Final Environmental Assessment

CITY OF SILVER BAY

115 kV High Voltage Transmission Line and Switching Station

SEPTEMBER 2013

Final Environmental Assessment for a Proposed 115 kV HVTL and Switching Station.

City of Silver Bay

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Appendix C

- Agency letters and responses

Appendix D

- City Letter

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LIST OF ACRONYMS

Examples of standard acronyms used in an Environmental Assessment include:

ACRONYMS	
ACRS	Aluminum Core Steel Reinforced
BMPs	Best Management Practices
Commission	Minnesota Public Utilities Commission
dB	Decibels
dBA	Decibel A-weighting
DNR	Minnesota Department of Natural Resources
EA	Environmental Assessment
EMF	Electromagnetic Field
EQB	Minnesota Environmental Quality Board
G	Gauss
HVTL	High Voltage Transmission Line
kV	Kilovolt
kV/m	Kilovolts per meter
mG	Milligauss
MHS	Minnesota Historical Society
MPCA	Minnesota Pollution Control Agency
NAC	Noise Area Classification
NPDES/SDS	National Pollutant Discharge Elimination System/State Disposal System
ROW	Right-of-way
USFWS	United States Fish and Wildlife Services

1.0 INTRODUCTION

1.1. Proposed Project and Project Need

Minnesota Power provided the City of Silver Bay ("City") an application to construct a 115 kilovolt (kV) high voltage transmission line (HVTL) and electrical switching station ("Project") located within the corporate boundary of the City of Silver Bay in Lake County, MN on May 16, 2013 (see Figure 1). The entire Project will be located on North Shore Mining property. The Project is being proposed to improve North Shore Mining's electrical supply and the area's electrical grid function.

1.2. Project Location, Description, and Schedule

The proposed Project is located in Sections 31 and 32, Township 56N, Range 7W, in the City of Silver Bay, Lake County, Minnesota (Figure 2). The Project consists of constructing 0.7 miles of double circuit 115 kV HVTL west of Minnesota Power's existing 128 Line (see Figure 2). The proposed double circuit HVTL will begin at the proposed switching station and run 0.7 miles southwest until it intersects Minnesota Power's existing 42 Line just outside the existing Silver Bay Substation located at the North Shore Mining facility.

Project permitting was initiated May 16, 2013 and is pending (see Section 2.0 below). Construction could begin as early as fall 2013 and could be completed by November 2014.

1.3. Project Cost Estimate

The preliminary cost of constructing the 115kv HVTL as proposed is estimated to be $2.41 million per mile totaling approximately $1.5 million for the 0.7 mile route. The switching station is estimated to cost approximately $3 million. The total cost of both the HVTL and substation is expected to be approximately $4.5 million. Actual cost may vary up to 30 percent from the above estimates based on market price fluctuation for the needed components.

2.0 REGULATORY FRAMEWORK

2.1. Permit Requirement

This Project falls under the State of Minnesota, Power Plant Siting Act (Minnesota Statutes § 216E.05 and Minnesota Rules Chapter 7850) for transmission projects ranging between 100 to 200 kV and requires a route permit from the Minnesota Public Utilities Commission (Commission). However, for eligible projects, a utility may apply to the local unit of government that has jurisdiction over the project for approval instead of applying to the Commission (see Minn. Rules 7850.5300). The proposed Project is eligible for local review (Subp. 2C). The City agreed to act as the lead local unit of government with jurisdiction to approve the Project.

As required by Minn. Rules 7850.5300, Supb. 3, Minnesota Power sent a Project notice on May 21, 2013 to the Commission and to those persons on the Power Plant Siting General Notification list (see Appendix B).

2.2. Environmental Assessment Requirement

In accordance with Minn. Rules 7850.5300 Subp.5, the City must complete an Environmental Assessment (EA) for the proposed project. The EA contains information on the human and environmental impacts of the proposed Project and addresses methods to mitigate such impacts.

Once the EA is complete, the City must publish a notice in the Minnesota Environmental Quality Board (EQB) Monitor that the EA is available for review by the public, how a copy of the EA document may be reviewed, that the public may comment on the EA document, and the procedure for submitting comments to the City. A final decision on the Project cannot be made by the City until at least ten days after the notice of EA availability appears in the EQB Monitor

2.3. Public Participation and Scoping of Environmental Assessment

On June 29, 2013, the City notified the public in the North Star Journal newspaper of a public meeting which would be held July 11, 2013. In addition, on June 28, 2013 the City sent notice letters requesting comments on the Project to applicable state and local agencies. Public and agency comments pertaining to the Project can be found in Appendix C.

