



*file office copy*  
Department of Health and Environmental Sciences  
STATE OF MONTANA HELENA, MONTANA 59601

John S. Anderson M.D.  
DIRECTOR

June 26, 1975

Re: Castlewood Subdivision  
Yellowstone County

Honorable Thomas Judge, Governor, State of Montana, Helena  
Citizens Advocate, Helena  
Environmental Quality Council, Helena  
Montana Fish and Game Department, Helena  
Department of Highways, Helena  
Department of Intergovernmental Relations, Division of Planning, Helena  
Department of Natural Resources and Conservation, Helena  
Superintendent of Public Instruction, Helena  
Department of State Lands, Helena  
Montana State Library, Helena  
Board of County Commissioners, Yellowstone County Courthouse, Billings  
City - County Planning Board, Yellowstone County Courthouse, Billings  
City - County Health Department, Room 205, Courthouse, Billings  
Environmental Information Center, Box 12, Helena  
C. W. Gonder, 823 East Call Street, Livingston  
Mrs. Vel Jansen, 430 So. Sixth, Livingston  
Mrs. Winifred Lucky, 420 South Sixth, Livingston  
Mary Lee Reese, League of Women Voters, 29 South Alta, Helena  
Doris Milner, Montana Wilderness Assn., Rte. #1, Box 1410, Hamilton  
Northern Rockies Action Group, #9 Placer Street, Helena  
Paul T. Richards, 902 North Park, Helena  
John Schillinger, Microbiology Department, Montana State University, Bozeman  
Concern Citizens for a Quality Environment, c/o Ron Erickson, Chairman, U. of M.,  
Missoula  
Larry Uman, Environmental Studies Department, U. of M., Missoula  
Student Environmental Research Center, U. of M., Room 212, Venture Center,  
Missoula  
Rick Graetz, Box 894, Helena  
Bureau of Land Management, Federal Building, 316 North 26th St., Billings  
Bureau of Reclamation, Box 2553, Billings,  
Bureau of Sport Fisheries & Wildlife, 711 Central Ave., Billings  
Oscar Harmon, 1804 Lake Elmo Road, Billings  
Kenneth Mitchell, First Congregational Church, 310 North 27th Street, Billings  
Mrs. Rita Sheehy, 1041 Poly Drive, Billings  
Trout Unlimited, Box 1534, Billings  
Yellowstone Development Council, Room 202 Courthouse, Billings  
Northern Plains Resource Council, Stapleton Building, Billings  
Christian, Spring, Sielbach & Associates, 2020 Grand Ave., Unit 3, Billings  
William H. Eaton, 1112 Avenue F, Billings  
Atlas Engineers, Inc., 2511 Old Hardin Road, Billings  
U. S. Soil Conservation Service, P. O. Box 970, Bozeman

**RECEIVED**

JUN 24 1975

ENVIRONMENTAL QUALITY  
COUNCIL

Enclosed is an agency impact determination that has been prepared for Castlewood Second and Third Filings, a proposed subdivision in Yellowstone County.

Subdivision plans and specifications have been submitted to the Department of Health and Environmental Sciences for approval of water supply, sewage disposal, and solid waste disposal systems.

This determination defines the project and specifies those conditions under which the subdivision will receive approval without the development of an environmental impact statement. This determination is intended to assure all interested governmental agencies and public groups that this approval is being sought within the intent of both the Montana Environmental Policy Act and the Montana subdivision laws.

Sincerely yours,



D. G. Willems, P. E., Chief  
Water Quality Bureau  
Environmental Sciences Division

DGW:APK:ds

Enclosure

cc: Terry Carmody  
Ben Wake

MONTANA DEPARTMENT OF HEALTH  
AND  
ENVIRONMENTAL SCIENCES

June 26, 1975

An Agency Impact Determination For  
CASTLEWOOD SECOND AND THIRD FILINGS,  
A Proposed Subdivision in Yellowstone County, Montana

Pursuant to the Montana Environmental Policy Act, Section 69-6504 (b) (3); the act controlling both public and private water supply and sewage disposal for subdivisions, Section 69-5001 through 69-5009; and the act to control water pollution, Section 69-4801 through 69-4827, the following agency impact determination is prepared by the Department of Health and Environmental Sciences, Environmental Sciences Division, Water Quality Bureau, concerning a proposed subdivision in Yellowstone County, Montana, for which a submittal has been received requesting removal of sanitary restrictions.

