

DEQ OPENCUT MINING PROGRAM
SUPPLEMENTAL ENVIRONMENTAL ASSESSMENT

APPLICANT: LHC, Inc.

COUNTY: Flathead

SITE NAME: LHC

DATE: May 2012

LOCATION: Section 25 and 26, T29N, R22W

APPROVED PERMIT #: 650

Type and Purpose of Action: Operator has applied for an amendment to refine their permit acres to match their surveyed lots and to extend the hours of operation of their concrete and asphalt plants to anytime day or night (see [FIGURE 1 – AREA MAP](#)). The adjustment in acreage would not change the actual permit area on the ground. The total permitted area would be 142 acres (see [FIGURE 2 – SITE MAP](#)).

Site Description: The 142-acre permit is directly adjacent to Stillwater Road and has been operated for many years. The operation will continue to mine to the east, to crush and wash sand and gravel, to batch concrete and asphalt and to sell products from this site. There are rural residences and subdivisions in the area, most of which are located over 2,000 feet from either the asphalt or the concrete plant. There are two other large sand and gravel operations located adjacent to this site on the north and northwest sides.

Potential Impacts and Mitigation: Use of the permit as amended would not cause substantial impacts on the physical environment and human population. Mitigating efforts to reduce aesthetic impacts include prohibition of back up alarms at night, an enclosed building for batching concrete, restricted nighttime hours for crushers, screens and the wash plant, vegetated berms and topographical separation (plants are located far below the elevation of residences). These precautions are practicable efforts to reduce noise and light for residences in the area. Proponent would be legally bound by their permit to reclaim the site to grassland, leaving a small commercial business at the present office complex. Zoning restrictions are in place by Flathead County for the 23-acre portion located south of the office complex (see [FIGURE 3 – 23 ACRE MAP](#)). No processing equipment is located within those 23 acres. The 2005 Environmental Assessment is applicable to this action (see [FIGURE 2 – 2005 EA](#)).

Prepared By: Rod Samdahl Opencut Mining Program Environmental Specialist
Name Title

Reviewed By: Chris Cronin Opencut Mining Program Supervisor
Name Title

PRIVATE PROPERTY ASSESSMENT ACT (PPAA) CHECKLIST

DOES THE PROPOSED AGENCY ACTION HAVE TAKINGS IMPLICATIONS UNDER THE PPAA?

| YES | NO | |
|-----|----|---|
| X | | 1. Does the action pertain to land or water management or environmental regulation affecting private real property or water rights? |
| | X | 2. Does the action result in either a permanent or indefinite physical occupation of private property? |
| | X | 3. Does the action deprive the owner of all economically viable uses of the property? |
| | X | 4. Does the action deny a fundamental attribute of ownership? |
| | X | 5. Does the action require a property owner to dedicate a portion of property or to grant an easement? (If answer is NO, skip questions 5a and 5b and continue with question 6.) |
| | | 5a. Is there a reasonable, specific connection between the government requirement and legitimate state interests? |
| | | 5b. Is the government requirement roughly proportional to the impact of the proposed use of the property? |
| | X | 6. Does the action have a severe impact on the value of the property? |
| | X | 7. Does the action damage the property by causing some physical disturbance with respect to the property in excess of that sustained by the public generally? (If the answer is NO, skip questions 7a-7c) |
| | | 7a. Is the impact of government action direct, peculiar, and significant? |
| | | 7b. Has the government action resulted in the property becoming practically inaccessible, waterlogged, or flooded? |
| | | 7c. Has the government action diminished property values by more than 30% and necessitated the physical taking of adjacent property or property across a public way from the property in question? |

Taking or damaging implications exist if YES is checked in response to question 1 and also to any one or more of the following questions: 2, 3, 4, 6, 7a, 7b, 7c; or if NO is checked in response to questions 5a or 5b.

If taking or damaging implications exist, the agency must comply with § 5 of the Private Property Assessment Act, to include the preparation of a taking or damaging impact assessment. Normally, the preparation of an impact assessment will require consultation with agency legal staff.