There were no attendees at the public open house meeting held on July 11, 2013 from 5:00 p.m. to 7:00 p.m. at the Reunion Hall on 97 Outer Drive in Silver Bay.

2.4. Local Permits

On August 7, 2013 the City issued a letter stating that upon finalizing the Environmental Assessment the City would not need to issue a permit for the construction of the project. The City's letter can be found in Appendix D.

3.0 ENGINEERING DESIGN, RIGHT-OF-WAY ACQUISITION, AND CONSTRUCTION

3.1. Engineering Design

The proposed Project will be constructed to meet or exceed all National Electric Safety code standards and address all concerns specific to North Shore Mining's facility.

The double circuit transmission line will be strung on steel monopole structures (See Figure 3) with a span of 500 to 600 feet between structures. Structure height for the proposed line will range between 85 to 140 feet above ground with a concrete foundation 20 to 35 feet deep. The right-of-way (ROW) width will be 100 feet wide. The conductor for the proposed line will include three phases of Aluminum Conductor Steel Reinforced (ACSR) cable for each of the two circuits accompanied by two shield wires for lighting protection.

The proposed switching station will occupy about 1.4 acres of land on a footprint of approximately 300 feet by 300 feet (see Figure 4).

3.2. Right-of-Way Acquisition

All portions of the Project are located on North Shore Mining property. The proposed substation and transmission line will require a lease from North Shore Mining. Minnesota Power and North Shore Mining have already had preliminary discussions in regards to land requirements.

3.3. Construction and Maintenance Procedures

3.3.1. CONSTRUCTION

Construction materials will be hauled directly from the Highway 61 onto Northshore Mining property. The transmission line components, including the poles, arms, and hardware, will be stored at a nearby staging location until installation occurs.

A stable working surface is required at structure locations. Structures are normally assembled on the ground along with insulator assemblies and single-leader "p-line" ropes and then raised into position. The Project will require reinforced concrete foundations. Vehicles with large rubber tires or track mounted auger equipment will be used to excavate a circular hole of the appropriate diameter and depth. Reinforcing steel and anchor bolts are set in position. Ready-mixed concrete is then placed in the excavation. Concrete is placed in the excavation using the direct chute method in dry holes. Concrete truck washwater would be discharged only in specially designated upland disposal areas or at the concrete batch plant.

The wire stringing process starts in a setup area prepared to accommodate the stringing equipment and materials, normally located mid-span on the centerline of the ROW. The rope machine, new conductor wire trailers, and tensioner are located at the wire stringing set-up area. This phase of construction occurs after the structures have been erected.

Construction will comply with the latest industry standards regarding clearance to ground, clearance to crossing utilities, clearance to buildings, ROW widths, erecting pole structures, and stringing of transmission line conductors, as applicable.

Limited ground disturbance at the structure sites is expected since construction is occurring on mining property where the area has already been altered. Post-construction activities include:

- Removing and disposing of debris;
- Removing all temporary facilities (including staging and laydown
- areas);
- Employing appropriate erosion control measures.

3.3.2. MAINTENANCE

Minnesota Power will periodically use the transmission line ROW to perform inspections, maintain equipment, and repair any damage.

4.0 ASSESSMENT OF ENVIRONMENTAL IMPACTS AND MITIGATION

The proposed Project consists of construction of a new double circuit 115 kV HVTL and electrical switching station within North Shore Mining property which has been previously disturbed. Impacts to the environment are expected to be minimal and short-term, with little mitigation required. Minnesota Power will minimize environmental impacts during construction of the Project by employing best management practices (BMPs) where needed.

Correspondence relative to environmental conditions in the Project Area and responses received from state and federal agencies that reviewed the Project are provided in Appendix C.

4.1. Description of Environmental Setting

The Project is located in the North Shore Highlands subsection of the Northern Superior Uplands section of the Laurentian Mixed Forest province. The North Shore Highlands subsection boundary follows the Highland Moraine along Lake Superior. This subsection is characterized by gently rolling to steep with bedrock outcroppings and shallow soils. (North Shore Highlands Subsection. 2013. July 15, 2013 <www.dnr.state.mn.us>).

