

Belden Place Planned Unit Development
Environmental Impact Report
Town of Minturn, Colorado

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Belden Place PUD

Environmental Impact Report

Eagle County, Colorado

TABLE OF CONTENTS

Section	Page
I. Project Introduction	1
II. Hydrologic	2
III. Atmospheric	3
IV. Geologic	4
V. Biotic	5
Wildlife	5
Vegetation	6
VI. Wastes, Noises, and Odors	7
VII. Visual	7
VIII. Circulation and Transportation	7
IX. References	8

LIST OF FIGURES

Figure	Page
1. The Layout of Belden Place	1
2. Historic condition	1
3. Stormwater Drainage Layout	3

APPENDICES

Appendix	Page
A. Site Plan (pending revision)	9
B. Drainage Plan	10

This report was compiled to address, identify, and evaluate existing environmental conditions considering air and water quality, wildlife and vegetation, as well as other potential concerns as required by Eagle County's EIR regulations for land use proposals of this type. This type of report may not be able to identify or verify all specific environmental conditions or all potential impacts.

I. Project Introduction

Belden Place, LLC, P.O. Box 1794, Edwards, Colorado 81632 owns 3 parcels: 1251 Main Street, 1217&1221 Main Street, and 1201 & 1207 Main Street in the Town of Minturn, Colorado. Proposed on the property is the Belden Place Planned Unit Development (PUD) which is comprised of: 9 new and 1 existing single-family detached unit, 4 duplex units, 2 triplex-detached units, 4 triplex attached units, and 5 row houses. 40 new total units are proposed which are designed and priced to encourage local resident occupancy (see Figure 1.).



Figure 1. The layout of Belden Place

Located on Highway 24 headed southeast from town, Belden Place's GPS coordinates are 39. 5766° North latitude and -106.4146° West longitude. The proposed development is adjacent to National Forest property on the south and southwest sides and is across the road from a perpetual riverside open space (Boneyard). Private residential property is on the northwestern border.

Historically the property contained homes for at least the last 30 years, most recently consisting of 4 houses and a small trailer park (see Figure 2.). All of those uses have or will be removed prior to the construction of the neighborhood. The mobile homes have been removed at the time of this report and any necessary asbestos abatement has taken place. Belden Place is proposing to combine three parcels and develop a residential community with single, duplex, and multi-family homes with only a slight increase of units per acre from approximately 12/acre to 15/acre. The project is both designed and priced to allow locals to buy and live in Minturn.



Figure 2. Historical conditions

As Belden Place will be both entitled and constructed by the developer, the builders will know exactly what and how to build, adding a level of predictability to the process. Homes will be constructed with the ability for owners to add solar panels, negating the need to retrofit. Energy efficient appliances, windows, and lighting will

likewise reduce the carbon footprint of the project. Construction will use *FireWise* and eco-friendly materials.

Mapped data and limited field verification have been used to describe the existing conditions of the natural resources. This report specifically addresses the following components:

- Air Quality,
- Water Resources (Surface water, Ground water)
- Floodplains, Wetlands and Riparian Areas
- Wildlife (Terrestrial, Aquatic)
- Vegetation (Terrestrial, Aquatic)

A literature review was completed in order to assist in characterizing the natural resources of the surrounding area. Numerous public data sources were consulted including, but not limited to:

- Colorado Parks and Wildlife (CPW) Natural Diversity Information Source (NDIS) maps
- U.S. Geologic Survey
- Colorado Department of Public Health and Environment (CDPHE), Air Pollution Control Division (APCD)
- CDPHE, Water Quality Control Commission (WQCC)
- U.S. Fish and Wildlife Service (USFWS)
- Colorado Natural Heritage Program (CNHP)

This summary of anticipated impacts was identified based on various sources of proposed project information obtained from the owner, engineers, geologists, architects, and the surveyor of this project as well as previous development reports. This Environmental Impact Report follows the requirements for an EIR from the Eagle County Land Use Requirements.

II. Hydrologic

There are no natural hydrologic features existing on the project site and there are no wetlands in the direct vicinity, therefore the only concerns to address regarding hydrologic issues are storm water runoff and drainage from the site. The site is located approximately 230' from the Eagle River. The Federal Emergency Management Agency (FEMA) has mapped the proposed site as an area of minimal flood hazard: Zone X.