FIGURE 1 – AREA MAP

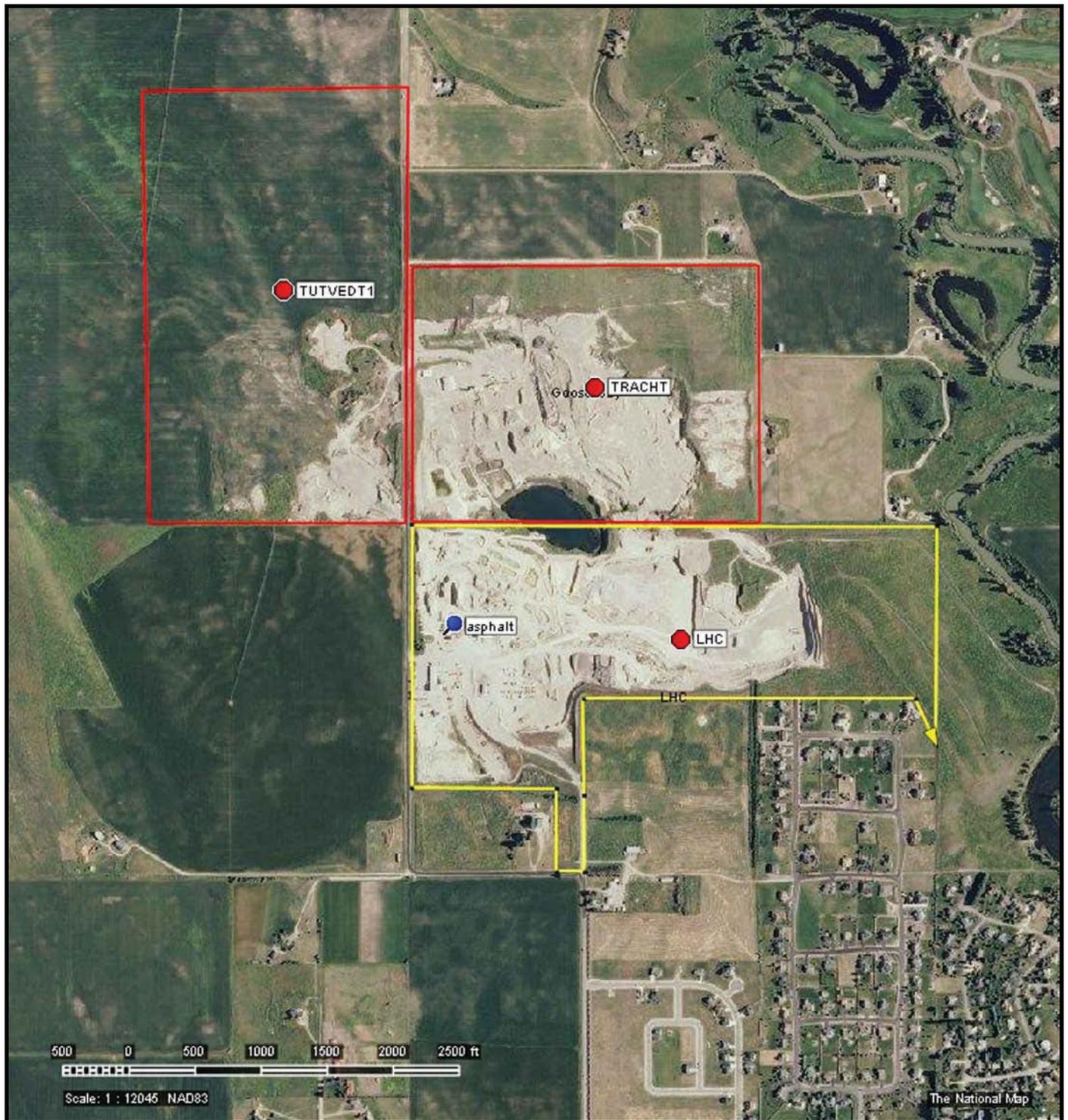


FIGURE 2 – SITE MAP



FIGURE 3 – 2005 ENVIRONMENTAL ASSESSMENT

DRAFT ENVIRONMENTAL ASSESSMENT

LHC, INC. – Kalispell Site

March 28, 2005

Project Name: Kalispell Pit, Amendment #3 **Proposed Implementation Date:** Not Available