Bedrock geology in this subsection is covered by glacial drift and bedrock is exposed near the surface in large areas. The underlying bedrock consists of Upper Precambrian basalt, rhyolite, gabbro, diabase, anorthosite, granite, sandstone, and shale. (North Shore Highlands Subsection, Bedrock Geology. 2013. July 15, 2013 <www.dnr.state.mn.us>).

The dominant soils here are developed from rocky, red tills of the Superior Lobe. Loam and sandy loams are the most common soil textures on the moraines, which occupy most of the subsection. The most common soils in the subsection are classified as Orthents, Ochrepts, and Boralfs (North Shore Highlands Subsection, Soils. 2013. July 15, 2013 <www.dnr.state.mn.us>).

Presettlement vegetation in this subsection was primarily aspen-birch forest, white pine-red pine forest, mixed hardwood-pine forest, and conifer bogs and swamps. Mixed hardwood-pine forests persisted on ridgetops in areas within 6-10 miles of the shoreline (North Shore Highlands Subsection, Presettlement vegetation. 2013. July 15, 2010 <www.dnr.state.mn.us>). Presently, almost the entire subsection remains forested, with forest management and recreation as the major land uses. Tourism and mining are the other important land uses.

4.2. Effects on Human Settlement

The Project involves construction of a new transmission line and electrical switching station on land developed within an industrialized area. The Project will result in minimal or no impacts on human settlement. Northshore Mining Company will be the only property owner affected by the Project.

4.2.1. DISPLACEMENT

Constructing the new HVTL and switching station structures will not displace any residence or business, and the Project will not affect any public services. Therefore, no impacts from displacement are expected from this Project.

4.2.2. NOISE

Noise is comprised of a variety of sounds of different intensities, across the entire frequency spectrum. Humans perceive sound when sound pressure waves encounter the auditory components in the ear. These components convert these pressure waves into perceivable sound.

Noise is measured in units of decibels (dB) on a logarithmic scale. Because human hearing is not equally sensitive to all frequencies of sound, certain frequencies are given more "weight". The A-weighted scale (dBA) corresponds to the sensitivity range for human hearing.

Noise levels capable of being heard by humans are measured in dBA, the A-weighted sound level recorded in units of decibels. A noise level change of 3 dBA is barely perceptible to human hearing. A 5-dBA change in noise level, however, is clearly noticeable. A 10-dBA change in noise level is perceived as a doubling of noise loudness, while a 20- dBA change is considered a dramatic change in loudness. Table 1 shows noise levels associated with common, everyday sources. Noise levels for the proposed 115kV transmission line will be between 0 and 20 dBA, depending on the weather.

Table 1: Common Noise Sources and Levels

Noise Source [a]	Sound Pressure Level (dBA)
Jet Engine (at 25 meters)	140
Jet Aircraft (at 100 meters)	130
Rock Concert	120
Pneumatic Chipper	110
Jackhammer (at 1 meter)	100
Chainsaw. Lawn Mower (at 1 meter)	90
Heavy Truck Traffic	80
Business Office, Vacuum Cleaner	70
Conversational Speech, Typical TV Volume	60
Library	50
Bedroom	40
Secluded Woods	30
Whisper	10

[a] *A Guide to Noise Control in Minnesota Acoustical Properties, Measurement, Analysis and Regulation*, Minnesota Pollution Control Agency, 2008.

In Minnesota, state rules have been established to regulate noise levels by land use types. Land uses such as picnic areas, churches or commercial land are assigned to an activity category based on the type of activities occurring in each respective land use. Activity categories are then categorized based on their sensitivity to traffic noise. The Noise Area Classification (NAC) is listed in the Minnesota Pollution Control Agency (MPCA) noise regulations to distinguish the categories.

Noise emission from a transmission line increases during heavy rain and wet conductor conditions. In foggy, damp, or rainy weather conditions, power lines can create a crackling sound due to the small amount of electricity ionizing the moist air near the wires. During heavy rain, the general background noise level is usually greater than the noise from the transmission line and few people would be out near the transmission line. As a result, people do not normally notice audible noise from a transmission line

during heavy rain. This is confirmed by calculated levels during a heavy rain (one inch per hour) that shows noise levels for a 115 kV line at less than 25 percent of the most sensitive state NAC (NAC 1). During light rain, dense fog, snow, and other times when there is moisture in the air, transmission lines will produce audible noise at approximately household background levels.

