

In Reply Refer to  
1950 (0110)

Date: Sept 1, 2022

**Dear Interested Party:**

The USDA Forest Service (USFS) Flathead National Forest (FNF or Forest) is proposing the **Holland Lake Lodge Facility Expansion** project to repair the existing historic lodge and improve or replace facilities to provide modern amenities. Holland Lake Lodge operates under the authority of a Resort/Marina Term Special Use Permit (USFS Authorization ID: SWA 456), with the USFS. The USFS may authorize Holland Lake Lodge, Inc. to implement these improvements. All activities would occur within the existing 15 acre permitted area.

Based on a preliminary assessment, intentions are to categorically exclude the proposed project from documentation in an environmental impact statement or an environmental assessment under 36 CFR 220.6(e)(22): *Construction, reconstruction, decommissioning, or disposal of buildings, infrastructure, or improvements at an existing recreation site, including infrastructure or improvements that are adjacent or connected to an existing recreation site and provide access or utilities for that site. Recreation sites include but are not limited to campgrounds and camping areas, picnic areas, day use areas, fishing sites, interpretive sites, visitor centers, trailheads, ski areas, and observation sites. Activities within this category are intended to apply to facilities located at recreation sites managed by the Forest Service and those managed by concessioners under a special use authorization.*

**Introduction:**

The Holland Lake Lodge (HLL) operates under special use permit from the Forest. The Forest proposes to authorize HLL to replace, upgrade, and expand public services at Holland Lake. The proposed improvements are specifically identified in the accepted HLL Master Development Plan (MDP) dated April 15, 2022. All improvements would be confined to the special use permitted area which includes the Holland Lake wastewater system and spray field (Figure 2).

Holland Lake Lodge currently consists of the old lakefront lodge (Old Lodge), a gift shop, six cabins and manager's cabin. In total, the property can accommodate 50 overnight guests, 12 employees, and the General Manager.

Facility improvements are aligned with the goals and benefits detailed in the accepted HLL MDP including:

- Improving accommodations, food and beverage service, and infrastructure at HLL to serve increased public demand for outdoor activities in the Swan Valley.
- Improving fire safety and cure deferred maintenance so HLL can operate safely and efficiently for decades to come.
- Promoting non-motorized watersports and swimming by installing seasonal floating docks and expanding equipment rental.
- Offering educational information to visitors on local wildlife, heritage and cultural resources, and hiking trail opportunities.
- Providing up to 25 new jobs.

## **Project Area Description:**

Holland Lake Lodge is located in Missoula County, approximately 11 miles south of Condon, accessed from Holland Lake Road. The HLL permit area includes use of 15 acres of NFS lands adjacent to Holland Lake. The project area is located at: Township 20 North; Range 16 West; Section 35 (SE¼ of NW¼ and NE¼ of the NW¼; Figure 1).

## **Purpose and Need for Action:**

Holland Lake Lodge facilities are inadequate for both current and projected future public demand. The existing structures are slowly deteriorating. The Old Lodge is in need of exterior repairs, cabins are generally in a poor condition, unwinterized, and without foundations or modern conveniences, the gift shop is structurally compromised due to rotting timbers, and the barn is unsafe for use. Additionally, the maintenance shed, and watersports storage buildings are neither watertight nor structurally sound.

Due to an increase of people visiting and living in the Swan and Flathead Valleys, it is desirable to upgrade public facilities and enhance access to the outdoors in areas of the Flathead National Forest designated for focused recreation activities.

Increased use is also occurring at the adjacent USFS East Holland Lake Connector Trailhead. This increase in use is creating a situation in which users park along the Holland Lake Road because there is no longer room in the existing trailhead parking area. Additionally, the existing vault toilet is no longer adequate to handle the amount of use it experiences. This situation may be causing additional resource concerns as users find alternative options.

Improvements at the Holland Lake Lodge and the East Holland Lake Connector Trailhead would offer the opportunity to satisfy some of the increased demand for outdoor recreation on public lands in the Swan and Flathead Valleys (Figure 2 & Figure 3).

Holland Lake is identified by the Flathead National Forest Land Management Plan as a Management Area 7 - Focused Recreation ([USDA 2018](#)). The improvements proposed at Holland Lake Lodge align with recreation uses permitted in Management Area 7. Focused Recreation Areas typically include public recreation areas at or near a lake, large campground, developed ski area or year-round resort. Recreation in these areas is already occurring and is often enhanced by further development to increase public access and benefit local economies.

## **Proposed Activities:**

The project proposal is comprehensive of all improvements in the MDP. Tentative project implementation is scheduled to begin 2023 with full project implementation anticipated in one to five years (2024-2028). Holland Lake Lodge would initially be operated during the summer season, approximately May 15 to October 15. All new buildings would be winterized in anticipation of sufficient demand to operate during winter season, approximately November 20 to January 15 annually.