Proponent: LHC, Incorporated

Type and Purpose of Action: LHC, Inc. has submitted an amendment to its Opencut Mining Permit to the Department of Environmental Quality (DEQ). The applicant's Kalispell Pit is located 4.5 miles northwest of Kalispell. The applicant proposes to amend its existing permit to include an additional parcel of 23 acres (see figure in Attachment 1). The total area covered by the permit would increase from 116 to 139 acres. This additional acreage would increase the volume of gravel to be removed from the gravel pit from the approved 4.5 million cubic yards to an estimated 5.25 million cubic yards. Also, the depth of mining, which is actually the difference between the elevations of the highest terrain feature to the bottom of the finished pit floor, would increase from 50 to 100 feet within the entire permit area. The date of final reclamation would be extended from 2020 to 2030 or sooner, depending on market conditions.

An additional performance bond would be posted to ensure completion of the reclamation work as required in the Plan of Operations. The new total bond would be increased from \$109,894.00 to \$125,805.00. With the exception of the above increase in area, volume, depth, final reclamation date needed for the expansion and an increase in the bond, no other changes are being proposed to the currently approved Plan.

Location: NW ¼ NE ¼, SW ¼ NE ¼ Sec. 25, SE ¼ NE ¼ Sec 26, T27N, R20W **County:** Flathead

ISSUES:

Surface water quality: Surface water quality may be directly affected by operations in the proposed parcels or indirectly through impacts from the operation to ground water discharging into the Stillwater River.

Response: All portions of the original application that included areas around Johnson Pond and the Stillwater River have been eliminated from this application and there are therefore no surface waters that would be affected by this reduced request.

Ground water quality: Ground water quality may be directly affected by operation in the proposed parcels. While it is not likely that deep aquifers would be affected, there may be some potential for impacts to the shallow perched water tables.

Response: All portions of the original application that included areas around Johnson Pond and the Stillwater River have been eliminated from this application and there are therefore no ground waters that would be affected by this reduced request.

Dust: Dust from the proposed expansions may affect residential areas as the operation moves closer to them.

Response: There would be an increase in emissions of particulate matter. Dozers, loaders, crushers and trucking equipment typically cause dusty conditions in disturbed soil sites. Dust would be controlled around the site by water truck or sprinklers. Crushers are regulated for emissions and the equipment used must be tested and approved.

The DEQ Air Resources Management Bureau (ARMB) sets opacity limitations on crushing/screening

operations and requires them to perform a method 9 (opacity) test. The ARMB also conducts inspections to ensure that all sources comply with their permits (all permit limitations and conditions). The ARMB does not, however, require this industry (portable crushing/screening facilities which are considered minor sources of emissions by industrial standards and have potential emissions of less than 100 tons per year of any pollutant) to conduct any continuous emissions monitoring. The source is required to comply with both state and federal ambient air quality standards. LHC holds air quality permits for the crusher and for general operations.

Asphalt plant: Residents at the nearby subdivisions are concerned about the asphalt plant at the existing permit area. Concerns include the chemicals and odors released during the operation of an asphalt plant. Residents feel that the odors would prevent people from leaving windows open or doing outdoor activities in their yards while the plant was in operation. They are also concerned that the chemicals released by an asphalt plant might be harmful or exacerbate existing health conditions.

Response: LHC does have an asphalt plant at its existing operation. DEQ requires that asphalt plants and cement plants obtain an air quality permit; LHC holds an air quality permit for that facility. However, some items of public concern are not addressed by air quality permit requirements. DEQ cannot impose requirements stricter than that defined by its regulations unless a permit applicant requests that be done. Some of the items that are of concern are not subject to regulation by DEQ.

