WESTERN BIONOMICS INC.
Natural Resource Management Services

31040 Willow Lane
Steamboat Springs, CO 80487
kscolfer@westernbionomics.com
Ph/Mobile 970-846-8223

February 16, 2022

Mr. Tucker Feyder, Project Manager
US Army Corps of Engineers, Grand Junction Field Office
400 Rood Ave., Room 224
Grand Junction, CO 81501

RE: SPK-2020-00273, Indian Meadows Lot 1 Hotel Construction - Pre-Construction Notification

Dear Tucker:

This Pre-Construction Notification has been prepared at the request of the developer, Graystone LLC, to receive written verification that the proposed project is consistent with the regulations implementing the Clean Water Act's Nationwide Permit Program. The landowner(s) and/or project proponent's contact information is included in the list below:

Landowner/Proponent: Gray Stone LLC
ATTN: Bob Amin
82 E. 120th Ave
Thornton, CO 80233
BobAmin@live.com
303-895-4594

Primary Contact: Four Points Surveying and Engineering, Inc.
ATTN: Joe Wiedemeier, P.E.
P.O. Box 775966
Steamboat Springs, CO 80477
joew@fourpointsse.com
515-451-5377

The developer/owner intends to build two hotel buildings on Lot 1. Aquatic Resources were delineated in the project area by Western Bionomics on October 18, 2019 for the City's "South Hotels Trail Connection" (SPK-2020-00273). The delineation and the City's project was verified by the Corps in a letter dated July 28, 2020. The City's project has yet to be built. Attached to this cover letter is a PCN for the currently proposed project.

Sincerely,
Western Bionomics Inc.

Kelly Colfer
President

Enclosure: Indian Meadows Lot 1 Hotel Construction – Pre-Construction Notification

cc: Joe Wiedemeier

GRAY STONE LLC

INDIAN MEADOWS LOT 1 – HOTEL CONSTRUCTION

PRE-CONSTRUCTION NOTIFICATION

February 16, 2022

Prepared For
Graystone LLC

and

United States Army Corps of Engineers
Albuquerque District
Western Colorado Regulatory Office
400 Rood Avenue Room 142
Grand Junction, CO 81501-2563

Prepared By
WESTERN BIONOMICS INC.
Natural Resource Management Services
31040 Willow Lane • Steamboat Springs, CO 80487
Ph: 970-846-8223 • kscolfer@westernbionomics.com

TABLE OF CONTENTS

1. INTRODUCTION

Graystone LLC intends to build two hotels on Lot 1 Indian Meadows Subdivision. Wetlands were delineated in the project area for another project, the City's South Hotels Trail Connection (SPK-2020-00273). The project proponent and primary contacts are listed below.

Landowner/Proponent: Gray Stone LLC
ATTN: Bob Amin
82 E. 120th Ave
Thornton, CO 80233
BobAmin@live.com
303-895-4594

Primary Contact: Four Points Surveying and Engineering, Inc.
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Steamboat Springs, CO 80477
joew@fourpointsse.com
515-451-5377

This document provides a notification of proposed activities in compliance with the conditions of the Corps' Nationwide Permit Program.

2. LOCATION

Indian Meadows Lot 1 is located in the City of Steamboat Springs, Routt County, Colorado (See Vicinity Map, Appendix B). The assessment area can be found on the USGS Steamboat Springs 7.5' series topographic quadrangle, where it occupies 2.53± acres in T6N, R84W, Section 28, at 40.445844°, -106.814026° (WGS 84). Plant communities on the property include upland grassland and PEM wetland. The project area can be reached from the Routt County Courthouse by traveling southeast on US Highway 40 (Lincoln Avenue) for 2.9 miles. Turn left on to Dougherty Road which ends at the project area.

3. WETLAND DELINEATION SUMMARY

A total of 31,059 square feet (0.71) acres of palustrine shrub wetlands were delineated in the Project Assessment Area in 2019 for the South Hotels Trail project. The project area is located within the limits of the 100-year floodplain.

The South Hotels NWP was modified, and the modification verified by the Corps, in a letter dated December 3, 2021. Consequently, the wetlands on Lot 1 Indian Meadows remain in the same condition as when originally delineated in 2019.

Federally listed species and Cultural Resource values on the parcel were documented in the 2019 delineation report.

4. PROPOSED PROJECT

4.1 PROJECT DESCRIPTION

Gray Stone, the developer, intends to build two hotels with associated parking and infrastructure. Project details are included in the drawings (Appendix B). The two hotels, described at this point as "Hotel A" and "Hotel B" will have 80 guest rooms each. Hotel B will also have 8 employee rooms. The development includes two parking lots, one to serve each hotel. The City's East Access Master Plan requires a cross-access road to be located in a platted easement on the parcel.

Building the cross-access road and associated drainage swale within the platted easement requires placement of fill within 1,000 square feet of delineated wetland. Due to the platted location of the easement and the requirement to build the road, wetland impacts are unavoidable.

The project will be built within the Walton Creek 100-year floodplain but will not alter the base flood elevation (Wohnrade 2022[1]). The floodplain analysis is located in Appendix C.

4.2 MITIGATION

No mitigation is proposed since the wetland impacts are less than 1/10 acre.

[1] Wohnrade, Mary. 2022. Walton Creek HEC-RAS Split Flow Analysis. On file at Western Bionomics and located in Appendix C.

APPENDIX A – AQUATIC RESOURCE DELINEATION MAP

P1 PHOTO POINT

WETLAND

1 SAMPLE POINT

N

Horizontal Scale

80' 0 40'

1" = 80'

CITY OF STEAMBOAT SPRINGS

US 40 SOUTH HOTELS TRAIL CONNECTION

AQUATIC RESOURCE DELINEATION

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

Date: March 30, 2020 | Drawn: KC | Delineated: KC

SHEET NO. 1 OF 1

REVISIONS

No.	Item	Date

PLOT DATE: 2/11/2022 1:08 PM BY: JOE WIEDEMEIER CTB: FPSE-BW.CTB

DRAWING FILE: P:\1448-005 LOT 1 INDIAN MEADOWS F3 HOTELS\FPSE\CONSTRUCTION PLANS\1448-005 EXISTING CONDITIONS.DWG

US HIGHWAY 40
RECEPTION NO. 680280 (115' R.O.W.)

412.61'
S0° 57' 00"W

15.0' UTILITY EASEMENT

EXISTING FIBER OPTIC & ELECTRICAL LINES

50.0' LANDSCAPE BUFFER & PUBLIC UTILITY EASEMENT PER PLAT

EXISTING WETLANDS(TYP.)

HOTEL SIGN

12" DIP WATER MAIN

20'x20' SIGN EAEMENT

20.0' UTILITY EASEMENT DEDICATED TO MWW&S BY PLAT

ELECTRIC PEDESTAL

RELOCATE LIGHT FIXTURE

EX. FIRE HYDANT ASSEMBLY

OUTDOOR LIGHTPOLES (TYP.)

EX. SIGNAGE

CITY BUS STOP

ONLY

HOMEWOOD SUITES MAIN ENTRANCE

BURIED ELECTRICAL

35.0' WIDE PUBLIC UTILITY EASEMENT

50.0' WIDE PUBLIC ACCESS, UNDERGROUND UTILITY & EMERGENCY SERVICE VEHICLE ACCESS EASEMENT

24'± ACCESS DRIVE (EDGE OF ASPHALT)

15.0'

CENTERLINE OF ACCESS DRIVE

12" DIP WATER MAIN

24" EX. STORM

6' WIDE STORM INLETS

10' WIDE SNOW REMOVAL & UTILITY EASEMENT

OUTDOOR LIGHTPOLES (TYP.)

15.0' WIDE UTILITY EASEMENT

NWCC TEST PIT

EDGE OF MOWED GRASS

WETLANDS FLAG

L=102.65'| R=1525.150'
Δ=3.8564

STONE LANE

8.0' WIDE SIDEWALK (TYP.)

80.0' WIDE RIGHT OF WAY FOR STONE LANE

8' WIDE SIDEWALK (TYP.)

BFE=6763.75

BFE=6763.45

BFE=6763.39

BFE=6764.08

LOT 1
INDIAN MEADOWS
FILING NO. 3
3.875 ACRES
168,808 SF

FEMA FLOOPLAIN BOUNDARY

ZONE X

FLOODPLAIN, ZONE AE

HOLIDAY INN

BASE FLOOD ELEVATION CROSS SECTIONS BY WOHNRADE ENGINEERING (TYP)

ENCROACHING FAIRFILED INN STRUCTURE

MH 25.5.2A.9
RIM = 6766.68
INV IN = 6759.09
INV OUT = 6759.03

MH 25.5.2A.8
RIM = 6767.08
INV IN = 6758.85
INV OUT = 6758.83

MH 25.5.2A.7
RIM = 6765.08
INV IN = 6758.16
INV OUT = 6758.08

MH 25.5.2A.6
RIM = 6765.17
INV IN = 6757.42
INV OUT = 6757.37

5.0' WIDE UTILTY EASEMENT

30.0' UTILITY EASEMENT DEDICATED TO MWW&S BY PLAT

FIRE HYDRANT

12" DIP WATER MAIN

HOMEWOOD SUITES SECONDARY ACCESS CL

BLOWOFF HYDRANT

FEMA FLOODWAY BOUNDARY

PARCEL A
INDIAN MEADOWS
SUBDIVISION

FLOODPLAIN, ZONE AE

FLOODWAY

EXISTING WETLANDS(TYP.)

NOT FOR CONSTRUCTION

FOUR POINTS SURVEYING ENGINEERING
440 S. Lincoln Ave, Suite 4A
P.O. Box 775966
Steamboat Springs, CO 80487
(970)-871-6772
www.fourpointsse.com

No.	DATE	REVISIONS	INT

LOT 1 INDIAN MEADOWS PHASE 1 DEVELOPMENT PLAN

LOT 1, INDIAN MEADOWS FILING NO. 3 STEAMBOAT SPRINGS, CO 80487

HORIZONTAL SCALE

0 20' 40'

SCALE: 1" = 20'

CONTOUR INTERVAL = 2FT

DATE: 11/30/2021
JOB #: 1448-005
DRAWN BY: SDW
DESIGN BY: JLW
REVIEW BY: RL

IF THIS DRAWING IS PRESENTED IN A FORMAT OTHER THAN 24" X 36", THE GRAPHIC SCALE SHOULD BE UTILIZED.

