

ATTACHMENT J

MITIGATION AND MONITORING PLAN

Mitigation and Monitoring Plan

1.0 Coordination with External Agencies

The Applicant has coordinated with various agencies to proactively discuss the Project's impacts and mitigation approach. This coordination is summarized in **Table 1**. Please see the referenced report section for detail about discussions and considerations. Note that coordination is ongoing with the organizations referenced below, and that the Applicant will continue to engage with agency stakeholders throughout the design, development, construction, and operations phases of the project.

2.0 Items Subject to Mitigation

The Routt County Unified Development Code (UDC) (Effective December 10, 2024) was reviewed to identify items subject to mitigation. This project has been specifically designed to follow the mitigation hierarchy to the greatest extent practicable while balancing the needs of the community and other applicable local, state, and federal requirements. Items subject to mitigation are outlined in **Table 1** and are further discussed below.

2.1 Terrestrial and Aquatic Species/Habitat

The UDC prioritizes the protection of high priority habitat, including migration corridors, and areas for breeding, feeding, and living. The Wildlife Mitigation Plan (**Appendix Q** of the SMR.Preliminary.Plan.Application [**Attachment B**] of the 1041 Application) outlines the potential impacts to Colorado Parks and Wildlife (CPW) High Priority Habitat, Migration Paths, Calving Areas, Winter and Summer Ranges, Migratory Birds, and vegetation. While impacts within the development footprint are unavoidable, nearly 65% of the more than 6,000-acre property has been set aside for preservation, outdoor recreation, and public open space. These areas will remain as viable habitats for terrestrial and aquatic species. The Wildlife Mitigation Plan outlines the long-term preservation of these habitats; including the proposed Wildlife Trust Charter that will be utilized for wildlife habitat improvement and/or protection projects in South Routt County. The Stagecoach Master Plan and Wildlife Mitigation Plan prioritize wildlife habitat through avoidance, preservation, and mitigation.

2.2 Aquatic Resources

The UDC and Routt County Master Plan emphasize the importance of ensuring water quality impacts are addressed by preventing the discharge of pollutants that could impact water quality for Routt County's residents and visitors. The headwaters of six perennial streams originate on Stagecoach Mountain and resources such as fringe wetlands, isolated wetlands, and open water exist on the site (See **Attachment N** of the 1041 Application—Aquatic Resource Delineation Summary). The Applicant recognizes the importance of protecting aquatic resources; therefore, the project has been designed to avoid all impacts to aquatic resources. Specifically, roadway crossings have been designed to cross at locations with the least potential impact and the engineering design utilizes arched bridge structures that will be constructed outside of the ordinary high-water mark (OHWM) and any fringe wetlands. This design method has avoided the need for alterations to stream flow, bank stabilization,

or in-stream channel construction while balancing the requirements for waterbody crossings outlined in the UDC Chapter 3. Section 3.G. Routt County designates a required buffer for all wetland and riparian areas. While the project has been designed to avoid these buffer areas to the greatest extent practicable, there are some roadway crossings that have unavoidable impacts to buffer areas. These areas will be revegetated to pre-construction conditions following completion of the work. The Applicant will conduct a thorough and robust delineation effort in accordance with the United States Army Corps of Engineers (USACE) standards and guidelines. All applicable USACE permitting will be completed prior to the commencement of construction activities. Additionally, all appropriate permits will be obtained through Routt County prior to construction.

Impacts to groundwater and surface water quality will be minimized through the use of best management practices (BMPs). Water quality protection standards will be implemented holistically throughout the project site per the Steamboat Springs Engineering Standards Manual (ESM) to minimize stormwater runoff pollutant loads resulting from the project. The Conceptual Drainage Study (**Attachment L** of the 1041 Application) outlines the proposed BMPs to protect water quality, and the placement and designed of the BMPs will be provided with the Final Drainage Report. Chapter 2, Section 2.7 of the UDC outlines specific guidelines for monitoring the water quality of groundwater, subsurface water, and surface water. The Project will implement a proposed water quality management and monitoring plan in accordance with the UDC.

The Conceptual Drainage Study addresses current flood hazards and flood mitigation. The project is located outside the 0.2% annual chance floodplain; therefore, flood hazards within the project are not anticipated. Flooding post-construction will be mitigated through the use of BMPs and adhering to the Steamboat Springs ESM.

