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LIST OF ACRONYMS

APCD	Air Pollution Control Division
BMP	Best Management Practices
CDOT	Colorado Department of Transportation
CDPHE	Colorado Department of Public Health and Environment
CODEX	Colorado Conservation Data Explorer
CNHP	Colorado Natural Heritage Program
CRS	Colorado Revised Statutes
CPW	Colorado Park and Wildlife Department
CR	County Road
DLC	Discover Land Company
ERIS	Environmental Risk Information Services
EPA	United States Environmental Protection Agency
ESA	Endangered Species Act
EXPN	Federal experimental population, non-essential
FC	Federal Candidate
FE	Federally Endangered
FEMA	Federal Emergency Management Agency
FPPA	Farmland Protection Policy Act
FT	Federally Threatened
GPD	gallons per day
HDR	high-density residential
HPH	High Priority Habitats
IPAC	Information for Planning and Consultation
LPS	land preservation subdivision
MHFD	Mile High Flood Control District
MCWSMD	Morrison Creek Water and Sanitation Metropolitan District
NRCS	National Resources Conservation Service
NWCCOG	Northwest Colorado Council of Governments
NWIS	National Water Information System
PM10	particulate matter 10
PM2.5	particulate matter less than 2.5
PUD	planned-unit development
SE	State Endangered
SH	State Highway
SMR	Stagecoach Mountain Ranch
SMU	soil map units
SRSD	South Routt School District
SSA	sole source aquifer
SSC	state special concern
SGCN	species of greatest conservation need
SWAAP	Source Water Assessment and Protection
SWAP	2015 Colorado State Wildlife Action Plan
T&E	threatened and endangered
TIS	Traffic Impact Study
UDC	Unified Development Code
USACE	United States Army Corps of Engineers
USFWS	United States Fish and Wildlife Service
USGS	United State Geological Services
UYWCD	Upper Yampa Water Conservatory District
WMP	Wildlife Mitigation Plan
WQCD	Water Quality Control Division
YVEA	Yampa Valley Electric Association

1.0 APPLICANT OVERVIEW

Founded in 1994, Discover Land Company (DLC) (Applicant) is a real estate development company and hospitality operator who operates private residential communities and clubs across North America. DLC has proudly developed countless family-oriented resort experiences throughout the United States and internationally. While providing a high-end experience, sustainability is one of DLC's guiding principles that shapes its actions and choices through the creation of low-impact, family-oriented communities that prioritize environmental stewardship and exceptional quality. Sustainability isn't seen as a factor limiting the exclusiveness of its offerings and amenities, but rather as an asset that integrates through the delivery of an exceptional member experience through an ecologically conscious framework.

Stagecoach Mountain Ranch (SMR) (Project) is a legacy for the landowner, a fifth-generation Colorado family who has raised kids in the Yampa Valley and has spent more than 45 years assembling the lands that make up this Project. They understand the qualities that make Routt County distinct and the imperative need to steward the land and natural resources of this development with integrity and long-term vision. Building a Project of the highest quality that will endure and sustain for generations to come is the overarching goal and will require implementing cutting-edge water and energy conservation practices, adhering to strict design and construction standards, and setting the bar for future development. (Source: Design Workshop, SMR-DL, Narrative for SMR Project, ART Meeting, February 1, 2023).

2.0 PROOF OF OWNERSHIP (DEED OR ASSESSOR'S PROPERTY RECORD)

Proof of ownership documentation is included in **Attachment A** of this application.

3.0 STATEMENT OF AUTHORITY

A Statement of Authority can be found in Section 2.2 of the *SMR Preliminary Plan Application* (**Attachment B**).

4.0 VICINITY MAP

Vicinity maps are available in Section 1.0 of the *SMR Preliminary Plan Application* (**Attachment B**) and in **Attachment C** of this application.

5.0 PROJECT DESCRIPTION

5.1 Description of Subject Site and Proposed Use

The SMR development proposal is for a master-planned residential community consisting of 613 homes to be constructed on a portion of approximately 6,040 acres of privately-owned property in the Stagecoach area. Additionally, the development will offer recreational amenities to SMR residents, including Nordic and alpine skiing; trails for hiking, biking, and horseback riding; racquet sports; a fitness center with a swimming pool; and other recreational facilities, as well as accessory support structures including but not limited to ski lodges and maintenance facilities., The plan also includes public amenities and services for the broader Stagecoach community, such as a neighborhood commercial center, recreational trails, parks, workforce housing, and upgrades to roads and infrastructure.

The subject property is located at the southeast corner of County Road (CR) 212 and Schussmark Trail. It currently has multiple zoning designations, including commercial (C), planned unit development (PUD), high-density residential (HDR), and agricultural/forestry (AF). The property is currently used as a private ski mountain, containing existing ski runs, maintenance facilities, a ski lodge at the top of the mountain, and a private roadway network. The property is not open to the public.

The SMR project proposes redeveloping the property to include 613 dwelling units, consisting of 67 large single-family lots as part of 2 land preservation subdivisions (LPS), 546 single-family and duplex units on smaller lots, and 60 units in multifamily structures. Additionally, the project plans to expand and enhance the existing ski mountain to include additional ski lifts, terrain, and snowmaking capabilities, as well as a new ski lodge and other amenities.

Additional Project amenities include:

- Community Park (Public)
  - Amphitheater and stage
  - Open lawn
  - Parking
- Community Marketplace Mix-Use Building (Public)
  - 1st floor Commercial / Retail
  - 2nd floor Employee Housing
  - Gas Station
  - Parking
- Marketplace Apartment Building
  - Daycare
  - Workforce housing
  - Below-grade parking
- Base Area
  - Six buildings consisting of retail and condominium space
  - Five condominium buildings
  - Below-grade parking
  - Surface parking
  - Spa and wellness building
- Ski Maintenance
  - Ski maintenance and operations facilities
  - Delivery/drop-off center
  - Administrative services
  - Structured parking
- Farm and Recreation
  - Indoor recreation facility
  - Outdoor recreation facility
  - Restaurant
  - Greenhouse
  - Maintenance building
  - Horse barn
  - Surface parking
- Mid Mountain Lodges
  - Four lodges and associated infrastructure
- Associated public roadway and utility infrastructure

5.2 Project Schedules

Construction of the development is anticipated to begin in 2025 with full build out by 2040.

6.0 DETAILED PLANS AND SPECIFICATIONS (7.4.A.1)

Detailed plans and specifications of the Project, including schedules for designing, permitting, constructing and operating the Project, including the estimated life of the Project.

Detailed plans and specifications are included in the *SMR Preliminary Plan Application* (**Attachment B**).

The entirety of SMR consists of the following three areas:

1) a proposed ski mountain property, generally referred to as the Stagecoach Ski Area, includes a total of approximately 6,040 acres on the northwest end of Green Ridge,
2) the Stetson Ranch property includes a total of approximately 892 acres, comprises ranching land fronting CR 14, and is situated along 2.1 miles of the Yampa River, and
3) 981 acres located on the southern portion of the property which is identified as "area for future development". Although a land use application for the development of this area has not included as part of the is application review process, a development alternative as been included so that the potential cumulative impacts for the development of the entire property can be analyzed. The development alternative provided is for a 35 lot Land Preservation Subdivision, which based on the as-of-right yield permitted in the AF zoning district plus the bonus lots permitted in section 4.54 of the UDC.

The Applicant is looking to develop a mix of residential, nonresidential, and recreation facilities in addition to the necessary infrastructure improvements. All proposed development within the SMR property is carefully thought out and planned with the attributes of the land to create a plan aligned with the vision and mission of the Stagecoach 2017 Community Plan and Routt County planning efforts.

The Project is proposed to be built out in phases. A schedule/phasing plan can be found in **Attachment D**. All the required essential and employee housing units, including the neighborhood commercial center associated with the Community Marketplace, will be built in Phase I. All the required essential housing units will be constructed prior to the issuance of the Certificate of Occupancy for 50% of the market rate units to be constructed in Phase I.

7.0 PROJECT ALTERNATIVES (7.4.A.2)

A description of at least three alternatives to the Project that were considered by the Applicant.

An Alternative Analysis for the Project can be found in **Attachment E**.

8.0 NEED FOR THE PROJECT (7.4.A.3)

The need for the Project, including existing/proposed facilities that perform the same or related function; and population projections or growth trends that form the basis of demand Projections justifying the Project.

The proposed SMR will provide a substantial number of community benefits. The Applicant seeks to invest in the community through increased tax revenue and ratables, additions to school district fiscal benefits, a net positive impact for natural resources, and the preservation of rural character.

SMR will be a major contributor to the fiscal health of South Routt County, replacing the lost property tax base and jobs as the area transitions away from a coal-based economy. Property taxes from the Project will generate significant revenue for Routt County and other agencies and will provide larger budgets and a higher level of service. At full build out, the Project alone is anticipated to generate

$29.09 million in annual property tax revenue, which is slightly greater the Routt County's current property tax revenue of $28.7 million. In effect, the property tax revenue generated from the project will double the County's current tax revenue collected.

A frequently encountered public comment in South Routt County is the community members' desire to permanently preserve the rural character of the area. The design of Stagecoach has prioritized this goal through the preservation of open space for natural habitat and aesthetic purposes. Over 65% of the over 6,040-acre Stagecoach site has been set aside for preservation, outdoor recreation, and public open space while still allowing for the development of a Type II growth center.

9.0 DESCRIPTION OF CONSERVATION TECHNIQUES (7.4.A.4)

Description of conservation techniques to be used in the Project's construction and operation.

The Project will result in an environmentally sound development that also conforms to the resort and recreational recommendations of the 2017 Stagecoach Community Plan. Pursuant to §4.51.E.1. of the Routt County Unified Development Code (UDC) Subdivision Standards, 10 % of the gross area of all major subdivisions shall be designated as parks, trails, or open space. The total area which is the subject of the major subdivision application is 1,199 acres, and therefore a minimum of 119.9 acres of open space is required. SMR retains a total of 463.22 acres of permanently protected open space. In addition, a total of 1,212.56 acres are proposed to be preserved as part of the Cat Creek LPS and approximately 181.8 acres are proposed to be preserved as part of the Stetson LPS subdivisions, respectively. The Project will preserve a total of 1,737.46 acres, thus exceeding the 119.9 acres required by the UDC by nearly 1,450 %.

DLC has developed a *Stagecoach Mountain Resort Sustainability Plan* available in **Appendix C** of the *SMR Preliminary Plan Application* (**Attachment B**). This plan includes the conservation techniques that will be used for the Project. A *Habitat Restoration and Revegetation Plan* is available in **Attachment F.** An additional *Revegetation Plan* is available in **Appendix V** of the *SMR Preliminary Plan Application* (**Attachment B**).

10.0 DESCRIPTION OF EXISTING LAND USES (7.4.A.5)

Description of the existing land uses, and the impacts the Project is likely to have on land use patterns.

Approximately 260 acres of the subject property is currently used as a private ski mountain, containing existing ski runs, maintenance facilities, a ski lodge at the top of the mountain, and a private roadway network, with the remainder of property primarily consisting of vacant forested land and pastures. . Although the proposed redevelopment of the subject 6,040 acre property will result in approximately 1,774 acres to be developed for residential and recreation uses, approximately 3,285 acres or 65% of the subject will remain in it's current nature state. **Table 1** below provides information of permitted and proposed land uses.

Table 1. Land Use Table

Permitted Land Use Per Existing Zoning		Proposed Land Use	
Total Parcel Acreage	6,040 acres	**Total Parcel Acreage**	6,040 acres
High Density Residential	213 units (14.7 acres)	**Residential Use**	613 units on 481 lots (917 acres) 3 acres of residential condos
Agriculture and Forestry (Mountain)	152 units (4,150.73 acres)		
Agriculture and Forestry (Stetson)	7 units (239 acres)		
Commercial	243 units (16.7 acres)		
TOTAL	**615 units**	**TOTAL**	**613 Units**
Required Open Space	3.14 acres (10% HDR + Commercial acreage) 3,232 acres (LPS remainder parcel) Total: 3,235.14 acres	**Total Open Space**	1815.5 acres (mountain parcel open space) 1469.3 acres (LPS remainder parcel) Total: 3,284.81 acres
Planned Unit Development (PUD)	10,000 sq ft retail and gas station (2.14 acres)	**Public Neighborhood Commercial Space**	12,000 sq ft development + 14 acre park
Existing Recreational Amenities	203 acre ski area	**Amenities and Support Facilities**	426 acre ski area 56.84 acre Commercial Base Area 12.95 acre Sports Courts
Existing Roadway Right of Way (ROW)	57.46 acres	**Roadway ROW**	+/- 220 acres

11.0 DESCRIPTION OF EXISTING CAPACITY AND DEMAND FOR LOCAL GOVERNMENT SERVICES (7.4.A.6)

Description of the existing capacity and demand for local government services including roads, schools, water and wastewater treatment, water supply, emergency services, transportation, infrastructure, housing, law enforcement, and other services necessary to accommodate development, and the impacts the Project is likely to have on said services.

