

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

July 28, 1998

PO BOX 200901
HELENA, MONTANA 59620-0901

Environmental Quality Council
Room 432
State Capitol
Helena, MT 59620

RE: Canyon Ferry Crossing Subdivision
Lewis and Clark County
E.Q. #

RECEIVED

AUG 17 1998

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 "Deanne Fischer".

Deanne L. Fischer, P.E.
Subdivision Section
Permitting and Compliance Division

cc: Lewis and Clark County Health Department
Canyon Ferry Crossing, LLC
Stahly Engineering and Associates
file

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 Canyon Ferry Crossing, Lewis and Clark County

Location A tract of land in the south half and the southwest quarter of the northwest quarter of Section 2, the northwest quarter of the northeast quarter of Section 2, and the southwest quarter of the southwest quarter of Section 1 Township 10 north, Range 1 west, Principal Meridian, Montana, Lewis and Clark County, Montana

Description of Project This project is a 45 lot major subdivision in Lewis and Clark County, located between Cave Gulch and Magpie Gulch at the north end and east shore of Canyon Ferry Reservoir.

Water Supply The subdivision is to be supplied with water service through individual on-site wells for Lots 2 through 45 and through a non-community transient public well on Lot 1.

Sewage Treatment System The subdivision is to be supplied with sewer service through on-site individual sewage treatment systems for Lots 2 through 45, and through a non-community transient public sewage treatment system on Lot 1.

Storm Water Drainage Storm water will be directed along the sides of the roads with ditches and directed to the natural drainages on site. Culvers shall be used for the storm water to move under the roads in strategic locations. An additional detention pond will be constructed at the east end of Lot 30.

Benefits and Purpose of Proposal This proposal will develop a 131.87 acre parcel into 44 residential lots and 1 commercial lot.

Special Circumstances None.

Canyon Ferry Crossing Subdivision
Lewis and Clark County

POTENTIAL IMPACT ON PHYSICAL ENVIRONMENT

1. TERRESTRIAL AND AQUATIC LIFE AND HABITATS Minor
2. WATER QUALITY, QUANTITY AND DISTRIBUTION Minor
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 were identified or are expected.
8. DEMANDS ON ENVIRONMENTAL RESOURCE OF WATER, AIR AND ENERGY Minor
9. HISTORICAL AND ARCHAEOLOGICAL SITES Unknown. No such resources were 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. No such plans or goals were identified by the local review authority.

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

The potential for impacts are considered minor.

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: Deanne L. Fischer, P.E.

Date: July 21, 1998

SUB 1

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

No. _____

PART I. GENERAL DESCRIPTION AND INFORMATION

- 1. Name of proposed development: **CANYON FERRY CROSSING**
- 2. Name, address and telephone number of landowner, and representative, if any (e.g., engineer, surveyor). **E Q. #98-2408**

LANDOWNER AND DEVELOPER: **CANYON FERRY CROSSING, LLC**
Peter Kloepfer, Manager
1660 Lincoln Street, Suite 2900
Denver, Colorado 80264
303-861-4154 (Work)

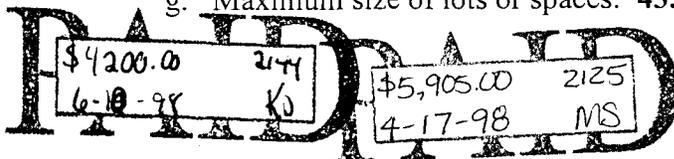
ENGINEER: **Stahly Engineering & Associates**
2687 Airport Road
Helena, MT 59601
406-442-8594

- 3. Location (City and/or County): **Canyon Ferry, Lewis & Clark County**
 Legal description: **E1/2, Section 2, NW 1/2, Section 1, and a small portion of the NE 1/4 of Section 11, in T10N, R1W**

- 4. Is concurrent review by the local governing body and DHES requested?
 Yes No

- 5. Type of sewage treatment system: **Individual Septic Systems**
- 6. Type of water system: **Individual wells**
- 7. Name of solid waste (garbage) site: **Site E Landfill/City County Sanitation**

- 8. Descriptive Data:
 - a. Number of lots or rental spaces: **108**
 - b. Total acreage in spaces: **491 Acres**
 - c. Total acreage in streets or road right of way: **37 Acres**
 - d. Total acreage in parks, open space, and/or common facilities: **44.3 Acres**
 - e. Total gross acreage of subdivision: **561 Acres**
 - f. Minimum size of lots or spaces: **1.01 Acres**
 - g. Maximum size of lots or spaces: **43.44 Acres**



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