2.3 Environmental Health

Environmental health concerns outlined in the Routt County UDC include impacts to air quality, noise pollution, dust pollution, and impacts to scenic quality. Stagecoach has been designed to prioritize the preservation of open space for the scenic and environmental benefits that the property currently provides. Approximately 65% of the more than 6,000-acre property has been set aside for preservation, outdoor recreation, and public open space. The development is anticipated to be comprised predominantly of secondary homeowners (approx. 90%). At full buildout, the annual daily average occupancy will be approximately 17%. Construction will take place during county designated construction hours (7am-7pm), minimizing cumulative daily impacts to air quality, noise, and dust. Because the majority of the development is preserved as open space, impacts to scenic quality are anticipated to be minimal. Long-term impacts to air quality and noise pollution are expected to be minimal due to the low daily average occupancy of the community. Immediate impacts to air quality and noise pollution will be minimized through the use of BMPs and adherence to county designated construction hours.

2.4 Environmental Hazards

Environmental hazards including, but not limited to, expansive soils, potentially unstable slopes, unstable slopes, landslides, rock fall, previously mined areas, seismic activity, and wildfires was evaluated by Langan in the Desktop Review and Geologic Study Memorandum. Potential hazards located within the development plan will be mitigated with adherence to the Steamboat Springs ESM

and appropriate engineering design. See **Appendix X** – Desktop Review and Geologic Study Memorandum prepared by Langan of the SMR.Preliminary.Plan.Application **Attachment B** of the 1041 Application and **Appendix Q** – Wildfire Mitigation Plan prepared by Oak Creek Fire Department of the SMR.Preliminary.Plan.Application **Attachment B** of the 1041 Application.

2.5 Public Infrastructure

A traffic impact study was conducted to assess the existing conditions and the increased demand of the proposed development (**Attachment T** of the 1041 Application). Improvements to roadway infrastructure will be made in coordination with Colorado Department of Transportation (CDOT) and Routt County and will appropriately mitigate short-term and long-term impacts related to traffic increases related to the Stagecoach development. Chapter 3 Section 21 of the UDC outlines the requirements for infrastructure to mitigate impacts to the County's housing supply and affordable housing for employees employed by or within development. The Stagecoach development includes workforce housing and a community marketplace to address housing needs related to the Stagecoach workforce. See the Master Plan section of the SMR. Preliminary. Plan. Application **Attachment B** of the 1041 Application.

3.0 Conclusion

Stagecoach Mountain Ranch has been designed to adhere to the Routt County Master Plan, as well as the Steamboat Springs ESM. For unavoidable impacts to items subject to mitigation, SMR has proposed mitigation and monitoring techniques outlined in the Routt County UDC. The cumulative impacts of the SMR development are minimal for terrestrial and aquatic animals/habitat, aquatic resources, environmental health, environmental hazards, and public infrastructure.