The information in the sections below was extracted from the *SMR Preliminary Plan Application* (**Attachment B**).

11.1 Roads

Pursuant to Chapter 3.23.D.3 of the Routt County UDC, a road improvement study may be required as determined by the Routt County Public Works Director. Pursuant to Chapter 3.23.D.3.b.i, a Project plan and subsequent narrative has been developed for the Project outlining the proposed on and off-site road improvements based on the anticipated Project traffic. The *SMR Road Improvement Study and Traffic Impact Study* can be found in **Appendix M** and D, respectively, of the *SMR Preliminary Plan Application* (**Attachment B**).

11.2 Schools

Sections 4.51.D. of the County UDC requires the dedication of park lands and school sites for public use in any major subdivision application. Below is an overview of each of the dedication requirements as well as how the Applicant is proposing to meet those requirements.

Pursuant to section 4.51.D.5., a minimum of 0.013 acres of land per each resident of the subdivision be dedicated for the purpose of active recreation to accommodate the needs of the Project's residents. The Applicant has dedicated a minimum of 20.42 acres of the Site as Park Land to satisfy this requirement. There are two park parcels (23.84 acres) dedicated to meet this requirement. These parcels are shown in **Appendix E** of the *SMR Preliminary Plan Application* (**Attachment B**) that has been submitted with this application.

Pursuant to section 4.51.D.4., a minimum of 0.017 acres of land per each resident of the subdivision be dedicated for the purpose of school sites. Based on requirement above, 26.71 acres would be required for dedication. In addition, Section 4.51.D.8. of the UDC allows for the payment of a "Fee-in Lieu" where all or a portion of land for school land dedication is not in the public interest. The amount of the Fee-in-Lieu payment shall be equal to the full market value of the acreage that would have been required to dedicate. Based on recent sales within the Stagecoach area, the price the Applicant paid for this parcel ($16,927/acre) is representative of a fair market value for land. In addition, the Applicant has or will spend an additional $10,000,000 to complete platting of the entire Project or an additional $3,959 per acre for a total of $20,886 per acre. Therefore, a payment of $557,865 would satisfy the Fee-in-Lieu. The fair market value was determined based on the purchase price of the lands to be subdivided plus the cost for the entitlement process, which is the same methodology utilized for the Tailwater application and confirmed with the Planning Department.

The Applicant has had several meetings with the South Routt School District's (SRSD) superintendent, Dr. Kirk Henwood, and the School Board to determine which alternative, or combination thereof, best meets SRSD's long-term needs. The Applicant offered a hybrid approach alternative for SRSD's consideration, where the 10.28 acres of lands that is adjacent to the SRSD's existing 10.16 acres would be dedicated to SRSD and combined with payment in lieu for the remaining 15.89 acres. The Applicant is prepared to implement whichever alternative SRSD feels best meets the future needs of SRSD.

11.3 Water/Wastewater Treatment

The Project team has had numerous meetings and direct coordination with the Morrison Creek Water and Sanitation Metropolitan District (MCWSMD) relative to the phasing of the Project and future needs. It is anticipated that as sewer demand increases, the existing wastewater treatment plant will need to be expanded to provide sanitary sewer treatment for the Project and for the already committed-to-serve lots within the MCWSMD boundary. Additionally, the existing Colorado Department of Public Health and Environment (CDPHE) discharge permit will need to be amended to allow for additional demand. This effort will be completed in concert with MCWSMD and the Applicant.

As water demand increases, additional wells will need to be drilled to increase water supply. The final location of these future wells will be within MCWSMD boundary and coordinated with MCWSMD. MCWSMD has stated via the will-serve letters and in MCWSMD-held public meetings that they have the water rights necessary to serve the Project.

Water and sewer mains will be extended up the mountain to serve the ski mountain development area. A *SMR Water and Sanitary Sewer Master Plan* is available in **Appendix O** of the *SMR Preliminary Plan Application* in **Attachment B**.

A water transmission line will deliver water up the mountain within the alignment of the existing roadway. One 500,000-gallon water storage tank and one 1,000,000-gallon water storage tank are planned. The 500,000-gallon tank is planned at the mid-mountain location on the north side of the Project, and the

1,000,000-gallon tank is located near the top of the mountain. These tanks will provide storage volume for fire-flow protection and will supply water for domestic service and residential irrigation through distribution mains within the development. Pressure-reducing valves, booster stations, and additional necessary water infrastructure will be included.

Sewer mains for the development will include a mix of gravity and low-pressure sewer mains. Sewer service on the south side or back side of the mountain will require lift stations and associated force mains to propel wastewater back to the north side of the mountain to gravity drain to the wastewater treatment plant. The north side of the mountain will include gravity sewer mains to convey wastewater to the existing MCWSMD system.

11.4 Water Supply

The Middle Creek Meadow work force housing development area and the Double Creek subdivision are fully within the MCWSMD boundary. MCWSMD has provided a will-serve letter to provide domestic water, residential irrigation, and sewer service to these developments. Water and sewer mains will be extended into each of these development areas and connected to the existing MCWSMD infrastructure. These mains will be owned and maintained by MCWSMD but constructed and paid for by the developer. Additional detail regarding the planned infrastructure is available in the *SMR Water and Sanitary Sewer Master Plan* (**Appendix O**) of the *SMR Preliminary Plan Application* in **Attachment B**.

The entire Project, except for the Stetson Ranch residential development, is proposed to be served by MCWSMD. Stetson Ranch will be limited to seven lots, and each will be served by individual wells and septic systems.

The ski area residential development is both within and outside of MCWSMD service boundary. An additional will-serve letter has been provided by MCWSMD for the areas of development to be included into the MCWSMD boundary. This includes the ski area residential development. Upsizing, replacement, or upgrades to the existing MCWSMD infrastructure is not anticipated with the first phase of development. However, upgrades will be required upon future phases of the development. These improvements are detailed in *SMR Water and Sanitary Sewer Master Plan* (**Appendix O**) of the *SMR Preliminary Plan Application* in **Attachment B** and are generally anticipated to consist of upsizing of existing sanitary mains, installation of water storage tank, booster pumps, and other related infrastructure. The upgrades to the existing infrastructure will be provided at the cost of the developer. Cost sharing with future developments for which the improvements provide benefit may be pursued. The cost of the planned improvements will not be passed on to MCWSMD or its existing customers.

Water for snowmaking for the ski mountain development will be provided by Upper Yampa Water Conservatory District (UYWCD). A will-serve letter has been provided by UYWCD to provide water for these uses from the Stagecoach Reservoir. A private snowmaking system will be designed as part of the Project and is included in the first phase of development. Additional infrastructure would be required to accomplish this task and will be explored further with the Applicant and MCWSMD as the Project progresses. The Applicant is proposing that treated water will be recycled and reused for snowmaking. This reuse will need to be approved by CDPHE.

11.5 Emergency Preparedness

The Project will adhere to the following measures for emergency preparedness:

- **Evacuation Plans:** Develop and disseminate clear evacuation plans and routes for residents in case of a wildfire.
- **Fire Breaks:** Establish and maintain fire breaks in strategic locations to slow the spread of wildfires and protect critical infrastructure.

- **Collaboration with Fire Authorities:** Work closely with local fire departments, state agencies, and federal land managers to coordinate vegetation management and fire response efforts.

A *Wildfire Protection Plan* (**Appendix P**) is included in the *SMR Preliminary Plan Application* (**Attachment B)**. This *Wildfire Protection Plan* includes guidelines, procedures, and strategies that are recommended to minimize wildfire risk, improve structural resilience to a potential wildfire event, and protect human life and safety.

11.6 Transportation

A discussion of Project impacts is available in Section 21.0 of this application below.

11.7 Infrastructure

Natural Gas

Natural gas service is not readily available within or adjacent to the property. Natural gas needs will be met via private propane tanks for residents and the additional uses required onsite.

Electric Service

Electric service to all development areas within the Project will be provided by Yampa Valley Electric Association (YVEA). A will-serve letter has been provided by YVEA and is in **Appendix N of the *SMR Preliminary Plan Application* (Attachment B).**

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11.8 Housing

DLC's proposed SMR workforce housing program will meet Routt County's proposed new UDC requirements for both essential and employee housing.

Workforce Housing Development Summary

- Provide 95 essential housing units and 42 employee housing units for a total of 137 housing units in a mix of building types on two separate parcels, with a mix of studios, one-, two-, and three-bedroom apartments, and two-, three-, and four-bedroom townhomes. This will allow the Project to accommodate a variety of households, from a single person to families. All the units will be for rent, deed restricted, and permanently affordable for renters earning up to 120 % area median income consistent with the requirements of UDC. This will be subject to further study in consultation with Routt County planning staff and commissioners.
- Create connections to existing transportation infrastructure, trail systems, and open space with view corridors and access to nearby natural amenities.
- Build a welcoming, mixed-use development at the southeast corner of the intersection of CR 212 and the Schussmark Trail (Stagecoach Community Marketplace). A nearby residential neighborhood will also be constructed further east on the north side of CR 212 and will consist of the lands associated with the subdivision map of Double Creek. Each development will be designed to be compatible with the existing rural residential area surrounding the Project.
- Implement the following recommendations from the 2017 Stagecoach Community Plan which states as follows:
  - Section 5.2 – The Neighborhood Marketplace is envisioned as a small-town center which contains "services such as a community retail market, office space, gas station and daycare center that would support the community as it grows."
  - Section 5.6 – New housing developments should have a variety of housing types and various price points to help ensure a health and mixed income community.
  - Section 5.6.2 Housing Actions – Support various types of residential housing such as duplexes, multifamily, and single family to achieve diversity and affordability; support

higher density housing in the North Area, ideally near the commercial node or as part of a recreation-oriented development.

Workforce Housing Calculations

Table 2. SMR Workforce Housing Calculations

Essential Housing 1					Employee Housing 2			
Market Rate Housing Units			Essential Housing Units		Number of Employees	Housing for Employees 3		Housing Units 4
LPS Subdivision	Major Subdivision	Total	Required	Provided		Required	Provided	
67	546	613	82	95	481	73	90	42

1. 15% of the market rate dwelling units in a major subdivision or residential site plan. This is not required for LPS subdivisions.

   Requirements for essential housing per section 4.53.B.4.d. & e.:
   a. At least one member of a family must qualify under the deed restriction.
   b. Housing units shall be constructed on the site of the primary development.
   c. Housing units shall be constructed simultaneously with or prior to the primary development.
   d. Offer a variety of unit sizes to accommodate different household compositions, including studios, one-, two-, and three-bedroom units.

2. Requirements for Employee Housing per section 3.21.D.3. & 4:
   a. At least one member of a family must qualify as an employee for each unit.
   b. Housing required under this section shall provide:
      i. At least 400 square feet of space; and
      ii. Full living, kitchen (including refrigerator, stove/oven, sink), and sanitation facilities for each employee housing unit
   c. Offer a variety of unit sizes to accommodate different household compositions, including studios, one-, two-, and three-bedroom units

3. 15% of the number of full-time employees.

4. Based on proposed bedroom mix of the employee housing units.

Table 3. Unit Breakdown by Bedroom Mix and Type of Workforce Housing

Unit Type	Essential	%	Employee	%	Total
Studio	18	19	**4**	10	22
1BR	28	29	**12**	29	40
2BR	32	34	**13**	31	45
3BR	17	18	**4**	10	21
4BR	0	0	**9**	21	9
Total	**95**	**100**	**42**	**100**	**137**

Table 4. Number of Units by Location and Type of Workforce Housing

Location	Essential	Employee	Total

Community Marketplace Apartments	70	11	81
Market & Gateway Buildings	0	13	13
Double Creek	0	18	18
Middle Creek Meadow	25	0	25
Total	**95**	**42**	**137**

12.0 FEDERAL, STATE, AND LOCAL PERMITS AND CORRESPONDENCE (7.4.A.7)

A list and copies of all other federal, state and local permits and approvals that have been or will be required for the Project, together with any proposal for coordinating these approvals with the County permitting process.