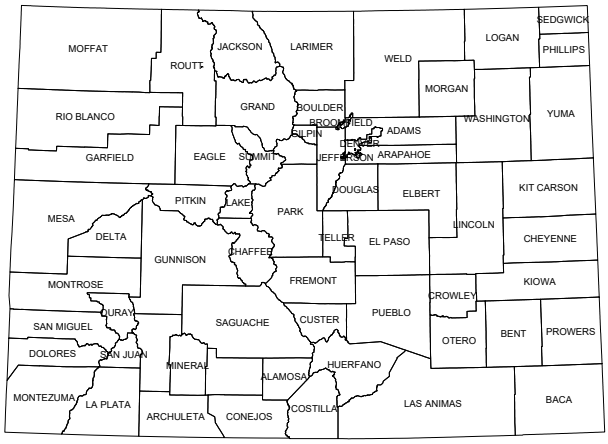
DRAWING:

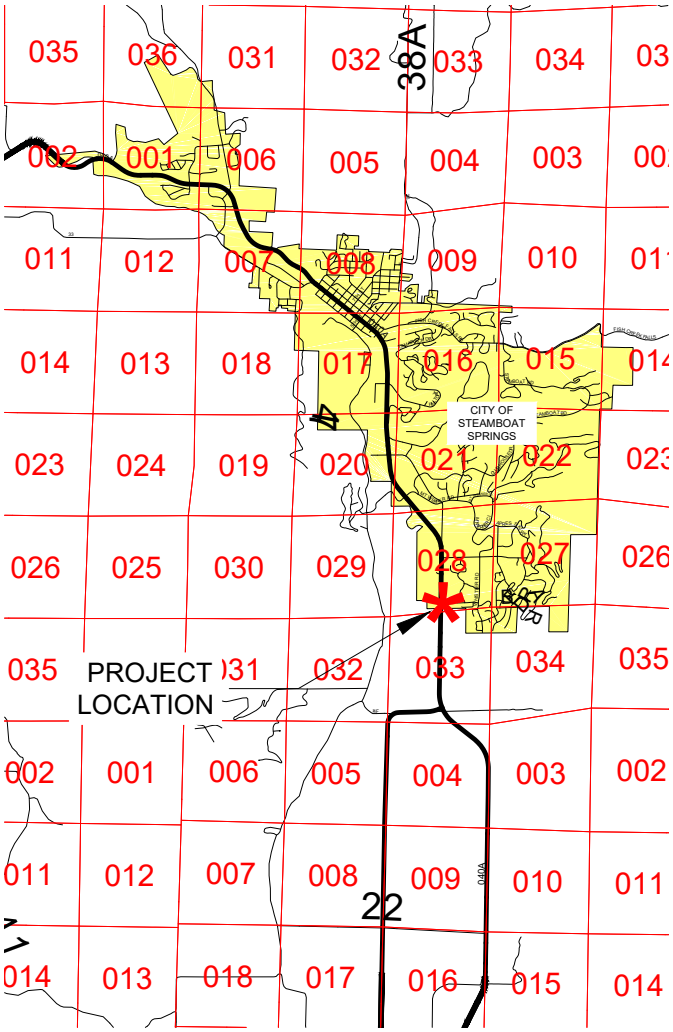
EXISTING CONDITIONS PLAN

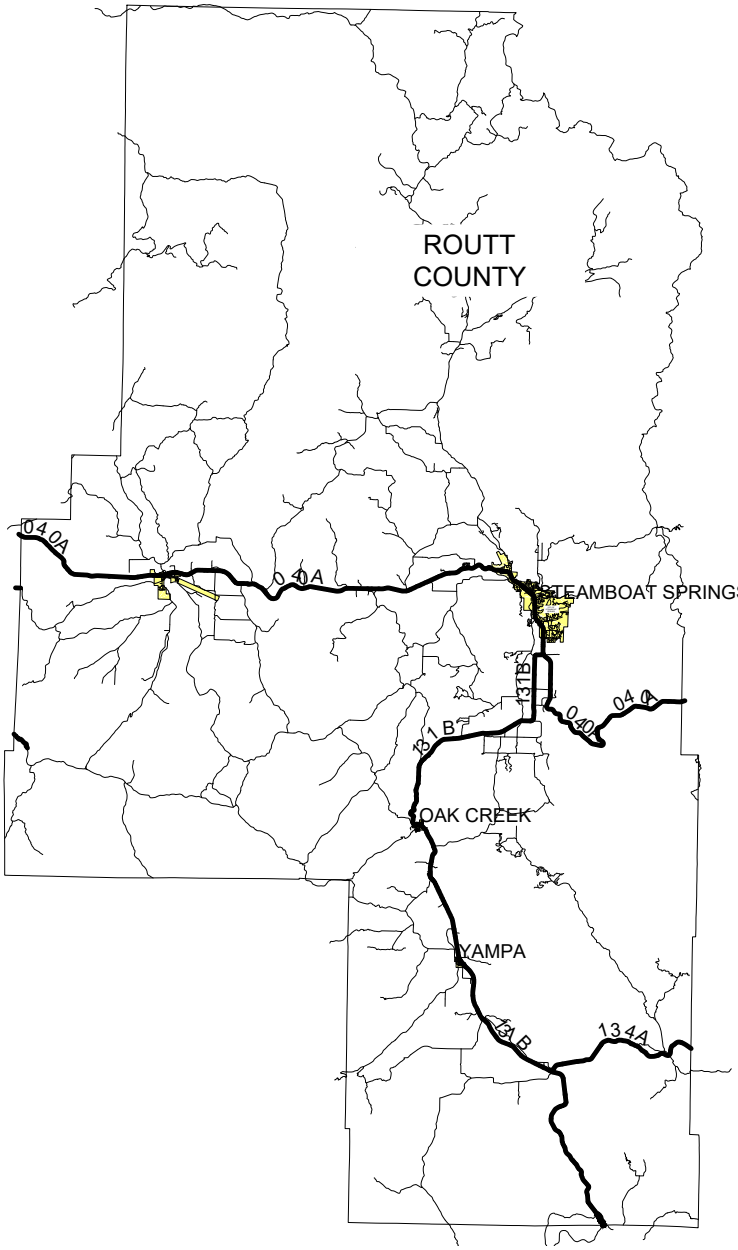
SHEET NO.

C2

APPENDIX B – SUPPORTING MAPS







CITY OF STEAMBOAT SPRINGS

US 40 SOUTH HOTELS TRAIL CONNECTION

VICINITY MAP

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

SHEET NO. 1 OF 1

REVISIONS

No.	Item	Date

NOT FOR CONSTRUCTION

PLOT DATE: 2/15/2022 3:54 PM BY: JOE WIEDEMEIER CTB: FPSE-BW.CTB

DRAWING FILE: P:\1448-005 LOT 1 INDIAN MEADOWS F3 HOTELS\FPSE\CONSTRUCTION PLANS\1448-005 SITE PLANLDWG

LOT 1
INDIAN MEADOWS
FILING NO. 3
3.875 ACRES
168,808 SF

PROPOSING A 30' WIDE PARTIAL EASEMENT VACATION OF THE PUBLIC ACCESS, UG UTILITY, & EMERGENCY VEHICLES ACCESS EASEMENT.

PROPOSING A 15' WIDE PARTIAL EASEMENT VACATION OF THE PUBLIC UTILITY EASEMENT.

MAINTAIN PORTION OF EASEMENT FOR ELECTRICAL SWITCHGEAR AND OTHER UTILITY CONNECTION POINTS IN-BETWEEN FUTURE HOTELS.

HOTEL SIGN

20'x20' SIGN EASEMENT

8' SIDEWALK/TRAIL

ELECTRIC PEDESTAL

20.0' UTILITY EASEMENT DEDICATED TO MWW&S BY PLAT

OUTDOOR LIGHTPOLES (TYP.)

50.0' LANDSCAPE BUFFER & PUBLIC UTILITY EASEMENT PER PLAT

EXISTING FIBER OPTIC & ELECTRICAL LINES

35.0' WIDE PUBLIC UTILITY EASEMENT

50.0' WIDE PUBLIC ACCESS, UNDERGROUND UTILITY & EMERGENCY SERVICE VEHICLE ACCESS EASEMENT

EX SIGN TO BE REMOVED

CONNECT TO EX 8' SIDEWALK

EX. FIRE HYDRANT ASSEMBLY

ELECTRICAL SWITCHGEAR

HOTEL A
(~80) GUEST ROOMS

HOTEL B
(~80) GUEST ROOMS
(8) EMPLOYEE ROOMS

15.0' WIDE UTILITY EASEMENT

DRIVE AISLE CL (TYP)

PARKING STALLS ARE 9'X18' (TYP)

PROPERTY LINE

FAIRFIELD INN

REMOVE EX TREE

DEMO EX STRUCTURE

FPSE PROPOSED 8' TRAIL EXTENSION ON FAIRFIELD INN LOT, SEE OWNER AGREEMENT

DEMO EX STRUCTURE

HOMEWOOD SUITES MAIN ENTRANCE

NEW 8' SIDEWALK CONNECTION

ONLY

CITY BUS STOP

10' WIDE SNOW REMOVAL & UTILITY EASEMENT

STONE LANE

8.0' WIDE SIDEWALK (TYP.)

80.0' WIDE RIGHT OF WAY FOR STONE LANE

8' WIDE SIDEWALK (TYP.)

EX ASPHALT (TYP)

MAINTAIN 45' RADIAL AREA OF EX ASPHALT TURNAROUND UNTIL STONE LANE BRIDGE EXTENSION IS CONSTRUCTED

ASPHALT TURNAROUND

FUTURE 8' SIDEWALK WHEN STONE LANE BRIDGE IS BUILT

STOP

FUTURE ACCESS ROAD

FUTURE EXTENSION CL

FUTURE 8' SIDEWALK WHEN STONE LANE BRIDGE IS BUILT

FEMA FLOODPLAIN BOUNDARY

ZONE X
ZONE AE

LANDSCAPE ISLAND (TYP)

BASE FLOOD ELEVATION CROSS SECTIONS BY WOHNRADE ENGINEERING (TYP)

8" SEWER MAIN & EASEMENT

HOTEL A PARKING LOT (FINAL DESIGN PENDING)

HOTEL A PARKING LOT (FINAL DESIGN PENDING)

BFE=6763.75

BFE=6763.75

BFE=6763.39

BFE=6761.08

MEDIAN

INLET (TYP)

WQ SWALE

PROPOSED 30.0' ACCESS EASEMENT

24.0' THRU ACCESS ROAD

HOTEL SHARED ACCESS

LANDSCAPE ISLAND

HOMEWOOD SUITES SECONDARY ACCESS CL

(8) PARALLEL PARKING STALLS

EXISTING WETLANDS (TYP.)

