

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

June 22, 1998

PO BOX 200901  
HELENA, MONTANA 59620-0901

Environmental Quality Council  
Room 432  
State Capitol  
Helena, MT 59620

RE: Garden Center Subdivision  
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 black ink, appearing to read "Dennis McKenna".

for Dennis McKenna, Supervisor  
Subdivision Section  
Water Protection Bureau

cc: Gallatin County Health Department  
William Martel  
Justin Buchanan, Fluidyne, Inc.  
File

A rectangular stamp with the word "RECEIVED" in a bold, sans-serif font.

JUN 29 1998

ENVIRONMENTAL  
QUALITY COUNCIL

DEPARTMENT OF ENVIRONMENTAL QUALITY  
Metcalf Building, Helena, Montana 59620  
(406)444-4323

**ENVIRONMENTAL ASSESSMENT (EA)**

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

Project or Application Garden Center Subdivision

Location Northeast 1/4 and Southeast 1/4 of Section 11, Township 2 South, Range 4 East

Description of Project This project is a 9 lot major subdivision in Gallatin County

Water Supply The subdivision is to be supplied with water service through a public water supply system.

Sewage Treatment The subdivision is to be supplied with sewer service through a public wastewater treatment system.

Storm Water Drainage Storm water will be routed to on-site detention ponds.

Benefits and Purpose of Proposal This proposal will develop a 38.949 acre parcel into 9 commercial lots.

Special Circumstances None

Garden Center Subdivision  
Gallatin County

POTENTIAL IMPACT ON PHYSICAL ENVIRONMENT

1. TERRESTRIAL AND AQUATIC LIFE AND HABITATS Minor
2. WATER QUALITY, QUANTITY AND DISTRIBUTION Minor. The subdivision will consist of 9 lots served by public water and wastewater systems. The impact of the wastewater treatment systems on state waters has been shown to be non-significant in terms of nitrate and phosphorus loading.
3. GEOLOGY AND SOIL QUALITY, STABILITY AND MOISTURE Minor
4. VEGETATION COVER, QUANTITY AND QUALITY Minor
5. AESTHETICS Minor
6. AIR QUALITY Minor
7. UNIQUE ENDANGERED, FRAGILE OR LIMITED ENVIRONMENTAL RESOURCE  
Unknown. No such resources have been identified or are expected.
8. DEMANDS ON ENVIRONMENTAL RESOURCE OF WATER, AIR AND ENERGY  
Minor. The applicant has demonstrated that there is adequate quantity of water to supply this subdivision.
9. HISTORICAL AND ARCHAEOLOGICAL SITES Minor. The Montana Historical Society has stated that there is a low likelihood of unknown or unrecorded cultural properties being affected by the project.

CUMULATIVE AND SECONDARY IMPACTS Minor

## POTENTIAL IMPACTS ON HUMAN ENVIRONMENT

1. SOCIAL STRUCTURES AND MORES Minor
  2. CULTURE UNIQUENESS AND DIVERSITY Minor
  3. LOCAL AND STATE TAX BASE AND TAX REVENUE Minor
  4. AGRICULTURAL OR INDUSTRIAL PRODUCTION Minor
  5. HUMAN HEALTH Minor
  6. ACCESS TO AND QUALITY OF RECREATIONAL AND 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 Unknown
- CUMULATIVE AND SECONDARY IMPACTS Minor

## Regulatory Impact Analysis

The Sanitation in Subdivisions Act imposes regulatory restrictions on this subdivision which require department review and approval of designs for water supply, wastewater treatment, storm water and solid waste disposal systems. Private property may not be developed for activities that require water supply or wastewater disposal until approval is issued by the Department of Environmental Quality. The impact on this private property is that the systems must be constructed at a cost to the applicant, and that several limitation may be imposed regarding the number of lots which may be created, treatment technologies which may be considered, and/or locations of buildings and sanitary facilities. These requirements have been established to protect public health and water quality.

### Alternatives/Rationale:

The systems were proposed by the applicant in the initial application. The department accepts the systems proposed by the applicant as the most economically feasible approach.

Individuals or groups contributing to this EA

Subdivision Section, Water Protection Bureau, Permitting and Compliance Division

EA prepared by: Mark Peterson

Date: June 22, 1998