12.1 List and Copies of All Federal, State, and Local Permits and Approvals

A *Permit Matrix* of all applicable federal, state, and local[1] permits is available in **Attachment G**.

12.2 Copies of All Federal and State Consultation Correspondence

Correspondence with the United States Fish and Wildlife Service (USFWS) is available in **Attachment H**. Correspondence with the Colorado Parks and Wildlife Department (CPW) is available in **Attachment I**.

12.3 Description of Mitigation Required by Federal, State, and Local Authorities

A *Mitigation and Monitoring Plan* is available in **Attachment J**.

13.0 LOCAL GOVERNMENT SERVICES (7.4.A.8)

Description of existing capacity of and demand for local government services including but not limited to roads, schools, water and wastewater treatment, water supply, emergency services, transportation, infrastructure, and other services necessary to accommodate development within the County.

Description of the impacts and net effect of the Project to the capability of local governments that are affected by the Project to provide services.

See Section 11.0 above.

14.0 WATER (7.4.A.9)

14.1 Description of Water to Be Used by the Project and Alternatives

Description of the water to be used by the Project and alternatives, including the source, amount, the quality of such water, the Applicant's right to use the water, including adjudicated decrees, applications for decrees, proposed points of diversion, and the existing uses of water. If an augmentation plan has been filed in court, the Applicant must submit a copy of that plan.

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[1] The applicant is submitting this 1041 Permit Application to Routt County for the Stagecoach Mountain Ranch Project ("Project") subject to a reservation of its rights to seek judicial review of the County's erroneous mandate of a 1041 application for the Project, in the future if necessary. The applicant maintains its position that the Project is exempt from the County's adopted 1041 Regulations contained in the Unified Development Code Chapter 7.

The following information is included in the *Stagecoach Mountain Ranch (SMR) Inclusion Petition for Morrison Creek Metropolitan Water and Sanitation District* (August 22, 2024). Water supply for the Project will be sourced by MCWSMD. SMR has a Project total potable water demand at buildout of approximately 559 acre-feet/year (Max Day Demand). SMR has sanitation demands at buildout of approximately 431 acre-feet/year (Max Day Demand) and approximately 275.027 gallons per day (GPD) (Avg Daily Demand). SMR has separate commitments from UYWCD for snowmaking activities. A water and sewer usage table in presented in **Table 5** below.

Water Use

- Domestic Service – potable water and irrigation
- Approximately 559 acre-feet/year
  - 283 acre-feet/year needed from inclusion petition area lots (51%)

Sewer Use

- Approximately 431 acre-feet/year
  - Approximately 199 acre-feet/year needed from inclusion petition area lots (46%)

Table 5. Water and Sewer Usage

	Water (Acre-Feet/Year)	Sewer (Acre-Feet/Year)	Sewer Average Daily (GPD)
Within MCWSMD Boundary	~276	~232	~148,213
Within Inclusion Boundary	~283	~199	~126,814
Total	**~559**	**~431**	**~275,027**
Note: Water for snowmaking and golf course irrigation provided by other water sources and commitments (non-MCWSMD). Water for fire protection managed by Oak Creek Fire District.			

14.2 Regional Water Quality Management Plan

Identification of the provisions of the applicable regional water quality management plan prepared and adopted pursuant to Section 208 of the federal Clean Water Act that apply to the Project and assessment of whether the Project would comply with those provisions.

A *Conceptual Drainage Study* is available in **Appendix T of the *SMR Preliminary Plan Application* (Attachment B)**.

The Project is not located within any specific watershed plan associated with the Northwest Colorado Council of Governments (NWCCOG) water quality management plan (“208 Plan”); however, the Project is subject to the policies outlined in Volume 1 of the 208 Plan. Compliance with these six polices are outlined below:

Policy 1. Protect and Enhance Water Quality

The surface and ground waters of the region shall be protected to minimize degradation of existing water quality and maintain existing and designated uses of those waters; waters not currently supporting designated uses shall be restored as soon as is financially and technically feasible.

Policy 1 is being addressed by the implementation of the proposed water quality features onsite. Water quality best management practices (BMPs) will be strategically implemented throughout the site, providing a holistic water quality approach to ensure sufficient water quality treatment is provided. Final design of water quality facilities will be detailed in the Final Drainage Report and Final Construction Documents at the time of Final Subdivision application.

Policy 2. Water Use and Development

The Project developer shall mitigate the impacts to water quality and the aquatic environment caused by water supply Projects.

The SMR development is not a surface water supply Project. The entire Project, except for the Stetson Ranch residential development, is proposed to be served by MCWSMD. Stetson Ranch will be limited to seven lots, and each will be served by individual wells and septic systems.

Policy 3. Land Use and Disturbance

Water quality, including wetlands, floodplains, shorelines and riparian areas, must be protected from land use and development so that significant degradation of water quality is prevented.

The 50-foot wetland buffers will be respected within all planned development with the only exception being roadway crossings and golf course encroachments of existing wetlands. To the extent practical, raised crossings, including open bottomed box culverts and/or traditional bridges, will be used to reduce wetland impacts at roadway locations.

All proposed disturbance will be located outside regulatory floodplain. Sufficient BMPs will be implemented during construction adjacent to these areas to ensure protection.

Snow storage requirements include storage area for 30 % of area to be plowed on individual lots. Snow storage area of 50-foot by 120-foot for every 400 linear feet of roadway will be provided. Runoff from snow storage areas will be directed through a stormwater management facility or other BMP that removes pollutants, including vegetated areas.

Maintaining Hydrological Characteristics

Developers should maintain the hydrological characteristics of the development site similar to pre-development conditions. Drainage plans should be designed and implemented, including calculation of storm runoff volumes and velocities (before and after development), using accepted hydrologic calculation procedures.

Historic drainage patterns will be maintained within the proposed development. The calculation of stormwater runoff volumes and velocities are documented in the *Conceptual Drainage Study* in **Appendix T** of the *SMR Preliminary Plan Application* (**Attachment B**). Final drainage design for the development will follow Routt County Engineering standards and latest Mile High Flood District (MHFD) criteria. Though the Project is not within MHFD footprint, their standards are widely recognized within the state.

Minimizing Impervious Surfaces

Development should minimize impervious surfaces and break up large connected impervious areas.

Connected impervious areas are limited only to proposed roadway infrastructure. All roads are planned to be paved with asphalt with roadside drainage swales.

Stormwater Discharges

Stormwater discharges should not result in any significant increase in total pollutant loads and should not result in the direct discharge of stormwater to a waterbody or drainage way. Efforts should be taken to practice “green infrastructure.”

The implementation of the proposed water quality features within the Project will address the potential increase in total pollutant loads prior to discharging to historic outfall points and drainageways.

Mountain Driveways

Design and maintenance of mountain driveways will follow the “Mountain Driveway Best Management Practices”, prepared for the Colorado Nonpoint Source Task Force, 1999.

Policy 4. Domestic, Municipal, and Industrial Water/Wastewater Treatment Facilities

Decisions to locate water supplies, wastewater treatment systems, and other water and wastewater facilities shall be made in a manner which protects water quality and the aquatic environment. Where growth and development require the need for additional facility capacity, existing facilities should be expanded instead of developing new facilities, unless expansion is not feasible because of technical, legal, or political reasons.

Domestic water supply and wastewater treatment is anticipated to be provided by MCWSMD. Expansion of their district boundary and infrastructure is planned to serve the development.

New water supply and wastewater treatment systems are planned for seven of the 700 units within the development. Six hundred and ninety three of the units will be supplied and treated by the MCWSMD. The seven units not served by MCWSMD will each have an individual well and onsite wastewater treatment system septic field.

Policy 5. Chemical Management

The uses of pesticides, fertilizers, algaecides, road deicing and friction materials, and other chemicals which would temporarily or permanently cause a significant degradation of water quality or impair the current or designated uses of these waters should be regulated to the extent allowed by law in a manner that minimizes potential for degradation of water quality.

Chemical management will be implemented as part of the future operations and management plan for the Project. Impacts of any chemical use will be mitigated by the implementation of the proposed water quality features on site.

Policy 6. Management System

Management agencies are designated to best reflect their legal and jurisdictional authorities. The waters of the region shall be protected by a management agency structure within the existing governmental and regulatory framework that allows decisions to be made at the most appropriate level of control. For nonpoint source pollution control the recommended level of management is at the watershed level.

The proposed development will be analyzed to ensure all water quality requirements are being met. Compliance with all water quality requirements will be documented in the drainage report. The drainage report will be reviewed and approved by the proper management authority prior to construction. The primary management agencies and authorities have jurisdiction include Routt County, United States Army Corps of Engineers (USACE), and Federal Emergency Management Agency (FEMA).

15.0 ENVIRONMENTAL IMPACT ANALYSIS (7.4.A.10)

Description of the existing natural environment and an analysis of the impacts of the Project to the natural environment. Descriptions in this section shall not be limited to the impact area but shall include cumulative impacts for any potentially impacted areas, and shall include an analysis of existing conditions, supported with data, and a Projection of the impacts of the Project in comparison to existing conditions. The analysis shall include a description of how the Applicant will comply with the applicable approval criteria in this Chapter and the remaining portions of this UDC

For purposes of this section, the term environment shall include:

- Air quality
- Visual quality
- Surface water quality, capacity, and function
- Groundwater quality, capacity, and function
- Wetlands, flood plains, streambed meander limits, recharge areas, and riparian areas.
- Soils and geologic conditions

Terrestrial and aquatic animal and plant life are discussed in Section 16 below.

15.1 Description of Existing Natural Environment

As described in the *SMR Preliminary Plan Application* (**Attachment B**), the properties that comprise the Stagecoach Mountain Ranch, Middle Creek Meadow, Stetson Ranch, Stagecoach Ski Mountain, Double Creek, and Cat Creek Ranch. The following describes the location of existing infrastructure on the Project properties.

Stagecoach Mountain Ranch

Stagecoach Mountain Ranch currently operated as a private ski area, with the remaining structures at the base area including the lodge foundation and maintenance facility. An existing ski cabin exists at the top of the mountain, which is proposed to remain as one of the recreational amenity for the Stagecoach Mountain Ranch (SMR) residential development.

Existing Ski Runs: 223 acres
Existing Roads to County standards: 11.5 miles
Existing Access Points: 3 off CR 212

Stahl / Meadowgreen

The Stahl / Meadowgreen is currently vacant land with wetlands running north south.

Middle Creek Meadow

Middle Creek Meadow is currently vacant land with wetlands along the edge of the property boundary.

Stetson

Stetson Ranch includes the existing historic homestead, which includes the original home, barn and icehouse.

Cat Creek

The Cat Creek property is currently vacant land with wetlands and is suitable slope for development. The majority aspect for the property is southwest.

15.2 Analysis of Impacts of the Project to Natural Environment

Air Quality

Construction Phase

There are many types of air pollution, from blowing dust to human-caused chemical emissions. The United States Environmental Protection Agency (EPA) has developed standards for six air pollutants that it calls "criteria pollutants" to protect the public's health and welfare. The standards indicate maximum allowable levels of the regulated pollutants in the air. EPA reviews and revises the standards periodically as necessary as new information on health and environmental effects becomes available. The six criteria pollutants are:

- Particulate Matter
- Ground-Level Ozone
- Carbon Monoxide
- Sulfur Dioxide
- Nitrogen Dioxide
- Lead

The CDPHE's Air Pollution Control Division (APCD) maintains a statewide monitoring network for all criteria pollutants. Monitoring devices are placed in areas where emissions sources and modeling suggest that air quality could be most impacted. The only criteria pollutant that is currently required to be monitored in Routt County is particulate matter that is greater than 10 microns (PM10). In fall 2023, outdated PM10 monitors were replaced with a more modern system that measures both PM10 and particulate matter greater than 2.5 microns (PM2.5). PM2.5 is a smaller particle and poses the greatest risk to health.

Potential point sources for air emissions resulting from daily construction activities include wind erosion, construction equipment exhaust, and construction equipment disturbed earthwork and resulting dust.

Areas of stripped vegetation or without protection of earthwork particles being carried away by the wind will be protected with a temporary cover. Additional mitigation measures include applying water or alternate soil adhering products to limit wind erosion.

