

Recording Requested By and  
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Steven W. Strack  
Deputy Attorney General  
Office of the Attorney General  
P.O. Box 83720  
Boise, ID 83720-0010

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IDEQ

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#  
Custer County Rec. of  
*State of Idaho Dept of Parks & Rec.*  
Time *11:11 A* M Date *12-4*, 20 *12*  
Barbara G. Tierney, Clerk  
*Barbara G. Tierney*  
Deputy

SPACE ABOVE THIS LINE FOR RECORDERS USE ONLY

**THIS PROPERTY IS SUBJECT TO AN ENVIRONMENTAL COVENANT IMPOSING  
ACTIVITY AND USE LIMITATIONS PURSUANT TO THE UNIFORM ENVIRONMENTAL  
COVENANTS ACT, IDAHO CODE § 55-3001, et seq.**

### **AMENDED ENVIRONMENTAL COVENANT**

This instrument is an Amended Environmental Covenant ("Amended Environmental Covenant") executed by the Idaho Department of Parks and Recreation ("IDPR"), and the Idaho Department of Environmental Quality ("Department") pursuant to the Uniform Environmental Covenants Act, Idaho Code §§ 55-3001 through 3015. The original Environmental Covenant dated May 19, 2010, and recorded as Instrument No. 242553 in the records of Custer County, Idaho, is superseded by this amended Environmental Covenant. This amendment to the Environmental Covenant is executed pursuant to Idaho Code § 55-3010. This Environmental Covenant sets forth protective provisions, covenants, restrictions and conditions (collectively referred to as "Activity and Use Limitations") on the Property described below. The Activity and Use Limitations are designed to protect natural resources, human health and the environment. IDPR is a "holder" as defined in Idaho Code § 55-3002(6) and Idaho Code § 55-3003(1). IDPR, as the current property owner grants this Environmental Covenant to all signatories to this instrument.

Property. IDPR owns certain real property located in Custer County, State of Idaho, consisting of patented mining claims in Sections 32, 34 and 35, Township 13 North, Range 18 East, Boise Meridian, and Sections 2, 3, and 11 in Township 12 North, Range 18 East, Boise Meridian, acquired by IDPR by means of a Grant Deed recorded as Instrument No. 234359 in the records of Custer County, Idaho, a Quitclaim Deed recorded as Instrument No. 234360 in the records of Custer County, Idaho, and a Grant Deed recorded as Instrument No. 235839 in the records of Custer County, Idaho, which is hereinafter referred to as "the Property". The legal description of the Property is described in the attached Exhibit A. This Amended Environmental Covenant concerns a subpart of the Property which is hereinafter referred to as "the Restricted Areas". The Restricted Areas are described in the attached maps illustrating the restricted areas and marked as Figures 1-7 in the attached Exhibit A. The legal description and the attached maps are incorporated by reference into this Amended Environmental Covenant.

Property Ownership. IDPR hereby represents and warrants to the other signatories to this Amended Environmental Covenant that it is the sole owner of the Property, holds fee simple

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title to the Property and IDPR has the power and authority to enter into this Amended Environmental Covenant.

Reason for Activity and Use Limitations. The Property described above was previously used to mine, mill and smelt gold, silver, copper, lead and zinc. As the result of past mining operations and related activities a number of contaminants are present on the Property, including aluminum, antimony, arsenic, barium, beryllium, cadmium, chromium, cobalt, copper, iron, lead, manganese, mercury, nickel, selenium, silver, thallium and vanadium. On March 23, 2007, IDPR entered into a Voluntary Remediation Agreement with the Department to remediate the Property. IDPR implemented two Department-approved Work Plans to remediate the Property, one for the Bayhorse Townsite, Beardsley-Excelsior, and Pacific Mines and another for the Skylark and Ramshorn Mines. This Amended Environmental Covenant is required because implementation of the Work Plans resulted in residual concentrations of metals (described above) in soil on the Restricted Areas. These concentrations may be at or above acceptable risk-based levels as determined by the Department and for which future use of the Restricted Areas shall be limited to protect human health and the environment.

Name and Location of Administrative Record. A copy of the Bayhorse Townsite Voluntary Remediation file can be found at the Idaho Department of Environmental Quality State office in Boise, Idaho.

Activity and Use Limitations. By acceptance and recordation of this Amended Environmental Covenant, IDPR, and any successors in interest, hereby agree that the following activity and use limitations apply to the Restricted Areas, now or at any time in the future, as specifically set forth below:

1. The Operation and Maintenance Plan for the engineering controls used in the Restricted Areas is attached to this Amended Environmental Covenant as Exhibit B and is incorporated into this Amended Environmental Covenant. IDPR, and any successors in interest, shall comply with the Operation and Maintenance Plan. The Operation and Maintenance Plan may be modified upon mutual consent from the Department and IDPR, or its successor in interest, as provided in the Uniform Environmental Covenants Act, Idaho Code § 55-3010. Excavation of soil in the Restricted Areas shall be consistent with the Operation and Maintenance Plan. Large excavation and future remediation shall be done consistent with the Operation and Maintenance Plan, work plan and with prior written approval from the Department.
2. The Restricted Areas may be used for non-residential uses, so long as the activity is not precluded in the implementation of the Institutional Controls Plan nor the Operations and Maintenance Plan. (The attached Exhibit B contains both the Institution Controls Plan and Operations and Maintenance Plan). The Restricted Areas shall not be used for residential purposes, agricultural purposes, or any permanently occupied human habitation (including hotels or motels), school, day care or hospital use, except for the two areas delineated on the attached map as the "Caretaker's Cabin" and the "Host RV Pad" which may be used for residential purpose consistent with the terms and conditions contained in the Operation and Maintenance Plan.





3. There shall be no extraction of groundwater in the Restricted Areas for any purpose, including, without limitation, drinking by animals or human beings, irrigation or an industrial or commercial use.
4. IDPR shall include future operation and maintenance costs for the Restricted Areas in its annual operating budget request. Capital Outlay and Capital Improvement needs will be included, when necessary, as specific line item requests and IDPR will report to the Department when this specific line item is requested. IDPR will allocate the annual identified dollars for the operation and maintenance costs to Land of the Yankee Fork State Park. In addition, IDPR shall cause to be established in the Office of the State Treasurer a separate account in the amount of \$5,000 to be used in the event of budget holdbacks or other circumstances that prevent IDPR from paying for operation and maintenance obligations from the annual operating budget. Further, in the event that IDPR sells the property that includes the Restricted Areas, or any portions thereof, IDPR shall require as a condition of such sale that the purchaser provide financial assurances, through a trust fund or other appropriate financial mechanism approved by the Department, sufficient to cover all costs for ensuring the effectiveness of institutional controls or of operation and maintenance, including compliance monitoring and undertaking appropriate measures to ensure the integrity of institutional controls.

IDPR, or its successors in interest, shall be responsible for demonstrating that use on the Restricted Areas is in conformity with the Activity and Use Limitations.

Amendment by Consent. The Amended Environmental Covenant may be amended by consent pursuant to Idaho Code § 55-3010. Except for an assignment undertaken pursuant to a governmental reorganization, assignment of the Amended Environmental Covenant to a new holder is an amendment.

Termination by Consent. The Activity and Use Limitations shall apply to the Restricted Areas, or any subdivided portion thereof, unless IDPR, or its successors in interest, applies to the Department to have this Amended Environmental Covenant terminated pursuant to Idaho Code § 55-3010 and demonstrates with the record before the Department that:

1. the Restricted Areas, or any subdivided portion thereof, are shown in a Department-approved document not to contain contaminated soils or groundwater; or
2. contaminated soils and groundwater are at levels the Department deems in writing to be adequate for the Restricted Areas, or any subdivided portions thereof, to be developed for unrestricted use.

Provisions to Run With the Land. Each and all of the Activity and Use Limitations shall run with the land, and pass with each and every portion of the Restricted Areas, and shall apply to and bind the respective successors in interest thereof. Each and all of the Activity and Use Limitations are imposed upon the entire Restricted Areas unless expressly stated as applicable to a specific portion of the Restricted Areas.

Concurrence of Subsequent Owners Presumed. All purchasers, lessees, or possessors of any



portion of the Restricted Areas shall be deemed by their purchase, leasing, or possession of such Restricted Areas, to be in accord with all terms of this Amended Environmental Covenant and to agree for and among themselves, and their successors, that the Activity and Use Limitations as herein established must be adhered to and that their interest in the Restricted Areas shall be subject to the Activity and Use Limitations contained herein.

Recording/Filing of Environmental Covenant. This Amended Environmental Covenant and any amendment or termination of the Amended Environmental Covenant shall be recorded in the county recorder's office of every county in which any portion of the Restricted Areas subject to the Amended Environmental Covenant is located. The Amended Environmental Covenant or any amendment or termination shall be recorded by IDPR, or its successors in interest, within ten (10) days of receipt of this Amended Environmental Covenant signed by the Department. Within ten (10) days of the recording of this Amended Environmental Covenant, or any amendment or termination, IDPR, or its successors in interest, shall provide to the Department a copy of this recorded Amended Environmental Covenant, or any amendment or termination of this Amended Environmental Covenant. Upon receipt of the copy of the recorded Amended Environmental Covenant, and any amendment or termination therein, the Department shall post the copy of the fully executed instrument in the Registry as required by Idaho Code Section 55-3012(1). In addition, a copy of the recorded Amended Environmental Covenant, or any amendment or termination, shall be provided by IDPR, or by its successors in interest, to the following persons: (a) each person that signed the Amended Environmental Covenant; (b) each person holding a recorded interest in the Property; (c) each person in possession of the Property; (d) each municipality or other local government in which the Property is located; and (e) any other person the Department requires. The validity of the Amended Environmental Covenant is not affected by failure to provide a copy of the Amended Environmental Covenant as required under this section.

Enforcement. The Department and any party of the Environmental Covenant shall have authority to enforce the Activity and Use Limitations against IDPR or its successors-in-interest, including subsequent owners of the Property and any other person using the Property. Failure of IDPR, or its successor in interest, to comply with any of the Activity and Use Limitations set forth herein shall be grounds for the Department, or its successor, to require that the Owner correct or remove any violations of this Amended Environmental Covenant. Violation of this Amended Environmental Covenant shall be grounds for the Department, or its successor, to file civil actions against IDPR as provided by law or in equity, including without limitation, the Uniform Environmental Covenants Act, Idaho Code § 55-3011.

Property Access. The Department shall have a right of access to the Property for the purposes of ensuring compliance with this Amended Environmental Covenant.

Notice of Conveyance of Property. Within thirty (30) days of the closing of any conveyance of the Property, or part thereof, the Conveyor of the Property shall provide written notice to the Department and each municipality or other local government in which the Property is located, the name and address of all the then Owners and/or Occupants of the Property, or part thereof, conveyed. The Department shall not, by reason of this Amended Environmental Covenant, have authority to approve, disapprove, or otherwise affect any conveyance of the Property except as otherwise provided by law.

Notices. All notices required or permitted to be given hereunder shall be in writing and mailed in the United States Mail, postage prepaid, by certified or registered mail, return receipt



requested, to the appropriate address indicated below or at such other place or places as either IDPR or its successors, or the Department or its successors, may, from time to time, respectively, designate in a written notice given to the other. Notices which are deposited in the United States Mail in accordance with the terms of this provision shall be deemed received three (3) days after the date of mailing thereof.

IDPR:

Idaho Department of Parks and Recreation  
ATTN: Director  
P.O. Box 83720  
Boise, ID 83720-0065

THE DEPARTMENT:

Idaho Department of Environmental Quality  
**ATTN:** Response Program Manager  
1410 N. Hilton  
Boise, ID 83706

Costs and Expenses. All costs of terminating this Amended Environmental Covenant, including the cost of any remediation or abatement of any environmental condition related to Activity and Use Limitations pertaining to the Restricted Areas, shall be borne by the party seeking such termination.

Partial Invalidity. If any portion of the Amended Environmental Covenant or terms set forth herein is determined to be invalid for any reason, the remaining portion shall remain in full force and effect as if such invalidated portion had not been included herein.

Headings. Headings at the beginning of each section of this Amended Environmental Covenant are solely for the convenience of the parties and are not a part of the Amended Environmental Covenant.

Idaho Code References. All references to the Idaho Code sections include successor provisions.

Reservation of Rights. Notwithstanding any provision of this Amended Environmental Covenant, the Department retains all of its access and enforcement authorities under any applicable statute or rule. Nothing in this Amended Environmental Covenant shall affect the Department's ability to enforce the terms of any voluntary consent order or other agreement relating to remediation of the Property entered into between the Department and IDPR or any other responsible party. Nothing in this Amended Environmental Covenant shall affect the obligations of IDPR or any other responsible party under such voluntary consent order or other agreement. The Department's acceptance hereunder is based upon the information presently known or available to the Department with respect to the environmental condition of the Property, and the Department reserves the right to take appropriate action under applicable authorities in the event the Department determines new information warrants such action.

Effective Date. The effective date of this instrument shall be the date the fully executed Amended Environmental Covenant is recorded at the county recorder's office.



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Signature and Acknowledgments  
Accepted:

Idaho Department of Environmental Quality

Signature: 

Printed Name: Curt Fransen

Title: Director, Idaho Department of Environmental Quality

Date: \_\_\_\_\_

State of Idaho            )  
                                      ) ss.  
County of Ada            )

On this 2 day of November, in the year 2012, before me, a Notary Public in and for said County and State, personally appeared Curt Fransen, known or identified to me to be the Director of the Idaho Department of Environmental Quality that executed this Amended Environmental Covenant, and acknowledged to me that the Idaho Department of Environmental Quality executed the same.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day and year in this certificate first above written.



Notary Public for Idaho: Rosie M. Alonzo

Residing at: Pampa, Idaho

Commission Expires: 11/30/2015





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# Signature and Acknowledgments

Accepted:

Property Owner

Signature:

Printed Name:

Title:

Date:

Nancy Merrill  
Nancy Merrill  
Director, Idaho Department of Parks and Recreation

State of Idaho

)

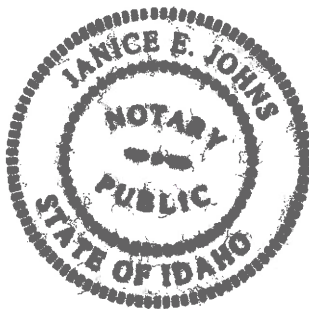
) ss.

County of Ada

)

On this 29 day of November in the year 2012, before me, a Notary Public in and for said County and State, personally appeared Nancy Merrill, known or identified to me to be the Director of the Idaho Department of Parks and Recreation that executed this Amended Environmental Covenant, and acknowledged to me that the Idaho Department of Parks and Recreation executed the same.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day and year in this certificate first above written.

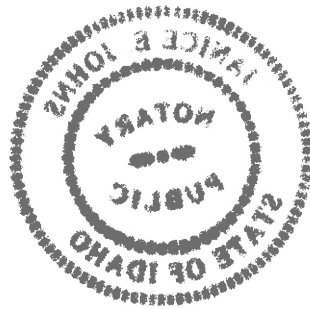


Notary Public for Idaho:

Residing at:

Commission Expires:

Janice E. Johns  
Boise, Idaho  
7/28/2016



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**EXHIBIT A**  
**TO ENVIRONMENTAL COVENANT:**  
**LEGAL DESCRIPTION OF PARCELS CONTAINING RESRICTED**  
**AREAS AND FIGURES 1 THROUGH 7, ILLUSTRATING**  
**RESTRICTED AREAS**

**Patented Mining Claims  
owned by the Idaho Department of Parks and Recreation  
within the Bayhorse (a/k/a Bay Horse)  
Mining District, Custer County, Idaho  
And Subject to Environmental Covenant**

The Environmental Covenant applies only to those portions of the following properties upon which actual remediation work was completed. See attached maps for approximate locations of the Restricted Areas. Any person performing work on the below described properties is responsible for determining whether such work is within the boundaries of a restricted area.