FEMA FLOODWAY BOUNDARY

FLOODWAY

<1,000 SQ FT OF WETLANDS TO BE REMOVED

SWALE

5.0' WIDE UTILITY EASEMENT

30.0' UTILITY EASEMENT DEDICATED TO MWW&S BY PLAT

CITY LAND PARCEL A INDIAN MEADOWS SUBDIVISION

STORMWATER OUTFALLS INTO CITY OWNED LAND

TRAIL CULVERT CROSSING & STORMWATER OUTFALL BY BASELINE

CROSS WALK

FPSE PROPOSED 8' TRAIL EXTENSION

END OF TRAIL EXTENSION BY BASELINE

TRAIL EXTENSION ALIGNMENT BY BASELINE

PROPERTY LINE, STEAMBOAT SPRINGS/ INDIAN MEADOWS TOWNHOMES

15.0' 30.0' 65.0' 110.0' 167.3' 61.0' 40.0' 14.1' 24.0' 17.2' 36.0' 8.0' 90° 20' R45.0'

GENERAL NOTES:

1. EXISTING CONDITIONS AND TOPOGRAPHY WAS SURVEYED AND DRAWN BY FOUR POINTS SURVEYING AND ENGINEERING.
2. EXISTING UTILITIES SHOWN ARE REPRESENTATIVE OF AS-BUILT DATA AND SURVEYED FIELD LOCATES. BURIED UTILITIES HAVE NOT BEEN VERIFIED WITH POT-HOLING.

FOUR POINTS SURVEYING ENGINEERING

440 S. Lincoln Ave, Suite 4A
P.O. Box 775966
Steamboat Springs, CO 80487
(970)-871-6772
www.fourpointsse.com

No.	DATE	REVISIONS	INT

LOT 1 INDIAN MEADOWS
PHASE I DEVELOPMENT PLAN

LOT 1, INDIAN MEADOWS FILING NO. 3
STEAMBOAT SPRINGS, CO 80487

HORIZONTAL SCALE
0 20' 40'
SCALE: 1" = 20'

CONTOUR INTERVAL = 1 FT

DATE: 11/30/2021
JOB #: 1448-005
DRAWN BY: SDW
DESIGN BY: JLW
REVIEW BY: RL

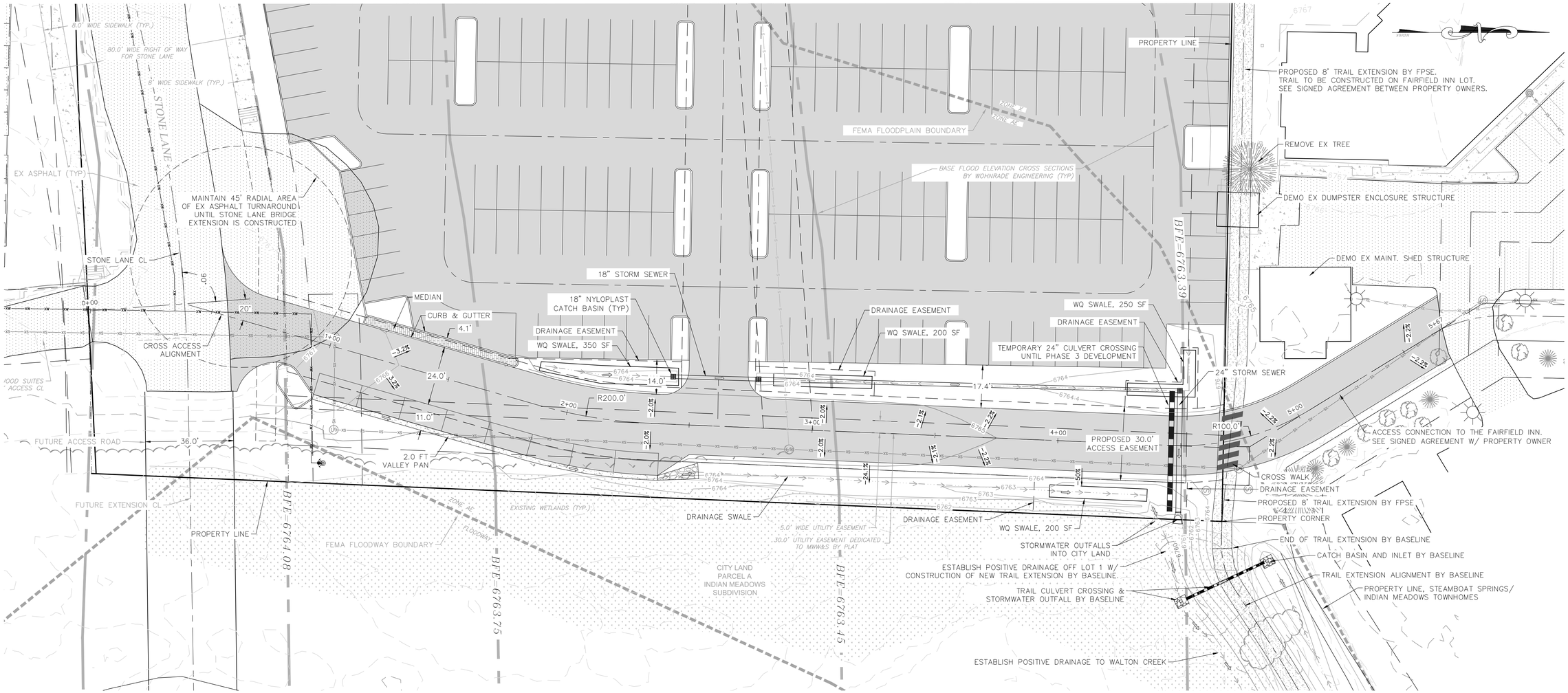
IF THIS DRAWING IS PRESENTED IN A FORMAT OTHER THAN 24"X 36", THE GRAPHIC SCALE SHOULD BE UTILIZED.

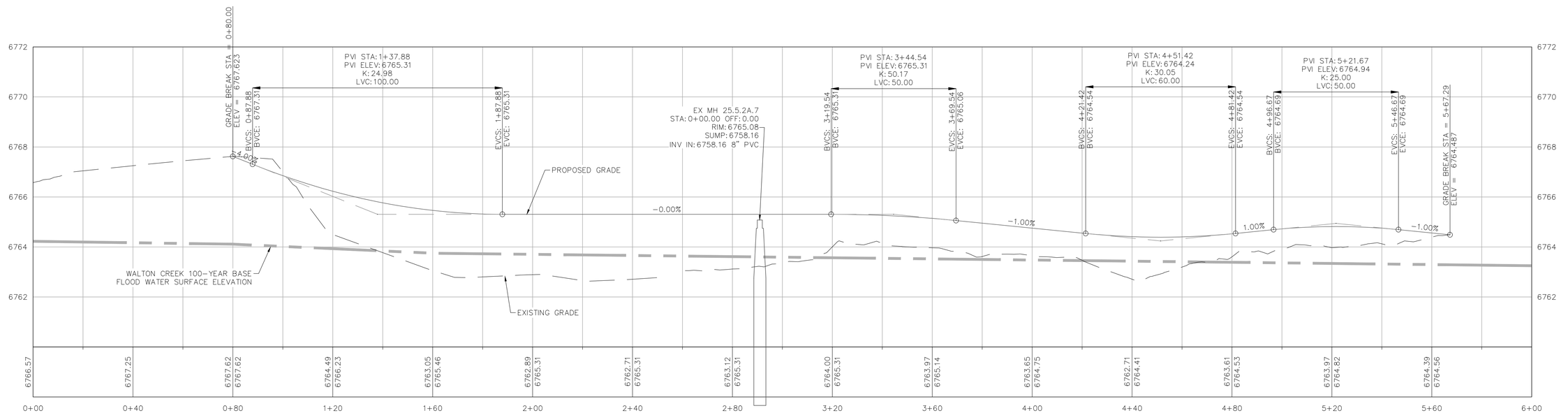
DRAWING: SITE PLAN

SHEET NO.
C3

PLOT DATE: 2/15/2022 5:09 PM BY: JOE WIEDEMEIER CTB: FPSE-BW.CTB

DRAWING FILE: P:\1448-005 LOT 1 INDIAN MEADOWS F3 HOTELS\FPSE\CONSTRUCTION PLANS\1448-005 G&D PLAN.DWG





NOT FOR CONSTRUCTION

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No.	DATE	REVISIONS	INT

LOT 1 INDIAN MEADOWS PHASE 1 DEVELOPMENT PLAN

LOT 1, INDIAN MEADOWS FILING NO. 3 STEAMBOAT SPRINGS, CO 80487

HORIZONTAL SCALE

0 20' 40'

SCALE: 1" = 20'

CONTOUR INTERVAL = 1 FT

DATE:	11/30/2021
JOB #:	1448-005
DRAWN BY:	SDW
DESIGN BY:	JLW
REVIEW BY:	RL

IF THIS DRAWING IS PRESENTED IN A FORMAT OTHER THAN 24" X 36", THE GRAPHIC SCALE SHOULD BE UTILIZED.

DRAWING:

GRADING & DRAINAGE PLAN

SHEET NO.

C4

APPENDIX C – FLOODPLAIN ANALYSIS

Wohnrade Civil Engineers, Inc.

February 14, 2022

Mr. Ben Beall
City Engineer
City of Steamboat Springs
Engineering Division
137 10th Street
Steamboat Springs, Colorado 80487

Subject: Summary of Preliminary Findings
Hampton Inn & Holiday Inn Express
Walton Creek HEC-RAS Split Flow Analysis
Steamboat Springs, Colorado

Dear Mr. Beall:

Wohnrade Civil Engineers, Inc. (WCE) has completed a Preliminary HEC-RAS analysis that reflects Proposed Project Conditions along Walton Creek as it relates to the subject land development project and its impact on the Walton Creek base flood elevations.