State of Colorado Compliance

Land uses with the potential to emit air pollutants above defined thresholds shall report those emissions and apply for a permit. The permit program is administered by the APCD of the CDPHE. The Project will disturb over 25 acres, which triggers an air permit with APCD. Contractors will prepare an air pollution emission notice in accordance with state guidelines. This notice shall be submitted to the county and state and shall identify potential air emissions and appropriate control strategies.

Examples of control strategies that may be used during the Project include:

- Erosion control techniques and BMPs
- Water application to disturbed areas, dirt access roads, and stockpiles
- Revegetation of disturbed areas, where appropriate, following construction activities
- Speed limits for construction vehicles within the work area
- Covering of loaded haul trucks
- Regularly washing and treating the exterior of haul trucks

It is anticipated that water will be utilized on an as-needed basis for dust restraint during construction. It is anticipated that water trucks will be utilized as the primary water source. However, fire hydrants and water pipelines may be used depending on availability. Water may be purchased during construction. The Project will substantially comply with all applicable CDPHE emission standards and testing requirements.

Federal Compliance

Construction equipment used for the Project will meet all applicable federal requirements. Vehicles and mechanical equipment used in the construction of the Project will be manufactured under the terms of an emissions certificate of conformity issued by the EPA. Compliance with vehicle and engine emissions standards will be the responsibility of the manufacturer.

Operational Phase

Permanent facilities associated with the Project will comply with all applicable county, state, and federal air pollution control standards and regulations. The Project will comply with Routt County Air Pollution Control Resolution Number #91-032, which regulates the number of solid fuel burning devices which may be installed in new construction, requires solid fuel burning fireplaces installed in the future to contain and be used only with technology which makes them approved solid fuel burning devices, and allows an unlimited number of approved non-solid fuel burning devices. The proposed sanitary sewer pipeline and buried appurtenances will not have emission sources. Vehicles used for operation and maintenance activities of the permanent facility will comply with state and federal emission standards and testing requirements.

Visual Quality

A *Skyline Study* is available in **Appendix L** of the *SMR Preliminary Plan Application* (**Attachment B**).

Surface Water Quality

Description of how the Project will impact surface water quality and groundwater quality. Description shall include the immediate and long-term impacts and net effects the Project will have on the quantity and quality of water in both average and worst case scenarios.

Pursuant to Chapter 3.5 and 3.38 of the Routt County UDC, the Project proposes a comprehensive stormwater management plan to address surface water runoff and water quality in addition to mitigation techniques to reduce water quality and quantity impacts. The Project will implement a proposed water quality management and monitoring plan in accordance with the UDC.

The water quality management and monitoring plan will be implemented for the overall Project development. The proposed plan consists of two components: a management plan and a monitoring plan. The management plan provides direction regarding the protection of water quality both during construction and long-term operation of the Project. The monitoring component provides for the collection of pre-operational water quality data that will ultimately be used to compare with results from continuing long-term water quality monitoring. Results generated by the monitoring component of the plan will be used to evaluate the effectiveness of water quality control measures. The goal of the water quality management plan is to protect the integrity and quality of the surface and groundwater quality within the Project area both during construction and long-term operation.

The water quality management plan breaks into two phases:

- Construction phase
- Long-term operation

The existing property does not treat surface runoff or capture/detain surface runoff for flood control. There are no existing water quality treatment measures in place. The proposed Project will implement water quality treatment and 100-year detention per Routt County requirements for the entire development. Proposed BMPs will include various surface and sub-surface measures including extended detention basins, underground storage, grass lined buffers, vegetated swales, and other County accepted measures. A *Conceptual Drainage Study* has been prepared for the overall development documenting the existing and proposed hydrology and proposed water quality and detention mitigation strategies (**Appendix T of the *SMR Preliminary Plan Application* [Attachment B]**).

Groundwater Quality

Description of how the Project will impact surface water quality and groundwater quality. Description shall include the immediate and long-term impacts and net effects the Project will have on the quantity and quality of water in both average and worst case scenarios.

The potential for surface contaminants to infiltrate to groundwater is extremely low because there will be no storage or use of volatile organic compounds that could potentially be released and impact groundwater quality.

The Project will implement a proposed water quality management and monitoring plan in accordance with the UDC. The proposed plan consists of two components: a management plan and a monitoring plan. The management plan provides direction regarding the protection of water quality both during construction and long-term operation of the Project. The monitoring component provides for the collection of pre-operational water quality data that will ultimately be used to compare with results from continuing long-term water quality monitoring. Results generated by the monitoring component of the plan will be used to evaluate the effectiveness of water quality control measures. The details of this plan are presented in **Appendix R** of the *SMR Preliminary Plan Application* (**Attachment B**).

The EPA administers the Sole Source Aquifer (SSA) Program, which is a nationwide program designed to protect groundwater sources that supply at least 50 % of the drinking water in an overlying region. SSA areas may have no alternative drinking water sources that are accessible should contamination render the underlying aquifer unusable. No SSAs are present in the Project.

The United States Geological Service (USGS) National Water Information System (NWIS) maintains a database of permitted water well locations (USGS 2021). These resources were used to identify current and historical surface-water, groundwater, or springs within the Project. There are no current or historic surface-water, groundwater, or springs mapped by USGS within the Project.

The Project is located within the Sand Wash Basin bedrock aquifer. There are no alluvial aquifers intersecting the Project.

A review of the State of Colorado's Division of Water Resources database indicated that there are no HydroBase Point Data climate stations, structures, surface water, or well data within the Project area.

A review of CDPHE's Colorado Source Water Assessment and Protection (SWAAP) database determined that the Project is not located within any areas with a SWAAP Protection Plan.

A *Natural Resources Conservation Service (NRCS) Custom Soil Resource Report* (**Attachment KI**) was generated to assess the groundwater table and available water supply associated with soil map units (SMU) of the Project. There are 41 different SMUs identified within the Project. The groundwater table depth and available water supply of these SMUs are listed in **Table 6** below. Additional information about these SMUs, including a map depicting the extent of each SMU within the Project, is available in **Attachment K**.

Table 6. Depth to Water Table and Available Water Supply for SMUs within the Project

Map Unit Symbol	Map Unit Name	Depth to Water Table	Approximate Available Water Supply from 0 – 60 inches
2E	Routtskin loam, 12 to 25 % slopes	More than 80 inches	High – 9.3 inches
2F	Lintim loam, 25 to 65 % slopes	More than 80 inches	High – 10.3 inches
34E	Coutis fine sandy loam, 3 to 25 % slopes	More than 80 inches	Moderate – 9.0 inches
34F	Coutis fine sandy loam, 25 to 65 % slopes	More than 80 inches	Moderate – 8.1 inches
47	Grenadier taxadjunct cobbly loam, 10 to 40 % slopes	More than 80 inches	Low – 3.9 inches
50C	Lintim loam, 3 to 12 % slopes	More than 80 inches	High – 10.2 inches
68C	Rabbitears loam, 3 to 12 % slopes	More than 80 inches	High – 9.4 inches
68D	Rabbitears loam, 12 to 25 % slopes	More than 80 inches	High – 10.5 inches
78D	Frisco, very stony-Dorpat complex, 3 to 25 % slopes	More than 80 inches	Low – 5.1 inches
78F	Fulvance very gravelly sandy loam, 25 to 65 % slopes, very stony	More than 80 inches	Low – 4.9 inches
80D	Foidel loam, 5 to 25 % slopes	More than 80 inches	High – 11.3 inches
80F	Foidel loam, 20 to 50 % slopes, cool	More than 80 inches	High – 11.3 inches
83D	Routt loam, 3 to 25 % slopes, very stony	More than 80 inches	High – 10.9 inches
83F	Routt loam, 25 to 65 % slopes, cool, very stony	More than 80 inches	High – 10.0 inches
94	Dorpat-Reddles complex, 30 to 65 % slopes	More than 80 inches	High – 9.1 inches
103	Foidel-Rock outcrop complex, 20 to 60 % slopes	More than 80 inches	High – 10.0 inches
104	Foidel loam, 25 to 50 % slopes	More than 80 inches	High – 10.2 inches

Map Unit Symbol	Map Unit Name	Depth to Water Table	Approximate Available Water Supply from 0 – 60 inches
111	Evna, very stony-Lintim complex, 5 to 25 % slopes	More than 80 inches	Low – 4.4 inches
111C	Slater-Routt complex, 5 to 25 % slopes, very stony	More than 80 inches	High – 9.7 inches
111D	Slater-Routt complex, 25 to 65 % slopes, very stony	More than 80 inches	Low – 5.2 inches
115	Gateview cobbly loam, 30 to 75 % slopes, very bouldery	More than 80 inches	Low – 5.6 inches
116	Gateview loam, 10 to 30 % slopes, extremely stony	More than 80 inches	Low – 5.6 inches
117	Handran, extremely boulderyVenable complex, 0 to 5 % slopes	More than 80 inches	Very Low- 1.8 inches
124	Vabem-Rabbitears complex, 25 to 65 % slopes	More than 80 inches	Very Low – 1.7 inches
125	Reddles loam, 3 to 20 % slopes	More than 80 inches	High – 10.0 inches
126	Sanford very fine sandy loam, 25 to 65 % slopes	More than 80 inches	Moderate – 6.3 inches
133	Lintim loam, 3 to 25 % slopes	More than 80 inches	High – 10.0 inches
139	Maciver stony loam, 3 to 25 % slopes, extremely stony	More than 80 inches	Low – 4.4 inches
145	Mine-Reddles complex, 3 to 25 % slopes	More than 80 inches	Moderate – 7.1 inches
146	Perfecto very stony sandy loam, 3 to 25 % slopes	More than 80 inches	Very Low – 2.6 inches
156	Egeria clay, 0 to 3 % slopes	Approximately 0 – 6 inches	High – 9.5 inches
160	Northwater loam, 25 to 75 % slopes	More than 80 inches	Moderate – 7.8 inches
165	Northwater loam, 3 to 25 % slopes	More than 80 inches	Moderate – 8.0 inches
191	Perfecto very stony sandy loam, 25 to 65 % slopes	More than 80 inches	Very low – 2.6 inches
206	Domepeak very gravelly loam, 15 to 50 % slopes, very stony	More than 80 inches	Low – 5.9 inches
249B	Frisco-Tamarron complex, 10 to 40 % slopes	More than 80 inches	Low – 3.4 inches
609B	Hollandlake-Jumpstart families, complex, 15 to 40 % slopes, landslides	More than 80 inches	High – 9.6 inches
700C	Como-Agneston family-Legault family association, 30 to 60 % slopes, extremely stony	More than 80 inches	Very Low – 2.6 inches
710B	Agneston-Legault families, association, 10 to 40 % slopes, extremely stony	More than 80 inches	Low – 4.9 inches
712C	Rogert-Bowen association, 20 to 55 % slopes, extremely stony	More than 80 inches	Very Low – 0.7 inches
AW	Venable, mucky peat, 0 to 3 % slopes, frequently flooded	Approximately 0 – 6 inches	Moderate – 7.2 inches

Wetlands, Floodplains, Streambed Meanders, Recharge Areas, and Riparian Areas

An *Aquatic Resource Delineation Summary* is available in **Attachment L**. This effort serves as an initial preliminary effort to identify wetlands, surface waters, and other potentially jurisdictional aquatic features on site. The Applicant will conduct a thorough and robust delineation effort in accordance with USACE standards and guidelines. All applicable USACE permitting will be completed prior to the commencement of construction activities.

Geologic Hazards and Soil Characteristics

A memorandum addressing geologic hazards within the Project is available in **Appendix X** of the *SMR Preliminary Plan Application* (**Attachment B**).

An *NRCS Custom Soil Resource Report* was generated for the Project to assess soil and farmland types (**Attachment K**). These SMUs are listed in **Table 7** below. Additional information about these SMUs, including a map depicting the extent of each SMU within the Project, is available in **Attachment K**.

Farmland of statewide importance is defined as land that is used for producing food, feed, fiber, forage, and oilseed crops. One SMU within the study area, Lintim loam, 3 to 12 % slopes, is classified as a farmland of statewide importance. This SMU represents 0.6% (25.1 acres) of the Project. This portion of the SMU within the Project is not currently used as farmland.

The Farmland Protection Policy Act (FPPA) is intended to minimize the impact federal programs have on unnecessary and irreversible conversion of farmland to nonagricultural uses. The FPPA does not authorize the Federal Government to regulate the use of private or non-Federal land or in any way that affects the private property rights of owners of private land.