The ARMB requires permits for asphalt plants that have a potential to emit more than 15 tons per year (TPY) of any airborne pollutant, other than lead (Montana Rules - ARM 17.8.743(1)(b)). The lead permitting threshold is 5 TPY for new sources and 0.6 TPY for modified sources (ARM 17.8.743(1)(a)).

The ARMB writes permits for asphalt plants. Generally, the ARMB establishes permit limitations on facility production and/or hours of operation of the equipment to minimize emissions. The use of such limitations to regulate the criteria pollutants (total particulate matter (PM), particulate matter with an aerodynamic diameter of 10 microns or less (PM₁₀), oxides of nitrogen (NO_x), volatile organic compounds (VOC), carbon monoxide (CO), and oxides of sulfur (SO_x)) also minimizes the amount of hazardous air pollutant (HAP) emissions. The facility used may also use pollution controls that could further reduce emissions, and pollution control equipment may be specified as an operational requirement in the permit.

The amount of HAP's from an asphalt plant can be calculated by using the U.S. Environmental Protection Agency's emission factors for batch mix and drum mix asphalt plants (currently AP-42, Table 11.1-9 through Table 11.1-16). Using these tables, the calculation of HAP's is based upon the amount of product a facility is allowed to produce and the method through which the product is generated.

Montana's standards for acceptable emissions are health-based standards and comply with federal guidelines. Asphalt plants that are permitted with the state are permitted in the manner described above and typically generate relatively small amounts of HAP's in relation to the corresponding major source threshold. The major source threshold for HAP's in the Federal Clean Air Act, section 112(a)(1), is defined as 10 tons per year or more of any HAP's or 25 tons per year or more of any combination of HAP's.

The operator is required to meet both the testing and operational requirements of his air quality permit. ARMB may require additional testing. The potential penalty for a violation is \$10,000 per day per violation. ARMB performs inspections of these facilities and may initiate enforcement action on those facilities that are in violation of the air quality rules and standards contained in their air quality permits.

Aesthetics: Aesthetics may be directly affected by expanding the mine operation into the proposed parcels as operations in those areas would be highly visible from adjacent residential areas and roads.

Response: All portions of the original application that included areas around Johnson Pond, the Stillwater River and the subdivisions nearby have been eliminated from this application, and therefore adverse impacts to aesthetics are unlikely to be increased to a great degree.

Noise and hours of operation: People are concerned about extended daily hours of operation, and operating the site on weekends and on holidays.

Response: There are no limits proposed for the hours of operation for the site. Although DEQ suggested LHC restrict operation of noisy equipment such as crushers from 7 a.m. through 7 p.m. Monday through Friday in June 2003, LHC has not formally incorporated those restrictions into its approved permit. Noise levels generated by a crusher, asphalt plant, dozers, loaders and truck traffic hauling to off-site projects at the pit are generally within the range of 60 to 90 decibels measured on-site, decreasing with distance.

Limitations on hours of operation generally imposed by the state in cases where operations are in close proximity to residential areas are 7 a.m. to 7 p.m. Monday through Friday for all activities. Provisions allow for extended hours of operation from 6 a.m. to 10 p.m. 7 days a week for up to 15 consecutive days for special projects but each period of extended hours must be separated by at least 30 days. DEQ will require these limitations on hours and days of operations by LHC on this permit; these limitations would apply to the entire operation.

Property values: People are concerned about a potential drop in market value of their residential properties when a sand and gravel operation is implemented or expanded adjacent to them.

Response: Sale or market value of adjacent property may be negatively affected by the presence of a new gravel pit or the expansion of an existing pit, as is proposed, but, under the Opencut Mining Act, DEQ has no authority or jurisdiction over property value issues.

