

WILDLIFE MITIGATION PLAN

STAGECOACH MOUNTAIN RANCH

February, 2025

Prepared For
Stagecoach Mountain Ventures LLC
PO Box 7130, Denver, CO 80207

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1. INTRODUCTION

This Wildlife Mitigation Plan (WMP) is a legal agreement between Colorado Parks & Wildlife (CPW) and Stagecoach Mountain Ventures LLC (SMV). This plan provides action items to avoid, minimize, and mitigate the wildlife impacts associated with the development of Stagecoach Mountain Ranch (SMR). Mitigation items are based on reconnaissance conducted by Western Bionomics over 20 years of working in and around the Stagecoach area and focused by habitat characterization surveys conducted from 2022 through 2024. In addition to site specific habitat data gathered by Western Bionomics, publicly available CPW Species Activity Mapping (SAM) and High Priority Habitat (HPH) guidance was referenced during development of this plan. Most of the wildlife habitat mapping presented in this plan is derived from SAM data.

CPW provided a referral letter to Alan Goldich, Routt County Planner, on March 22, 2023. In addition to the SAM mapping and HPH guidance, several issues presented by CPW drove, in part, the development of mitigation measures presented herein. This WMP is organized according to these specific habitat and wildlife issues. The developers of Stagecoach Mountain Ranch are:

Landowner(s): SMV Stagecoach Ski Mountain LLC
PO Box 7130
Denver, CO 80207

Project Proponent: Stagecoach Mountain Ventures LLC

Primary Contact: Kelly Colfer

SMR is a master planned residential development consisting of 613 residential homes to be constructed on a portion of approximately 6,040.69 acres of privately owned property in the Stagecoach area. An additional component of the development is the recreational amenities that will be offered to the residents of the Stagecoach Mountain Ranch. In addition to SMR, the plan anticipates development of public amenities and services for the Stagecoach community such as a public neighborhood commercial center, recreational trails and parks, housing, as well as upgrades to roads and infrastructure.

Implementing this plan for this property is expected to be a major contributor to the fiscal health of South Routt County, replacing lost property tax base and jobs as the area transitions from the coal-based economy. The plan respects and incorporates land uses and directives of the 2017 Stagecoach Community Plan and 2022 Routt County Master Plan and provides an economically viable framework for the Stagecoach community to realize the goals and objectives for this Tier 2 growth area within Routt County.

Stagecoach Mountain Ranch consists of the ski mountain property and Stetson Ranch property. These parcels are currently zoned Commercial (C), Planned Unit Development (PUD), High Density Residential (HDR), and Agricultural / Forestry (AF). Two parcels on the mountain property total approximately 2.14 acres are zoned PUD, which permits the construction of 10,000 square feet of commercial space, and a gas station. Two other parcels on the mountain property totaling approximately 16.75 acres are zoned Commercial which is approved for the construction of a 13,300 sqft ski lodge and 178 space parking lot, and the existing maintenance facilities for the existing private ski mountain, respectively. The area zoned HDR represents 14.7 acres of the ski mountain property, which permits residential development at one dwelling unit per 3000 sq. ft. of land area. The balance of the mountain properties, approximately 6,007.1 acres, is zoned Agricultural / Forestry, which permits residential development at one dwelling unit per 35

acres. The potential residential development yield, under these existing zoning designations is 640 dwelling units.

The total area of the Stetson Ranch property is approximately 892 acres, which is all zoned AF. The 652 acres located south of County Road 14 is the subject to an existing conservation easement held by the Colorado Cattlemen’s Agricultural Land Trust, leaving the 239 acres located north of County Road 14 for further development, which represents an additional 7 residential dwelling units.

Property taxes from the project will generate significant revenue for Routt County and other agencies providing larger budgets and a higher level of service. At full build out, the project alone is anticipated to generate \$33 million in annual property tax revenue, roughly 1.2 times the County’s current property tax revenue of \$28 million.

2. OVERVIEW

Together, the ski mountain property and Stetson Ranch include parcels currently zoned and platted Commercial, Planned Unit Development (PUD), High Density Residential (HDR), and Agricultural / Forestry (AF). Three parcels on the mountain property total approximately 17 acres of commercially zoned or PUD property. There are more than 400 acres of property zoned HDR including portions of the ski mountain and golf course properties, which under this current zoning designation permits more than 5,800 residential units based upon minimum lot size requirement of 3000 sq. ft. per residential unit. The balance of the properties, approximately 6,007.1 acres, are zoned Agricultural / Forestry, including 690 acres associated with the Stetson Ranch that is subject to an existing conservation easement held by the Colorado Cattlemen’s Agricultural Land Trust.

The Stagecoach Mountain Ranch master plan designates an area of 981.46 acres in the southern portion of the subject property for potential future development. This area is zoned as agricultural/forestry (AF) and has a potential yield of 35 residential lots as part of a Land Preservation Subdivision. To assess the total cumulative impacts of potential development on the entire subject property the potential impacts associated the developing is area with 35 recreational homes have been incorporated into this study.

Property taxes from the project will generate significant revenue for Routt County and other agencies providing larger budgets and a higher level of service. At full buildout, the project alone is anticipated to generate \$33 million in annual property tax revenue, roughly 1.4 times the County’s current property tax revenue of \$24 million.

Table 1 provides a breakdown of the proposed land use for the project. Figure 1 displays the conceptual development plan. The information presented in Table 1 discloses 2188 acres of development and 4209 acres of open space.

Table 1. PROPOSED LAND USE MIX

MOUNTAIN	
	Acres
Total boundary	2,482.30
Total lots area	516.00
Total skiing	349.00
Total Roads	170.00
Sports courts	12.95
Commercial	3.32
Base village	5.84
Total open space	1,466.50

Table 1. PROPOSED LAND USE MIX

SKIING	
	Acres
Proposed skiing	223.00
Existing skiing	203.00
Active Skiable Terrain	350.00
Total Groomed Skiing	426.00
Total Skiing	776.00

Stetson	
	Acres
Total Boundary residential	239.35
Total Boundary (currently dedicated open space)	652.36
Total Residential	47.62
Roads	9.07
Amenity	6.00
Total Open Space	181.80

Cat Creek	
	Acres
Total Boundary	2,667.28
Total Lots	563.00
Total Roads	63.30
Total Skiing	77.00
Total Open Space	1,962.00

TOTAL OPEN SPACE	3,610.3
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2.1 RESIDENTIAL DEVELOPMENT

A thorough site analysis was conducted to have the attributes of the land inform where development should be located. Routt County values rural character and agricultural land uses and encourages conservation of large acreage through their Land Preservation Subdivision (LPS) regulations. In response, residential development plan for Stagecoach Mountain Ranch voluntarily proposes creating 67 single-family 5 to 7 acre lots in two LPS subdivisions, resulting in 1,383 acres in remainder parcels. The remaining 546 homes will be a mix of single detached homes, duplex, multi-family townhomes and condominiums all discreetly placed on the subject properties to manage the impacts and be compatible with the existing Routt character. All the developments located on the Ski Mountain Property will be served by the Morrison Creek Metropolitan Water and Sanitation District (MCMWSD). Approximately 99% of the residential development is anticipated to be located on the mountain property and 1% at Stetson Ranch property.

The total area proposed to be developed, including the area of the ski mountain and other recreational amenities, represents 35% of the subject area, with the remaining 67% or approximately 3,610.3 acres remaining as open space.

In 2024, Routt County created a Unified Development Code (UDC). Section 3.21 defines the requirement for essential housing and employee housing. SMR’s plan exceeds the requirements by providing 95 essential dwelling units where 90 units are required and housing for 90 employees where only providing housing of 85 employees is required.

2.2 RESIDENTIAL AMENITIES

SMR will offer a variety of recreational activities to its residents that will be owned operated by the homeowner’s association. The activities are expected to include Nordic and alpine skiing, trails for hiking, biking, and horseback riding, racquet sports, a fitness center with swimming pool, and other recreational amenities, as well as accessory support facilities including a ski lodge and maintenance support facilities. SMR will also continue to maintain agricultural operations on a large portion of the Stetson property.

Expansion of the existing ski mountain is the primary recreational feature requiring significant infrastructure and investment. Currently, the existing private ski mountain operates under an existing Special Use Permit (SUP) 94-228. Since the SUP was first permitted, the mountain property holdings have increased, and the proposal plan is to provide additional ski lifts, terrain, and snowmaking.

The development plan seeks to create a forward-thinking model for residential and recreational development with a focus on sustainability, conservation, wildlife protection, and protection of sky lines and night skies.

3. PROJECT DESCRIPTION

Stagecoach Mountain Ranch consists of two areas. The ski mountain property, generally referred to as the Stagecoach Ski Area includes approximately 5,149.54 acres on the northwest end of Green Ridge. and the Stetson Ranch property, 892 acres of active ranch land, fronting County Road 14, and situated along 2.1 miles of the Yampa River.

The applicant is looking to develop a residential community including a mix of nonresidential and recreational amenities to its residents in addition to the necessary infrastructure improvements. All proposed development within the SMR property is carefully thought and planned with the attributes of the land in order to create a plan in line with the vision and mission of the 2017 Stagecoach Community Plan and Routt County’s other planning efforts.

A summary narrative of the proposed amenity areas is included below:

Table 2. LAND USE TABLE

Permitted Land Use Per Existing Zoning		Proposed Land Use	
Total Parcel Acreage	6,040.69 acres	Total Parcel Acreage	6,040.69 acres
High Density Residential	213 units (14.7 acres)	Residential Use	613 units on 481 lots (917 acres) 3 acres of residential condos
Commercial	243 units (16.7 acres)		
Agriculture & Forestry (Mountain)	129 units (3,547 acres)	Total Open Space	3,610.3 acres

Table 2. LAND USE TABLE

Permitted Land Use Per Existing Zoning		Proposed Land Use	
Agriculture & Forestry (Cat Creek)	54 units (1,556 acres)	Public Neighborhood Commercial Space	13,000 sq ft
Agriculture & Forestry (Stetson)	6 units (239 acres)	Amenities and Support Facilities	190,000 sq ft
		Roadway ROW	+/- 220 acres
Total	645 units	Total	613 units

3.1 SKI MOUNTAIN PROPERTY

3.1.1 Community Marketplace

- Location: Northwestern corner of Ski Mountain parcel, at the southern corner of the intersection of CR 212 and Schussmark Trail
- Development:
 - Community Marketplace
 - Commercial / Retail (4,000 sq ft)
 - Gas Station
 - Off Street Parking (26 spaces)
 - Gateway Building
 - Non-Residential space (8,000 sq ft)
 - Retail, office, personal services, food and beverage service
 - Below-Grade Parking (16 spaces)
 - Surface Parking (20 spaces)
 - Employee Housing (13 units)
 - Marketplace Apartment Building (90 Workforce Housing units)
 - Accessory Residential Amenity Space (9,000 sq ft)
 - Day Care (3,000 sq ft)
 - Workforce Housing (90 units)
 - Below-Grade Parking (165 spaces)
- Use/Programming: Neighborhood Commercial Services, Day Care /Housing/Resident Amenities

3.1.2 Community Park

- Location: Adjacent to the Community Marketplace, to the east
- Development:
 - Amphitheater (1.1 acres)
 - Stage (2,400 sq ft)
 - Open Lawn (17,000 sq ft)
 - Passive park area (14 acres)
- Public Parking (101 spaces) to serve the park, community marketplace, trail head parking, as well as for commuter parking associated potential regional ride-share program or shuttle service to Steamboat Springs as maybe deemed appropriate in the future.