Table 7. Soil Map Units within the Project

Map Unit Symbol	Map Unit Name	Acres in Project	% of Project	Farmland Type
2E	Routtskin loam, 12 to 25 % slopes	0.6	0.0	Not prime farmland
2F	Lintim loam, 25 to 65 % slopes	2.9	0.1	Not prime farmland
34E	Coutis fine sandy loam, 3 to 25 % slopes	33.4	0.8	Not prime farmland
34F	Coutis fine sandy loam, 25 to 65 % slopes	7.1	0.2	Not prime farmland
47	Grenadier taxadjunct cobbly loam, 10 to 40 % slopes	72.0	1.7	Not prime farmland
50C	Lintim loam, 3 to 12 % slopes	25.1	0.6	Farmland of statewide importance
68C	Rabbitears loam, 3 to 12 % slopes	9.9	0.2	Not prime farmland
68D	Rabbitears loam, 12 to 25 % slopes	10.5	0.2	Not prime farmland
78D	Frisco, very stony-Dorpat complex, 3 to 25 % slopes	10.3	0.2	Not prime farmland
78F	Fulvance very gravelly sandy loam, 25 to 65 % slopes, very stony	347.3	8.0	Not prime farmland
80D	Foidel loam, 5 to 25 % slopes	276.6	6.4	Not prime farmland
80F	Foidel loam, 20 to 50 % slopes, cool	3.4	0.1	Not prime farmland
83D	Routt loam, 3 to 25 % slopes, very stony	106.7	2.5	Not prime farmland
83F	Routt loam, 25 to 65 % slopes, cool, very stony	9.8	0.2	Not prime farmland
94	Dorpat-Reddles complex, 30 to 65 % slopes	16.4	0.4	Not prime farmland
103	Foidel-Rock outcrop complex, 20 to 60 % slopes	71.1	1.7	Not prime farmland

Map Unit Symbol	Map Unit Name	Acres in Project	% of Project	Farmland Type
104	Foidel loam, 25 to 50 % slopes	35.8	0.8	Not prime farmland
111	Evna, very stony-Lintim complex, 5 to 25 % slopes	12.7	0.3	Not prime farmland
111C	Slater-Routt complex, 5 to 25 % slopes, very stony	5.1	0.1	Not prime farmland
111D	Slater-Routt complex, 25 to 65 % slopes, very stony	29.9	0.7	Not prime farmland
115	Gateview cobbly loam, 30 to 75 % slopes, very bouldery	76.5	1.8	Not prime farmland
116	Gateview loam, 10 to 30 % slopes, extremely stony	30.2	0.7	Not prime farmland
117	Handran, extremely boulderyVenable complex, 0 to 5 % slopes	3.6	0.1	Not prime farmland
124	Vabem-Rabbitears complex, 25 to 65 % slopes	44.0	1.0	Not prime farmland
125	Reddles loam, 3 to 20 % slopes	126.5	2.9	Not prime farmland
126	Sanford very fine sandy loam, 25 to 65 % slopes	292.2	6.8	Not prime farmland
133	Lintim loam, 3 to 25 % slopes	27.1	0.6	Not prime farmland
139	Maciver stony loam, 3 to 25 % slopes, extremely stony	40.0	0.9	Not prime farmland
145	Mine-Reddles complex, 3 to 25 % slopes	845.7	19.6	Not prime farmland
146	Perfecto very stony sandy loam, 3 to 25 % slopes	685.3	15.9	Not prime farmland
156	Egeria clay, 0 to 3 % slopes	11.4	0.3	Not prime farmland
160	Northwater loam, 25 to 75 % slopes	266.8	6.2	Not prime farmland
165	Northwater loam, 3 to 25 % slopes	55.7	1.3	Not prime farmland
191	Perfecto very stony sandy loam, 25 to 65 % slopes	149.5	3.5	Not prime farmland
206	Domepeak very gravelly loam, 15 to 50 % slopes, very stony	72.5	1.7	Not prime farmland
249B	Frisco-Tamarron complex, 10 to 40 % slopes	94.4	2.2	Not prime farmland
609B	Hollandlake-Jumpstart families, complex, 15 to 40 % slopes, landslides	147.9	3.4	Not prime farmland
700C	Como-Agneston family-Legault family association, 30 to 60 % slopes, extremely stony	29.4	0.7	Not prime farmland
710B	Agneston-Legault families, association, 10 to 40 % slopes, extremely stony	201.5	4.7	Not prime farmland
712C	Rogert-Bowen association, 20 to 55 % slopes, extremely stony	12.4	0.3	Not prime farmland
AW	Venable, mucky peat, 0 to 3 % slopes, frequently flooded	15.6	0.4	Not prime farmland

15.3 Cumulative Impacts

Cumulative impacts are the potential impacts of a proposed action taken in conjunction with other active or anticipated nearby development projects, where the sum may potentially result in cumulative impacts that are greater than the individual impacts from each project. An analysis of cumulative impacts is generally required within a Draft EIS when it is expected that multiple projects within the same area may result in a greater cumulative impact than is suggested by impact analyses of the individual actions.

Cumulative impacts analysis includes the following components. First, reasonably foreseeable pending projects are identified that could collectively result in cumulative impacts. Second, the various land use plans and studies that pertain to these projects are outlined in order to determine what land use controls would be expected in connection with planned development. Third, each impact category is discussed with respect to potential impacts and how these impacts could potentially be escalated as a result of some combined set of actions, or if no such cumulative impact is expected, this is so noted.

Other Pending Projects

As part of the background information required for the 1041 Application, Routt County was contacted with respect to other active or reasonably foreseeable future actions on sites in the vicinity of the project site. That inquiry revealed that there is an application in review by Routt County for the proposed Tailwaters at Stagecoach, LLC Project. The Tailwaters Project is located approximately 0.8 miles north of the proposed SMR Project.

The proposed Tailwaters Project Tailwaters features 200 market-rate homes including 24 quarter-acre single-family lots, 66 smaller single-family lots, 33 duplex lots and 40 multi-family units. This project would have impacts to traffic and roads in the vicinity of the SMR Project. Additionally, the Tailwaters Project in within an area considered high priority habitat for Columbian sharp-tailed grouse.

As detailed in Section 5.0 of this Application, the proposed SMR development proposal is for a master-planned residential community consisting of 613 homes to be constructed on a portion of approximately 6,040 acres of privately-owned property in the Stagecoach area. Additionally, the development will offer recreational amenities to SMR residents, including Nordic and alpine skiing; trails for hiking, biking, and horseback riding; racquet sports; a fitness center with a swimming pool; and other recreational facilities, as well as accessory support structures including but not limited to ski lodges and maintenance facilities.

Cumulative impacts from the close proximity of these two proposed projects include traffic and road impacts, and wildlife habitat impacts. Further analysis of land use plans and regulations and resource related potential impacts that may occur if multiple projects are proposed are outlined in the following subsections.

Land Use Plans and Regulations

The potential for cumulative impacts in the vicinity of the subject properties is significantly reduced by the regional land use plans and resulting development restrictions, standards and guidelines that must be followed for development of sites in the area. All proposed development within the SMR property is carefully thought out and planned with the attributes of the land to create a plan aligned with the vision and mission of the Stagecoach 2017 Community Plan and Routt County planning efforts.

The Project will result in an environmentally sound development that also conforms to the resort and recreational recommendations of the 2017 Stagecoach Community Plan. Pursuant to §4.51.E.1. of

the Routt County Unified Development Code (UDC) Subdivision Standards, 10 % of the gross area of all major subdivisions shall be designated as parks, trails, or open space. The total area which is the subject of the major subdivision application is 1,199 acres, and therefore a minimum of 119.9 acres of open space is required. SMR retains a total of 463.22 acres of permanently protected open space. In addition, a total of 1,212.56 acres are proposed to be preserved as part of the Cat Creek LPS and approximately 181.8 acres are proposed to be preserved as part of the Stetson LPS subdivisions, respectively. The Project will preserve a total of 1,737.46 acres, thus exceeding the 119.9 acres required by the UDC by nearly 1,450 %.

These existing land use controls and review processes form a comprehensive means of ensuring regional environmental protection, by ensuring that individual projects conform to recommendations designed with regional resource protection in mind.

Resource Impact Assessment

Geological Resources

Soils and topography are site-specific characteristics having potential limitation that would be dealt with on a site-specific basis as each development application is reviewed by Routt County engineering staff. Each individual site should be subject to evaluation of its soils and topography to ensure that any constraints are addressed in project design. Routt County engineering staff will review and must approve grading, drainage and erosion control plans as part of its site plan review; the applicant will implement these controls and thereby ensure stabilization of erodible soils and minimization of potential impacts to soils and topography. A combination of pending projects does not represent a significant loss of unique or agricultural soils or topographic features and therefore can be evaluated and protected as needed based on specific project designs.

Water Resources

Pursuant to Chapter 3.5 and 3.38 of the Routt County UDC, the Project proposes a comprehensive stormwater management plan to address surface water runoff and water quality in addition to mitigation techniques to reduce water quality and quantity impacts. The Project will implement a proposed water quality management and monitoring plan in accordance with the UDC.

The water quality management and monitoring plan will be implemented for the overall Project development. The proposed plan consists of two components: a management plan and a monitoring plan. The management plan provides direction regarding the protection of water quality both during construction and long-term operation of the Project. The monitoring component provides for the collection of pre-operational water quality data that will ultimately be used to compare with results from continuing long-term water quality monitoring. Results generated by the monitoring component of the plan will be used to evaluate the effectiveness of water quality control measures. The goal of the water quality management plan is to protect the integrity and quality of the surface and groundwater quality within the Project area both during construction and long-term operation. The details of this plan are presented in Appendix R of the SMR Preliminary Plan Application (Attachment B).

The potential for surface contaminants to infiltrate to groundwater is extremely low because there will be no storage or use of volatile organic compounds that could potentially be released and impact groundwater quality.

Ecological Resources

Section 16 of this Application details the evaluation of wildlife species for the proposed SMR Project. Wildlife species are broken down in this section into three categories:

- Non-sensitive species (Table 8)
- Sensitive federally listed species (Table 9)

- Sensitive state-listed species (Table 10)

There are no federally designated critical habitats within the Project. The net effect of the Project will be a reduction in terrestrial wildlife habitats, native vegetation, and movement corridors within the Project; however, there will not be a disruption to the food chain of the general area. There are no natural resources that are unique or exclusive to the Project. There are areas surrounding the Project that serve the same ecological functions as those present within the Project boundaries.

A draft *Wildlife Mitigation Plan* (WMP), currently under CPW review, is available in **Appendix Q** of the *SMR Preliminary Plan Application* (**Attachment B**).

Land Use, Zoning & Land Use Plans

All sites are subject to Routt County zoning regulations and review under applicable land use plans. These reviews will ensure that the pending projects will be consistent with the County's overall goals, such that no cumulative impacts would be expected.

Community Facilities & Services

The proposed SMR will provide a substantial number of community benefits. The Applicant seeks to invest in the community through increased tax revenue and ratables, additions to school district fiscal benefits, a net positive impact for natural resources, and the preservation of rural character.

SMR will be a major contributor to the fiscal health of South Routt County, replacing the lost property tax base and jobs as the area transitions away from a coal-based economy. Property taxes from the Project will generate significant revenue for Routt County and other agencies and will provide larger budgets and a higher level of service. At full build out, the Project alone is anticipated to generate $29.09 million in annual property tax revenue, which is slightly greater the Routt County's current property tax revenue of $28.7 million. In effect, the property tax revenue generated from the project will double the County's current tax revenue collected.

A frequently encountered public comment in South Routt County is the community members' desire to permanently preserve the rural character of the area. The design of Stagecoach has prioritized this goal through the preservation of open space for natural habitat and aesthetic purposes. Over 65% of the over 6,040-acre Stagecoach site has been set aside for preservation, outdoor recreation, and public open space while still allowing for the development of a Type II growth center.

Transportation Resources

Traffic associated with the proposed project is addressed through a full Traffic Impact Study (TIS). Site specific TIS documents are used to assess project impacts, and any future such reports would consider pending projects at that time, thus ensuring that potential traffic impacts are addressed through mitigation and improvements, if necessary. The TIS can be found in **Appendix D of the *SMR Preliminary Plan Application* (Attachment B)**. Site plan review and curb cut permits will provide forums for further consideration of traffic and appropriate mitigation. As a result, there is a framework for consideration of actions under site-specific review to ensure that cumulative environmental impacts would not occur.

