



Draft  
Environmental Assessment  
PUEBLO COUNTY Emergency  
Services Center:  
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### LIST OF ACRONYMS AND ABBREVIATIONS

<b>44 CFR 10</b>	--	FEMA Environmental Considerations Regulations
<b>44 CFR 9</b>	--	FEMA Floodplain and Wetlands Regulations
<b>ACHP</b>	--	Advisory Council on Historic Preservation
<b>APE</b>	--	Area of Potential Effect
<b>BFE</b>	--	Base Flood Elevation
<b>BMP</b>	--	Best Management Practices
<b>CAA</b>	--	Clean Air Act
<b>CATEX</b>	--	Categorical Exclusion
<b>CDBG</b>	--	Community Development Block Grant
<b>CDPHE</b>	--	Colorado Department of Public Health and Environment
<b>CEQ</b>	--	Council on Environmental Quality
<b>CERCLA</b>	--	Comprehensive Environmental Resource Compensation and Liability Act
<b>CFR</b>	--	Code of Federal Regulations
<b>CLOMR</b>	--	Conditional Letter of Map Revision
<b>CSEPP</b>	--	Chemical Stockpile Emergency Preparedness Program
<b>CWA</b>	--	Clean Water Act
<b>dB</b>	--	Decibels
<b>EA</b>	--	Environmental Assessment
<b>EDR</b>	--	Environmental Data Resources
<b>EIS</b>	--	Environmental Impact Statement
<b>EO</b>	--	Executive Order
<b>EO 11988</b>	--	Floodplain
<b>EO 11990</b>	--	Wetlands
<b>EO 12898</b>	--	Environmental Justice
<b>EPA</b>	--	Environmental Protection Agency
<b>ESA</b>	--	Endangered Species Act
<b>FEMA</b>	--	Federal Emergency Management Agency
<b>FIRM</b>	--	Flood Insurance Rate Map
<b>FONSI</b>	--	Finding of No Significant Impact
<b>FWPCA</b>	--	Federal Water Pollution Control Act
<b>FWS</b>	--	U. S. Fish and Wildlife Service
<b>H&amp;H</b>	--	Hydraulics and Hydrology
<b>HMGP</b>	--	Hazard Mitigation Grant Program
<b>HUD</b>	--	Department of Housing and Urban Development
<b>LOMR</b>	--	Letter of Map Revision
<b>MOA</b>	--	Memorandum of Agreement
<b>NEPA</b>	--	National Environmental Policy Act
<b>NHPA</b>	--	National Historic Protection Act
<b>NMFS</b>	--	National Marine Fisheries Service
<b>NPDES</b>	--	National Pollutant Discharge Elimination System
<b>NRC</b>	--	Natural Resources Conservation Service
<b>OSHA</b>	--	Occupational Safety and Health Administration
<b>PA</b>	--	Public Assistance, Programmatic Agreement
<b>PM<sub>10</sub> &amp; PM<sub>2.5</sub></b>	--	Particulate Matter less than 10 or 2.5 microns
<b>RCRA</b>	--	Resource Conservation and Recovery Act
<b>REO</b>	--	Regional Environmental Officer
<b>Section 106</b>	--	Historic Preservation Consultation
<b>Section 404</b>	--	CWA Dredge and Fill Permit
<b>Section 406</b>	--	Public Assistance Program
<b>Section 7</b>	--	Endangered Species Consultation
<b>SHPO</b>	--	State Historic Preservation Officer
<b>SMMA</b>	--	Standard Mitigation Measures Agreement
<b>STATEX</b>	--	Statutory Exclusion
<b>T&amp;E</b>	--	Threatened & Endangered

**USACE** - - U.S. Army Corps of Engineers  
**USDA** - - United States Department of Agriculture  
**USEPA** - - United States Environmental Protection Agency  
**USFWS** - - United States Fish and Wildlife Service  
**USGS** - - U.S. Geological Service

## SECTION 1: INTRODUCTION

### 1.1 BACKGROUND AND OVERVIEW

The Department of Homeland Security's Federal Emergency Management Agency (FEMA) is preparing the Environmental Assessment (EA) for a proposed project submitted by the County of Pueblo for the construction of a new Pueblo County Emergency Services Center. Funding would be provided by DHS/FEMA, through the Chemical Stockpile Emergency Preparedness Program (CSEPP). The CSEP Program is a federally funded program designed to improve the emergency response capabilities on the installations that store, and the communities that surround, the United States Army's chemical weapons storage facilities. The U.S. Army Pueblo Chemical Depot located in Pueblo County is one of those facilities.

The Chemical Stockpile Emergency Preparedness (CSEP) Program is a wide-ranging activity in support of a national initiative involving the U.S. Army Chemical Materiel Agency (CMA), the Federal Emergency Management Agency (FEMA), 9 states, and 37 counties. Established in 1988, the CSEP Program enhances emergency planning for the unlikely event of a release of hazardous chemical weapons agent from one of the Army's chemical weapons storage installations currently storing chemical weapons. These obsolete weapons are scheduled to be destroyed; meanwhile, however, they pose a threat to installation workers and residents of the surrounding communities. CSEPP's mission is to *“enhance existing local, installation, tribal, State, and Federal capabilities to protect the health and safety of the public, work force, and environment from the effects of a chemical accident or incident involving the U.S. Army chemical stockpile.”* The Department of Defense, United States Department of the Army has a MOU (Memorandum of Understanding) with FEMA to manage and direct the off-post aspects of the CSEPP effort while the Army retains the responsibility for the on-post aspects of the program. Both parties supported legislation, which gave FEMA the necessary authority with respect to CSEPP to take on this expanded role. The MOU is located in Appendix B, Exhibit 7.

This environmental assessment (EA) has been prepared to analyze the potential consequences to the natural and human environment associated with the proposed action, the no action alternative, and other potential alternatives in accordance with the *National Environmental Policy Act* (NEPA) (42 *United States Code* [USC] 55 parts 4321 et seq., 2000), the Council on Environmental Quality (CEQ) implementing regulations (40 *Code of Federal Regulations* [CFR] 30 parts 1500 et seq., 2004), and 44 CFR Emergency Management and Assistance Ch. I Part 10. This EA is designed to meet FEMA's responsibilities under NEPA and to determine whether to prepare a Finding of No Significant Impact (FONSI) or a Notice of Intent (NOI) to prepare an Environmental Impact Statement (EIS) for the proposed project.

## 1.2 PURPOSE AND NEED

### BACKGROUND

The proposed project is to utilize DHS/FEMA monies, through the Chemical Stockpile Emergency Preparedness Program (CSEPP) to provide Pueblo County Emergency Services Center (ESC) facilities that safely, continuously, and cost-effectively meet the emergency services needs of residents within Pueblo County. The current location of the Pueblo County EOC, at 320 W. 10<sup>th</sup> Street, is occupied well beyond its capacity to effectively serve the current and future needs of the County. The current location is plotted on *Figure 1: Current and Proposed Emergency Operation Center Locations* in Appendix A.

The CSEP Program is a federally funded program designed to improve the emergency response capabilities on the installations that store, and the communities that surround, the United States Army's chemical weapons storage facilities. The U.S. Army Pueblo Chemical Depot located in Pueblo County is one of those facilities.

This would provide the City and County of Pueblo with a Pueblo County Emergency Services Center facility that would be able to continue operations even under the most adverse conditions (i.e.: as the last operational building). The building will be configured to house not only the Pueblo County Emergency Services Center for the Pueblo County Sheriff Emergency Services Bureau functions but also the CSEP Program. The services consist of County Emergency Communications (E911 dispatchers), County EOC (Emergency Operations), JIC (Joint Information Center), and all supporting services.

To accomplish this, the design team will incorporate site features, architectural features, and structural design that will allow the facility to maintain its physical integrity under extreme conditions. The building will be designed to include sufficient redundancy to ensure continuity of operations in case of equipment failure or during maintenance periods. Backup power must be scaled to provide sufficient power for mission critical spaces and equipment for extended periods of time.

The proposed building will:

- Consider improvement to the cost of operations when evaluating capital expenditures.
- Consider near and long-term environmental impact when evaluating capital expenditures.
- Provide the space required to adequately deliver Public Safety Services to the County.
- Provide appropriate levels of sustainability and survivability to maintain the critical operations of the facility.
- Provide an ergonomically appropriate facility that considers the extended periods of use by personnel

The current Pueblo County Emergency Operations Center, Pueblo County Sheriff's Office Communications Center and Emergency Services Bureau Office are located in the basement of the Pueblo County Judicial Building at 320 W. 10<sup>th</sup> Street, B1. The basement (B1) has served the residents of Pueblo County since being remodeled in 1992. The building was originally constructed in 1967 and the basement, where the EOC is currently located, once served as the County Jail. Although several renovations and remodels to the building over the past 44 years have been effective in modernizing the facility to better serve the needs of the County, the basic organization of the original building remains intact. The EOC, Communications Center, ancillary and support spaces, circulation and building systems are occupied well beyond their capacity to effectively serve the current and future needs of the county.

An internal review of the facility found the following deficiencies:

1. Lack of floor space for EOC functions and staff offices. It has been noted in federal and state emergency preparedness exercises that the Emergency Operations Center lacks sufficient space to operate effectively. There is no room for additional office space and some staff member's offices are converted holding cells and are as small as 66 square feet.
2. Chronic electrical problems. This often results in equipment and system failures. The electrical systems have been updated and new circuits added but there continue to be power spikes and surges that disrupt communications and dispatch services.
3. Chronic HVAC problems. This often results in overheated equipment and an unpleasant work environment. The HVAC systems have been tuned and auxiliary units added but there are still fluctuations in their capacity and capability to cool critical equipment rooms and work areas. Staff offices vary from too hot to too cold, thus not being able to reach a comfortable working environment temperature.
4. Poor lighting, small work spaces, and a basement environment. Remodels and upgrades have gone as far as they can in this area.
5. Overhead cable/wire trays are full and there is no space to add more. The building was not designed to support the amount of communications and electronic equipment that is required for a facility of this type.
6. Equipment room is full; there is no space for needed additional equipment racks. This also contributes to the overheating problems.
7. Because of the location there is no possibility of expansion. Being a basement facility in the heart of downtown does not allow for expansion.

8. Access to the facility is down a sloped ramp that limits handicap accessibility. The alternate handicapped route is through the first floor and relies on an often malfunctioning elevator.
9. The roof top antenna farm is at its capacity. There is not enough room on the roof to create the separation between antennas needed for optimal communications.

Pueblo County and the Pueblo County Sheriff's Office is in need of a facility to effectively serve the emergency services needs of the residents and guests of Pueblo County. Although the Pueblo County EOC is inhabited and functioning, it is not up to current EOC building code standards and it does not meet the needs for sustained growth in Pueblo County.

#### **PURPOSE AND NEED**

The purpose is to occupy a structure that will provide for all daily emergency communications as well as disaster related operations. The need is that the existing EOC is inadequate and unable to expand.

## **SECTION 2: ALTERNATIVES**

NEPA requires the investigation and evaluation of reasonable project alternatives, including impacts to the natural and human environment as part of the planning process. This EA addresses three alternatives, Alternative #1 – No Action Alternative; Alternative #2 – construction of a Pueblo County Emergency Services Center in downtown Pueblo, Colorado at 1001 N. Santa Fe Avenue; and Alternative #3 – construction of a Pueblo County Emergency Services Center at 829 E. Industrial Blvd. in Pueblo West, Colorado.

The Pueblo County Sheriff's Office considered several criteria to determine which alternative was the best fit for their needs. The Pueblo County Sheriff's Office also applied several criteria to determine the best location for the new proposed Emergency Services Center. These criteria included:

- Central location in the City of Pueblo in order to maximize the use of the assets of the City and County resources already located in operations. This will minimize the response time of Elected Officials, Emergency Responders and others who staff or respond to the Emergency Operations Center. Also centrally located for ease of access to the Joint Information Center (JIC) for staff and to the media and news outlets that respond to or request information from the JIC.
- Ability to utilize existing radio, fiber optic and antenna systems with minimal relocation.
- Easy access to Interstate 25 for mobility of staff and responders.
- Existing County owned property.
- Room for future expansion.
- Sufficient parking for personnel.
- Cost is a major consideration.

The concept facility will consist of approximately a 25,000 square foot building that is designed to the most recent local and state building codes, as well as the following:

- National Fire Protection Agency (NFPA) 1221 – Standard for Installation, Maintenance and Use of Emergency Services Communications Systems, 2010
- FEMA 361 – Design and Construction for Community Shelters
- FEMA 452 – A How-To Guide to Mitigate Potential Terrorist Attacks Against Buildings, January 2005

- Unified Facilities Criteria (UFC) 4-010-01 and 4-141-04 – DoD Standards
- NIOSH Standards
- TIA 942 – Telecommunications Infrastructure Standards for Data Centers
- NENA requirements
- The facility will be ADA Compliant for personnel and visitors.

