

May 24, 2019

Paul Mills, RLA/ASLA
Russell + Mills Studios
506 S. College Ave., Unit A
Fort Collins, CO 80524

Subject: Left Hand Brewing Project Conservation Plan, City of Longmont, Colorado

Dear Mr. Mills:

Russell + Mills Studios (RMS) has contracted Pinyon Environmental, Inc (Pinyon), to complete a conservation plan for Phase I of the Left Hand Brewing Project. Pinyon understands that RMS is completing the planning and design for this project, and that the project plans to remove two existing buildings and construct a multifunctional outdoor space.

The project is required to follow City of Longmont's requirements and Code of Ordinances, including the following:

- Code 15.05.030 – *Habitat and Species Protection*. Code 15.05.030 requires that a species or habitat conservation plan is prepared prior to development.
- Code 15.05.020 – *Protection of rivers/streams/wetlands/riparian areas*. Code 15.05.020 requires that the boundary of the riparian corridor and wetland areas are included in the design plans. Code 15.05.020 also requires a setback from these resources, and a variance if the setback cannot be met.

Although the project area is near the Saint Vrain Creek, it is beyond the required 150-foot-setback from riparian areas. Therefore, the project meets the setback requirements of Code 15.05.020.

To fulfill the requirements of Code 15.05.03, *Habitat and Species Protection*, Pinyon biologist Ms. Wegener performed a desktop assessment and conducted a site visit on April 3, 2019 to assess wildlife and other biological resources. Ms. Wegener surveyed the project area on foot and used photographs and notes to document general field conditions (see attached photographic log). Section H.2 of Code 15.05.030 requires specific content be included in the conservation plan. The following sections follow Section H.2 of Code 15.05.030 and provide information about the project.

a. A description of the ownership, location, type, size, and other attributes of the habitat, plant species, or other natural areas on the site, and verification of property ownership.

Project Location and Description

The project area is currently owned by Indian Peaks Brewing Company and is located at 1265 Boston Avenue, immediately south of the Boston Avenue and South Grant Street intersection in Longmont, Colorado (Figure 1). The approximate geographical location of the project area is centered at decimal degree coordinates (World Geodetic System [WGS] 84) latitude 40.158309°, longitude -105.114553°. The project area is located in Section 9, Township 2 North, Range 69 West, of the 6th Principal Meridian on the United States Geological Survey (USGS) Longmont 7.5-Minute Quadrangle (USGS, 1983). The elevation of the project area is approximately 4,970 feet above mean sea level.

The project proposes to remove two existing buildings and construct a 42,000 square-foot outdoor assembly venue. The outdoor assembly venue would include a 19,000 square-foot flexible lawn for small and large events like outdoor movies, weddings, concerts, and games.

Current Conditions of Site

At the time of the site visit, most of the project area consisted of a vacant gravel lot, with vegetation generally concentrated along the fencelines and two existing buildings (Photos 1 – 3 in Photographic Log). Dominant herbaceous plant species in the project area primarily included weedy species such as Canada thistle (*Cirsium arvense*), curly dock (*Rumex crispus*), downy brome (*Bromus tectorum*), flixweed (*Descurainia sophia*), hoary cress (*Lepidium draba*), horseweed (*Conyza canadensis*), kochia (*Bassia scoparia*), prickly lettuce (*Lactuca serriola*), and yellow sweet clover (*Melilotus officinalis*). Of these species, Canada thistle, downy brome, and hoary cress are classified by the Colorado Department of Agriculture (CDA) as noxious weeds. The dominant tree species in the project area was Siberian elm (*Ulmus pumila*), which is considered a nuisance species.

No sensitive or rare species of plants, or their habitat, were noted within the project area.

Current Conditions of Surrounding Vicinity

The project area is in a commercial and industrial area of Longmont, Colorado and is surrounded by high levels of pedestrian and vehicular traffic, noise, and light. Boston Avenue, which is a busy road, is located along the northern border of the project area. Residential communities are present 0.24 mile north and 0.06 mile southwest of the project area, and the Left Hand Brewing Company is located directly west of the project area.

Saint Vrain Creek flows northwest-to-southeast 0.04 mile southwest of the project area (Photo 5 in Photographic Log). The segment of the creek closest to the project area is incised along the southern bank and bordered by a pedestrian trail along the northern bank. Riparian vegetation is restricted to the southern side of the trail and includes species such as coyote willow (*Salix exigua*) and crack willow (*Salix fragilis*).

No sensitive species of plants, or their habitat, were noted in the immediate vicinity of the project area.

b. A description of the populations of wildlife species that inhabit or use the site, including a qualitative description of their spatial distribution and abundance.