Cultural Resources

A Cultural and Paleontological Assessment of the SMR project area was conducted via record searches, research, and database reviews. The project area intersects one (1) previously documented historical resource and two unrecorded historical resources known as 5RT.3485.1, KHA-SMR-01, and KHA-SMR-02. The project design will avoid active water reservoirs (KHA-SMR-01). However, impacts to 5RT.3485.1 and KHA-SMR-02 are anticipated during construction due to the currently proposed project design. Additional effort related to the evaluation or treatment of

5RT.3485.1, KHA-SMR-01, and KHA-SMR-02 is not anticipated, because the project occurs on private land.

The Applicant will use the following measures to address any potential impacts to historical, archaeological, and/or paleontological resources that may be present in the project area and identified during construction:

- Should any inadvertent discovery of cultural resources occur during construction, the developer will halt ground disturbing activities in a 20-foot radius until a State of Colorado permitted archaeologist can evaluate the discovery and make further recommendations.
- Should any inadvertent discovery of paleontological resources occur during construction, the developer will halt ground disturbing activities in a 20-foot radius until a State of Colorado permitted paleontologist can evaluate the discovery and make further recommendations.
- During project development, the historic and cultural resource policies outlined in the Routt County Master Plan should be recognized and implemented to address any potential impacts to archaeological and/or paleontological resources.

Construction-Related Impacts

Construction impacts cause temporary increases in the potential for fugitive dust, and construction traffic and noise, but these impacts are limited in time to the construction period. These impacts will occur regardless of the type of land use of each proposal, and are not expected to occur simultaneously, as these projects will be constructed subject to individual schedules. Multiple sites would be subject to construction hour limitations and construction management oversight. The above-noted impacts are temporary and unavoidable; however, proper construction management will limit impacts to the maximum extent. Such measures may include silt fencing, storm drain inlet protection, hay bales, and good housekeeping procedures. Additional measures that could be considered include temporary construction fencing to provide screening for aesthetic impacts, specifying construction entrances and staging areas in the least obtrusive locations, utilizing stabilized construction entrances and washout areas to minimize the transport of sediment off-site, stabilizing soil stockpiles, using wind screens to minimize fugitive dust and sediment transport off-site.

Summary and Conclusion

In summary, based on the necessity to conform to the various land use plans and development regulations, and the level of governmental scrutiny any future projects will undergo in order to receive approvals and permits, no cumulative impacts have been identified with respect to the proposed SMR Project.

16.0 TERRESTRIAL AND AQUATIC PLANTS, ANIMALS, AND HABITAT (7.4.A.11)

Map and description of the terrestrial and aquatic animals including the status and relative importance of game and non-game wildlife, livestock and other animals; a description of stream flows and lake levels needed to protect the aquatic environment; description of threatened or endangered animal species and their habitat.

16.1 Map and Description of Terrestrial and Aquatic Animals

Wildlife species are broken down in this section into three categories:

- Non-sensitive species (**Table 8**)
- Sensitive federally listed species (**Table 9**)
- Sensitive state-listed species (**Table 10**)

For the purposes of this section, sensitive species are species that are considered a federal or state threatened and endangered (T&E), are a state special concern (SSC), or are considered a Colorado species of greatest conservation need (SGCN). Non-sensitive species discussed in this report are not

a federal or state T&E, SSC, or SGCN. A draft *Wildlife Mitigation Plan* (WMP), currently under CPW review, is available in **Appendix Q** of the *SMR Preliminary Plan Application* (**Attachment B**). The WMP describes wildlife and their habitats observed within the Project by Western Bionomics, Inc. wildlife biologist during site visits in June, July, and August of 2022 and 2023. This plan provides action items to avoid, minimize, and mitigate the impacts to wildlife species associated with development of the Project, and the finalized version will be a legal agreement between CPW and the developer. A combined wildlife map set is available in **Attachment M**.

Kimley-Horn obtained a species list from the Colorado Conservation Data Explorer (CODEX) database on October 23, 2024 (**Attachment N**). This tool queries multiple conservation datasets and includes a synthesis of Colorado Natural Heritage Program (CNHP) and CPW data for sensitive animal and plant species and natural communities. The CODEX report includes a set of maps associated with these habitats and species. The CODEX database includes information from:

- Bird Conservancy of the Rockies
- CNHP
- CPW
- National Land Cover Database
- NatureServe
- USFWS

Table 8. Non-Sensitive Species Potentially Intersecting the Project

Species	Data Type	Suitable Habitat Observed
Mammals		
Black Bear (*Ursus americanus*)	CPW Overall Range	Yes
Elk (*Cervus canadensis*)	CPW Overall Range	Yes
	CPW Winter Range	
	CPW Summer Range	
Long-legged Myotis (*Myotis volans*)	CPW Overall Range	Yes
Moose (*Alces alces*)	CPW Overall Range	Yes
	CPW Summer Range	
Mountain Lion (*Puma concolor*)	CPW Overall Range	Yes
Mule Deer (*Odocoileus hemionus*)	CPW Overall Range	Yes
	CPW Summer Range	
	CPW Winter Range	
Silver-haired Bat (*Lasionycteris noctivagans*)	CPW Overall Range	Yes
Birds		
Wild Turkey (*Meleagris gallopavo*)	CPW Overall Range	Yes
Reptiles		
Sagebrush Lizard (*Sceloporus graciosus*)	CPW Overall Range	Yes
Smooth Green Snake (*Liochlophis vernalis*)	CPW Overall Range	Yes

Species	Data Type	Suitable Habitat Observed
Western Rattlesnake (*Crotalus oreganus*)	CPW Overall Range	Yes
Western Rattlesnake (*Crotalus viridis*)	CPW Overall Range	Yes
Western Terrestrial Garter Snake (*Thamnophis elegans*)	CPW Overall Range	Yes

16.2 Description of Stream Flows and Lake Levels Needed to Protect the Aquatic Environment

There are several hydrologic features present throughout the Project. 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. Wetlands are also located along portions of the upper Raspberry Creek headwaters, and in the uppermost reaches of Youngs Creek. Additional details of these features are available in **Attachment L,** *Aquatic Resource Delineation Summary.*

There are no stream flow or lake level changes required to develop this Project as there are no anticipated impacts to the aquatic environment. All development will remain strictly within upland areas. If impacts to hydrologic features, such as streams, lakes, wetlands, or other hydrologic features, become necessary, the developer will coordinate and/or permit with the USACE and/or CDPHE Water Quality Control Division (WQCD) as necessary to remain in full compliance with the federal Clean Water Act and any applicable state permitting regime. The developer will also institute mitigation measures to ensure that the aquatic environment is protected. These mitigation measures will include:

- Project infrastructure will avoid disturbance of waterways and wetlands to the extent possible and will be sited an appropriate distance away from perennial streams. The developer will apply appropriate BMPs to limit potential impacts to intermittent and ephemeral drainages.
- BMPs will be employed during construction to minimize runoff and impacts of pollutants into the aquatic environment.
- Equipment will be staged, serviced, and fueled at least 300 feet from wetlands, streams, and riparian areas.
- Fuel, oil, hydraulic fluid, and other petrochemicals used for construction and operations will be stored at least 300 feet from wetlands and riparian areas.
- A development buffer will be instituted around hydrologic features, unless applicable permitting has been completed with USACE and/or WQCD.

16.3 Description of Threatened or Endangered Animal Species and Their Habitat

Federal Threatened and Endangered Species

The purpose of the federal Endangered Species Act (ESA) is to protect and recover imperiled species and the ecosystems upon which they depend. Under the ESA, species may be listed as threatened and endangered. “Threatened” means a species is likely to become endangered within the foreseeable future. “Endangered” means a species is in danger of extinction throughout all or a significant portion

of its range. Under the ESA, individual species and their habitats are protected. Section 9 of the ESA prohibits the "take" of endangered species of fish or wildlife. Take is defined as "harass, harm, pursue, hunt, shoot, wound, kill, trap, capture, or collect, or an attempt to do the same".

A Western Bionomics, Inc. wildlife biologist conducted field reconnaissance to document the suitability of the Project for hosting sensitive wildlife species in June, July, and August of 2022 and 2023. The results of this field reconnaissance are available in **Appendix Q** of the *SMR Preliminary Plan Application* (**Attachment B**). In addition, an official species list was generated from the USFWS Information for Planning and Consultation (IPAC) system on October 23, 2024 (**Attachment O**). The list includes nine federally threatened, endangered, or candidate species with the potential to occur in the Project (**Table 9**). There are no federally designated critical habitats within the Project. The ESA prohibits any action that harms a listed species, including harassing, hunting, trapping, or killing. This includes unintentional harm, such as from agriculture or construction.

Table 9. Federal T&E Species Potentially Intersecting the Project

Species	Federal Conservation Status	Likelihood of Occurrence in Project Areas
Mammals		
Canada Lynx (*Lynx canadensis*)	FT	Low
Gray Wolf (*Canis lupus*)	EXPN	Low
Birds		
Mexican Spotted Owl (*Strix occidentalis lucida*)	FT	Low
Yellow-billed Cuckoo (*Coccyzus americanus*)	FT	Low
Fishes		
Bonytail (*Gila elegans*)	FE	Low
Colorado Pikeminnow (*Ptychocheilus Lucius*)	FE	Low
Humpback Chub (*Gila cypha*)	FT	Low
Razorback Sucker (*Xyrauchen texanus*)	FE	Low
Insects		
Monarch Butterfly (*Danaus plexippus*)	FC	Low
Federal Conservation Status Acronyms: FT = Federally Threatened FE = Federally Endangered FC = Federal Candidate EXPN = Federal experimental population, non-essential		
Likelihood of Occurrence Definitions: Low = preferred habitat for that species was determined to be plausible within the Project, but the species has not been documented within one (1) mile of the Project based on publicly available data sources and/or there was determined to be no suitable habitat within the Project Moderate = suitable habitat exists, and the species has been documented within one (1) mile of the Project based on publicly available data sources High = suitable habitat exists, and the species was observed during field reconnaissance		

Canada Lynx (*Lynx canadensis*)

The Canada lynx, a federally threatened mammal species, requires moist boreal forests with cold, snowy winters and a high-density snowshoe hare prey base. Vegetation species associated with lynx-suitable habitat include spruce (*Picea spp.*) and fir (*Abies spp.*). The boreal forest type transitions to subalpine forest in the Colorado and the West. The Project is suitable habitat for this species due to vegetation, elevation, and availability of prey; however, a conversation on November 6, 2024, with CPW Area Wildlife Manager, indicated that there was currently no lynx in the area. CPW may consult with USFWS on this species.

Gray Wolf (*Canis lupus*)

The gray wolf in Colorado is considered by USFWS to be an experimental, non-essential population. The USFWS has restored gray wolf populations in Colorado's neighboring states over the past decade. State statute 33-2-105.8, passed on November 3, 2020, directed the CPW Commission to develop a plan to introduce and manage gray wolves in Colorado west of the Continental Divide no later than December 31, 2023. In December 2023, CPW began wolf reintroduction efforts in Colorado, and 10 wolves were initially released in Summit and Grand Counties. An additional 15 wolves were released in January 2025 in Eagle and Pitkin Counties. CPW does not provide a map of current wolf locations; however, CPW provides a map depicting watersheds where collared wolves have been. The latest CPW-published map from December 24, 2024 – January 21, 2025, indicates no wolf activity within the same watershed as the Project.

Gray wolves are habitat generalists and live in a variety of habitats throughout the northern hemisphere. The only requirement is an ungulate prey based and human-caused mortality that is not excessive. The Project contains suitable habitat for the gray wolf; however, due to the limited population of gray wolves in Colorado, this species is unlikely to move into the Project. Project development will adhere to CPW-approved mitigation measures in the WMP.

Mexican Spotted Owl (*Strix occidentalis lucida*)

Mexican spotted owl, a federally threatened species, requires old-growth and mature forests with complex structural components or canyons with riparian or conifer communities. Owls are also found in canyon habitat dominated by steep cliffs. Rock walls with caves, escarpments, and other structures provide protected nest and roost sites. A nearby water source is also an important component of owl habitat. The Project lacks suitable nesting habitat.

