

DEPARTMENT OF ENVIRONMENTAL QUALITY
PERMITTING AND COMPLIANCE DIVISION

METCALF BUILDING
1520 6TH AVENUE

MARC RACICOT, GOVERNOR



STATE OF MONTANA

(406)444-4323
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June 25, 1998

PO BOX 200901
HELENA, MONTANA 59620-0901

Environmental Quality Council
Room 432
State Capitol
Helena, MT 59620

RE: Country View Subdivision 2nd Filing
Yellowstone 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 me at 444-2825.

Sincerely,

A handwritten signature in cursive script, appearing to read "Linda Hills".
Linda Hills

Environmental Engineer Specialist
Permitting and Compliance Division

cc: Yellowstone County Health Department
Sean Lilleberg
Aquoneering

RECEIVED

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 Country View Subdivision, Yellowstone County

Location East 1/2 of the Northwest 1/4 of Section 22, Township 2 North, Range 27 East

Description of Project This project is a 14 lot major subdivision in Yellowstone 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 on-site septic tanks and drainfields.

Storm Water Drainage Stormwater will be routed to the existing drainage ditch at the north end of the property

Benefits and Purpose of Proposal This proposal will develop a 20.7 acre parcel into 14 house lots.

Special Circumstances

Country View Subdivision
Yellowstone 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 14 homes served by individual wells and individual on-site wastewater treatment systems. The aquifer has been shown to be able to support the flows required for the additional homes. The impact of the wastewater treatment systems on state waters has been shown to be non-significant in terms of nitrate and phosphorus loading. The moderate density of this development provides adequate separation allowances between wastewater and water supply systems.
3. GEOLOGY AND SOIL QUALITY, STABILITY AND MOISTURE Minor
4. VEGETATION COVER, QUANTITY AND QUALITY Minor. The parcel will be developed with roadways, homes, landscaping and native vegetation
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 Unknown. No such sites have been identified or are expected.

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
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 Unknown. This proposal was reviewed by the local planning authority. No such plans or goals were discussed.

CUMULATIVE AND SECONDARY IMPACTS

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 limitations 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.

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.

Another alternative is to leave the parcel undeveloped.

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

No major impacts are anticipated

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

Subdivision Section, Water Protection Bureau, Permitting and Compliance Division

EA prepared by: Linda Hills

Date: May 6, 1998