Table 1. Monitoring and Mitigation									
Item Subject to Mitigation	Project Construction Element	Mitigation Hierarchy	Mitigation Measures	Responsible Party	External Stakeholder and/or Permit Type	Implementation Phase	Associated Monitoring	Monitoring Party	Reference Document
Terrestrial and Aquatic Animals/Habitat									
Critical Wildlife Habitat	N/A	Avoidance	--	--	CPW	--	--	--	Section 16 of the 1041 Application
CPW High Priority Habitat	All phases/ areas of the development	Mitigation	Implementation of the Wildlife Mitigation Plan	Applicant	CPW	Pre-Construction	Post-construction periodic monitoring by Applicant, CWP, and Routt County	To be appointed by the Property Owners Association	Wildlife Mitigation Plan (Appendix Q of the <i>Applicant Preliminary Plan Application</i> Attachment B of the 1041 Application)
Migration Paths	All phases/ areas of the development	Mitigation	Implementation of the Wildlife Mitigation Plan	Applicant	CPW	Pre-Construction	Post-construction periodic monitoring by Applicant, CWP, and Routt County	To be appointed by the Property Owners Association	Wildlife Mitigation Plan (Appendix Q of the <i>Applicant Preliminary Plan Application</i> Attachment B of the 1041 Application)
Calving Areas	All phases/ areas of the development	Mitigation	Implementation of the Wildlife Mitigation Plan	Applicant	CPW	Pre-Construction	Post-construction periodic monitoring by Applicant, CWP, and Routt County	To be appointed by the Property Owners Association	Wildlife Mitigation Plan (Appendix Q of the <i>Applicant Preliminary Plan Application</i> Attachment B of the 1041 Application)
Spawning Beds	Resource not within project limits	Avoidance	--	--	CPW	--	--	--	Section 16 of the 1041 Application
Winter and Summer Ranges	All phases/ areas of the development	Mitigation	Implementation of the Wildlife Mitigation Plan	Applicant	CPW	Pre-Construction	Post-construction periodic monitoring by Applicant, CWP, and Routt County	To be appointed by the Property Owners Association	Wildlife Mitigation Plan (Appendix Q of the <i>Applicant Preliminary Plan Application</i> Attachment B of the 1041 Application)
Threatened/ Endangered Species	Species not within project limits	Avoidance	--	--	USFWS	--	--	--	Section 16 of the 1041 Application
Migratory Birds/ Migratory Bird Treaty Act (MBTA)	All phases/ areas of the development	Minimization	Implementation of the Wildlife Mitigation Plan	Applicant	USFWS	Pre-Construction	Pre-construction survey required if construction occurs during migratory bird nesting and breeding season to identify migratory bird activity and/or nests.	--	Wildlife Mitigation Plan (Appendix Q of the <i>Applicant Preliminary Plan Application</i> Attachment B of the 1041 Application)
Livestock Range	N/A	Avoidance	--	--	Colorado Cattleman’s Agricultural Land Trust	--	--	--	Section 16 of the 1041 Application

Table 1. Monitoring and Mitigation									
Item Subject to Mitigation	Project Construction Element	Mitigation Hierarchy	Mitigation Measures	Responsible Party	External Stakeholder and/or Permit Type	Implementation Phase	Associated Monitoring	Monitoring Party	Reference Document
Vegetation	All phases/ areas of the development	Mitigation	Implementation of the Revegetation Plan/Weed Management Plan	Construction Contractor selected by project proponent	CDPHE (Construction Stormwater Permit)	Pre-Construction and Post-Construction	Vegetative monitoring for successful establishment (>70% vegetative cover)	Stormwater Inspector appointed by project proponent	Weed Management Plan (Appendix U of the <i>Applicant Preliminary Plan Application</i> Attachment B of the 1041 Application) and Restoration and Revegetation Plan (Attachment F of the 1041 Application)
Aquatic Resources									
Stream Flows	Roadway infrastructure	Avoidance	--	--	USACE; NWP Routt County Minor Use Permit	--	Construction monitoring	--	Aquatic Resource Delineation Summary (Attachment N of 1041 Application)
Lake Levels	Resource not within project limits	Avoidance	--	--	--	--	--	--	--
Bank Stabilization	Roadway infrastructure	Avoidance	--	--	USACE; NWP Routt County Minor Use Permit	--	--	--	--
Groundwater Quality	All phases/ areas of the development	Minimization	Implementation of the Regional Water Quality Management Plan	Applicant	CDPHE (Construction Stormwater Permit)	During construction, post-construction	See Regional Water Quality Management and Monitoring Plan (Appendix R of the <i>Applicant Preliminary Plan Application</i> Attachment B of the 1041 Application)	Applicant Water Quality Control Officer	Regional Water Quality Management Plan (Appendix R of the <i>Applicant Preliminary Plan Application</i> Attachment B of the 1041 Application)
Surface Water Quality	All phases/ areas of the development	Minimization	Implementation of the Regional Water Quality Management Plan	Applicant	CDPHE (Construction Stormwater Permit)	During construction, post-construction	See Regional Water Quality Management and Monitoring Plan (Appendix R of the <i>Applicant Preliminary Plan Application</i> Attachment B of the 1041 Application)	Applicant Water Quality Control Officer	Regional Water Quality Management Plan (Appendix R of the <i>Applicant Preliminary Plan Application</i> Attachment B of the 1041 Application)
Wetlands	Roadway infrastructure	Avoidance	--	--	USACE; NWP Routt County Minor Use Permit	--	Construction monitoring	--	Aquatic Resource Delineation Summary (Attachment N of 1041 Application)
Wetland and riparian buffer areas	Roadway infrastructure	Mitigation	--	Applicant	Routt County Minor Use Permit	--	Construction monitoring		
Flooding	All phases/ areas of the development	Mitigation	Implementation of the Regional Water Quality Management Plan	Applicant	FEMA	Post-construction	See Conceptual Drainage Study (Attachment L of the 1041 Application)	--	Conceptual Drainage Study (Attachment L of the 1041 Application)
Floodplain	Resource not within project limits	Avoidance	--	--	FEMA	--	--	--	Conceptual Drainage Study (Attachment L of the 1041 Application)