This preliminary analysis is intended to model a split flow along Walton Creek, which is located roughly 0.28 miles south of the subject site. In addition, the model includes a proposed inline structure (overflow weir) located that the southwest corner of the Homewood Suites property. The weir is intended to limit the peak 100-yr discharge along the east side of Highway 40 and alleviate current downstream flooding issues.

The WCE HEC-RAS analysis includes the reach along Walton Creek between the bridge crossing at E. U.S. Highway 40 at the downstream end, and the Duplicate Effective HEC-RAS Cross-Section 7176.41 at the upstream end for a total length of approximately 0.70 miles. The subject project is located between Cross-Sections 4178.71 and 3742 at the upstream and downstream locations respectively. The Proposed Project analysis also models a future bridge crossing at Stone Lane that was designed by Owen Consulting in May 2015. See attached plan and profile sheet prepared by Owen Consulting in Appendix D.

All hydraulic modeling has been performed using HEC-RAS analysis engine 5.0.7. and is referenced to the NGVD 29 vertical datum.

The peak discharge in the Duplicate Effective and Proposed Project models varies from 1,883 cfs at the upstream end of the model to 1,984 cfs at the downstream end of the model adjacent to Highway 40.

The Split Flow analysis was performed due to the conditions approximately 0.28-miles upstream of the project site. There are historic storm events as well as, topographic evidence to suggest that the

flood flow departs the Walton Creek main channel and meanders to the northwest towards E. U.S. Highway 40. Flow to the northwest is facilitated by a myriad of braided wetlands channels. Once this split flow occurs (at river Station 6335) it is difficult for flows to return to the main channel which is located roughly 750-feet to the east. The split flow channel along the east side of Highway 40 is 3.12-feet higher than the thalweg of the Walton Creek main channel at Cross-Section 4571.82, which is located along the south property line of the Homewood Suites site.

Flood flows are conveyed from south to north in the east roadside ditch along Highway 40 beginning at the southwest corner of the Homewood Suites property and ending at the upstream side (east side) of the bridge crossing at Highway 40 and Walton Creek.

A 3,430-foot-long lateral weir was incorporated into the HEC-RAS model beginning upstream at main channel Cross-Section 5893 (to the south), and ending downstream at the main channel Cross-Section 1640, which is located just upstream of the Highway 40 bridge structure.

An inline structure was also incorporated into the model and is located just north of split flow Cross-Section 998.7 at the southwest corner of the Homewood Suites property. This structure is intended to limit the flow along the Highway 40 roadside ditch to a maximum peak discharge of 359 cfs. This maximum discharge is based on the capacity of the existing downstream culvert at the Holiday Inn drive entrance off Highway 40 (Cross-Section 996.45) and is based on a HW/D ratio of 1.5 for the 100-year event. See attached HY-8 output located in Appendix C.

Project Reference Documents

1) Homewood Suites Stone Lane Plan and Profile (.dwg format), received on May 23, 2015, from Owen Consulting Group, Inc.
2) Hampton Inn & Holiday Inn Express Preliminary Grading Plan (.dwg format), received on February 8, 2022, from Four Points Surveying and Engineering, Inc.
3) HEC-RAS regulatory model for Walton Creek, received on June 19, 2015, from Michael Baker International.
4) Aerial topographic mapping and supplemental ground survey (.dwg format) received on February 7, 2022, from Four Points Surveying and Engineering.

HEC-RAS Effective Model

The Effective HEC-RAS project file entitled EYAMPA.prj was used as a basis for the HEC-RAS analysis, which was obtained from Michael Baker International on June 19, 2015. The HEC-RAS Plan entitled EYAMPA.p05 includes the 100-yr floodway run and was the only storm frequency analyzed.

FEMA's National Flood Hazard Layer (NFHL) Viewer was referenced on January 12, 2022, in order to verify that the effective FIRM mapping had not changed since obtaining the HEC-RAS model from Michael Baker in 2015. The date of the effective FIRM is February 4, 2005, therefore the regulatory model obtained in 2015 could still be used as a basis for the Proposed Project hydraulic analysis. See Exhibit 1.

HEC-RAS Duplicate Effective Model

The Effective HEC-RAS project file entitled EYAMPA.prj was used as a basis for the Duplicate Effective model. The HEC-RAS Plan entitled WC 100-yr DE.p05 includes the 100-yr floodway run and was the only storm frequency analyzed. The river cross-sections and peak discharges in the Duplicate Effective model remained unchanged from the Effective model.

Output from the Duplicate Effective model can be found in Appendix A of this report.

HEC-RAS Corrected Effective Model

A Corrected Effective HEC-RAS model has not been prepared as part of this preliminary hydraulic analysis.

HEC-RAS Proposed Project Model

The Duplicate Effective HEC-RAS model was used as a basis for the Proposed Project model, which is entitled WaltonCreek-PP.prj. The Proposed Project model includes: a future bridge crossing at Stone Lane; the placement of fill on the proposed Hampton Inn & Holiday Inn Express site; a proposed inline overflow weir at the southwest corner of the Homewood Suites property, and a new split flow located roughly 0.28 miles upstream of the subject site.

Results from the preliminary analysis show that roughly 74% of the flood flow remains in the Walton Creek main channel and overbanks, and the remaining 26% spills to the northwest.

Roughly 138.97 cfs passes over the inline structure located at the southwest corner of the Homewood Suites property, which has an overtopping elevation of 6762.0.

The 100-yr high water elevation at the upstream end of the two culverts (1-48" existing and 1-36" proposed) at Stone Lane is estimated to be 6761.48 with a road overtopping elevation of 6761.05. The finished floor elevation of the Homewood Suites building is 6762.53.

The preliminary HEC-RAS model includes floodway encroachments however, the floodway has not been optimized and should not be used for floodplain management purposes.

Output from the Proposed Project model can be found in Appendix B of this report.

CONCLUSIONS

Results of the Preliminary HEC-RAS modeling indicate that an overflow weir at the southwest corner of the Homewood Suites property can effectively limit the discharge at the existing roadside ditch along the east side of Highway 40. The top of weir elevation of 6762.00 is roughly 3.6-feet above the thalweg in the split flow channel.

Additional modeling will be required to fine tune and debug the model, which is estimated to be roughly 75% complete as of the date of this report.

Wohnrade Civil Engineers

Lot 1, Indian Meadows Filing No. 3
Walton Creek Split Flow Model
Steamboat Springs, CO

February 14, 2022

Sincerely,
WOHNRADE CIVIL ENGINEERS, INC.

M. Wohnrade

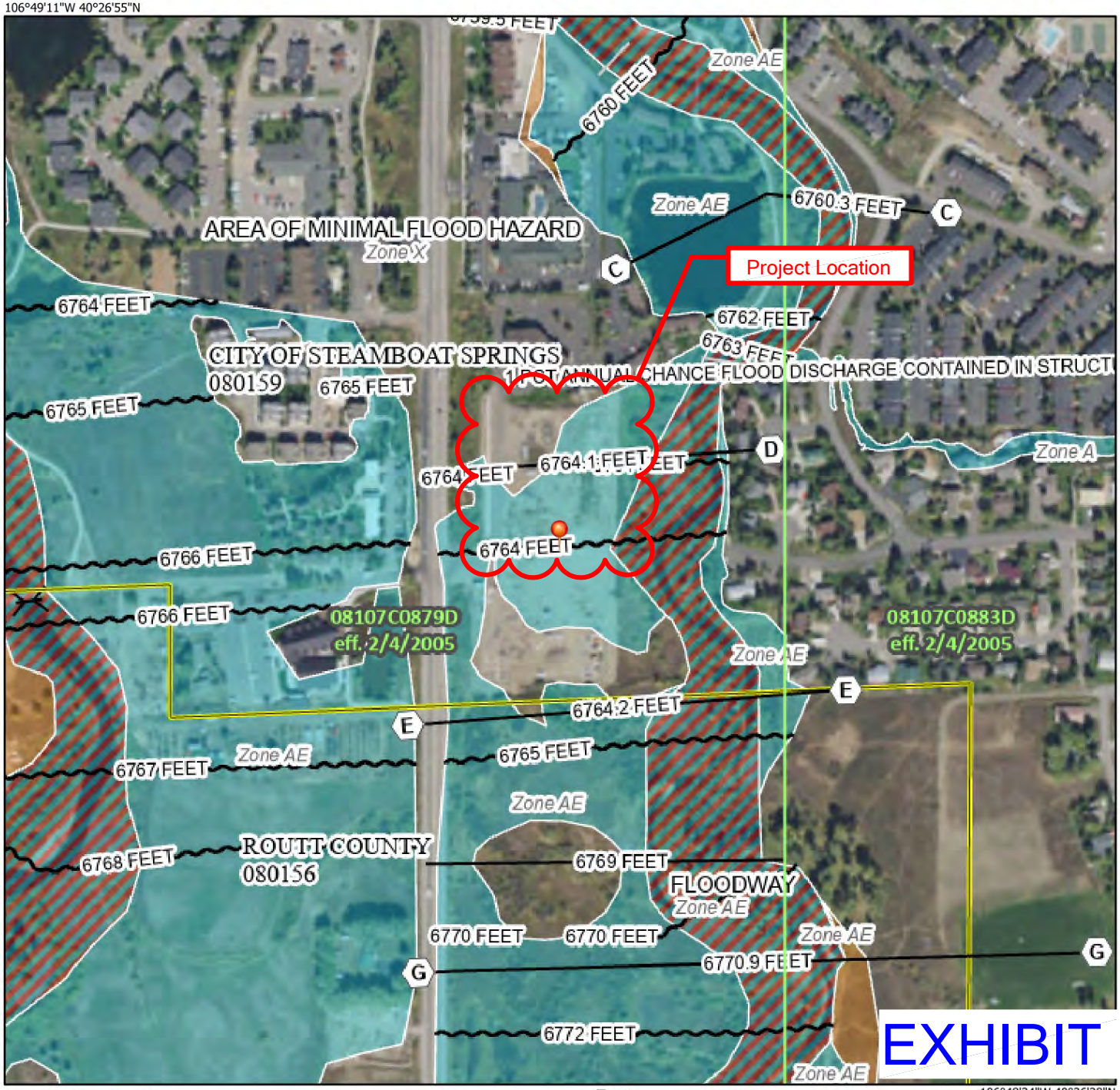
Mary B. Wohnrade, P.E. - Principal
Registered Engineer - CO

Wohnrade Civil Engineers, Inc.
11582 Colony Row, Broomfield, Colorado 80021
Phone: 720-259-0965
Fax: 720-259-1519