## **2.1 ALTERNATIVES ANALYZED AND DISMISSED**

A number of alternatives were evaluated against the project purpose and need during the development of the proposed project. These alternatives included various locations throughout Pueblo County that were “looked at” either because the land would be donated, a person of interest suggested the location and/or it appeared to be a good fit considering the criteria. Ultimately, each of these alternatives was dismissed, for various reasons, most of which were because the location didn’t meet the objectives of the proposed new Emergency Services Center. Below are the alternatives that were carried forward along with the detailed analysis of the Affected Environment and Potential Impacts.

## **2.2 ALTERNATIVES CARRIED FORWARD**

### **2.2.1 ALTERNATIVE NO. 1 - NO ACTION ALTERNATIVE**

Under this alternative, the Pueblo County Emergency Services Center would continue to run its operations out of the existing basement location of the Pueblo County Judicial Building without any alteration or changes to the location. Under Alternative No. 1, FEMA would not provide federal funds to Pueblo County to construct a new facility. The existing EOC is located at 320 W. 10<sup>th</sup> Street, B-1, in Pueblo, CO, *See Figure: Current and Proposed Emergency Operations Center Locations in Appendix A.*

### **2.2.2 ALTERNATIVE NO. 2 – NEW PUEBLO COUNTY EMERGENCY SERVICES CENTER AT 1001 N. SANTA FE AVE., PUEBLO, CO**

In July 2010, Mission Critical Partners conducted a Programming and Planning study. The goal of the study was to identify and answer specific questions pertaining to a proposed facility. The questions answered included specific points, such as, the spaces needed in the proposed facility, space for future growth, a 20-year plan, threats to and vulnerabilities of the facility and the necessary architectural and engineering precautions to mitigate challenges, communications systems, and the potential costs of such a facility. Based on the Mission Critical Partners study and an internal study conducted by the Pueblo County Sheriff’s Office, it was determined that a new facility would be the only way to meet the criteria of an Emergency Services Center, in order to meet the current and future demands of the public. The recommendation was to move the ESC to a location that allotted adequate space for current and future growth needs, is easily accessible by government officials, has adequate parking, has dedicated communications rooms, has special survivability features, is secure, is sustainable, is interoperable, and has advanced technology, to name a few. The proposed location for this facility, is the locally preferred alternative, and is located at 1001 N. Santa Fe Ave. and 1028 N. Main *See Figure: Current and Proposed Emergency Operations Center Locations in Appendix A.*

The proposed new facility will significantly reduce overall response time to the community as well as enhance the Sheriff's Office's ability to respond to crises involving emergency situations, including those associated with the Pueblo Chemical Depot. Based on an internal assessment conducted by the Sheriff's Office, a need was determined to expand the current operations and update technology in order to serve the community in an effective manner. In order to accomplish this, a new location must be utilized.

The locally preferred alternative location is zoned (B-4) for business use. Most likely the zoning would need to be reclassified to S-1 for government use. The location has two structures and is paved. The structures would have to be demolished for construction of the new facility. Excavation would be required for the proposed new construction to construct concrete footings and foundations and the use of structural fill would be required to support footings and foundations if unsuitable soil is encountered during excavation. Grading would be required to construct the parking area to proper elevation and achieve positive slope for storm water run-off. Parking and driveway areas may be supported on suitable native soil, structural fill, or existing fill, where the upper 12-inches of soil have been compacted to 95% of the maximum density. Standard construction equipment (backhoe, front end loader, trucks, etc.) will be used. The total area of soil disturbance would be approximately 85,000 square feet or approximately 2 acres, including the area where demolition of existing buildings would occur.

Building construction would require the removal of any existing trees and shrubbery. There are only a couple of these features. None of which are native. New landscaping would be provided around the perimeter of the new building.

The legal descriptions of the properties are:

1001 N. Santa Fe Avenue

LOTS 1 THRU 9 EXC THE W 16.00 FT OF LOT 9 TO CITY BY DEED #203246 ALSO LOTS 12 THRU 16 ALL ALLEY ADJ TO LOTS 7 + 8 + ALLEY ADJ TO LOTS 15 + 16 ALL WITHIN BLK 4 COUNTY ADD FORMERLY #05-254-29-006 + 007.

1028 N. Main Street

LOTS 10 + 11 BLK 4 COUNTY ADD

**2.2.3 ALTERNATIVE NO. 3 – NEW PUEBLO COUNTY EMERGENCY SERVICES CENTER  
AT 829 E. INDUSTRIAL BLVD., PUEBLO WEST, CO**

This alternative explored the feasibility of locating a new facility in Pueblo West, CO specifically at 829 E. Industrial Blvd. This location was carried forward as it is vacant land and the Pueblo West Metro District expressed an interest in aiding with the development of the facility if located in their area.

This land is located on Industrial Blvd. in Pueblo West, near a new extension of Parkview Hospital, particularly for emergency services. The land is currently owned by the Pueblo West Metro District and is zoned I-2, Industrial Use. *See Figure Alternative 2: Proposed Emergency Operations Center Location.* This site may require re-zoning to S-1 for government use. Below is a partial list of the potential benefits of this location as outlined in correspondence dated March 18, 2011 from the Pueblo West Metro District, District Manager, Jack Johnston.

- Cost Effective – donated land
- Operational Redundancy – Electrical, Telecom, and Water
- Geography – high elevation, outside floodplain, significant separation from other communication centers
- Operational Support – Proximity to Emergency Room (Parkview Hospital), Proximity to fire station and open land
- Access – Highway 50, Pueblo Blvd., Purcell Blvd.
- Employment – Lower crime area, no city sales tax

No buildings would be demolished at this location as it is vacant land. The main ecosystem of this area, when not developed, is the Short-Grass Prairie. Below is a description of this type of ecosystem:

**Short-Grass Prairie** - The most common vegetation includes four-winged saltbush, sagebrush, rabbitbrush, and grasses such as blue grama and Galleta. Mammals include coyotes, skunk, badgers, raccoons, squirrels, and red or gray fox. Birds of this area include scaled quail, mourning doves, and meadowlarks. Reptiles such as bull snakes, prairie rattlesnakes, coachwhips (often called red racers), Colorado checkered whiptails, and eastern fence lizards can also be seen.

Building construction would require the removal of any existing grasses, brushes, etc. New landscaping would be provided around the perimeter of the new building, similar to surrounding properties

The legal description of the property is:

829 E. Industrial Blvd.

LOTS 20 BLK 1 TR 258 PUEBLO WEST

## **SECTION 3: AFFECTED ENVIRONMENT AND POTENTIAL IMPACTS OF THE ALTERNATIVES CONSIDERED**

### **3.1 GEOLOGY, SEISMICITY AND SOILS**

This section describes baseline environmental, cultural, and socioeconomic conditions at the locations of the alternatives as well as the general vicinity, with emphasis on those resources potentially impacted by the alternatives.

Per the United States Geological Survey (USGS), Pueblo, Colorado Quadrangle, the physical setting for the Pueblo Area includes two natural physiographic areas. About 95 percent is gently rolling plains of the upper Arkansas River Valley. Elevation of this physiographic area ranges from 4,400 to 5,800, increasing gradually from east to west. About 5 percent of the survey area is foothills of the southern Rocky Mountains. Elevation ranges from 5,800 to 8,000 feet. Additionally, the Pueblo Area is underlain by beds of limestone, shale and sandstone. The limestone and shale contain no water. The best source of water is the Dakota Formation, but water is not obtained in this formation in all areas. Within these two formations there consist four main types of parent material, the weathered rock or unconsolidated material in which soils form. These types are alluvium, eolian deposits, soft to hard sedimentary rocks of Cretaceous age and Precambrian granite. Specifically at the locally preferred location, the deposits, called colluviums because the rock deposits have settled or sloped due to gravity and not water movement, are present. The Pierre Shale, the most extensive shale formation, parallels Fountain Creek and the Arkansas River and extends about 10 miles south of Pueblo. This formation is found at the Alternative No. 2 location.

**ALTERNATIVE NO. 1 - NO ACTION ALTERNATIVE** – Under this alternative, no impacts to the geology or soils of the existing site would occur.

**ALTERNATIVE NO. 2 – NEW PUEBLO COUNTY EMERGENCY SERVICES CENTER AT 1001 N. SANTA FE AVE., PUEBLO, CO** - This location is located in two main soil complexes. The Razor clay loam (Ra) and the Limon silty clay loam, 0 to 2 percent slopes (LnA). The Razor clay loam (Ra) soils are found in the north central part of the survey area (see Appendix A – Soil Map). The slope ranges from 1 to 5 percent but is mostly less than 3 percent. These soils are described as having a moderate erosion and runoff hazard. The Limon silty clay loam (LnA) is on alluvial fans and terraces in the north-central and southeastern parts of the survey area. This soil has moderate runoff and the hazard of erosion is moderate to severe.

According to “www.daftlogic.com”, the general elevation at the subject site is 4,689 feet above mean sea level (North American Vertical Datum, NAVD 88). Surface topography generally

slopes from the west to the southeast according to the **Northeast Pueblo, CO (2010)** and 7.5-minute quadrangle maps (Appendix A). As a part of site development, soil borings were performed on the subject site by CTL Thompson in June 2011. The study is included in Appendix B, Exhibit 2.

#### SITE PREPARATION AND UTILITIES (excerpt from CTL Thompson, 2011)

The Colorado Front Range is located in an area of low seismic activity. A total of six soil borings were drilled at the site. The borings encountered bedrock at depths between approximately 13 and 22 feet. Based on these conditions and the estimated shear wave velocities of the overburden soils and bedrock, a Site Class C is recommended and should be assumed for the structure per the 2009 International Building Code. Based on the subsurface conditions encountered, the engineer recommends a deep foundation system such as drilled piers or micropiles. Additionally, they recommend removal of all existing fill beneath slabs and replacement with densely compacted granular fill. They recommend citing the proposed structure as far west as possible on the site, to avoid problems with removal of existing fill in the building areas and installation of the drilled piers.

Under this proposed alternative, construction activities would not be deep enough to impact underlying geological resources. The construction would include demolition of two structures and excavation of fill from under those foundations. Short-term impacts to soils may occur during construction activities related to the disturbance of soils in the parking areas. Appropriate soil erosion best management practices (BMPs) such as silt fence, inlet filters and mud tracking mats and restoration work would be implemented to minimize storm water runoff. Any stockpiles of topsoil or clean fill material will be surrounded by silt fence and covered as necessary to prevent fugitive dust and soil erosion. Additionally, the *Standard Construction Specifications and Standard Details for City of Pueblo, Colorado, version March 28, 2005* will be implemented. Specifically, Article 9, Earthwork: 9.3.02 Dust Prevention and 9.3.03 Erosion and Sediment Control. The construction of the proposed EOC will require the removal and/or displacement of surface and subsurface soils, which will be used on-site to construct screening berms and/or if suitable to raise the proposed building pad elevations to plan.

**ALTERNATIVE NO. 3 – NEW PUEBLO COUNTY EMERGENCY SERVICES CENTER AT 829 E. INDUSTRIAL BLVD., PUEBLO WEST, CO** – This location is located in the Manvel Series of soils, specifically Manvel silt loam. The Manvel series consists of deep, well-drained soils that are formed on alluvial fans in silty colluvial and alluvial material that weathered mainly from limestone. The slope is 0 to 5 percent and the elevation ranges from 4,400 to 5,800 feet. Kim fine sandy loam soils are described as typical of the series, but the surface and subsurface layers are fine sandy loam and in most places limy gravelly sand is at a depth of about 5 feet. Runoff is slow and the hazard of erosion is slight to moderate.

The general elevation at the subject site is 5,035 feet above mean sea level (North American Vertical Datum, NAVD 88). Surface topography generally slopes from the west to the southeast. The Topography Map is included in Appendix A.

Under this proposed alternative, construction activities would not be deep enough to impact underlying geological resources. Short-term impacts to soils may occur during construction activities related to the disturbance of soils. Appropriate soil erosion best management practices (BMPs) such as silt fence, inlet filters and mud tracking mats and restoration work would be implemented to minimize storm water runoff. Any stockpiles of topsoil or clean fill material will be surrounded by silt fence and covered as necessary to prevent fugitive dust and soil erosion. Additionally, the *Standard Construction Specifications and Standard Details for City of Pueblo, Colorado, version March 28, 2005* will be implemented. Specifically, Article 9, Earthwork: 9.3.02 Dust Prevention and 9.3.03 Erosion and Sediment Control. The construction of the proposed EOC will require the removal and/or displacement of surface and subsurface soils, which will be used on-site to construct screening berms and/or if suitable to raise the proposed building pad elevations to plan.

