

**Department of Environmental Quality  
Permitting & Compliance Division  
Public Water & Subdivision Bureau / Subdivision Section  
Environmental Assessment**

**Name of Project:** Prairie Nights

**Type of Project:** Subdivision E.Q. #09-1224

**Location of Project:** Sec. 27, T8N, R1E

**County:** Broadwater

**Description of Project:** 15\_Lot Subdivision. *Served by onsite water supply and onsite sewage disposal.*

**Summary of Issues:** *Include issues and concerns / resource conflicts identified by staff and the public.*

**Affected Environment & Impacts of the Proposed Project:**

Key: Summarize impacts as follows: NA - Not applicable, N - No impact, B - potentially beneficial impact, A - potentially adverse impact, M mitigation required, P - additional permits required (when additional DEQ permits are required, this review must be coordinated between bureaus)

*Under Comment below include frequency, duration (long or short term) magnitude (quantify or qualify) and context for any impacts identified (Each category includes a tickler list of items to consider - this does not mean each one needs to be addressed. Rather, if an issue related to that topic has been raised then provide some additional information. Address impacts related to issues and concerns. Identify reasonable feasible mitigation measures where significant impacts could be avoided and note impacts which are irreversible, irretrievable. Relate discussion to issues. Include background information on affected environment if necessary to discussion. Utilize negative declarations where appropriate (wetlands, T&E, Cultural Resources)*

Key	PHYSICAL AND BIOLOGICAL ENVIRONMENT
N	<p>1. Soil Suitability, Topographic and/or Geologic Constraints (soil moisture, unstable soils or geologic conditions, steep slopes, erosion potential, subsidence potential, seismic activity)</p> <p>COMMENTS AND SOURCE OF INFORMATION: THE SOILS ARE SUITABLE FOR ONSITE WASTEWATER SYSTEM. NO STEEP SLOPES OR GEOLOGIC CONDITIONS HAVE BEEN NOTED.</p>
NA	<p>2. Hazardous Facilities (power lines, hazardous waste sites, distances from explosive and flammable hazards including chemical/petrochemical storage tanks, underground fuel storage tanks and related facilities such as natural gas storage facilities and propane tanks)</p> <p>COMMENTS AND SOURCE OF INFORMATION: AN AREA CLOSE TO THE PROPERTY IS USED AS A LANDING STRIP FOR SMALL AIRCRAFT. NO OTHER HAZARDOUS SITES ARE KNOWN.</p>
A	<p>3. Air Quality (effects to and from project, dust, odors, emissions)</p> <p>COMMENTS AND SOURCE OF INFORMATION: DUST &amp; ODORS WILL OCCUR DURING CONSTRUCTION OF ROADS AND BUILDINGS. COULD RESULT IN MORE DUST FROM SILOS ROAD IF THE ROAD REMAINS GRAVEL.</p>
A	<p>4. Groundwater Resources &amp; Aquifers (quality/nondegradation, quantity/reliability, distribution, uses/rights, # of aquifers, mixing zones)</p> <p>COMMENTS AND SOURCE OF INFORMATION: A- THE SUBDIVISION WILL NOT DEGRADE STATE WATERS. LENGTH AND DIRECTION OF MIXING ZONES HAS BEEN APPROVED. AQUIFER IS SUFFICIENT TO SUPPLY WATER TO 14 HOMES.</p>
N	<p>5. Surface Water Resources (quality/nondegradation, quantity/reliability, distribution, uses/rights, stormwater controls, source of community supply, community treatment, mixing zones)</p> <p>COMMENTS AND SOURCE OF INFORMATION: PHOSPHORUS BREAKTHROUGH IS GREATER THAN 50 YEARS. STORMWATER STRUCTURES WILL BE CONSTRUCTED AND MAINTAINED.</p>
A	<p>6. Vegetation and Wildlife species and habitats, including fisheries and aquatic resources (threatened, endangered, sensitive species, prime habitat, population stability, potential for human wildlife conflicts, effectiveness of postdisturbance plans)</p> <p>COMMENTS AND SOURCE OF INFORMATION: AREA IS CURRENTLY POPULATED WITH ANTELOPE. NO KNOW CRITICAL WILDLIFE OR WAERFOWL NESTING AREAS ON THE PROPERTY.</p>
N	<p>7. Unique, Endangered, Fragile, or Limited Environmental Resources (biologic, topographic, wetlands (within 1 mile), floodplains (within 1 mile), scenic rivers, natural resource areas, etc)</p> <p>COMMENTS AND SOURCE OF INFORMATION: NONE HAVE BEEN IDENTIFIED.</p>
A N	<p>8. Land Use (Waste disposal, Agricultural Lands (grazing, cropland, , forest lands, prime farmland), Recreational Lands (waterways, parks, playgrounds, open space, federal lands), Access, Commercial and Industrial Facilities (production &amp; activity, growth or decline), Growth, land use change, development activity)</p> <p>COMMENTS AND SOURCE OF INFORMATION: THE LAND WAS PREVIOUSLY USED AS RANGE LAND. THE LAND HAS NOT BEEN USED FOR ANY AGRICULTURAL PRACTICE FOR MANY YEARS. NO AGRICULTURAL LAND WILL BE TAKEN OUT OF PRODUCTION.</p>
NA	<p>9. Historical, Cultural, &amp; Archeological (sites, facilities, uniqueness, diversity)</p> <p>COMMENTS AND SOURCE OF INFORMATION: NONE HAVE BEEN IDENTIFIED.</p>
NA	<p>10. Aesthetics (visual quality, nuisances, odors, noise)</p> <p>COMMENTS AND SOURCE OF INFORMATION: THIS WILL ADD ANOTHER 15 HOMES TO THIS AREA OF BROADWATER COUNTY.</p>
A	<p>11. DEMANDS ON/ CHANGES IN ENVIRONMENTAL RESOURCES INCLUDING LAND, WATER, AIR OR ENERGY USE (need for new or upgraded energy sources, potential for recycling, etc)</p> <p>(See #8, #4, #5) COMMENTS AND SOURCE OF INFORMATION: THE ADDITION OF 15 HOMES WILL AFFECT LAND USE FROM OPEN SPACE TO RESIDENTIAL. WATER IS SUFFICIENT.</p>