The Legislature has specifically limited DEQ's authority to issues relating to taxable value. Under Montana law, an administrative agency, such as DEQ, has only those powers granted to it by the Legislature through enactment of statutes. The Legislature has given DEQ two means of mitigating the effects of gravel operations on adjacent property. First, DEQ has authority to protect air quality; to minimize noise and visual impacts to the degree practicable through use of berms, vegetation screens, and limits on hours of operation; and to otherwise prevent significant physical harm to adjacent land. Second, in order to protect and perpetuate the taxable value of property, land on which operations are completed must be graded and revegetated. The State contracted for a study to determine "whether the existence of a gravel pit and gravel operation impacts the value of surrounding real property." The study is entitled: "Gravel Pits: The Effect on Neighborhood Property Values," by Phillip J. Rygg, MAI, Appraisal Research Group, Kalispell, Montana, February 1998. Rygg's study involved some residential property near two gravel operations in the Flathead Valley. He concluded that these measures were effective in preventing decrease in taxable value of those lands surrounding the gravel pits. In his review of the study, Jim Fairbanks, Region 3 Manager of the Montana Department of Revenue, Property Assessment Division said:

"In the course of responding to valuation challenges of ad valorem tax appraisals, your reviewer has encountered similar arguments from Missoula County taxpayers regarding the presumed negative influence of gravel pits, BPA power lines, neighborhood character change, and traffic and other nuisances. In virtually ALL cases, negative value impacts were not measurable. Potential purchasers accept newly created minor nuisances that long-time residents consider value diminishing."

Many residences have been constructed in the vicinity of the gravel pit and its related facilities. A crushing and asphalt batching facility has the possibility of reducing the attractiveness of home sites to potential homebuyers seeking a quiet, rural/residential type of living environment. This expansion could affect the marketability of existing and future homes, and therefore cause a reduction in the

number of interested buyers and may reduce the number of offers on properties for sale. This reduction in property turnover could lead to a loss in realtors' fees, but should not have any long-term effect on taxable value of property. If homeowners believe their property values are decreased because of a gravel operation, they may appeal to the County and the State for tax adjustment. There is a performance bond in place that would allow DEQ to reclaim the land under permit if the operator is unable to do so, which would protect taxable value. DEQ is required by law to see that the work is done, as specified in the Plan of Operation.

| IMPACTS ON THE PHYSICAL ENVIRONMENT | |
|---|---|
| RESOURCE | POTENTIAL IMPACTS AND MITIGATION MEASURES |
| <p>1. GEOLOGY AND SOIL QUALITY, STABILITY AND MOISTURE: Are fragile, compactible or unstable soils present? Are there unusual geologic features? Are there special reclamation considerations?</p> | <p>The proposed mine is located in rolling agricultural terrain pockmarked by occasional glacial potholes below the eastern foothills of the Salish Mountain Range. The deposit consists of glacial debris overlying deeper valley bedrock. The expanded mining operation would remove an additional 750,000 cubic yards of material from this area.</p> <p>The topography would be altered by the removal of this material. The mine area would be lowered to the approximate level of the existing wash plant and the slopes would left at a 3:1 grade. The topsoil is approximately 6 inches thick and the underlying clayey subsoil averages about 6 inches thick.</p> |
| <p>2. WATER QUALITY, QUANTITY AND DISTRIBUTION: Are important surface or groundwater resources present? Is there potential for violation of ambient water quality standards, drinking water maximum contaminant levels, or degradation of water quality?</p> | <p>The general area has many glacial potholes or ponds; one borders the existing permit on the north side. The pond that borders the permit is fed primarily by LHC's wash plant and to a lesser extent by Nupac, who shares ownership of the pond. A small pothole is located south of the proposed 23-acre parcel at the southwest corner of the permit area.</p> <p>There are 17 water wells registered in section 25, with an average depth of 198 feet, average static water level of 75 feet and with an average yield of 248 gallons per minute (gpm). There are 19 water wells registered in section 26, with an average depth of 225 feet, average static water level of 111 feet and with an average yield of 89 gpm. The wells in this area are a mix of domestic drinking water, irrigation and stockwater wells and public water supplies. These wells are relatively deep, and they have good yields. The water wells in the area are drilled into deeper aquifers and grouted past the shallow perched water table, which surfaces in many of the potholes. The perched water table appears to be (+/-) 20 feet deep in some areas and probably contributes to temporary springs along the Stillwater River.</p> <p>Special precautions have been taken to minimize possible contamination of the ground water. All bulk fuel is stored at the existing facility near the LHC office complex along Stillwater Road, and this amendment contains no plans to locate fuel storage on the area to be added to the permit. Portable equipment with fuel tanks such as dozers, loaders, and trucks would be operating in various places throughout the new area. Any accidental spills or leaks from equipment would be excavated and disposed. No waste or trash would be disposed of at the site.</p> <p>With these precautions, the quality and quantity of the ground and</p> |