**Bayhorse Town Site**

Ramshorn Millsite, Mining Claim known as Survey No. 2930-B. Also known as Parcel No. RP9912N18E0376, Section 3, T. 12N, R. 18E, Boise Meridian.

Riverview Millsite, Mining Claim, known as Survey #588B, Mineral Certificate No. 210, Lot 53-B. Also known as River-view Millsite, Mining Claim, known as Mineral Survey #558B. Also known as Parcel No. RP9912N18E0377, Section 3, T. 12N, R. 18E, Boise Meridian.

Bayhorse Millsite, Mining Claim, known as Mineral Entry No. 211, Lot 54. Also known as Bayhorse Millsite, known as Mineral Survey No. 559. Also known as Parcel No. RP9912N18E0262, Sections 2 & 3, T. 12N, R. 18E, Boise Meridian.

Beardsley Millsite, Mining Claim known as Mineral Entry No. 431, Lot 1164. Also known as Beardsley Millsite, known as Mineral Survey No. 1164. Also known as Parcel No. RP9912N18E0375, Sections 2 & 3, T. 12N, R. 18E, Boise Meridian.

Cliff, Mining Claim known as Survey No. 2930-A. Also known as Cliff Lode known as Mineral Survey No. 2930-A. Also known as Parcel No. RP9912N18E0258, Section 2, T. 12N, R. 18E, Boise Meridian:

**Pacific Mine**

Pacific Lode, Mining Claim, known as Lot No. 48. Also known as Pacific Lode, known as Mineral Survey No. 12. Also known as Parcel No. RP9913N18E3497, Sections 34 & 35, T. 13N, R. 18E, Boise Meridian.

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Blaine Lode, Mining Claim, known as Lot No. 1147. Also known as Blaine Lode, known as Mineral Survey No. 1147. Also known as Parcel No. RP9913N18E3499, Sections 34 & 35, T. 13N, R. 18E, Boise Meridian.

#### **Upper Pacific Mine**

Grant Lode, Mining Claim, known as Lot No. 1147. Also known as Grant Lode, known as Mineral Survey No. 1147. Also known as Parcel No. RP9913N18E3422, Section 34, T. 13N, R. 18E, Boise Meridian.

Sheridan Lode, Mining Claim, known as Lot No. 1147. Also known as Sheridan Lode, known as Mineral Survey No. 1147. Also known as Parcel No. RP9913N18E3478, Section 34, T. 13N, R. 18E, Boise Meridian.

W.T. Sherman Lode, Mining Claim, known as Lot No. 1147. Also known as W.T. Sherman Lode known as Mineral Survey No. 1147. Also known as Parcel No. RP9913N18E3475, Sections 34 & 35, T. 13N, R. 18E, Boise Meridian.

#### **Beardsley-Excelsior Mine**

Beardsley Fraction, Mining Claim known as Mineral Entry No. 194, Lot 51. Also known as Beardsley Fraction Lode, known as Mineral Survey No. 526. Also known as Parcel No. RP9912N18E0232, Section 2, T. 12N, R. 18E, Boise Meridian:

Beardsley Quartz, Mining Claim known as Mineral Entry No. 7, Lot 38. Also known as Beardsley Quartz Claim, known as Lot No. 38. Also known as Parcel No. RP9912N18E0230, Section 2, T. 12N, R. 18E, Boise Meridian:

#### **Skylark Mine**

Shamrock Lode Lot 1161, Parcel No. RP9913N18E3240, Section 32, T. 13N, R. 18E, Boise Meridian:

Skylark Lode Lot 40, Parcel No. RP9913N18E3240, Section 32, T. 13N, R. 18E, Boise Meridian:

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**Ramshorn Mine**

Ramshorn Lode mineral certificate #6 Lot 37, Parcel No. RP9913N18E3275, Section 32, T. 13N, R. 18E, Boise Meridian:

Utah Boy mineral entry #208 Lot 46, Parcel No. RP9913N18E3275, Section 32, T. 13N, R. 18E, Boise Meridian:

Quebec mineral entry # 614 Survey # 2160, Parcel No. RP9913N18E3275, Section 32, T. 13N, R. 18E, Boise Meridian:

Post Boy mineral entry 209 Lot 43, Parcel No. RP9913N18E3290, Section 32, T. 13N, R. 18E, Boise Meridian:



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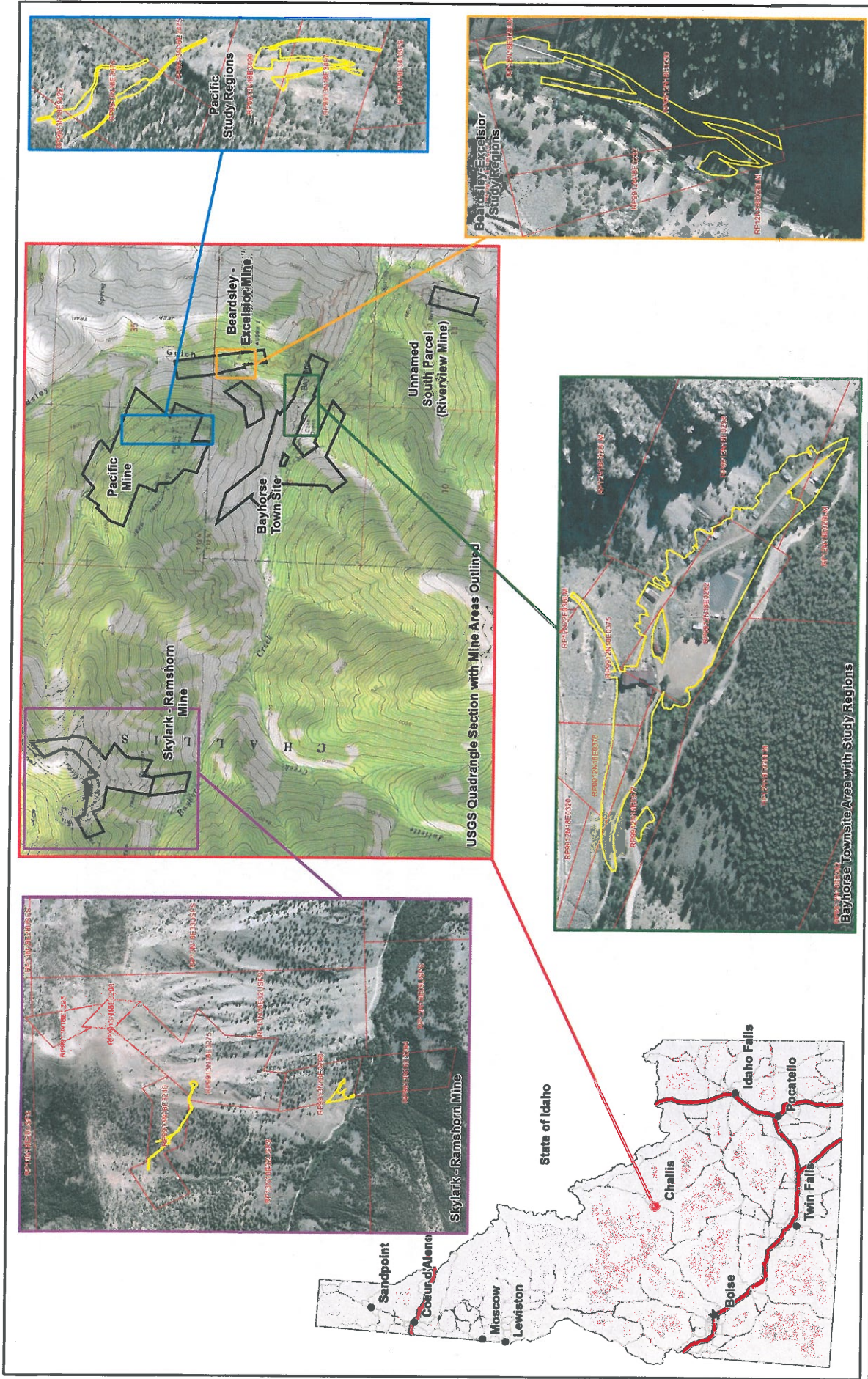



Figure 1

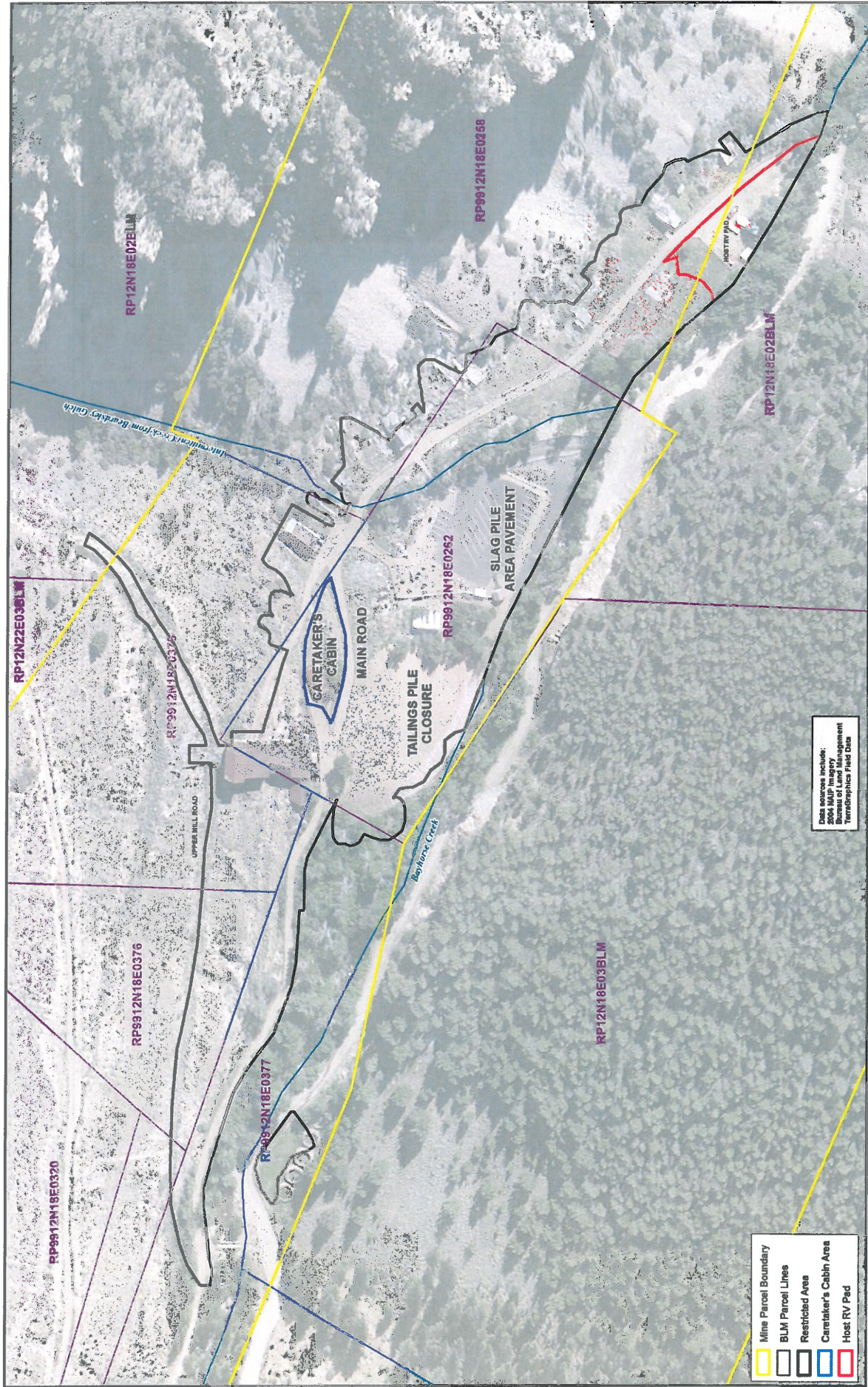
# Site Location Map

This map was produced using information obtained from several different sources that have not been independently verified. TerraGraphics, Inc. does not provide information on the precision and accuracy of the data. Information on this map is not a substitute for survey data.

 <b>TerraGraphics</b> Environmental Engineering, Inc. www.TerraGraphics.com	FILE	Bayhorse\allocation_20121018	REQUESTOR	M. Mengio	PROJECT NAME <b>Bayhorse State Park</b>
	PRINT DATE	October 16, 2012	PROJECT MANAGER	D. Foreth	
	PROJECT NUMBER	10027-08	CARTOGRAPHER	B. Bailey	

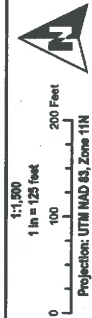


24/6/12



Data sources include:  
 Bureau of Land Management  
 TerraGraphics Field Data

# Bayhorse Townsite Figure 2 Restricted Areas



This map was produced using information obtained from several different sources but have not been verified by the Bureau of Land Management. The accuracy of the data, information on this map is not a substitute for survey data.

**Bayhorse State Park**

PROJECT NAME	Bayhorse State Park		
REQUESTOR	M. Mingle	PROJECT MANAGER	D. Foran
CARTOGRAPHER	B. Bailey		

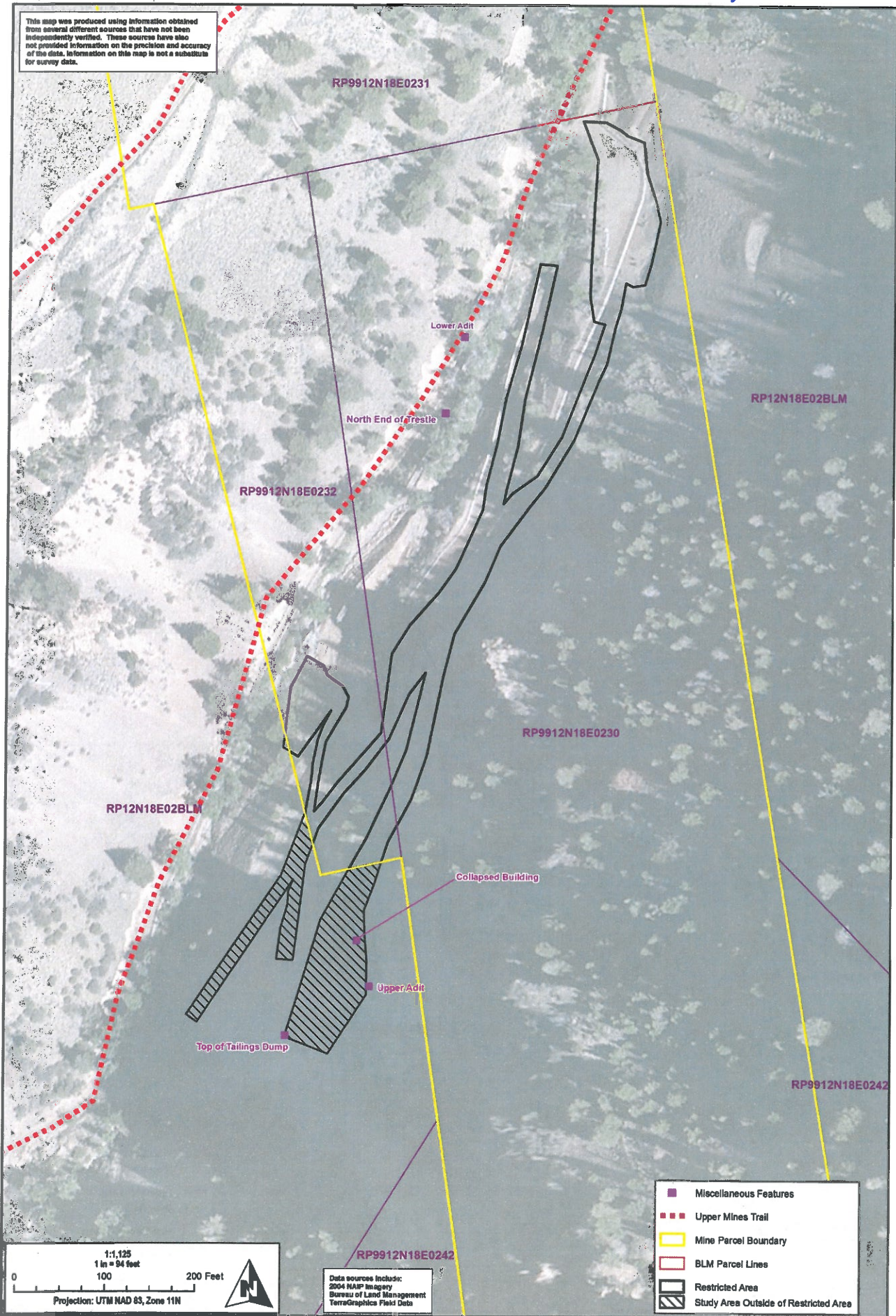
FILE	BayhorseTownsite_20120106
PRINT DATE	October 16, 2012
PROJECT NUMBER	07200

