

DEPARTMENT OF ENVIRONMENTAL QUALITY
PERMITTING AND COMPLIANCE DIVISION



MARC RACICOT, GOVERNOR

STATE OF MONTANA

(406) 676-3567
FAX (406) 676-3568

PO BOX 6
RONAN MONTANA 59864-0006

June 23, 1998

Environmental Quality Council
Room 432
State Capitol
Helena, MT 59620

RECEIVED

JUL 10 1998

ENVIRONMENTAL
QUALITY COUNCIL

RE: Trapper Peak Estates
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 at 444-3080.

Sincerely,

Tim Read

Tim Read
Water Quality Specialist
Subdivision Program
Water Protection Bureau

cc: Ravalli County Health Department
Doris Holland
John Horat

DEPARTMENT OF ENVIRONMENTAL QUALITY
Metcalf Building, Helena, Montana 59620
(406)444-3080

ENVIRONMENTAL ASSESSMENT (EA)

Division/Bureau Department of Environmental Quality, Permitting and Compliance, Subdivision Program

Project or Application Trapper Peak Estates, Ravalli County

Location The location of the proposed subdivision is in the Upper Bitterroot Valley, Section 12, T.2N., R.21W., approximately one mile northwest of Conner with the west boundary being the West Fork Road and about $\frac{1}{4}$ mile west of the Bitterroot River.

Description of Project This project is a 13 lot major subdivision in Ravalli County.

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

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

Storm Water Drainage The storm water will be retained within the proposed subdivision and routed to a constructed storm water retention basin located on lot one.

Benefits and Purpose of Proposal This proposal will develop a 40 acre parcel into 12 house lots and one commercial lot.

Special Circumstances None

Trapper Peak Estates
Ravalli County

POTENTIAL IMPACT ON PHYSICAL ENVIRONMENT

1. TERRESTRIAL AND AQUATIC LIFE AND HABITATS The site is a hayland area that has grasses and some alfalfa. There is a man made pond in the northwest corner that has no outflow. The site might be crossed by large animals and some small mammals may be displaced with road and residential construction.
2. WATER QUALITY, QUANTITY AND DISTRIBUTION The area well logs indicate that adequate quantities of water are available and the proposed wells should have no adverse effect on existing area wells.
3. GEOLOGY AND SOIL QUALITY, STABILITY AND MOISTURE The site should have stable soils for construction activities. No rock outcrops existing within the site.
4. VEGETATION COVER, QUANTITY AND QUALITY The hayland will be removed from production. A weed control plan will be required.
6. AIR QUALITY Home heating devices may be installed that would add particulate loading in the winter months. The proposed gravel subdivision will increase dust emissions.
9. HISTORICAL AND ARCHAEOLOGICAL SITES No sites were noted.

POTENTIAL IMPACTS ON HUMAN ENVIRONMENT

4. AGRICULTURAL OR INDUSTRIAL PRODUCTION The existing cropland will be removed from production.
9. DEMANDS FOR GOVERNMENTAL SERVICES The existing services should be able to meet demand, and overall impact will be minor according the consultant.
10. INDUSTRIAL AND COMMERCIAL ACTIVITY One lot will have a commercial building but should be of minor impact.

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 impact to both the human and physical environments are considered minor and the non degradation criteria for the State of Montana has been met. The Ravalli County Commissioners have given approval for the proposal.

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, Subdivision Program

EA prepared by: Tim Read

Date: June 23, 1998

Montana Department of Environmental Quality/
Local Government Joint Application Form

RECEIVED

No. MAR 23 1998

PART I. GENERAL DESCRIPTION AND INFORMATION

MT. DEPT. OF ENV. QUALITY
PERMITTING & COMPLIANCE DIV.

(Please type or print all information)

1. Name of proposed development TRAPPER PEAK ESTATES

2. Location (City and/or County) ROBERT MONTANA

Legal description: 1/4 SE 1/4 of Section 12 Township 2N Range 21W

3. Is concurrent review by the local governing body and DEQ requested?
Yes _____ No ✓ *EQ # 95-2287*

4. Type of water supply system: Individual or shared well ✓ Individual cistern _____
Individual surface water supply or spring _____ Multiple-family water supply system (3-14
connections and fewer than 25 people) _____ Service connection to multiple-family system
_____ Service connection to public system _____ Extension of public main _____ New
public system _____

5. Type of wastewater treatment system: Individual or shared on-site septic system ✓
Multiple-family on-site system (3-14 connections and fewer than 25 people) _____ Service
connection to multiple-family system _____ Service connection to public system _____
Extension of public main _____ New public system _____

6. Name of solid waste (garbage) disposal site MISSOURI LANDFILL

7. Is information included which substantiates that there will be no degradation of state waters
or that degradation will be nonsignificant? YES

If not, have you enclosed an Application to Degrade? N/A

8. Descriptive Data:

- a. Number of lots or rental spaces 13
- b. Total acreage in lots being reviewed 40
- c. Total acreage in streets or roads 2
- d. Total acreage in parks, open space, and/or common facilities 0
- e. TOTAL gross acreage of subdivision 40
- f. Minimum size of lots or spaces 1.96
- g. Maximum size of lots or spaces 8.65

9. Indicate the proposed use(s) and number of lots or spaces in each:

- 11 Residential, single family
- 1 Residential, multiple family
- 0 Types of multiple family structures and numbers of each (e.g. duplex)
- Planned Unit Development (No. of units _____)
- Condominium (No. of units _____)
- Mobile home park _____ Recreational vehicle park
- 1 Commercial or industrial
- Other (please describe) _____

PAID
\$360.00 1201
5-20-98 KW

PAID
\$1,690.00 1154
3-23-98 KW