National Flood Hazard Layer FIRMette

FEMA

106°49'11"W 40°26'55"N



106°48'34"W 40°26'28"N

0 250 500 1,000 1,500 2,000 Feet

1:6,000

Basemap: USGS National Map: Orthoimagery: Data refreshed October, 2020

Legend

SEE FIS REPORT FOR DETAILED LEGEND AND INDEX MAP FOR FIRM PANEL LAYOUT

SPECIAL FLOOD HAZARD AREAS
- Without Base Flood Elevation (BFE) *Zone A, V, A99*
- With BFE or Depth *Zone AE, AO, AH, VE, AR*
- Regulatory Floodway

OTHER AREAS OF FLOOD HAZARD
- 0.2% Annual Chance Flood Hazard, Areas of 1% annual chance flood with average depth less than one foot or with drainage areas of less than one square mile *Zone X*
- Future Conditions 1% Annual Chance Flood Hazard *Zone X*
- Area with Reduced Flood Risk due to Levee. See Notes. *Zone X*
- Area with Flood Risk due to Levee *Zone D*

OTHER AREAS
- NO SCREEN Area of Minimal Flood Hazard *Zone X*
- Effective LOMRs
- Area of Undetermined Flood Hazard *Zone D*

GENERAL STRUCTURES
- Channel, Culvert, or Storm Sewer
- Levee, Dike, or Floodwall

OTHER FEATURES
- 20.2 Cross Sections with 1% Annual Chance
- 17.5 Water Surface Elevation
- Coastal Transect
- 513 Base Flood Elevation Line (BFE)
- Limit of Study
- Jurisdiction Boundary
- Coastal Transect Baseline
- Profile Baseline
- Hydrographic Feature

MAP PANELS
- Digital Data Available
- No Digital Data Available
- Unmapped

N

The pin displayed on the map is an approximate point selected by the user and does not represent an authoritative property location.

This map complies with FEMA's standards for the use of digital flood maps if it is not void as described below. The basemap shown complies with FEMA's basemap accuracy standards

The flood hazard information is derived directly from the authoritative NFHL web services provided by FEMA. This map was exported on 10/2/2021 at 11:18 AM and does not reflect changes or amendments subsequent to this date and time. The NFHL and effective information may change or become superseded by new data over time.

This map image is void if the one or more of the following map elements do not appear: basemap imagery, flood zone labels, legend, scale bar, map creation date, community identifiers, FIRM panel number, and FIRM effective date. Map images for unmapped and unmodernized areas cannot be used for regulatory purposes.

EXHIBIT 1

Wohnrade
Civil Engineers

Appendix D

Reference Documents

STONE LANE

OWEN CONSULTING GROUP, INC.

3715 Shallow Pond Drive
Ft. Collins, CO 80528

Phone: (970) 226-0264
larrycowen@comcast.net

NO.	DATE	BY	CHK	DESCRIPTION

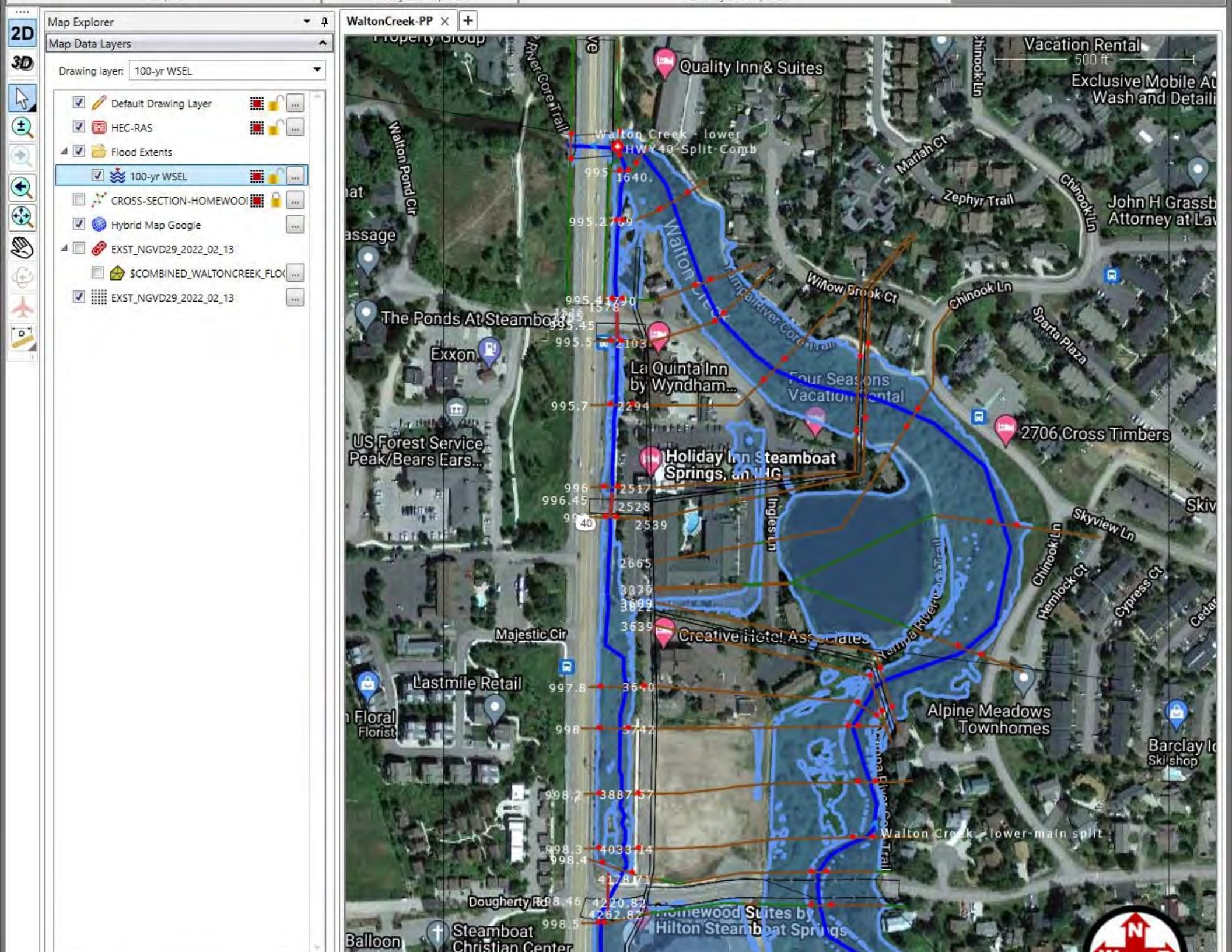
REVISIONS

Date:
Job No:
Drawn:
Design:
Checked:
Scale:

HOMEWOOD SUITES
STEAMBOAT SPRINGS, COLORADO
PUBLIC IMPROVEMENT CONSTRUCTION PLANS

Sheet:

Of: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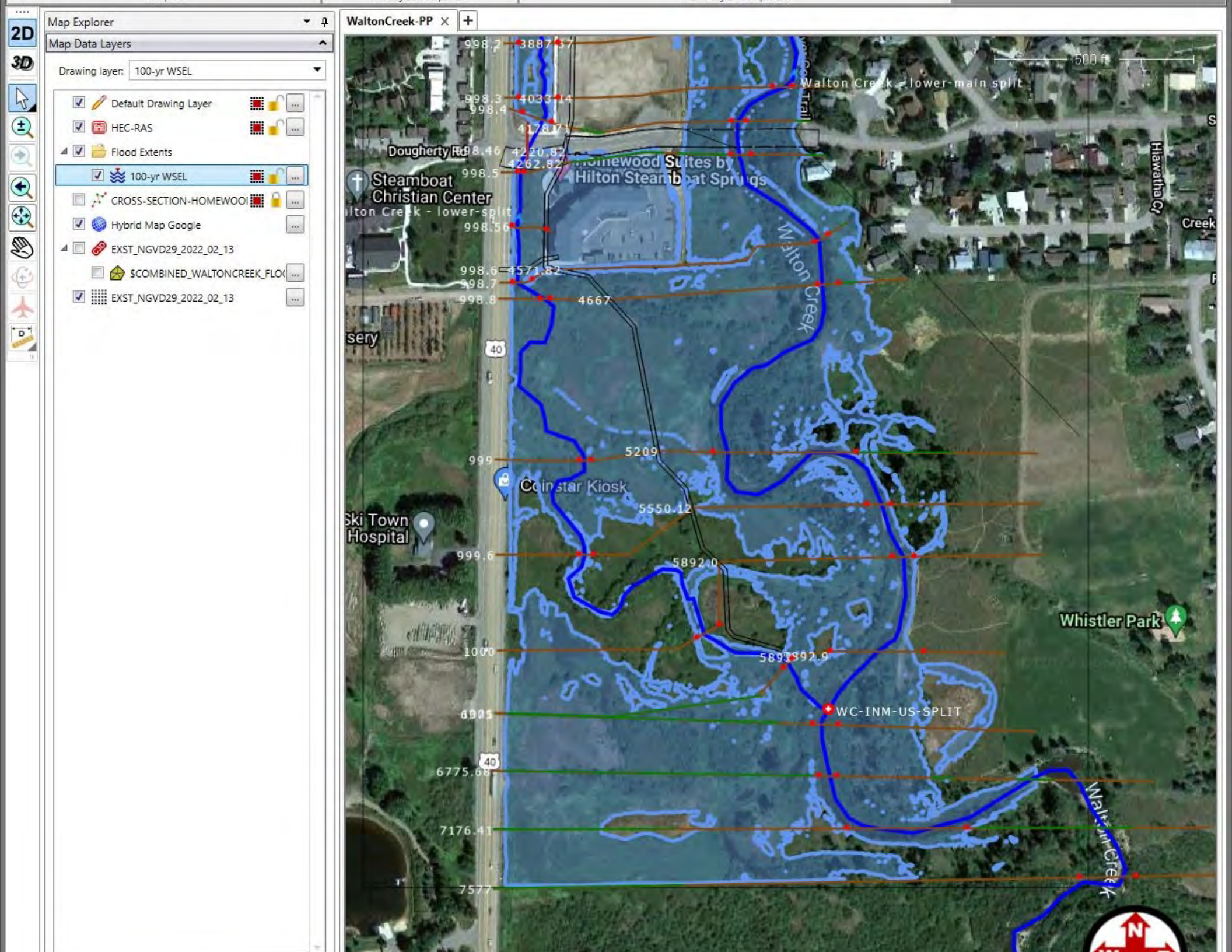
Map Data Layers
Drawing layer: 100-yr WSEL
Default Drawing Layer
HEC-RAS
Flood Extents
100-yr WSEL
CROSS-SECTION-HOMEWOOI
Hybrid Map Google
EXST_NGVD29_2022_02_13
$COMBINED_WALTONCREEK_FLO
EXST_NGVD29_2022_02_13
WaltonCreek-PP
Quality Inn & Suites
Walton Creek - lower
HWY 40-Split-Comb
Vacation Rental
500 ft
Exclusive Mobile Au
Wash and Detaili
Mariah Ct
Zephyr Trail
Chinook Ln
John H Grassb
Attorney at Law
Walton Pond Cir
Willow Brook Ct
Sparta Plaza
The Ponds At Steamboat
Exxon
La Quinta Inn
by Wyndham...
Four Seasons
Vacation Rental
2706 Cross Timbers
US Forest Service
Peak/Bears Ears...
Holiday Inn Steamboat
Springs, an IHG
Inglis Ln
Skyview Ln
Hemlock Ct
Cypress Ct
Majestic Cir
Creative Hotel Associates
Lastmile Retail
Floral
Florist
Alpine Meadows
Townhomes
Barclay Io
Ski shop
Walton Creek - lower-main split
Dougherty Rd
Homewood Suites by
Hilton Steamboat Springs
Steamboat
Christian Center
Balloon
995
995.27
995.41
995.45
995.5
995.7
996
996.45
997.8
998
998.2
998.3
998.4
998.46
998.5
1640.
1578
2103
2294
2517
2528
2539
2665
3640
3887.57
4033.14
4178.71
4220.82
4262.82
N