**TerraGraphics**  
 Environmental Engineering, Inc.  
 www.TerraGraphics.com



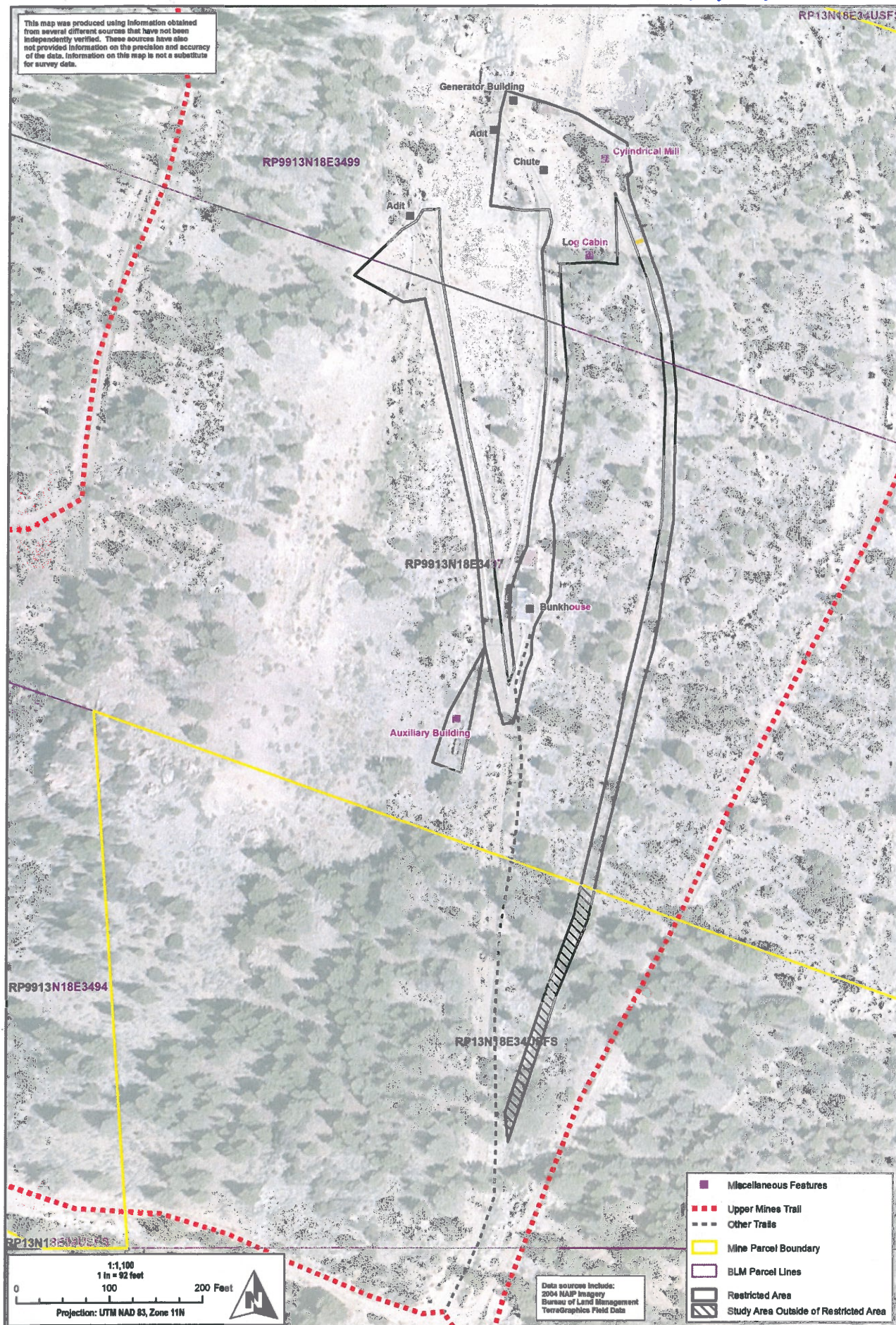
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This map was produced using information obtained from several different sources that have not been independently verified. These sources have also not provided information on the precision and accuracy of the data. Information on this map is not a substitute for survey data.



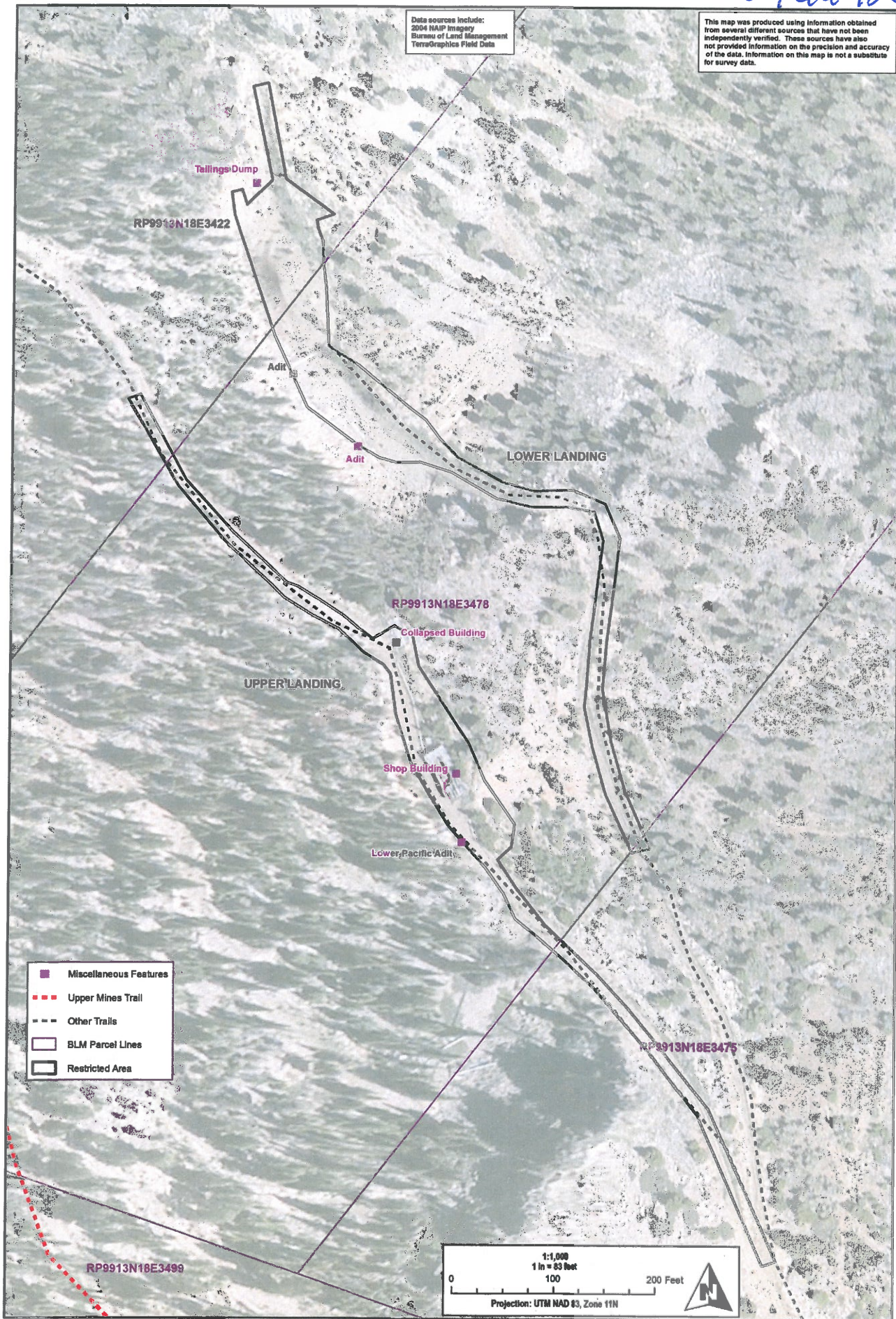



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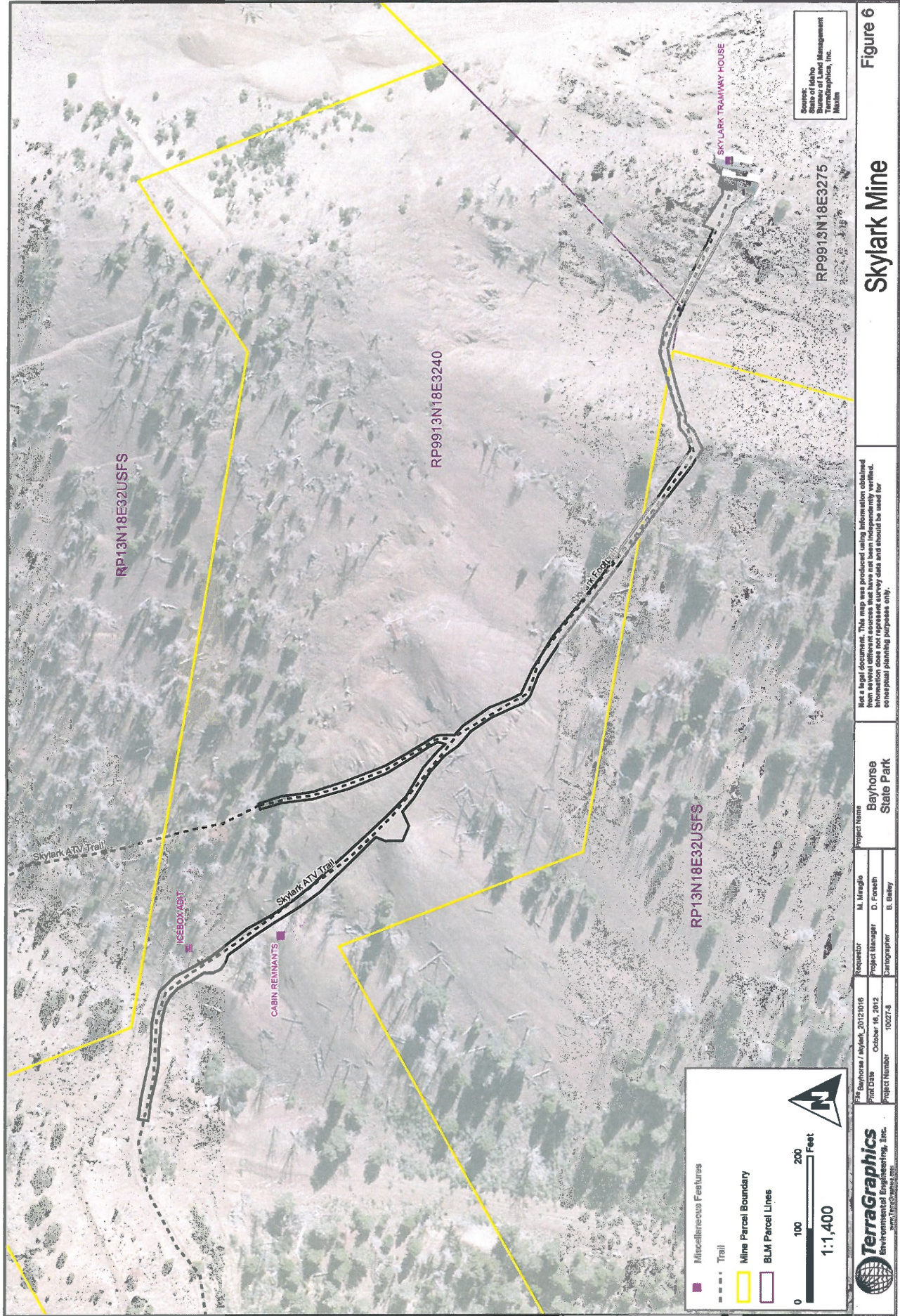
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 <b>TerraGraphics</b> Environmental Engineering, Inc. www.TerraGraphics.com	FILE Bayhorse/tao/ta_20121016	REQUESTOR M. Miraglio	PROJECT NAME
	PRINT DATE October 16, 2012	PROJECT MANAGER D. Forreth	Bayhorse State Park
	PROJECT NUMBER 07206	CARTOGRAPHER B. Bailey	Lower Pacific Mine Restrcted Areas
			Figure 6



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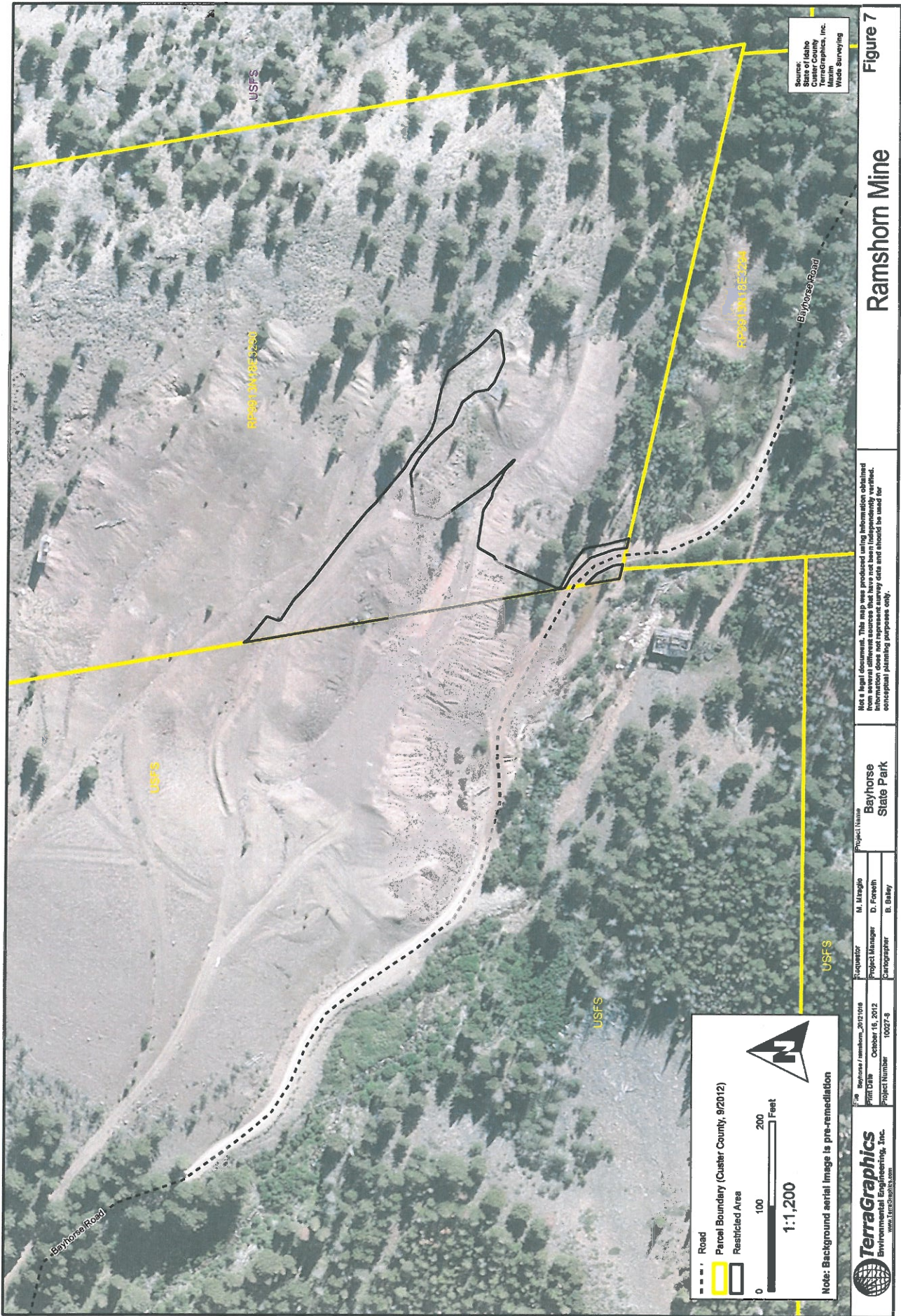


Figure 7

# Ramshorn Mine

Not a legal document. This map was produced using information obtained from the State of Idaho and is for informational purposes only. Information does not represent survey data and should be used for conceptual planning purposes only.