The surface runoff conditions have been mapped for the site and a grading and drainage plan will be implemented (see Figure 3. pending revision). At the current phase the project has 16 potable water taps. Belden Place will purchase an additional 25 taps once the development is approved. This will be similar for sewer taps from Eagle River Water and Sanitation District (ERWSD). Solid waste will be collected from Honeywagon services.

A Stormwater Management Plan will be prepared according to the Best Management Practices (BMP) guidelines as required by Article 4, Division 4 of the Natural Resource Protection Standards of Eagle County. The Town will be able to review this plan to assure the project is storm water compliant. In addition, the proposed development has designed the site for on-site treatment of stormwater by use of BMPs designed to detain and infiltrate the runoff, examine sheetflow, and minimize directly connected impervious surfaces. The plan also includes stormwater conveyance structures in the form of a drainage channels and retention ponds on-site to accommodate projected additional flows. This project will also be following the natural drainage of the property and adding a drainage system to assist regional drainage improvements which will be a community benefit.

A permit from the State of Colorado, Water Quality Control Division (WQCD) may be required for the proposed construction activity to discharge stormwater from the site. A detailed analysis of the water system and storage will be completed once more information is completed for the site and implemented with full compliance with the Town of Minturn. As such, there are no projected impacts to the area's hydrology and this project does not require any further impact assessment to floodplains, wetlands, or riparian areas as these features are not found on or directly adjacent to this site.

III. Atmospheric

The project site, while having no weather station at or near it, likely experiences seasonal variation in microclimate, yet has general climate patterns consistent with the Central Mountains Region (Western Regional Climate Center, 2019).

According to the United States Environmental Protection Agency, there are two areas close to the site that require special protection of air quality: Holy Cross Wilderness, approximately 1.5 miles to the southwest, and Eagles Nest Wilderness, approximately 7 miles to the northwest. Along with the EPA, the CDPHE and APCD have established standards and regulations for air quality to protect the State environment and public health. The EPA's standards are consistent with requirements from the National Ambient Air Quality Standard (NAAQS) which cover six principal pollutants deemed "criteria pollutants" including: Carbon

Monoxide (CO), Lead (Pb), Nitrogen Dioxide (NO₂), Ozone, Sulfur Dioxide (SO₂), and Particle Pollution.

State Air Quality Planning follows the APCD and EPA designations of the project site as being in the ‘Central Mountains’ region. The ‘Central Mountains’ region has ambient air concentrations of the criteria pollutants designated as less than those specified in the NAAQS. If any area violates the NAAQS for the criteria pollutants it is classified as a non-attainment area. Eagle County is not classified in any non-attainment areas according to the most recent Criteria Pollutant Area Summary (APCD and EPA, 2019) and therefore the site is considered an attainment area for NAAQS.

The only anticipated air quality related effects associated with the development include:

- Fugitive dust and equipment exhaust generated during construction
- Negligible effects due to a slight increase in vehicular traffic (see traffic report)

The proposed development does not include any odor, toxic or noxious materials, gas or other types of commercial or industrial air pollutant emission generators. Any emissions related to construction activity are anticipated to be short-term and impacts will be minimized by implementing BMPs for dust suppression reducing dust and equipment tail pipe emissions to relatively insignificant levels. As the proposed development is under 25 acres the State does not require an Air Pollutant Emission Notice (APEN). It is still suggested that the proposed site follow the detailed information outlined by an APEN concerning site-specific control measures (the Fugitive Dust Control Plan) to keep dust at the project site to a minimum.

McDowell Engineering has prepared a traffic report that concludes that this “subdivision is anticipated to be successfully accommodated into the greater Minturn roadway system” (McDowell Engineering, 2019). While no model of potential emissions generated by this proposal have been conducted, it is likewise anticipated that any increased emissions due to increased vehicular traffic will be insignificant and not violate ambient air quality standards, nor cause any visibility issues.

