

DEPARTMENT OF ENVIRONMENTAL QUALITY
PERMITTING AND COMPLIANCE DIVISION

MARC RACICOT, GOVERNOR

METCALF BUILDING
1520 E SIXTH AVE



STATE OF MONTANA

(406)444-3080
FAX (406)444-1374

October 6, 1998

PO BOX 200901
HELENA, MONTANA 59620-0901

Environmental Quality Council
Room 432
State Capitol
Helena, MT 59620

RE: The Overlook Subdivision
Ravalli 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 cursive script that reads "Dennis McKenna for".

Dennis McKenna, Supervisor
Subdivision Section
Water Protection Bureau

cc: Ravalli County Health Department
Tom Stephenson
Professional Consultants Incorporated
File

RECEIVED

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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 The Overlook Subdivision, Ravalli County

Location Located in the SW¼ Sec. 27, SE¼ Sec. 28 & N½ Sec. 34, T10N, R19W, P.M.M., Ravalli County, Montana

Description of Project This project is a 16 lot major subdivision located approximately 6 miles north east of Stevensville. Lots 1 and 2 are larger than 20 acres and therefore are exempt from review.

Water Supply The subdivision is to be supplied with water service through individual onsite wells.

Sewage Treatment System The subdivision is to be supplied with sewer service through individual onsite sewage treatment systems.

Storm Water Drainage Storm water drainage consists generally of sheet flow and shall be directed through culverts when necessary into existing drainages onsite. Calculations indicate no increase in run-off after development of property.

Benefits and Purpose of Proposal This proposal will develop a 200 acre parcel into 14 house lots and 2 lots greater than 20 acres..

Special Circumstances

The Overlook Subdivision
Ravalli County

POTENTIAL IMPACT ON PHYSICAL ENVIRONMENT

1. TERRESTRIAL AND AQUATIC LIFE AND HABITATS Minor. No adverse impacts are expected to either wildlife habitat or fisheries. Riparian corridors will be protected with a 50 ft. "No-build" zone on either side of the creeks.
2. WATER QUALITY, QUANTITY AND DISTRIBUTION Minor. Concerns regarding the dependability of the water supply have dictated that water use restrictions be placed on all the lots within this subdivision. Each owner is restricted to use an average of 350 gallons per day over a calendar month. Also, the well shall be constructed in such a manner that the water level in the well shall remain 10 feet above the screened or perforated interval during the well development test.
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

Minor. There are no threatened or endangered species found here, nor is it a critical winter range for big game species.
8. DEMANDS ON ENVIRONMENTAL RESOURCE OF WATER, AIR AND ENERGY Minor.
9. HISTORICAL AND ARCHAEOLOGICAL SITES Unknown.

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. The lot sizes and orientation is designed to permit continued irrigation of these large parcels. The purpose of this design is to allow continued use of the land for hay production or pasture. The existing and planned extension of irrigation pipeline will allow continued sprinkler irrigation of this land.
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. This subdivision will add an estimated 144 vehicle trips per day to Three Mile Creek Road or Longley lane. The Sheriff's Department and Three Mile Fire will normally be able to respond to emergencies in this area in about 5 to 10 minutes.
10. INDUSTRIAL AND COMMERCIAL ACTIVITY Minor.
11. LOCALLY ADOPTED ENVIRONMENTAL PLANS AND GOALS Unknown.

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

The potential 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

Permitting and Compliance Division, Subdivision Program

EA prepared by: Deanne Fischer based on information submitted by the applicant.

Date: October 6, 1998