Requestor	M. Mangel	Project Name	Bayhorse State Park
Project Manager	D. Fenech	Map Date	October 18, 2012
Cartographer	B. Bailey	Project Number	10027-8

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## **Exhibit B**

***Institutional Control Plan and Operations and Maintenance Plan  
for the Bayhorse Townsite, Beardsley and Pacific Mine Sites***

246672

REVISION NO. 1

Final

# **Bayhorse State Park Institutional Controls Program/Operations and Maintenance Plan, and Long-term Monitoring Plan**

Prepared for:

**Idaho Department of Parks and Recreation**



and

**Idaho Department of Environmental Quality**



Prepared by:

**TerraGraphics Environmental Engineering, Inc.**

**3501 West Elder Street, Suite 301**

**Boise, Idaho 83705**

[www.terragraphics.com](http://www.terragraphics.com)



**October 26, 2012**



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**Acronyms and Abbreviations**

AWQC	Ambient Water Quality Criteria
ATV	All-Terrain Vehicle
BLM	Bureau of Land Management
HAZWOPER	Hazardous Waste Operations and Emergency Response
ICP	Institutional Controls Program
IDEQ	Idaho Department of Environmental Quality
IDPR	Idaho Department of Parks and Recreation
mg/kg	Milligrams/Kilogram
O&M	Operations and Maintenance
QAPP	Quality Assurance Project Plan
TerraGraphics	TerraGraphics Environmental Engineering, Inc.
TSS	Total Suspended Solids
USEPA	U.S. Environmental Protection Agency
USFS	U.S. Forest Service
VCP	Voluntary Cleanup Program

## Section 1.0 Institutional Controls Program/Operations and Maintenance Plan

### 1.1 Introduction

This section describes the Institutional Controls Program (ICP) and the Operations and Maintenance (O&M) Plan that will be implemented by the Idaho Department of Parks and Recreation (IDPR) for long-term stewardship of the Bayhorse Mining District State Park (also referred to as the “Site” or “State Park”). The ICP and O&M Plan are required by the Idaho Department of Environmental Quality (IDEQ) to assure long-term performance of the remedial actions applied as part of the Voluntary Cleanup Program (VCP) at the Bayhorse Townsite and the Beardsley-Excelsior, Upper Pacific, Lower Pacific, Skylark, and Ramshorn mines. These plans are necessary to ensure the integrity of the clean soil barrier and other protective barriers throughout the remediated areas of the Bayhorse Mining District State Park. All IDPR staff involved with the long-term administration and management of the State Park should follow the guidelines provided in these plans.

The ICP provides maps with the location of the remediated areas and provides a basis for how these areas will be managed. The ICP describes what must be done to manage these areas and to protect the remedy in perpetuity, including activity and land use restrictions. The complement to the ICP is the O&M Plan, the action plan for how the ICP will be implemented. The O&M Plan contains specific measures that the owner, IDPR, must complete to implement the ICP.

Implementation of the ICP/O&M and the Long-term Monitoring Plan (detailed in Section 2), will protect the remedial activities of the Bayhorse Mining District State Park. These completed remedial activities are described in the *Bayhorse Townsite, Beardsley and Pacific Mines Clean-up Completion Report* (TerraGraphics, 2009a), the *Removal Action Report. Ramshorn Mine Site, Custer County, Idaho* (Ecology and Environment, 2011), and the *Skylark Mine Cleanup Completion Report* (TerraGraphics, 2012). The Ramshorn Mine cleanup was completed by the US Environmental Protection Agency (USEPA) and the US Department of Agriculture Forest Service (USFS).

The USFS is in the process of finalizing a post removal action inspection and surface water monitoring schedule. When the USFS monitoring plan is finalized, the *Quality Assurance Project Plan (QAPP) for the Brownfields Clean-up for Water Quality and Soil Sampling at the Bayhorse State Park* (TerraGraphics 2012a) included as Appendix C of this report, will be amended to add the USFS monitoring plan.

In the interim (before finalization of the USFS monitoring plan), the USFS conducts annual surface water sampling of Bayhorse Creek below the Ramshorn as soon as the site is accessible in the spring and will coordinate sampling with the USEPA, IDPR, and IDEQ. The USFS is responsible for monitoring and maintaining portions of the Ramshorn remedy situated on USFS property. However, the USFS has indicated that the annual spring visual inspection will look at the physical attributes of the entire Ramshorn cleanup area, including the easement along Bayhorse Creek road through IDPR property which is part of the Ramshorn remedy. If damage to the Ramshorn cleanup area is discovered, the USFS will coordinate with USEPA, IDPR, and IDEQ to formulate a plan to conduct repairs or maintenance.

### ***1.1.1 Intent***

The intent of the ICP and O&M Plan is to outline a program that will ensure safe use of all remediated areas of the State Park. The ICP and O&M Plan are guidance documents that provide minimum protocols for IDPR and public activities at the State Park as they relate to public health and potential recontamination of remediated areas. These plans are intended to address post-closure activities of the Site.

### ***1.1.2 Goals and Objectives***

The goal of the ICP and the O&M Plan is to protect public health and the remedy at the Site. The objectives of these plans are to:

- Prevent or limit exposure to hazardous constituents at the Site.
- Protect and maintain the engineered barriers at the Site.
- Provide guidelines for the Site owner, IDPR, to safeguard the remedy at the Site.
- Provide guidelines for education/training necessary for State Park Staff to operate safely at the Site.
- Provide guidelines for education/information necessary for the Public to safely utilize the State Park.
- Identify lines of communication and a process to exchange information between responsible and engaged parties.
- Provide guidelines for carrying out response actions.

### ***1.1.3 Scope***

The ICP and the O&M Plan focus on management of the barriers that were installed to protect human health from risks associated with mining waste contamination. The program includes education, monitoring, sampling, record keeping, maintenance, and periodic evaluation. The ICP and the O&M Plan apply to the long-term administration of and all future work in and around the remediated areas of the State Park.

### ***1.1.4 Roles, Responsibilities, and Communication***

The primary entities involved with the long-term management of the Site are the owner, IDPR, and the regulatory oversight agency, IDEQ. In addition, the USFS and Bureau of Land Management (BLM) are management partners because of the intermixed nature of property ownership with IDPR.

IDPR is the Site owner and is responsible for maintenance of the remedy and implementation of the ICP, the O&M Plan, and long-term sampling and monitoring, including all record keeping, communications, and reporting, both internally and to IDEQ. These responsibilities are set forth by the VCP and formalized in the environmental covenants documents developed for the properties. IDPR may conduct these activities itself, or contract out all or part of these responsibilities at its discretion. IDPR is responsible for establishing budgets and allocating funds for the ICP, the O&M Plan, and long-term sampling and monitoring activities.

IDEQ is the oversight agency as set forth by the VCP and described in the properties' environmental covenants. IDEQ is responsible for administering and enforcing all environmental regulations and laws applicable to the Site.

The USFS is responsible for monitoring and maintaining portions of the Ramshorn remedy situated on USFS property. The USFS will coordinate with USEPA, IDPR, and IDEQ to formulate a plan to conduct repairs or maintenance.

IDPR and IDEQ must work collaboratively to modify or terminate the ICP. Establishing the ICP and the O&M Plan does not allow IDPR to circumvent existing federal, state, or local regulation.

### ***1.1.5 Environmental Covenants***

IDPR and IDEQ have developed and executed an environmental covenant for the property pursuant to the Uniform Environmental Covenants Act (Idaho Code Title 55, Chapter 30). This covenant runs with the land and includes:

- i) a description of the property that is subject to the covenant,
- ii) a description of the activity and use limitations on the property,
- iii) requirements for notice concerning changes in the use of or proposals for any site work affecting contamination on the property, and
- iv) any other information, restrictions, and requirements agreed to by the persons who signed the environmental covenant.

The covenant developed for this property incorporates by reference the ICP and the O&M Plan. As a result, IDPR is required by affirmative obligation to adhere to the specific requirements outlined in these plans as referenced in the covenants.

### ***1.1.6 Funding***

IDPR is responsible for funding all approved ICP/O&M activities for as long as they own the property. IDPR will include future O&M costs and capital outlay and improvement costs for the State Park in its annual operating budget request. IDPR has established a separate account with the Office of the State Treasurer in the amount of \$5,000 to be used in the event of budget holdbacks or other circumstances that prevent IDPR from paying for O&M obligations from the annual operating budget. Budgetary requirements are outlined in detail in the environmental covenants.

### ***1.1.7 Timeline***

IDPR is responsible for ICP and O&M Plan activities as long as it owns the Bayhorse properties. Subsequent owners are responsible for carrying out ICP and O&M Plan activities depending on subsequent land use and as described in the environmental covenants for the Site.

### ***1.1.8 Implementation Schedule***

The ICP was implemented prior to the opening of the State Park in Spring 2010, and expanded to include the Skylark and Ramshorn mines in Summer 2012. O&M activities, including sampling and monitoring, shall be implemented according to the schedule put forth in Section 3.0. ICP and O&M Plan activities shall remain in effect so long as human health risks are associated with contamination remaining at the Site.



## 1.2 Institutional Control Program

This section provides IDPR personnel with general guidance on the processes to be used to implement and maintain institutional controls at the Site. It is intended for use by existing and future IDPR staff. The ICP applies to the management of the Site and all future work at the Site.

The following sections present the basic elements of the ICP program. Each section describes the specific ICP element and its intent, and provides a brief narrative of the element's application at the Site.

### 1.2.1 Engineering Controls

Engineering controls are intended to protect against inadvertent access or exposure to the hazards at the Site. These elements require routine inspection and maintenance to remain effective. For the purpose of the ICP the engineering controls are defined as the structural elements installed as part of the Site cleanup. The engineering controls at the Site include the following:

- Fencing and gates
- Asphalt concrete on the Slag Pile area
- Constructed gravel footpaths and all-terrain vehicle (ATV) trails
- Clean soils at the Caretaker Cabin and Host Area
- Tailings Pile cover system
- Pedestrian bridge

Long-term maintenance of these controls is necessary for the remedy to continue functioning as intended. O&M of the engineering controls listed above is described in Section 1.3 of this report.

The septic vault at the Host Site, the vault toilet near the parking lot, the main vehicle bridge, and the ATV bridge at the Townsite are important amenities but are not intended as engineering controls to protect human health. However, due to contamination that remains at the Site, any upgrades, changes, or replacement to these or other amenities shall be conducted within the ICP guidelines described in Section 1.3.4.

### 1.2.2 Controls on Use and Access

Controls on Site use and access are important to ensure that activities allowed at the Site are consistent with those described in the *Bayhorse Site Risk Assessment and Proposed Management Plan*, hereafter referred to the Risk Management Plan (TerraGraphics, 2005) and subsequent addenda: *Addendum to Bayhorse Site Risk Assessment and Proposed Risk Management Plan: Upper Mines Risk Management Plan* (TerraGraphics, 2006a), and *Second Addendum to Bayhorse Site Risk Assessment and Proposed Risk Management Plan: Skylark and Ramshorn Mines Risk Management Plan* (TerraGraphics, 2006b). The Site is specifically intended for use as a State Park that is open and accessible to the public.

Access controls are identified on Figures 2 through 7. IDPR has the ability to control general public access to the Bayhorse Townsite and other areas of the Site with fencing, bollards and gates to keep State Park visitors within the remediated areas. Onsite State Park staff also patrol all areas of the Site, including the Skylark, Ramshorn, Pacific and Beardsley mine areas to ensure that State Park visitors are not entering controlled or fenced areas and do not participate in

activities that are not permitted. Although these areas are patrolled by IDPR and include posted warning signs and fencing, these areas do not contain locked gates to block public access.

Additional construction work is anticipated for the purpose of stabilizing and preserving several historic buildings at the Bayhorse Townsite. Access to the Townsite during construction, and any construction activities site-wide, must meet the guidelines established in the ICP and the O&M Plan. The responsibility of complying with the ICP rests solely with the entity performing the construction work or the construction contractor. Access control of the construction work area is also the responsibility of the construction contractor. The construction contractor shall provide IDPR with a site control plan prior to any construction activities. IDPR shall conduct construction oversight to verify that site controls and other measures are being used by the contractor to prevent the contamination of remediated or clean areas.

### ***1.2.3 Activity and Land Use Restrictions in Remediated Areas***

In addition to access controls, specific activity and land use restrictions are necessary to protect human health and maintain the installed barrier in the remediated areas of the Site. Remediated areas of the Site include any area where engineering controls were installed during the Site cleanup construction. These areas are shown in Figures 1 through 7.



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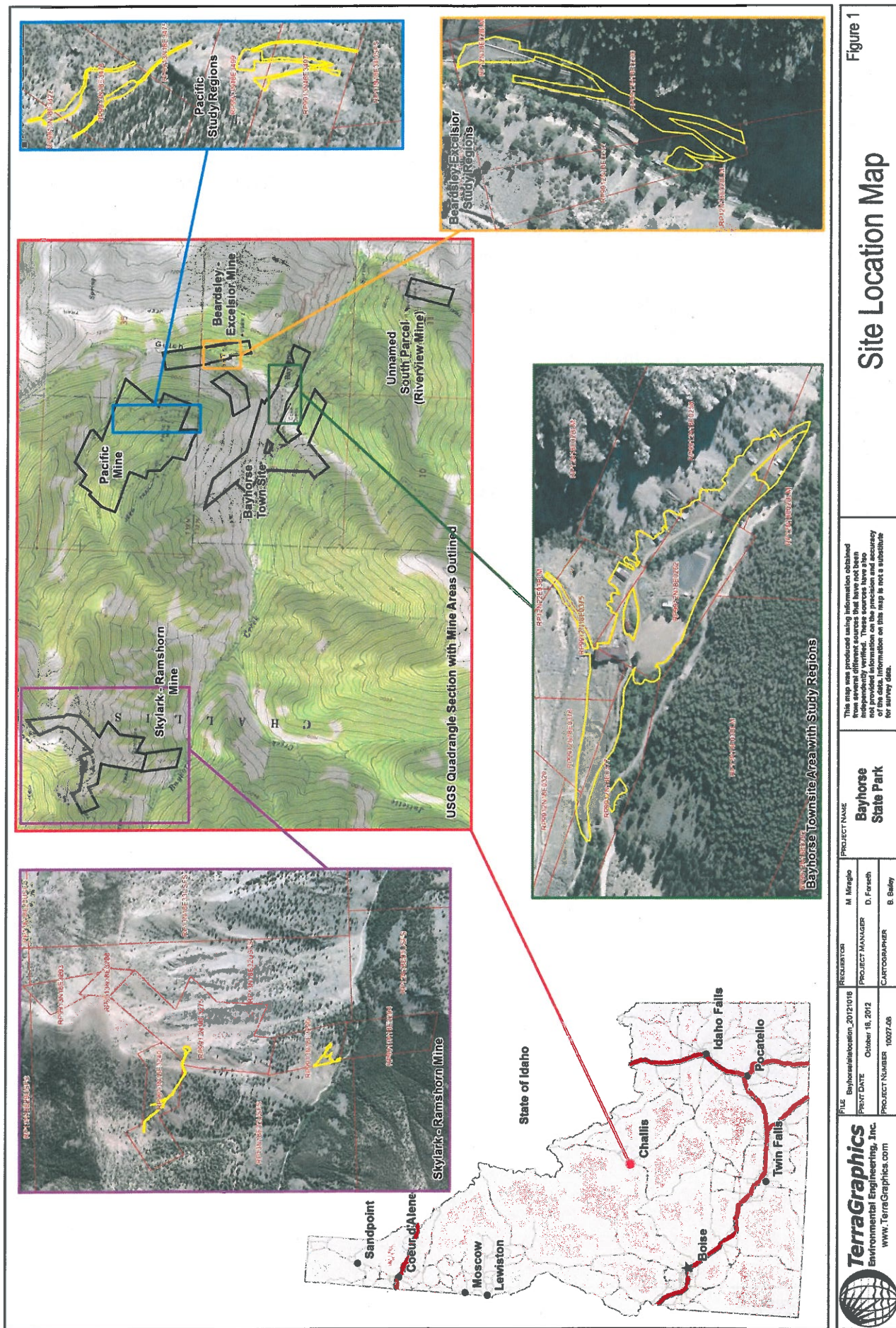