Because the project area is mostly a vacant gravel lot with small patches of weedy vegetation, the project area provides poor quality wildlife habitat. During the site visit, the only wildlife noted were two Eurasian Collared Doves (*Streptopelia decaocto*) on the electrical cables along the southern border of the project area. No black-tailed prairie dog (*Cynomys ludovicianus*) burrows or bird nests were noted in or near the project area.

Pinyon reviewed several sources of wildlife data, including the Colorado Parks and Wildlife (CPW) mapped wildlife habitat (CPW, 2018; NatureServe, 2019):

- The project area is located within mapped Bald Eagle (*Haliaeetus leucocephalus*) winter and summer forage and range. The closest Bald Eagle roost site is mapped approximately 0.7 mile northwest of the project area, and the closest Bald Eagle nest site is mapped approximately 2.30 miles east of the project area. The Bald Eagle occurs throughout Colorado and the United States and is a common resident and migrant along the Front Range.
- The project area is also located within mapped Canada Goose (*Branta canadensis*) molting area and winter range, and portions of the project area are located within foraging, production, winter concentration areas,

and winter range for the species. The species occurs throughout Colorado and the United States and is a common resident and migrant along the Front Range.

- There are mapped Osprey (*Pandion haliaetus*) nest sites approximately 0.9 mile west of the project area. The Osprey occurs throughout Colorado and the United States and is a common resident and migrant along the Front Range.
- The project area is located within mapped American White Pelican (*Pelecanus erythrorhynchos*) overall range. The species occurs throughout Colorado and the United States and is a common resident and migrant along the Front Range.
- The project area is located within mapped Wild Turkey (*Meleagris gallopavo*) overall range. The species occurs throughout Colorado and the United States and is a common resident and migrant along the Front Range.
- The project area is located in the overall range for several widespread or locally common species of reptiles, including: bullsnake (*Pituophis catenifer sayi*), common gartersnake (*Thamnophis sirtalis*), Hernandez's short-horned lizard (*Phrynosoma hernandesi*), milksnake (*Lampropeltis triangulum*), North American racer (*Coluber constrictor*), northern watersnake (*Nerodia sipedon*), ornate box turtle (*Terrapene ornata*), painted turtle (*Chrysemys picta*), plains black-headed snake (*Tantilla nigriceps*), plains gartersnake (*Thamnophis radix*), plains hog-nosed snake (*Heterodon nasicus*), plateau fence lizard (*Sceloporus tristichus*), prairie lizard (*Sceloporus consobrinus*), prairie rattlesnake (*Crotalus viridis*), six-lined racerunner (*Cnemidophorus sexlineatus*), snapping turtle (*Chelydra serpentina*), spiny softshell (*Apalone spinifera*), and terrestrial gartersnake (*Thamnophis elegans*).
- The project area is located in the black bear (*Ursus americanus*) and mountain lion (*Puma concolor*) overall ranges. Black bears and mountain lions occur throughout the mountainous region of Colorado, and the Rocky Mountain states.
- The project area is located in the overall range for the mule deer (*Odocoileus hemionus*) and in the overall and winter range for white-tailed deer (*Odocoileus virginianus*). Mule deer are common residents of the eastern two thirds of Colorado and other western states. In Colorado, white-tailed deer are not as common as mule deer, but do occur in the eastern third of the state. They are a common species in states east of Colorado.
- The project area is located within the Preble's meadow jumping mouse (PMJM, *Zapus hudsonius preblei*) overall range. PMJM is federally listed as threatened under the Endangered Species Act (ESA), and only occurs along the Front Range in Colorado and in portions of Wyoming. Habitat within the project area does not provide suitable habitat for PMJM; the area is dry and consists mostly of a gravel lot. Trapping to identify occurrence of the species has occurred at several locations along Saint Vrain Creek, including 11 locations within 3 miles of the project area in which no species were captured (USFWS, 2015). Therefore, the species is not likely to occur within the project area.

None of the species discussed above are likely to occur within the project area due to lack of habitat.

c. An analysis of the potential adverse impacts of the proposed development on wildlife and wildlife habitat, or on important plant species, on- or off-site.

Most of the wildlife species with mapped habitats near the project area are common species that are adapted to human-related activities. The project is therefore unlikely to have direct impacts on these wildlife species. Indirect impacts from construction are likely to be minor and short in duration.

Although no bird nests were noted within or near the project area during the site visit, several small trees and structures within the project area may provide potential nesting habitat (Photo 6 in Photographic Log). Additionally, raptors may nest in taller trees near the project area; therefore, the project may have short-term indirect effects on nesting raptors.

d. A list of proposed mitigation measures and an analysis of the probability of success of such measures.