- Potential Use / Programming: Community events such as fairs, festivals, farmers markets, concerts, and performances / community gardens / tubing and sledding hill

3.1.3 Base Area

- Location: Main access point to the Ski Mountain property off CR 212, in the location of the existing lodge structure
- Development:
 - Building 1
 - Non-residential amenity space (7,250 sq ft)
 - Condominium (14,500 sq ft – 1 unit)
 - Building 2
 - Non-residential amenity space (19,125 sq ft)
 - Condominium (38,250 sq ft - 6 units)
 - Building 3
 - Non-residential amenity space (11,650 sq ft)
 - Condominium (23,300 sq ft - 4 units)
 - Building 4
 - Non-residential amenity space (11,150 sq ft)
 - Condominium (22,300 sq ft - 4 units)
 - Building 5
 - Condominium (29,400 sq ft - 6 units)
 - Building 6
 - Condominium (50,100 sq ft - 9 units)
 - Below Grade Parking, Private (62 spaces)
 - Below-Grade Parking, Valet (234 spaces)
 - Surface Parking (63 spaces)
- Use / Programming: Rental Retail / Housing / Fitness Facilities / Residential Services / Food and Beverage

3.1.4 Spa and Wellness

- Location: Located in the Base Area
- Development:
 - Spa & Wellness Building (12,000 sq ft)
 - Private spa buildings (2 x 1,300 sq ft each)
- Use / Programming: Wellness, Personal Services

3.1.5 Ski Maintenance

- Location: Located adjacent to the Base Area, to the west
- Development:
 - Condominiums
 - Building 1 (33,000 sq ft – 6 units)
 - Building 2 (33,000 sq ft – 6 units)
 - Building 3 (33,000 sq ft – 6 units)
 - Building 4 (33,000 sq ft – 6 units)
 - Building 5 (33,000 sq ft – 6 units)
 - Back of House

- Deliveries / Drop Off (5,700 sq ft)
- Residential Services / Administrative (20,000 sq ft)
- Laundry / Services (4,000 sq ft)
- Ski Maintenance
 - Maintenance / Operations (22,500 sq ft)
 - Snowmaking Operations / Storage (5,600 sq ft)
 - Snowmaking Cooling Towers (2,400 sq ft)
 - Covered Storage (3,800 sq ft)
- Private Residential Parking (60 spaces)
- Visitor Parking (19 spaces)
- Workforce Parking (30 spaces)
- Use / Programming: Operations / Maintenance / Employee Parking

3.1.6 Early Activation

- Location: Located in the Base Area
- Development:
 - 6 lodging units / cabins (2,500 sq ft each)
 - 1 eating and drinking establishment / lodge (9,500 sq ft)
 - 1 spa / fitness center (5,000 sq ft)
- Use / Programming: Lodging / Recreation / Food and Beverage

3.1.7 Farm and Recreation

- Location: South of the Ski Mountain main access point off CR 212
- Development:
 - Indoor Recreation
 - 6,000 sq ft Pool Clubhouse
 - 10,000 sq ft Indoor Basketball and Turf Fields
 - 14,200 sq ft Indoor Pickleball and Padel Courts
 - 8,300 sq ft Sports Courts Clubhouse
 - 1 Tennis Court
 - 2 Padel Courts
 - 2 Pickleball Courts
 - Outdoor Recreation
 - Open Lawn
 - Flex Field (baseball and soccer)
 - 4 Tennis Courts
 - 5 Padel Courts
 - 6 Pickleball Courts
 - Non-residential Development
 - 3,000 sq ft Eating and Drinking Establishment
 - 1,500 sq ft Greenhouse
 - 2,500 sq ft Maintenance Building
- Parking (80 spaces)
- Use / Programming: Recreation

3.1.8 Mid Mountain Lodge

- Location: Eastern edge of the Ski Mountain property, southwest corner of CR 212 and Broken Talon Trail
- Development:
 - Lodge Building (11,000 sq ft)
 - Secondary Lodge Building (5,000 sq ft)
- Parking (35 spaces)
- Use / Programming: Food and Beverage / Skier Services

3.1.9 Lodge A

- Location: Positioned south of the existing ski cabin at the top of the mountain
- Development:
 - Lodge Building (44,000 sq ft, two stories + basement)
 - Gondola Storage (7,000 sq ft + basement)
 - Parking (63 spaces)
- Use / Programming: Food and Beverage / Skier Services

3.1.10 Lodge B

- Location: Located to the northwest of the top of the mountain gondola terminal
- Development:
 - Lodge Building (6,000 sq ft)
- Parking (26 spaces)
- Use / Programming: Food and Beverage / Skier Services

3.1.11 Lodge C

- Location: Located at the top of Lift A
- Development:
 - Lodge Building (6,000 sq ft)
- Parking (15 spaces)
- Use / Programming: Food and Beverage / Skier Services

3.1.12 Lodge D

- Location: Located in the western boundary of the Cat Creek LPS Subdivision
- Development:
 - Lodge Building (6,000 sq ft)
- Parking (19 spaces)
- Use / Programming: Food and Beverage / Skier Services

3.2 STETSON RANCH PROPERTY

- Location: Off CR 14, west of the Stagecoach Reservoir
- Development:
 - Ranch Clubhouse (5,000 sq ft)
 - Existing Cottage (1,500 sq ft)

- Equestrian Facility (5,000 sq ft)
 - Maintenance building (1,500 sq ft)
- Parking (21 spaces)
- Use / Programming: Equestrian Recreation

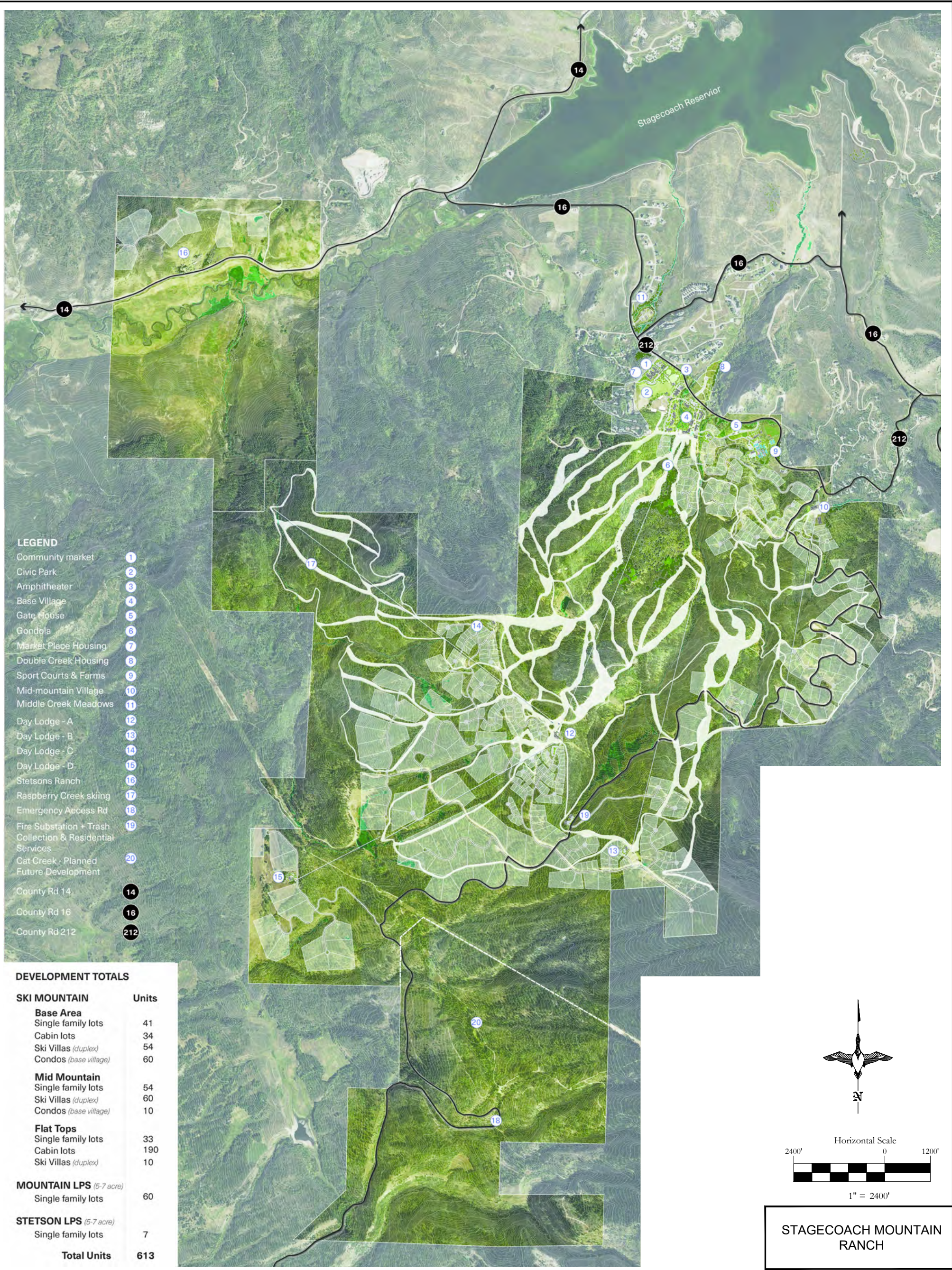
3.3 WORKFORCE HOUSING

3.3.1 Essential Housing

- Location: Various locations
- Development:
 - Community Marketplace (70 units)
 - Middle Creek Meadow (25 units)
- Use / Programming: Housing

3.3.2 Employee Housing

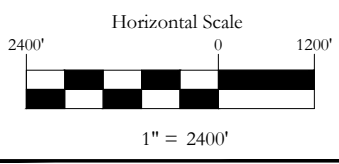
- Location: Various locations
- Development:
 - Community Marketplace (11 units)
 - Market & Gateway Building (13 units)
 - Double Creek (18 units)
 - Use / Programming: Housing



- LEGEND**
- Community market 1
 - Civic Park 2
 - Amphitheater 3
 - Base Village 4
 - Gate House 5
 - Gondola 6
 - Market Place Housing 7
 - Double Creek Housing 8
 - Sport Courts & Farms 9
 - Mid-mountain Village 10
 - Middle Creek Meadows 11
 - Day Lodge - A 12
 - Day Lodge - B 13
 - Day Lodge - C 14
 - Day Lodge - D 15
 - Stetsons Ranch 16
 - Raspberry Creek skiing 17
 - Emergency Access Rd 18
 - Fire Substation + Trash Collection & Residential Services 19
 - Cat Creek - Planned Future Development 20
 - County Rd 14 14
 - County Rd 16 16
 - County Rd 212 212

DEVELOPMENT TOTALS

SKI MOUNTAIN	Units
Base Area	
Single family lots	41
Cabin lots	34
Ski Villas (duplex)	54
Condos (base village)	60
Mid Mountain	
Single family lots	54
Ski Villas (duplex)	60
Condos (base village)	10
Flat Tops	
Single family lots	33
Cabin lots	190
Ski Villas (duplex)	10
MOUNTAIN LPS (5-7 acre)	
Single family lots	60
STETSON LPS (5-7 acre)	
Single family lots	7
Total Units	613



STAGECOACH MOUNTAIN RANCH

FIGURE 1. CONCEPTUAL DEVELOPMENT PLAN

Western Biomimics, LLC
 Natural Resource Management Services
 31040 WILLOW LANE STEAMBOAT SPRINGS, CO 80487 970-846-8225

Date: 9-16-2024 Drawn: KSC Delineated:

SHEET NO. SHEET REVISIONS		
No.	Item	Date
1	MASTER PLAN UPDATE	10-14-24
2	MASTER PLAN UPDATE	11-19-24

4. VEGETATION

The headwaters of six perennial streams originate on Stagecoach Mountain. Raspberry Creek flows north generally along the western parcel boundary and through the Stetson parcel where it joins the Yampa River above Stagecoach Reservoir. Youngs Creek headwaters, Middle Creek Headwaters, and an unnamed ephemeral tributary to Little Morrison Creek drain the eastern portion of the Stagecoach parcel to the north as well, where they are tributary to Stagecoach Reservoir and the Yampa River. Jack Creek drains the northern portion of the Stetson parcel to the Yampa River, and Whipple Creek drains a portion of the Cat Creek parcel. These creeks are all flanked by palustrine shrub wetlands dominated by willows and alders. Fen wetlands are located along portions of the upper Raspberry Creek headwaters upstream of a large willow carr, and in the uppermost reaches of Youngs Creek.

Table 3. STAGECOACH MOUNTAIN RANCH VEGETATION COMPOSITION ¹

Cover Type	Acreage
Wetland	70
Mixed Conifer	1,543
Aspen	1,649
Mountain Shrub	580
Sagebrush	512
Sanitation/Salvage Harvest	959
Willow Riparian Upland	19
Grassland/Roads	707
Total ¹	6,040

Beyond the limits of the creekside riparian areas, forests of mixed conifer and aspen predominate, interspersed with mountain shrublands, sagebrush shrublands, and mountain grasslands. Mountain pine beetle mortality was prevalent on the Stagecoach and Cat Creek parcels in the past few decades. The owners of both parcels have implemented sanitation/salvage timber harvests to remove dead and dying lodgepole pines and aspens. Remnant stands in harvested areas typically include widely scattered aspens, spruces, and firs, with regenerating conifers and aspens in the understory.