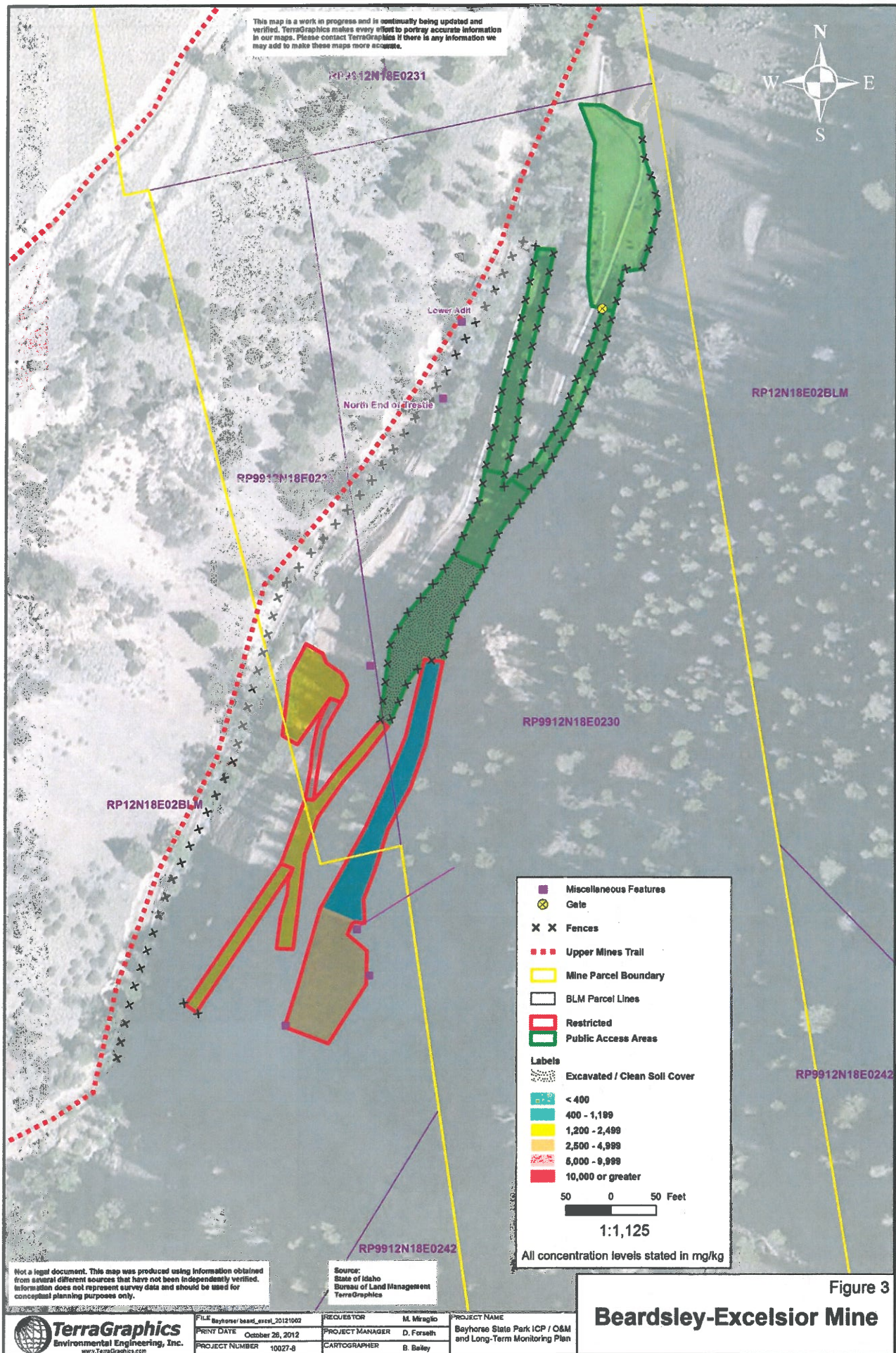
Figure 1  
Site Location Map



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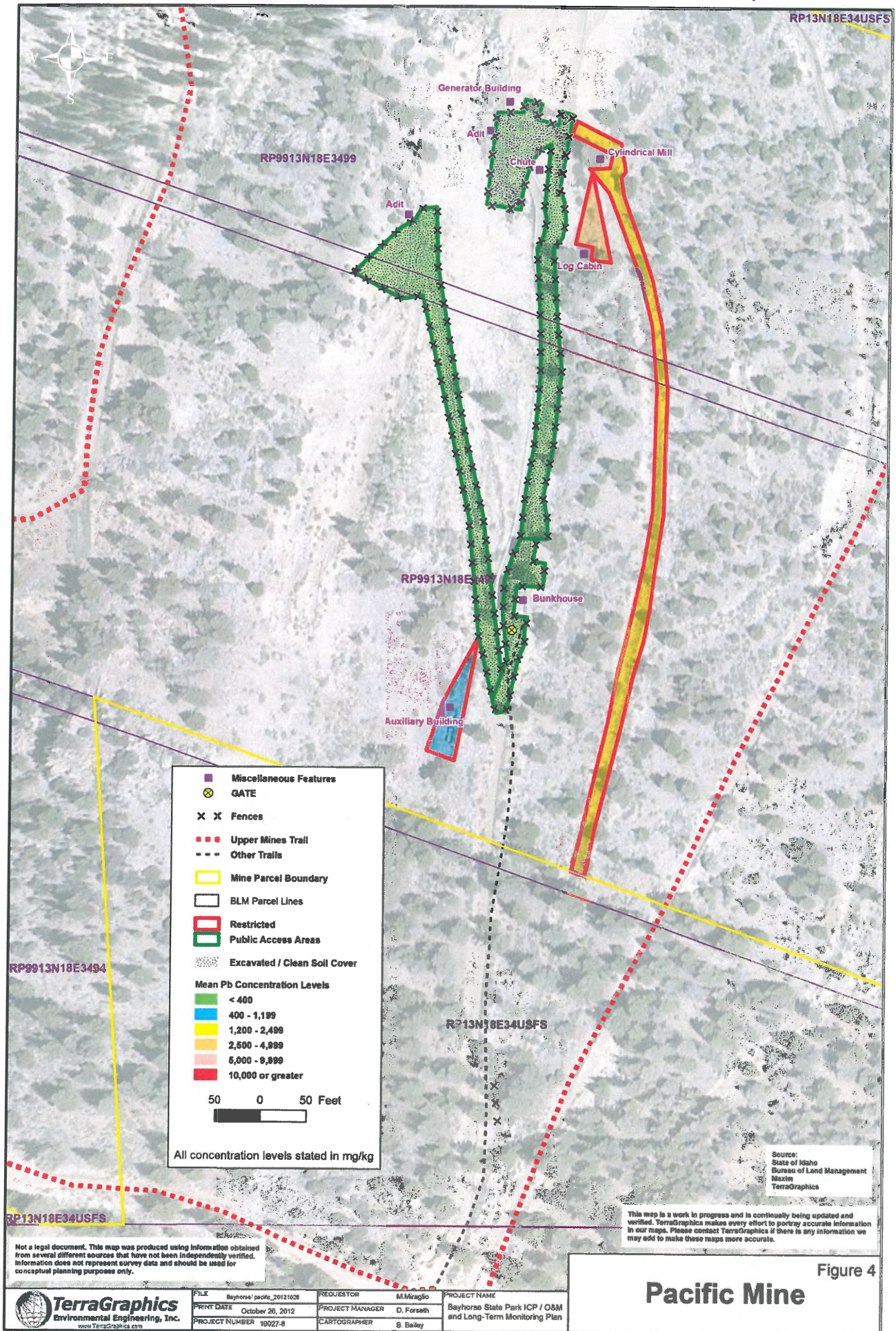


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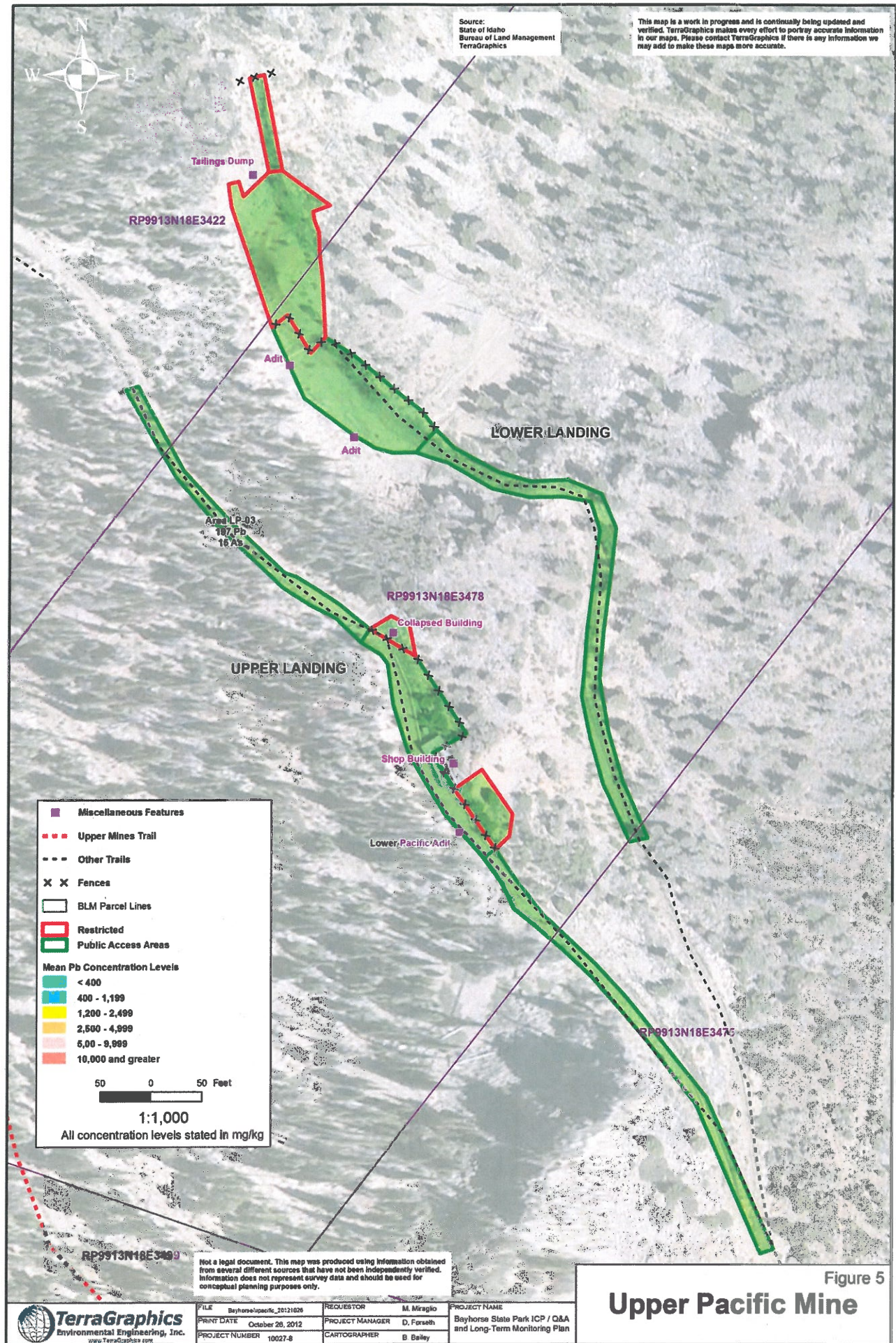


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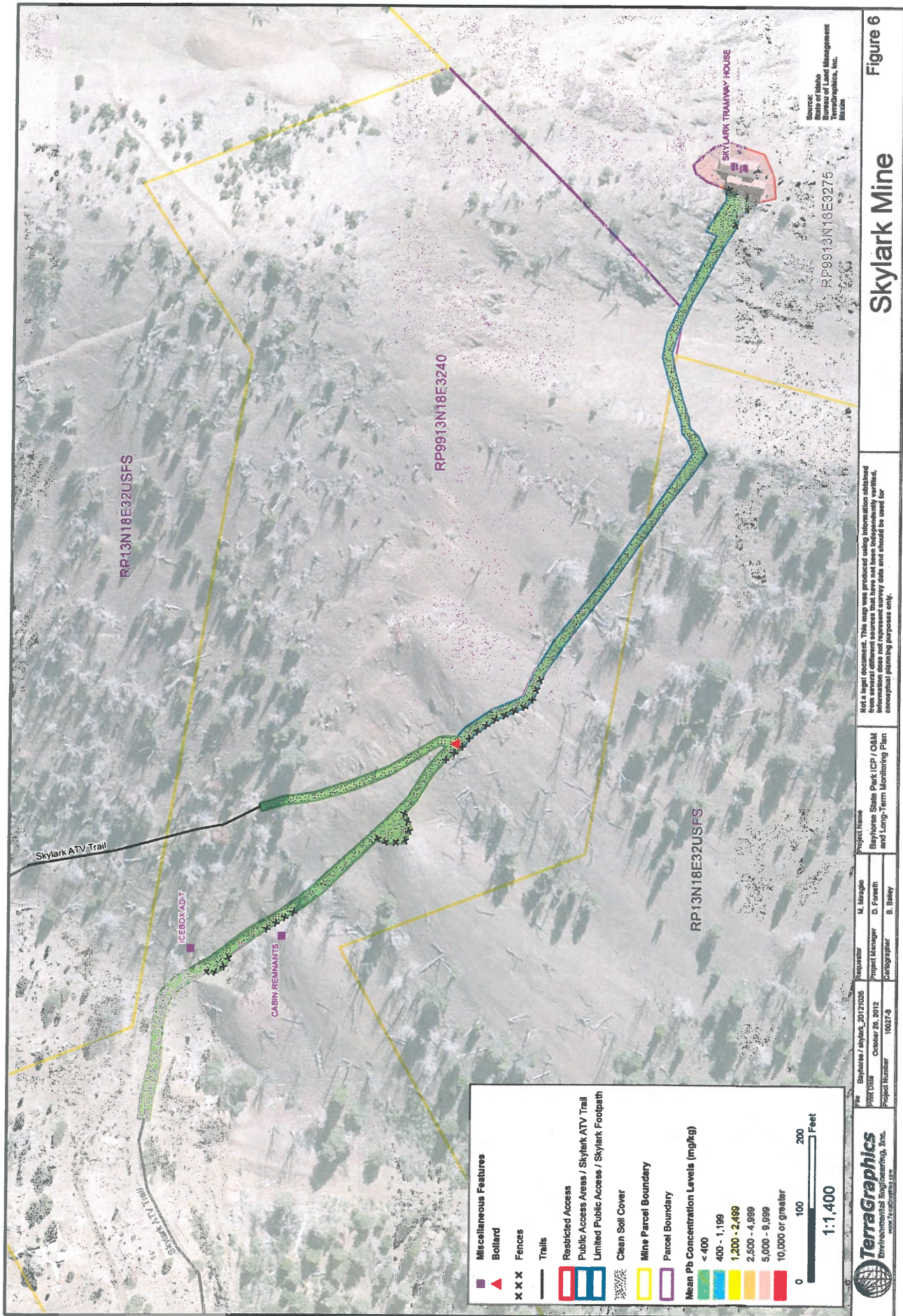


Figure 6  
Skylark Mine



**Figure 7**  
**Ramshorn Mine**

**Legend:**

- Gate
- Roads
- Gabion Wall
- Parcel Boundary (Custer County, 9/2012)
- Approximate Extent of Remediation
- Public Access Areas
- Clean Soil Cover
- USFS Maintained
- IDPR Maintained Area

**Scale:** 0 100 200 Feet  
**1:1,300**

**Note:** Background aerial image is pre-remediation

**Source:** State of Idaho, Custer County, TerraGraphics, Inc., March 2012, Wide Surveying



The activity and land use restrictions are listed below and detailed further in the O&M Plan described in Section 1.3.