## **3.2 LAND USE AND PLANNING**

### **3.2.1 ZONING**

**ALTERNATIVE NO. 1 - NO ACTION ALTERNATIVE** – Under this alternative, there would be no impacts to existing land use or zoning because no construction would occur.

**ALTERNATIVE NO. 2 – NEW PUEBLO COUNTY EMERGENCY SERVICES CENTER AT 1001 N. SANTA FE AVE., PUEBLO, CO** – The proposed project site is located off of N. Santa Fe Avenue in downtown Pueblo between 10<sup>th</sup> and 11<sup>th</sup> Streets. There are actually two buildings located on the project site, 1001 N. Santa Fe and 1028 N. Main Street. The properties are currently zoned B-4, for business use, but would most likely require a re-zoning to S-1 for governmental use, as recommended by the Pueblo Planning and Zoning Commission. This would also require approval by the Pueblo City Council. The adjacent properties to the north and east are zoned (B-

4), Community Business District. The properties to the west and south are zoned (S-1), Public Use District. Both zoning areas are congruent the intended use of the locally preferred location.

Under this proposed alternative, there are no anticipated zoning or land use impacts associated with the construction of the proposed EOC as the site is currently zoned B-4 for business use; however surrounding properties are zoned S-1, which would be the recommended re-zoning district. This would need to be approved by the Pueblo City Council, but as the Pueblo County Courthouse and the Pueblo City/County Health Department are currently zoned S-1, this process should be brief.

**ALTERNATIVE NO. 3 – NEW PUEBLO COUNTY EMERGENCY SERVICES CENTER AT 829 E. INDUSTRIAL BLVD., PUEBLO WEST, CO** – The proposed project site is located off of 829 E. Industrial Blvd. in Pueblo West, CO. The site is currently zoned I-2, Light Industrial District. The adjacent properties to the north, east, west and south are also zoned I-2, Light Industrial Use.

Under this proposed alternative, there could be potential impacts to zoning and land use(s). In order to meet the criteria for construction of the EOC the land would have to be re-zoned to S-1, which is not similar to the adjacent properties. Most likely this process could be lengthy and expensive as the there would need to be public hearings, approval by the Pueblo West Metro District as well as approval by Pueblo County. Since this zoning is not in line with adjacent property uses. This option could prove to be lengthy and expensive.

### **3.2.2 PRIME FARM LAND**

The Farmland Protection Policy Act (FPPA) states that Federal agencies must "minimize the extent to which Federal programs contribute to the unnecessary conversion of farmland to non-agricultural uses..." The NRCS is responsible for protecting significant agricultural and significant irreversible conversion that results in the loss of an essential food or environmental resource. Prime farmland is characterized as land with the best physical and chemical characteristics for production of food, feed, forage, fiber and oilseed crops. Prime farmland is either used for food or fiber crops or is available for those crops, but is not urban, built-up land or in water areas. Because none of the alternatives are located in prime farmland this section was not included in the analysis of any of the alternatives considered.

### **3.2.3 FLOODPLAIN MANAGEMENT (EXECUTIVE ORDER 11988)**

Executive Order (EO) 11988 requires federal agencies to take action to minimize occupancy and modification of the floodplain. Specifically, EO 11988 prohibits federal agencies from funding construction in the 100-year floodplain unless there are no practicable alternatives. FEMA's regulations for complying with EO 11988 are promulgated in 44 CFR Part 9. The 8-Step

To minimize risks to safety and human health, all construction activities would be performed using qualified personnel trained in the proper use of the appropriate equipment including all appropriate safety precautions; additionally, all activities would be conducted in a safe manner in accordance with the standards specified in Occupational Safety and Health Act (OSHA) regulations. EO 13045, Protection of Children, requires federal agencies to make it a high priority to identify and assess environmental health and safety risks that may disproportionately affect children.

**ALTERNATIVE NO. 1 - NO ACTION ALTERNATIVE** – Under this alternative, there would be no construction on site and therefore no risk to the safety and security of the City of Pueblo population, regarding construction safety.

Based on the Mission Critical Partners report and an internal study done by the Pueblo County Sheriff's Office, infrastructure for emergency response, and thus the public, will be impacted, as the location of the current EOC does not allow for expansion, integration of new technology and proper security features. The territory is growing as development continues in Pueblo, thus a new facility is imperative to provide adequate emergency services coverage.

There are safety issues with the current building. The current facility is located in a basement with no access to the handicap except through a public entrance used for the courthouse patrons. Additionally, because the current EOC is located in a basement and in a 500-year flood zone; there is an increased hazard of flooding. These hazards do not meet the current FEMA (Federal Emergency Management Association 452, threat assessment and mitigation guidelines.

**ALTERNATIVE NO. 2 – NEW PUEBLO COUNTY EMERGENCY SERVICES CENTER AT 1001 N. SANTA FE AVE., PUEBLO, CO** – Under this alternative, the construction of a new ESC would increase the effectiveness of the Pueblo County Emergency Services Bureau, thus directly increasing the safety and security of the County of Pueblo's population. Specifically, response times of critical personnel would be reduced uniformly throughout Pueblo County as there would be easier access via Interstate 25 and the 13<sup>th</sup> Street exit to the locally preferred alternative location. The new facility would incorporate several features that would enhance safety to the community including:

- Central location in the City of Pueblo in order to minimize response time of Elected Officials, Emergency Responders and others who staff or respond to the Emergency Operations Center. Also centrally located for ease of access to the Joint Information Center (JIC) for staff and to the media and news outlets that respond to or request information from the JIC.
- Ability to utilize existing radio, fiber optic and antenna systems with minimal relocation.

- Easy access to Interstate 25 for mobility of staff and responders.
- Room for future expansion.
- Sufficient parking for personnel.
- Most up-to-date emergency response technologies
- ADA compliant building and site

Construction activities could present safety risks to those performing the activities. Access to the site will be restricted to protect the public and to minimize risks to safety and human health. Appropriate signage and barriers would be in place prior to construction activities to alert pedestrians and motorists of project activities. There would be no disproportionate health and safety risks to children.

**ALTERNATIVE NO. 3 – NEW PUEBLO COUNTY EMERGENCY SERVICES CENTER AT 829 E. INDUSTRIAL BLVD., PUEBLO WEST, CO** – There could be significant anticipated impacts to safety and/ or the security of the population, specifically, the potentially longer response times of critical, decision-making personnel. This location is not located within the Pueblo City Limits, thus response times could be increased. Additionally in times of natural, civil or other disasters, parking and access/congestion could be an issue. There is only once access to this location from Industrial Blvd. thereby limiting the number of personnel that can respond at any one time.

Potential construction activities could present safety risks to those performing the activities. Access to the site will be restricted to protect the public and to minimize risks to safety and human health. Appropriate signage and barriers would be in place prior to construction activities to alert pedestrians and motorists of project activities. There would be no disproportionate health and safety risks to children.

### 3.5 SOCIOECONOMIC ISSUES

#### 3.5.1 ENVIRONMENTAL JUSTICE (EXECUTIVE ORDER 12898)

On February 11, 1994, President Clinton signed Executive Order (EO) 12898, entitled, “Federal Actions to Address Environmental Justice in Minority Populations and Low-Income Populations”. The EO directs federal agencies, “to make achieving environmental justice part of its mission by identifying and addressing, as appropriate, disproportionately high and adverse human health or environmental effects of its programs, policies, and activities on minority populations and low-income populations in the United States...” Socioeconomic and demographic data for the project area were analyzed to determine if a disproportionate number of minority or low-income persons have the potential to be adversely affected by the proposed project.

2010 US Census data for Pueblo County indicates that 54.1% of the population is white not Hispanic, 41.4% persons are Hispanic or Latino origin, 2.0% African American, 1.9% Native American, 0.8% Asian, 0.1% Pacific Islander, and 3.7% from two or more races. The median household income in Pueblo County is \$39,016 (2009).

**ALTERNATIVE NO. 1 - NO ACTION ALTERNATIVE** – Under this alternative, there would be no disproportionately high and adverse impacts on minority or low-income populations because no construction would occur.

**ALTERNATIVE NO. 2 – NEW PUEBLO COUNTY EMERGENCY SERVICES CENTER AT 1001 N. SANTA FE AVE., PUEBLO, CO** – 2000 US Census data for zip code 81003 within Pueblo County indicates that 75.2% of the population is white, 3.8% African American, 0.1% Native American, 0.5% Asian, 0.1% Pacific Islander, 14.2% from other races and 2.3% from two or more races. The median household income (1999) was \$25,033. No large concentrations of minority or low income populations were identified in the immediate vicinity of the proposed subject site. Additionally, based on discussions with the Pueblo County Sheriff’s Office, Alternative 2 will result in a significant upgrade to and enhancement of the ESC’s ability to respond quickly and effectively to all residents and establishments within Pueblo County.

Under this alternative, there would be no disproportionately high and adverse impacts on minority or low-income populations. Construction of a new ESC to increase the effectiveness and efficiency would benefit all populations of the City of Pueblo.

**ALTERNATIVE NO. 3 – NEW PUEBLO COUNTY EMERGENCY SERVICES CENTER AT 829 E. INDUSTRIAL BLVD., PUEBLO WEST, CO** – 2000 US Census data for zip code 81007 within Pueblo County indicates that 88.5% of the population is white, 0.8% African American, 1.0% Native American, 1.1% Asian, 0.1% Pacific Islander, 6.0% from other races and 2.6% from two or more races. No large concentrations of minority or low income populations were identified in the immediate vicinity of the proposed subject site. The median household income (1999) was \$47,780. There would be no disproportionately high and adverse impacts on minority or low-income populations.

### **3.6 AIR QUALITY**

The Clean Air Act requires the U.S. Environmental Protection Agency (EPA) to set National Ambient Air Quality Standards (NAAQS) for pollutants considered harmful to public health and the environment; the Clean Air Act established two types of national air quality standards; primary standards set limits to protect public health, including the health of “sensitive” populations such as asthmatics, children, and the elderly; secondary standards set limits to protect public welfare, including protection against decreased visibility, damage to animals, crops, vegetation and buildings; current criteria pollutants are: Carbon Monoxide (CO), Nitrogen Dioxide (NO<sub>2</sub>), Ozone (O<sub>3</sub>), Lead (Pb), Particulate Matter (PM<sub>10</sub>), and Sulfur Dioxide (SO<sub>2</sub>). Emission Data for the Area is only currently available from the USEPA for Carbon Monoxide, Nitrogen Oxides, Sulfur Dioxide, Volatile Organic Compounds (VOCs), Particulate Matter (PM<sub>10</sub> and PM<sub>2.5</sub>) and Ammonia. The data is from an emissions station at St. Mary Corwin Hospital, Facility ID 08-104-0027. The emission data is for 2002 and according to this data all values were in attainment. There are two monitoring stations in Pueblo, CO that are located at 101 D. Street and 325 N. Glendale. These monitors currently only monitor PM<sub>2.5</sub> and PM<sub>10</sub>. The data support that Pueblo is in attainment for these parameters.

**ALTERNATIVE NO. 1 - NO ACTION ALTERNATIVE** – Under this alternative, there would be no impacts to air quality because no construction would occur.

**ALTERNATIVE NO. 2 – NEW PUEBLO COUNTY EMERGENCY SERVICES CENTER AT 1001 N. SANTA FE AVE., PUEBLO, CO** – Under this alternative and as previously discussed, construction activities would be limited to the project area (See Figure 2 – Appendix A); therefore, there would be minor impacts to air quality. These would be mitigated by wetting down areas of disturbance to limit fugitive dust. In addition, emissions from fuel-burning engines could also temporarily increase the levels of some criteria pollutants, such as CO, NO<sub>2</sub>, O<sub>3</sub>, PM<sub>10</sub> and some non-criteria pollutants such as volatile organic compounds (VOCs). To mitigate all of these emissions, fuel-burning equipment run times will be kept to a minimum and equipment would be properly maintained.

**ALTERNATIVE NO. 3 – NEW PUEBLO COUNTY EMERGENCY SERVICES CENTER AT 829 E. INDUSTRIAL BLVD., PUEBLO WEST, CO** – Under this alternative and as previously discussed, construction activities would be limited to the project area (See Figure 3 – Appendix A); therefore, there would be minor impacts to air quality. These would be mitigated by wetting down areas of disturbance to limit fugitive dust. In addition, emissions from fuel-burning engines could also temporarily increase the levels of some criteria pollutants, such as CO, NO<sub>2</sub>, O<sub>3</sub>, PM<sub>10</sub> and some non-criteria pollutants such as volatile organic compounds (VOCs). To mitigate all of these emissions, fuel-burning equipment run times will be kept to a minimum and equipment would be properly maintained.

