

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 22, 1998

PO BOX 200901
HELENA, MONTANA 59620-0901

Environmental Quality Council
Room 432
State Capitol
Helena, MT 59620

RE: North Bitterroot Lake, Phase III
Flathead 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 black ink, appearing to read "Dennis McKenna", written over a horizontal line.

Dennis McKenna, Supervisor
Subdivision Section
Water Protection Bureau

cc: Flathead County Health Department
Jerry Lipp, Environmental Consulting
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 North Bitterroot Lake Phase III

Location North 1/2 of Section 9, Township 27 North, Range 24 West

Description of Project This project is a 24 lot major subdivision in Flathead County

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

Sewage Treatment The subdivision is to be supplied with sewer service through individual septic tanks and shallow-capped drain fields.

Storm Water Drainage Streets are designed to not restrict natural flows of runoff, natural areas will be preserved as much as practical to benefit from natural absorption, culverts will be installed as necessary on roadway grades. No storm run-off will be designed to enter directly into state waters.

Benefits and Purpose of Proposal This proposal will develop a 208.4 acre parcel into 24 single family residential lots.

Special Circumstances None

North Bitterroot Lake Phase III
Flathead 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 24 lots served by individual water and wastewater systems.
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.
8. DEMANDS ON ENVIRONMENTAL RESOURCE OF WATER, AIR AND ENERGY
Minor.
9. HISTORICAL AND ARCHAEOLOGICAL SITES Minor.

CUMULATIVE AND SECONDARY IMPACTS Minor

POTENTIAL IMPACTS ON HUMAN ENVIRONMENT

1. SOCIAL STRUCTURES AND MORES Unknown
 2. CULTURE UNIQUENESS AND DIVERSITY Unknown
 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 AND 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
- 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 limitation 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: Mark Peterson

Date: October 22, 1998