Yellow-billed Cuckoo (*Coccyzus americanus*)

The yellow-billed cuckoo, a federally threatened bird species, can be found near low-to-moderate elevation rivers in the western United States during the breeding season and migrates to South America in the winter. They are riparian obligates and require large contiguous cottonwood (*Populus spp.*) forests with multiple vegetation layers adjacent to rivers and streams. In Colorado, yellow-billed cuckoos have been observed breeding in Delta, Gunnison, Montrose, and Routt Counties. There are possible occurrences in Moffatt, Garfield, Mesa, Montezuma, La Plata, and Archuleta Counties as well. The Project lacks suitable nesting habitat.

Bonytail (*Gila elegans*)

There is not much information about the habitat requirements of the bonytail, a federally endangered fish species, as the species was extirpated from most of its historic range prior to extensive survey efforts. The bonytail has historically been associated with warm waters of large rivers stretching from

Mexico to Wyoming. Bonytail only needs to be considered if the Project has water depletion activities within the upper Colorado River basin. The Project may have water depletion activities.

Colorado Pikeminnow (*Ptychocheilus lucius*)

Colorado pikeminnow, a federally endangered fish species, inhabits the Colorado River basin and is found in a variety of environments. Larvae and smaller juveniles of this species are found in calm backwaters, while larger juveniles and adults are found in pools, deep runs, and eddies where they can forage. Colorado pikeminnow only needs to be considered if the Project has water depletion activities within the upper Colorado River basin. The Project may have water depletion activities.

Humpback Chub (*Gila cypha*)

Humpback chub, a federally threatened fish species, inhabits rocky canyons with swift and turbulent waters. This is a resilient species and adapted to a variety of physical and chemical habitat conditions and a wide range of river flows. Humpback chub only needs to be considered if the Project has water depletion activities within the upper Colorado River basin. The Project may have water depletion activities.

Razorback Sucker (*Xyrauchen texanus*)

Razorback sucker, a federally endangered fish species, are native only to large rivers in the Colorado River basin. This species lives in a variety of habitats, including mainstem river channels, reservoirs, turbid inflow areas, and floodplain wetlands. Razorback sucker only needs to be considered if the Project has water depletion activities within the upper Colorado River basin. The Project may have water depletion activities.

Monarch Butterfly (*Danaus plexippus*)

Monarch butterfly, a proposed threatened insect species, is a migratory species that is found in North America. Monarchs breed throughout most of the United States and southern Canada and overwinters in central Mexico. The monarch butterfly requires milkweed (*Asclepias spp.*) for survival. Adult monarchs feed on the nectar of flowering milkweed, and larvae require milkweed as a host plant. Proposed threatened species are not afforded protections under the ESA. If the status of this species changes while the project is being reviewed or constructed, the Applicant will adhere to agency requirements.

State Threatened and Endangered Species

As directed by Colorado State Statute 33 (State Statute 33;Colorado Revised Statutes (CRS) Ann. §§33-2 to 102-106), the Colorado Wildlife Commission issues regulations and develops management programs implemented by CPW for wildlife species not federally listed as T&E. This includes maintaining a list of state T&E species. CPW also maintains a list of SSC species, but these species are not protected under State Statute 33. Although State Statute 33 prohibits the take, possession, and sale of a state-listed species, it does not include protection of their habitat.

Colorado has 14 state endangered, 11 state threatened, and 26 SSC species (CPW 2024a). Several of these species are also cross listed as federal T&E species. The 2015 Colorado State Wildlife Action Plan (SWAP) produced a list of SGCN within Colorado. SGCN species are categorized into Tier 1 and Tier 2 species. Tier 1 species represents species of highest conservation priority in the state. Tier 2 species are defined as “important in light of forestalling population trends or habitat conditions that may lead to a threatened or endangered listing status, but the urgency of such action has been judged to be less.” There are 55 Tier 1 and 104 Tier 2 species identified in the 2015 SWAP.

The Project team obtained a state sensitive species list from the CODEX database on October 23, 2024 (**Attachment N** and **Table 10**). This tool queries multiple conservation datasets and includes a synthesis of CNHP and CPW data for sensitive animal and plant species and natural communities. The CODEX report includes a set of maps associated with these habitats and species.

Table 10. State Sensitive Species Potentially Intersecting the Project

Species	State Status	SWAP Tier	Data Type	Suitable Habitat Observed
Mammals				
American Pika (*Ochotona princeps*)	N/A	1	Range Map – within range	No
Dwarf Shrew (*Sorex nanus*)	N/A	2	CPW Overall Range	Yes
Little Brown Myotis (*Myotis lucifugus*)	N/A	1	CPW Overall Range	Yes
Canada Lynx (*Lynx canadensis*)	SE	1	CPW Predictive Map Summer CPW Predictive Map Winter	Yes
Sagebrush Vole (*Lemmiscus curtatus*)	N/A	2	CPW Overall Range Range Map – within range	Yes
Snowshoe Hare (*Lepus americanus*)	N/A	2	CPW Overall Range Range Map – within range	Yes
Southern Red-backed Vole (*Clethrionomys gapperi*)	N/A	2	Range Map – within range	Yes
White-tailed Jackrabbit (*Lepus townsendii*)	N/A	2	CPW Overall Range	Yes
Birds				
American Goshawk (*Astur atricapillus*)	N/A	2	CPW Breeding Range	Yes
Bald Eagle (*Haliaeetus leucocephalus*)	SSC	2	CPW Winter Forage	Yes
Band-tailed Pigeon (*Patagioenas fasciata*)	N/A	2	CPW Breeding Range	Yes
Black Rosy-finch (*Leucosticte atrata*)	N/A	2	CPW Winter Range	No
Bobolink (*Dolichonyx oryzivorus*)	N/A	2	CPW Breeding Range	Yes
Brewer's Sparrow (*Spizella breweri*)	N/A	2	CPW Breeding Range	Yes
Brown-capped Rosy-finch (*Leucosticte australis*)	N/A	1	CPW Overall Range	Yes
Cassin's Finch (*Haemorhous cassinii*)	N/A	2	CPW Breeding Range	Yes
Columbian Sharp-tailed Grouse (*Tympanuchus phasianellus columbianus*)	SSC	1	CPW Lek Sites CPW Overall Range	Yes
Golden Eagle (*Aquila chrysaetos*)	N/A	1	CPW Breeding Range	Yes

Species	State Status	SWAP Tier	Data Type	Suitable Habitat Observed
Greater Sandhill Crane (*Grus canadensis tabida*)	SSC	1	CPW Overall Range	Yes
Lazuli Bunting (*Passerina amoena*)	N/A	2	CPW Breeding Range	Yes
Northern Harrier (*Circus hudsonius*)	N/A	2	CPW Breeding Range	Yes
Olive-sided Flycatcher (*Contopus cooperi*)	N/A	2	CPW Breeding Range	Yes
Prairie Falcon (*Falco mexicanus*)	N/A	2	CPW Breeding Range	Yes
Rufous Hummingbird (*Selasphorus rufus*)	N/A	2	CPW Migration Range	Yes
Swainson's Hawk (*Buteo swainsoni*)	N/A	2	CPW Breeding Range	Yes
Veery (*Catharus fuscescens*)	N/A	2	CPW Breeding Range	Yes
Virginia's Warbler (*Leiothlypis virginiae*)	N/A	2	CPW Breeding Range	Yes
Amphibians				
Boreal Toad (*Anaxyrus boreas*)	SE	1	Population 1 CPW Overall Range	Yes
Insects				
American Bumble Bee (*Bombus pensylvanicus*)	N/A	2	Range Map – within range	Yes
Morrison's Bumble Bee (*Bombus morrisoni*)	N/A	2	Range Map – within range	Yes
Plants				
Northwestern Thelypody (*Thelypodium paniculatum*)	N/A	2	CNHP Model	Yes
State Conservation Status Acronyms: **SE = State Endangered** **SSC = State Special Concern**				

16.4 Map and Description of Terrestrial and Aquatic Plants

Map and description of terrestrial and aquatic plant life including the type and density, and threatened or endangered plant species and habitat.

The vegetation cover types present within the Project provides suitable habitat for a diverse complement of wildlife species. A qualified wildlife biologist visited the site to document current conditions in June, July, and August of 2022 and 2023. The subsections below provide a description of vegetation species observed during field reconnaissance. A map delineating these vegetation cover types is available in Figure 2 of the WMP (**Appendix Q**), which is included in the *SMR Preliminary Plan Application* (**Attachment B**). Details about the noxious weeds observed onsite, as well as how the developer will manage these species, is available in **Appendix U** of the *SMR Preliminary Plan Application* **Attachment B**.

An official federal T&E animal and plant species list was generated from the USFWS IPAC system on October 23, 2024 (**Attachment O**). There are no federal T&E plant species whose mapped range intersects the Project. The state of Colorado currently has no state statute protecting rare plants, and therefore no list of state T&E plant species is available.

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 contorta*) are occasionally present, but have been largely eliminated by the mountain pine beetle (*Dendroctonus ponderosae*) 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 inches up to 16 inches in 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 and up to 50 % of the stand. Where aspen was present in densities greater than 50 %, the stand was mapped as aspen.

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.

Mountain Shrub

Mountain shrub stands present on various sites of differing ratios of Gambel oak (*Quercus gambellii*), chokecherry, serviceberry, and snowberry, are found in scattered locations but are 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 because of heavy utilization by elk during the winter.

Sagebrush Shrubland

Sagebrush shrubland dominates a few of the lower elevation sites of the SMR and Stetson parcels. Rubber rabbitbrush (*Ericameria 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.

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.

Wetland

An initial wetlands assessment was conducted by Western Bionomics, Inc. biologist. The results can be found in **Attachment L**, *Aquatic Resource Delineation Summary*.

Palustrine emergent and palustrine scrub-shrub 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. Palustrine scrub-shrub 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. Palustrine emergent wetlands are dominated by similar understory species without the willow and alder.

Sanitation/Salvage Harvest

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.

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 (*Potentilla diversifolia*), Yampah (*Perideridia*), tall ragwort (*Senecio serra*), strawberry (*Fragaria* spp.), orchardgrass (*Dactylis glomerata*), small-wing sedge (*Carex microptera*), elk sedge (*Carex geyeri*), spreading bentgrass (*Agrostis stolinifera*), Letterman needlegrass (*Stipa lettermannii*), rosy pussytoes (*Antennaria rosea*), Indian paintbrush (*Castilleja* spp.), 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.

16.5 Map and Description of Critical Wildlife Habitat and Livestock Range

Map and description of critical wildlife habitat and livestock range to be affected by the Project including migration routes, calving areas, summer and winter range, and spawning beds.

Federal Critical Wildlife Habitats

A Western Bionomics, Inc. wildlife biologist conducted field reconnaissance to document the suitability of the Project for hosting sensitive wildlife species in June, July, and August of 2022 and 2023. The results of this field reconnaissance are available in **Appendix Q** of the *SMR Preliminary Plan Application* of (**Attachment B**). In addition, an official species list was generated from the USFWS IPAC

system on October 23, 2024 (**Attachment O**). The list includes nine federally threatened, endangered, or candidate species with the potential to occur in the Project (**Table 9**). There are no federally designated critical habitats within the Project.

State Critical Wildlife Habitats

The Project team obtained a state-sensitive species list from the CODEX database on October 23, 2024 (**Attachment N**). This tool queries multiple conservation datasets and includes a synthesis of CNHP and CPW data for sensitive animal and plant species and natural communities. **Table 11** below provides a list of CPW High Priority Habitats (HPH) intersecting the Project. HPHs are defined as "areas where measures are taken to protect wildlife from adverse impacts: breeding, nesting, foraging, migrating, and other uses".

A qualified wildlife biologist conducted field reconnaissance to document the suitability of the Project for hosting sensitive wildlife species in June, July, and August of 2022 and 2023. The Project proponents have also coordinated with CPW regarding Project impacts to state sensitive species, including a site visit on November 6, 2024. A WMP, currently under CPW review, is available in **Appendix Q** of the *SMR Preliminary Plan Application* (**Attachment B**). Maps of the resources outlined in **Table 11** below are available in the WMP (**Appendix Q** of **Attachment B**), CODEX Report (**Attachment N**), and a combined wildlife map set (**Attachment M**).