### **3.7 NOISE**

Noise can be considered unwanted sound and sound is typically measured in decibels (dB). An average measure of sound is known as the day-night average sound level (L<sub>dn</sub>), and is used by agencies for estimating sound impacts and establishing guidelines for compatible land uses. An EPA document, Information on Levels of Environmental Noise Requisite to Protect Public Health and Welfare with an Adequate Margin of Safety (EPA, 1974) provides a basis for State and local governments' judgments in setting standards. The document identifies a 24-hour exposure level of 70 dB as the level of environmental noise that will prevent any measurable hearing loss over a lifetime. Also, levels of 55 dB outdoors and 45 dB indoors are identified as preventing activity interference and annoyance. These levels are considered those which will permit spoken conversation and other activities such as sleeping, working and recreation. The levels are not single event, or "peak" levels, but rather, they represent averages over long periods of time. An occasional higher noise levels would be consistent with a 24-hour average of 70 dB, as long as a sufficient amount of relative quiet is experienced.

**ALTERNATIVE NO. 1 - NO ACTION ALTERNATIVE** – Under this alternative, there would be no impact on noise generation because no construction would occur.

**ALTERNATIVE NO. 2 – NEW PUEBLO COUNTY EMERGENCY SERVICES CENTER AT 1001 N. SANTA FE AVE., PUEBLO, CO** – The subject site is located on N. Santa Fe Ave, with commercial and governmental uses to the north, south, east and west. Additionally, Parkview Medical Center (Hospital) is approximately ½ mile to the northwest of the site. Operation of the ESC would not result in significant changes in traffic volumes and therefore would not change the normal street noises currently existing at the site. Mechanical air-handling equipment would be placed in the building to control noise and maintain a residential aesthetic quality. This design approach would avoid increased noise levels and therefore, additional mitigation would not be required. A back-up emergency generator would provide emergency power to the ESC during power outages. This back-up generator would be tested periodically and would operate if power outages occur during the operation of the facility and if the primary generator is disabled. Operation of this back-up

generator could result in some noise impacts for intermittent and short periods of time. The generator would include standard noise shielding. Due to the infrequent nature of this potential noise impact and the design of the generator, this impact would be minor.

Under this alternative, only temporary short-term increases in noise levels would be anticipated during construction. To reduce noise levels during that period, construction activities would be restricted to normal daylight business hours. Ultimately, equipment and machinery utilized at the site would meet all local, State, and Federal noise regulations. The selected contractor will have to be mindful of noise and work hours.

Over the long term, vehicle traffic would increase at the proposed project site, primarily when ESC personnel are conducting training or responding to traffic accidents, fires, severe weather, or other emergency events. The increased traffic would increase the noise level, but these increases would be short in duration and would occur infrequently. It is anticipated that these noise peaks would not cause a violation of the EPA's 24-hour exposure levels.

**ALTERNATIVE NO. 3 – NEW PUEBLO COUNTY EMERGENCY SERVICES CENTER AT 829 E. INDUSTRIAL BLVD., PUEBLO WEST, CO** – The anticipated impacts would be similar to those listed above in Alternative 2. Some additional “normal” vehicular traffic might be anticipated by routine employee occupation; the most significant impact would occur during trainings and emergencies as congestion on Industrial Blvd. could occur since Industrial Blvd. is the only access roadway.

### **3.8 PUBLIC SERVICES AND UTILITIES**

Because the Pueblo County Emergency Services Center provides a public service, there are recognized impacts of relocating the ESC. Specifically, the infrastructure of the ESC to be able to effectively respond to emergencies and disasters in the county could significantly be impacted by the alternatives.

**ALTERNATIVE NO. 1 - NO ACTION ALTERNATIVE** – Under this alternative, there would be significant impacts to the existing public services and utilities because no construction would occur. Based on the Mission Critical Planning Study (May 2011) the current infrastructure, staffing and technology, to a growing county, are not optimal.

**ALTERNATIVE NO. 2 – NEW PUEBLO COUNTY EMERGENCY SERVICES CENTER AT 1001 N. SANTA FE AVE., PUEBLO, CO** – Under this proposed alternative, the construction of the proposed ESC would require the use of public services and utilities. Public services include: police, fire, sewer and water. They are provided by the City of Pueblo Police Department, Pueblo County Sheriff's Office, City of Pueblo Fire Department, The City of Pueblo Wastewater Division and the Board

of Water Works, respectively. Private gas service is provided by Xcel Energy, electricity by Black Hills Energy, cable and telephone service will be provided by privately owned facilities. The facilities are within the Pueblo School District #60.

All are available to the site and connections to the proposed building and site have been proposed as a part of the project. All existing utility providers have confirmed that their existing systems can provide service to the proposed project as designed.

The public will benefit greatly from the construction of a new ESC, as this location is more centrally aligned in the County, and allows ample space for personnel, future growth and the required technology associated with operations of an ESC. This is a significant improvement to response times for emergency services and disasters. This alternative is the locally preferred location and will greatly benefit the public.

**ALTERNATIVE NO. 3 – NEW PUEBLO COUNTY EMERGENCY SERVICES CENTER AT 829 E. INDUSTRIAL BLVD., PUEBLO WEST, CO** – Another consideration that negatively impacted the alternative to relocate to Pueblo West, was the need to operate the current EOC downtown while a new building is under construction approximately 8 miles away. This is potentially an on-going issue even after construction, as all of the decision makers, i.e. city council, county commissioner's etc. are located in downtown Pueblo. Additionally, the Pueblo Chemical Depot is located 18.5 miles from the Alternative 2 location and 24.37 from this location. Highway 50 going west from Pueblo to Pueblo West is known for heavy congestion and accidents, particularly during the commute hours. Public services include: police, fire, sewer and water. They are provided by the Pueblo County Sheriff's Office, Pueblo West Fire District, and the Pueblo West Metro District. Private gas service is provided by Xcel Energy, electricity by San Isabel Electric, cable and telephone service will be provided by privately owned facilities. The facilities are within the Pueblo School District #70.

### **3.9 WATER QUALITY – WATER RESOURCES**

The Clean Water Act (CWA), as amended in 1977, established the basic framework for regulating discharges of pollutants into waters of the United States. Pueblo, Colorado is situated at the confluence of the Arkansas River and Fountain Creek 103 miles (166 km) south of the Colorado State Capitol in Denver. The area is considered to be semi-arid with approximately 14 inches (355.60 mm) of precipitation annually; however with its location in the "banana belt", Pueblo tends to get less snow than the other major cities in Colorado. The Historic Arkansas River Project (HARP) is a river walk in the Union Avenue Historic Commercial District, and shows the history of the Pueblo Flood.

The Fryingpan-Arkansas Project, or "Fry-Ark," is a water diversion, storage and delivery project serving southeastern Colorado. The project was authorized in 1962 by President Kennedy, began construction that same year, and was completed in 1981. It includes five dams and reservoirs, one federal hydro-electric power plant (and a handful of private, FERC regulated plants), 8 tunnels, and 12 conduits. The Bureau of Reclamation, under the Department of the Interior built and manages the project. Pueblo Reservoir, the center piece of Lake Pueblo State Park, is the last reservoir in the project and sits on the Arkansas River just west of Pueblo, CO. The majority of municipal and agricultural deliveries for the project are made out of Pueblo Reservoir before the water continues on east to Kansas via the Arkansas.

The Fountain Creek Watershed, which runs near the existing EOC to the east and the location at Alternative 2, is approximately 927-square miles and drains into the Arkansas River at Pueblo. There are 8 municipalities, including Pueblo that are located within the Fountain Creek Watershed. Creeks within the Fountain Creek watershed contribute about 15% of the drinking water for Colorado Springs and are a source of irrigation for over 100 farms and ranches. 85% of Colorado Springs' water is pumped from west of the Continental Divide, and after use, this water is treated and discharged into the Fountain Creek. Over 90% of Pueblo's 100-year floodplain is developed and includes residential, commercial, industrial and public properties. Parts of Pueblo's downtown business district lies directly within the historic floodplain of Fountain Creek.

**ALTERNATIVE NO. 1 - NO ACTION ALTERNATIVE** – Under this alternative, no impacts to the surface water of the existing site would occur.

**ALTERNATIVE NO. 2 – NEW PUEBLO COUNTY EMERGENCY SERVICES CENTER AT 1001 N. SANTA FE AVE., PUEBLO, CO** – The site topography is shown on the Northwest Pueblo Topography Map in Appendix A. The approximately 2 acre project site currently is occupied by two structures that will be demolished as part of the development. Existing drainage on site generally flows from west to east. The proposed project consists of the construction of an approximately 25,000 square foot Emergency Services Center and associated parking on 2 acres of commercially developed land. The proposed parking facilities shall be constructed of standard and heavy duty asphalt with concrete walks providing ADA compliant connections to the proposed building. Water main and sanitary leads shall be connected to existing facilities along Santa Fe Avenue. The construction of the proposed EOC will increase the volume of runoff produced by the site. All storm water runoff shall be collected via the storm water collection system already in place.

Under this proposed alternative, construction activities would temporarily increase the amount of impervious land within the subject parcel and therefore increase runoff. However, this increase in runoff would be very limited. In addition, temporary soil erosion control measures shall be installed and maintained throughout construction to prevent soil erosion into existing surface runoff. A National Pollution Discharge Elimination System (NPDES) permit is not required for the site; however if over one acre of land will be disturbed a storm water permit for the construction will be required by the Colorado Department of Public Health and Environment.

**ALTERNATIVE NO. 3 – NEW PUEBLO COUNTY EMERGENCY SERVICES CENTER AT 829 E. INDUSTRIAL BLVD., PUEBLO WEST, CO** – Existing site topography, according to the Pueblo West Topography Map (Appendix A) appears to be northwest to southeast. The approximately 6.42 acre project site currently is vacant land. Existing drainage on site generally flows from west to east, but also north to south. The proposed project consists of the construction of an approximately 25,000 square foot Emergency Services Center and associated parking on 6.42 acres of vacant land. The proposed parking facilities shall be constructed of standard and heavy duty asphalt with concrete walks providing ADA compliant connections to the proposed building. Water main and sanitary leads shall be connected to existing facilities along Industrial Blvd. The construction of the proposed EOC will increase the volume of runoff produced by the site. All storm water runoff shall be collected via a storm water collection system.

Under this proposed alternative, construction activities would temporarily increase the amount of impervious land within the subject parcel and therefore increase runoff. However, this increase in runoff would be very limited. In addition, temporary soil erosion control measures shall be installed and maintained throughout construction to prevent soil erosion into existing surface runoff. A National Pollution Discharge Elimination System (NPDES) permit is not required for the site; however if over one acre of land will be disturbed a storm water permit for the construction will be required by the Colorado Department of Public Health and Environment.

Under this proposed alternative, proper grading would have to be implemented around the building. However, this would not result in any increase in runoff.

### **3.10 BIOLOGICAL ENVIRONMENT**

#### **3.10.1 WETLANDS**

The USACE regulates the discharge of dredged or filled material into waters of the U.S., including wetlands, pursuant to Section 404 of the CWA. Additionally, EO 11990: Protection of Wetlands requires Federal agencies to avoid, to the extent possible, adverse impacts on wetlands that may result from federally funded actions. Regulated wetlands in Colorado are also protected by the Colorado Department of Public Health and the Environment. There are no wetlands in the proximity of any of the locations.

**ALTERNATIVE NO. 1 - NO ACTION ALTERNATIVE** – The location of the existing EOC is in a commercially and governmentally developed area. There are no wetland environments located on the site or adjacent to the site. Therefore, under this alternative there would be no impacts to wetlands.

**ALTERNATIVE NO. 2 – NEW PUEBLO COUNTY EMERGENCY SERVICES CENTER AT 1001 N. SANTA FE AVE., PUEBLO, CO** – Based on email correspondence with Army Corp of Engineer, Chief Van Truan, a 404 permit would not be required for this project (Appendix B, Exhibit 4).

Under this proposed alternative, no impacts to waters of the U.S., including wetlands, would occur because there are no water bodies or designated wetlands on or near the site. Additionally, the areas of disturbance as part of the project development are currently developed. Fountain Creek is the closest water body and is ¼ mile to the east. Fountain Creek will not be either directly or indirectly impacted by construction. During construction, the use of BMPs would minimize erosion at the site and mitigate potential impacts to the nearest water resources. Appropriate BMPs would be required at the construction site, including, but not limited to, the installation of silt fences, track-out pads, and the re-vegetation of bare soils to minimize erosion.

**ALTERNATIVE NO. 3 – NEW PUEBLO COUNTY EMERGENCY SERVICES CENTER AT 829 E. INDUSTRIAL BLVD., PUEBLO WEST, CO** – Based on email correspondence with Army Corp of Engineer, Chief Van Truan, a 404 permit would not be required for this project (Appendix B, Exhibit 4).

