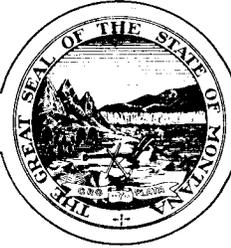


DEPARTMENT OF ENVIRONMENTAL QUALITY
PERMITTING AND COMPLIANCE DIVISION

METCALF BUILDING
1520 6TH AVENUE

MARC RACICOT, GOVERNOR



STATE OF MONTANA

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

June 15, 1998

PO BOX 200901
HELENA, MONTANA 59620-0901

Environmental Quality Council
Room 432
State Capitol
Helena, MT 59620

RECEIVED

JUN 18 1998

**ENVIRONMENTAL
QUALITY COUNCIL**

RE: Belgrade North Business Park, Phases III & IV
Gallatin 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 Division at 444-3080.

Sincerely,

A handwritten signature in cursive script that reads "Terri Anderson".

Terri Anderson
Environmental Engineer
Subdivision Section
Water Protection Bureau

cc: Gallatin County Health Department
K. Rudy Suta
Gaston Engineering & Surveying
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 Belgrade North Business Park, Phases III & IV, Gallatin County

Location The site of the proposed project is located in the northeast 1/4 of Section 35, Township 1 North, Range 4 East, P.M.M., which is approximately one mile northwest of the central Belgrade business district.

Description of Project This project is a 37-lot major subdivision that consists of proposed commercial lots ranging in size from 1.0 to 2.785 acres.

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 onsite septic tanks and shallow-capped, pressure-dosed subsurface drainfield systems. Wastewater flows shall be limited to either 360 gpd or 225 gpd for each lot.

Storm Water Drainage The engineer (Gaston Engineering & Surveying) submitted storm drainage calculations, which included storm water retention pond volumes for the 10 year, 2 hour storm event. Storm drainage retention ponds are shown on the lot layout. Runoff will also be contained within the roadway borrow ditches. Residual runoff from the project (which was calculated to be less than two inches for the 10 year, 24 storm event), will be funneled down borrow ditches, through proposed culverts, and along roadway ditches existing the property.

Benefits and Purpose of Proposal This proposal will develop a 57 acre parcel into 37 commercial lots.

Special Circumstances None.

Belgrade North Business Park, Phases III & IV
Gallatin County

POTENTIAL IMPACT ON PHYSICAL ENVIRONMENT

1. TERRESTRIAL AND AQUATIC LIFE AND HABITATS Minor - No threatened or endangered species or habitats were identified. Urban areas are located within the vicinity of the proposed site, and the Gallatin Field airport is less than one mile away. The limited wildlife species that exist within the proposed site consists primarily of rodents and common birds.

2. WATER QUALITY, QUANTITY AND DISTRIBUTION Minor - Based on submitted well log information, there is adequate water quality, quantity, and distribution available for the proposed subdivision. The applicant has shown that the impacts on water quality will be non-significant.

3. GEOLOGY AND SOIL QUALITY, STABILITY AND MOISTURE Minor to Moderate- There are no apparent hazards associated with the geologic or soil conditions in this area. The Gallatin Valley is located in seismic Zone 3, which is rated as high to moderate. Well constructed buildings provide reasonable protective measures against seismic instability. Also, the proposed site is not situated within the direct vicinity of a known active fault.

4. VEGETATION COVER, QUANTITY AND QUALITY Minor - The proposed site has been used for occasional cattle grazing, but has received minimal use in recent years. The current vegetation consists primarily of sparse native grasses and an occasional bush or shrub. There are no trees nor any critical plant communities within or adjacent to the proposed site.

5. AESTHETICS Unknown

6. AIR QUALITY Minor - the temporary gravel road surfaces will likely contribute some dust to the air, but it is likely to have minimal impact. Eventually, all road surfaces will be paved.

7. UNIQUE ENDANGERED, FRAGILE OR LIMITED ENVIRONMENTAL RESOURCE
Unknown - none have been identified nor are expected.

8. DEMANDS ON ENVIRONMENTAL RESOURCE OF WATER, AIR AND ENERGY
Minor - The applicant has submitted information indicating that adequate resources exist to supply this subdivision.

9. HISTORICAL AND ARCHAEOLOGICAL SITES Unknown - A file search completed by the State Historical Preservation Office indicated that a cultural resource (the Northern Pacific Railroad) was found approximately 3500 feet from the project site. However, the potential for undiscovered, intact historical and archaeological properties is believed to be low because of a long history of farming and road building, and the more recent commercial development within the vicinity.

CUMULATIVE AND SECONDARY IMPACTS Unknown

POTENTIAL IMPACTS ON HUMAN ENVIRONMENT

1. SOCIAL STRUCTURES AND MORES Moderate - based on the total number of lots (37) proposed.

2. CULTURAL UNIQUENESS AND DIVERSITY Minor

3. LOCAL AND STATE TAX BASE AND TAX REVENUE Moderate - The proposed development will moderately increase the tax base because of the newly created 37 commercial lots.

4. AGRICULTURAL OR INDUSTRIAL PRODUCTION Minor - This subdivision will take approximately 57 acres of agricultural land out of production. The land was primarily used for cattle grazing, but received minimal use in recent years.

5. HUMAN HEALTH Minor - There are no apparent factors that will have an adverse impact on human health.

6. ACCESS TO AND QUALITY OF RECREATIONAL & WILDERNESS ACTIVITIES Minor
The proposed subdivision is adjacent to the Gallatin Field Airport, but is not adjacent to any public lands providing access to recreational or wilderness activities.

7. QUANTITY AND DISTRIBUTION OF EMPLOYMENT Moderate - based on the number of commercial lots proposed, the subdivision may have a moderate impact on the quantity and distribution of employment.

8. DISTRIBUTION OF POPULATION Moderate - based indirectly on the probability of increased population in the vicinity as a result of creating 37 commercial lots.

9. DEMANDS FOR GOVERNMENTAL SERVICES Minor to Moderate - based on the increased population generated from 37 commercial lots in this area.

10. INDUSTRIAL AND COMMERCIAL ACTIVITY Moderate

11. LOCALLY ADOPTED ENVIRONMENTAL PLANS AND GOALS Unknown

CUMULATIVE AND SECONDARY IMPACTS Unknown

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

Potential impacts to the physical and human environments are considered minor and the nondegradation criteria of the State of Montana is met by the proposed development.

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: Terri Anderson

Date: June 13, 1998