- Because the Site was cleaned up and developed for use as a State Park, other uses of the Site could compromise the engineering controls described in Section 1.2.1 and threaten the protectiveness of the installed remedy. To protect human health, the Site should only be operated as a State Park in compliance with the O&M Plan described in Section 1.3.
- With the exception of the Park Host RV Pad, which was specifically cleaned up and developed to house seasonal State Park staff, no area of the Site should be used for residential purposes.
- No groundwater should be extracted in the remediated areas for any purpose.

### ***1.2.4 Signs***

A comprehensive signage plan was developed prior to opening of the State Park in Spring 2010, and is maintained by IDPR as part of the ICP. The signs are placed around the Site to identify potential risks and indicate why access is restricted. The signs target State Park users, IDPR staff, and contractors who work at the Site. Examples of current Tier #1 and Tier #2 signs that are currently posted at the Site are included in Appendix A.

The signage plan incorporates different types of signs with different tiers of health and/or hazard information. Examples of the different tiers are as follows:

- **Tier #1:** General visitor attention or welcome signs letting the public know that they are entering mine-scarred lands, that safety measures are in place, and that it is their responsibility to follow any and all safety measures. Locations include, but are not limited to, the ATV bridge, Keystone Junction, Skylark Mine, and Bayhorse Townsite.
- **Tier #2:** Site-specific signs designed for a particular location giving general information about the mine or feature, and including a health message. Locations may include, but are not limited to, the Bayhorse Townsite, Beardsley/Excelsior Mine, Pacific Bunkhouse, Pacific Mine, Skylark Mine, Keystone Junction, and Townsite Overlook.
- **Tier #3:** General “Stay on This Side of Fence” signs asking visitors to stay inside fenced areas. These signs are placed on the fencing throughout the remediated areas.
- **Tier #4:** “KEEP OUT” hazardous area signs may be used in areas where extreme hazards have not been remediated or controlled. Currently no Tier #4 signs are posted at the site but IDPR maintains the right to post them in the future.

IDPR shall inspect all signs as part of routine O&M. The signage plan may be referenced during the inspection process. Signs shall be kept in good repair. Signs will be replaced by IDPR staff in the event the sign is no longer legible due to vandalism, weathering, or damage. IDPR may add signs in areas to deter such behavior where it appears people are leaving the designated pathways. Additional information about health and physical hazards at the Site are being provided in the form of informational flyers available at the Land of the Yankee Fork or through the IDPR website.

### ***1.2.5 Fencing***

Fencing was installed throughout the Site to limit access to areas that are intended for public use. The fencing is intended to keep people within and on clean areas and was installed with the trails and barriers. The fencing limits shall not be adjusted unless done in conjunction with the installation of new barriers. It is important to maintain the long-term integrity of the fencing because the fencing limits correspond directly to the horizontal divide between “clean” and contaminated areas.

Fencing is used in combination with bollards to limit vehicle access to designated areas such as the Bayhorse Townsite and the Skylark Mine footpath. The bollards are designed for temporary removal to allow IDPR staff to access and maintain areas that are closed to public vehicles.

IDPR will inspect all fencing, cabling and gates as part of routine O&M. Fencing shall be kept in good repair by tightening loose bolts, replacing broken rails or cables, and straightening or replacing fence posts that get damaged or fall.

### ***1.2.6 Educational Program***

The educational program has been developed and includes training for IDPR personnel (i.e., Hazardous Waste Operations and Emergency Response [HAZWOPER] training, and public notices, seminars, and community outreach education for the public at large). The aim of an educational program is to formulate public awareness of the hazards associated with the Site such that State Park visitors and staff will take precautions to avoid unnecessary exposure.

IDPR developed and implemented the educational component of the ICP prior to opening the State Park in Spring 2010 and this component includes the following:

1. IDPR provides information to the general public at the Land of the Yankee Fork Interpretive Center and at the State Park. General information about human health risks and awareness of human health hazards, the purpose of the protective barriers, and the purpose of the fences, accessible areas, and areas that are ‘off limits’ to the public is conveyed through the use of posted signs, flyers and verbal communication with the State Park Host and Rangers.
2. IDPR provides training to IDPR onsite personnel regarding human health risks.
3. IDPR has developed a training manual/program for IDPR personnel who manage or operate the Site. Rangers, maintenance crews, and other operations staff that may work at the Site shall be required to attend educational training associated with the ICP.
4. IDPR has developed printed brochures that are used by the State Park Rangers to inform users of potential human health hazards that they may encounter in the State Park. The brochures encourage people to stay within designated areas and to avoid activities that could damage the trail barriers. Examples are included in Appendix A.
5. IDPR provides information about the ICP to all contractors and consultants that conduct work at the Site.
6. IDPR assesses all portions of education and training.
7. IDPR recommends modifications to education and training.
8. IDPR amends modifications to education and training.



Training under the educational program shall be conducted by IDPR or a contractor. At a minimum, the training curriculum for IDPR staff shall include:

1. Standards and protocols to be followed to ensure that gravel imported for barrier maintenance and repair is clean.
2. Site control practices for construction, including Best Management Practices for excavation, dust control, stormwater control, and soil tracking.
3. An overview of general health and safety protocols and concerns including potential exposure pathways and required personal protection.
4. Description and map of features and barriers installed during the Site cleanup.
5. Instructions on how to identify and mitigate threats to the barriers and how to implement preventative care activities for the installed cleanup features.
6. Instructions on how to conduct O&M at the Site.
7. Documentation process and record keeping requirements.

### ***1.2.7 ICP Effectiveness***

The effectiveness of the ICP will be evaluated by IDPR and IDEQ every 3 years. Assuming that the State Park is open for the next 3 consecutive years, the first evaluation should occur by Spring 2013. The evaluation will consist of, but is not limited to, an independent audit of O&M records and annual soil and water quality sampling reports; a review of the identification of and the response to maintenance triggers; interviews of State Park staff and visitors; and a review of educational, outreach, and training materials developed and/or provided by IDPR to Site visitors and staff.

This evaluation will be used to answer the following questions:

- Is the ICP achieving its specified goal (e.g., to protect human health and the remedy at the Site)?
- Are the engineering controls still in place and in good repair?
- Are the responsible and engaged parties implementing, monitoring, and enforcing the institutional controls as necessary?
- Is annual monitoring and sampling being conducted and employed to evaluate risks?
- Do the responsible and engaged parties have the financial and organizational capabilities to carry out the ICP and the O&M Plan?
- Are land use restrictions being followed and do they remain effective at the Site?
- Are appropriate education, information, and training being provided to State Park Staff and the Public?
- Have any response actions been required at the Site and, if so, have they been implemented in a timely and satisfactory manner?

## **1.3 Operations and Maintenance Plan**

IDPR is responsible for annual O&M at the Site every year starting in 2010, which was the first year following completion of cleanup at the Site. All of the mines are located in areas prone to rock fall, snowmelt, wind, and natural environmental conditions that may impact the effectiveness of the cleanup features and installed barriers. Maintenance and repairs that are conducted within the footprint of the existing cleanup areas are classified as O&M regardless of the extent of repair needed.

### 1.3.1 Inspections

#### 1.3.1.1 Purpose

Inspections are conducted by IDPR personnel or their representative to assess the condition of all protective barriers, fencing, risk management controls, and similar features installed at the Bayhorse Townsite, Upper Mines, and Skylark and Ramshorn Mines. Site inspections shall identify barrier failures and initiate the process for a response action to be taken by IDPR. Inspections shall also identify imminent threats to the barriers that require a response before the next inspection. Inspections shall occur on a regular frequency in a systematic manner with the results reported to other IDPR staff and to IDEQ.

Due to the shared ownership of the Ramshorn remedy as indicated in Figure 7, the USFS will conduct an annual spring visual inspection of the physical attributes of the entire Ramshorn cleanup area and maintains an easement along Bayhorse Creek road through IDPR property which is part of the Ramshorn remedy. If damage to the Ramshorn cleanup area is discovered, the USFS will coordinate with USEPA, IDPR, and IDEQ to formulate a plan to conduct repairs or maintenance.

#### 1.3.1.2 Frequency

Inspections shall occur at the following recommended frequencies:

- Immediately – following intense rainfall, forest fire, and similar natural disasters that could damage features that were constructed during the Site cleanup.
- Monthly – while the State Park is accessible or open to the public (approximately May through November).
- Annually – in the spring (approximately May) prior to opening the State Park to the public for the season. The inspection shall occur as soon as possible after the spring snow melt to allow time to make repairs before the State Park is opened.

The inspection frequency may not be the same at the Pacific, Beardsley, and Skylark mines due to limited accessibility because of snow or road conditions. These Mines are separated geographically and at significantly higher elevations than the Townsite and the Ramshorn Mine. In addition, the Bayhorse Townsite and the Ramshorn Mine may be accessible and open for a longer period compared to the Pacific, Beardsley, and Skylark mines and, as a result, will likely have more monthly inspections.

#### 1.3.1.3 Features to Inspect

Inspections are performed on all constructed features installed in the remediated areas of Bayhorse State Park. These areas, shown in Figures 2 through 7, were identified in the Risk Management Plan and addenda (TerraGraphics; 2005, 2006a, and 2006b); Workplans and amendments (TerraGraphics; 2007, 2008b, and 2011a); Specifications and Contract Documents (TerraGraphics, 2008a and 2011b); *Removal Action Report. Ramshorn Mine Site, Custer County, Idaho* (Ecology and Environment, 2011); and Closure Reports (TerraGraphics 2009a and 2012b).

Site features shall be inspected when they are clear of snow and are otherwise generally accessible from the main access points. Inspections shall be non-destructive generally consisting of a visual assessment done by walking the different mine sites within the areas accessible to the

public. In addition to looking for mass failure or indications that contaminated materials have been exposed or have been tracked onto remediated areas, Site features shall be inspected according to the criteria identified in Table 1. An inspection checklist of Site features for all locations is included in Appendix B.

**Table 1. Features to Inspect and What to Look For**

<b>Feature</b>	<b>Items</b>
Vehicle Bridge	<ul style="list-style-type: none"> <li>• <b>Riprap:</b> should have no noticeable change in the riprap around abutments from previous inspection. (Inspector may reference photographs from prior years.)</li> <li>• <b>Guardrails:</b> should be secure and fastened to bridge.</li> <li>• <b>Gates:</b> should be able to open, close, and lock.</li> </ul>
ATV Bridge	<ul style="list-style-type: none"> <li>• <b>Riprap:</b> should have no noticeable change in the riprap around abutments from previous inspection. (Inspector may reference photographs from prior years.)</li> <li>• <b>Guardrails:</b> should be secure and fastened to bridge.</li> <li>• <b>Bollards:</b> large boulders should be located at end of bridge to keep vehicles from blocking bridge.</li> </ul>
Asphalt Parking Lot	<ul style="list-style-type: none"> <li>• <b>Asphalt surface:</b> should note location of cracks greater than ¼-inch wide and location of potholes.</li> </ul>
Tailings Pile Cover	<ul style="list-style-type: none"> <li>• <b>Riprap:</b> should have no noticeable change in the riprap cover along face of Bayhorse Creek and Ramshorn Mine. (Inspector may reference photographs from prior years.)</li> <li>• <b>Cover soil:</b> should appear stable without sloughing or sliding materials on slopes. Should not have rills or washout from runoff water.</li> </ul>
Fencing and Gates	<ul style="list-style-type: none"> <li>• <b>Rails:</b> should be securely attached to posts.</li> <li>• <b>Posts:</b> should be generally plumb and stable.</li> <li>• <b>Gates:</b> should open, close, and lock.</li> </ul>
Footpath and ATV Trails Soil Cover	<ul style="list-style-type: none"> <li>• Should not have rills or erosion from stormwater runoff.</li> <li>• Should not accumulate falling rock or sloughed materials from contaminated hillsides.</li> <li>• Material should be firm and stable underfoot.</li> </ul>
Riprap at Beardsley	<ul style="list-style-type: none"> <li>• Should have no noticeable change along face of trestle. (Inspector may reference photographs from prior years.)</li> </ul>
Signage	<ul style="list-style-type: none"> <li>• Should be legible and in good repair.</li> </ul>

The items listed above are relevant to human health and to the ICP. IDPR may elect to add State Park amenities such as the sewage vault and the visitor toilet into the inspection program for efficiency. Inspections should also be used to identify use patterns, such as signs of unauthorized access, which indicate the need for additional controls. In conjunction with annual inspections, soil and water sampling results will be evaluated for indications of barrier or remedy failures.

#### 1.3.1.4 Response Actions

IDPR shall take responsive action to correct or restore any element that was installed for the purpose of mitigating human health risks. This generally includes everything at the Bayhorse Townsite within the fencing limits, the Tailings Pile cover, and the fencing itself. Similarly, at the Pacific, Beardsley, and Skylark mines, this generally includes everything within the constructed trails and fencing limits including the fencing. For the Ramshorn Mine, this generally includes the tailings slope cover that extends onto IDPR property, but IDPR shall coordinate with the USFS if any response actions at the Ramshorn are taken.

Soil and water sampling results may also trigger response actions discussed in Sections 1.3.3 and 1.3.4 if the results indicate potential barrier or remedy failures that pose a risk to human health or surface water quality.

Public access shall not be allowed in any area where a failure has occurred until the corrective action is taken. IDPR shall assume that all areas accessible to the public are underlain with or adjacent to contamination. In the event of a trail (barrier) washout, access to that area should be restricted immediately.

### ***1.3.2 Routine Maintenance***

Routine maintenance is necessary to address issues anticipated during the normal course of events and use of the Site. Routine maintenance activities may be coupled with regular inspection activities for efficiency at the discretion of IDPR.

Routine maintenance is intended to preserve the integrity of the systems that are installed for human health protection. Routine maintenance activities described in this section are intended for proactive management of the Site.

IDPR shall conduct maintenance activities outlined in Table 2. All maintenance activities shall be documented in a maintenance log created by IDPR. Personnel conducting routine maintenance shall be familiar with the ICP and have proper training related to the Site hazards.



