

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 16, 1998

PO BOX 200901  
HELENA, MONTANA 59620-0901

Environmental Quality Council  
Room 432  
State Capitol  
Helena, MT 59620

**RECEIVED**

DEC 21 1998

ENVIRONMENTAL  
QUALITY COUNCIL

RE: Coyote Run Estates, Remainder Parcel  
Lincoln 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 Mark Petersen.

for Dennis McKenna, Supervisor  
Subdivision Section  
Water Protection Bureau

cc: Lincoln County Health Department  
Brian Launius, Marquardt & Marquardt  
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 Coyote Run Estates, Remainder Parcel

Location A portion of Government Lots 1 and 2, Section 27, Township 37 North, Range 27 West

Description of Project This project is a 1 lot minor subdivision in Lincoln County

Water Supply The subdivision is supplied with water service through an individual well.

Sewage Treatment The subdivision is supplied with sewer service through an individual on-site septic tank and drain field.

Storm Drainage The subdivision will create a minor increase in runoff due to construction of a gravel access road, but the runoff should be contained within the adjacent roadway ditches.

Benefits and Purpose of Proposal This proposal will create one single family residence on a 12.7 acre parcel.

Special Circumstances None

Coyote Run Estates, Remainder Parcel  
Lincoln County

POTENTIAL IMPACT ON PHYSICAL ENVIRONMENT

1. TERRESTRIAL AND AQUATIC LIFE AND HABITATS Minor
2. WATER QUALITY, QUANTITY AND DISTRIBUTION Minor.
3. GEOLOGY AND SOIL QUALITY, STABILITY AND MOISTURE Minor
4. VEGETATION COVER, QUANTITY AND QUALITY Minor
5. AESTHETICS Minor
6. AIR QUALITY Minor, although the construction and use of the gravel road will have an impact.
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 Unknown
2. CULTURE UNIQUENESS AND DIVERSITY Unknown
3. LOCAL AND STATE TAX BASE AND TAX REVENUE Unknown
4. AGRICULTURAL OR INDUSTRIAL PRODUCTION Unknown
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 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.

Individuals or groups contributing to this EA

Subdivision Section, Water Protection Bureau, Permitting and Compliance Division

EA prepared by: Mark Peterson

Date: December 15, 1998