Under this proposed alternative, no impacts to waters of the U.S., including wetlands, would occur because there are no water bodies or designated wetlands on or near the site. Additionally, the areas of disturbance as part of the project development are currently developed. The Pueblo

Reservoir and the Arkansas River are the closest water bodies and are 4 miles to the south. Williams Creek, an arroyo that usually only has water present during large rainstorms and runoff, is to the north approximately  $\frac{3}{4}$  of a mile. None of these water bodies will be either directly or indirectly impacted by construction. During construction, the use of BMPs would minimize erosion at the site and mitigate potential impacts to the nearest water resources. Appropriate BMPs would be required at the construction site, including, but not limited to, the installation of silt fences, track-out pads, and the re-vegetation of bare soils to minimize erosion.

### 3.10.2 THREATENED AND ENDANGERED SPECIES

In accordance with Section 7 of the Endangered Species Act (ESA) of 1973, the project area was evaluated for the potential occurrences of federally listed threatened and endangered species. The ESA requires any federal agency that funds, authorizes or carries out an action to ensure that their action is not likely to jeopardize the continued existence of any endangered or threatened species (including plant species) or result in the destruction or adverse modification of designated critical habitats (FEMA 1996). In compliance with Section 7 of the Endangered Species Act, a review of the potential impacts to federally listed endangered, threatened and candidate species has been completed. According to the U.S. Fish and Wildlife technical assistance website, the following federally listed species are known to occur in Pueblo County: Arkansas Darter (*Etheostoma cragini*), the Black-footed ferret (*Mustela nigripes*), the Canada Lynx (*Lynx canadensis*), the Greenback Cutthroat Trout (*Oncorhynchus clarki stomias*) and the Mexican Spotted Owl (*Strix occidentalis lucida*).

The U.S. Fish and Wildlife Service (FWS) website, specifically, IPAC (Information, Planning and Conservation System) for Endangered Species Assessment was utilized to determine if there are any known or listed endangered, threatened, or special concern species, high quality natural communities, or other unique natural features known to occur at or near the proposed site. The IPAC printouts are included in Appendix B, Exhibit 5. In addition, in conformance with Section 7 of the Endangered Species Act, All-Phase contacted the local Division of Wildlife (DOW) office to determine any potential impacts to federally listed threatened, endangered and candidate species. None were noted for any of the alternatives. (See DOW correspondence in Appendix B – Exhibit 5).

#### *Species Descriptions:*

The black-footed ferret preys primarily upon prairie dogs and is found exclusively in association with prairie dog colonies. Prairie dog colonies are generally located in open grassland areas. There are prairie dog burrows located on the Pueblo West (Alternative 3) location.

Greenback cutthroat trout are found in a few headwater streams of the South Platte and Arkansas River drainages. They require highly oxygenated waters and gravel substrate for spawning.

There are no greenback cutthroat trout in the Arkansas River at Pueblo. If they did occur they would interbreed with rainbow trout and would not be a pure strain of greenbacks. Greenback cutthroat trout will not be affected by any of the alternatives.

Bald eagles can be found in the vicinity of Fountain Creek as a migrant, winter resident, and/or breeder. Their main diet consists of fish supplemented by carrion. Tree snags appropriate for roosting and/or nesting can be found in the vicinity of Fountain Creek. According to the Colorado Division of Wildlife, eagles roost throughout the riparian corridor below Pueblo Dam and are distributed based upon stream flows. *The project area isn't located in this corridor.*

The Mexican spotted owl requires large tracts of old-growth coniferous forest and is not found in the area of the proposed project. There is no suitable habitat within the affected area. None of the alternatives would affect the Mexican spotted owl.

The Arkansas darter is a three-inch cousin of the walleye and yellow perch. The back is covered with many fine specks and a dark, vertical bar beneath the eye. In April and May, breeding males are bright orange underneath. The Arkansas darter can be found throughout the Arkansas River drainage, prefers cool, clear, spring-fed pools and creeks with abundant vegetation, and is intolerant of silty accumulations (Colorado Division of Wildlife, 1999). None of this type of habitat will be affected by any of the alternatives therefore the Arkansas darter will not be affected.

The Canada Lynx is found in northern forests across almost all of Canada and Alaska. There are large populations of this lynx in Montana, Vermont, Idaho, Washington, and Oregon and a resident population exists in Yellowstone National Park, Wyoming that extends into the Greater Yellowstone Ecosystem. The Canada Lynx is a threatened species in the contiguous United States. It is also found in the Medicine Bow National Forest. Starting in 1999, the Colorado Division of Wildlife began a program reintroducing a wild lynx population back to Colorado.

**ALTERNATIVE NO. 1 - NO ACTION ALTERNATIVE** – Under this alternative, there would be no impacts to the terrestrial and aquatic environment because no construction would occur.

**ALTERNATIVE NO. 2 – NEW PUEBLO COUNTY EMERGENCY SERVICES CENTER AT 1001 N. SANTA FE AVE., PUEBLO, CO** – The proposed project site is approximately a 2.0-acre parcel of land in downtown Pueblo, CO. According to historical data gathered from available Sanborn Maps (Appendix B, Exhibit 9), the historical use of the subject site was a used auto sales facility and tire repair shop. In the early 1900's the site was dwellings and apartments. There are currently two structures located on the site; one is used to store voter records for the county and the other is a county utilized meeting room. There are no riparian habitats, native vegetation or water bodies on this site. This site is not considered to have value for plant and wildlife species.

The US Fish and Wildlife (FWS) and the Colorado Division of Wildlife (DOW) websites were utilized to determine if any Threatened and Endangered (T&E) Species may exist on the site. Additionally, a project site map was sent to the local DOW office along with a request to indicate if any of the T&E species, either federal or state, would be present. In a letter received August 8, 2011, Mike Trujillo with the DOW stated that they do not foresee significant impacts to wildlife or wildlife habitat in the proposed areas. A site walk was conducted on July 7, 2011 and none of the species of concern were observed during the site visit. The species of concern, as identified in Pueblo County, are the Arkansas Darter, the Black-footed ferret, the Canada Lynx, the Greenback Cutthroat Trout and the Mexican Spotted Owl. Upon entering the site location data in to IPAC, the FWS indicated that all of the above species could be impacted by the project. There are no cottonwood trees present on the site, which are known to be nesting grounds for migratory birds. No nests were observed during the aforementioned site visit and none of the species of concern were noted during the site visit.

Under this proposed alternative and based on the information supplied by the DOW, the construction of a new ESC would not have any significant impacts on terrestrial or aquatic environments. Best management practices (BMPs) would be implemented as stated above and care would be taken by construction personnel to cause minimal destruction to potential habitat area. Additionally, if nests were noted DOW would be notified immediately.

**ALTERNATIVE NO. 3 – NEW PUEBLO COUNTY EMERGENCY SERVICES CENTER AT 829 E. INDUSTRIAL BLVD., PUEBLO WEST, CO**

– The proposed project site is approximately a 6.0-acre parcel of land in Pueblo West, CO. According to historical data gathered from available on-line aerial photographs, the site has been undeveloped, vacant land. There are no riparian habitats or water bodies on this site. During a site walk in July 2011 and again in August 2011, prairie dog burrows were noted. No prairie dogs and thus no black footed ferrets were seen on site. This site is not considered to have value for plant and wildlife species according to the DOW correspondence dated August 8, 2011. If selected, a survey for black footed ferrets may be conducted. However; this species is no longer on the endangered list (See Appendix B – Exhibit 5)

Best management practices (BMPs) would be implemented as stated above; however the entire area would be disturbed under this alternative.

**3.10.3 VEGETATION, WILDLIFE AND AQUATIC RESOURCES**

Habitat characteristic of Pueblo is characterized by shore-grass prairie interspersed with shrubs. Grass species are widely diverse with the most common species being comprised of blue grama, galleta, and side-oats grama. Common shrubs include four-wing saltbush, big sagebrush and rabbitbrush.

The semi-arid climate limits tree survival. Few native tree species are found in Pueblo. Outside of the riparian zone where broadleaf cottonwood and peachleaf willow are common native trees, one-seeded juniper and pinon pine are found in the grassland-shrub community in favorable sites. Non-native trees include white mulberry, hackberry, Siberian elm, honey locust and green ash. The invasive salt cedar is a component of the riparian zone along the Arkansas River and minor drainages and is also common in low areas with sufficient moisture.

Riparian habitat on lands managed by the State of Colorado consists generally of mature cottonwood trees with an understory of native grasses. Salt cedar is becoming more common. The State of Colorado is currently researching the use of biological agents at Pueblo Reservoir to control salt cedar.

**ALTERNATIVE NO. 1 - NO ACTION ALTERNATIVE** – The location of the existing EOC is in a commercial/Governmental development. There is no native vegetation or large cottonwoods located on the site. Therefore, under this alternative there would be no impacts.

**ALTERNATIVE NO. 2 – NEW PUEBLO COUNTY EMERGENCY SERVICES CENTER AT 1001 N. SANTA FE AVE., PUEBLO, CO** – This location is in a commercial/Governmental developed area. There is no native vegetation or large cottonwoods located on the site. Therefore, under this alternative there would be no impacts. Landscaping will be provided that complements the landscaping of surrounding businesses.

**ALTERNATIVE NO. 3 – NEW PUEBLO COUNTY EMERGENCY SERVICES CENTER AT 829 E. INDUSTRIAL BLVD., PUEBLO WEST, CO** – This location is in a short-grass prairie ecosystem. The native vegetation consists of four-winged saltbush, sagebrush, rabbitbrush, and grasses such as blue grama and Galleta. If construction occurs here the land would be disturbed. Best Management Practices would be employed to integrate landscaping that is coherent with the native vegetation. There were no threatened or endangered plant species noted at this location.

### **3.11 CULTURAL RESOURCES**

#### **3.11.1 HISTORIC PROPERTIES**

In addition to review under NEPA, consideration of effects to historic properties is mandated under Section 106 of the National Historic Preservation Act (NHPA), as amended, and implemented by 36 CFR Part 800. Requirements include identification of significant historic properties that may be affected by the Proposed Action. Historic properties are defined as archaeological sites, standing structures, or other historic resources listed in or eligible for listing in the National Register of Historic Places (NRHP) (36 CFR 60.4). As defined in 36 CFR Part 800.16(d), the Area of Potential Effect (APE), “is the geographic area or areas within which an undertaking may directly or indirectly cause changes in the character or use of historic properties, if such properties exist.”

#### **3.11.2 ARCHEOLOGICAL RESOURCES**

In addition to identifying historic properties that may exist in the proposed project’s APE, FEMA must also determine, in consultation with the appropriate State Historic Preservation Officer (SHPO) what effect, if any, the action will have on historic properties. Moreover, if the project would have an adverse effect on these properties, FEMA must consult with SHPO on ways to avoid, minimize, or mitigate the adverse effect. During construction, ground disturbing activities would be monitored. Should human skeletal remains or historic or archaeological materials be discovered during construction, all ground-disturbing activities on the project site would cease and the coroner’s office (in the case of human remains), FEMA, and the Colorado State Historic Preservation Office would be notified immediately.

**ALTERNATIVE NO. 1 - NO ACTION ALTERNATIVE** – Under this alternative, there would be no construction on site and therefore no impacts to historic or cultural resources.

**ALTERNATIVE NO. 2 – NEW PUEBLO COUNTY EMERGENCY SERVICES CENTER AT 1001 N. SANTA FE AVE., PUEBLO, CO** – Under this proposed alternative, the construction of a new ESC could have potential to impact historic or cultural resources. A third party consultant, RMC Consultant, conducted a cursory review of record and that report can be found in Appendix D. Additional information is required to identify historic properties.

**ALTERNATIVE NO. 3 – NEW PUEBLO COUNTY EMERGENCY SERVICES CENTER AT 829 E. INDUSTRIAL BLVD., PUEBLO WEST, CO** – Under this proposed alternative, the construction of a new ESC could have potential to impact historic or cultural resources. A third party consultant, RMC Consultant, conducted a cursory review of record and that report can be found in Appendix D.

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## **HISTORIC STRUCTURES AND ARCHAEOLOGICAL RESOURCES**

Both Alternatives 2 and 3 will require additional resources to identify historic properties and assess effect. Due to funding constraints, Alternative 2 and Alternative 3 will be provided equal weight for potential impacts to cultural resources in the NEPA matrix. Future identification of historic property efforts will be conducted based on the preferred alternative identified in this document pursuant to Section 106 of the National Historic Preservation Act.

### **3.12 HAZARDOUS MATERIALS AND WASTES**

**ALTERNATIVE NO. 1 - NO ACTION ALTERNATIVE** – Under this alternative, there would be no impacts from hazardous materials because no construction would occur.