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Environmental Health									
Air Quality	All phases/ areas of the development	Minimization	Construction will take place during county designated construction hours (7am-7pm) to minimize daily duration	Construction Contractor selected by project proponent	CDPHE	During construction, post-construction	Most of the development has been set aside for preservation/open space (approx. 65%), and air quality will not be impacted in these areas.	--	Section 15 of the 1041 Application
Noise	All phases/ areas of the development	Minimization	Construction will take place during county designated construction hours (7am-7pm) to minimize daily duration	Construction Contractor selected by project proponent	CDPHE	During construction, post-construction	Post-construction noise will be minimal, as the development is anticipated to be comprised predominantly of secondary homeowners (approx. 90%). At full buildout the annual daily average occupancy will be approximately 17%.	--	Section 18 of the 1041 Application
Dust	All phases/ areas of the development	Minimization	Construction will take place during county designated construction hours (7am-7pm) to minimize daily duration	Construction Contractor selected by project proponent	CDPHE	During construction, post-construction	Post-construction dust will be minimal. Most of the development has been set aside for preservation/open space and the annual daily occupancy will be approximately 17%.	--	Section 18 of the 1041 Application
Scenic Quality	All phases/ areas of the development	Minimization	--	Applicant	--	Post-construction	Most of the development has been set aside for preservation/open space (approx. 65%), and air quality will not be impacted in these areas.	--	--
Environmental Hazards									
Geology	All phases/ areas of the development	Minimization	Site specific geotechnical study and subsurface investigation	Applicant	--	Pre-construction	Adherence with the Routt County UDC and Road and Bridge Roadway Standards	--	Desktop Review and Geologic Study Memorandum prepared by Langan (Appendix X of the <i>Applicant Preliminary Plan Application</i> Attachment B of the 1041 Application)
Expansive Soils	Hazard not within project limits	Avoidance	--	Applicant	--	--	--	--	Desktop Review and Geologic Study Memorandum prepared by Langan (Appendix X of the <i>Applicant Preliminary Plan Application</i> Attachment B of the 1041 Application)

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Item Subject to Mitigation	Project Construction Element	Mitigation Hierarchy	Mitigation Measures	Responsible Party	External Stakeholder and/or Permit Type	Implementation Phase	Associated Monitoring	Monitoring Party	Reference Document
Potentially Unstable Slopes	Ski run improvements	Mitigation	Site specific geotechnical study and subsurface investigation	Applicant	--	Pre-construction	Adherence with the Routt County UDC and Road and Bridge Roadway Standards	--	Desktop Review and Geologic Study Memorandum prepared by Langan (Appendix X of the <i>Applicant Preliminary Plan Application</i> Attachment B of the 1041 Application)
Unstable Slopes	Ski run improvements	Avoidance	--	Applicant	--	--	--	--	Desktop Review and Geologic Study Memorandum prepared by Langan (Appendix X of the <i>Applicant Preliminary Plan Application</i> Attachment B of the 1041 Application)
Landslides	Throughout development	Mitigation	Site specific geotechnical study and subsurface investigation	Applicant	--	Pre-construction	Adherence with the Routt County UDC and Road and Bridge Roadway Standards	--	Desktop Review and Geologic Study Memorandum prepared by Langan (Appendix X of the <i>Applicant Preliminary Plan Application</i> Attachment B of the 1041 Application)
Rock Fall	Ski run improvements	Mitigation	Site specific geotechnical study and subsurface investigation	Applicant	--	Pre-construction	Adherence with the Routt County UDC and Road and Bridge Roadway Standards	--	Desktop Review and Geologic Study Memorandum prepared by Langan (Appendix X of the <i>Applicant Preliminary Plan Application</i> Attachment B of the 1041 Application)
Previously Mined Areas	Hazard not within project limits	Avoidance	--	Applicant	--	--	--	--	Desktop Review and Geologic Study Memorandum prepared by Langan (Appendix X of the <i>Applicant Preliminary Plan Application</i> Attachment B of the 1041 Application)
Seismic Activity	Hazard not within project limits	Avoidance	--	Applicant	--	--	--	--	Desktop Review and Geologic Study Memorandum prepared by Langan (Appendix X of the <i>Applicant Preliminary Plan Application</i> Attachment B of the 1041 Application)
Wildfires	All phases/ areas of the development	Mitigation	--	Applicant	Oak Creek Fire Department	--	--	--	Wildfire Mitigation Plan prepared by Oak Creek Fire Department (Appendix Q of the <i>Applicant Preliminary Plan Application</i> Attachment B of the 1041 Application)