Vegetation on SMR (Figure 2) provides habitat for a broad variety of wildlife species. Table 1 displays the acreage, by cover type, present on the property. The quality of habitat for wildlife varies throughout the ranch dependent on site specific characteristics.

4.1 MIXED CONIFER

Mature Engelmann spruce (*Picea engelmannii*) and subalpine fir (*Abies lasiocarpa*) are dominant throughout the upper, northerly-aspect slopes in all drainages. Lodgepole pines (*Pinus concolor*) are occasionally present but have been largely eliminated by the mountain pine beetle epidemic that occurred in the early part of this century. Douglas fir (*Pseudotsuga menziesii*) and occasional ponderosa pines (*Pinus ponderosa*) are found in lower reaches of the parcel on drier sites. Spruce and fir tower over an understory of whortleberry (*Vaccinium cespitosum*, *V. scoparium*), heart-leaf arnica (*Arnica cordifolia*), Oregon boxleaf (*Paxistima myrsinites*), and other herbaceous species. On some sites the understory is depauperate as little sunlight reaches the ground. All size classes are well represented from 7" up to 16" diameter. Regeneration is generally abundant but unevenly distributed throughout the understory. Aspen (*Populus tremuloides*) is a component in all mixed conifer stands and is present in densities ranging from less than 10% of the stand, up to 50% of the stand. Where aspen was present in densities greater than 50%, the stand was mapped as aspen.

¹ Includes the entire Cat Creek Ranch, 982 acres of which are proposed for inclusion in subsequent development proposals.

4.2 ASPEN

Aspen communities are found throughout the property with larger stands located in moister areas at higher elevations. Elsewhere, stands are mature to over-mature with little regeneration. Most aspen stands on SMR support an understory of mountain shrub species including chokecherry (*Prunus virginiana*), serviceberry (*Amelanchier alnifolia*), and/or snowberry (*Symphoricarpos albus*). Engelmann spruce, subalpine fir, and lodgepole pine (mixed conifer) are a component of the understory and overstory to various degrees in all aspen stands on the SMR. Where conifer species compose greater than 50% of the crown cover, the site was mapped as mixed conifer.

4.3 MOUNTAIN SHRUB

Mountain shrub stands, consisting on various sites of differing ratios of Gambel oak (*Quercus gambellii*), chokecherry, serviceberry, snowberry, is found in scattered locations but is most prevalent on the northern part of the Stetson parcel north of RCR 14. It is found in association with serviceberry on drier locations. There is very little regeneration of this species and the mature shrubs are tall, subsequently reducing winter forage for elk. Mountain shrub habitat is particularly important to elk during winter. Mountain shrub communities on Stetson display evidence of heavy utilization and individual oaks are heavily clubbed and broomed as a result of heavy utilization by elk during the winter.

4.4 SAGEBRUSH SHRUBLAND

Sagebrush shrubland dominates a few of the lower elevation sites of the SMR and Stetson parcels. Rubber rabbitbrush (*Chrysothamnus nauseosus*) and snowberry are co-dominants with big sagebrush (*Artemisia tridentata*). Other mountain shrub species, including Gambel oak, chokecherry, and serviceberry, are present; however, sites mapped in this category are overwhelmingly dominated by sagebrush.

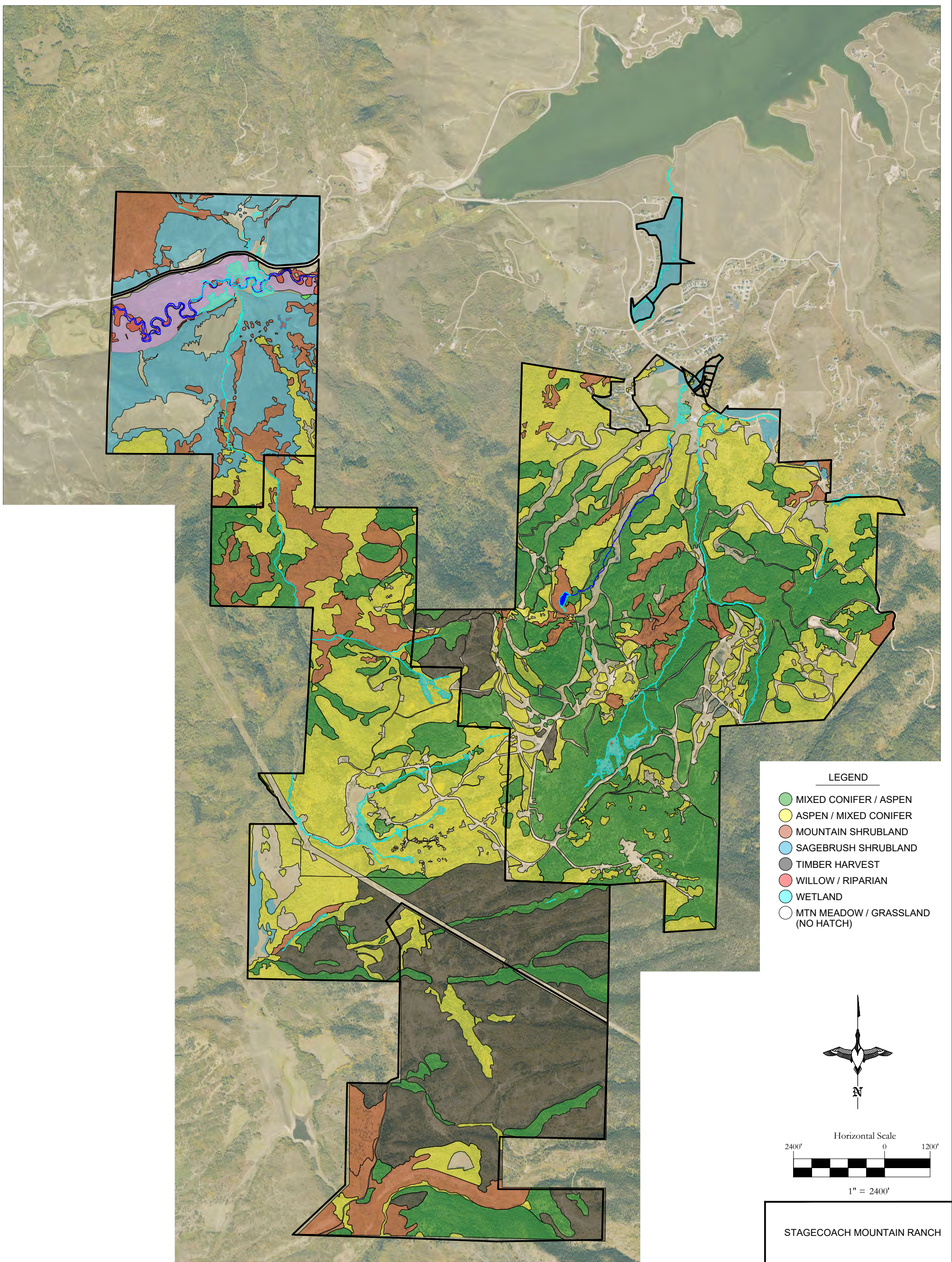
4.5 WETLAND

Sites mapped as wetland on all three parcels were delineated according to protocol defined in the 1987 Army Corps of Engineers Wetland Delineation Manual, 2010 Regional Supplement to the Corps of Engineers Wetland Delineation Manual for Western Mountains, Valleys, and Coast Region, 2007 U.S. Supreme Court Decision for Rapanos and Carabell, 2005 Regulatory Guidance Letter No. 05-05 - Ordinary High Water Mark Identification, and the 2021 National Wetland Plant List. Wetland boundaries were marked with wire pin flags or roll flagging on approximate 12' intervals and surveyed by Western Bionomics using a Tribble DA2 antennae set to 60cm accuracy. With the exception of the Stetson hay meadow, 100% of wetlands on all three parcels were delineated. Since the conservation easement on Stetson precludes most types of development south of CR 14, only the central portion of the hay meadow was delineated.

Palustrine emergent (PEM) and palustrine scrub-shrub (PSS) wetlands were delineated mostly in the riparian zone along the major drainages on the property. Occasional seep wetlands were observed and mapped outside of the streamside riparian zones. PSS wetlands are dominated by speckled alder (*Alnus incana*) and/or various willow species (*Salix* spp.), with an understory of sedges (*Carex* spp.), rushes (*Juncus* spp.) and hydrophytic grasses. PEM wetlands are dominated by similar understory species without the willow and alder.

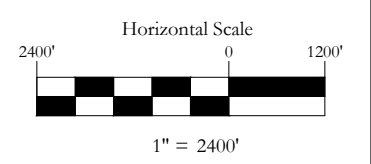
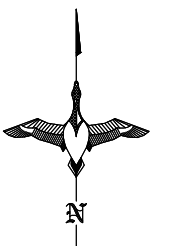
4.6 WILLOW RIPARIAN

Sites mapped as willow riparian are located in upland areas directly adjacent to riparian wetlands. These sites are dominated by similar alders and willows, typically with an understory that includes non-hydrophytic grasses and forbs.



LEGEND

- MIXED CONIFER / ASPEN
- ASPEN / MIXED CONIFER
- MOUNTAIN SHRUBLAND
- SAGEBRUSH SHRUBLAND
- TIMBER HARVEST
- WILLOW / RIPARIAN
- WETLAND
- MTN MEADOW / GRASSLAND (NO HATCH)



STAGECOACH MOUNTAIN RANCH

FIGURE 2.
VEGETATION COVER TYPES

Western Bionomics, LLC
Natural Resource Management Services
31040 WILLOW LANE STEAMBOAT SPRINGS, CO 80487 970-846-8223

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4.7 GRASSLANDS AND ROADS

Grasslands and Roads are lumped together because they overlap to a large degree in places. Grasslands are typically dominated by a mixture of native and non-native species, including smooth brome (*Bromus inermis*), western wheatgrass (*Pascopyrum smithii*), Kentucky bluegrass (*Poa pratensis*), Canada bluegrass (*Poa compressa*), timothy (*Phleum pratense*), yarrow (*Achillea millefolium*), goldeneye (*Heliomeris multiflora*), varileaf cinquefoil, Yampah, senecio serra, strawberry, orchardgrass, small-wing sedge (*Carex microptera*), elk sedge (*Carex geyeri*), spreading bentgrass (*Agrostis stolonifera*), Letterman needlegrass (*Stipa lettermannii*), rosy pussytoes ([Antennaria rosea](#)), Indian paintbrush (*Castilleja* ssp.), sulfur paintbrush ([Castilleja sulphurea](#)), twolobe larkspur (*Delphinium nuttallianum*), fireweed (*Chamaenerion angustifolium*), Hairy goldenaster (*Heterotheca villosa*), and many others.

Roads intergrade with grasslands and are mapped together; primary access roads are gravel surfaced, secondary access roads may or may not be gravel surfaced, countless primitive roads exist that vary from narrow gravel to mostly grass, and primitive two-tracks are found throughout the property that are partially vegetated.

4.8 SANITATION / SALVAGE

Sanitation harvest is a forest management practice that removes trees for protection against a pest or potential pest. Salvage logging is the practice of harvesting trees in forest areas that have been damaged by wildfire, flood, severe wind, disease, insect infestation, or other natural disturbance. Several acres of aspen and lodgepole pine have been harvested over the years as a result of the mountain pine beetle epidemic and/or blowdown. These previously harvested areas exist in various stages of regeneration, in most cases with numerous seedlings and saplings randomly distributed throughout the harvest locations. Most possess well-vegetated grassland understories with mountain shrub species scattered throughout.