Table 11. CPW HPH Areas Intersecting the Project

Resource	HPH Type	Acreage within Project	HPH Description	Seasonal Restrictions
Columbian Sharp-tailed Grouse	Production Area	72.8	An area that includes 90 % of sharp-tailed grouse nesting and brood rearing habitat. This is mapped as a buffer zone of 2 km (1.24 miles) around dancing grounds.	No permitted or authorized human activities from March 15 to July 30 within a Production Area or within 1.25 miles of a lek, whichever is greater
	CPW Winter Range	931.9	Observed winter range of 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.	No permitted or authorized human activities within known CSTG wintering areas from November 15 to March 15
Elk	Production Area	956.1	That part of the overall range of elk occupied by the females from May 15 to June 15 for calving.	No permitted or authorized human activities from May 15 to June 30

Resource	HPH Type	Acreage within Project	HPH Description	Seasonal Restrictions
	Severe Winter Range	536.3	That part of the range of a species where 90 % of the individuals are located when the annual snowpack is at its maximum and/or temperatures are at a minimum in the two worst winters out of 10.	No permitted or authorized human activities from December 1 to April 30
	Winter Concentration Area	319.1	That part of the winter range of a species where densities are at least 200% greater than the surrounding winter range density during the same period used to define winter range in the average five winters out of 10.	No permitted or authorized human activities from December 1 to April 30
Golden Eagle	Active Nest Site – 0.5-Mile Buffer	59.9	Not available from CPW	No ground disturbance (year-round) within 0.25-mile of nest
	Active Nest Site – 0.25-Mile Buffer	7.3	Not available from CPW	No permitted or authorized human activities with 0.5-mile of nest from December 15 to July 15
	*Note: USFWS has stated that they do not recommend the Project proponent apply for an eagle disturbance take permit due to project distance, lack of line-of-sight, and eagle tolerance of other construction activity near the nest (**Attachment H**).*			
Lawson Creek	Aquatic Sportfish Management Waters	145.4	Streams and lakes managed by CPW for sportfish.	No ground disturbance (year-round) within 500 feet of the Ordinary High Water Mark of the stream and/or lake

16.6 Description of Impacts on Terrestrial and Aquatic Plants and Habitat

Description of the impacts (including seasonal impacts) and net effect that the Project would have on terrestrial and aquatic animals, habitat and food chain.

There are several wildlife species, vegetation communities, and CPW-mapped HPHs located within the Project. The list and description of these natural resources can be found in **Tables 8 through 11** above. Impacts will only be to those of terrestrial animals. The Project will not impact aquatic wildlife as there are no anticipated direct or indirect impacts to aquatic habitats.

Natural resource impacts shall be minimized through implementation of impact minimization measures. Discussion of the impacted natural resources and robust mitigation measures to minimize and/or eliminate impacts to natural resources are presented in the WMP located in **Appendix Q** of the *SMR Preliminary Plan Application* (**Attachment B**). The WMP will be approved by CPW and is a legally

binding agreement between CPW and the developer. Correspondence received from CPW in regard to potential Project impacts is available in **Attachment I**.

Year-round impacts include:

- Terrestrial wildlife habitat loss
- Terrestrial wildlife habitat fragmentation
- Barriers to wildlife movement
- Disturbances caused by proximity of residences and recreational amenities to terrestrial wildlife
- Accidental injury or mortality to individual wildlife due to vehicle collisions, fence entanglement, inadvertent nest destruction, and wildlife/pet interactions

Seasonal/Temporary impacts include:

- Construction activity disturbance including excavation, grading, and building
- Winter recreational activity disturbances including snow sport traffic, snow sport maintenance, and snowmaking
- Spring, summer, and fall disturbances include outdoor maintenance activities and outdoor recreation

The net effect of the Project will be a reduction in terrestrial wildlife habitats, native vegetation, and movement corridors within the Project; however, there will not be a disruption to the food chain of the general area. There are no natural resources that are unique or exclusive to the Project. There are areas surrounding the Project that serve the same ecological functions as those present within the Project boundaries.

16.7 Description of the Potential Adverse Effects of Diversions of Water

Describe the potential adverse effects of the diversions of water, if any, upon plant and animal life dependent upon the water resources in question.

The Project will not have water diversion activities and there will be no impacts to plant and animal life from this type of impact.

17.0 HAZARDOUS MATERIALS DESCRIPTION (7.4.A.12)

17.1 Description of Hazardous Materials

Description of all hazardous, toxic, and explosive substances to be used, stored, transported, disturbed or produced in connection with the Project, including the type and amount of such substances, their location, and the practices and procedures to be implemented to avoid accidental release and exposure, and any foreseeable impacts to the environment of such substances.

An Environmental Risk Information Services (ERIS) Database Report is available in **Attachment P**. ERIS reports are used to aid in the identification of possible hazardous risks and contaminants for commercial, industrial and residential sites. No sites of concern were identified during the review of ERIS report. In addition, we are not aware of any of the following associated with the Project Property:

- Pending, threatened, or past environmental litigation;
- Past environmental litigation;
- Notices of possible violations of environmental laws;

- Notices of possible liability; or
- Notices of potential environmental concerns

17.2 Location of Hazardous Materials Storage

Location of storage areas designated for equipment, fuel, lubricants, chemical and waste storage with an explanation of spill containment measures.

The Applicant spoke to Chief Brady Glauthier of the Oak Creek Fire Protection District regarding the storage of hazardous materials at a potential fire substation on the subject site. The only hazardous materials that may be used and stored on site would be cleaning products. These products would be used and stored in quantities typically associated with a residential home.

18.0 NUISANCES (7.4.A.13)

Descriptions and maps showing the range of noise, glare, dust, fumes, vibration, and odor levels caused by the Project, along with an indication of their significance.

18.1 Noise

With the exception of the construction phase, the Project will not produce significant noise.

18.2 Glare

With the exception of the construction phase, the Project will not produce significant glare.

18.3 Dust

During construction activities, air impacts are anticipated from dust generated by construction activities. Implementation of standard BMPs for dust control (e.g., soil stockpiling, seeding and soil stabilization, etc.) would reduce potential Project related impacts.

Construction Phase

Potential point sources for air emissions resulting from daily construction activities include wind erosion, construction equipment exhaust, and construction equipment disturbed earthwork and resulting dust.

Areas of stripped vegetation or without protection of earthwork particles being carried away by the wind will be protected with a temporary cover. Additional mitigation measures include applying water or alternate soil adhering products to limit wind erosion.

Examples of control strategies that may be used during the Project include:

- Erosion control techniques and best management practices
- Water application to disturbed areas, dirt access roads, and stockpiles
- Revegetation of disturbed areas where appropriate following construction activities
- Speed limits for construction vehicles within the work area
- Covering loaded haul trucks
- Regularly washing and treating the exterior of haul trucks

It is anticipated water will be utilized on an as needed basis for dust restraint during construction. It is anticipated that water trucks will be utilized as the primarily water source. As stated in Section 15.2.1, the Project will obtain all required permits and comply with permit conditions to control air emissions via dust.

18.4 Fumes

With the exception of the construction phase, the Project will not produce significant fumes.

18.5 Vibration

Vibrating objects in contact with the ground radiate energy through the ground. Large and/or powerful vibrating objects can be perceptible by humans and animals. The proposed Project components are not anticipated to produce perceptible vibration.

18.6 Odor

Except for the exhaust from construction equipment during construction phase, the Project will not produce significant odor.

19.0 AREAS OF HISTORIC OR ARCHAEOLOGICAL IMPORTANCE (7.4.A.14)

Map and description of all sites of historic or archaeological interest. Description of the impacts and net effect of the Project on sites of paleontological, historic or archaeological interest.

A *Cultural and Paleontological Assessment* is available in **Attachment Q**.

20.0 ENGINEERING STUDIES (7.4.A.15)

Submittal of Phase III Drainage Study, GESC – Grading, Erosion, and Sediment Control Report/Plan and Traffic Study.

20.1 Phase III Drainage Study

A *Conceptual Drainage Study* is available in **Appendix T of the *SMR Preliminary Plan Application* (Attachment B)**.

20.2 Grading, Erosion, and Sediment Control Report/Plan

A *Preliminary Stormwater Management Plan* is available in **Appendix BB** of the *SMR Preliminary Application Plan* (**Attachment B**).

20.3 Traffic Study

A *Traffic Impact Study* is available in **Appendix D of the *SMR Preliminary Plan Application* (Attachment B)**.

20.4 Collateral Letter of Intent

If public improvements are required, the following items are also required: Collateral Letter of Intent, Cost Estimate for Public Improvements and Preliminary Construction Plans.

A *Collateral Letter of Intent* is provided as **Attachment R**.

20.5 Cost Estimate for Public Improvements

If public improvements are required, the following items are also required: Collateral Letter of Intent, Cost Estimate for Public Improvements and Preliminary Construction Plans.

A *Cost Estimate for Public Improvements* is provided as **Attachment S**.

20.6 Preliminary Construction Plan

If public improvements are required, the following items are also required: Collateral Letter of Intent, Cost Estimate for Public Improvements and Preliminary Construction Plans.

Preliminary Construction Plans are provided in **Attachment B**, *Preliminary Plan Application*.

20.7 Routt County Road Standards Compliance

If roadway improvements are required, evidence establishing that they will comply with the applicable Routt County Road Standards.

Roadway improvements will comply with applicable Routt County Road Standards.

21.0 TRANSPORTATION IMPACTS (7.4.A.16)

21.1 Traffic Impact Analysis

Describe what impacts the proposal will have upon transportation patterns in the area intended to be served or affected by the Proposed Project through the submittal of a traffic impact analysis.

The traffic impact analysis should include but not be limited to the following:

- Identify the transportation facilities required to support the existing and future land uses.
- Furnish the traffic model data verifying consistency with the regional transportation plan, the Colorado Department of Transportation (CDOT) Statewide Transportation Improvement Program and the regional Transportation Improvement Program.
- Provide the existing and proposed traffic volume impacts to the adjacent road system, including local roads.
- Provide the existing and future Level of Service and capacity before and after the Proposed Project is completed.
- Use all transportation access information as required by the most current edition of the CDOT State Highway Access Code.

The Project will result in increased traffic from new homeowners and residents within the Project area as well as use of the proposed commercial development.

Construction of the development is anticipated to begin in 2025 with full build out by 2040. At full build out, the proposed development is anticipated to generate approximately 3,472 daily weekday vehicle trips. This includes 255 vehicle-trips during the AM peak hour and 343 vehicle-trips during the PM peak hour. Additional detail regarding access and public roadway improvements is detailed in Section 3.3.b Roads and Traffic Conformance of the Routt County UDC.

During development of the *Traffic Impact Study* (TIS) (**Appendix D of the *SMR Preliminary Plan Application* [Attachment B]**), Felsburg, Holt, and Ullevig worked closely with Routt County Regional Building Department to determine the key intersections to study. Peak hour vehicle turning movement counts were collected at the study intersections. The intersections studied as part of the TIS were as follows:

- State Highway (SH) 131 & CR 14
- CR 16 & CR 18A
- CR 16 & CR 212
- CR 16 & CR 14
- CR 16 & Broken Talon Trail
- CR 212 & Stageline Avenue/Schussmark Trail
- CR 212 & Coyote Run Court
- CR 212 & Broken Talon Trail

22.0 MONITORING AND MITIGATION PLAN (7.4.A.17)

22.1 Description of Project Mitigation

Description of all mitigation for the Project, including how and when mitigation will be implemented and financed. Identify any impacts that are unavoidable that cannot be mitigated.

A *Mitigation and Monitoring Plan* is available in **Attachment J**.

22.2 Effectiveness of Mitigation Measures

Description of methodology used to measure impacts of the Project and effectiveness of proposed mitigation measures.

Description, location and intervals of proposed monitoring to ensure that mitigation will be effective.

A *Mitigation and Monitoring Plan* is available in **Attachment J**.

22.3 Revegetation Plan

Description of how the Applicant will complete revegetation of areas of vegetation that will be impacted. This shall include a description of all lands subject to revegetation, the plans and seed material that is proposed, and ability to complete irrigation to reestablish vegetation. Proof of an adequate source of water to ensure revegetation is required.

Pursuant to Chapter 3.9.D.2. of the Routt County UDC, the proposed development has been planned to minimize the amount of disturbed area resulting from construction of the Project. All disturbed areas will be stabilized in an interim until reseeding and permanent revegetation can take place, established over a three-year period. Refer to **Appendix V** of the *SMR Preliminary Plan Application* (**Attachment B**) for the *Revegetation Plan*.

22.4 Weed Management Strategy

Refer to **Appendix U** of the *SMR Preliminary Plan Application* (**Attachment B**) for the full *Weed Management Plan*.