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Public Infrastructure									
Public Transportation	All phases/ areas of the development	Mitigation	Design of roadway infrastructure plan to accommodate increased traffic	Applicant	CDOT; Routt County; CDOT Access Permit	Pre-construction design phase	--	--	Traffic Impact Study (Attachment T of 1041 Application)
Traffic and Safety	All phases/ areas of the development	Mitigation	Design of roadway infrastructure plan to accommodate increased traffic	Applicant	CDOT; Routt County; CDOT Access Permit	Pre-construction design phase	--	--	Traffic Impact Study (Attachment T of 1041 Application)
Affordable/Employee Housing	All phases/ areas of the development	Mitigation	Addition of 137 employee/ affordable housing units	Applicant	--	--	--	--	Master Plan section of the <i>Applicant Preliminary Plan Application</i> (Attachment B of the 1041 Application)

Notes:

Project Construction Element

Ski Run Improvements – Grading and tree removal
Ski Area Improvements – Facilities
Residential Development
Roadways and Utilities
Project Open Space

Mitigation Hierarchy

Avoidance
Minimization
Mitigation

Acronyms

CDOT – Colorado Department of Transportation
CDPHE – Colorado Department of Public Health and Environment
CPW – Colorado Parks and Wildlife
FEMA – Federal Emergency Management Agency
NWP – Nationwide Permit
UDC – Unified development Code
USACE – United States Army Corps of Engineers
USFWS - United States Fish and Wildlife Service

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Calving Areas	All phases/ areas of the development	Mitigation	Implementation of the Wildlife Mitigation Plan	Applicant	CPW	Pre-Construction	Post-construction periodic monitoring by Applicant, CWP, and Routt County	To be appointed by the Property Owners Association	Wildlife Mitigation Plan (Appendix Q of the <i>Applicant Preliminary Plan Application</i> Attachment B of the 1041 Application)
Spawning Beds	Resource not within project limits	Avoidance	--	--	CPW	--	--	--	Section 16 of the 1041 Application
Winter and Summer Ranges	All phases/ areas of the development	Mitigation	Implementation of the Wildlife Mitigation Plan	Applicant	CPW	Pre-Construction	Post-construction periodic monitoring by Applicant, CWP, and Routt County	To be appointed by the Property Owners Association	Wildlife Mitigation Plan (Appendix Q of the <i>Applicant Preliminary Plan Application</i> Attachment B of the 1041 Application)
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Aquatic Resources									
Stream Flows	Roadway infrastructure	Avoidance	--	--	USACE; NWP Routt County Minor Use Permit	--	Construction monitoring	--	Aquatic Resource Delineation Summary (Attachment N of 1041 Application)
Lake Levels	Resource not within project limits	Avoidance	--	--	--	--	--	--	--
Bank Stabilization	Roadway infrastructure	Avoidance	--	--	USACE; NWP Routt County Minor Use Permit	--	--	--	--
Groundwater Quality	All phases/ areas of the development	Minimization	Implementation of the Regional Water Quality Management Plan	Applicant	CDPHE (Construction Stormwater Permit)	During construction, post-construction	See Regional Water Quality Management and Monitoring Plan (Appendix R of the <i>Applicant Preliminary Plan Application</i> Attachment B of the 1041 Application)	Applicant Water Quality Control Officer	Regional Water Quality Management Plan (Appendix R of the <i>Applicant Preliminary Plan Application</i> Attachment B of the 1041 Application)
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Flooding	All phases/ areas of the development	Mitigation	Implementation of the Regional Water Quality Management Plan	Applicant	FEMA	Post-construction	See Conceptual Drainage Study (Attachment L of the 1041 Application)	--	Conceptual Drainage Study (Attachment L of the 1041 Application)
Floodplain	Resource not within project limits	Avoidance	--	--	FEMA	--	--	--	Conceptual Drainage Study (Attachment L of the 1041 Application)