| | |
|--|--|
| <p>3. AIR QUALITY: Will pollutants or particulate be produced? Is the project influenced by air quality regulations or zones (Class I airshed)?</p> | <p>surface water should not be adversely impacted.</p> <p>The site is not within a Class I airshed.</p> <p>Air quality would continue to be degraded at times and there would be an increase in particulate matter during times of operation. Dozers, loaders, crushers, asphalt plants, and trucking equipment typically cause dusty conditions in disturbed soil sites. Air quality conditions should not change much over that created by the existing operation, but would continue for a longer period of time with an increased mine life.</p> <p>Fugitive dust is that which blows off the pit floor, stockpiles, gravel roads, farm fields, etc., and is regulated by the Air Resources Management Bureau (ARMB). It is considered to be a nuisance but not considered to be harmful to health. It is regulated at mine sites (but not roads or fields) by gauging opacity - measuring visibility through the dust plume. The ARMB also conducts inspections to ensure that all sources comply with their permits (all permit limitations and conditions). The ARMB does not, however, require this industry (portable crushing/screening facilities which are considered minor sources of emissions by industrial standards and have potential emissions of less than 100 tons per year of any pollutant) to conduct any continuous emissions monitoring. The source is required to comply with both state and federal ambient air quality standards.</p> <p>The crusher has a water bar to help control the dust generated by the crushing of rocks. LHC uses and would continue to use a water truck to help control dust within the permit area. LHC may also apply dust abatement chemicals and would pave the new haul road. The topsoil and overburden berms would be vegetated to minimize both air and water erosion.</p> <p>Air quality permits are required on all of the processing equipment before installment. Machinery, such as generators, crushers and asphalt plants, are individually permitted for allowable emissions. LHC holds a permit for the crusher, asphalt plant, and for general operations. Best Available Control Technology (BACT) is the usual standard applied. Thus, the crusher is equipped with water spray bars that use about 500 gal/day, while the asphalt plant is equipped with a bag house or other pollution control equipment to keep it in compliance with its individual permit. All air quality laws and rules have been followed in the permitting of the onsite equipment.</p> <p>Hot mix (asphalt) plants are operated seasonally between April and October usually. Asphalt is produced and laid when temperatures are above freezing and the ground is not frozen. The steam (water) part of the plume from the asphalt plants is not regulated because it dissipates rapidly due to the seasonally warm temperatures. LHC would continue to operate its asphalt plant as it has under the existing permits.</p> <p>Cumulative: There are several existing sand and gravel operations within 5 or 6 miles of the proposed operation. Dust and odors from these pits have contributed somewhat to a decline in overall air quality,</p> |
|--|--|