**ALTERNATIVE NO. 2 – NEW PUEBLO COUNTY EMERGENCY SERVICES CENTER AT 1001 N. SANTA FE AVE., PUEBLO, CO** – A Phase I environmental study of the subject property was not conducted; however Sanborn Maps (Appendix B – Exhibit 9) for the area were obtained to determine the past use of the area. A visual survey of the site was conducted to determine the presence of any hazardous materials. During the site survey, no apparent visual indications (e.g., vent pipes, fill pipes, etc.) of the current presence of underground storage tanks (USTs) or aboveground storage tanks (ASTs) were noted within the subject property. Also, the Colorado Department of Labor and Employment Division of Oil and Public Safety does not identify any registered storage tanks within the subject property. Furthermore, the Pueblo County Building Department or Fire Department does not have records of permits for the installation or removal of storage tanks within the subject property.

No apparent visual indications of the presence of containers with hazardous materials or petroleum products that might represent a REC were observed on the subject property. No apparent olfactory indications of the presence of strong, pungent, or noxious odors were observed within the subject property. No apparent pools of liquid were observed on the subject property. No apparent visual indications of the presence of drums or containers on the subject property that likely contain hazardous substances or petroleum products were observed. No apparent visual indications of the presence of open or damaged containers containing unidentified substances suspected of being hazardous substances or petroleum products were observed on the subject property.

During the visual survey, the subject property was surveyed for the presence of liquid-cooled electrical units (e.g., transformers, ballasts, etc.). Such units are of possible concern because they may be potential polychlorinated biphenyls (PCB) sources. PCB units may subject the owner/operator to various regulatory requirements under the Toxic Substance Control Act (TSCA). The release of PCB fluids or their combustion products (in case of spill or fire) are potential environmental liabilities and may require remedial actions. There are electrical transformers on the subject property; however these are too new to contain PCB's or levels above 5 parts per million (ppm). In addition, no suspect hydraulic equipment was observed to be within the subject property.

No apparent visual indications of the presence of areas, mounds, or depressions that may be filled or graded by non-natural causes or filled with fill of unknown origin suggesting trash or other solid waste disposal were observed on the subject property.

Under this proposed alternative, there would be minimal impacts from hazardous materials. During excavation and construction activities the soil should be monitored as well as the potential presence of UST's. Although, there is no indication of any current UST's, because the site was previously an auto repair and tire facility there is an increased likelihood of the presence of UST's. If they are encountered excavation activities should cease until the Colorado Department of Labor and Employment – Division of Oil and Public Safety can be consulted.

**ALTERNATIVE NO. 3 – NEW PUEBLO COUNTY EMERGENCY SERVICES CENTER AT 829 E. INDUSTRIAL BLVD., PUEBLO WEST, CO** – A visual survey of the site was conducted by All-Phase personnel on July 7, 2011, to determine the presence of any hazardous materials. During the site survey, no apparent visual indications (e.g., vent pipes, fill pipes, etc.) of the current presence of underground storage tanks (USTs) or aboveground storage tanks (ASTs) were noted within the subject property. Also, the Colorado Department of Labor and Employment Division of Oil and Public Safety does not identify any registered storage tanks at the property.

No apparent visual indications of the presence of containers with hazardous materials or petroleum products that might represent a REC were observed on the subject property. No apparent olfactory indications of the presence of strong, pungent, or noxious odors were observed within the subject property. No apparent pools of liquid were observed on the subject property. No apparent visual indications of the presence of drums or containers on the subject property that likely contain hazardous substances or petroleum products were observed. No apparent visual indications of the presence of open or damaged containers containing unidentified substances suspected of being hazardous substances or petroleum products were observed on the subject property.

Under this proposed alternative, there would be no impacts as the site is vacant, undeveloped land.

### **3.13 CUMULATIVE IMPACTS**

According to CEQ regulations, cumulative impacts represent the “impact on the environment which results from the incremental impact of the action when added to other past, present, and reasonably foreseeable future actions, regardless of what agency (Federal or non-Federal) or person undertakes such other actions. Cumulative impacts can result from individually minor but collectively significant actions taking place over a period of time (40 CFR 1508.7).” In accordance with NEPA and to the extent reasonable and practical, this EA considered the combined effect of the Proposed Action Alternative and other actions occurring or proposed in the vicinity of the proposed project site. No proposed or current actions by others were identified in the vicinity of the proposed project site; therefore, no cumulative impacts are anticipated.

### **3.14 COORDINATION AND PERMITS**

Construction of the new ESC will be completed in general accordance with the following mitigation measures to lessen impacts to the local community:

- During construction, the selected contractor will water down construction areas as necessary to prevent fugitive dust emissions that would impact local air quality.
- Construction equipment will be operated with factory-equipped vehicle emissions controls.
- Best management practices (BMPs) to reduce or eliminate runoff impacts during construction will be implemented and following construction, the site will be landscaped and vegetated to reduce the potential for soil erosion.
- Construction noise will be temporary and will be mitigated by limiting construction to normal daylight hours.
- Construction equipment will be operated with factory-equipped vehicle emissions controls including mufflers.
- In the event that archaeological or historic materials are discovered during project activities, work in the immediate vicinity shall be discontinued, the area secured, and the SHPO and FEMA notified.
- If any hazardous materials are found during construction; these shall be characterized, remediated, and disposed of as appropriate, and otherwise handled in accordance with applicable local, state, and federal laws and regulations.

In accordance with applicable local, State, and Federal regulations, the applicant would be responsible for acquiring any necessary permits prior to commencing construction at the proposed project site. The following permits and approvals may be required prior to construction:

1. CDPHE Construction Permit (>1 acre disturbed)
2. Pueblo County Public Works – Soil Erosion
3. City of Pueblo – Streets Division
4. Building Permit (Pueblo Regional Building Dept.)
5. Land Development Permit (Pueblo City Wastewater and Board of Water Works)

## SECTION 4: SUMMARY

The following table summarizes the impacts and mitigation of Alternatives 1, 2 and 3.

**TABLE 1: Comparative Matrix of Alternative Impacts**

<b>AFFECTED ENVIRONMENTS</b>	<b>ALTERNATIVE 1 NO ACTION</b>	<b>ALTERNATIVE 2</b>	<b>ALTERNATIVE 3</b>
Geology and Soils	No anticipated impacts	Disturbance of shallow soils during construction activities. Implement storm water Best Management Practices (BMPs) during construction to minimize erosion; landscape and pave after construction to prevent erosion	Disturbance of shallow soils during construction activities. Implement storm water Best Management Practices (BMPs) during construction to minimize erosion; landscape and pave after construction to prevent erosion
Air Quality	No anticipated impacts	Minor and temporary impacts from construction vehicle exhaust and fugitive dust during construction activities Air pollution will be minimized through proper equipment maintenance and dust suppression techniques	Minor and temporary impacts from construction vehicle exhaust and fugitive dust during construction activities Air pollution will be minimized through proper equipment maintenance and dust suppression techniques
Water Quality	No anticipated impacts	Minor and temporary impacts from soil disturbance (erosion and runoff) during construction activities Construction permit will be required from CDPHE if more than 1 acre of land is to be disturbed; BMPs will be implemented during construction to minimize erosion and landscaping and paving after construction will be implemented.	Minor and temporary impacts from soil disturbance (erosion and runoff) during construction activities Construction permit will be required from CDPHE if more than 1 acre of land is to be disturbed; BMPs will be implemented during construction to minimize erosion and landscaping and paving after construction will be implemented.
Wetlands	No anticipated impacts	No anticipated impacts	No anticipated impacts

<b>AFFECTED ENVIRONMENTS</b>	<b>ALTERNATIVE 1 NO ACTION</b>	<b>ALTERNATIVE 2</b>	<b>ALTERNATIVE 3</b>
Floodplains 100-year	No anticipated impacts	No anticipated impacts	No anticipated impacts
500-year	The existing EOC is located in a 500-year floodplain. There are no mitigative measures to raise the grade of the existing structure.	A portion of the proposed location is partially located a 500-year floodplain. There are mitigative measures to control egress points above the 500-year floodplain. Raise the grade of the proposed structure as well as flood -proofing building techniques. Additionally, the building would be situated within required specifications.	No anticipated impacts
Threatened and Endangered Species Migratory Birds	No anticipated impacts	No threatened or endangered species or critical habitats are located in the project area	No threatened or endangered species or critical habitats are located in the project area; prairie dog burrows present but not on the T&E list
Wildlife and Fish	No anticipated impacts	No anticipated impacts	No anticipated impacts
Cultural Resources	No anticipated impacts.	Potential to impact historic properties	Potential to impact historic properties.
Hazardous Materials	No anticipated impacts	The past use of the site as an automotive repair and tire shop could indicate the past use of UST's. There are no indications that they are present. Monitor construction and excavation activities and inform OPS and FEMA of any findings.	No anticipated impacts
Environmental Justice	If the new ESC is not constructed there will be a significant lack of response to emergencies and disasters in the county. This could affect all citizens of the community.	The proposed action would benefit all citizens equally.	The proposed action would benefit all citizens equally.

<b>AFFECTED ENVIRONMENTS</b>	<b>ALTERNATIVE 1 NO ACTION</b>	<b>ALTERNATIVE 2</b>	<b>ALTERNATIVE 3</b>
Noise	No anticipated impacts	Short-term construction noise impacts.  Construction activities will be restricted to normal daylight hours and equipment will be properly maintained.	Short-term construction noise impacts.  Construction activities will be restricted to normal daylight hours and equipment will be properly maintained.
Traffic	No anticipated impacts to traffic.  Parking is limited to shared parking with the Pueblo County Courts and can be difficult to obtain.	Short-term construction traffic impacts.  Minor impacts during trainings and seminars.  No parking impacts.	Short-term construction traffic impacts.  Most significant impacts during emergencies as there are one entry/exit to Industrial Blvd.  Significant Impacts based on the US 50 West PEL Study from October 2011.  Impacts to parking as there is no on-street parking and parking on-site is limited.
Zoning and Land Use	No anticipated impacts	This site is zoned for Business Use to be re-zoned for Government Use in an area with predominantly government buildings.	This site is zoned for Industrial Use and would need to be re-zoned for Government Use in a primarily industrial area.
Visual Resources	No anticipated impacts.	The proposed ESC would enhance the current adjoining property facades as revitalization to the downtown Pueblo area. Greatly enhances public safety.	The proposed ESC would be in primarily an industrially developed area.

<b>AFFECTED ENVIRONMENTS</b>	<b>ALTERNATIVE 1 NO ACTION</b>	<b>ALTERNATIVE 2</b>	<b>ALTERNATIVE 3</b>
Safety and Security	Potentially increased response times in certain areas of the County, no room for more personnel not in “public” friendly location. Thereby jeopardizing public safety and security.	This action will significantly enhance the response times throughout the County, provide room for a growing agency and provide a building safe for the public to access.	This action will allow for a building that has room for a growing County and updated facilities.  This location is not centrally located to other governmental agencies for Pueblo County, thus still potentially providing longer response times.
Public Service and Utilities	Potentially increased response times in certain areas of the County, no room for more personnel not in “public” friendly location. Thereby jeopardizing public safety and security.  No room for expansion.	This action will significantly enhance the response times throughout the County, provide room for a growing agency and provide a building safe for the public to access.  The proposed action will not place significant demands on the existing utility infrastructure.	This action will allow for a building that has room for a growing County and updated facilities.  This location is not centrally located to other governmental agencies for Pueblo County, thus still potentially providing longer response times.  The proposed action will not place significant demands on the existing utility infrastructure.
Cumulative Impacts	An increase in overall response time by “decision makers”; no room for expansion; out-dated technologies; basement location; no direct handicap access; limited parking; inefficient HVAC system; use of a functionally obsolete building	The new ESC will be constructed on governmental use zoned property and will incorporate safety, training areas and energy efficient design. There will be sufficient parking during emergencies and training exercises; and the location is near other governmental buildings that work directly with the ESC  Portions of the site located in the 500-year floodplain	Construction of a building on land with prairie dog habitat; land acquisition issues; issues with traffic safety; not near other Pueblo County governmental agencies

### **3.11 CULTURAL RESOURCES**

#### **3.11.1 HISTORIC PROPERTIES**

In addition to review under NEPA, consideration of effects to historic properties is mandated under Section 106 of the National Historic Preservation Act (NHPA), as amended, and implemented by 36 CFR Part 800. Requirements include identification of significant historic properties that may be affected by the Proposed Action. Historic properties are defined as archaeological sites, standing structures, or other historic resources listed in or eligible for listing in the National Register of Historic Places (NRHP) (36 CFR 60.4). As defined in 36 CFR Part 800.16(d), the Area of Potential Effect (APE), “is the geographic area or areas within which an undertaking may directly or indirectly cause changes in the character or use of historic properties, if such properties exist.”