5. WILDLIFE HABITAT

The vegetation cover types described in the previous section provide habitat for a diverse complement of wildlife species. CPW SAM mapping documents the existence of habitat for a wide variety of species. Many of the habitats included in the SAM are considered by CPW to be High Priority Habitats (HPH) for which CPW has developed recommendations for avoiding or minimizing the impacts of development. Wildlife habitats occurring on portions of the parcels and documented in the SAM include the following:

Elk: Summer, Winter, and Severe Winter Range², Production Area¹, Resident Population Area, Summer and Winter Concentration Areas¹

Columbian Sharp-tailed Grouse: Winter Range¹, Production Range¹

Black Bear: Fall and Summer Concentration Area, Human Conflict Area

Mountain Lion: Human Conflict Area

Golden Eagle: Active Nest Site located ½ mile east of proposed development

² **High Priority Habitat** - Habitat areas identified by CPW where measures to Avoid, Minimize, and Mitigate Adverse Impacts to wildlife have been identified to protect breeding, nesting, foraging, migrating, or other uses by wildlife. CPW recommendations to avoid and minimize impacts to high priority wildlife habitats from land use development are included in Appendix A.

In addition to these species, SAM mapping on the parcels includes moose Summer Range, mule deer Summer Range, greater sandhill crane Overall Range, snowshoe hare Overall Range, white-tailed jackrabbit Overall Range, and wild turkey Overall Range. A bald eagle Winter Concentration Area occurs along the Yampa River at the Stetson parcel; Summer Forage, Winter Forage, and Winter Range for bald eagles is found throughout the Yampa River bottom and on the lower slopes on the west and north sides of Stagecoach Mountain.

The most prominent species and those which are most likely to react in some manner to the development of Stagecoach Mountain Ranch are discussed in the following sections.

5.1 GOLDEN EAGLE

A golden eagle nest site exists to the east of SMR which, anecdotally, has been used since the 1970s. Among the recognized threats to golden eagles are habitat change and human disturbance. Golden eagles respond to disturbance within a half mile of the nest by flushing and flying some distance away from the nest, leaving eggs or nestlings alone for periods of up to an hour, which may result in decreased natality, fecundity, or indirect mortality to eggs or nestlings. A small portion of the SMR is located within ½-mile of this nest.

5.2 ELK

Colorado Parks and Wildlife produces Species Activity Mapping (SAM) for a variety of species, providing information on seasonal wildlife distributions. The information portrayed on these maps is gathered at a variety of scales; CPW includes the following caveats with their mapping: “Discrepancies may become apparent at larger scales; SAM data is a graphic representation of phenomena that are difficult to reduce to two dimensions; animal distributions are fluid; animal populations and their habitats are dynamic.” CPW SAM mapping provides an indication of general wildlife observations by District Wildlife Managers and other CPW Biologists.

Elk activity mapped on the property includes summer range³, resident population area⁴, winter range⁵, and production range⁶ (Figure 3). The Iron Springs Ranch portion of the development area includes severe winter range and winter concentration area mapped north of RCR 14. The upper reach of the Young’s Creek drainage at the southern parcel boundary is mapped as elk summer concentration area. The elk using the property are managed as part of the Gore Pass Herd (DAU E-7). The 2022 post-hunt population estimate for this herd is 4,794 animals, with a bull/cow ratio of 38. The population objective for this herd is 4,500 animals, and the bull ratio objective is 24-28 bulls per 100 cows (CDOW 2004). Since 1980, the cow/calf ratio has oscillated between the mid-40s to 60 calves/100 cows.

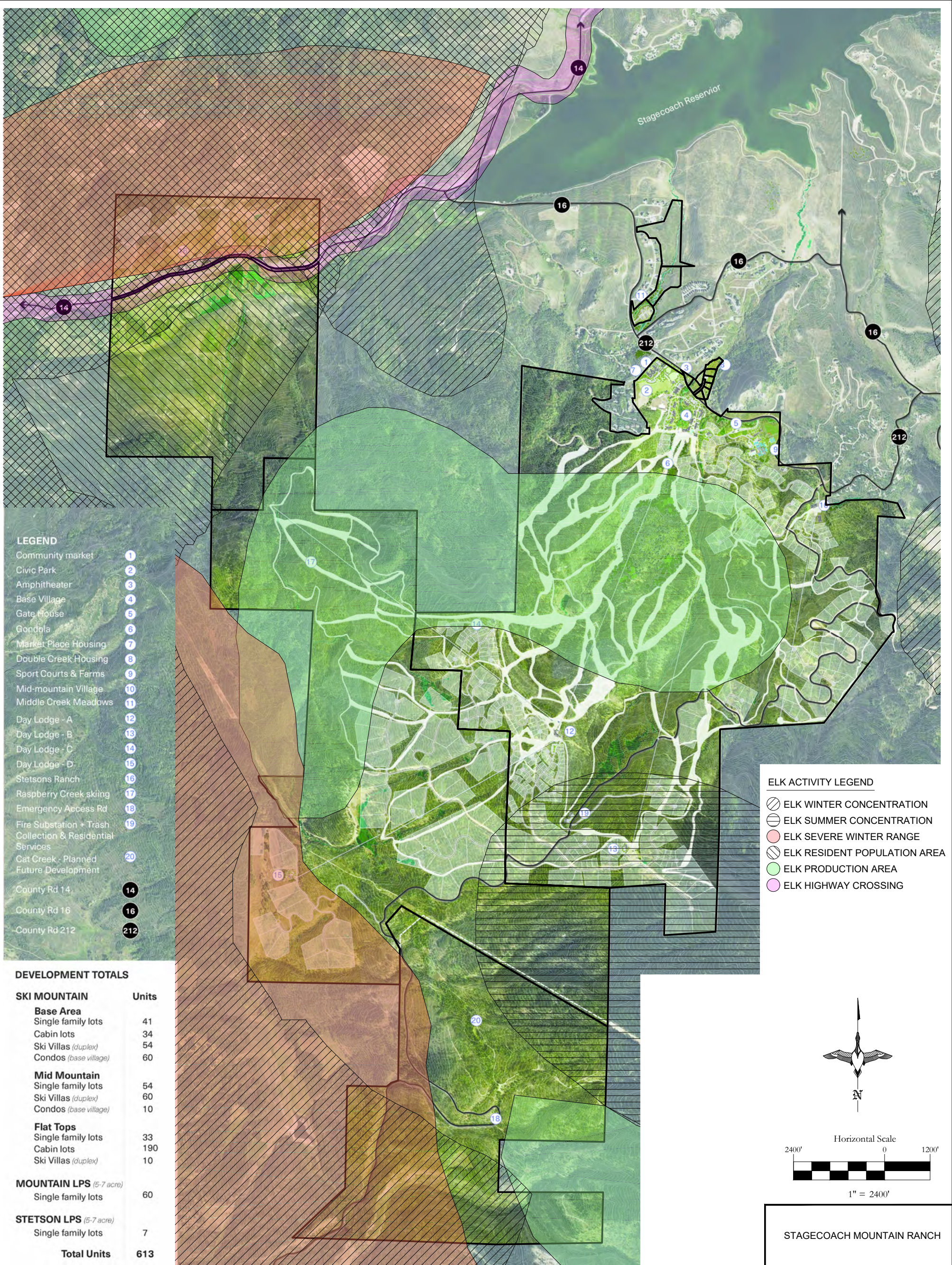
While the entirety of Stagecoach Mountain Ranch is included within a large polygon of winter range mapped by CPW, the depth and accumulation of deep winter snows would preclude the majority of SMR from being used during winter, except for the Iron Springs Ranch north of RCR 14.

³ Summer Range - That part of the range of a species where 90% of the individuals are located between spring green-up and the first heavy snowfall.

⁴ Resident Population Area - An area used year-round by a population of elk. Individuals could be found in any part of the area at any time of the year; the area cannot be subdivided into seasonal ranges.

⁵ Winter Range - That part of the overall range of a species where 90 percent of the individuals are located during the average five winters out of ten from the first heavy snowfall to spring green-up.

⁶ Production Range - That part of the overall range of elk occupied by the females from May 15 to June 15 for calving.

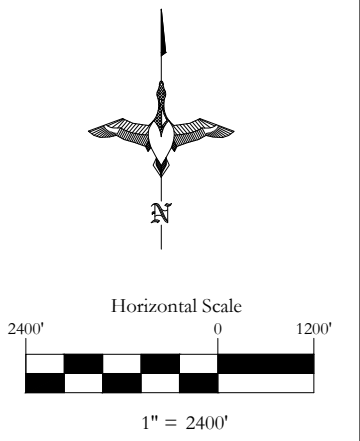


- LEGEND**
- Community market 1
 - Civic Park 2
 - Amphitheater 3
 - Base Village 4
 - Gate House 5
 - Gondola 6
 - Market Place Housing 7
 - Double Creek Housing 8
 - Sport Courts & Farms 9
 - Mid-mountain Village 10
 - Middle Creek Meadows 11
 - Day Lodge - A 12
 - Day Lodge - B 13
 - Day Lodge - C 14
 - Day Lodge - D 15
 - Stetsons Ranch 16
 - Raspberry Creek skiing 17
 - Emergency Access Rd 18
 - Fire Substation + Trash Collection & Residential Services 19
 - Cat Creek - Planned Future Development 20
 - County Rd 14 14
 - County Rd 16 16
 - County Rd 212 212

- ELK ACTIVITY LEGEND**
- ELK WINTER CONCENTRATION
 - ELK SUMMER CONCENTRATION
 - ELK SEVERE WINTER RANGE
 - ELK RESIDENT POPULATION AREA
 - ELK PRODUCTION AREA
 - ELK HIGHWAY CROSSING

DEVELOPMENT TOTALS

SKI MOUNTAIN	Units
Base Area	
Single family lots	41
Cabin lots	34
Ski Villas (duplex)	54
Condos (base village)	60
Mid Mountain	
Single family lots	54
Ski Villas (duplex)	60
Condos (base village)	10
Flat Tops	
Single family lots	33
Cabin lots	190
Ski Villas (duplex)	10
MOUNTAIN LPS (5-7 acre)	
Single family lots	60
STETSON LPS (5-7 acre)	
Single family lots	7
Total Units	613



STAGECOACH MOUNTAIN RANCH

**FIGURE 3.
ELK SPECIES ACTIVITY MAP
(SOURCE: CPW)**

Western Bionomics, LLC
Natural Resource Management Services
31040 WILLOW LANE STEAMBOAT SPRINGS, CO 80487 970-846-8223

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Calving habitat (production range) is some of the most important habitat mapped on SMR. However, elk calving locations vary from year to year depending on habitat and weather conditions. In those years when there is snow remaining at mid to higher elevations, elk may calve at lower elevations than is reflected in SAM mapping. In those years when there is an earlier spring green-up at higher elevations, cow elk are likely to move into higher areas to calve. The presence of water is also important; during parturition, elk cows require water within one-half mile of their calving location.

Severe winter range is important to provide the cover and forage attributes necessary to facilitate the survival of individuals during the worst of Colorado's winters.

5.3 COLUMBIAN SHARP-TAILED GROUSE

In Colorado, Columbian sharp-tailed grouse (CSTG) are found only in the northwest part of the state. This species uses the high mountain shrub-grassland community and associated edges.

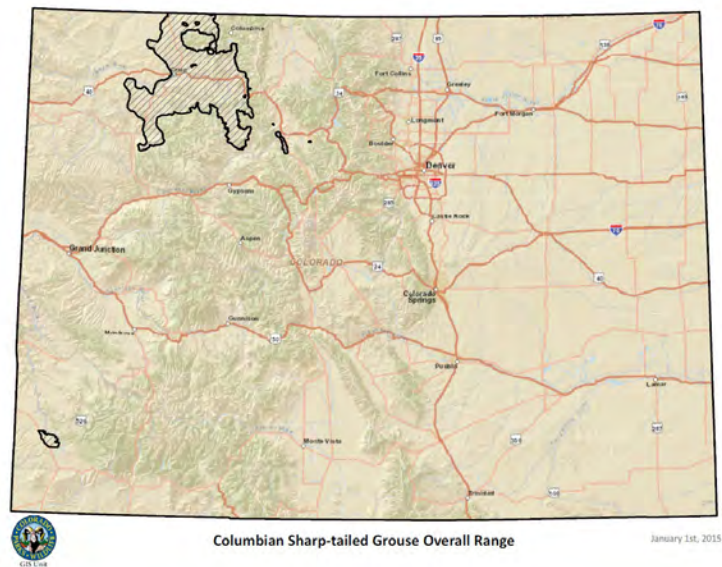
CSTG breed on leks or traditional strutting grounds. The location of the strutting grounds can be generations old and it is a location where males gather to engage in a competitive display for the right to breed with visiting females. An average of 14 birds display and breed on an area of around 100 feet in diameter. Males begin displaying in late March or April. Sharp-tails can be seen on lekking areas with 100% snow cover.