| | |
|---|---|
| | <p>especially during the hot, dry summer months when businesses are most active. However, the general increase in residential and business use in the area has contributed to this decline as well. A substantial increase in small car and light truck traffic on private driveways and unpaved roads has caused a substantial amount of particulates to enter the air in the general area surrounding the pit. Historic use of the agricultural land in the area by plows, discs, seed drills, swathers, combines, bailers, etc. has always contributed to the dusty conditions in the area during summer months, and there are no requirements for farmers and ranchers to control and reduce dust and odor emissions created by these activities.</p> |
| <p>4. VEGETATION COVER, QUANTITY AND QUALITY: Will vegetative communities be permanently altered? Are any rare plants or cover types present?</p> | <p>There are no known rare or sensitive plants in the site area. Vegetation consists of pasture grasses and covers 95% of the ground.</p> |
| <p>5. TERRESTRIAL, AVIAN AND AQUATIC LIFE AND HABITATS: Is there substantial use of the area by important wildlife, birds or fish?</p> | <p>Although the area is used primarily for pasture and hay production, it also supports populations of deer, elk, bears, rodents, song birds, coyotes, foxes, raptors, insects, and various other animal species. Population numbers for these species are not known. The riparian areas along the river and the pit lake or oxbow to the east of the permit area probably support more wildlife than the adjacent and nearby farmland areas.</p> |
| <p>6. UNIQUE, ENDANGERED, FRAGILE OR LIMITED ENVIRONMENTAL RESOURCES: Are any federally listed threatened or endangered species or identified habitat present? Any wetlands? Species of special concern?</p> | <p>Site evaluations have not revealed any endangered or threatened plant or animal species in the immediate vicinity of the proposed expansion sites.</p> |
| <p>7. HISTORICAL AND ARCHAEOLOGICAL SITES: Are any historical, archaeological or paleontological resources present?</p> | <p>Although there are cultural values in the general area, this site has been previously disturbed by modern man, thus destroying the integrity of resources that may have existed. A surface reconnaissance did not discover any cultural, historical or archeological resources in the proposed expansion area. LHC would give appropriate protection to any sites or artifacts discovered in the proposed expansion areas. If significant resources are found, the operation would be routed around the site of discovery for a reasonable time, until salvage could be conducted. The State Historic Preservation Office would be promptly notified.</p> |
| <p>8. AESTHETICS: Is the project on a prominent topographic feature? Will it be visible from populated or scenic areas? Will there be excessive noise or light?</p> | <p>The site is located in a scenic, but not a unique area. The area within the viewshed to the south and east has generally been a quiet, rural/residential area that has undergone some increasing residential development in the recent past. Several residences lie just south and southeast of the proposed 23-acre additional parcel .</p> <p>There would be a deterioration of aesthetics while the operation is underway within the existing permitted area as well as in the proposed expansion area. The expansion site is visible from homes and roads in the surrounding area.</p> |
| <p>9. DEMANDS ON ENVIRONMENTAL RESOURCES OF LAND, WATER, AIR OR ENERGY: Will the project use resources that are limited in the area? Are there other activities nearby that will affect the project?</p> | |
| <p>10. IMPACTS ON OTHER ENVIRONMENTAL RESOURCES: Are there other studies, plans or projects on this tract?</p> | |