The purpose of this agency impact determination is to inform all interested governmental agencies and the concerned public of the Water Quality Bureau's intent not to prepare a full environmental impact statement. This document will be circulated for ten days.

Location

Castlewood Subdivision is located in the SW $\frac{1}{4}$ , Section 27, Township 1 North, Range 25 East, M.P.M., Billings, Montana (see attached area map). The First Filing - Lots 10 and 11, Block 2; Lots 6 through 26, Block 3; and Lots 1 through 7, Block 4, was filed with the County Clerk and Recorder in 1965. The sanitary restrictions were removed in 1966 and water mains have subsequently been installed and 16 of the 30 lots developed with single family homes.

The Second Filing Lots 3 through 9, Block 2, was filed in 1966. Water is provided from mains installed in the First Filing and sanitary restrictions were not removed. The Third Filing - Lots 1 through 9, Block 1 and Lots 1 through 5, Block 3, were filed in 1971. Water is provided from an existing twelve inch water main in Rimrock Road and sanitary restrictions were not removed.

Water Supply

City of Billings Municipal water mains exist within the subdivision and will serve the subdivision.

### Sewage Disposal

Although the City of Billings sewer mains are only approximately 900 feet distance, the subdivision cannot connect to the municipal system due to inadequate system capacity.

Sewage would be treated in individual septic tanks and disposed through subsurface drainfields. Soil profile descriptions, percolation tests, and groundwater elevations indicate the soils are suitable for this purpose. Approximately 165 square feet of drainfield per bedroom would be required.

### Solid Waste Disposal

Contract sanitation service is available with ultimate disposal in the Billings sanitary landfill.

### Environmental Assessment

Development of Castlewood Subdivision began in 1965. Due to the restrictive covenants the development to date has been compatible with residential developments to the west, south and east. Since the area has been platted, filed with the Yellowstone County Clerk and Recorder and water mains installed the land use commitment has been made at the local level.

The area was used for agricultural purposes before subdividing but is not considered "prime" agricultural land. Capability units of the soils that have developed in the area range from IIIe-2 irrigated; IIIe-5 dryland to IVe-4 dryland and VIIIs-1 dryland. The subdividing process continues to alter the rural landscape and rural life style of an area to a suburban landscape and life style. In the short-term and the long-term, the land would be divided into a multiplicity of ownerships.

There would be the impacts that are common to all residential developments. Air quality would be somewhat degraded due to automobile and home heating plant emissions. There would be an irreversible and irretrievable commitment of resources in the gravel used for street construction and materials used in building construction and extension of water mains.

