The City and County of Broomfield
Guidelines
For
Environmental Assessments and Open Lands/ Trails Analysis
May 2007

Broomfield's Master Plan calls for the reasonable protection of existing wildlife and protection of the natural environment when development is proposed.

The goal of the Environmental Assessment process is to limit the impacts that development may have on the environment. Proposed development must also comply with relevant state and federal laws. An Environmental Assessment is required as part of the City and County of Broomfield's PUD zoning regulations. The studies should be prepared by a qualified wildlife biologist and environmental consultant.

The Open Land/Trails analysis should be coordinated with the environmental assessment so that these areas are located with consideration to the environmental constraints and opportunities of the site.

I. Environmental Assessment

The Environmental Assessment is the first step of the environmental analysis. The report should draw on information such as maps, field observations, as well as, existing wildlife and environmental data. This report should at a minimum include the following:

A. Master Plan Goals Related to Wildlife and Natural Resources

Please review the Comprehensive Plan and Open Space, Parks, Recreation, and Trails Master Plan ("OSRT Master Plan") regarding wildlife and natural resources.

B. Wildlife

- Comply with the City and County of Broomfield Policies for Prairie Dog Conservation and Management (document is on the Broomfield Web site under Open Space and Trails www.ci.broomfield.co.us)
- Observations:
  - ☐ Make two or more site and area observations of wildlife species and habitat. (On separate weeks.)
  - ☐ The last observation should be within 30 days of submittal.
- Description of observed wildlife species:
  - ☐ Identify threatened and endangered species and clearly state if and how the project will impact these species. If the project does not impact any threatened or endangered species, please state so clearly in the report. If there are impacts, the project should identify the proposed mitigation.
  - ☐ Identify other wildlife on the site and proposed mitigation if the animals will be impacted.
- Wildlife Habitat impacts:
  - ☐ Describe habitat and food supply

- ☐ Identify wildlife corridors
- ☐ Identify proposed buffer areas and the width of those buffers.
- ☐ Identify buffers for any proposed trails to minimize impacts on wildlife.
- ☐ Address the impacts of domestic animals on proposed habitat and corridors and offer ways to reduce conflicts.

- Division of Wildlife:
  - ☐ Broomfield will send the plans to the DOW so they can provide written comments on the project, if appropriate.

C. Landscaping

- Identify types and size of proposed vegetation.
- Try to use drought resistant landscaping and native grasses where possible.
- Native seed should be proposed along drainage ways, wetlands areas, or other natural areas. Sod is not acceptable in open space/natural areas.
- Existing Vegetation: Identify existing vegetation by type and size on the open lands/trails map and identify any trees or large shrubs to be removed. If removal is unavoidable, please explain what trees or shrubs will be planted to replace the vegetation that will be removed.

D. Wetlands

- Identify jurisdictional and other wetlands
- Explain if wetland removal is proposed and mitigation, A replacement ratio of 2:1 is recommended for wetlands that need to be mitigated.

E. Floodplain Modification

- Explain what floodplain modification work is proposed, if any.
- Clearly define the floodplain on the open lands/ trails map.

F. Site Protection During Construction

- Explain what site protection is proposed for vegetation, soils, habitat and other sensitive areas during construction.
- Identify how erosion control and open lands will be protected during construction.

II. Open Lands/Trails Analysis

A. Master Plan Goals Related to Open Lands and Trails

Please review the Comprehensive Plan and OSRPT Master Plan regarding open lands and trails.

B. Open Space/ Open lands

- Show buffer areas:
  - ☐ From drainage ways
  - ☐ From Adjacent properties.

- Public Land Dedication: Define the amount and location of the public land dedication based on the requirements in the OSPRT Master Plan. The applicant must provide a Phase I Environmental Assessment for any proposed land dedication to insure that there are no environmental liabilities with the property.
- Open Lands Allocation: Compare the project's proposed open lands to the appropriate master plan open lands area.
- Provide an open lands/trails map:
    - ☐ Clearly compare the project's proposed open lands to the appropriate City Master Plan Open Lands.
    - ☐ Provide acreage numbers so the two plans can be compared.
    - ☐ Define open space and park areas and associated acres
    - ☐ Delineate any habitat on the map so these areas can be compared to the proposed open lands
    - ☐ Show proposed trail locations so they can be analyzed for appropriate buffer widths from sensitive areas and trail connectivity
- Fences: Identify heights and type of fencing if any on proposed open lands
- Identify areas having 30% slope or greater
- Please fill out the Open Lands Tracking sheet that addresses dedication and maintenance responsibilities.

C. <u>Trails/Bike Lanes</u>

- Identify trail material and width.
- Identify bike lanes.
- Identify underpasses.
- Bike Racks should be located by activity centers such as park entries, commercial entries etc.
- Explain how the project will coordinate with RTD service.
- Identify bus stops or transit areas.

III. Final Assessment Report and Conservation Plan:

Based on the preliminary assessment, a detailed environmental assessment may be required with the application for Site Development Plan approval. If no preliminary assessment exists the applicant may be required to submit a combined preliminary and final assessment. The final assessment report should build upon the findings of the preliminary assessment report and include a detailed plan to mitigate short and long-term natural environmental impacts.