Proposed expansion would provide overnight accommodations for up to 156 guests. Staff housing for up to 12 employees and five recreational vehicle spaces for employees equipped with electrical and sewer hookups. The HLL General Manager in the Manager's residence would remain on site unaltered in its current location (Figure 3).

Further detail on proposed activities may be found in the Holland Lake Lodge Master Development Plan (MDP; Table 1: Proposed Improvements, Figure 3: Proposed Site Plan, Figure 4: Proposed Utility Plan). Additional details regarding preliminary project design criteria may be found in Appendix A and Holland Lake Lodge Operating Practices may be found in Appendix B.

Proposed expansion of the East Holland Lake Connector Trailhead would include expanding the parking area to provide for additional vehicles and upgrades to existing vault toilet or an additional vault toilet.

### Removal of Dilapidated Structures

Demolish and remove multiple structures including the gift shop, five cabins, storage shed, watersports shed, and sauna/massage buildings.

### Repair Existing Structures

Repair and provide maintenance to the Old Lodge, Manager's Cabin and Barn.

### Construction of New Structures

New constructed facilities would include:

1. Bob Marshall Lodge (28 rooms, two-story, 13,000 square feet)
2. 10 lake cabins (650 square feet each)
3. 16 smaller studio cabins (250 square feet each)
4. New Welcome Center (2,000 square feet, single-story building) for check in and retail
5. The Mission Mountains Restaurant (3,000 square feet) would be constructed adjacent to the Old Lodge, separated by a breezeway. The proposed Mission Mountains Restaurant would have indoor seating capacity for 100 guests. Outdoor seating would also be available for an additional 30 guests when the weather allows for it. The new kitchen will be designed to serve three times as many meals as the current kitchen.
6. Small watersport building (400 square feet)
7. New support buildings which would include a maintenance building (2,000 square feet) and employee housing (2,000 square feet)

### Upgrade Infrastructure

1. Water Systems
  - a. Two new potable groundwater wells would be established to satisfy upgraded Montana Department of Environmental Quality (DEQ) water quality standards for public water systems. Anticipated ground disturbance width (approximately 24 inches) and depth (approximately 100 feet).
  - b. The two existing potable water wells would be used for irrigation and/or fire suppression.
2. Wastewater Systems
  - a. Wastewater connections to new buildings would be installed. Anticipated ground disturbance includes 36-48 inch deep and 12-16-inch-wide trenching.
  - b. Larger sewage holding tanks would be installed to increase capacity. Anticipated ground disturbance would be determined by the size of new tanks.
  - c. Wastewater line from HLL to sewage lagoon would be replaced with new line having increased capacity. Anticipated ground disturbance includes 36-48 inch deep and 12-16-inch-wide trenching.
  - d. Wastewater would be conveyed to the existing Holland Lake Wastewater Facility.
  - e. Holland Lake Lodge would be responsible for operation of the Holland Lake Wastewater Facility including improvements and upgrades, annual operation, maintenance costs and system repairs. HLL would take over responsibilities from the USFS at a time of mutual agreement. Maintenance and upgrade responsibilities shall include:
    - i. Ensure accurate flow data for both HLL and the USFS campground, which may include upgrading the wastewater flow meters and / or installation of a Supervisory Control and Data Acquisition system.

- ii. Based on flow data and need:
      - 1. holding tank storage capacity may be increased prior to discharge into lagoon.
      - 2. wastewater pumps may be upgraded, and force main size may be increased to accommodate additional flow capacity.
      - 3. a new wet well or additional holding tanks may be installed in the lodge area.
      - 4. a third lagoon or enlarge the existing lagoons may be installed.
    - iii. Lagoon liner may be repaired, and any exposed liner covered above the water level.
    - iv. Lagoon sludge depth would be inspected, and sludge removed if necessary
    - v. Pump holding tanks would be monitored and inspected on a regular basis.
    - vi. Backup electrical power generators would be installed for water supply and for wastewater pumps at HLL in concurrence with the proposed HLL upgrades.
    - vii. All required federal, state, and local permits and approvals would be obtained prior to work.
- 3. Electrical Service Systems
  - a. Underground electric service lines would be installed within the permit area to structures. Anticipated ground disturbance includes 36-48 inch deep and 12-16-inch-wide trenching.
  - b. A generator would be installed as backup electrical service for all primary systems.
  - c. Solar photovoltaic systems may be used for the Bob Marshall Lodge and Maintenance Building.
  - d. Six or more electric vehicle charging stations would be installed to support electric and plug-in hybrid vehicles.
- 4. Fiber Optic Internet Service
  - a. Underground fiber optic service line within the road utility telephone communications would be installed in the right-of-way adjacent to Forest Service Road #44 from Highway 83 to HLL and within the permit area to structures. Anticipated ground disturbance includes 36-48 inch deep and 12-16-inch-wide trenching. Trenchless methodologies would be used if feasible.
- 5. Road and Parking Areas
  - a. Driveway access to parking areas (75,418 square feet; 1.7 acres) would be constructed of gravel and crushed rock.
  - b. Non-motorized pathways to provide accessible routes to buildings, improve connectivity to public trails, and USFS campground (19,198 square feet; 0.44 acres) would be constructed of gravel and crushed rock.
- 6. Sanitation and Garbage Disposal
  - a. Bear and vermin resistant garbage and recycling containers would be installed in multiple locations for daily emptying.
  - b. Garbage and recycling collection would be centralized at a bear-resistant site adjacent to the maintenance building for weekly pickup and off-site disposal.
- 7. Non-Motorized Boat and Swimming Docks
  - a. One non-motorized watersport equipment boat dock would be installed along the shoreline.
  - b. Two swimming docks would be installed in Holland Lake.