After breeding, females build a ground nest in grass or near shrubs. A typical clutch is 10-12 eggs and the hen incubates for approximately 23 days. After hatching, the chicks are tended by the female. Broods are largely dependent for 6-8 weeks and then disperse. Shrubs and small trees play an important role in sharp-tailed grouse ecology, especially in winter when they provide both food and cover.

In late fall and winter, the birds form small flocks and are dependent on shrubs for food and cover. As is common with other grouse species, snow roosting is an important means of thermoregulation during the winter months. In spring the males head toward the leks (see reproduction) and the cycle begins again.

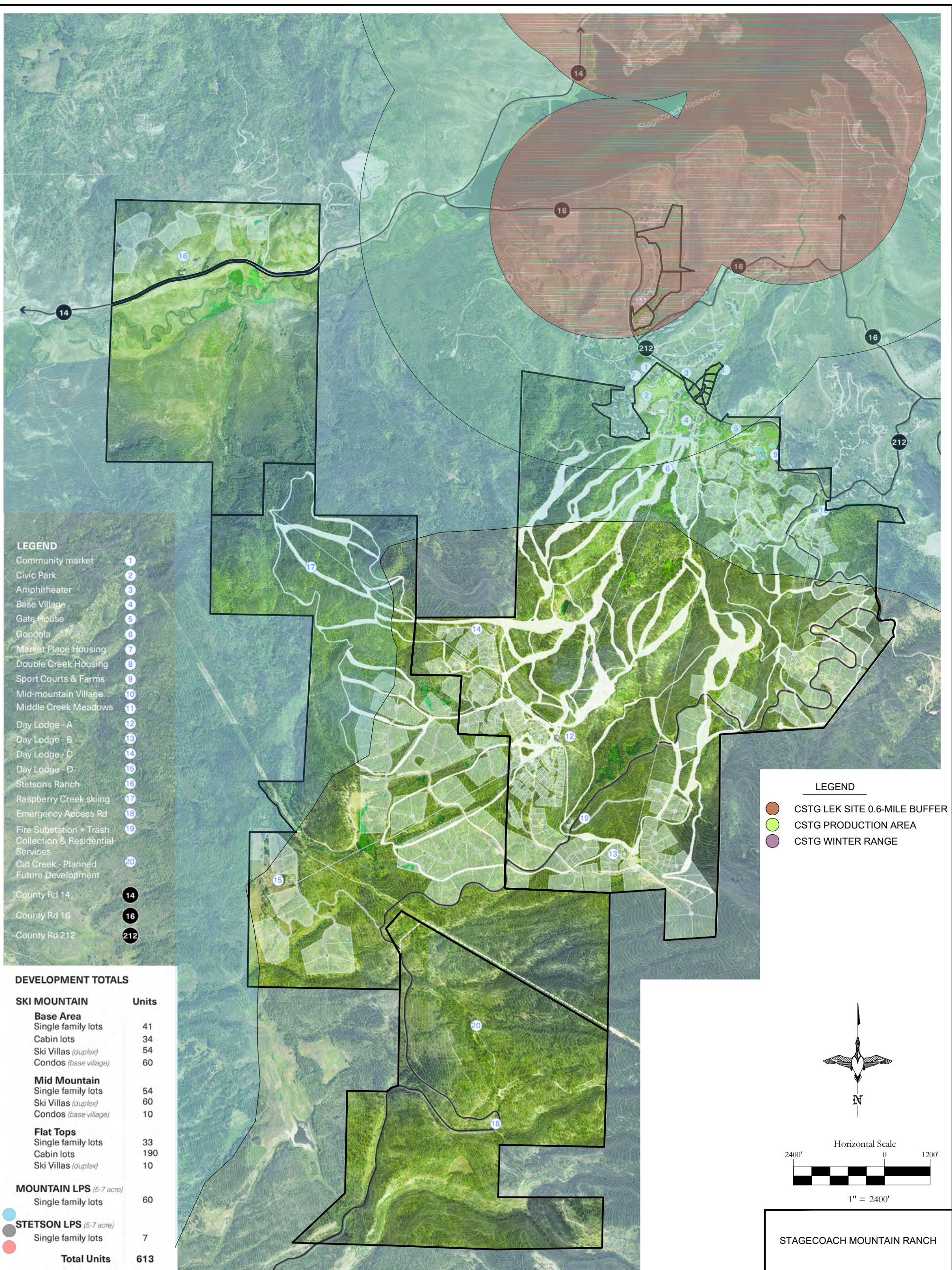
Three sharp-tail leks are located adjacent to the south shore of Stagecoach Reservoir (Figure 4). Each lek site is surrounded by a mapped CSTG production range⁷. The mapped production range extends to the northern-most, topographically lower portion of the SMR parcel which includes the ski base area, residential, and commercial development areas.

CSTG winter range⁸ surrounds the lower reaches of the SMR.



⁷ An area that include 90% of Columbian sharp-tailed Grouse nesting or brood rearing habitat. This is mapped as a buffer zone of 1.25 miles around active dancing grounds and clipped to Overall Range.

⁸ Observed winter range of Columbian Sharp-tailed Grouse usually in a tall shrub vegetative type (greater than or equal to 2 meters); within 5 km of lek sites. Shrub height should allow feeding on buds by birds above normal snow depths.

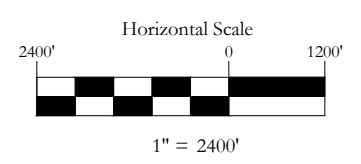


- LEGEND**
- Community market 1
 - Civic Park 2
 - Amphitheater 3
 - Base Village 4
 - Gate House 5
 - Gondola 6
 - Market Place Housing 7
 - Double Creek Housing 8
 - Sport Courts & Farms 9
 - Mid-mountain Village 10
 - Middle Creek Meadows 11
 - Day Lodge - A 12
 - Day Lodge - B 13
 - Day Lodge - C 14
 - Day Lodge - D 15
 - Stetsons Ranch 16
 - Raspberry Creek skiing 17
 - Emergency Access Rd 18
 - Fire Substation + Trash Collection & Residential Services 19
 - Cat Creek - Planned Future Development 20
 - County Rd 14 14
 - County Rd 16 16
 - County Rd 212 212

- LEGEND**
- CSTG LEK SITE 0.6-MILE BUFFER
 - CSTG PRODUCTION AREA
 - CSTG WINTER RANGE

DEVELOPMENT TOTALS

Category	Units
SKI MOUNTAIN	
Base Area	
Single family lots	41
Cabin lots	34
Ski Villas (duplex)	54
Condos (base village)	60
Mid Mountain	
Single family lots	54
Ski Villas (duplex)	60
Condos (base village)	10
Flat Tops	
Single family lots	33
Cabin lots	190
Ski Villas (duplex)	10
MOUNTAIN LPS (5-7 acre)	
Single family lots	60
STETSON LPS (5-7 acre)	
Single family lots	7
Total Units	613



STAGECOACH MOUNTAIN RANCH

FIGURE 4.
COLUMBIAN SHARP-TAILED GROUSE
SPECIES ACTIVITY MAPPING
(SOURCE: CPW)

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Natural Resource Management Services
31040 WILLOW LANE, STEAMBOAT SPRINGS, CO 80487 970-846-8223

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5.4 BLACK BEAR

The Stagecoach Mountain Ranch falls within CPW-mapped black bear overall range, summer concentration area⁹, fall concentration area¹⁰, and lies directly adjacent to residential developments that are mapped as a bear/human conflict area¹¹ (Figure 4). Conflicts between bears and humans are frequent, especially when natural foods are scarce and when garbage and other human-related attractants are readily available. These conflicts are the combined result of increases in both bear and human populations over the past several decades, increased availability of human-related food sources, and more frequent poor natural food years.

5.5 MOUNTAIN LION

The Stagecoach Mountain Ranch falls within CPW-mapped mountain lion human conflict area (Figure 5). CPW defines this as an area where a mountain lion has been involved in an incident (conflict with a human that may have serious results), an attack on a human, predation on domestic pets, or depredation on livestock held within close proximity to human habitation.

5.6 OTHER TERRESTRIAL WILDLIFE SPECIES

Additional wildlife species likely to use habitat present on Stagecoach Mountain Ranch include dusky (blue) grouse, a broad variety of songbirds, woodpeckers, and corvids¹², small mammals such as bats, shrews, mice, squirrels, and chipmunks, medium-sized mammals such as cottontail rabbit, porcupine, marten, raccoon, red fox, coyote, bobcat, and perhaps even the federally-listed Canada lynx.

6. DEVELOPMENT ISSUES

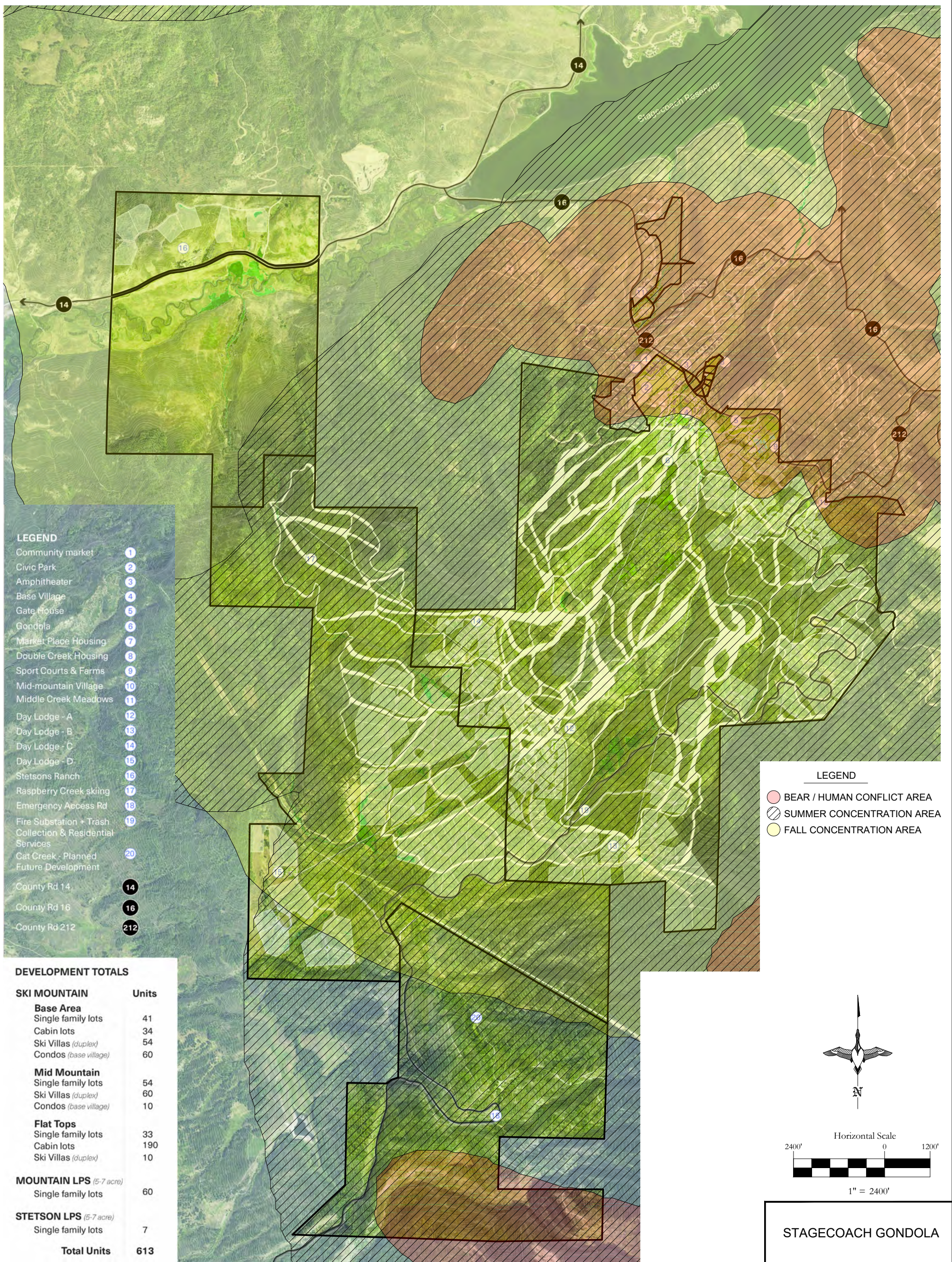
Adverse impacts associated with residential and winter recreation developments in areas of native habitat include habitat loss through removal of vegetation, habitat loss through avoidance of the zone of disturbance associated with human activity, habitat fragmentation, barriers to movement, and disturbance or mortality from the actions of pets, primarily dogs. During preparation of this WMP, several issues were identified as being the most significant with regard to the development of SMR and are described in detail in the following sections. The plan presented below seeks first to avoid impacting wildlife and their habitat. If impacts cannot be avoided, this plan provides measures to minimize wildlife habitat impacts. Finally, if impacts cannot be avoided and have been minimized, the plan presents opportunities to mitigate those unavoidable impacts.