| IMPACTS ON THE HUMAN POPULATION | |
|---|--|
| RESOURCE | POTENTIAL IMPACTS AND MITIGATION MEASURES |
| 11. HUMAN HEALTH AND SAFETY: Will this project add to health and safety risks in the area? | |
| 12. INDUSTRIAL, COMMERCIAL AND AGRICULTURAL ACTIVITIES AND PRODUCTION: Will the project add to or alter these activities? | There are two smaller gravel operations located just north of LHC, Inc.'s Kalispell Pit permit area. Pack and Company has an approved 120-acre mine immediately north of LHC. Bruce Tutvedt has a 41.5-acre mine northwest of LHC and immediately west of Pack's operation (See figure in Attachment 2). |
| 13. QUANTITY AND DISTRIBUTION OF EMPLOYMENT: Will the project create, move or eliminate jobs? If so, estimated number. | No changes in employment would occur. LHC would use the same workers to mine the expansion area after the existing permitted area is mined out. |
| 14. LOCAL AND STATE TAX BASE AND TAX REVENUES: Will the project create or eliminate tax revenue? | The proposed expansion would not create any new tax revenue. The expansion would allow tax revenues generated by the existing operation to continue when mining moved from the currently permitted area into the new areas. |
| 15. DEMAND FOR GOVERNMENT SERVICES: Will substantial traffic be added to existing roads? Will other services (fire protection, police, schools, etc) be needed? | <p>Traffic levels from the Kalispell Pit would remain the same. However, traffic would continue for a longer duration than previously permitted. Access to the operation has changed to a safer approach via the new haul road that was constructed on land included in the 23-acre southern expansion parcel.</p> <p>The need for government services would not change, although DEQ would be required to inspect the operation for a longer period of time before the site is reclaimed than would have been required under the existing permit. Inspections of this operation would continue to be done in conjunction with other operations in the area.</p> |
| 16. LOCALLY ADOPTED ENVIRONMENTAL PLANS AND GOALS: Are there State, County, City, USFS, BLM, Tribal, etc. zoning or management plans in effect? | The west tract is zoned as AG-10, which requires a Conditional Use Permit from Flathead County. |
| 17. ACCESS TO AND QUALITY OF RECREATIONAL AND WILDERNESS ACTIVITIES: Are wilderness or recreational areas nearby or accessed through this tract? Is there recreational potential within the tract? | <p>Stillwater Road borders the western edge of the permit area and the 23-acre parcel to be added to the permit area. There are no public fishing access points to the river near the permit area or its proposed parcels for expansion.</p> <p>Highway 93 runs north-south approximately ½ mile east of the permit area. Many visitors to the area drive along Highway 93 as they go to and from Glacier National Park and other various recreational sites located in the Flathead National Forest in the surrounding mountains. There will be no impact to the highway or nearby recreational areas from the expansion of the Kalispell Pit.</p> |
| 18. DENSITY AND DISTRIBUTION OF POPULATION AND HOUSING: Will the project add to the population and require additional housing? | The proposed expansion would not add to the population in the Kalispell area or require the construction of additional housing. |
| 19. SOCIAL STRUCTURES AND MORES: Is some disruption of native or traditional lifestyles or communities possible? | |
| 20. CULTURAL UNIQUENESS AND DIVERSITY: Will the action cause a shift in some | |

| | |
|---|--|
| unique quality of the area? | |
| 21. OTHER APPROPRIATE SOCIAL AND ECONOMIC CIRCUMSTANCES: | |

22. Alternatives Considered:

A. Denial: The pit would not be permitted to expand and impacts from mining would not continue to occur at this location. The owner of the gravel resource would be denied full utilization of his property at this time.

B. Approval of the application with mitigating conditions: The Plan of Operation and approval conditions have been written with mitigating conditions including limitations on the hours of operations, water protection, soil salvage and full reclamation.

23. Public Involvement, Agencies, Groups or Individuals contacted: State Historic Preservation Office, Montana Heritage Program, Flathead County Planning for zoning. A Scoping Document was sent to local residents for comments through September 24, 2004. All issues raised have been paraphrased, responded to and listed above.

24. Other Governmental Agencies with Jurisdiction, List of Permits Needed: Montana Department of Environmental Quality for Air Quality Permit; Mine Safety and Health Administration for safety permit.

25. Magnitude and Significance of Potential Impacts: Impacts are unlikely to be significant on the general environment because of the scope and location of the project, the lack of significant or threatened wildlife or habitat, and because of the mitigation measures placed in the Plan of Operations and conditions of approval.

26. Regulatory Impact on Private Property: The analysis conducted in response to the Private Property Assessment Act indicates that no impact is expected on the applicant regarding the use of his private property.

27. References Cited: Rygg, Phillip J. 1998. Gravel Pits: The Effect on Neighborhood Property Values. MAI, Appraisal Research Group, Kalispell, Montana.

28. Recommendation for Further Environmental Analysis:

EIS More Detailed EA No Further Analysis

29. EA Checklist Prepared By:

Kathleen Johnson Title: Environmental Impact Specialist

30. EA Checklist Reviewed By:

Rod Samdahl Title: Opencut Mine Reclamation Specialist

Jerry Burke Title: Opencut Program Supervisor

Approved By:

Neil Harrington, Energy and Industrial Minerals Bureau Chief

Date

FIGURE 3 – 23 ACRE MAP

