

20-Day Environmental Clearance Letter Information and Checklist

Purpose: The purpose of the 20-day letter is to confirm that the environmental and wildlife conditions have been addressed for a property, prior to construction activities. Construction activities also include grading and placement of silt fencing. This letter must be approved by Open Space staff prior to construction activities.

The 20-day period is designed to confirm that there are no environmental concerns before construction begins, while allowing enough time for Broomfield staff to review the letter, schedule a pre-construction meeting with the developer, and approve a grading permit.

The 20-day letter information will be provided to the developer by Broomfield Community Development staff at the beginning of the construction plan review period. The 20-day letter information will also be posted on Broomfield's Engineering and Open Space and Trails websites. The requirement for the 20-day letter is listed on the grading permit application with a reference to the website information.

Description: The 20-day letter is typically a follow-up to the initial environmental report that is completed during development review, unless a full environmental report was not required for the site. When the 20-day letter is submitted, it should be attached to any previous environmental report(s) that have been prepared for the property.

When the 20-day letter is submitted by the developer/applicant, it should be sent electronically to the project planner, project engineer, project inspector, and Open Space and Trails staff.

Below is a list of the items that will typically need to be addressed in the 20-day letter.

- Name of environmental consultant, date that environmental assessment was performed at the site, and the property address. Describe the development plans for the property (office building, hotel, parking lot, etc.)
- Provide a map of the development property that the consultant reviewed.
- Provide and describe any prior environmental site assessment(s) or report(s) for the project/property (eg. Initial Environmental Report submitted on xx/xx/xx date). Briefly describe any issues raised in previous reports that are going to be addressed with this letter.

- Address wetlands - are there wetlands on the site? If so, have the wetlands been surveyed? Are the wetlands jurisdictional? Are there U.S. Army Corps of Engineers (USACE) permits needed for the project? How many acres of wetlands are affected? etc. Provide any USACE permits and describe mitigation, if applicable.
- Threatened and endangered species review - provide a list of possible species of concern based on the location of the project, and address whether there is habitat or the presence of the species on the development property.
- Colorado Parks and Wildlife Tier 1 Species of Greatest Conservation Need review- provide a list of all possible species of concern from Colorado's 2015 State Wildlife Action Plan Tier 1 Species of Greatest Conservation Need list, based on the location of the project. This includes, but may not be limited to, the following species: orangespotted sunfish, plains topminnow, northern leopard frog, burrowing owl, golden eagle, mountain plover, little brown myotis, and Preble's meadow jumping mouse. Also address whether there is habitat or the presence of the species on the development property.
- Migratory birds and raptors - address whether habitat on the site features potential nesting sites for migratory birds or raptors. The letter should describe review of possible nesting sites on the property that may be protected by the Migratory Bird Treaty Act, or any other federal, state, or local regulations. The site should be reviewed for trees that may provide nesting habitat or taller grasses that may allow for ground nesting sites. Discuss the relevant dates that apply to nesting seasons for any affected birds and describe possible mitigation plans, if applicable. Determine if a nesting bird study is needed.
- Prairie dogs and burrowing owls - the letter should confirm if prairie dogs or active prairie dog burrows are on the site, including inactive burrows. Confirm that Broomfield's policies have been followed, if prairie dogs are on the site. Confirm that prairie dogs have been removed, if applicable, and reference dates and permits associated with that work. If prairie dog burrows (active or inactive) are found on the site, burrowing owls need to be addressed as well (and this may be addressed in the T & E section as well). The burrowing owl nesting season is from March 15 to October 31, and a survey is required for any construction work that will be initiated within those dates. If burrowing owl surveys took place, provide the dates of the surveys, findings, and confirm that they were completed in accordance with state guidelines. Please find Broomfield's complete prairie dog policies at: www.broomfield.org/prairiedogs
- Any other applicable wildlife issues. This would include den sites for mammals like coyotes and foxes, fish and other aquatic life in wetland areas, turtles, snakes, etc.

- Provide pictures of the site, as attachments.
- The 20-day letter should confirm that all of the issues noted in a prior environmental report have been cleared for any concerns related to the development of the site.
- Provide consultant’s email and phone contact information for any follow-up and questions.

Timeline: The 20 days will be counted with the site inspection being Day 1 (not the date of submittal for the letter, unless it is the same day), and the letter will state the date of the site inspection.

The 20 days include all calendar days including holidays, weekends, etc. If construction activity does not begin within 20 days of the site inspection, a new 20-day letter will be needed. It will be the developer’s responsibility to start construction on the site before the 20-day period expires as long as the letter has been approved by Broomfield (see timeline below).

After the grading permit is released, the developer is still responsible for any environmental/wildlife issues that arise after the 20-day letter or during the construction period. The developer shall notify Broomfield staff immediately if such an issue is observed on the site. For example, if a migratory bird were to nest on the site after the 20-day letter was approved, the developer would still be subject to the provisions of the Migratory Bird Treaty Act or any other regulations, and would need to address the issue with the environmental consultant and Broomfield staff.

Timeline for the 20 Day-Letter and Release of Grading Permit:

