



US Army Corps  
of Engineers

Sacramento District  
1325 J Street  
Sacramento, CA 95814-2922

# Public Notice

Public Notice Number: 200175238

Date: August 17, 2001

Comments Due: September 17, 2001

In reply, please refer to the Public Notice Number

## TO WHOM IT MAY CONCERN:

**SUBJECT:** Application for a Department of the Army permit under authority of Section 404 of the Clean Water Act (CWA) and for water quality certification under Section 401 of the CWA to discharge 55,381 cubic yards (cy) of compacted native soil into golf course ponds, 28,391 cy into wetlands due to grading for renovation of the golf course and approximately 280 cy into Brush Creek for restoration and fish habitat improvement as shown in the attached drawings.

**APPLICANT:** Snowmass Club Associates L.L.C.  
Post Office Drawer G-2  
0239 Snowmass Club Circle  
Snowmass Village, Colorado 81615

**LOCATION:** The project is located in the Town of Snowmass Village and is bound by Highline Road, Brush Creek Road and Owl Creek Road within Section 31, Township 9 South, Range 85 West, Pitkin County, Colorado.

**PURPOSE:** The Phase II plan for the Snowmass Club Planned Unit Development creates the opportunity for the continued addition to the public accommodation base for Snowmass Village. The two proposed buildings provide the additional amenities for the entire redevelopment by housing 21 fractional ownership condominium units. The project will provide opportunity to make important improvements to the golf course, club house and other athletic facilities. The current course needs a variety of improvements to become competitive with other mountain destination resorts. The last objective is to move Brush Creek away from the fill slope along Highline Road to reduce erosion.

**PROJECT DESCRIPTION:** The Current plan will locate a new 5,314 square foot clubhouse in the heart of the golf course with direct vehicular access from Brush Creek. The golf course will be redesigned to accommodate the new clubhouse and to improve play. All holes will essentially be new with the exception of numbers 3, 4, 6, 7, and 8 will be preserved (Figure 1). There will be a total of 8.452 acres of impacts to waters of the U.S., including wetlands at 20 different locations from the golf course renovation (Table 1). Disturbance areas 1-15 are on the existing golf course and will be disturbed due to grading during the complete renovation of the course. Disturbance areas 10, 11, 14, and 15 are existing golf course ponds that are mainly open

water with varied wetland fringes (Figures 8, 10-15). All ponds, with the exception of number 11 will be altered to enhance play or create wetlands. Pond number 11 will be filled for the site of the new club house. In total 5.808 acres of waters of the U.S. will be impacted from renovation of the golf course. Total surface area of open water from the ponds would be reduced from 9.456 acres to 6.354 acres for a net reduction of 3.182 acres of open water. A total of 2.59 acres of wetlands (mostly palustrine/emergent) would be impacted from disturbance areas 1-15. Many of these wetlands will be filled or dredged due to the grading (Figures 2-15).

Disturbance areas 16 through 19 are within the Brush Creek corridor at two existing road crossings (see figures 16-18). Both crossing structures will be removed and replaced to provide improved passage of flood waters and to enhance the fisheries habitat for spawning activity. A disturbance of 0.038 acre of wetland will occur during the removal of the existing box culverts and replacement of a span arch and three-sided box culvert respectively. The majority of these disturbance areas will be mitigated in place once construction is completed.

Disturbance area 20 will is also within the Brush Creek corridor. Approximately 0.017 acre of wetland disturbance (no fill) would take place from the construction of the condominium building on the south side of the creek (see figure 16). The building is situated between Brush Creek on the north and at the toe of a very steep slope and property boundary to the south. The building has been reconfigured to meet the Snowmass Wildcat Fire District fire codes and minimize the impact to adjacent riparian wetland.

The main stem of Brush Creek will be diverted to pass through two existing golf course ponds and will immediately outlet to the old channel (Figures 22 and 24). The objective here is to move the creek away from Highline Road where it is a constant source of erosion. Total bedload and suspended sediment load to the Roaring Fork River would be further reduced by the golf course ponds acting as sediment traps. A typical channel cross-section and plan-view can be seen in figures 25 through 29. Sufficient flow will be left in the existing channel to sustain the existing riparian vegetation. Five or six vortex rock weirs will also be added to the reach above the proposed channel relocation (see Figures 22 and 23). These structures will be placed to increase fish habitat based on previous studies by the applicant's fisheries biologist. A total of 280 cy of rock will be utilized for the diversion, vortex rock weirs and associated bank stabilization and outlet works.