Key	IMPACTS ON THE HUMAN POPULATION
N	12. CHANGES IN DEMOGRAPHIC CHARACTERISTICS (population quantity, distribution and density, rate of change) COMMENTS AND SOURCE OF INFORMATION: THE ADDITION OF 15 HOMES WILL INCREASE THE DENSITY OF THIS AREA THAT HAS SEEN MANY SUBDIVISIONS IN THE RECENT YEARS.
B	13. General Housing Conditions (quality, quantity and affordability) COMMENTS AND SOURCE OF INFORMATION: NOT KNOWN AS TO THE COST OF THE LOTS AND TYPE OF HOMES TO BE CONSTRUCTED.
N	14. Potential for Displacement or Relocation of Business or Residents COMMENTS AND SOURCE OF INFORMATION: LAND IS VACANT
N	15. Public Health and Safety (Medical services and facilities, Police, Fire Protection & Hazards (see #2), Emergency Medical Services, (see land use for waste disposal)) COMMENTS AND SOURCE OF INFORMATION: FIRE DEPARTMENT IS REQUESTING A 10,000 GALLON WATER STORAGE TANK AND WELL. BROADWATER COUNTY SHERIFF'S DEPARTMENT WILL SUPPLY LAW ENFORCEMENT. MEDICAL SERVICES WILL BE PROVIDED BY THE BROADWATER HEALTH CENTER. BOTH LAW ENFORCEMENT AND MEDICAL SERVICES ARE APPROXIMATELY 7 MILES AWAY.
B	16. Local Employment and Income Patterns (quantity and distribution of employment, economic impact) COMMENTS AND SOURCE OF INFORMATION: NOT KNOW AS TO THE CITY OF EMPLOYMENT. MOST PEOPLE WILL PROBABLY WORK IN HELENA.
N	17. Local and State Tax Base and Revenues COMMENTS AND SOURCE OF INFORMATION: SHOULD BE A BENEFIT FOR BOTH LOCAL AND STATE TAX BASE.
N	18. Effects on Social Structures and Mores (standards of Social Conduct/Social Conventions) Demand on Social Services (law enforcement, Educational Facilities ( libraries, schools colleges, universities) welfare, etc) COMMENTS AND SOURCE OF INFORMATION: WILL ADD TO THE AREA COVERED BY THE SHERIFF'S DEPARTMENT. THE HIGH SCHOOL CAN ACCOMMODATE NEW STUDENTS. THE ELEMEMENTARY SCHOOL FOR SOME GRADES IS AT CAPACITY. THE SCHOOL DISTRICT IS REQUESTING A VOLUNTARY IMPACT FEE.
N	19. Transportation Networks (condition and use of roads, traffic flow conflicts, rail, airport compatibility etc) COMMENTS AND SOURCE OF INFORMATION: THE SUBDIVISION WILL ADD APPROXIMATELY 150 TRIPS PER DAY ON SILOS ROAD AND HWY #287. NO IMPROVEMENTS ARE PROPOSED FOR SILOS ROAD OR HWY 287. ENGINEERS INDICATE THE ADDITION WILL NOT SIGNIFICANTLY AFFECT THE OPERATING EFFICIENCY OF SILOS ROAD.
N	20. Consistency with local ordinances, resolutions, or plans (conformance with local comprehensive plans, zoning or capital improvement plans) COMMENTS AND SOURCE OF INFORMATION: HAS BOTH COUNTY COMMISSIONERS AND COUNTY SANITARIAN APPROVAL.
NA	21. Regulatory Restrictions on Private Property Rights (Are we regulating pursuant to a police power? Does the Agency action restrict the use of the property beyond the minimum necessary to achieve compliance with the Act? What are the costs of such additional restrictions resulting from proposed permit conditions? Are other less restrictive ways of achieving the same goal? See your assigned legal counsel for assistance preparing this section.) Comments and Source of Information:

22. Description of and Impacts of Other Alternatives Considered:  
A. IF SUBDIVISION NOT APPROVED, NO IMPACT WOULD OCCUR  
B. IF APPROVED, PROPOSAL COMPLIES WITH ALL APPLICABLE LAWS AND RULES
23. Public Involvement: *Identify dates of meetings, comment periods, numbers of comments, etc and reference any attached responses, if any were appropriate to this project.*
24. Other Bureaus and Governmental Agencies with Jurisdiction: County Commissioners & County Health Department
25. Summary of Magnitude and Significance of Potential Impacts:
26. Cumulative Effects: No significant long term impacts with conditions (complies with all applicable laws and rules)

**Recommendation for Further Environmental Analysis:**

EIS                       More Detailed EA                       No Further Analysis

Rationale for Recommendation: No significant long-term impacts.

**EA Checklist Prepared By:**

Name: Mary Schroeder

Date: 06-09-09