⁹ That portion of the overall range of the species where activity is greater than the surrounding overall range during that period from June 15 to August 15.

¹⁰ That portion of the overall range occupied from August 15 until September 30 for the purpose of ingesting large quantities of mast and berries to establish fat reserves for the winter hibernation period.

¹¹ That portion of the overall range where two or more confirmed black bear complaints per season were received which resulted in CPW investigation, damage to persons or property (cabins, tents, vehicles, etc), and/or the removal of the problem bear(s).

¹² Crows, ravens, jays, and magpies



LEGEND

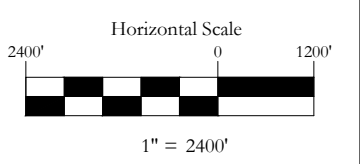
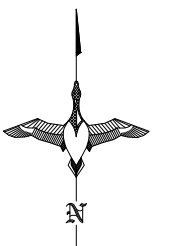
- Community market 1
- Civic Park 2
- Amphitheater 3
- Base Village 4
- Gate House 5
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- Raspberry Creek skiing 17
- Emergency Access Rd 18
- Fire Substation + Trash Collection & Residential Services 19
- Cat Creek - Planned Future Development 20
- County Rd 14 14
- County Rd 16 16
- County Rd 212 212

DEVELOPMENT TOTALS

SKI MOUNTAIN	Units
Base Area	
Single family lots	41
Cabin lots	34
Ski Villas (duplex)	54
Condos (base village)	60
Mid Mountain	
Single family lots	54
Ski Villas (duplex)	60
Condos (base village)	10
Flat Tops	
Single family lots	33
Cabin lots	190
Ski Villas (duplex)	10
MOUNTAIN LPS (5-7 acre)	
Single family lots	60
STETSON LPS (5-7 acre)	
Single family lots	7
Total Units	613

LEGEND

- BEAR / HUMAN CONFLICT AREA
- SUMMER CONCENTRATION AREA
- FALL CONCENTRATION AREA

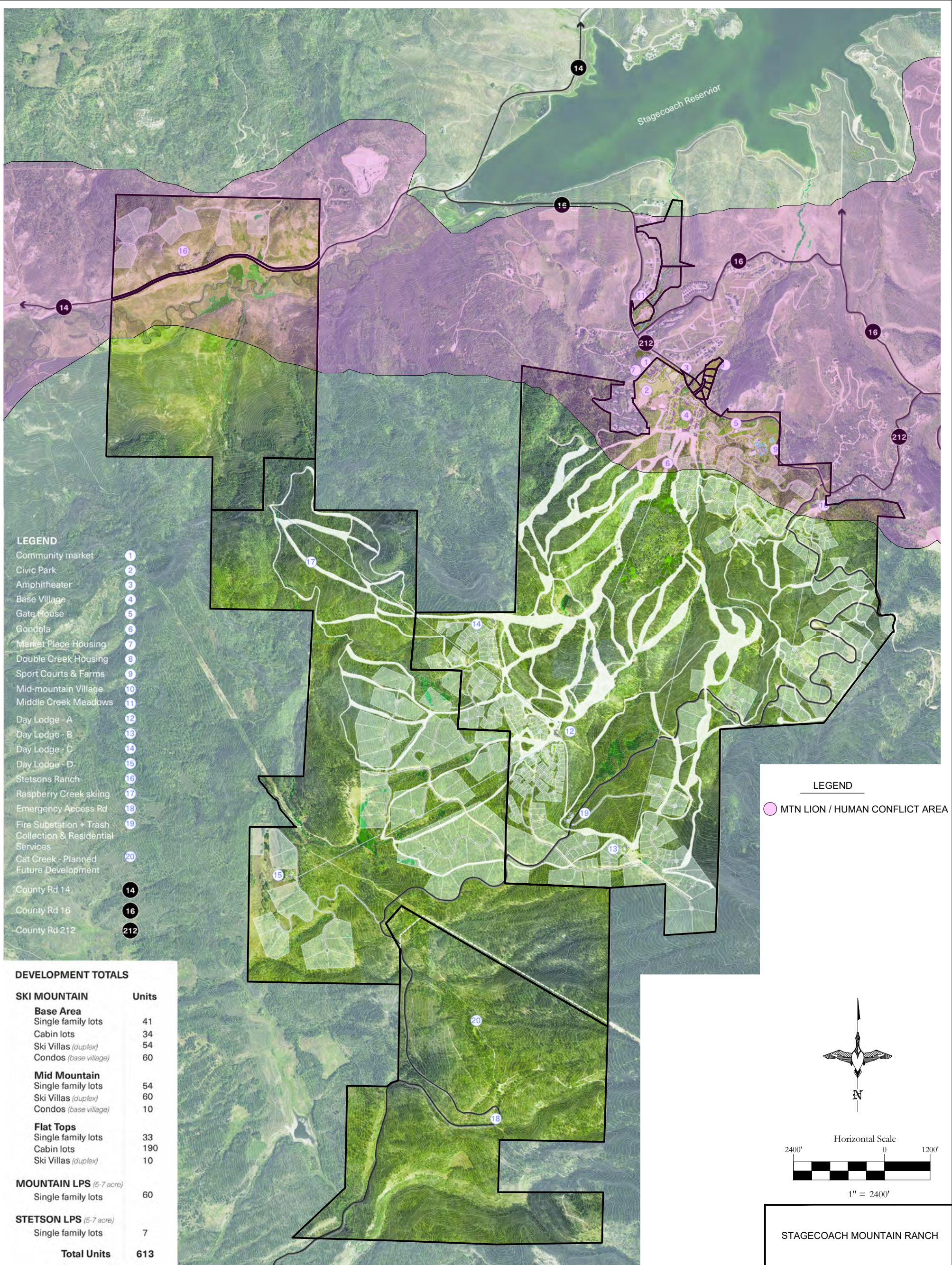


STAGECOACH GONDOLA

FIGURE 5. BLACK BEAR SPECIES ACTIVITY MAP (SOURCE: CPW)

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Natural Resource Management Services
 31040 WILLOW LANE STEAMBOAT SPRINGS, CO 80487 970-846-8223

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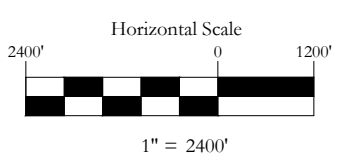


- LEGEND**
- Community market 1
 - Civic Park 2
 - Amphitheater 3
 - Base Village 4
 - Gate House 5
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 - Market Place Housing 7
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DEVELOPMENT TOTALS

SKI MOUNTAIN	Units
Base Area	
Single family lots	41
Cabin lots	34
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Ski Villas (duplex)	10
MOUNTAIN LPS (5-7 acre)	
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STETSON LPS (5-7 acre)	
Single family lots	7
Total Units	613

- LEGEND**
- MTN LION / HUMAN CONFLICT AREA



STAGECOACH MOUNTAIN RANCH

FIGURE 6. MOUNTAIN LION / HUMAN CONFLICT AREA (SOURCE: CPW SPECIES ACTIVITY MAP)

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 Natural Resource Management Services
 31040 WILLOW LANE, STEAMBOAT SPRINGS, CO 80487 970-846-8223

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The primary issues related to development at Stagecoach Mountain Ranch include:

- Development and recreation within ½ mile of the golden eagle nest.
- Development and recreation in elk ranges including winter and severe winter range, production, winter concentration, and summer concentration areas.
- Development in Columbian sharp-tailed grouse production areas and winter range.
- Black Bear / Human conflicts.
- Mountain Lion / Human conflicts.
- Game damage conflicts.
- Coyote, fox, skunk, raccoon, and other small wildlife conflicts.

These issues have driven the avoidance, minimization, and mitigation measures presented in this Mitigation Plan.

6.1 DEVELOPMENT WITHIN ½-MILE RADIUS OF THE GOLDEN EAGLE NEST

Golden eagles respond to human disturbance through increased vigilance and flight. The distance moved may reflect fitness costs through wasted energy, lost foraging opportunities, or reduced parental care. In addition, flushing an adult raptor from the nest might result in reduced reproductive success due to trampling, ejection, cooling, overheating, or desiccation of eggs or offspring. The average flushing distance during the only known empirical study cited a mean flushing distance of 449 meters (SD=311 meters). CPW recommends no surface occupancy or ground disturbance within ¼ mile radius of active nests, and no permitted or authorized human activities within ½ mile radius of active nests from December 15 through July 15.

6.2 DEVELOPMENT IN ELK WINTER RANGE, SEVERE WINTER RANGE, AND WINTER CONCENTRATION AREAS

CPW has identified the entirety of SMR as elk winter range; however, winter snow depth makes it unlikely that elk utilize any but the lowest, south to west-facing slopes during the average winter. Elk utilize the south-facing slopes of Thorpe Mountain on the Stetson Parcel north of RCR 14 during most winters. This area is also mapped by CPW as severe winter range and winter concentration area, and during the severe winter of 2022-23, elk were observed in that area during an aerial survey of the property. Elk were not observed anywhere else on SMR during that particular survey.

SMR homesites and access roads located within elk winter range will reduce the production of winter forage and will also reduce security of winter range for elk. Dogs may harass the herd when elk are in close proximity to building envelopes. Such harassment impacts these animals when they are already in a weakened condition, food supplies are low, and the ability to conserve energy is critical to the animal's survival. Startle responses lead to the animal taking flight, requiring energy expenditures that may not be sustainable throughout the winter. The result is decreased fitness in individuals and probable increased mortality. Game damage is probable on ornamental trees and shrubs unless unpalatable species are planted.

6.3 DEVELOPMENT IN ELK PRODUCTION RANGE

Residential development will impact approximately 10% of the CPW-mapped elk production range. Elk that calve in these impacted sites will likely be displaced by the presence of houses and roads. These

animals will be expected to utilize sites farther from residential development for calving, yet within ½-mile of waters, such as the Young’s Creek and Raspberry Creek headwater drainages.

Several ski trails currently exist in the mapped elk production range polygon, and new trails are proposed. Construction of new trails and ski lifts during calving season would lead elk to calve elsewhere during the year of trail construction. Spring and summer, post-ski-season maintenance activities between May 15 and June 30 would similarly disrupt individual cows during parturition.

6.4 RECREATION IMPACTS WITHIN ELK WINTER RANGES AND PRODUCTION AREAS

Winter recreation (backcountry skiing, cross country skiing, snowmobiling) in occupied elk winter ranges (incl. severe winter range and winter concentration areas) impacts these animals when they are already in a weakened condition, food supplies are low, and the ability to conserve energy is critical to the animal’s survival. Recreationists cause a startle response, leading to the animal taking flight, requiring energy expenditures that may not be sustainable throughout the winter. The result is decreased fitness in individuals and probable increased mortality.

Similarly, recreation in elk production range can lead to the same startle response, depleting energy reserves that are already depleted after a long winter period, and that cows require for the strenuous parturition period.

6.5 DEVELOPMENT IN COLUMBIAN SHARP-TAILED GROUSE PRODUCTION RANGE

Urban and rural developments are a leading cause of habitat loss and fragmentation within the range of CSTG. Development of SMR will occur on the periphery of production and winter range and will reduce the quality of broodrearing habitat for grouse using the three lek sites adjacent to the Reservoir. Studies of other grouse species suggest that they exhibit a behavioral aversion to structures. In addition, generalist predators such as skunks, raccoons, red fox, and corvids thrive in urban and rural environments. These human-subsidized predators, which might otherwise be absent or occur at low densities, can spread into undeveloped areas occupied by CSTG. Urban and rural developments also increase the likelihood that non-native predators (e.g. dogs and cats) will be introduced into CSTG habitats.

