

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

September 25, 1998

PO BOX 200901
HELENA, MONTANA 59620-0901

Environmental Quality Council
Room 432
State Capitol
Helena, MT 59620

RE: Blue Cloud Subdivision
Lewis and Clark County
E.Q. #99-1441

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, appearing to read "Dennis McKenna for".

Dennis McKenna, Supervisor
Subdivision Section
Water Protection Bureau

cc: Lewis and Clark County Health Department
Sandra Guedes
MT Associates, Inc.
File

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**ENVIRONMENTAL
QUALITY COUNCIL**

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 Blue Cloud Subdivision, Lewis and Clark County

Location south 1/2 of Sections 28 and 29 of Township 10 North, Range 4 West

Description of Project This project is a 26 lot major subdivision near Helena.

Water Supply The subdivision is to be supplied with water service through a new community water system.

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

Storm Water Drainage Stormwater will be routed via existing flow patterns toward the large open space lot and Ten Mile Creek.

Benefits and Purpose of Proposal This proposal will develop a 72.05 acre parcel into 26 house lots and one open lot..

Special Circumstances

Blue Cloud 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. The subdivision will consist of 26 homes served by two community wells and two recirculating sand filter wastewater treatment system. 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 proposed development provides adequate separation allowances between wastewater and water supply systems. In order to ensure minimal impacts, the recirculating sand filter treatment systems have been proposed for increased treatment capabilities and removal of viral and pathogenic contamination.

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 Because the aquifer comes to within 25 feet of the ground surface, the water supply will be disinfected by use of a MIOX system to assure protections of the supply.
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

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

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

Permitting and Compliance Division, Subdivision Program

EA prepared by: Deanne Fischer, P.E.

Date: September 25, 1998