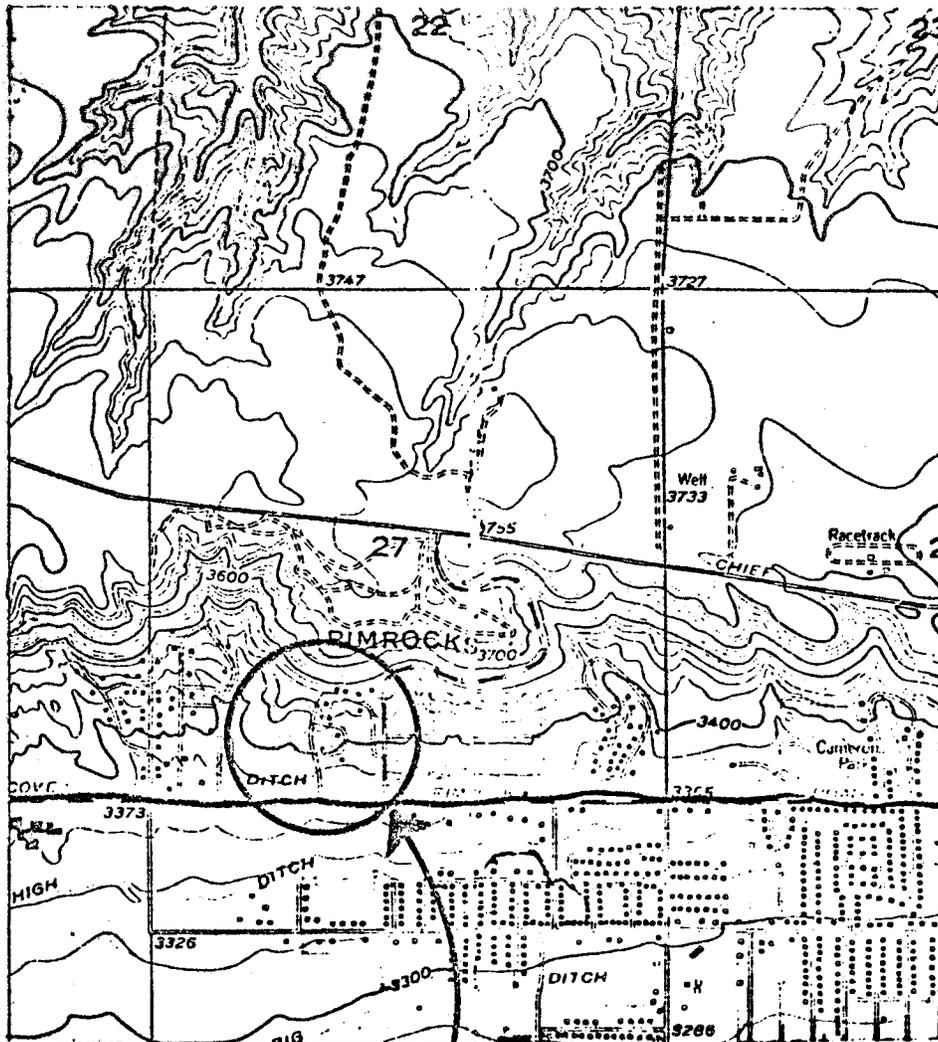
### Alternatives Available to this Department

There are two basic alternatives available to this department. One is to issue a certificate of removal of sanitary restrictions; the other would be not to issue a certificate. From the data submitted, it appears that plans and specifications for the water supply system, sewage disposal systems, and solid waste disposal facilities are now in compliance with department standards and can satisfy department laws and regulations.

### Conclusion

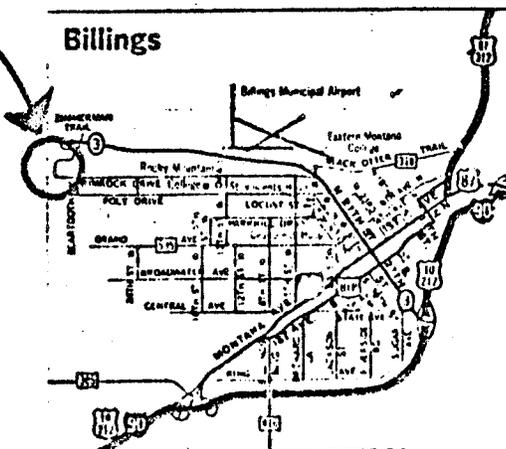
A certificate or removal of sanitary restriction will be issued ten days after issuance of this statement unless convincing response to the contrary is received by the department.

This agency impact determination has been prepared by Alfred P. Keppner, B.S.F., M.S., Soils Scientist, Water Quality Bureau, Environmental Sciences Division, utilizing information prepared by Christian, Spring, Sielbach & Associates, Atlas Engineers, Inc., and the developers.



CASTLEWOOD  
SUBDIVISION

AREA  
MAP





WATER QUALITY DIVISION  
STATE DEPT. OF HEALTH & HAZARDOUS WASTE  
HELENA, MONTANA 59601

**DEADHEAD**

Environmental Quality Council  
Helena  
Montana 59601