6.6 BLACK BEAR CONFLICTS

Most conflicts between bears and people are linked to careless handling of food and/or garbage. Black bears are opportunistic omnivores, and they will eat almost anything, including human food, garbage, bird food, and pet and livestock food when available. Once a bear has found the easily accessible, consistent food source that human settlements can offer, it may overcome its natural wariness of people and visit regularly, increasing the chance of a human/bear encounter.

6.7 MOUNTAIN LION CONFLICTS

Mountain lions are commonly found throughout Colorado. These powerful predators, also known as cougars, panthers, and pumas, are a crucial part of the state’s ecosystem, preying mostly on deer. They also hunt elk, porcupines, small mammals, livestock, and domestic animals. Because of their secretive nature, they are rarely seen and will avoid most areas of human activity. Many times, the only evidence of their presence are tracks left in the mud or snow. Occasionally a young lion or one in poor health will appear near homes or even in town. Since mountain lions can be dangerous to people, pets and livestock, encounters with them should be avoided. Lions prefer to follow corridors of heavy brush during their

travels. To reduce the likelihood of an encounter, or of an encounter turning into an attack, general alertness of surroundings is highly recommended. Look around – scan the sides of hills, behind rock outcroppings, under bushes and vegetation.

6.8 GAME DAMAGE CONFLICTS

Elk cause damage by browsing on trees, shrubs, and other ornamental plantings; by feeding on alfalfa and grass in fields, pastures, and haystacks; and by running through fences. Because Colorado statutes require compensation to landowners for agricultural property damage by big game animals, CPW personnel spend considerable time and effort preventing, investigating, and evaluating a variety of damage problems each year.

Numerous preventative measures are available to minimize this conflict, including steps that can be taken before the damage occurs. These include crop alternatives, lure crops, and changes in planting and harvesting techniques. Other options include steps that can be taken after the damage has started, including frightening devices, repellents, trapping, and hunting season modifications. In addition, habitat enhancement efforts can entice elk and deer away from ornamental plantings and agricultural crops.

7. WILDLIFE MITIGATION OBJECTIVES

The goal of this WMP is to avoid, minimize, and/or mitigate the impact of the development on all wildlife species using the property. Specific objectives include:

- Avoid disturbance to nesting golden eagles.
- Avoid or minimize impacts to elk production range, winter range, and severe winter range where practicable.
- Minimize the wildlife habitat impacts of homeowners' amenities that include a trail system and ski area.
- Minimize human/wildlife conflicts by implementing homeowner occupancy and use restrictions.
- Minimize recreational disturbance to elk during winter and calving seasons.
- Mitigate the impact of development on elk, Columbian sharp-tailed grouse, and other wildlife species.

Avoidance, minimization, and mitigation measures will be memorialized in the Master Declaration of Covenants, Conditions and Restrictions for Stagecoach Mountain Ranch. These measures are presented in the following section.

8. WILDLIFE IMPACT AVOIDANCE, MINIMIZATION, & MITIGATION PLAN

Recognizing that one of the attributes of the SMR is the wildlife that occupies the area, the development of the property has been designed to avoid impacts to wildlife habitat and to minimize disturbances to wildlife

to the extent practicable, given the intent of the project. In recognition that it is not practicable to avoid all impacts to wildlife and its habitat, this plan includes mitigation measures designed to help offset the impact of the development on wildlife. The terms and provisions of this Wildlife Mitigation Plan are presented in the following sections.

8.1 WILDLIFE IMPACT AVOIDANCE MEASURES

8.1.1 No Development within one-half mile of the Golden Eagle Nest

Prior to discovery of the golden eagle nest site, 22 home sites with access roads and a ski trail were located within ½-mile of the nest. In response to the discovery of the nest, the developer has removed all developments from within the ½-mile radius of the nest (Figure 7).

8.1.2 Designated Open Space

Development of SMR is proposed to directly impact 1,200 acres of land. The Conceptual Development Plan designates 55% of the property (2,796 acres) as designated open space, not including the ski area. Open space will be owned and managed by the Property Owners Association (POA).

8.2 WILDLIFE IMPACT MINIMIZATION MEASURES

Unavoidable impacts to wildlife shall be minimized through implementation of the impact minimization measures presented below. Homeowners and tenants shall be individually responsible for abiding by all wildlife minimization measures presented below.

8.2.1 Residential Development in Elk Production Range

The elk production range polygon mapped by CPW that overlies a portion of the SMR is 1,922 acres in extent. There are 1,323 acres of this polygon located within the proposed SMR ski area boundary; 49 acres would be impacted by residential and ski area development, equating to 3% of the mapped elk production range polygon. Recognizing that the availability of production range for elk is a limiting factor for the Gore Pass elk herd, the Development Plan avoids direct impacts to 97% of the mapped production range polygon. These impacts have been avoided by placing the preserved areas in designated open space and including seasonal access and use restrictions to provide solitude for elk during calving seasons. Details regarding access and use restrictions are included in Section 7.2.2.

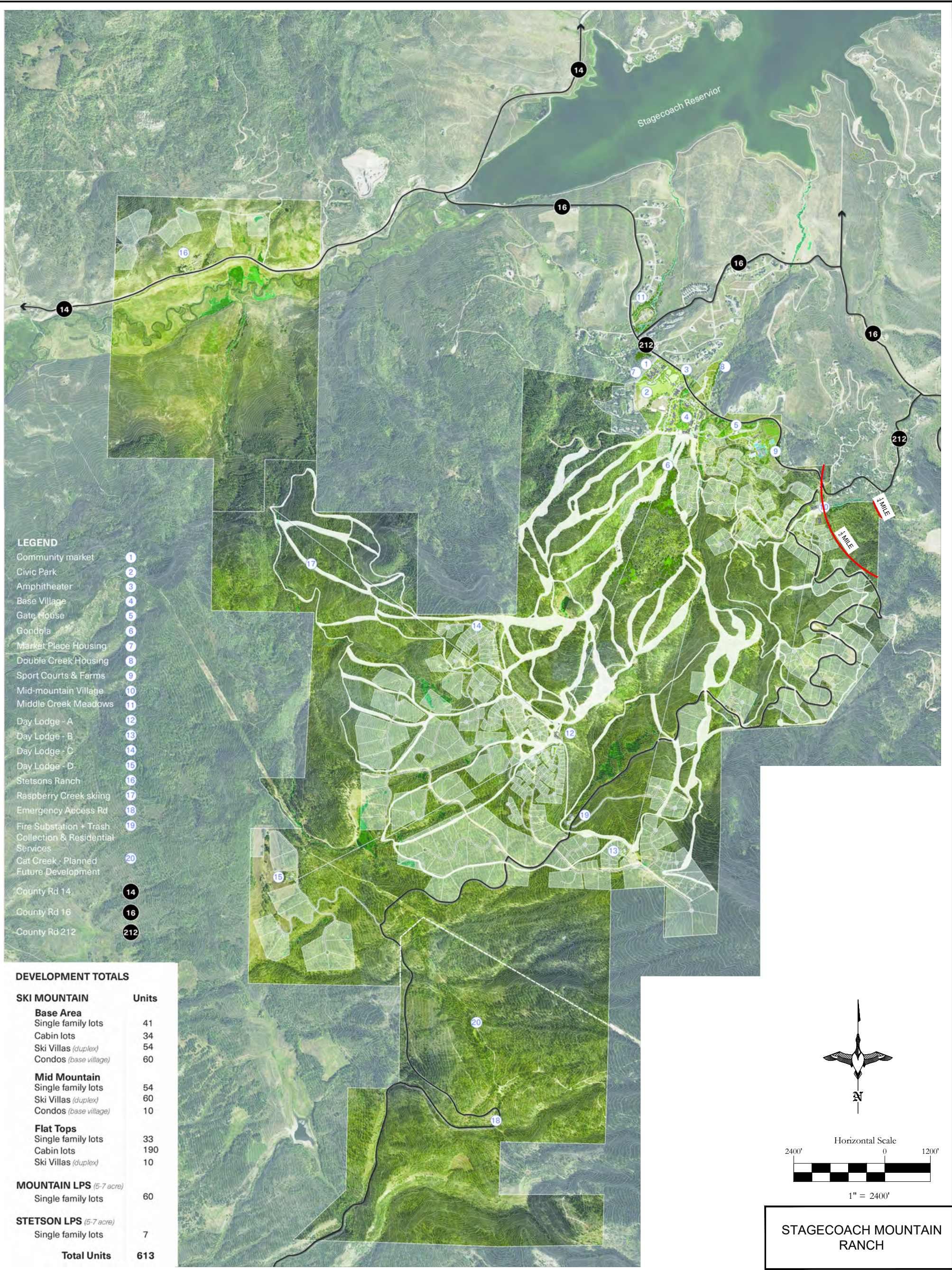
8.2.2 Access and Use Restrictions

Recognizing that the use of non-motorized hiking/biking trails during certain times of the year can have adverse effects on wildlife, the POA shall develop and may revise in consultation with a wildlife biologist a seasonal trail usage plan. The plan shall restrict pedestrian, skier, biker, equestrian, and vehicle trail usage as appropriate to minimize disturbance to wildlife during critical periods such as:

- Elk Production Range – trails closed during elk calving season from May 15 to June 30 to provide security for calving elk.
- Elk Severe Winter Range and Winter Concentration Area – trails closed from December 1 through April 30 to provide security for wintering elk.

8.2.3 Ski Trail and Chairlift Construction in Elk Production Range

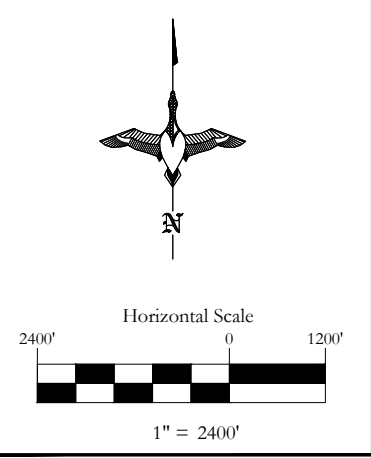
Similarly, recognizing that seclusion is important for security during parturition, ski area facilities construction will be avoided when practicable during the calving season from May 15 through June 30.



- LEGEND**
- Community market 1
 - Civic Park 2
 - Amphitheater 3
 - Base Village 4
 - Gate House 5
 - Gondola 6
 - Market Place Housing 7
 - Double Creek Housing 8
 - Sport Courts & Farms 9
 - Mid-mountain Village 10
 - Middle Creek Meadows 11
 - Day Lodge - A 12
 - Day Lodge - B 13
 - Day Lodge - C 14
 - Day Lodge - D 15
 - Stetsons Ranch 16
 - Raspberry Creek skiing 17
 - Emergency Access Rd 18
 - Fire Substation + Trash Collection & Residential Services 19
 - Cat Creek - Planned Future Development 20
 - County Rd 14 14
 - County Rd 16 16
 - County Rd 212 212

DEVELOPMENT TOTALS

SKI MOUNTAIN	Units
Base Area	
Single family lots	41
Cabin lots	34
Ski Villas (duplex)	54
Condos (base village)	60
Mid Mountain	
Single family lots	54
Ski Villas (duplex)	60
Condos (base village)	10
Flat Tops	
Single family lots	33
Cabin lots	190
Ski Villas (duplex)	10
MOUNTAIN LPS (5-7 acre)	
Single family lots	60
STETSON LPS (5-7 acre)	
Single family lots	7
Total Units	613



STAGECOACH MOUNTAIN RANCH

**FIGURE 7.
GOLDEN EAGLE NEST SITE
1/2-MILE & 1/4-MILE BUFFERS**

Western Biomimics, LLC
Natural Resource Management Services
31040 WILLOW LANE STEAMBOAT SPRINGS, CO 80487 970-846-8223

Date: 9-16-2024 Drawn: KSC Delineated:

SHEET NO. SHEET		
REVISIONS		
No.	Item	Date
1	MASTER PLAN UPDATE	10-14-24
2	MASTER PLAN UPDATE	11-19-24

8.2.4 Mountain Lion Conflict Management

Residents shall implement precautions to reduce their risk of human/lion conflicts.