### Vegetation Management

Douglas Fir, Lodgepole Pine, Western Larch, and Grand Fir trees would be removed. Tree removal is primarily proposed in areas of the HLL roadway and parking areas and USFS trailhead expansion. Selective thinning and pruning would be conducted to reduce fuels and improve view corridors.

### Expansion of East Holland Lake Connector Trailhead

The East Holland Lake Connector Trailhead parking area would be expanded up to three acres. Barriers such as boulders or buck and rail fence would be installed to designate the parking area. Hitching rails would be installed to accommodate pack and stock users. The existing vault toilet may be replaced, or an additional vault toilet may be added.

### Facilitate Hiker Access

Construct, improve and sign three pedestrian trails. One trail would be constructed from the USFS Holland Lake campground to the HLL. A second trail would be constructed from the campground towards Holland Lake Road near the HLL facility entry. A third trail would be constructed from the HLL to the East Holland Lake Connector Trailhead. These new trails would be gated at the permitted boundary and would provide hikers safe access the Lodge or the Trailhead without having to walk along the Holland Lake Road.

### Land Disturbance

Anticipated land disturbances include tree removal for new construction and parking (HLL and trailhead), dirt removal to level parking areas (HLL and trailhead), utility trenching to new buildings, trenching for foundations and footings, site grading and berming, drilling of two water wells, and temporary vehicle access for site work. Equipment use may include dozers, backhoes, graders, excavators, trenching machines, dump trucks, handtools (shovels, rakes), and other miscellaneous tools and equipment as needed.

## **Public Meeting**

The Flathead National Forest, Swan Lake Ranger District, will be hosting a public meeting at **Holland Lake Lodge, 1947 Holland Lake Lodge Rd, Condon, MT 59826** about the HLL Expansion Project on **Thursday, September 8<sup>th</sup>, 2022 from 5:00-7:00 pm MST**. The purpose for this public meeting is to engage in information sharing with the public on project activities and to answer questions.

## **How to Submit Comments During Scoping**

Comments on the project are **due by September 21, 2022**. Comments received in response to this solicitation, including names and addresses of those who comment, will be considered part of the public record for this project and may be released under the Freedom of Information Act. A comment form is included with this letter.

Due to the large amounts of research available, if you cite literature in your comments, please provide us with a complete bibliography and a copy of the referenced materials.

The following options are available for submitting comments:

1. **Electronic comments** must be submitted through the project webpage at <https://www.fs.usda.gov/project/?project=61746>. On the right side of the project webpage there is a box "Get Connected" click on the 'Comment/Object on Project' link to submit your comment. An automated response will confirm your electronic submission was received. If you do not receive this automated response, then your comment was not received. Acceptable formats for

electronic submission are text or html email, Adobe portable document format (PDF), and formats viewable in Microsoft Office applications (e.g. Word).

2. **Hardcopy comments** can be mailed or hand-delivered:

**Mail or Hand Deliver**

U.S. Forest Service, Swan Lake Ranger District  
Attn: Shelli Mavor (Holland Lake Lodge)  
200 Ranger Station Road  
Bigfork, MT 59911

3. **Fax comments** to (406) 837-7522. Cover page needs to include “Comments for Holland Lake Lodge, Attn: Shelli Mavor.”

Information about the project may be found at <https://www.fs.usda.gov/project/?project=61746>.

Thank you for taking the time to review the actions proposed for this project. If you have any questions, please contact Shelli Mavor, Project Lead, [michele.mavor@usda.gov](mailto:michele.mavor@usda.gov).

