMPLIANCE DIVISION



MARC RACICOT, GOVERNOR

STATE OF MONTANA

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PO BOX 6  
RONAN, MONTANA 59864-006

May 18, 1998

Environmental Quality Council  
Room 432  
State Capitol  
Helena, MT 59620

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JUN 08 1998

ENVIRONMENTAL  
QUALITY COUNCIL

RE: Ravalli Farms Lot 11-A  
Ravalli 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 yourselves and copied to the 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 at 444-2479.

Sincerely,

*Tim Read*

Tim Read  
Water Quality Specialist  
Subdivision Program  
Water Protection Bureau

cc: Ravalli County Health Department  
Ben Jessop  
Leonard Shepherd

DEPARTMENT OF ENVIRONMENTAL QUALITY  
Metcalf Building, Helena, Montana 59620  
(406)444-2479

ENVIRONMENTAL ASSESSMENT (EA)

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

Project or Application Ravalli Farms Lot 11-A, Ravalli County

Location The location of the proposed subdivision is in the Bitterroot River valley, Section 34, T.7N., R.20W., one mile east of Corvallis with Honey House Lane on part of the north border and Oilwell Road on the east border. Coalpit Creek runs along the south border.

Description of Project This project is a 11 lot major subdivision in Ravalli County.

Water Supply The subdivision is to be supplied with water service through individual wells.

Sewage Treatment System The subdivision is to be supplied with sewer service through individual drainfield systems.

Storm Water Drainage According to the consultant all storm runoff will be absorbed onsite through the barrow pits that will be excavated for the access road.

Benefits and Purpose of Proposal This proposal will develop a 32 acre parcel into 11 house lots.

Special Circumstances None.

Ravalli Farms Lot 11-A  
Ravalli County

POTENTIAL IMPACT ON PHYSICAL ENVIRONMENT

1. TERRESTRIAL AND AQUATIC LIFE AND HABITATS The site is irrigated farm land used for crop production with the re-routed Coalpit Creek running along the south boundaries. The site would not typically be large or small animal habitat except the stream side vegetation. Some bird displacement may occur.
2. WATER QUALITY, QUANTITY AND DISTRIBUTION The area well logs indicate that no adverse effect would be expected on existing area wells. The proposal has a no alteration zone within 50 feet of Coalpit Creek.
3. GEOLOGY AND SOIL QUALITY, STABILITY AND MOISTURE The site should have stable soils for construction activities.
4. VEGETATION COVER, QUANTITY AND QUALITY The crop land will be taken out of production.
9. HISTORICAL AND ARCHAEOLOGICAL SITES No historical sites were identified by the consultant.

POTENTIAL IMPACTS ON HUMAN ENVIRONMENT

4. AGRICULTURAL OR INDUSTRIAL PRODUCTION The crop land will be reduced in this general agricultural area. Most likely negative effects to area agriculture will occur when lots are developed for residential uses according to the planning report.
9. DEMANDS FOR GOVERNMENTAL SERVICES There will be additional burdens placed on most governmental services as the county is experiencing rapid growth. School impact mitigation may be offered by the developer.
10. INDUSTRIAL AND COMMERCIAL ACTIVITY None should be allowed.
11. LOCALLY ADOPTED ENVIRONMENTAL PLANS AND GOALS The area is not zoned.

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 potential impact to both the human and physical environments are considered minor and the non degradation criteria for the State of Montana has been met. The proposal has received approval from the Ravalli County Commissioners.

Other groups or agencies contacted or which may have overlapping jurisdiction

None were contacted

Jurisdiction includes local government and health department  
Montana Natural History Program

Individuals or groups contributing to this EA Permitting and Compliance, Subdivision Program

EA prepared by: Tim Read

Date: May 18, 1998

SUB 1

Montana Department of Health and Environmental Sciences  
Local Government Joint Application Form

RECEIVED

No. FEB 18 1998

MT. DEPT. OF ENV. QUALITY  
PERMITTING & COMPLIANCE DIV.

PART I. GENERAL DESCRIPTION AND INFORMATION

1. Name of proposed development Amended lot 11-A, Block 1, Farm Subd. Ravalli

2. Name, address and telephone number of landowner, and representative, if any (e.g., engineer, surveyor).

Ben Jessop 363-1086  
P.O. Box 142  
Pinedale, MT 59840 E.C. #98-2123

3. Location (City and/or County) Corvallis/Ravalli

Legal description: SW 1/4 — 1/4 of Section 34 Township 7N Range 20W

4. Is concurrent review by the local governing body and DHES requested?

Yes \_\_\_\_\_ No

5. Type of sewage treatment system: Individual on-site septic system .  
Multiple-family on-site system \_\_\_\_\_. Service connection to multiple-family system \_\_\_\_\_. Service connection to public system \_\_\_\_\_. Extension of public main \_\_\_\_\_. New public system \_\_\_\_\_.

6. Type of water supply system: Individual well . Individual cistern \_\_\_\_\_.  
Individual surface water supply or spring \_\_\_\_\_. Multiple-family water supply system \_\_\_\_\_. Service connection to multiple-family system \_\_\_\_\_. Service connection to public system \_\_\_\_\_. Extension of public main \_\_\_\_\_. New public system \_\_\_\_\_.

7. Name of solid waste (garbage) disposal site Bitterroot Disposal - Victor site

8. Descriptive Data:

- a. Number of lots or rental spaces 11
- b. Total acreage in lots 32.39
- c. Total acreage in streets or roads 2.03
- d. Total acreage in parks, open space, and/or common facilities —
- e. TOTAL gross acreage of subdivision 30.34
- f. Minimum size of lots or spaces 1.80
- g. Maximum size of lots or spaces 5.06

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