#### **3.11.2 ARCHEOLOGICAL RESOURCES**

In addition to identifying historic properties that may exist in the proposed project’s APE, FEMA must also determine, in consultation with the appropriate State Historic Preservation Officer (SHPO) what effect, if any, the action will have on historic properties. Moreover, if the project would have an adverse effect on these properties, FEMA must consult with SHPO on ways to avoid, minimize, or mitigate the adverse effect. During construction, ground disturbing activities would be monitored. Should human skeletal remains or historic or archaeological materials be discovered during construction, all ground-disturbing activities on the project site would cease and the coroner’s office (in the case of human remains), FEMA, and the Colorado State Historic Preservation Office would be notified immediately.

**ALTERNATIVE NO. 1 - NO ACTION ALTERNATIVE** – Under this alternative, there would be no construction on site and therefore no impacts to historic or cultural resources.

**ALTERNATIVE NO. 2 – NEW PUEBLO COUNTY EMERGENCY SERVICES CENTER AT 1001 N. SANTA FE AVE., PUEBLO, CO** – Under this proposed alternative, the construction of a new ESC could have potential to impact historic or cultural resources. A third party consultant, RMC Consultant, conducted a cursory review of record and that report can be found in Appendix D. Additional information is required to identify historic properties.

**ALTERNATIVE NO. 3 – NEW PUEBLO COUNTY EMERGENCY SERVICES CENTER AT 829 E. INDUSTRIAL BLVD., PUEBLO WEST, CO** – Under this proposed alternative, the construction of a new ESC could have potential to impact historic or cultural resources. A third party consultant, RMC Consultant, conducted a cursory review of record and that report can be found in Appendix D.

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## **HISTORIC STRUCTURES AND ARCHAEOLOGICAL RESOURCES**

Both Alternatives 2 and 3 will require additional resources to identify historic properties and assess effect. Due to funding constraints, Alternative 2 and Alternative 3 will be provided equal weight for potential impacts to cultural resources in the NEPA matrix. Future identification of historic property efforts will be conducted based on the preferred alternative identified in this document pursuant to Section 106 of the National Historic Preservation Act.

### **3.12 HAZARDOUS MATERIALS AND WASTES**

**ALTERNATIVE NO. 1 - NO ACTION ALTERNATIVE** – Under this alternative, there would be no impacts from hazardous materials because no construction would occur.

**ALTERNATIVE NO. 2 – NEW PUEBLO COUNTY EMERGENCY SERVICES CENTER AT 1001 N. SANTA FE AVE., PUEBLO, CO** – A Phase I environmental study of the subject property was not conducted; however Sanborn Maps (Appendix B – Exhibit 9) for the area were obtained to determine the past use of the area. A visual survey of the site was conducted to determine the presence of any hazardous materials. During the site survey, no apparent visual indications (e.g., vent pipes, fill pipes, etc.) of the current presence of underground storage tanks (USTs) or aboveground storage tanks (ASTs) were noted within the subject property. Also, the Colorado Department of Labor and Employment Division of Oil and Public Safety does not identify any registered storage tanks within the subject property. Furthermore, the Pueblo County Building Department or Fire Department does not have records of permits for the installation or removal of storage tanks within the subject property.

No apparent visual indications of the presence of containers with hazardous materials or petroleum products that might represent a REC were observed on the subject property. No apparent olfactory indications of the presence of strong, pungent, or noxious odors were observed within the subject property. No apparent pools of liquid were observed on the subject property. No apparent visual indications of the presence of drums or containers on the subject property that likely contain hazardous substances or petroleum products were observed. No apparent visual indications of the presence of open or damaged containers containing unidentified substances suspected of being hazardous substances or petroleum products were observed on the subject property.

During the visual survey, the subject property was surveyed for the presence of liquid-cooled electrical units (e.g., transformers, ballasts, etc.). Such units are of possible concern because they may be potential polychlorinated biphenyls (PCB) sources. PCB units may subject the owner/operator to various regulatory requirements under the Toxic Substance Control Act (TSCA). The release of PCB fluids or their combustion products (in case of spill or fire) are potential environmental liabilities and may require remedial actions. There are electrical transformers on the subject property; however these are too new to contain PCB's or levels above 5 parts per million (ppm). In addition, no suspect hydraulic equipment was observed to be within the subject property.

No apparent visual indications of the presence of areas, mounds, or depressions that may be filled or graded by non-natural causes or filled with fill of unknown origin suggesting trash or other solid waste disposal were observed on the subject property.

Under this proposed alternative, there would be minimal impacts from hazardous materials. During excavation and construction activities the soil should be monitored as well as the potential presence of UST's. Although, there is no indication of any current UST's, because the site was previously an auto repair and tire facility there is an increased likelihood of the presence of UST's. If they are encountered excavation activities should cease until the Colorado Department of Labor and Employment – Division of Oil and Public Safety can be consulted.

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No apparent visual indications of the presence of containers with hazardous materials or petroleum products that might represent a REC were observed on the subject property. No apparent olfactory indications of the presence of strong, pungent, or noxious odors were observed within the subject property. No apparent pools of liquid were observed on the subject property. No apparent visual indications of the presence of drums or containers on the subject property that likely contain hazardous substances or petroleum products were observed. No apparent visual indications of the presence of open or damaged containers containing unidentified substances suspected of being hazardous substances or petroleum products were observed on the subject property.

Under this proposed alternative, there would be no impacts as the site is vacant, undeveloped land.

### **3.13 CUMULATIVE IMPACTS**

According to CEQ regulations, cumulative impacts represent the “impact on the environment which results from the incremental impact of the action when added to other past, present, and reasonably foreseeable future actions, regardless of what agency (Federal or non-Federal) or person undertakes such other actions. Cumulative impacts can result from individually minor but collectively significant actions taking place over a period of time (40 CFR 1508.7).” In accordance with NEPA and to the extent reasonable and practical, this EA considered the combined effect of the Proposed Action Alternative and other actions occurring or proposed in the vicinity of the proposed project site. No proposed or current actions by others were identified in the vicinity of the proposed project site; therefore, no cumulative impacts are anticipated.

### **3.14 COORDINATION AND PERMITS**

Construction of the new ESC will be completed in general accordance with the following mitigation measures to lessen impacts to the local community:

- During construction, the selected contractor will water down construction areas as necessary to prevent fugitive dust emissions that would impact local air quality.
- Construction equipment will be operated with factory-equipped vehicle emissions controls.
- Best management practices (BMPs) to reduce or eliminate runoff impacts during construction will be implemented and following construction, the site will be landscaped and vegetated to reduce the potential for soil erosion.
- Construction noise will be temporary and will be mitigated by limiting construction to normal daylight hours.
- Construction equipment will be operated with factory-equipped vehicle emissions controls including mufflers.
- In the event that archaeological or historic materials are discovered during project activities, work in the immediate vicinity shall be discontinued, the area secured, and the SHPO and FEMA notified.
- If any hazardous materials are found during construction; these shall be characterized, remediated, and disposed of as appropriate, and otherwise handled in accordance with applicable local, state, and federal laws and regulations.

In accordance with applicable local, State, and Federal regulations, the applicant would be responsible for acquiring any necessary permits prior to commencing construction at the proposed project site. The following permits and approvals may be required prior to construction:

1. CDPHE Construction Permit (>1 acre disturbed)
2. Pueblo County Public Works – Soil Erosion
3. City of Pueblo – Streets Division
4. Building Permit (Pueblo Regional Building Dept.)
5. Land Development Permit (Pueblo City Wastewater and Board of Water Works)

## SECTION 4: SUMMARY

The following table summarizes the impacts and mitigation of Alternatives 1, 2 and 3.

**TABLE 1: Comparative Matrix of Alternative Impacts**

<b>AFFECTED ENVIRONMENTS</b>	<b>ALTERNATIVE 1 NO ACTION</b>	<b>ALTERNATIVE 2</b>	<b>ALTERNATIVE 3</b>
Geology and Soils	No anticipated impacts	Disturbance of shallow soils during construction activities. Implement storm water Best Management Practices (BMPs) during construction to minimize erosion; landscape and pave after construction to prevent erosion	Disturbance of shallow soils during construction activities. Implement storm water Best Management Practices (BMPs) during construction to minimize erosion; landscape and pave after construction to prevent erosion
Air Quality	No anticipated impacts	Minor and temporary impacts from construction vehicle exhaust and fugitive dust during construction activities Air pollution will be minimized through proper equipment maintenance and dust suppression techniques	Minor and temporary impacts from construction vehicle exhaust and fugitive dust during construction activities Air pollution will be minimized through proper equipment maintenance and dust suppression techniques
Water Quality	No anticipated impacts	Minor and temporary impacts from soil disturbance (erosion and runoff) during construction activities Construction permit will be required from CDPHE if more than 1 acre of land is to be disturbed; BMPs will be implemented during construction to minimize erosion and landscaping and paving after construction will be implemented.	Minor and temporary impacts from soil disturbance (erosion and runoff) during construction activities Construction permit will be required from CDPHE if more than 1 acre of land is to be disturbed; BMPs will be implemented during construction to minimize erosion and landscaping and paving after construction will be implemented.
Wetlands	No anticipated impacts	No anticipated impacts	No anticipated impacts

<b>AFFECTED ENVIRONMENTS</b>	<b>ALTERNATIVE 1 NO ACTION</b>	<b>ALTERNATIVE 2</b>	<b>ALTERNATIVE 3</b>
Floodplains 100-year	No anticipated impacts	No anticipated impacts	No anticipated impacts
500-year	The existing EOC is located in a 500-year floodplain. There are no mitigative measures to raise the grade of the existing structure.	A portion of the proposed location is partially located a 500-year floodplain. There are mitigative measures to control egress points above the 500-year floodplain. Raise the grade of the proposed structure as well as flood -proofing building techniques. Additionally, the building would be situated within required specifications.	No anticipated impacts
Threatened and Endangered Species Migratory Birds	No anticipated impacts	No threatened or endangered species or critical habitats are located in the project area	No threatened or endangered species or critical habitats are located in the project area; prairie dog burrows present but not on the T&E list
Wildlife and Fish	No anticipated impacts	No anticipated impacts	No anticipated impacts
Cultural Resources	No anticipated impacts.	Potential to impact historic properties	Potential to impact historic properties.
Hazardous Materials	No anticipated impacts	The past use of the site as an automotive repair and tire shop could indicate the past use of UST's. There are no indications that they are present. Monitor construction and excavation activities and inform OPS and FEMA of any findings.	No anticipated impacts
Environmental Justice	If the new ESC is not constructed there will be a significant lack of response to emergencies and disasters in the county. This could affect all citizens of the community.	The proposed action would benefit all citizens equally.	The proposed action would benefit all citizens equally.

<b>AFFECTED ENVIRONMENTS</b>	<b>ALTERNATIVE 1 NO ACTION</b>	<b>ALTERNATIVE 2</b>	<b>ALTERNATIVE 3</b>
Noise	No anticipated impacts	Short-term construction noise impacts.  Construction activities will be restricted to normal daylight hours and equipment will be properly maintained.	Short-term construction noise impacts.  Construction activities will be restricted to normal daylight hours and equipment will be properly maintained.
Traffic	No anticipated impacts to traffic.  Parking is limited to shared parking with the Pueblo County Courts and can be difficult to obtain.	Short-term construction traffic impacts.  Minor impacts during trainings and seminars.  No parking impacts.	Short-term construction traffic impacts.  Most significant impacts during emergencies as there are one entry/exit to Industrial Blvd.  Significant Impacts based on the US 50 West PEL Study from October 2011.  Impacts to parking as there is no on-street parking and parking on-site is limited.
Zoning and Land Use	No anticipated impacts	This site is zoned for Business Use to be re-zoned for Government Use in an area with predominantly government buildings.	This site is zoned for Industrial Use and would need to be re-zoned for Government Use in a primarily industrial area.
Visual Resources	No anticipated impacts.	The proposed ESC would enhance the current adjoining property facades as revitalization to the downtown Pueblo area. Greatly enhances public safety.	The proposed ESC would be in primarily an industrially developed area.

<b>AFFECTED ENVIRONMENTS</b>	<b>ALTERNATIVE 1 NO ACTION</b>	<b>ALTERNATIVE 2</b>	<b>ALTERNATIVE 3</b>
Safety and Security	Potentially increased response times in certain areas of the County, no room for more personnel not in “public” friendly location. Thereby jeopardizing public safety and security.	This action will significantly enhance the response times throughout the County, provide room for a growing agency and provide a building safe for the public to access.	This action will allow for a building that has room for a growing County and updated facilities.  This location is not centrally located to other governmental agencies for Pueblo County, thus still potentially providing longer response times.
Public Service and Utilities	Potentially increased response times in certain areas of the County, no room for more personnel not in “public” friendly location. Thereby jeopardizing public safety and security.  No room for expansion.	This action will significantly enhance the response times throughout the County, provide room for a growing agency and provide a building safe for the public to access.  The proposed action will not place significant demands on the existing utility infrastructure.	This action will allow for a building that has room for a growing County and updated facilities.  This location is not centrally located to other governmental agencies for Pueblo County, thus still potentially providing longer response times.  The proposed action will not place significant demands on the existing utility infrastructure.
Cumulative Impacts	An increase in overall response time by “decision makers”; no room for expansion; out-dated technologies; basement location; no direct handicap access; limited parking; inefficient HVAC system; use of a functionally obsolete building	The new ESC will be constructed on governmental use zoned property and will incorporate safety, training areas and energy efficient design. There will be sufficient parking during emergencies and training exercises; and the location is near other governmental buildings that work directly with the ESC  Portions of the site located in the 500-year floodplain	Construction of a building on land with prairie dog habitat; land acquisition issues; issues with traffic safety; not near other Pueblo County governmental agencies

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## **SECTION 5: AGENCIES CONSULTED AND REFERENCES**

Anderson Consulting Engineers, letter and correspondence dated December 22, 2011.