Sincerely,

Kurtis E Steele  
Flathead National Forest Supervisor

Figure 1. General Location of the Holland Lake Lodge on the Swan Lake Ranger District, Flathead National Forest

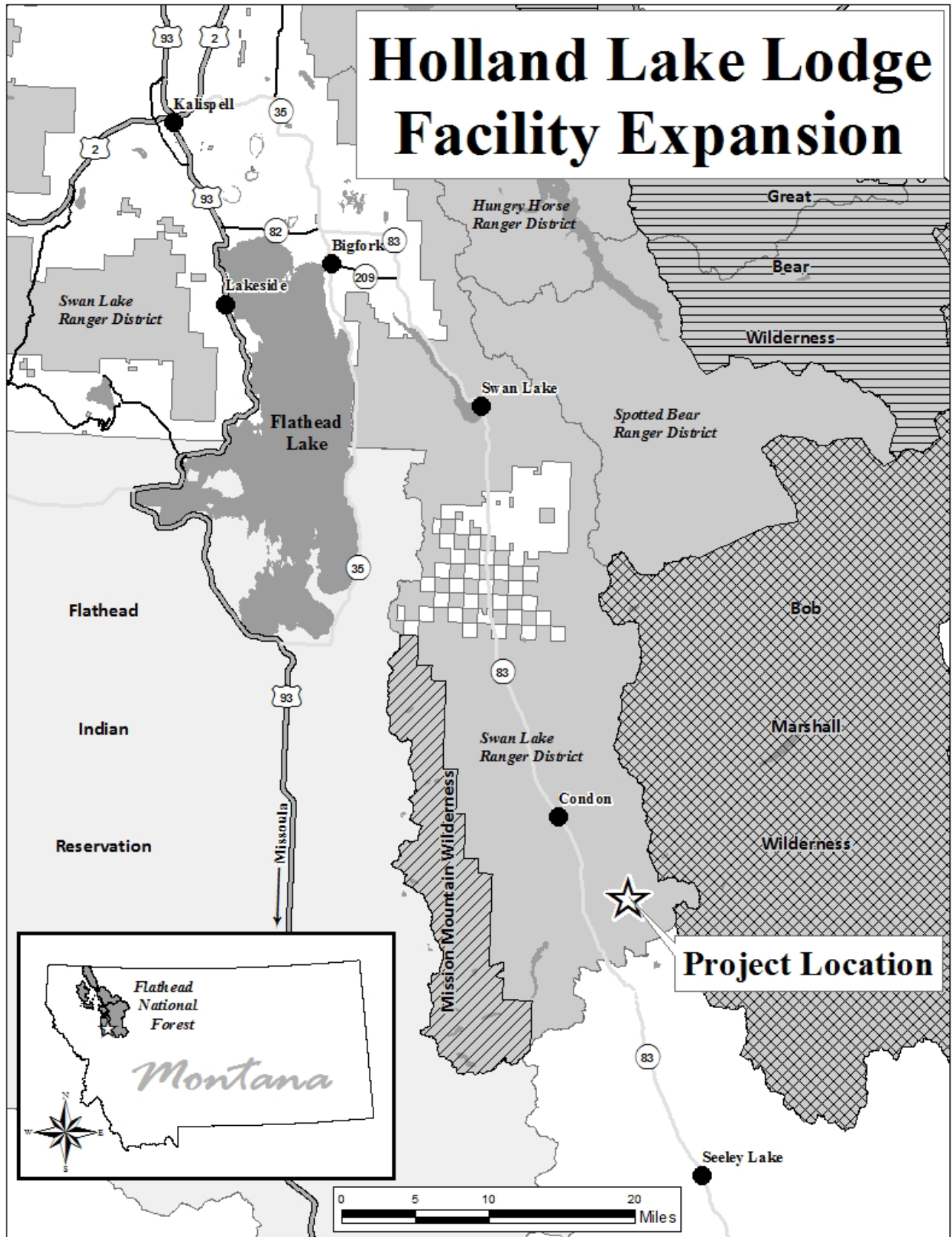


Figure 2. Holland Lake Lodge permit area and Proposed Trailhead Expansion

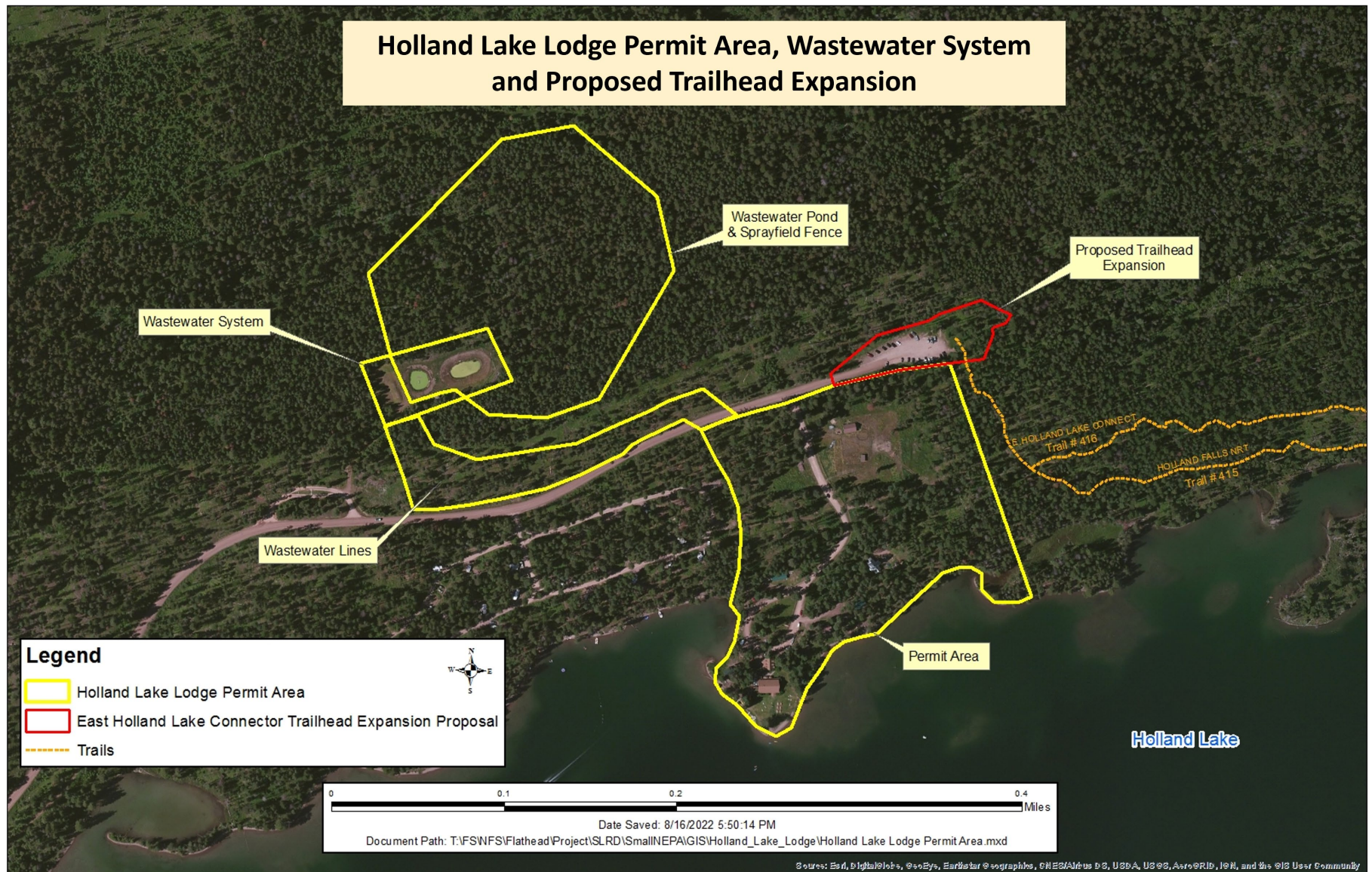




Figure 3. Proposed Holland Lake Lodge Facility Expansion Site Plan.



## **APPENDIX A – DESIGN CRITERIA**

### **PRELIMINARY RESOURCE SPECIALIST DESIGN CRITERIA**

#### **A. Silviculture**

- 1) A pre-implementation site visit shall be conducted by USFS Silviculturist to identify tree removal modifications and approval. No trees shall be removed without prior approval by the USFS

#### **B. Recreation and National Forest Transportation System (NFTS)**

- 1) Increased vehicle traffic, noise, road maintenance, dust abatement, and safety on Forest Service Road (FSR) #44 (Holland Lake Road) would be addressed as project will result in an increase in vehicles utilizing FSR #44 potentially negatively affecting adjacent campground and trailhead users.
- 2) A cost share agreement between the USFS and HLL for road maintenance, snow removal, and monitoring would be developed and implemented.
- 3) HLL would assist with development, construction, and maintenance of non-motorized access trails between the adjacent campground and trailhead.
- 4) Natural vegetation screening should be maintained as much as possible between the campground, trailhead, and the Holland Creek Falls National Recreation Trail (NRT).
- 5) Minimization of number of user trails between campground and HLL by selecting and designing no more than two (2) strategic points of access. Non-desired or non-planned user created routes should be reclaimed as soon as feasible.
- 6) Minimization of number of user trails between the trailhead/Holland Creek Falls NRT and HLL by selecting and designing no more than one (1) strategic point of access. Non-desired or non-planned user created routes should be reclaimed as soon as feasible.
- 7) Forest and natural resource educational, interpretation, and information signing will be incorporated throughout HLL to encourage “Leave No Trace” ethics, to inform and educate visitors.