Map Explorer
Map Data Layers
Drawing layer: 100-yr WSEL
Default Drawing Layer
HEC-RAS
Flood Extents
100-yr WSEL
CROSS-SECTION-HOMEWOOI
Hybrid Map Google
EXST_NGVD29_2022_02_13
$COMBINED_WALTONCREEK_FLO
EXST_NGVD29_2022_02_13
WaltonCreek-PP
500 ft
Walton Creek - lower-main split
Dougherty Rd
Steamboat Christian Center
Homewood Suites by Hilton Steamboat Springs
Walton Creek
Hiawatha Cr
Coinstar Kiosk
Ski Town Hospital
Whistler Park
WC-INM-US-SPLIT
40
998.2
998.3
998.4
998.46
998.5
998.56
998.6
998.7
998.8
999
999.6
1000
4220.82
4262.82
4571.82
4667
5209
5550.12
5892.0
5893892.9
6775.68
7176.41
7577

W.S. Elevations in 29 datum --> Convert to 88 +4.12'

lower-split	995.7	100-yr	138.97	6754.13	6757.87		6757.95	0.002220	2.29	60.77	39.37	0.32
lower-split	995.7	100-yr FW	138.94	6754.13	6757.94		6758.02	0.001944	2.18	63.70	40.10	0.31
lower-split	995.5	100-yr	138.97	6752.66	6757.68	6755.42	6757.75	0.000786	2.24	68.93	33.71	0.23
lower-split	995.5	100-yr FW	138.94	6752.66	6757.77	6755.42	6757.84	0.000706	2.15	72.19	34.86	0.22
lower-split	995.45		Culvert									
lower-split	995.4	100-yr	138.97	6751.50	6756.56	6753.98	6756.62	0.000822	2.08	66.75	29.24	0.22
lower-split	995.4	100-yr FW	138.94	6751.50	6756.73	6753.95	6756.79	0.000687	1.96	70.92	33.43	0.20
lower-split	995.2	100-yr	138.97	6752.33	6755.30	6755.30	6756.09	0.021464	7.13	19.49	12.65	1.01
lower-split	995.2	100-yr FW	138.94	6752.33	6756.17		6756.47	0.005004	4.38	32.23	17.50	0.52
lower-split	995	100-yr	138.97	6751.22	6755.42		6755.47	0.000544	1.82	91.27	41.77	0.19
lower-split	995	100-yr FW	138.94	6751.22	6756.30		6756.32	0.000199	1.31	128.66	43.99	0.12
lower-main split	5893	100-yr	1384.03	6764.64	6766.85		6767.01	0.003828	3.30	439.44	283.72	0.44
lower-main split	5893	100-yr FW	1384.06	6764.64	6766.85		6767.01	0.003831	3.30	439.30	283.71	0.44
lower-main split	5892.9		Lat Struct									
lower-main split	5892.0	100-yr	1384.19	6761.21	6764.73	6764.73	6765.42	0.009892	7.30	258.00	201.32	0.77
lower-main split	5892.0	100-yr FW	1384.23	6761.21	6764.73	6764.73	6765.42	0.009876	7.30	258.20	201.47	0.77
lower-main split	5550.12	100-yr	1384.77	6761.21	6763.91		6764.07	0.006110	4.44	515.02	503.74	0.57
lower-main split	5550.12	100-yr FW	1384.81	6761.21	6763.91		6764.07	0.006110	4.44	515.02	503.74	0.57
lower-main split	5209	100-yr	1391.43	6759.71	6763.03	6762.03	6763.16	0.003783	2.97	510.83	442.21	0.43
lower-main split	5209	100-yr FW	1391.48	6759.71	6763.03	6762.03	6763.16	0.003784	2.97	510.83	442.21	0.43
lower-main split	4667	100-yr	1430.43	6757.16	6761.92	6760.23	6761.95	0.000620	2.27	1142.16	647.82	0.20
lower-main split	4667	100-yr FW	1430.49	6757.16	6761.92	6760.23	6761.95	0.000620	2.27	1142.16	647.82	0.20
lower-main split	4571.82	100-yr	1450.18	6757.22	6761.65	6760.34	6761.82	0.002055	4.24	511.15	239.12	0.37
lower-main split	4571.82	100-yr FW	1450.24	6757.22	6761.65	6760.36	6761.82	0.002057	4.24	510.92	239.08	0.37
lower-main split	4262.82	100-yr	1504.93	6754.54	6760.70	6760.03	6761.06	0.002927	5.59	411.61	555.76	0.45
lower-main split	4262.82	100-yr FW	1504.98	6754.54	6760.69	6760.02	6761.05	0.002972	5.62	409.12	555.07	0.46
lower-main split	4220.82		Bridge									
lower-main split	4178.71	100-yr	1504.93	6753.81	6759.95	6758.42	6760.07	0.001171	3.70	676.66	284.82	0.29
lower-main split	4178.71	100-yr FW	1504.98	6753.81	6759.96	6758.42	6760.08	0.001161	3.69	678.79	284.90	0.29
lower-main split	4033.14	100-yr	1509.71	6753.43	6759.62		6759.83	0.001617	4.30	520.30	252.76	0.34
lower-main split	4033.14	100-yr FW	1509.76	6753.43	6759.63		6759.84	0.001605	4.29	522.78	254.06	0.34
lower-main split	3887.57	100-yr	1519.52	6752.84	6759.32		6759.57	0.001912	4.66	472.82	205.33	0.37
lower-main split	3887.57	100-yr FW	1519.58	6752.84	6759.33		6759.58	0.001885	4.63	475.84	207.21	0.37
lower-main split	3742	100-yr	1529.98	6752.95	6759.26		6759.34	0.000837	3.26	792.42	284.55	0.25
lower-main split	3742	100-yr FW	1530.05	6752.95	6759.27		6759.35	0.000824	3.24	796.87	284.80	0.25
lower-main split	3640	100-yr	1541.16	6752.89	6758.92	6757.50	6759.24	0.002439	4.90	407.70	187.57	0.41
lower-main split	3640	100-yr FW	1541.23	6752.89	6758.95	6757.49	6759.26	0.002389	4.87	411.65	190.35	0.41
lower-main split	3639	100-yr	1555.00	6752.65	6758.82	6756.42	6759.11	0.002014	4.36	359.23	88.30	0.37
lower-main split	3639	100-yr FW	1555.07	6752.65	6758.84	6756.41	6759.13	0.001984	4.34	361.18	89.13	0.37
lower-main split	3622		Bridge									
lower-main split	3609	100-yr	1555.00	6753.33	6758.67		6759.02	0.002916	4.77	330.93	133.33	0.44
lower-main split	3609	100-yr FW	1555.07	6753.33	6758.69		6759.04	0.002858	4.73	334.34	134.99	0.43
lower-main split	3379	100-yr	1562.86	6752.32	6758.16	6756.23	6758.45	0.002080	4.66	440.62	542.36	0.38
lower-main split	3379	100-yr FW	1562.93	6752.32	6758.21	6756.25	6758.48	0.001990	4.58	448.85	544.84	0.37
lower-main split	3035	100-yr	1664.49	6751.55	6757.89	6755.57	6757.98	0.000774	2.85	788.91	671.95	0.23

100-YR W.S. ELEVATION

LOT 1 CROSS SECTIONS

Design Storm Flood Events for Walton Creek at Lot 1
W.S. Elevations in 29 datum --> Convert to 88 +4.12'

HEC-RAS Plan: WC MF PP (Continued)

