

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 Missoula County

Location NE ¼, Section 19, Township 13 North, Range 19 West

Description of Project This project is a 11 lot major subdivision in the City of Missoula.

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 City of Missoula public system.

Storm Water Drainage The subdivision has supplied information regarding storm water drainage

Benefits and Purpose of Proposal This proposal will develop a 3.25 acre parcel into 11 single house lots.

Special Circumstances

POTENTIAL IMPACT ON PHYSICAL ENVIRONMENT

1. TERRESTRIAL AND AQUATIC LIFE AND HABITATS Minor - No threatened or endangered species or habitats were identified.
 2. WATER QUALITY, QUANTITY AND DISTRIBUTION Minor - Based on submitted well log information, there is adequate water quality, quantity, and distribution available for the proposed subdivision. The applicant has shown that the impacts on water quality will be non-significant.
 3. GEOLOGY AND SOIL QUALITY, STABILITY AND MOISTURE Minor - There are no apparent hazards associated with the geologic or soil conditions in this area.
 4. VEGETATION COVER, QUANTITY AND QUALITY Minor
 5. AESTHETICS Minor
 6. AIR QUALITY Minor -Some minimal impact during construction phase of project
 7. UNIQUE ENDANGERED, FRAGILE OR LIMITED ENVIRONMENTAL RESOURCE
Minor- none have been identified nor are expected.
 8. DEMANDS ON ENVIRONMENTAL RESOURCE OF WATER, AIR AND ENERGY
Minor - The applicant has submitted information indicating that adequate resources exist to supply this subdivision.
 9. HISTORICAL AND ARCHAEOLOGICAL SITES Minor - None have been identified nor are expected.
- CUMULATIVE AND SECONDARY IMPACTS Minor

POTENTIAL IMPACTS ON HUMAN ENVIRONMENT

1. SOCIAL STRUCTURES AND MORES Minor
2. CULTURAL UNIQUENESS AND DIVERSITY Minor
3. LOCAL AND STATE TAX BASE AND TAX REVENUE Minor - The proposed development will increase the tax base because of the newly created home sites; however, the taxes generated from this development when fully developed are expected to be relatively minimal.
4. AGRICULTURAL OR INDUSTRIAL PRODUCTION Minor
5. HUMAN HEALTH Minor - There are no apparent factors that will have an adverse impact on human health.
6. ACCESS TO AND QUALITY OF RECREATIONAL & WILDERNESS ACTIVITIES Minor
The subdivision is not adjacent to any public lands and will not affect access to any public lands.
7. QUANTITY AND DISTRIBUTION OF EMPLOYMENT Unknown
8. DISTRIBUTION OF POPULATION Minor - based on the increased population generated from 11 living units.
9. DEMANDS FOR GOVERNMENTAL SERVICES Minor - based on the increased population generated from 11 living units.
10. INDUSTRIAL AND COMMERCIAL ACTIVITY None - the subdivision is not approved for industrial or commercial activity.
11. LOCALLY ADOPTED ENVIRONMENTAL PLANS AND GOALS Minor

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 limitations 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.

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.

Another alternative is to leave the parcel undeveloped.

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

Potential impacts to the physical and human environments are considered minor and the nondegradation criteria of the State of Montana is met by the proposed development.

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

Subdivision Section, Water Protection Bureau, Permitting and Compliance Division

EA prepared by: Mary Schroeder

Date: June 21, 1999