#### **C. Wildlife**

- 1) Seed mix used as part of this project would not include clover. Native seed mixes or those that are less palatable to grizzly bears would be used so that seeded areas do not become an attractant (FW-GDL-WL-03).
- 2) Holland Lake Lodge, all contractors, and all others implementing the project would be informed about and required to comply with attractant storage orders in order to reduce the risk of grizzly bear-human conflicts (FW-GDL-WL-01).
- 3) In order to resolve a grizzly bear-human conflict situation, project activities would be modified, cancelled, suspended, or temporarily ceased, as needed (FW-STD-REC-02 and FW-GDL-TE&V-04).
- 4) If any of the following are found (which have previously not been identified) within 0.25 miles of the project area the wildlife biologist is to be notified, and activities are modified if necessary:
  - i. Active denning sites used by grizzly bears, wolves, lynx, fishers, or wolverines;
  - ii. Active nesting sites used by bald eagles, golden eagles, northern goshawks, black-backed woodpeckers, or flammulated owls;
  - iii. Active rendezvous (pup rearing) sites used by wolves. (FW-GDL-WL DIV-05).
- 5) Holland Lake Lodge, employees, contractors, and guest would be informed about how they can reduce disturbance to all wildlife they encounter. In general, this involves watching for subtle signs of uneasiness or disturbance by wildlife and staying on trails and/or roads.
- 6) Surveys for bat roosts would be completed on all old buildings or bridges before their removal (FW- GD-DIV-03).
- 7) Additional wildlife design criteria to be determined pending completion of Biological Analyses (BA), US Fish and Wildlife Service (FWS) consultation

#### **D. Botany**

- 1) Holland Lake Lodge is responsible for weed control within the permit area for the life of the permit. That may be treatment by the permittee, by a contractor hired by the permittee, or by a funded agreement between the permittee and the FS for weed control.
- 2) Equipment use associated with project activities would be cleaned on the undercarriage and chassis before transport to the project area. This cleaning shall remove all soil, plant parts, seeds, vegetative matter, or other debris that could contain or hold seeds. All subsequent entries of equipment to the project area shall be treated in the same manner as the initial entry.
- 3) Areas of disturbance post-implementation must be revegetated with an approved native seed mix or other native propagules. Any native plant revegetation HLL proposes shall be submitted to the Forest Botanist prior to finalization for approval.
- 4) Surveys for at-risk plant species and inventory for weed species must be conducted prior to implementation at the appropriate time of year and plant phenology. Additional design criteria may be necessary.
- 5) If populations of at-risk plant populations are documented during surveys or project implementation, they would be evaluated and protected as necessary to retain population viability. Contact the Forest Botanist immediately if at-risk plant species are found within the permit area.
- 6) The non-native aquatic plant species fragrant water lily occurs in Holland Lake and Holland Creek. Inspection and cleaning of watercraft such as boats, canoes, kayaks, etc., would be necessary. Refrain from moving watercraft from Holland Lake to other water bodies without proper cleaning. Stay informed of any other aquatic invasive species that may infest Holland Lake or Holland Creek. Follow state of Montana protocols.  
<https://fwp.mt.gov/conservation/aquatic-invasive-species>

#### **E. Soils**

- 1) National Best Management Practices for Water Quality Management on National Forest System Lands would be applied.

#### **F. Hydrology**

- 1) Holland Lake Lodge proposal to develop two (2) new individual exempt wells while also utilizing an existing well on the property. Each well requires separate completion of Montana Department of Natural Resources and Conservation form 602 and notice of completion of groundwater development.
- 2) All well construction would be completed by a Montana licensed well contractor.
- 3) Individual well pumping rates must be less than 35 gallon per minute (gpm) and total combined well volume use threshold is 10-acre feet per year. Use above 10-acre feet per year rate requires additional requirements through the State.
- 4) USFS and HLL would jointly maintain ownership of new water wells and water rights.
- 5) Abandoned wells would be decommissioned by a Montana licensed well contractor. The contractor is responsible for design, implementation, and compliance with regulatory requirements.
- 6) HLL would be responsible for all costs associated with development, operations, and maintenance.
- 7) Holland Lake Lodge would notify USFS allowing for review and comment on HLL Notice of Intent for authorization under the stormwater construction general permit (Montana Department of Environmental Quality [DEQ]) as well as the application for Shoreline Construction Permit (Missoula County).