During dry weather, audible noise from transmission lines is barely perceptible. Replacement of certain pole structures and transfer of the existing 115kV transmission line to these new structures will not increase or decrease existing noise levels associated with the transmission line of this Project. In addition the existing noise from the mining facility operation will be more evident than noise from the transmission line or switching station. Therefore, no impacts from noise are expected from this Project.

4.2.3. AESTHETICS

The proposed transmission line will parallel the existing MP 128 line. After the Project is completed, aesthetics of the area will not vary greatly due to the current industrial setting. A transmission line already exists and the Project Area is surrounded by mining land or roads.

4.2.4. CULTURAL VALUES

The City of Silver Bay was developed as a result of the mining operation and is central to the economy of Lake County. The proposed Project will improve the mine's electrical supply and the areas electrical grid. The Project will enhance the overall economic viability of the local community.

4.2.5. RECREATION

There are several recreation areas in the Project vicinity including the Silver Bay trail system for hiking and snowmobiling, a golf course, and other activities associated with Lake Superior. The Red Dot/Moose Walk snowmobile trail run through the City, and is approximately 900 feet from the Project. The Gitchi-Gami State Trail used for hiking begins in Silver Bay, and at the closest it is a half mile from the Project. The Tettegouche State Park is located 1.3 miles to the west of the Project. In addition, Highway 61 (also known as the "North Shore Scenic Drive") runs parallel to the Project; however the entire Project will be located within an industrial use area. Construction and operation of the Project will not interfere with any of the recreational activities in the area.

4.2.6. PUBLIC SERVICES

The Project Area is located within the City of Silver Bay and public services and utilities are prevalent as it is an urban area. There is a communication tower located approximately 1,700 feet to the west of the Project Area and transmission lines and other public utilities are also present near the Project Area. Construction and operation of the Project is not anticipated to affect the operation of any existing infrastructure.

4.2.7. TRANSPORTATION

The proposed Project shall have minimal impact on local roads. Although access to the proposed Project will be from Highway 61, temporary road closures or lane restrictions will be minimal and are not currently anticipated. Road related permits will be acquired as needed from the township or County prior to any work activities which may affect roadways. Traffic control will be handled by Minnesota Power construction crews as needed.

4.2.8. SOCIOECONOMICS

The proposed Project will ensure that reliable electrical service will continue to serve the mine and will enhance the areas electrical grid function.

There will be a crew of approximately 12 staff working on the various construction phases of the Project, and consequently, there will be a small temporary positive impact on the local community due to revenue created from expenditures (local community services, restaurants, construction materials) by the construction crew. Long term positive socioeconomic impacts will occur because the reliability of electrical service will increase as a result of replacing these structures.

4.3. Effects on Public Health and Safety

No impacts to public health and safety are anticipated from this Project. All facilities will be constructed in accordance with applicable standards, including the National Electric Safety Code and other industry standards. Construction personnel will be required to follow Occupational Safety and Health Administration regulations. Other safety measures such as warning signs, fencing, and gates will be utilized as needed.

4.3.1. ELECTROMAGNETIC FIELDS (EMF)

As it pertains to the Project, the term "EMF" refers to the extremely low frequency decoupled electric and magnetic fields that are present around any electrical device and can occur indoors or outdoors. Electric fields are the result of electric charge, or voltage, on a conductor. The intensity of an electric field is related to the magnitude of the voltage on the conductor. Magnetic fields are the result of the flow of electricity, or current, traveling through a conductor. The intensity of a magnetic field is related to the magnitude of the current flow through the conductor. Among other places, energized conductors with associated electric and magnetic fields can be found in transmission lines, local distribution lines, substation transformers, household electrical wiring, and common household appliances. The most recent and exhaustive studies of the health effects from power frequency fields conclude that the evidence of health risk from power frequency EMF is weak. Some of these studies are listed below:

- Wisconsin Public Service Commission. August, 2009. EMF Electric & Magnetic Fields. http://psc.wi.gov/thelibrary/publications/electric/electric12.pdf
- The Minnesota State Interagency Working Group on EMF Issues, September, 2002. EMF White Paper on Electric and Magnetic Field. (EMF) Policy and Mitigation Options.
- Elliot, P., Shaddick, G., Douglass, M., Hoogh, K., Briggs, D., and M. Toledano. 2013. *Adult Cancers Near High-voltage Overhead Power Lines*. Epidemiology. 2013(24): 184-190.