IV. Geologic

Kumar & Associates (2019) prepared a soils report that covered the site area examining geologic, sub-surface, and foundation bearing conditions. At the site the

terrain is mostly flat with slopes gently sloping northward and the ground cover (at the time of the study) was covered in concrete pavement, grass, and weeds with intermittent bare areas from demolition of the previous structures. Findings suggested that this site is underlain with young glacial drift of the Bull Lake and younger period composed of boulder glacial deposits and associated sand and gravel deposits. Sub soils were characterized from the boring analysis- in five sites- and no free water was found sub-surface at the time of drilling. The geologist made specific recommendations to remove all existing foundations, slabs-on-grade, asphalt debris, and undocumented fill unless structural floors are to be implemented due to the unsuitability of potential undocumented sand and gravel fill for shallow foundation support. If structural floors are implemented, the recommendation was for removal of the above only in footing areas. Specific design recommendations were also made to ensure foundational stability for the type of structures proposed. It is recommended that the geologists continue consultation during design and construction and that they review, verify, and monitor their recommended actions as interpreted appropriately.

V. Biotic

Wildlife

Considering the previous land use of the projected site, Belden Place is not anticipated to directly affect any wildlife habitat. The inclusion of open space will instead represent an improvement for local pollinators. There are, however, recommendations for potential indirect effects on wildlife. Any property bordering National Forest does have the potential for wildlife/human conflicts. According to Colorado Parks and Wildlife (CPW) and NDIS maps, the adjacent National Forest is potential suitable habitat for many large game wildlife species including but not limited to: American elk (*Cervus canadensis*), mule deer (*Odocoileus hemionus*), black bear (*Ursus americanus*), and mountain lion (*Felis concolor*).

As the estimated population of the proposed development will be slightly higher than the previous use there is a slight increase in the potential for conflicts consistent with any wildlife/urban interface (WUI). It is recommended that the development follow CPW guidelines on preventative measures to reduce the conflict potential including:

- Keeping trash of all kinds, especially food waste, in a building or a CPW-approved bear-proof container.

- Trash should not be left outside overnight prior to collection.
- Pets should only be fed indoors or in a fully enclosed run.
- Composting of food waste should be done in a secure manner.
- Hummingbird feeders should not be accessible from the ground.
- Barbeque grills, if outdoor, should be cleaned of food waste.
- During construction, food waste and construction waste should not be intermingled in the same debris box.
- Confinement or personal supervision of cats, small dogs and small children.
- Planting deer-hardy plant materials to resist damage to landscape material.
- Management of public access from project during wintering seasons for wildlife.

While there are no documented instances of threatened or endangered wildlife occurring on the project site, the nearby Eagle River is known to support foraging habitat for the candidate species the Bald eagle (*Haliaeetus leucocephalus*). Bald eagle activity is known to increase in the winter months. There are no suitable roosting trees on the project site at this time and the project is not anticipated to directly or indirectly effect these raptors.

Vegetation

The current primary vegetation on the project site is small stand of juvenile Aspens (*Populus tremuloides*) with a mixed forb and grass understory on the southern edge of the property. The majority of this property was historically and remains sparsely covered or lacking significant vegetation. The proposed project will not significantly impact vegetation on the site and instead anticipates improving the current state. The only potentially indirect effect to vegetation could be the unintended introduction of non- native or invasive species to the nearby National Forest. It is recommended that the project work closely with landscape managers in designing replanting and landscaping efforts including BMPs that reduce the potential for any introduction of invasive species.

In Eagle County, the Colorado Natural Heritage Program (CNHP) has documented 14 priority plant species and the USFWS has identified two federally listed threatened plant species as potentially occurring. None of these species is known to occur on the site and there will be no changes made in habitat conditions to impact the nearby natural community. As no threatened,

endangered, and sensitive plants are expected to occur on the project site there are no impacts anticipated.

VI. Wastes, Noise, and Odors

The Belden Place PUD, consistent with other similar developments, is not anticipated to generate any significant waste, noise, or odor effects that could be considered damaging or unusual. Temporary construction noise and slightly greater traffic has a minimal potential for noise effects but will not exceed the noise standards of Eagle County, or the Town of Minturn.

VII. Visual

While no specific visual quality assessment was conducted it is anticipated that the proposed project will demonstrate a much higher aesthetic than the previous mobile homes. The proposed units will not exceed 35' in height and will not obstruct the main view corridor- to the northeast- of any surrounding properties. While the project will bring units of a slightly higher density than the surrounding structures, they will be built with the Town character of Minturn in mind and will represent an improvement over the previously existing condition. In addition to the units, landscaping and the inclusion of a parcel for open space will improve the current visual conditions.

