DEPARTMENT OF ENVIRONMENTAL QUALITY
PERMITTING AND COMPLIANCE DIVISION

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METCALF BUILDING
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STATE OF MONTANA

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HELENA, MONTANA 59620-0901

July 13, 1998

Environmental Quality Council
Room 432
State Capitol
Helena, MT 59620

RE: Creekside Subdivision
Gallatin 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,

Mark Peterson
for Dennis McKenna, Supervisor
Subdivision Section
Water Protection Bureau

RECEIVED
JUL 21 1998
ENVIRONMENTAL QUALITY COUNCIL

cc: Gallatin County Health Department
Michael Garrity
Marty Gagnon, Gaston Engineering
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 Creekside Subdivision

Location East 1/2 of Section 35, Township 1 North, Range 4 East

Description of Project This project is a 38 lot major subdivision in Gallatin County

Water Supply The subdivision is to be supplied with water service through connection to the City of Belgrade public water supply system.

Sewage Treatment The subdivision is to be supplied with sewer service through connection to the City of Belgrade public wastewater system.

Storm Water Drainage Storm water will be routed to on-site storm drain inlets.

Benefits and Purpose of Proposal This proposal will develop a 9.31 acre parcel into 38 single family residential lots.

Special Circumstances None

Creekside Subdivision
Gallatin 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 38 lots served by public 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. 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.

CUMULATIVE AND SECONDARY IMPACTS Minor

POTENTIAL IMPACTS ON HUMAN ENVIRONMENT

1. SOCIAL STRUCTURES AND MORES Minor

2. CULTURE UNIQUENESS AND DIVERSITY Minor

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: July 13, 1998