4.3.2. ELECTRIC FIELDS

Electric fields are the result of electric charge, or voltage, on a conductor. The magnitude of the electric field is related to the magnitude of the voltage on the conductor and is measured in kilovolts per meter (kV/m). The magnitude of electric field rapidly decreases with distance from the source of the electric field, which is the transmission line conductors in the case of the Project. The presence of trees, buildings, or other solid structures nearby can also significantly reduce the intensity of the electric field.

Because the magnitude of the voltage on a transmission line is near-constant (typically within ±5 percent of nominal), the magnitude of electric field will be near-constant for a given transmission line, regardless of the power flowing on the line.

Although there are no State of Minnesota or federal standards for transmission line electric field exposure, the EQB has imposed a maximum electric field limit of 8 kV/m measured at one meter (3.28 feet) above ground. Table 2 provides the calculated electric fields at maximum operating voltage for the proposed transmission line. Maximum operating voltage is defined as 105 percent of the nominal voltage, which in this case is 121 kV.

The maximum expected electric field associated with the Project is 1.21 kV/m in the scenario where the centerline of the new single pole double circuit 115 kV line is located approximately 50 feet from the centerline of an existing single pole single circuit 115 kV line. This peak electric field occurs at approximately 59 feet from the centerline of the new line, or 9 feet from the centerline of the existing line. For cases simulated with no parallel line, the maximum expected electric field associated with the Project is 1.04 kV/m, which occurs at approximately 10 feet from the centerline. Expected electric field levels associated with the Project at various intervals from the centerline are given in Table 1.

Table 2: Calculated Magnetic Field (mG) For Proposed 115 kV Transmission Line Design Measured at 1 Meter (3.28 Feet) Above Ground

Distance from the Centerline (feet)	Maximum Operating Voltage (kV)	Structure Type	
		115 kV Single Pole Double Circuit	115 kV Single Pole Double Circuit (Adjacent Existing 115 kV Line)
-300	121	0.00	0.01
-200	121	0.01	0.01
-100	121	0.02	0.04
-50	121	0.05	0.03
-25	121	0.54	0.52
0	121	0.87	0.76
25	121	0.54	0.60
50	121	0.05	0.96
100	121	0.02	0.24
200	121	0.01	0.03
300	121	0.00	0.01

4.3.3. MAGNETIC FIELDS

Magnetic fields are the result of the flow of electricity (current) traveling through a conductor. The magnitude of the magnetic field is related to the magnitude of the current flow through the conductors and is measured in units of gauss (G) or milligauss (mG). The magnitude of magnetic field rapidly decreases with distance from the source of the magnetic field, which is the transmission line conductors in the case of the Project. Unlike electric fields, magnetic fields are not significantly affected by the presence of trees, buildings, or other solid structures nearby.

There is no State of Minnesota or federal standards for transmission line magnetic field exposure. Recent studies of the health effect from power frequency magnetic fields conclude that the evidence of health risk is weak. The general standard is one of prudent avoidance.

The maximum possible magnetic field associated with the Project is 132.37 mG in the scenario where the centerline of the new single pole double circuit 115 kV line is located approximately 50 feet from the centerline of an existing single pole single circuit 115 kV line. This peak magnetic field occurs at approximately 50 feet from the centerline of the new line, or 0 feet from the centerline of the existing line. For cases simulated with no parallel line, the maximum possible magnetic field associated with the Project is 125.26 mG, which occurs at approximately 0 feet from the right-of-way centerline. Magnetic field levels associated with the Project at various intervals from the right-of-way centerline are given in Table 3. These magnetic field levels were calculated with transmission lines loaded to their conductor thermal limits. Because the ratings of the lines will likely be limited to a lower value by equipment other than the conductor, actual magnetic fields are likely to be much lower. Further, because the actual power flow on a transmission line could vary widely throughout the day depending on electric demand, the actual magnetic field level could also vary widely from hour to hour. In any case, the typical magnitude of the magnetic field associated with the Project's transmission lines is expected to be well below the calculated values in Table 3.