South Cross Section

North Cross Section

Reach	River Sta	Profile	Q Total	Min Ch El	W.S. Elev	Crit W.S.	E.G. Elev	E.G. Slope	Vel Chnl	Flow Area	Top Width	Froude # Chl
			(cfs)	(ft)	(ft)	(ft)	(ft)	(ft/ft)	(ft/s)	(sq ft)	(ft)	
lower-main split	4262.82	2	711.77	6754.54	6758.87	6757.81	6759.48	0.006815	6.29	118.17	139.02	0.64
lower-main split	4262.82	5	916.83	6754.54	6759.88	6758.44	6760.23	0.003167	5.12	254.19	484.26	0.46
lower-main split	4262.82	10	1037.70	6754.54	6760.29	6759.25	6760.56	0.002314	4.68	331.45	548.47	0.40
lower-main split	4262.82	25	1130.43	6754.54	6760.25	6759.49	6760.58	0.002918	5.22	322.35	546.69	0.45
lower-main split	4262.82	50	1287.46	6754.54	6760.43	6759.74	6760.78	0.002983	5.43	358.66	551.31	0.45
lower-main split	4220.82		Bridge									
lower-main split	4178.71	2	711.77	6753.81	6758.45	6757.38	6758.60	0.001833	3.66	300.50	201.42	0.34
lower-main split	4178.71	5	916.83	6753.81	6758.90	6757.83	6759.04	0.001612	3.71	403.22	242.65	0.33
lower-main split	4178.71	10	1037.70	6753.81	6759.14	6757.97	6759.27	0.001474	3.69	462.12	249.00	0.32
lower-main split	4178.71	25	1130.43	6753.81	6759.31	6758.04	6759.44	0.001422	3.72	504.60	261.03	0.31
lower-main split	4178.71	50	1287.46	6753.81	6759.57	6758.23	6759.71	0.001349	3.77	575.50	275.79	0.31
lower-main split	4033.14	2	715.00	6753.43	6758.17		6758.33	0.001657	3.45	261.35	133.24	0.33
lower-main split	4033.14	5	919.71	6753.43	6758.60		6758.78	0.001687	3.76	323.36	170.14	0.34
lower-main split	4033.14	10	1041.03	6753.43	6758.83		6759.02	0.001678	3.89	364.09	178.40	0.34
lower-main split	4033.14	25	1134.17	6753.43	6759.00		6759.19	0.001655	3.97	394.41	182.50	0.34
lower-main split	4033.14	50	1291.94	6753.43	6759.26		6759.46	0.001622	4.09	443.81	189.55	0.34
lower-main split	3887.57	2	721.71	6752.84	6757.78		6758.02	0.002476	4.14	221.40	134.56	0.40
lower-main split	3887.57	5	926.06	6752.84	6758.22		6758.47	0.002343	4.36	284.10	152.19	0.39
lower-main split	3887.57	10	1048.30	6752.84	6758.47		6758.72	0.002269	4.47	321.92	159.82	0.39
lower-main split	3887.57	25	1142.31	6752.84	6758.64		6758.90	0.002199	4.53	350.97	168.00	0.39
lower-main split	3887.57	50	1301.59	6752.84	6758.93		6759.18	0.002090	4.61	399.60	175.48	0.38
lower-main split	3742	2	728.80	6752.95	6757.65		6757.73	0.001219	3.10	398.37	218.11	0.28
lower-main split	3742	5	932.35	6752.95	6758.13		6758.20	0.001033	3.09	505.14	228.97	0.26
lower-main split	3742	10	1055.57	6752.95	6758.38		6758.46	0.000967	3.11	564.98	238.31	0.26
lower-main split	3742	25	1150.50	6752.95	6758.57		6758.64	0.000930	3.13	609.95	246.62	0.26
lower-main split	3742	50	1311.39	6752.95	6758.86		6758.94	0.000878	3.17	683.72	258.78	0.25
lower-main split	3640	2	736.62	6752.89	6757.33	6755.99	6757.60	0.003393	4.29	189.53	108.71	0.45
lower-main split	3640	5	941.08	6752.89	6757.80	6756.47	6758.09	0.003046	4.50	243.43	120.20	0.44
lower-main split	3640	10	1065.41	6752.89	6758.05	6756.67	6758.35	0.002919	4.63	274.52	130.95	0.43
lower-main split	3640	25	1161.29	6752.89	6758.23	6756.89	6758.54	0.002829	4.71	299.53	141.55	0.43
lower-main split	3640	50	1323.91	6752.89	6758.52	6757.13	6758.84	0.002671	4.81	342.00	151.60	0.42
lower-main split	3639	2	746.21	6752.65	6757.29	6755.24	6757.44	0.001604	3.17	235.55	76.18	0.32
lower-main split	3639	5	951.18	6752.65	6757.74	6755.58	6757.94	0.001720	3.52	271.01	78.83	0.33
lower-main split	3639	10	1076.86	6752.65	6757.98	6755.76	6758.20	0.001806	3.73	290.00	80.21	0.34
lower-main split	3639	25	1173.95	6752.65	6758.16	6755.91	6758.39	0.001868	3.88	303.99	81.21	0.35
lower-main split	3639	50	1338.69	6752.65	6758.43	6756.13	6758.70	0.001969	4.12	326.57	82.81	0.36
lower-main split	3622		Bridge									
lower-main split	3609	2	746.21	6753.33	6757.16		6757.37	0.002606	3.67	203.15	74.54	0.39
lower-main split	3609	5	951.18	6753.33	6757.61		6757.86	0.002694	4.00	237.55	78.45	0.41
lower-main split	3609	10	1076.86	6753.33	6757.84		6758.11	0.002783	4.21	256.06	80.47	0.42
lower-main split	3609	25	1173.95	6753.33	6758.01		6758.30	0.002851	4.35	269.70	81.93	0.42
lower-main split	3609	50	1338.69	6753.33	6758.28		6758.60	0.002953	4.58	292.05	84.26	0.43
lower-main split	3379	2	751.90	6752.32	6756.56	6754.85	6756.80	0.002402	4.01	201.84	423.20	0.39
lower-main split	3379	5	958.92	6752.32	6756.98	6755.23	6757.27	0.002520	4.40	250.86	452.38	0.40
lower-main split	3379	10	1085.43	6752.32	6757.20	6755.44	6757.51	0.002581	4.60	280.92	471.57	0.41
lower-main split	3379	25	1183.17	6752.32	6757.38	6755.57	6757.70	0.002586	4.71	306.26	486.87	0.41
lower-main split	3379	50	1349.09	6752.32	6757.67	6755.86	6758.00	0.002536	4.85	354.14	515.80	0.41
lower-main split	3035	2	752.35	6751.55	6755.97	6754.62	6756.07	0.001653	2.92	335.82	588.51	0.31
lower-main split	3035	5	959.52	6751.55	6756.51	6754.91	6756.60	0.001279	2.89	454.12	632.62	0.28
lower-main split	3035	10	1086.10	6751.55	6756.79	6755.07	6756.89	0.001106	2.84	522.13	635.58	0.27
lower-main split	3035	25	1183.90	6751.55	6757.01	6755.17	6757.10	0.001005	2.82	573.17	637.94	0.26
lower-main split	3035	50	1349.91	6751.55	6757.36	6755.31	6757.45	0.000871	2.79	658.44	647.91	0.24
lower-main split	2665	2	760.12	6747.30	6755.96		6755.98	0.000064	1.11	1177.34	418.45	0.07
lower-main split	2665	5	969.34	6747.30	6756.50		6756.51	0.000069	1.21	1411.53	453.76	0.08
lower-main split	2665	10	1097.03	6747.30	6756.78		6756.80	0.000071	1.26	1542.34	468.60	0.08
lower-main split	2665	25	1195.75	6747.30	6756.99		6757.01	0.000072	1.29	1642.81	481.93	0.08
lower-main split	2665	50	1363.41	6747.30	6757.35		6757.36	0.000073	1.34	1816.07	504.18	0.08
lower-main split	2539	2	773.15	6747.21	6755.95	6749.48	6755.97	0.000077	0.89	938.45	321.19	0.07
lower-main split	2539	5	985.80	6747.21	6756.49	6749.84	6756.50	0.000083	0.99	1120.64	359.34	0.08
lower-main split	2539	10	1115.38	6747.21	6756.77	6750.04	6756.79	0.000086	1.05	1224.65	379.77	0.08
lower-main split	2539	25	1215.64	6747.21	6756.98	6750.19	6757.00	0.000087	1.08	1305.84	397.08	0.08
lower-main split	2539	50	1386.07	6747.21	6757.33	6750.43	6757.35	0.000089	1.14	1449.24	427.92	0.08
lower-main split	2528		Bridge									
lower-main split	2517	2	773.15	6747.41	6755.94		6755.96	0.000114	1.13	682.54	139.59	0.09
lower-main split	2517	5	985.80	6747.41	6756.47		6756.49	0.000140	1.30	757.33	147.36	0.10

APPENDIX D – NWP PCN FORM

U.S. Army Corps of Engineers

South Pacific Division

Nationwide Permit Pre-Construction Notification (PCN)

This form integrates requirements of the U.S. Army Corps of Engineers (Corps) Nationwide Permit Program within the South Pacific Division (SPD). Boxes 1-10 must be completed to include all information required by General Condition 32. Box 11 (or other sufficient information to show compliance with all General Conditions) must be completed for activities in Arizona, California, Nevada, and Utah, and is recommended for activities in Colorado and New Mexico. If additional space is needed, please provide as a separate attachment. Please refer to the *Instructions for the South Pacific Division Nationwide Permit Pre-Construction Notification (PCN)* (Instructions) for instructions for completing the PCN, as well as additional information on the attachments and tables included with this PCN that may be used.

0. To be filled by the Corps

Application Number:	Date Received:	Date Complete:

1. Prospective Permittee and Agent Name and Addresses (see Instructions)

a. Prospective Permittee

First - Mr. Bob Middle - _____ Last - Amin

Company - Gray Stone LLC Email Address - bobamin@live.com

Address - 82 E. 120th Ave. City - Thornton State - CO Zip - 80233

Phone (Residence/Mobile) - _____ Phone (Business) - (303) 895-4594

b. Agent (if applicable)

First - Mr. Kelly Middle - Steven Last - Colfer

Company - Western Bionomics, Inc. Email Address - kscolfer@westernbionomiics.com

Address - 31040 Willow Lane City - Steamboat Springs State - CO Zip - 80487

Phone (Residence/Mobile) - (970) 846-8223 Phone (Business) - (970) 846-8223

c. Statement of Authorization: I hereby authorize Kelly Colfer, to act in my behalf as my agent for the proposed activity. (Optional, see instructions)

Bob Amin Digitally signed by Bob Amin Date: 2022.02.16 17:05:01 -07'00'

Signature of Applicant

02/16/2022

Date

2. Name and Location of the Proposed Activity (see Instructions)

☐ The proposed work would involve multiple-single and complete projects. See attachment for the information required in Boxes 2 through 10, and 11, if applicable.

a. Project Name or Title:	**b. County, State:**
Indian Meadows Lot 1 Hotel Construction	Routt, Colorado

c. Name of Waterbody: Yampa River, HUC 14050001 – Upper Yampa, tributary to Green River

d. Coordinates:

☐ Unknown (please provide other location descriptions below)

Latitude - 40.445844 Longitude - -106.81402

e. Other Location Description (optional, see instructions):

Please refer to project narrative.

f. Driving Directions to the site (optional, see instructions):

The project area can be reached from the Routt County Courthouse by traveling southeast on US Highway 40 (Lincoln Avenue) for 2.9 miles. Turn left on to Dougherty Road which ends at the project area.