**Table 2. Routine Maintenance Activities**

<b>Activity</b>	<b>Location</b>	<b>Action</b>
Weed & Vegetation Control	<ul style="list-style-type: none"> <li>Townsite Walking trails</li> <li>Plaza area</li> <li>Tailings pile at Bayhorse Townsite</li> </ul>	<ul style="list-style-type: none"> <li>Treat areas with herbicide applied according to the manufacturer's recommendation to prevent vegetation growth.</li> </ul>
ATV & Footpath Trail Surface	<ul style="list-style-type: none"> <li>Bayhorse Townsite</li> <li>Pacific Mine</li> <li>Viewing Area at Beardsley-Excelsior Mine</li> <li>Skylark Mine</li> </ul>	<ul style="list-style-type: none"> <li>Replace any trail cover aggregate that comes in contact with falling rock or sloughing materials from non-remediated areas.</li> <li>Fill all low areas or ruts and rills with clean aggregate.</li> <li>Dress surface with clean aggregate. Compact new ¾-inch-minus aggregate materials at Bayhorse Townsite, Pacific Mine, and Viewing Area at Beardsley-Excelsior Mine. Compact new 2-inch-minus aggregate materials along Skylark Mine ATV trail and footpath.</li> </ul>
Fence & Gate Repair	<ul style="list-style-type: none"> <li>Site-wide</li> </ul>	<ul style="list-style-type: none"> <li>Replace broken rails and cables.</li> <li>Re-anchor or replace broken fence posts.</li> <li>Tighten loose lag bolts or cables.</li> <li>Replace broken locks/chains.</li> </ul>
Riprap Repair	<ul style="list-style-type: none"> <li>Tailings pile at Bayhorse Townsite</li> <li>Trestle tailings pile at Beardsley</li> <li>ATV bridge abutments</li> <li>Vehicle bridge abutments</li> <li>Tailings pile at Ramshorn Mine</li> </ul>	<ul style="list-style-type: none"> <li>Replace or repair areas with missing stone or signs of sloughing.</li> </ul>
Asphalt Maintenance	<ul style="list-style-type: none"> <li>Bayhorse Townsite parking lot</li> </ul>	<ul style="list-style-type: none"> <li>Treat/seal small fine cracks when they appear.</li> <li>Seal coat entire parking lot every 2 to 5 years.</li> <li>Fill cracks greater than 1/8-inch wide with emulsified asphalt slurry annually.</li> </ul>
Bollards	<ul style="list-style-type: none"> <li>Site-wide</li> </ul>	<ul style="list-style-type: none"> <li>Replace missing locks.</li> <li>Replace missing or severely damaged bollards.</li> </ul>
Rock Gabions	<ul style="list-style-type: none"> <li>Bayhorse Townsite</li> <li>Skylark Mine</li> <li>Ramshorn Mine</li> </ul>	<ul style="list-style-type: none"> <li>Replace broken tie wire.</li> <li>Wire broken cages.</li> <li>Replace or re-install broken or sloughing gabion baskets.</li> </ul>
Pedestrian Bridge	<ul style="list-style-type: none"> <li>Bayhorse Townsite</li> </ul>	<ul style="list-style-type: none"> <li>Tighten loose screws.</li> <li>Adjust position on footings.</li> <li>Seal/treat wood.</li> <li>Replace broken boards.</li> </ul>
Cleanout Oil/Water Separator	<ul style="list-style-type: none"> <li>Bayhorse Townsite parking lot</li> </ul>	<ul style="list-style-type: none"> <li>Pump oil/water from vault and remove sediment and debris.</li> </ul>
Maintain Signs	<ul style="list-style-type: none"> <li>Site-wide per signage plan</li> </ul>	<ul style="list-style-type: none"> <li>Repair or replace unreadable signs.</li> </ul>

As indicated in Table 2 above, a proactive maintenance plan for the asphalt parking lot is required. Asphalt maintenance described in Table 2 will help to mitigate infiltration of moisture through cracks. Per recommendation by the National Asphalt Pavement Association, the plan recommends seal-coating the entire parking lot every 2 to 5 years. The actual frequency will depend on observations during the annual inspections.

### ***1.3.3 Temporary Repairs***

IDPR may choose to implement temporary repairs for the purpose of keeping the State Park areas open and accessible to the public. At a minimum, areas requiring repairs should be covered or marked with bright-orange construction fencing. Temporary repairs shall provide the same human health protection as the original design. Permanent repairs should be completed as soon as possible.

IDPR personnel shall be familiar with the ICP and have proper training related to the Site hazards before conducting any repairs. Best Management Practices shall be used to stabilize exposed contamination within the remediated areas and to prevent cross-contamination while repairs are made.

### ***1.3.4 Significant Repairs or Future Work at the Site***

The Site is subject to extreme weather, contains steep slopes, and is bordered by active streams. The remedial actions taken at the Site are constructed primarily with natural materials that are not especially resistant to failure. Significant repairs should be anticipated periodically for the following:

- Full depth repair of asphalt areas.
- Stream bank repair along Bayhorse Creek.
- Bank and channel repair associated with Beardsley Gulch.
- Tailings Pile (Townsite and Ramshorn) surface and soil cover repair of erosion caused by catastrophic rainfall/runoff events.
- Removal of falling rock or sloughing materials from non-remediated hillsides that come in contact with remediated trail surfaces and subsequent replacement with clean aggregate.

Significant repairs would be needed in response to elevated soil lead or arsenic concentrations, or poor water quality results. These repairs would be determined on a case-by-case basis but could require re-establishing clean barriers and repair to the Slag Pile asphalt and Tailings Piles covers, repairs to riprap and other engineering erosion controls, slope stabilization, and fencing repairs.

Significant repair would be needed for any mass movement of materials. Examples of mass movement of materials includes slope failures or widespread displacement of material over an area that is accessible from more than one location. The following measures shall be taken in the event that a significant repair is necessary:

- Backfill and grade the failed area with clean material and restore the grade to match the original design grade. Gravel and soil materials may be reused if there are no apparent signs of contact with contaminated soils and the material can be recovered without intermixing with contaminated soils.
- Gravel and soil areas shall be compacted using a roller or vibratory compactor to form a firm, stable surface. Large areas may require multiple passes with a riding compactor. Compaction shall continue until indentations from the compactor are no longer noticed. Water may be added in small amounts to aid compaction.
- Re-seed vegetated areas with a native seed mix, if previously vegetated.

Work at the Site for continued development of the State Park may require significant equipment, construction workers, materials storage, etc. It is anticipated that this work will include the following:

- Excavation around perimeters of buildings.
- Temporary fence removal including fence posts.
- Grading outside of the fencing limits (e.g., outside of clean areas) to manage drainage.
- Placement of rocks and materials outside of the fencing limits to stabilize slopes.
- Upgrades, changes, or replacement to State Park amenities.

A site control plan shall be prepared prior to commencing work on a significant repair or for continued development of the State Park. The site control plan may be a brief informal document addressing health and safety procedures, erosion and sediment controls, and dust controls. Guidance and criteria for the site control plan is found in Section 01501 of the November 19, 2011 *Specification and Contract Documents for Bayhorse Parks Project, Schedule A-Bayhorse Mill Building Stabilization and Repository Project, Schedule B-Skylark Mine Site Clean-Up Project* (TerraGraphics, 2011b).

Any construction which results in the disturbance of the original work will require additional considerations. Prior to commencing work that requires importing clean replacement material, a clean material source shall be identified and sampled to confirm that the material meets criteria specified in the *Final Quality Assurance Project Plan for the Brownfields Clean-up at the Bayhorse Townsite* (TerraGraphics, 2009b) and the *Final Quality Assurance Project Plan for the Brownfields Clean-up at the Skylark Mine* (TerraGraphics, 2011c). The Bayhorse Townsite and Skylark Mine QAPPs require lead and arsenic concentrations for imported materials to be less than or equal to 100 milligrams per kilogram (mg/kg) lead and less than or equal to 25 mg/kg arsenic. If the lead or arsenic concentrations in the borrow material exceed the criteria, the concentrations may be compared to area background concentrations to evaluate suitability of the material. The existing limited background soil data indicate area background concentrations range from 29 to 46 mg/kg lead, and 33 to 69 mg/kg arsenic as described in the *Clean-up Criteria for Arsenic in Soils at the Skylark Mine Site Memorandum: Revision 2* (TerraGraphics, 2011d). Prior to starting work that requires the removal and/or disposal of more than ½ cubic yard of contaminated material, a written disposal plan shall be developed and submitted to IDEQ for approval.

If less than ½ cubic yard of contaminated material is generated, the following disposal protocols should be followed:

- Removal of Soil from Trail Surfaces and all other remediated areas within the Fence Line: If digging or aggregate removal does not extend below the geotextile barrier, excavated soil can be disposed of in areas of greater contamination (i.e., non-remediated areas adjacent to the trail or outside the fence line).

If digging extends below the geotextile barrier and potentially into contaminated soils, care should be taken to stockpile these soils away from clean surfaces during digging. Excavated soils should be disposed of in relatively flat areas outside of the fence line that are away from the trail or downslope from any remediated areas. Excavated soils should not be disposed within 100 feet of the Bayhorse Creek or Beardsley Creek, and preferably in areas surrounded by a vegetative buffer (e.g., native, stable vegetation).

Soils should be scarified and soil clumps should be broken up so that no clumps larger than 3 inches in diameter remain. The disposed soils should be compacted. Jute matting (or similar biodegradable matting that is typically employed for erosion and sediment control applications) should be laid over the scarified soil and staked down to protect from wind and water erosion.

- **Removal of Soil in Non-remediated Areas:** The concern is the disturbance of soils that will result in increased erosion or wind transport. If small amounts of soil (less than ½ cubic yard) are excavated from areas that have not been remediated, these soils can be disposed of in the same area. Soils should be scarified and soil clumps should be broken up so that no clumps larger than 3 inches in diameter remain. The disposed soils should be compacted. Jute matting (or similar biodegradable matting that is typically employed for erosion and sediment control applications) should be laid over the scarified soil and staked down to protect from wind and water erosion.

Confirmation sampling may be required following any repair, construction activity, or natural event that results in a disturbance of the remedy. Confirmation sampling is discussed further in Section 2.2.2 of the Long-term Monitoring Plan.

### ***1.3.5 Record Keeping and Reporting***

Accurate records of all O&M activities shall be kept by IDPR as part of the overall ICP administration. Records shall include photographs of all inspected areas for reference in future years, inspection reports, documentation of repairs including photographs following repairs, recommendations for further actions, and related correspondence.

An inspection/monitoring report will be submitted annually to IDEQ. This report will include all ICP/O&M records, a year-end summary of work done at the Site, proof of training for State Park staff, and documentation of any unusual occurrences or activities (e.g., spring flooding) that may have impacted the remedy. This report will act as part of a recurrent evaluation of the effectiveness of ICP methodologies (as described in Section 1.2.7).

## **Section 2.0 Long-Term Monitoring Plan**

### **2.1 Introduction**

The Long-term Monitoring Plan will be used to confirm compliance with the human health remedy and to assess barrier performance. Barrier sampling and monitoring results will be used to determine if recontamination via weathering, erosion, transport, or redistribution is occurring at the Site. Sampling results from Bayhorse Creek will be used to track metals concentrations in surface water at the Site.

Because not all recontamination issues will be visible during the routine O&M inspections, scheduled sampling of trail barriers and surface water is a necessary element of the Long-term Monitoring Plan. Sampling should be conducted in conjunction with visual observation and will be conducted by IDPR personnel or their representative. Sampling will be conducted, at a minimum, on an annual basis using protocols consistent with policies and procedures established in the *Quality Assurance Project Plan for Water Quality and Soil Sampling at the Bayhorse State Park* (TerraGraphics, 2012a) included in Appendix C of this report.



Sample results will be summarized annually and submitted to IDEQ for review. These annual reports will be evaluated in conjunction with annual O&M inspections for indications of barrier or remedy failure and will be compiled as part of a recurrent evaluation of the effectiveness of ICP methodologies (as described in Section 1.2.7).

### **2.1.1 Intent**

The intent of the Long-term Monitoring Plan is to ensure that average soil concentrations of all remediated areas within the Site remain below acceptable exposure concentrations to ensure that metal concentrations in Bayhorse Creek do not exceed ambient water quality criteria (AWQC). It was determined in the *Second Addendum to Bayhorse Site Risk Assessment and Proposed Risk Management Plan: Skylark and Ramshorn Mines Risk Management Plan* (TerraGraphics, 2006b) that to ensure a safe environment for State Park visitors, the cleanup of select areas and the implementation of access controls needed to reduce the overall exposure concentration at the State Park to less than 500 mg/kg lead and less than 50 mg/kg arsenic. Capping of all publicly accessible areas that contain soils with lead concentrations greater than or equal to 1,200 mg/kg and/or arsenic concentrations greater than or equal to 485 mg/kg results in acceptable post-remediation soil concentrations.

### **2.1.2 Objectives**

The objective of the Long-term Monitoring Plan is to confirm that the clean-up elements prescribed by the Risk Management Plans (TerraGraphics 2005, 2006a, and 2006b), Workplans (TerraGraphics; 2007, 2008b, and 2011a) and Completion Reports, (Ecology and Environment, 2011; TerraGraphics 2009a and 2012a) remain effective. This confirmation allows the State Park to remain open to the public. Results may also be used to look for trends in recontamination and to guide the design of additional remedial or response actions.

### **2.1.3 Scope**

Sampling of soil barriers and sampling of Bayhorse Creek is necessary to assess remedy performance and evaluate potential human health and ecological risks and make recommendations for corrective actions, if required.

Barrier soil sampling is conducted annually in areas that received a remedial action or are accessible by the public, particularly along the trails and within fenced areas. If average soil concentrations along the trails and within the fenced areas that are accessible to the public exceed acceptable exposure concentrations (500 mg/kg lead or 50 mg/kg arsenic), or if any individual soil sample is greater than or equal to 1,200 mg/kg lead or 485 mg/kg arsenic, additional remedial or response actions will be implemented. Exceedances of acceptable soil lead and arsenic exposure concentrations will require immediate response, and will likely require a temporary repair or restriction of access before a permanent solution is provided.

Water quality sampling is conducted on an annual basis from three locations on Bayhorse Creek near the Townsite and two locations below the Ramshorn as described in Section 2.2.1. Metals concentrations in surface water are compared to AWQC. If metals concentrations in Bayhorse Creek exceed the AWQC, IDPR shall discuss possible response actions with IDEQ. AWQC exceedance may trigger a response (e.g., a temporary or significant repair) via the O&M Plan as described in Sections 1.3.3 and 1.3.4.



IDPR reports soil and surface water sample results to IDEQ. IDPR maintains a database of results for analysis of concentrations after each sampling event, as well as trends over time. Results are evaluated for patterns or concentrations that indicate that recontamination has occurred or that there is a potential for recontamination to occur.

Performance sampling may be conducted after a catastrophic event, vandalism, or unauthorized use that may have impacted barriers. Event-driven performance sampling will focus on areas of concern to help define the necessary corrective action to be taken. IDPR will identify the frequency, number, and location of samples to be collected after an event. Areas damaged, suspected of being re-contaminated, or having visual evidence of mine waste will be sampled at the discretion of IDEQ and IDPR.

#### ***2.1.4 Roles, Responsibilities and Communication***

IDPR is responsible for all aspects of the Long-term Monitoring Plan. This includes, but is not limited to, administration, record keeping and retention, budget, analysis, evaluation, and reporting of findings.

IDEQ is the regulatory agency responsible for administering and enforcing the applicable environmental laws and regulations.

### **2.2 Sampling and Monitoring**

Barrier sampling and surface monitoring at the Site will follow the protocol and procedures provided in the *Quality Assurance Project Plan for the Brownfields Clean-up for Water Quality and Soil Sampling at the Bayhorse State Park* (TerraGraphics 2012a) included in Appendix C. The following sections provide a brief summary of sampling and monitoring at Bayhorse State Park.

#### ***2.2.1 Bayhorse Creek***

Surface water sampling was conducted in late spring and fall in the first year of State Park operations (2010) and has been conducted once a year since. Surface water samples are collected from five locations along Bayhorse Creek, with three occurring near the Townsite and two taken below the Ramshorn Mine. The USFS samples the two Bayhorse Creek locations below Ramshorn Mine (one upstream and one downstream) in addition to sampling seep and adit discharges at the Ramshorn. IDPR is responsible for annual sampling upstream from, at, and downstream from the Townsite. IDPR and USFS Bayhorse Creek sample locations are illustrated in the Bayhorse State Park QAPP (TerraGraphics, 2012a) included in Appendix C.