**ALTERNATIVES:** Currently, the only alternative identified is the "no action" or permit denial alternative.

**AREA DESCRIPTION:** The Snowmass club sits at an elevation of approximately 8000 feet above sea level and is comprised of a relatively flat topography within the Brush Creek watershed. It is bounded on the north by Brush Creek Road, on the east by Highland Road and on the south by Owl Creek Road. Brush Creek and the East Fork of Brush Creek flow through the property. The Snowmass Club Planned Unit Development is comprised of fourteen parcels, three of which are the subject of this application. These parcels are a mix of condominiums, a golf course, clubhouse, lodge, athletic club, sewer ponds and parking lots. Prior to the mid-1960's the Snowmass Club property was part of a cattle and hay ranch. Over the last 40 years, the property has been developed into residential and sports facilities along with the development of the adjacent Town of Snowmass Village and Snowmass Ski Area. During this time, sections of Brush Creek have been straightened and the riparian vegetation removed.

**ADDITIONAL INFORMATION:** As mitigation, the applicant is proposing to create six acres of shallow wetland benches around the existing and proposed ponds and three isolated areas (Figures 1, 19-21; areas A-H). The wetland benches are shown in cross-sections AA, BB, and DD ( Figures 13, 15, and 11 respectively). A transitional wetland bench will be created around the fringe of the emergent wetlands and ponds in specific areas that do not interfere with golf. In addition three shallow wetlands will be created within the golf course and are shown in cross-section EE (Figure 5). A total of 31,645 one gallon emergent wetland plants consisting of 10 species will be planted in the deeper sections of the wetland benches. A total of 4,000 ten cubic inch containerized plants of the same 10 species will be planted in the transitional emergent wetland zone and around the fringes of all ponds and created wetlands.

The applicant has requested water quality certification from the Colorado Department of Public Health and Environment, Water Quality Control Division in accordance with Section 401 of the Clean Water Act. Written comments on water quality certification should be submitted to Mr. Phil Hegeman, Planning and Standards Section, Colorado Department of Public Health and Environment, Water Quality Control Division, 4300 Cherry Creek Drive South, Denver, Colorado, 80222-1530, on or before **September 17, 2001**.

The Colorado Department of Public Health and Environment, Water Quality Control Division also reviews each project with respect to the anti-degradation provision in state regulations. For further information regarding anti-degradation provision, please contact Mr. Hegeman at the Colorado Department of Public Health and Environment, Water Quality Control Division, telephone (303) 692-3575.

The latest published version of the National Register of Historic Places and its monthly supplements have been reviewed and there are no places either listed or recommended as eligible which would be affected. Presently unknown cultural resources may be located in the permit area.

This activity would not affect any threatened or endangered species or their critical habitat. The District Engineer has made this determination based on information provided by the applicant and on the Corps' preliminary investigation.

Interested parties are invited to submit written comments on or before **September 17, 2001**. Any person may request, in writing, within the comment period specified in this notice that a public hearing be held to consider this application. Requests for public hearings shall state, with particularity, the reasons for holding a public hearing.

The decision whether to issue a permit will be based on an evaluation of the probable impact including cumulative impacts of the proposed activity on the public interest. That decision will reflect the national concern for both protection and utilization of important resources. The benefit which reasonably may be expected to accrue from the proposal must be balanced against its reasonably foreseeable detriments. All factors which may be relevant to the proposal will be considered including the cumulative effects thereof; among those are conservation, economics, aesthetics, general environmental concerns, wetlands, cultural values, fish and wildlife values, flood hazards, flood plain values, land use, navigation, shoreline erosion and accretion, recreation, water supply and conservation, water quality, energy needs, safety, food and fiber

production, mineral needs, consideration of property ownership, and in general, the needs and welfare of the people.

For activities involving 404 discharges, a permit will be denied if the discharge does not comply with the Environmental Protection Agency's Section 404(b) (1) guidelines. Subject to the preceding sentence and any other applicable guidelines or criteria, a permit will be granted unless the District Engineer determines it would be contrary to the public interest.

The Corps of Engineers is soliciting comments from the public; Federal, state, and local agencies and officials; Indian Tribes; and other interested parties in order to consider and evaluate the impacts of this proposed activity. Any comments received will be considered by the Corps of Engineers to determine whether to issue, modify, condition or deny a permit for this proposal. To make this decision, comments are used to assess impacts on endangered species, historic properties, water quality, general environmental effects, and the other public interest factors listed above. Comments are used in the preparation of an Environmental Assessment and/or an Environmental Impact Statement pursuant to the National Environmental Policy Act. Comments are also used to determine the need for a public hearing and to determine the overall public interest of the proposed activity.

Written comments on this permit application should be submitted to the District Engineer at the address listed above. Please furnish a copy of your written comments to the attention of Mr. Randy Snyder, Western Colorado Regulatory Office, U.S. Army Engineer District, Sacramento, 402 Rood Avenue, Room 142, Grand Junction, Colorado 81501-2563. For further information, please contact Mr. Snyder, at telephone number (970) 243-1199, extension 12, or email [rsnyder@spk.usace.army.mil](mailto:rsnyder@spk.usace.army.mil).

Michael J. Conrad, Jr.  
Colonel, Corps of Engineers  
District Engineer

Enclosures: Drawings