To maintain and enhance the diversity of wildlife species, wildlife habitat, and plant species that occur in the Longmont area, the following mitigation measures have been proposed:

- A landscaping plan will be developed for the project which meets the requirements of Code 15.05.040 of the City of Longmont's Code of Ordinances. Additionally, a vegetative bioswale screen will be planted along the perimeter of the artificial turf to help to prevent debris and pollution from exiting the project area and ultimately degrading habitat outside of the project area.
- As recommended in Section G of Code 15.02.030 of the City of Longmont's Code of Ordinances, the project will be designed to complement the visual context of the natural area using techniques such as architectural and landscaping design, and choice of colors and building materials. Sections of the concrete area and pedestrian promenade will be sandblasted or colored to better blend with the natural visual character of the area.
- Structures and small trees within the project area may provide potential nest sites for migratory birds, and large trees near the project area may provide potential nest sites for raptors. The nesting season for migratory birds generally occurs from April 1 – August 31, although raptors may nest as early as February. If construction activities occur during the nesting season, the project should conduct pre-construction nest surveys for migratory birds, including raptors. If nesting raptors are noted within 0.5 mile of the project area, then the recommendations outlined in *CPW Recommended Buffer Zones and Seasonal Restrictions for Colorado Raptors* should be followed (CPW, 2008). If birds are noted within the project area, the nest(s) should be avoided until the birds have fledged.
- Although unlikely, if prairie dogs are noted within the project area prior to construction, the project should follow the removal guidelines outlined in the City of Longmont Code of Ordinances. If prairie dogs construct burrows within the project area, a Burrowing Owl (*Athene cunicularia*) survey should occur regardless of whether the prairie dog burrows are active at the time of construction.

e. A plan for implementation, maintenance, and monitoring of mitigation measures.

The mitigation measures described above will be included in the project and landscaping plans. RMS, a qualified landscaping architecture firm, will lead planning for the project, including implementation of the landscaping plan per Code 15.05.040 of the City of Longmont's Code of Ordinances. If sensitive species are noted in or near the project area, a qualified biologist will be retained to assist with the mitigation activities proposed in the above section.

f. A plan for any relevant enhancement or restoration measures.

The current project area is primarily a vacant gravel lot. The vegetation that does exist within the project area is almost entirely composed of nuisance and/or weedy species; many of which are designated by the CDA as noxious. Because the proposed project includes landscaping efforts to create a space for weddings, outdoor movies, and other community gathering events, the proposed project should enhance the visual character of the area and reduce the spread of noxious weeds to neighboring areas.

g. A demonstration of fiscal, administrative, and technical competence of the applicant or other relevant entity to successfully execute the plan.

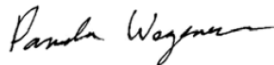
The landscaping and project plans are being finalized. The project has the financial capabilities to implement and follow project plans and to maintain the development once it is built.

As previously mentioned, the project is required to follow City of Longmont's Code of Ordinances, including Code 15.05.030 - Habitat and Species Protection. Code 15.05.030 requires that a species or habitat conservation plan is prepared prior to development. This letter fulfills this requirement and documents that no further mitigation (beyond the setback and the landscape plans) for biological resources is warranted given the existing conditions and limited ecological resources located in or near the project area.

Please do not hesitate to contact me at 303-980-5200 or wegener@pinyon-env.com if you have any questions or concerns.

Sincerely,

PINYON ENVIRONMENTAL, INC.

A handwritten signature in black ink that reads "Pam Wegener".