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Dust	All phases/ areas of the development	Minimization	Construction will take place during county designated construction hours (7am-7pm) to minimize daily duration	Construction Contractor selected by project proponent	CDPHE	During construction, post-construction	Post-construction dust will be minimal. Most of the development has been set aside for preservation/open space and the annual daily occupancy will be approximately 17%.	--	Section 18 of the 1041 Application
Scenic Quality	All phases/ areas of the development	Minimization	--	Applicant	--	Post-construction	Most of the development has been set aside for preservation/open space (approx. 65%), and air quality will not be impacted in these areas.	--	--
Environmental Hazards									
Geology	All phases/ areas of the development	Minimization	Site specific geotechnical study and subsurface investigation	Applicant	--	Pre-construction	Adherence with the Routt County UDC and Road and Bridge Roadway Standards	--	Desktop Review and Geologic Study Memorandum prepared by Langan (Appendix X of the <i>Applicant Preliminary Plan Application</i> Attachment B of the 1041 Application)
Expansive Soils	Hazard not within project limits	Avoidance	--	Applicant	--	--	--	--	Desktop Review and Geologic Study Memorandum prepared by Langan (Appendix X of the <i>Applicant Preliminary Plan Application</i> Attachment B of the 1041 Application)

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Previously Mined Areas	Hazard not within project limits	Avoidance	--	Applicant	--	--	--	--	Desktop Review and Geologic Study Memorandum prepared by Langan (Appendix X of the <i>Applicant Preliminary Plan Application</i> Attachment B of the 1041 Application)
Seismic Activity	Hazard not within project limits	Avoidance	--	Applicant	--	--	--	--	Desktop Review and Geologic Study Memorandum prepared by Langan (Appendix X of the <i>Applicant Preliminary Plan Application</i> Attachment B of the 1041 Application)
Wildfires	All phases/ areas of the development	Mitigation	--	Applicant	Oak Creek Fire Department	--	--	--	Wildfire Mitigation Plan prepared by Oak Creek Fire Department (Appendix Q of the <i>Applicant Preliminary Plan Application</i> Attachment B of the 1041 Application)

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Public Infrastructure									
Public Transportation	All phases/ areas of the development	Mitigation	Design of roadway infrastructure plan to accommodate increased traffic	Applicant	CDOT; Routt County; CDOT Access Permit	Pre-construction design phase	--	--	Traffic Impact Study (Appendix D of the Applicant Preliminary Plan Application Attachment B of the 1041 Application)
Traffic and Safety	All phases/ areas of the development	Mitigation	Design of roadway infrastructure plan to accommodate increased traffic	Applicant	CDOT; Routt County; CDOT Access Permit	Pre-construction design phase	--	--	Traffic Impact Study (Appendix D of the Applicant Preliminary Plan Application Attachment B of the 1041 Application)
Affordable/Employee Housing	All phases/ areas of the development	Mitigation	Addition of 137 employee/ affordable housing units	Applicant	--	--	--	--	Master Plan section of the <i>Applicant Preliminary Plan Application</i> (Attachment B of the 1041 Application)

Notes:

Project Construction Element

Ski Run Improvements – Grading and tree removal
Ski Area Improvements – Facilities
Residential Development
Roadways and Utilities
Project Open Space

Mitigation Hierarchy

Avoidance
Minimization
Mitigation

Acronyms

CDOT – Colorado Department of Transportation
CDPHE – Colorado Department of Public Health and Environment
CPW – Colorado Parks and Wildlife
FEMA – Federal Emergency Management Agency
NWP – Nationwide Permit
UDC – Unified development Code
USACE – United States Army Corps of Engineers
USFWS - United States Fish and Wildlife Service