#### **G. Heritage**

- 1) National Historic Preservation Act Section 106 reporting and consultation would be completed prior to any expenditure of federal funds to implementation of the selected alternative. Adherence

- to the regulations for implementing the National Historic Preservation Act ensures that significant heritage resources area identified prior to project implementation.
- 2) Identified cultural/archaeological sites would be flagged and avoided. Maps with site locations would be provided to the contractors to ensure sites would be avoided.
  - 3) If any newly discovered heritage resources are identified during project implementation, work in the area would stop and heritage staff would be contacted.
  - 4) Additional heritage design criteria to be determined pending completion of Section 106, State Historic Preservation office consultation

#### **H. Aquatics/Fisheries**

- 1) Fertilizers would not be used at any time or season on any vegetation (including turf areas). Irrigation use is allowed. No herbicides or pesticides may be used within riparian management zone (RMZ).
- 2) No structure, path or patio shall exist anywhere within the Ordinary High-Water Mark (OHWM). Exception is made for removable docks.
- 3) Erosion control (silt fence) is required during construction of all new facilities and parking areas.
- 4) Duff removed during construction would be stockpiled and re-used in revegetated areas.
- 5) The Shoreline Protection Zone (SPZ) consists of the band from OHWM to 20 feet inland.
  - a) Prior to vegetation removal or construction in SPZ, HLL shall obtain a Missoula County Shoreline Construction Permit per State of Montana 75-7-207 Montana Code Annotated (M.C.A). The Forest Service shall receive a copy of the application and permit.
  - b) Except for existing lawn on peninsula south of restaurant and up to 50 feet of beach, the SPZ shall contain only native forbs, shrubs and trees.
  - c) Existing trees and shrubs shall be retained (but pruning and sanitary salvage is acceptable).
  - d) User made paths to the lake shall be kept to minimum.
  - e) The vegetation condition of the entire permit area SPZ would be monitored by USFS and permit holder jointly once every two years during summer or fall. Monitoring would begin upon completion of the first new facility and terminate no sooner than ten years after the entire proposed action is implemented. A minimum of four photo points equally distanced would be used to contrast changes over time. If conditions are deteriorating (excessive foot use, poor vigor), adaptive management would be used to restore. Possible actions include additional revegetation, or soft restrictions (logs, rustic fence, signs) or hard restrictions (barricade along path) or combinations of all three. Restorative actions would be implemented by HLL.
  - f) No impermeable structure shall exist anywhere in the SPZ. Foundations, porches, and game areas shall be located outside of the SPZ.
  - g) Semi-permeable objects such as paths, patios and fire pit are acceptable within the SPZ, as long as the total square footage does not exceed 10 percent of total permit SPZ.
- 6) Visitors to HLL may not tie privately owned watercraft to shoreline vegetation. Portable watercraft may be left in beach areas. Larger watercraft would be required to leave.
- 7) The total width of all beach areas shall not exceed 50 feet. The designated beach / water sports areas would not exceed 30 feet shoreline width (currently 17 feet). Up to 20 feet additional feet of beach area total is allowable at other locations (such as near flex space or docks). Additional beach development created by users would be immediately rehabilitated with soft restrictions by HLL.
- 8) Total impermeable square footage of the entire permit area shall not increase beyond proposal.
- 9) The removal shoreline dock and floating swim docks may be constructed with untreated solid wood or plastic (such as composite decking) or extruded polystyrene foam encased in wood or

plastic. The docks shall not consist of any preservative-treated lumber, plywood, particle board, chipboard or polystyrene foam boards. Prior to installing any dock, HLL shall receive Missoula County Lakeshore Construction Permit per State of Montana 75-7-207 M.C.A. The Forest Service shall receive a copy of the application and permit Missoula County Lakeshore Construction Permit

- 10) Seasonal shoreline dock and floating swim docks must be removed by October 15.
- 11) Display information on bull trout identification and prohibition at Watersport Rental building and Welcome Center. Information to be provided by USFS. Docent advice on recreational fishing opportunities shall verbally inform guests on bull trout prohibition throughout the Swan River Valley, including Holland Lake.
- 12) If HLL opts to retail sunblock, only coral-reef friendly products would be offered.
- 13) Maintenance Facility and Generator building shall have a spill plan.
- 14) No structure shall be built within 50 feet of the small wetland (bay) on far eastern edge of permit boundary.
- 15) No overhead lights (e.g., more than ten feet high) shall be installed within 50 feet of any shoreline OHWM. No more than four overhead lights shall be installed within a band of 50 feet to 100 feet of OHWM. There is no restriction beyond 100 feet from the OHWM.
- 16) Additional aquatics design criteria to be determined pending completion of Biological Analyses (BA), FWS consultation

## **APPENDIX B - HOLLAND LAKE LODGE OPERATING PRACTICES**

### *HOLLAND LAKE LODGE OPERATING PRACTICES*

Operating a resort in a unique location like Holland Lake necessitates embracing practices to minimize any associated impacts. As such, the following operating practices would be implemented.