Pam Wegener
Biologist

Attachments

Figure 1
Photographic Log

References

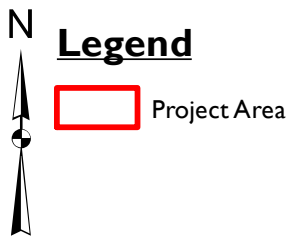
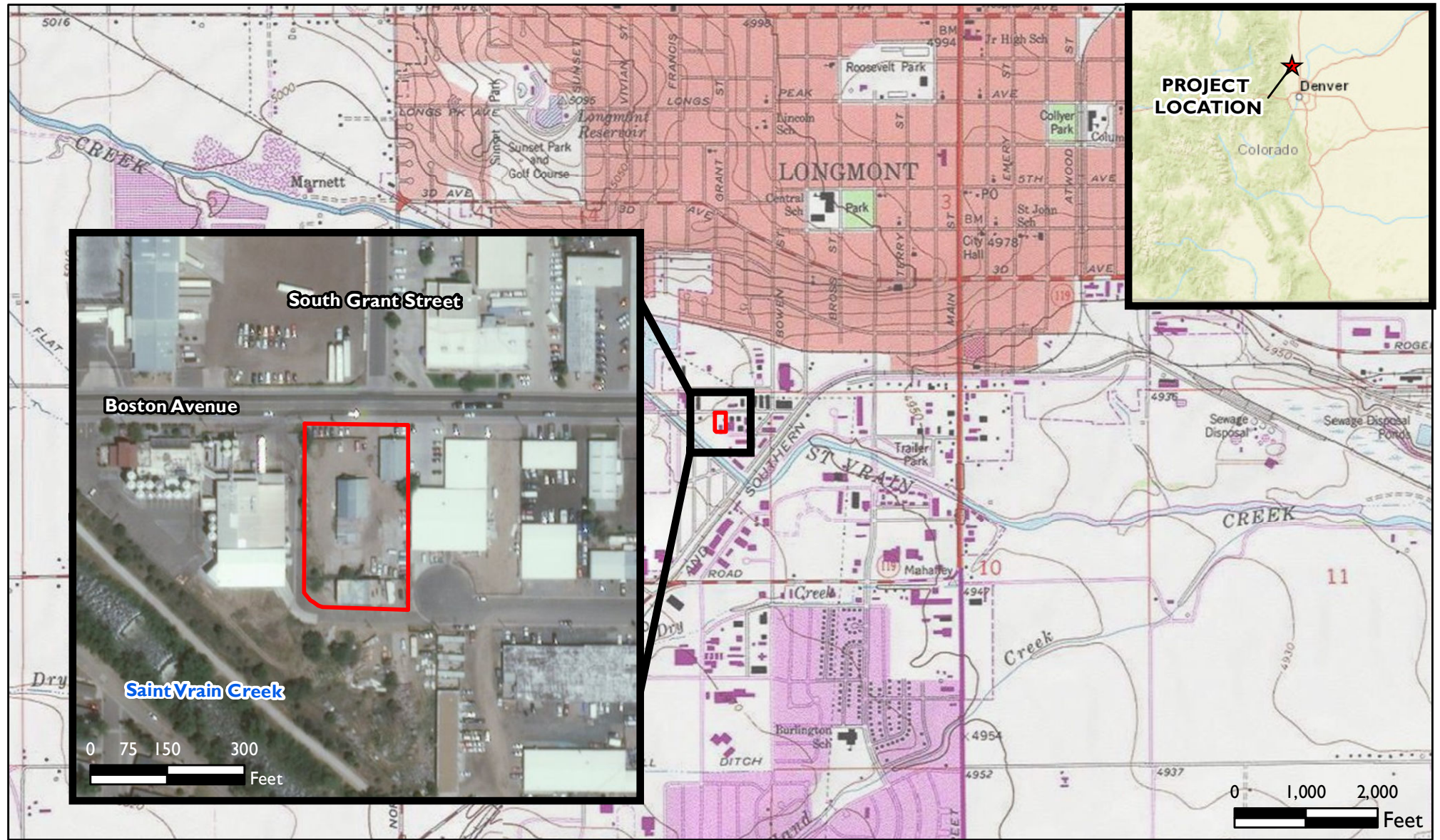
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NatureServe, 2019. "NatureServe Explorer: An online encyclopedia of life [web application]. Version 7.1," NatureServe, Arlington, Virginia. Available at: <http://www.natureserve.org/explorer>. Accessed April 2019.

USFWS, 2015. Preble's Meadow Jumping Mouse (*Zapus hudsonius preblei*) Trapping Database for Scientific Collection Activities Conducted under Section 10 of the Endangered Species Act. Colorado Ecological Services Field Office. Denver. Received by Pinyon via email from Alison Michael. October 22.

USGS, 1983. "7.5-Minute Topographic Map, Longmont, Colorado," United States Geological Survey, 1968. Revised 1983.



Pinyon
Environmental, Inc.

PROJECT LOCATION

Left Hand Brewing Project Conservation Plan
1265 Boston Avenue
Longmont, Colorado

Site Location: Section 9, Township 2 North, Range 69 West, 6th Principal Meridian

Pinyon Project Number: 1/19-1286-01

Drawn By: PJW

Figure 1

Reviewed By: EMM

Date: 5/16/2019

Photo 1. View of western portion of project area; area mostly consists of a vacant gravel lot with weedy vegetation generally concentrated along the fence lines and sheds. Facing south.



Photo 2. View of debris and weedy vegetation in the western portion of the study area. Weedy vegetation is generally concentrated along the fenceline. Facing south.



Photo 3. View of dirt piles and weedy vegetation in the northwest corner of project area. Weedy vegetation is generally concentrated along the fenceline. Facing south.



Photo 4. View of vacant gravel lot on the southeast corner of the project area. Facing north.



Photo 5. View of Saint Vrain Creek approximately 0.04 mile southwest of the project area. Photo taken on River Road, facing north.



Photo 6. Structures within the project area which may provide potential nesting habitat for migratory birds.