Table 3: Calculated Magnetic Field (mG) For Proposed 115 kV Transmission Line Design Measured at 1 Meter (3.28 Feet) Above Ground

Distance from the Centerline (feet)	Current (Amps)	Structure Type	
		115 kV Single Pole Double Circuit	115 kV Single Pole Double Circuit (Adjacent Existing 115 kV Line)
-300	121	0.13	0.70
-200	121	0.43	1.47
-100	121	3.05	5.46
-50	121	16.71	19.60
-25	121	54.93	51.48
0	121	125.26	113.59
25	121	54.93	94.03
50	121	16.71	132.37
100	121	3.05	22.22
200	121	0.43	2.97
300	121	0.13	1.11

4.3.4. STRAY VOLTAGE

Stray voltage is a condition that can occur on the electric service entrances to structures from distribution lines, not transmission lines. More precisely, stray voltage is a voltage that exists between the neutral wire of the service entrance and grounded objects in buildings such as barns. Transmission lines do not, by themselves, create stray voltage because they do not connect to businesses or residences. Transmission lines, however, can induce stray voltage on a distribution circuit that is parallel to and immediately under the transmission line. Appropriate measures will be taken to prevent stray voltage problems when the

Project parallels or crosses distribution lines. Minnesota Power does not expect any issues related to stray voltage for the Project.

4.4. Effects on Land-based Economics

4.4.1. AGRICULTURE

The proposed Project is located on industrialized land and no impacts to agricultural land are anticipated.

4.4.2. MINING AND FORESTRY

The proposed Project is located on the North Shore Mining facility and is being constructed to support the existing mining facility. No forested areas are located in the vicinity of the Project. No impacts to mining and forestry resources are expected from the Project.

4.4.3. TOURISM

Tourist attractions in the vicinity of the Project include Scenic Highway 61 and various trails used for hiking and snowmobiling. Traffic on Highway 61 is anticipated to continue without interruption and construction will not affect the surrounding trails. Therefore, no impacts to tourism are expected from the Project.

4.5. Effects on Archaeological and Historic Resources

On June 28, 2013, the Minnesota Historical Society (MHS) was contacted to obtain comments regarding cultural resources in the Project Area. In a reply dated July 26, 2013, the MHS concluded that it is unlikely that the project will affect any known or potential archeological sites so no survey is needed (Appendix C).

4.6. Effects on the Natural Environment

4.6.1. AIR QUALITY

As transmission lines do not appreciably affect air quality, there will be no long-term environmental impacts to air quality from the construction of the Project or operation of the transmission line.

4.6.2. WATER QUALITY

On July 29, 2013 the Minnesota Pollution Control Agency submitted a letter stating that a National Pollutant Discharge Elimination System/State Disposal System (NPDES/SDS) construction Stormwater Permit would be required if there will be a total of one acre of land or more disturbed by construction of the project (Appendix C). Construction of the project could potentially disturb over two acres. Since the potential disturbance is projected to be over two acres Minnesota Power will be required to apply for a construction stormwater NPDES/SDS permit prior to construction.

4.6.3. FLORA AND FAUNA

The Project Area has only a few areas with any vegetation and those areas are on the northern perimeter of the Project Area. The vegetation is primarily comprised of woody stemmed shrubs and young trees.

There will be a small amount of brush clearing necessary for construction in the northern part of the Project Area. Although there will be a small loss to vegetative cover as a result of the brush clearing, impacts to wildlife habitat will be minimal overall because the Project Area is industrialized.

4.6.4. RARE AND UNIQUE NATURAL RESOURCES

The Minnesota Department of Natural Resources (DNR) and the United States Department of the Interior Fish and Wildlife Service (USFWS) were contacted regarding vegetation and wildlife resources in the vicinity of the Project. The Minnesota DNR's Natural Heritage Information System database was checked and the proposed project will not negatively affect any rare plants, animals, native plant communities or other features within or around the Project Area.

On June 28, 2013, the USFWS was contacted by letter to obtain comments regarding Threatened and Endangered Species in the Project Area. The USFWS replied in a voicemail on August 2, 2013 that there were no comments on the Project.

5.0 REGULATORY PERMITS AND APPROVALS REQUIRED

Table 4: Required Regulatory Permits and Approvals

Government Unit	Regulated Activity	Status
Minnesota Pollution Control Agency	Construction Stormwater	Application submittal prior to construction
City of Silver Bay	Land Use Permit	Application submittal prior to construction