- Do not feed wildlife. Intentional or unintentional feeding such as leaving pet food outdoors can attract mountain lions by attracting prey animals. These animals, including mountain lions, are more likely to encounter humans or domestic animals.
- Landscape for safety. Remove dense and low-lying vegetation that may provide cover for predators and other wildlife.
- Deer-proof the property to avoid attracting a lion's main food source.
- Install outdoor lighting to make it difficult for mountain lions to approach unseen.
- Secure outdoor pets in sturdy, covered shelters at night.
- Consider installing motion-sensor lighting around the house and animal enclosures.

8.2.5 Black Bear Conflict Management

Black bear conflicts shall be avoided and/or minimized through implementation of many of the measures included in the following sections, including measures related to garbage and compost, pets, and outdoor cooking appliances.

8.2.6 Garbage, Trash, Compost, Containers

There will be no curbside trash or recycling pickup at SMR. Rather, SMR will designate 7 trash and recycling areas throughout the development, all located within enclosed buildings. Property Managers will pick up trash and recycling from SMR residences and transport to these centers. Trash enclosures shall be based on a bear-proof design similar to that displayed in Figure 6. No garbage, compost, or debris of any kind shall be kept, stored, maintained, or allowed to accumulate or remain on any Lot or on POA Property.

Garbage shall not be kept outdoors unless it is within a locked, roofed, bear-proof enclosure or in a bear-proof garbage container approved by the Interagency Grizzly Bear Committee (IGBC).



Figure 8. Example of Bear Proof Garbage Enclosure.

8.2.7 Open Space Management

An Open Space Management Plan shall be developed with wildlife habitat preservation and wildfire management in mind as a primary management goal. Pursuant to that plan, all persons within the SMR are prohibited from chasing, scaring, frightening, disturbing or otherwise harassing wildlife as a part of efforts to force wildlife off open space areas during the winter feeding and spring/summer production seasons. Harassment of wildlife is illegal at all times pursuant to Colorado Revised Statute § 33-6-128.

8.2.8 Pet Control Restrictions

- a) Uncontrolled pets are a significant source of wildlife disturbance and mortality in human-occupied wildlife habitats. Dogs have the ability to harass and kill wildlife, including big game, and domestic

cats are a significant source of mortality for songbirds. The potential negative impacts from this type of disturbance (particularly from dogs) increase in severity when in or adjacent to winter range and calving areas. It is during winter and calving season that elk are most vulnerable to harassment. To prevent such wildlife disturbances and damages, the following pet control restrictions shall be enforced:

- b) No outdoor, free-roaming pets are permitted at SMR.
- c) Dogs must either be kept indoors at all times or in a fenced dog run. Dogs may never be kept outdoors during the night. A permitted dog must be fenced or restrained at all times upon the Owner's or Occupant's Lot, and shall not be permitted outside such Lot, except when on a leash.
- d) Pet food shall not be kept outdoors overnight.
- e) Bird feeders, including hummingbird feeders, shall not be kept outdoors overnight except during bear hibernation season.
- f) The HOA shall be responsible for enforcing the pet restrictions and shall have the right and authority: i) to determine in its sole discretion that dogs, cats, and other household pets are in violation of this Section; and ii) to take such action or actions as it deems reasonably necessary to remedy the violation, including without limitation the levying of fines and/or reimbursement assessments.
- g) Raising poultry, waterfowl, and beehives shall be prohibited.

8.2.9 Wildlife Damage

The Declarant, for itself and its successors and assigns, including but not limited to all Owners and Occupants and the HOA, hereby waives and releases all claims against CPW regarding wildlife damage at SMR.

8.2.10 Gray Wolf

The project proponent and all future site visitors should be supplied with gray wolf conflict reduction protocols. These should include a copy of CPW's [Living with Wolves](#) publication and the following domestic dog best management practices:

- Keep dogs within view.
- Place a bell or a beeping collar on wider-ranging dogs.
- Talk loudly to the dog or other people with you, or use whistles.
- Control the dog so that it stays close to you and wolves associate it with a human.
- Place the dog on a leash if wolves or fresh signs are seen.
- Remember, it is illegal to shoot at or attempt to injure or kill a wolf even if your pet is threatened.

Please report any wolf sightings through CPW's official wolf sighting form. CPW will then work with the project managers on best management practices to avoid potential take and will further facilitate any necessary conversations with USFWS.

8.2.11 Weed Control

The Owner or Occupant of each Lot shall be responsible for maintaining healthy vegetation free of infestations of noxious weeds. The HOA may inspect Lots periodically and will notify the Owner and/or

Occupant of any Lot with a noxious weed infestation that corrective actions must be taken. If the Owner or Occupant does not correct the weed infestation within 10 days, the HOA may contract for the corrective work to be performed by a third party. Any such third party shall have access to the Lot to perform such work, and the Owner and Occupant shall hold such third party harmless from any liability associated with such access and corrective work. All such work shall be at the expense of the Owner of the Lot on which such work is performed, and the HOA shall have a lien on such Lot for such expenses.

8.2.12 Residential Landscaped Areas

The initial landscaping established by the developer often sets the tone for other plantings in the community. Planting native flowers, shrubs, and trees, as well as controlling noxious weeds and creating wetlands, can benefit wildlife. The use of native vegetation that is less palatable to deer and elk is encouraged within all residential landscaped areas. Landscaping shall not include fruit-bearing trees or shrubs. Landscaping should facilitate wildlife movement and minimize wildlife entrapment potential by avoiding guy lines, non-biodegradable landscaping fabric, or tethers. Fencing of private property perimeter shall not be allowed, with the exception of a small pet enclosure. The developer intends to utilize CPW's [Colorado Seed Mix Tool](#) in consultation with CPW Staff when developing the reclamation and landscaping plan.

8.2.13 Outdoor Cooking Appliances

Outdoor cooking appliances should be cleaned and stored in a protected area after each use.

8.2.14 Lighting

Lighting shall be capped from above to help reduce night-sky light pollution, which inhibits nocturnal wildlife behavior. All lighting at TAS shall comply with the Routt County Zoning Regulations, including the following:

- A. All fixtures, exclusive of those which are exempt under paragraphs D and E below, shall be fully downcast and opaquely shielded. For purposes of this section, fully downcast and opaquely shielded shall mean fixtures constructed so that light rays emitted are projected below, and not above, the fixture.
- B. Lighting shall be so placed as to prevent their light rays or illumination from being cast beyond property lines, and the light source (bulb) shall not be visible beyond property lines.
- C. No light source shall be directly visible to any motor vehicle operated from a road or street or from any residential area within a distance of 300 feet measured from the light source.
- D. Upward lighting to illuminate flags is exempt, provided the light fixture uses a narrow cone beam of light that will not extend substantially beyond the flag.
- E. Lights used for holiday decorations are exempt from the requirements of this section.

8.2.15 Garage Doors

Garage doors shall remain closed when residents are not outside and in the immediate vicinity to prevent bears from entering and obtaining stored food rewards, such as freezer food, pet food, and trash.

8.2.16 Wildlife Harassment

Harassment of wildlife is illegal at all times pursuant to Colorado Revised Statute § 33-6-128.

8.2.17 Wildlife Feeding

The HOA shall prohibit wildlife feeding via salt blocks or other methods. Except for bird feeders, any type of feeding, baiting, salting, or other means of attracting wildlife is illegal. CPW may cite both homeowners and tenants for violations.

8.2.18 Tree and Native Shrub Preservation

All Improvements within Stagecoach Mountain Ranch shall be located, designed, and constructed so as to preserve and protect trees and shrubs to an extent reasonable and feasible under the circumstances. This restriction shall not apply to the removal or trimming of dead or diseased vegetation, or to reasonable and necessary clearing by an Owner in connection with the construction of improvements on a site. Any violation of this Section shall subject the offending Owner to such penalties, fines and/or other conditions as the Design Review Committee considers appropriate, including without limitation the withdrawal or modification of previously granted development approvals, or the requirement that replacement trees or shrubs of equivalent or different size and type be planted and maintained by the Owner. The existing native vegetation shall be preserved in all areas lying outside the platted Building Envelopes, except for such minimum disturbance as may be required in connection with underground utilities, irrigation and drainage systems, access driveways, and wildfire mitigation.

8.2.19 Security Enforcement

The Association shall employ staff with the necessary authority to enforce the provisions and restrictions of Covenants, including minimization and mitigation measures included within this Wildlife Mitigation Plan.

8.3 WILDLIFE IMPACT MITIGATION MEASURES

Stagecoach Mountain Ventures (SMV) realizes that the development will impact the quality and suitability of HPH for elk and sharp-tailed grouse. Furthermore, SMV realizes that designated open space areas will still have indirect impacts to elk and other wildlife species due to the proximity of residences and recreational amenities such as the ski area and hiking/biking trails.

To mitigate this impact, SMV will establish a 0.25% real estate transfer fee that will be applied to transfers of lots or interest therein. The proceeds of the real estate transfer fee shall be used to fund a nonprofit Wildlife Trust to be utilized for wildlife habitat improvement and/or protection projects in South Routt County. The Wildlife Trust charter, which is not currently drafted, shall be established and memorialized in a document to be prepared by a qualified law firm at SMV expense. The Wildlife Trust shall ensure proper wildlife values are at the forefront of fund distribution.

These funds will be invested in accordance with the investment policy established by the Wildlife Trust. The Trust Fund will be governed by a Board made up of two representatives from SMR, two from CPW, and one Routt County staff member. The Board will approve each habitat improvement project. The Board will meet periodically to review projects presented by the CPW, the HOA, or other interested parties for funding.

Ideally, projects will be completed using Trust Funds as well as partnership funds, when available, from other organizations such as the USFS, BLM, NRCS, or CPW. Investment management of the fund will be turned over to a professional investment management firm to be approved by the Board. Funds shall be managed in accordance with investment criteria established by the Board. Fees for such management shall be paid out of fund earnings.

If through the application review process with the County, payment of fee for mitigation is determined to not be acceptable, the applicant agrees to work with the County to determine an appropriate mitigation strategy.

9. AMENDMENT AND ENFORCEMENT

It is understood that this WMP will be recorded as part of the Master Declaration of Covenants, Conditions, and Restrictions for the Stagecoach Mountain Ranch. Furthermore, this WMP shall not be amended without the written consent of the local CPW District Wildlife Manager and Routt County Board of County

Commissioners. No amendment shall require the approval of any owner except the Declarant. No Owner shall be deemed to be a third-party beneficiary of this WMP, nor shall this WMP be enforceable by any Owner, except the Declarant. If any conflict occurs between the Association Documents and this WMP, the more restrictive provision shall take precedent. This entire WMP, specifically those sections addressing trail seasonal use restrictions, garbage and compost containers, pet control restrictions, and weed control will be enforced by Stagecoach Mountain Ranch or Routt County.

10. ENDORSEMENT

By its execution of this document, CPW hereby agrees that the wildlife impacts associated with the development of the Stagecoach Mountain Ranch would be addressed were this plan to be implemented.

11. ASSIGNMENT

The Applicant/Declarant may, from time to time, assign its rights and obligations under this WMP by an express assignment set forth in a recordable instrument to be recorded in the Routt County records to any person or entity acquiring an interest in the Stagecoach Mountain Ranch property. Such an assignment will be deemed to have automatically occurred with any assignment of the Declarant's status under the Master Declaration of Covenants, Conditions and Restrictions for the Stagecoach Mountain Ranch. CPW and Routt County will be copied on any such assignments. From and after the date of such assignment, the assignee(s) shall succeed to all obligations arising prior to and after the date of this WMP. Any assignee(s) under this WMP may thereafter assign their rights and obligations under this WMP to other such assignee(s), subject to the terms and provisions herein by an express assignment set forth in an instrument in recordable form and recorded in the Routt County records.

12. SIGNATURE PAGE

For Stagecoach Mountain Ventures LLC:

Kyle Collins

Accepted and agreed to this _____ day of _____, 2025.

For Colorado Division of Wildlife:

Kris Middledorf, Area Wildlife Manager

Accepted and agreed to this _____ day of _____, 2025.