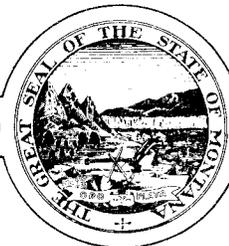


DEPARTMENT OF ENVIRONMENTAL QUALITY
PERMITTING AND COMPLIANCE DIVISION

METCALF BUILDING
1520 6TH AVENUE

MARC RACICOT, GOVERNOR



STATE OF MONTANA

(406)444-4323
FAX (406)444-1374

August 3, 1998

PO BOX 200901
HELENA, MONTANA 59620-0901

Environmental Quality Council
Room 432
State Capitol
Helena, MT 59620

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AUG 17 1998

**ENVIRONMENTAL
QUALITY COUNCIL**

RE: Jericho Bay Phase II
Granite 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 that reads "James P. Kujawa".

James P. Kujawa
Water Quality Specialist
Permitting and Compliance Division

cc: Granite County Health Department
Floyd Bossard

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 Jericho Bay Phase II, Granite County

Location NW 1/4 of Section 23, and NE 1/4 of Section 22, Township 5 North, Range 14 West on Georgetown Lake.

Description of Project This project is a 5 lot, second phase of a major subdivision in Granite County plus a common area adjacent to Georgetown Lake.

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 Storm water will be routed to retention ponds for infiltration into the groundwater.

Benefits and Purpose of Proposal This proposal will develop a 20.36 acre parcel into 5 house lots and one common area along the lake front.

Special Circumstances This is Phase II of three phases. Phase I was approved on March 4, 1998 and consisted of 17 house lots. Phase III will consist of 12 house lots.

Jericho Bay Phase II
Granite County

POTENTIAL IMPACT ON PHYSICAL ENVIRONMENT

1. TERRESTRIAL AND AQUATIC LIFE AND HABITATS Moderate
2. WATER QUALITY, QUANTITY AND DISTRIBUTION Minor. The subdivision will consist of 5 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 low density nature 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. All wells will be required to be drilled to a depth of 100 feet so that the limestone aquifer that was tested for water availability will be used for each lot in the subdivision.
9. HISTORICAL AND ARCHAEOLOGICAL SITES Unknown. No such sites have been identified or are expected.

CUMULATIVE AND SECONDARY IMPACTS Minor

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

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 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.

Individuals or groups contributing to this EA

Subdivision Section, Water Protection Bureau, Permitting and Compliance Division

EA prepared by: James P. Kujawa

Date: August 3, 1998

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JUN 15 1998

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

June 10, 1998

Dennis P. McKenna, Supervisor
Subdivision Section
Water Protection Bureau
Montana Department of Environmental Quality
P.O. Box 200901
Helena, MT 59620-0901

Re: Jericho Bay Subdivision, Phase II
Granite County
~~E.Q. #97-2276~~

Dear Mr. McKenna:

Background Information

Our application for DEQ approval of a thirty-six (36) lot Jericho Bay Subdivision was denied in calendar year 1997. Subsequently, several meetings and various telephone conversations occurred between you and your staff and yours truly plus consultants acting on our behalf. A concensus was reached to divide the project into three phases, including:

1. Phase I consisted of seventeen lots. This major subdivision was approved March 4, 1998.
2. Phase II consists of five (5) interior lots plus a common area, totalling 20.364 acres. Your office stipulated that Bossard L.L.C./McLeod L.L.C. were to monitor the groundwater levels through the spring snow melt - high water runoff period.

Summary

EQ #98-2728

The groundwater monitoring program effort has been diligently pursued over the past six months. Groundwater monitoring to date has identified that (1) high groundwater levels have occurred, and (2) none of the proposed drainfield sites in Phase II will result in the discharge of effluent water into adjacent Georgetown Lake.

Therefore, we are submitting the following additional information and documentation in support of our application requesting further review and approval of five (5) lots constituting Phase II of the Jericho Bay Subdivision in accordance with ARM Title 17, Chapter 36.

Key aspects of the submission include the following:

1. Phase II includes five (5) lots as outlined and defined in the accompanying survey plat (Appendix 1).

Montana Department of Environmental Quality/
Local Government Joint Application Form

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No. _____

MAR 03 1997

PART I. GENERAL DESCRIPTION AND INFORMATION

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

1. Name of proposed development Jericho Bay Major Subdivision I
2. Name, address and telephone number of landowner, and representative, if any (e.g., engineer, surveyor).

FLOYD C. BOSSARD, Agent
Bossard L.L.C./McLeod L.L.C.
3525 Whiteway
Butte, MT 59701

Phone: (406) 494-2280

JOHN CASHELL
Cashell Engineers
610 E. Platinum
Butte, MT 59701

Phone: (406) 723-7395

EQ # - 97-2276

3. Location (city or county): Granite County, Montana

Legal Description: Government Lots One (1) and Two (2),
Section 23, T5N, R14W, S $\frac{1}{2}$, S $\frac{1}{2}$, NE $\frac{1}{4}$,
NE $\frac{1}{4}$; SE $\frac{1}{4}$, NE $\frac{1}{4}$; Portion of N $\frac{1}{2}$, N $\frac{1}{2}$,
NE $\frac{1}{4}$, SW $\frac{1}{4}$, Section 22, T5N, R14W.

4. Concurrent review by the Granite County governing body and Montana Department of Environmental Quality is requested.
5. The type of wastewater treatment system will consist of individual on-site septic tank and drain field.
6. The type of water supply system will consist of individual or dual-shared wells (one well shared by two adjacent lots).
7. Solid waste (garbage) from the subdivision will be disposed of at the Granite County garbage container disposal site near Philipsburg.
8. Information is included in this application, which substantiates that there will be no degradation of state waters or that degradation will be non-significant.

9. Descriptive Data:

- a. Total area in acres: 101.19
- b. Number of lots: 36
- c. Minimum and maximum sizes of lots: 4.195 acres (max.)
1.220 acres (min.), ave. = 2.81 acres/lot