#### Water Conservation

- Installation of low flow certified showers, toilets, faucets, and urinals saving 20-40% water use over local code.
- Utilization of irrigation controlled and pop-up sprinklers, saving 40-60% water use over broadcast sprinklers.

#### Energy Conservation and Renewable Energy

- Daylight energy modeling in the Mission Mountain Restaurant.
- Utilization of 100% LED lighting saving 80% energy use over incandescent lighting.
- Utilization of key controlled and automated lighting systems.
- Installation of EPA certified fixtures, lighting, heating, ventilation, air conditioning, and other appliances.
- Utilization of the best in class building envelopes and insulation.
- Installation of a minimum of six electric vehicle charging stations.
- Installation of solar photovoltaic on the Bob Marshall Lodge and / or the maintenance building.

#### Waste Management

- Employ bear resistant receptacles with separate containers for recyclables.
- Polystyrene foam or plastic bags would not be provided to guests.
- Low packaging procurement program.
- Flatware over disposables.
- Zero hazardous waste policy.

#### Water Quality

- Maintenance of a 20-foot shoreline protection zone and natural vegetation cover within the permit area.
- Relocation of the existing vehicle parking away from lake, eliminating parking near the lakeshore.
- Utilization of aggregate surfaces for parking, roads, and trails as an alternative to asphalt and pavement to reduce runoff.
- Promptly revegetating disturbed areas to prevent weed infestation and erosion/sedimentation.
- All construction activities would be in conformance with the Montana Department of Environmental Quality's Stormwater Construction General Permit.

#### National Forest and Wildlife Education

- Displaying USFS provided education material, including local trail maps and bear awareness information.
- Encouraging docent guided hikes and fireside chats on the natural environment.

#### Fuel Load Reduction and Fire Protection

- Vegetation thinning and pruning to reduce fuel load in conjunction with USFS.
- New buildings would utilize fire resistant materials.
- Installing a fire suppression pump system with generator back up.

## Bear Management

- Bear-resistant trash receptacles around the property, including dumpsters.
- Frequent waste removal and haul off.
- Providing Bear Aware education materials for guests.
- Offering bear spray for sale and rental in the gift shop.

## Bird and Waterfowl

- Providing nesting boxes for bats and certain bird species.
- Burying power lines underground (rather than overhead).
- Participating in the USFS loon nest buoy awareness program.
- Limit vegetation clearing in months sensitive for nesting migratory birds in consultation with USFS biologists.

## Visual

- All new outdoor light fixtures would be Dark Sky Friendly according to the International Dark-Sky Association criteria.
- New public space, signage, and site furnishings would follow the design principles of the USDA Forest Service Built Environment Image Guide.

## Historic Preservation

- Preserving the Old Lodge while replacing and repairing exterior components to extend its useful life.
- Designing public building exteriors in the style of modern Adirondack architecture to keep the fundamental character of the Holland Lake Lodge intact.
- Providing visitors with historic information in the Welcome Center.
- Curating historic photographs of the Lodge for reproduction and display in the guest rooms.
- Photo-documenting buildings that are being removed for filing with the Montana State Historic Preservation Office.
- Where practical, reusing select materials from removed buildings in the décor of new buildings.

# Scoping Response Form

## Holland Lake Lodge Expansion Project

Please provide comments related to this project in the space provided below and return this form **by September 21st, 2022** to the USFS Swan Lake Ranger District at 200 Ranger Station Road, Bigfork, MT 59911. You may attach additional pages if needed. When submitting comments, please include your name, address, e-mail address (if applicable), telephone number, and the organization you represent (if any); and comments, concerns, and/or issues specific to this proposal. Comments received, including names and addresses, will be considered part of the public record and will be available for public inspection. If you wish to withhold your name or address from the public review or from disclosure under the Freedom of Information Act, you must state this prominently at the beginning of your comments (below). Such requests will be honored to the extent allowed by law. All submissions from organizations or businesses and from individuals identifying themselves as representatives or officials of organizations or businesses will be made available for public inspection in their entirety. The USFS will accept and consider comments submitted anonymously.

Please indicate if you would like to remain on the mailing list to receive additional information concerning this proposal. Thank you again for your interest in this project.

Name: \_\_\_\_\_

Address: \_\_\_\_\_

Phone: \_\_\_\_\_ Email: \_\_\_\_\_

Organization: \_\_\_\_\_

Remain on project mailing list?  Yes  No

Comments: