

DEPARTMENT OF ENVIRONMENTAL QUALITY  
PERMITTING AND COMPLIANCE DIVISION

METCALF BUILDING  
1520 E SIXTH AVE

MARC RACICOT, GOVERNOR



STATE OF MONTANA

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

December 22, 1998

PO BOX 200901  
HELENA, MONTANA 59620-0901

**RECEIVED**

DEC 30 1998

ENVIRONMENTAL  
QUALITY COUNCIL

Environmental Quality Council  
Room 432  
State Capitol  
Helena, MT 59620

RE: Par Five Estates  
Fergus 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,

Handwritten signature of Dennis McKenna in black ink.

*for* Dennis McKenna, Supervisor  
Subdivision Section  
Water Protection Bureau

cc: Fergus County Health Department  
Alex Zier  
Mike Rinaldi  
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 Par Five Estates

Location Southwest 1/4 Southwest 1/4 and Northwest 1/4 of Section 13, and the Southeast 1/4 of Section 23, Township 15 North, Range 18 East

Description of Project This project is a 25 lot major subdivision in Fergus 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, intermittent sand filters and shallow-capped or conventional pressure-dosed drain fields.

Storm Water Drainage Streets are designed to not restrict natural flows of runoff, culverts will be installed as necessary on roadway grades. Two detention ponds have been designed to reduce peak flows. No storm run-off will be designed to enter directly into state waters.

Benefits and Purpose of Proposal This proposal will develop a 106.8 acre parcel into 25 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 25 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 Unknown.
- 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: December 17, 1998