3. Specific NWP(s) you want to use to authorize the proposed activity (see Instructions)

NWP #14

4. Description of the Proposed Activity (see Instructions)

a. Complete description of the Proposed Activity:

Please refer to project narrative.

b. Purpose of the Proposed Activity:

Please refer to project narrative.

c. Direct and indirect adverse environmental effects the activity would cause, including the anticipated amount of loss of wetlands and other waters of the U.S. expected to result from the NWP(s) activity:

Direct Effects - Loss of 712 sqft of wetlands.
Indirect Effects would be minimized or eliminated by project BMPs.

d. Description of any proposed mitigation measures intended to reduce the adverse environmental effects caused by the proposed activity:

Mitigation is not proposed. Wetland impacts are less than 1/10 acre.

e. Any other NWP(s), Regional/Programmatic General Permit(s) or Individual Permit(s) used or intended to be used to authorize any part of the proposed activity or any related activity:

None

f. Have sketches been provided containing sufficient detail to provide an illustrative description of the proposed activity?

☒ Yes, Attached ☐ No

☐ N/A; The activity is located in the Los Angeles District boundaries of Arizona and California, See Attachment 1

☐ N/A, The activity is located in the San Francisco District boundaries of California, See Attachment 2

☐ N/A, The activity is located in the Sacramento District boundaries of California, Nevada, or Utah, See Attachment 3

5. Aquatic Resource Delineation (see Instructions)

a. Has a delineation of aquatic resources been conducted in accordance with the current method required by the Corps? ☒ Yes ☐ No

If yes, please attach a copy of the delineation

Note: If no, your PCN is not complete. In accordance with General Condition 32, you may request the Corps delineate the special aquatic sites and other waters on the project site, but there may be a delay. In addition, the PCN will not be considered complete until the delineation has either been submitted to or completed by the Corps, as appropriate.

b. If a delineation has been submitted, would you like the Corps to conduct a jurisdictional determination (preliminary or approved)? ☐ Yes ☒ No

If yes, please complete, sign and return the attached *Appendix 1 – Request for Corps Jurisdictional Determination (JD)* sheet or provide a separate attachment with the information identified in Appendix 1.

6. Compensatory Mitigation (see Instructions)

a. Will the proposed activity result in the loss of greater than 1/10-acre of wetlands? ☐ Yes ☒ No

If yes, describe how you propose to compensate for the loss of each type of wetland:

Note: for the loss of less than 1/10 acre of wetlands, or if no compensatory mitigation is proposed, the Corps may determine on a case-by-case basis that compensatory mitigation is required to ensure that the activity results in only minimal adverse environmental effects.

b. Will the proposed activity result in the loss of streams or other open waters of the U.S.? ☐ Yes ☒ No

If yes, provide a description of any proposed compensatory mitigation for the loss of each type of stream or other open water:

Note: if no compensatory mitigation is proposed, the Corps may determine on a case-by-case basis that compensatory mitigation is required to ensure that the activity results in no more than minimal adverse environmental effects.

7. Endangered Species Act (ESA) Compliance (see Instructions)

a. For non-Federal permittees (if Federal permittee, check N/A and skip to 7(d))**:** ☐ N/A

(1) Is there any Federally-listed endangered or threatened species or critical habitat that might be affected or is in the vicinity of the activity? ☐ Yes ☒ No

(2) Is the activity located in designated critical habitat for Federally-listed endangered or threatened species? ☐ Yes ☒ No

If yes to either (1) or (2), include the name(s) of those endangered or threatened species that might be affected by the proposed activity or might utilize the designated critical habitat that might be affected by the proposed activity:

1. 2.

3. 4.

5. 6.

If no to both (1) and (2), proceed to Box 8.

Note: If yes to either (1) or (2), note per General Condition 18(c), you shall not begin work on the activity until notified by the Corps that the requirements of the ESA have been satisfied and that the activity is authorized.

b. Has information sufficient to initiate consultation with the U.S. Fish and Wildlife Service/National Marine Fisheries Service for compliance with Section 7 of the ESA been prepared? ☐ Yes ☒ No

If yes, please attach a copy of the information.

c. Additional information you wish to provide regarding compliance with the ESA, if applicable:

The project will not impact individuals or habitat protected by the federal ESA.

d. For Federal permittees, you must provide documentation demonstrating compliance with ESA as a separate attachment.

8. Historic Properties (see Instructions)

a. For non-Federal permittees (if Federal permittee, check N/A and skip to 7(d))**:** ☐ N/A

(1) Is there a known historic property listed on, determined to be eligible for listing on, or potentially eligible for listing on, the National Register of Historic Places that the NWP may have the potential to affect? ☐ Yes ☒ No

If yes to (1), state which historic property may have the potential to be affected by the proposed activity:

1. 2.

3. 4.

5. 6.

OR

☐ A vicinity map indicating the location of the historic property is enclosed

(2) If no to (1), describe the potential for the proposed work to affect a previously unidentified historic property:

There are no structures with apparent cultural significance on the parcel.

Note: If yes to (1), note per General Condition 20(c), you shall not begin the activity until notified by the Corps that the activity has no potential to cause effects or that consultation under Section 106 of the National Historic Preservation Act (NHPA) has been completed.

b. Has information sufficient to initiate consultation with the State Historic Preservation Officer/Tribal Preservation Officer for compliance with Section 106 of the National Historic Preservation Act (NHPA) been prepared?

☐ Yes ☒ No

If yes, please attach a copy of the information.

c. Additional information you wish to provide regarding compliance with the NHPA, if applicable:

Please refer to OAHP records search, located in the appendices of the 2019 wetland delineation.

d. For Federal permittees, you must provide documentation demonstrating compliance with NHPA in a separate attachment.

9. National Wild and Scenic Rivers (see Instructions)

a. Will the proposed activity(s) occur in a component of the National Wild and Scenic River System or a river officially designated by Congress as a "Study River" for possible inclusion in the system while the river is in an official study status?

☐ Yes, in a component of a National Wild and Scenic River System; ☐ Yes, in a "study" river ☒ No

If yes, identify the Wild and Scenic River or the "study river"

Note: per General Condition 16(b), you shall not begin the NWP activity until notified by the Corps that the Federal agency with direct management responsibility for that river has determined in writing that the proposed NWP activity will not adversely affect the Wild and Scenic River designation or study status. If you have received written notification from the Federal agency, please attach the correspondence.

10. Section 408 Permissions (see Instructions)

a. Will the NWP also require permissions from the Corps pursuant to 33 U.S.C. 408 because it will alter or temporarily or permanently occupy or use a Corps federally authorized Civil Works project? ☐ Yes ☒ No

If yes, have you received Section 408 permission to alter, occupy, or use the Corps project? ☐ Yes ☐ No

If yes, please attach the Section 408 permission

If yes, note per General Condition 31, an activity that requires Section 408 permission is not authorized by NWP until the Corps issues the Section 408 permission to alter, occupy, or use the Corps project, and the Corps issues a written NWP verification.

11. Compliance with NWP General Conditions (see Instructions)		
Check	**General Condition**	**Rationale for Compliance with General Condition**
☒	1. Navigation	Complies, project will not impact navigation.
☒	2. Aquatic Life Movements	Complies, project will not impede movement of aquatic life.
☒	3. Spawning Areas	Complies, no spawning areas impacted.
☒	4. Migratory Bird Breeding Areas	Complies, no breeding of migratory birds has been documented on the parcel. No nests would be directly impacted.
☒	5. Shellfish Beds	Complies, no shellfish beds present.
☒	6. Suitable Material	Complies, no unsuitable material will be used.

☒	7. Water Supply Intakes	Complies, no water supply intakes in the project area or affected by the project.
☒	8. Adverse Effects from Impoundments	Complies, there are no impoundments associated with this project.
☒	9. Management of Water Flows	Complies, water flows will not be managed during implementation.
☒	10. Fills Within 100-Year Floodplains	Complies with local floodplain management regulations, the project will not alter the base flood elevation from that which currently exists.
☒	11. Equipment	Complies, heavy equipment working in wetlands or mudflats will be placed on mats, or other measures taken to minimize soil disturbance.
☒	12. Soil Erosion and Sediment Controls	Complies, appropriate soil erosion and sediment controls will be used and maintained.

☒	13. Removal of Temporary Fills	Complies, temporary fills are not proposed.
☒	14. Proper Maintenance	Complies, all authorized structures and fills shall be properly maintained, including maintenance to ensure public safety and compliance with applicable NWP general conditions.
☒	15. Single and Complete Project	Complies, the PCN represents a single and complete project.
☒	16. Wild and Scenic Rivers	Complies, the Yampa River is not a Wild and Scenic River.
☒	17. Tribal Rights	Complies, the activity will not impair reserved tribal rights.
☒	18. Endangered Species	See Box 7 above.
☒	19. Migratory Bird and Bald and Golden Eagle Permits	Complies, the project will not result in a “take” under the U.S. Fish and Wildlife Service’s regulations governing compliance with the MBTA or the Bald and Golden Eagle Protection Act.

☒	20. Historic Properties	See Box 8 above.
☒	21. Discovery of Previously Unknown Remains and Artifacts	Will comply
☒	22. Designated Critical Resource Waters	Complies, there are no critical resource waters in the project area or affected by the project.
☒	23. Mitigation	See Boxes 4(d) and 6 above.
☒	24. Safety of Impoundment Structures	Complies, there are no Impoundments associated with this project.
☒	25. Water Quality, including status of Section 401 Water Quality Certification	Under the Colorado 401 Certification Regulation, all nationwide permits are certified by statute and do not require a certification by the Colorado WQCD. Applicants for Nationwide Permits do not need to submit any information or documents to the WQCD relative to the 404 permit.
☒	26. Coastal Zone Management, including status of CZM Consistency Certification from the State of California (for projects in or affecting the Coastal Zone)	Not located in coastal zone.

☒	27. Regional and Case-by-Case Conditions	In compliance with all Colorado Regional Conditions.
☒	28. Use of Multiple Nationwide Permits	Complies, this is a single and complete project.
☒	29. Transfer of Nationwide Permit Verifications	Will Comply
☒	30. Compliance Certification	Will Comply
☒	31. Activities Affecting Structures or Works Built by the United States	See Box 10 above.
☒	32. Pre-Construction Notification	In Compliance.