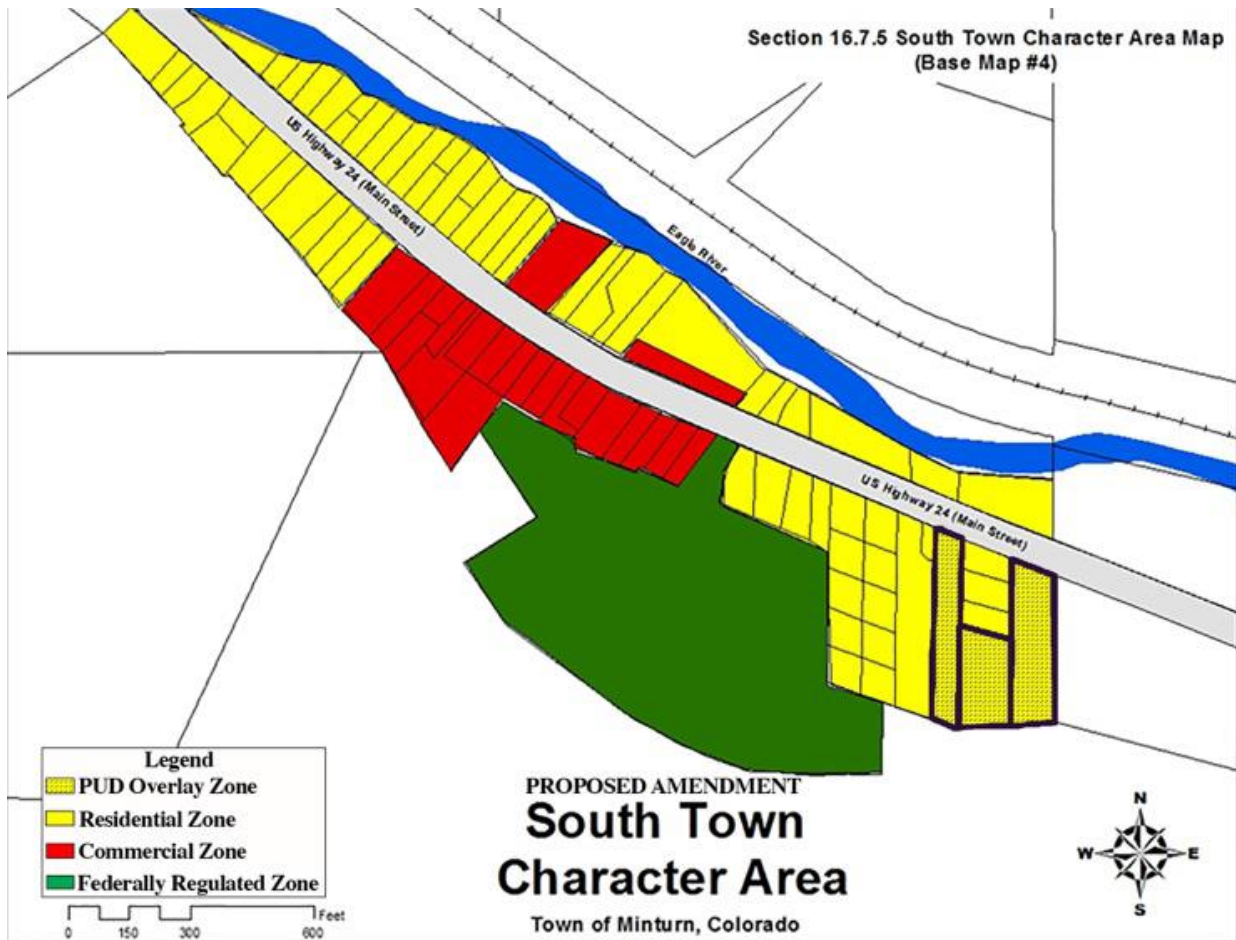
VIII. Circulation and Transportation

A vehicle trip generation analysis for the Belden Place PUD was conducted by Mc Dowell Engineering. Anticipated traffic generation for the project at completion was calculated according to the prevailing standards and The Institute of Transportation Engineers (ITE) *Trip Generation Manual, 10th Edition, 2017*⁴. The site is anticipated to generate 30 vehicle trips in the peak morning hours and 39 vehicle trips in the peak afternoon hours. There are two new proposed site accesses which will require New State Highway Access Permits. The proposed land use does not trigger the construction of any auxiliary lanes on US 24.

IX. References

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Appendix A- Site Plan



Appendix B- Drainage Plan