Initial water samples were analyzed for dissolved and total arsenic, antimony, cadmium, copper, lead, and zinc using USEPA Method 200.8; total calcium, magnesium; hardness; and total suspended solids (TSS). Based on three consecutive annual sampling events (2010, 2011, and 2012) in which the six metals listed above were below their respective AQWC, it was determined that the number of analytes should be reduced to include arsenic, cadmium, copper, and lead. Samples will be analyzed for dissolved metals and hardness. In addition, it was determined that IDPR was no longer required to collect water quality parameters (dissolved oxygen, pH, temperature, conductivity, etc.) and stream flow measurements as previously

described in the *Sampling and Analysis Plan/Quality Assurance Project Plan for Water Quality and Soil Sampling at the Bayhorse Mine Site* (TerraGraphics, 2009c).

### **2.2.2 Surface Soil Sampling**

In general, areas accessible to the public need surface soil sampling. Composite soil samples from the 0 to 1-inch layer of soil are collected from each subarea. A total of approximately 26 samples will be collected each year. Ten publicly accessible areas are sampled in the Bayhorse Townsite, five publicly accessible areas are sampled at Beardsley-Excelsior Mine, five publicly accessible areas are sampled at the Pacific Mine, five publicly accessible areas will be sampled at the Skylark Mine, and one publicly accessible area will be sampled at the Ramshorn. Sampling protocols will follow the methods described in the Bayhorse State Park QAPP (TerraGraphics, 2012c), included in Appendix C.

In some cases where visual observations indicate that the barrier may have been disturbed due to sloughing materials, barrier failure, or work conducted at the Site, sampling will be required to confirm that the barrier remains intact and that work at the Site has not resulted in contamination of the clean barrier. The sampling approach for confirmation sampling is described in the Bayhorse State Park QAPP (TerraGraphics, 2012c), included in Appendix C.

### **2.2.3 Visual observations**

If any visual observations of potential problems that are outside the scope of sampling such as asphalt, fencing, etc., are made during the sampling events, those observations shall be recorded in the logbook and forwarded to IDPR staff responsible for overall management of the Site.

The two vegetated areas that include the riparian area between the toe of the Townsite Tailings Pile and Bayhorse Creek, and the yard located at the Caretaker's Cabin should be monitored annually as part of the Long-term Monitoring Plan. The riparian area along Bayhorse Creek should be inspected for widespread plant mortality as one function of the planting is to stabilize the stream bank along the toe of the Townsite Tailings Pile. IDPR should replant in the fall, if issues arise, using native plants similar to those in Section 02930 of the *Specifications and Contract Documents for Bayhorse Townsite, Beardsley and Pacific Mines* (TerraGraphics, 2008).

## **2.3 Reporting**

IDPR, or their representative, will complete a sampling event and data summary memo upon receiving all sample data. This memo will include a description of what was sampled, a summary of metals concentrations, and comparison of average soil concentrations to acceptable exposure concentrations and individual surface water results to AWQCs. These concentrations should also be entered into the database for trend analysis to anticipate potential problems. Soil and water sampling results may also trigger response actions discussed in Sections 1.3.3 or 1.3.4 if the results indicate potential barrier or remedy failures may pose a risk to human health or surface water quality.

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## Section 3.0 Summary of Prescribed ICP/O&M and Long-term Monitoring Activities and Reports

Institutional Controls Program		
ICP Effectiveness Evaluation	Every 3 years following State Park opening.	See Section 1.2.7 for details
Operations and Maintenance Plan		
Inspections	Annually, prior to season State Park opening.	See Section 1.3.1 for details
	Routine monthly visual inspections, ongoing during State Park season.	
	After catastrophic events, as necessary.	
Routine Maintenance	Annually as needed.	See Section 1.3.2 for details
Repairs	Annually as needed.	See Section 1.3.3 and 1.3.4 for details
Monitoring		
Water Quality Sampling	Annually in the spring.	See Section 2.2.1 for details
Barrier Sampling	Annually at time of O&M inspection and following a catastrophic event, vandalism, or unauthorized use which have impacted barriers.	See Section 2.2.2 for details
Confirmation Sampling	Following any repair, construction activity, or natural event that results in a disturbance of the remedy.	
Visual Inspections	Annually at time of sampling.	See Section 2.2.3 for details
Reporting		
Inspection Report	Annually.	See Section 1.3.5 for details
Monitoring Report	Annually.	See Section 1.3.5 for details
Record Keeping	Ongoing.	See Section 1.3.5 for details



### **2.3.1 Frequency**

IDPR shall conduct sampling and complete sample reporting annually. These activities shall be completed prior to opening the State Park to the public.

IDPR shall conduct sampling and complete sample reporting after catastrophic events (e.g., storm, forest fire) and after major repairs to the barriers or work at the Site.

### **2.3.2 Field Sampling Forms/Logbooks**

Standardized field sampling forms will be used to record information regarding sampling activities performed. Forms will be neatly completed in a legible manner. Minor errors may be crossed out with a single line and initialed (not erased). Major errors will necessitate rewriting the form. A log book will be kept to record sampling activities. At a minimum, the forms and log book will include:

- Mine site name (Townsite, Upper and Lower Pacific, Beardsley, Skylark, or Ramshorn)
- Staff performing the sampling
- Sample date
- Locations sampled
- Pertinent weather conditions
- Photographs taken
- Samples collected
- Problems encountered
- Problems resolved
- Problems unresolved

## **2.4 Modifying the Long-term Monitoring Plan**

The Long-term Monitoring Plan may need to be modified by IDPR. The following points are examples that would trigger the need to change the plan:

- The barriers are modified (e.g. IDPR builds an elevated boardwalk over the trails).
- Additional areas are remediated or made accessible to the public.
- Use changes at the Site.

Modification to the Long-term Monitoring Plan would be done in coordination with the ICP and O&M Plan and with IDEQ review and approval.

## Section 4.0 References

- Ecology and Environment, Inc. 2011. *Removal Action Report. Ramshorn Mine Site, Custer County, Idaho*. Prepared for U. S. Environmental Protection Agency, Region 10. Idaho Operations Office. 1435 North Orchard Street. Boise, Idaho 83706. TDD: 11-03-0009. December 11, 2011.
- TerraGraphics Environmental Engineering, Inc. (TerraGraphics). 2005. *Bayhorse Site Risk Assessment and Proposed Risk Management Plan*. Prepared for Idaho Department of Parks and Recreation (IDPR) and Idaho Department of Environmental Quality (IDEQ). November 15.
- TerraGraphics. 2006a. *Addendum to Bayhorse Site Risk Assessment and Proposed Risk Management Plan: Upper Mines Risk Management Plan*. Prepared for IDEQ and IDPR. October 15.
- TerraGraphics. 2006b. *Second Addendum to Bayhorse Site Risk Assessment and Proposed Risk Management Plan: Skylark and Ramshorn Mines Risk Management Plan*. Prepared for IDEQ and IDPR. December 18.
- TerraGraphics, 2007. *Final Workplan and Analysis of Brownfields Cleanup Alternatives for the Bayhorse Townsite*. Prepared for IDEQ and IDPR.
- TerraGraphics. 2008a. *Specifications and Contract Documents for Bayhorse Townsite, Beardsley And Pacific Mines*. Prepared for IDEQ and IDPR. April 13.
- TerraGraphics. 2008b. *Final Amendment to the Workplan and Analysis of Brownfields Cleanup Alternatives for the Bayhorse Townsite*. Prepared for IDEQ and IDPR. May 12.
- TerraGraphics. 2009a. *Bayhorse Townsite, Beardsley and Pacific Mines Clean-up Completion Report, Institutional Controls Program/Operations and Maintenance Plan, and Long-term Monitoring Plan*. Prepared for IDEQ and IDPR. September 3.
- TerraGraphics. 2009b. *Final Quality Assurance Project Plan for the Brownfields Clean-up at the Bayhorse Townsite*. Prepared for IDEQ and IDPR.
- TerraGraphics. 2009c. *Sampling and Analysis Plan/Quality Assurance Project Plan for Water Quality and Soil Sampling at the Bayhorse Mine Site*. Prepared for IDEQ and IDPR. September 3.
- TerraGraphics. 2011a. *Final Workplan and Analysis of Brownfields Clean-up Alternatives for the Skylark Mine*. Prepared for IDEQ and IDPR. June 6.
- TerraGraphics. 2011b. *Specification and Contract Documents for Bayhorse Parks Project, Schedule A-Bayhorse Mill Building Stabilization and Repository Project, Schedule B-Skylark Mine Site Clean-Up Project*. Prepared for IDEQ and IDPR. November 19.

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TerraGraphics. 2011c. *Final Quality Assurance Project Plan (QAPP) for the Brownfields Clean-up at the Skylark Mine*. Prepared for IDEQ and IDPR.

TerraGraphics. 2011d. *Clean-up Criteria for Arsenic in Soils at the Skylark Mine Site Memorandum: Revision 2*. Prepared for IDEQ and IDPR.

TerraGraphics. 2012a. *Quality Assurance Project Plan for the Brownfields Clean-up for Water Quality and Soil Sampling at the Bayhorse State Park*. Prepared for IDEQ and IDPR. September 28.

TerraGraphics 2012b. *Skylark Mine Cleanup Completion Report*. Prepared for IDEQ and IDPR. September 28.



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**Inspection Checklist for the Bayhorse State Park**

Date of Inspection: \_\_\_\_\_ Inspected By: \_\_\_\_\_ Weather Conditions: \_\_\_\_\_

Bayhorse Townsite				
Location	Feature	Description	Inspected	Notes/Description
Townsite Parking Lot	Asphalt:	Is there any silt, soil, or sediment deposited on the asphalt?		
		Are there any signs of erosion around the perimeter?		
		Are there any large gaps between soil and asphalt?		
		Is there missing or out of place riprap?		
		Are there any cracks greater than 1/4-inch wide in the asphalt?		
		Are potholes present?		
	Stormwater Inlet	Is there sediment or rocks in the catch basin?		
		Is the grate opening blocked or clogged with debris?		
	Oil/Water Separator	Is there a visible oil sheen in the vault?		
		Are the inlet and outlet pipes submerged?		
Walking Trails	Weed Control	Are there any weeds or vegetation growing on the trail?		
	Trail Surface	Is there evidence that the trail is not intact?		
		Are there signs of erosion/destabilization of the trail?		
		Do ruts need to be filled with aggregate?		

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**Inspection Checklist for the Bayhorse State Park**  
 Date of Inspection: \_\_\_\_\_ Inspected By: \_\_\_\_\_  
 Weather Conditions: \_\_\_\_\_

Bayhorse Townsite				
Location	Feature	Description	Inspected	Notes/Description
Bridge	Vehicle Bridge	Are the guardrails unsecure or unfastened from the bridge?		
		Is there missing or out of place riprap?		
		Does the gate have difficulty closing/opening and locking?		
		Is there any silt, soil, or sediment deposited on the bridge?		
		Are there cracks or accelerated weathering?		
	ATV Bridge	Are the guardrails unsecure or unfastened from the bridge?		
		Is there missing or out of place riprap?		
		Do rock bollards appear to be out of place?		
		Is there any silt, soil, or sediment deposited on the bridge?		
		Are there cracks or accelerated weathering?		
	Pedestrian Bridge	Are there loose screws?		
		Do the wood boards need replacing or treating?		

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**Inspection Checklist for the Bayhorse State Park**

Date of Inspection: \_\_\_\_\_ Inspected By: \_\_\_\_\_ Weather Conditions: \_\_\_\_\_

Bayhorse Townsite					
Location	Feature	Description	Inspected	Notes/Description	Recommendation No Action      Repair
Tailings Pile Cover	Weed Control	Are there any weeds or vegetation growing on the pile?			
	Rip Rap	Is there noticeable change in riprap cover along the face of Bayhorse Creek?			
		Is there missing or out of place riprap?			
	Cover Soil	Does the cover soil appear to be unstable or have sloughing or sliding material?			
Are there rills or washout from runoff water?					
Rock Gabions	Wire	Is wire broken on cages?			
Signs	Signs	Are any signs missing?			
		Are any signs damaged or illegible?			
Fencing	Rails	Are there any loose or missing fence rails?			
	Posts	Are any posts leaning or easily moved by hand?			
		Gates	Is the gate difficult to close/open or lock?		
	Is there deterioration or erosion of material around the posts?				
Plaza Area	Weed Control	Are there any weeds or vegetation growing in the plaza area?			
		Is there any silt, soil, or sediment deposited in the plaza area?			
		Are there signs of erosion?			

Inspector Signature: \_\_\_\_\_ Date: \_\_\_\_\_



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**Inspection Checklist for the Bayhorse State Park**

Date of Inspection:

Inspected By:

Weather Conditions:

Beardsley Mine					
Location	Feature	Description	Inspected	Notes/Description	Recommendation No Action      Repair
Viewing Area	Weed Control	Are there any weeds or vegetation growing on the trail?			
		Is there evidence that the trail is not intact?			
	Trail Surface	Are there signs of erosion/destabilization of the trail?			
		Do ruts need to be filled with aggregate?			
Tailings Pile Cover	Weed Control	Are there any weeds or vegetation growing on the pile?			
		Is there noticeable change in riprap cover along the face of Beardsley Gulch?			
	Rip Rap	Is there missing or out of place riprap?			
		Cover Soil	Does the cover soil appear to be unstable or have sloughing or sliding material?		
	Are there rills or washout from runoff water?				
Signs	Signs	Are any signs missing?			
		Are any signs damaged or illegible?			
Fencing	Rails	Are there any loose or missing fence rails?			
		Posts	Are any posts leaning or easily moved by hand?		
	Gates		Is the gate difficult to close/open or lock?		
		Is there deterioration or erosion of material around the posts?			

Inspector Signature:

Date:

# **Inspection Checklist for the Bayhorse State Park**

Date of Inspection:

Inspected By:

Weather Conditions:

Skylark Mine				
Location	Feature	Description	Inspected	Notes/Description
ATV Trail	Trail Surface	Is there evidence that the trail is not intact?		
		Is there evidence of sloughing, rock slides or contaminated materials falling on top of trail?		
		Are there signs of erosion/destabilization of the trail?		
		Do ruts or low spots need additional aggregate fill?		
		Is there evidence of gabion sloughing or failure?		
		Is wire broken on cages?		
Footpath	Trail Surface	Is there evidence that the trail is not intact?		
		Is there evidence of sloughing, rock slides or contaminated materials falling on top of trail?		
		Are there signs of erosion/destabilization of the trail?		
		Do ruts or low spots need additional aggregate fill?		
		Are any signs missing?		
		Are any signs damaged or illegible?		
Signs	Signs	Are any signs missing?		
		Are any signs damaged or illegible?		
		Are there any loose or missing fence cables?		
		Are any posts leaning or easily moved by hand?		
Fencing and Bollard	Cables	Are there any loose or missing fence cables?		
		Are any posts leaning or easily moved by hand?		
		Is the bollard anchor chain in-place and locking?		
		Is there any damage to the bollard?		

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Inspector Signature:

Date:

# Inspection Checklist for the Bayhorse State Park

Date of Inspection: \_\_\_\_\_ Inspected By: \_\_\_\_\_ Weather Conditions: \_\_\_\_\_

Upper Pacific Mine					
Location	Feature	Description	Inspected	Notes/Description	Recommendation No Action      Repair
Viewing Area	Weed Control	Are there any weeds or vegetation growing on the trail?			
		Is there evidence that the trail is not intact?			
	Trail Surface	Are there signs of erosion/destabilization of the trail?			
		Do ruts need to be filled with aggregate?			
Signs	Signs	Are any signs missing?			
		Are any signs damaged or illegible?			
Fencing	Rails	Are there any loose or missing fence rails?			
	Posts	Are any posts leaning or easily moved by hand?			
		Is the gate difficult to close/open or lock?			
	Gates	Is there deterioration or erosion of material around the posts?			

Lower Pacific Mine					
Fencing	Rails	Are there any loose or missing fence rails?			
	Posts	Are any posts leaning or easily moved by hand?			
		Is the gate difficult to close/open or lock?			
	Gates	Is there deterioration or erosion of material around the posts?			

Inspector Signature: \_\_\_\_\_ Date: \_\_\_\_\_

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