Bureau of Land Management, Public Lands Information Center Map, September 2003.

City of Pueblo, Public Works – contact Earl Wilkinson.

City of Pueblo, Standard Construction Specifications and Standard Details for City of Pueblo, Colorado, March, 2005.

Colorado Department of Public Health and Environment, PM10 Data Request for Pueblo County, May 2010.

Colorado Department of Public Health and Environment, Stormwater Fact Sheet – Construction, July 2007.

Colorado Department of Transportation, US 50 WEST PEL Study, dated October 2011.

Colorado Division of Wildlife, Correspondence dated August 8, 2011

Colorado Earthquake Hazard Mitigation Council, Colorado Earthquake Hazards, 2008.

Colorado Historical Society, Office of Archaeology and Historic Preservation, Correspondence

Colorado Water Conservation Board, Correspondence dated February 7, 2012

CSEP Program Information, <http://www.dis.anl.gov/projects/csep.html>

Environmental Data Resources (EDR), Inc. 2010. EDR Certified Sanborn Maps  
Number 2854415.3

FEMA, <http://www.fema.gov>

FEMA, [http://www.fema.gov/about/divisions/thd\\_csepp.shtm](http://www.fema.gov/about/divisions/thd_csepp.shtm)

HGF Architects – site concept drawing

Pueblo County Assessor  
Parcel Maps – all locations

Pueblo County Historical Society

Pueblo Stormwater Utility Department, correspondence dated February 8, 2012

U.S. Army Corp of Engineers, correspondence with Van Truan, email dated August 2011.

U.S. Census Bureau, <http://factfinder.census.gov/servlet/SAFFFacts>.

U.S. EPA, AirData, Facility Monitor Locator Map – Criteria Air Pollutants, May 19, 2010

U.S. Fish and Wildlife Service, ES, Colorado Field Office.

USDA, Natural Resources and Conservation Service, Soil Map Pueblo County, 1977.

USGS, Earthquake Hazards, 2011.

[http://neic.usgs.gov/neis/states/last\\_event/states\\_colorado.html](http://neic.usgs.gov/neis/states/last_event/states_colorado.html)

USGS, 7.5-Minute Topographic Map for “Northeast Pueblo” (2010).

USGS, 7.5-Minute Topographic Map for “Northwest Pueblo” (2010).

USGS, 7.5-Minute Topographic Map for

USGS Moore, David W. , Straub, Arthur W. , Berry, Margaret E. , Baker, Michael L. , and Brandt, Theodore R. , 2002, Generalized Surficial Geologic Map of the Pueblo 1° x 2° Quadrangle, Colorado: U.S. Geological Survey Miscellaneous Field Studies Map MF-2388, U.S. Geological Survey, Denver, Colorado.

### Online Links:

- <http://geology.cr.usgs.gov/pub/mf-maps/mf-2388/>
- [http://www.epa.gov/cgi-bin/broker?\\_service=airdata&\\_program=progs.webprogs.pltmon.scl&debug=2&geotype=co&geocode=08101&geoname=Pueblo+Co%2C+Colorado&epol=CO+NOX+VOC+SO2+PM25+PM10+NH3&epolmin=&epolmax=&netyr=2002&sic=&mpols=CO+NO2+O3+SO2+PM2.5+PM10+PB&mtyps=&myrs=2008&mexc=&exc=&mrad=&geofeat=&mapsize=zsc&reqtype=viewmap](http://www.epa.gov/cgi-bin/broker?_service=airdata&_program=progs.webprogs.pltmon.scl&debug=2&geotype=co&geocode=08101&geoname=Pueblo+Co%2C+Colorado&epol=CO+NOX+VOC+SO2+PM25+PM10+NH3&epolmin=&epolmax=&netyr=2002&sic=&mpols=CO+NO2+O3+SO2+PM2.5+PM10+PB&mtyps=&myrs=2008&mexc=&exc=&mrad=&geofeat=&mapsize=zsc&reqtype=viewmap)
- <http://www.epa.gov/air/criteria.html>
- <http://wildlife.state.co.us/WildlifeSpecies/SpeciesOfConcern/ThreatenedEndangeredList/ListOfThreatenedAndEndangeredSpecies.htm>
- <http://pueblo.colostate.edu/>
- <http://maps.co.pueblo.co.us/pueblounty/default.aspx?findvalue=1511400011&Layer=Parcels>
- <http://websoilsurvey.nrcs.usda.gov/app/>
- <http://www.fws.gov/mountain-prairie/endspp/countylists/colorado.pdf>
- <http://parks.state.co.us/Parks/LakePueblo/Nature/Ecosystems/Pages/LakePuebloEcosystems.aspx>
- <http://www.daftlogic.com/sandbox-google-maps-find-altitude.htm>
- <http://www.fountain-crk.org/>
- <http://www.mapquest.com>

## **SECTION 6: LIST OF PREPARERS**

Preparation and quality control review of the draft and final EA:

Brandice N. Eslinger, Project Manager, All-Phase Environmental Consultants, Inc.  
Brandon Cochran, Environmental Technician, All-Phase Environmental Consultants, Inc.  
Mark Mears, Pueblo County Sherriff's Office  
Earl Wilkinson, City of Pueblo, Director of Public Works Department  
Carl Ballinger, Pueblo County Sherriff's Office  
Steven Hardegen, Regional Environmental Officer, FEMA Region VIII

## **SECTION 7: PUBLIC NOTICE**

FEMA is the lead Federal agency for conducting the NEPA compliance process for the proposed Pueblo County Emergency Services Center in the City of Pueblo, Pueblo County, Colorado. It is the goal of the lead agency to expedite the preparation and review of NEPA documents and to be responsive to the needs of the community and the purpose and need of the proposed action while meeting the intent of NEPA and complying with all NEPA provisions.

Interagency reviews have been conducted in the form of agency consultation letters and the responses received from the agencies. Applicable agency responses have been provided in Appendix B and C. The proposed project has been discussed at Pueblo City Council and Pueblo County Commissioner's meetings, all of which are open to the public and welcome public comments. In addition, the project was reviewed, discussed and recommended for approval by the Pueblo County Commissioner's in a public meeting also with open public comments accepted. No issues of concern were presented by the public or any governmental agency.

The Pueblo County Sheriff's Office held a public meeting to solicit comments, on July 6, 2011 that was published via a public notice in the Pueblo Chieftain, a local newspaper. Additionally Pueblo County will notify the public of the availability of the draft EA through publication of a public notice in the Pueblo Chieftain as required. FEMA will conduct a public comment period commencing on the initial date of publication of the public notice to extend for 15 days. Copies of the EA will be placed at the Robert Hoag Rawlings Library located at 100 E. Abriendo Avenue, in Pueblo, Colorado. The EA can be viewed and downloaded from FEMA's website at <http://www.fema.gov>. If no substantive comments are received, the EA will become final. The EA will then be archived on FEMA's website at <http://www.fema.gov>.

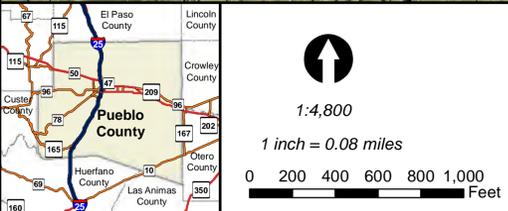
## APPENDIX A

### *FIGURES & MAPS*



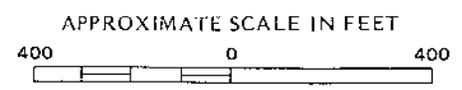
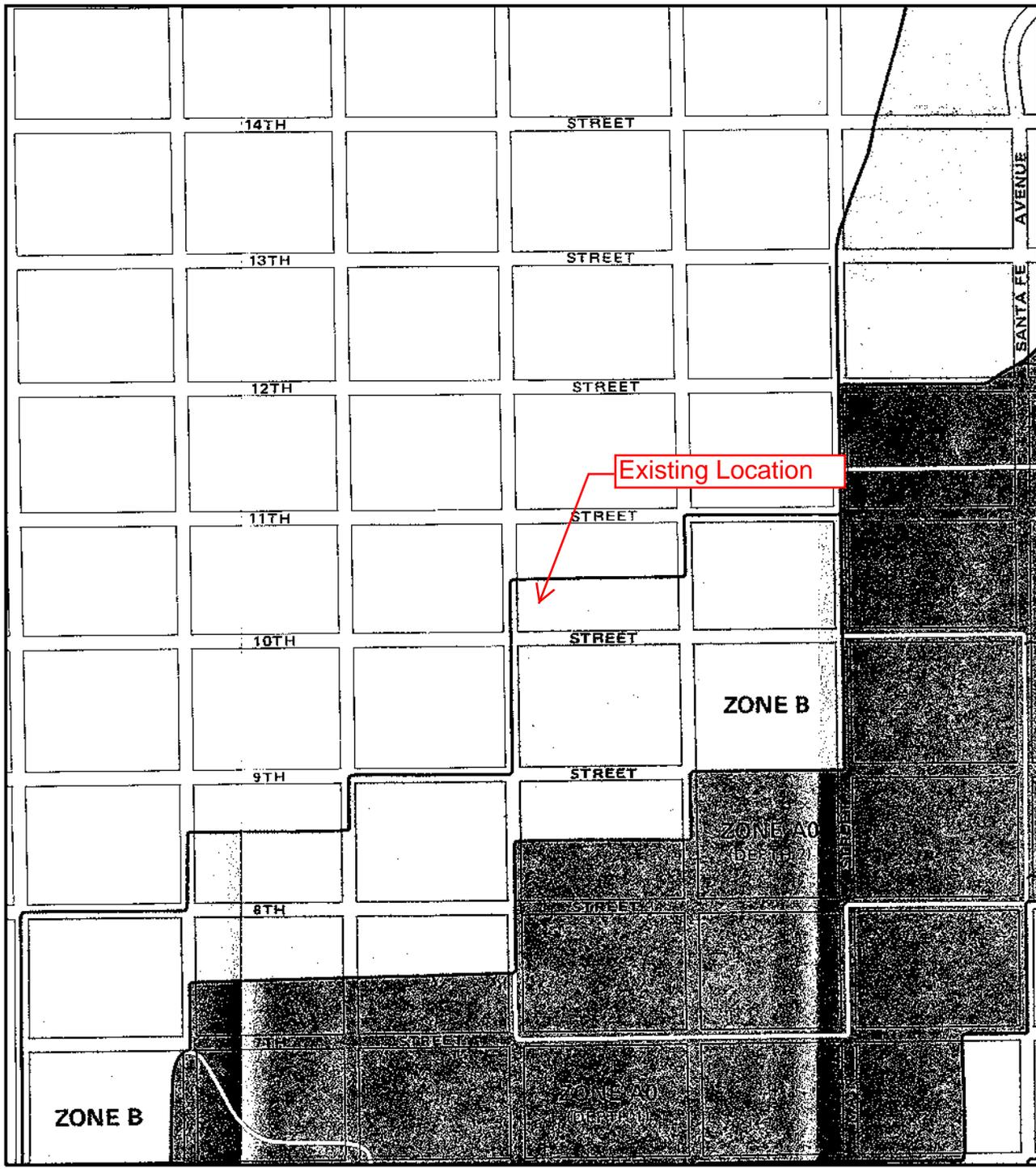


Alternative Three  
829 E. Industrial Blvd  
Pueblo West



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Base Data Sources: Pueblo County, CDOT  
File Name: Evmon\_Asmnt\_061411.mxd  
Path: S:\gis\server\CEEP\Bldg\mgd  
Date of Preparation: Jun 14, 2011  
Date of Revision: Mar 2, 2012  
Prepared by: Robert De Herrera



NATIONAL FLOOD INSURANCE PROGRAM

**FIRM**  
**FLOOD INSURANCE RATE MAP**

CITY OF  
**PUEBLO,**  
**COLORADO**  
 PUEBLO COUNTY

PANEL 6 OF 15  
 (SEE MAP INDEX FOR PANELS NOT PRINTED)

COMMUNITY-PANEL NUMBER  
 085077 0006 C

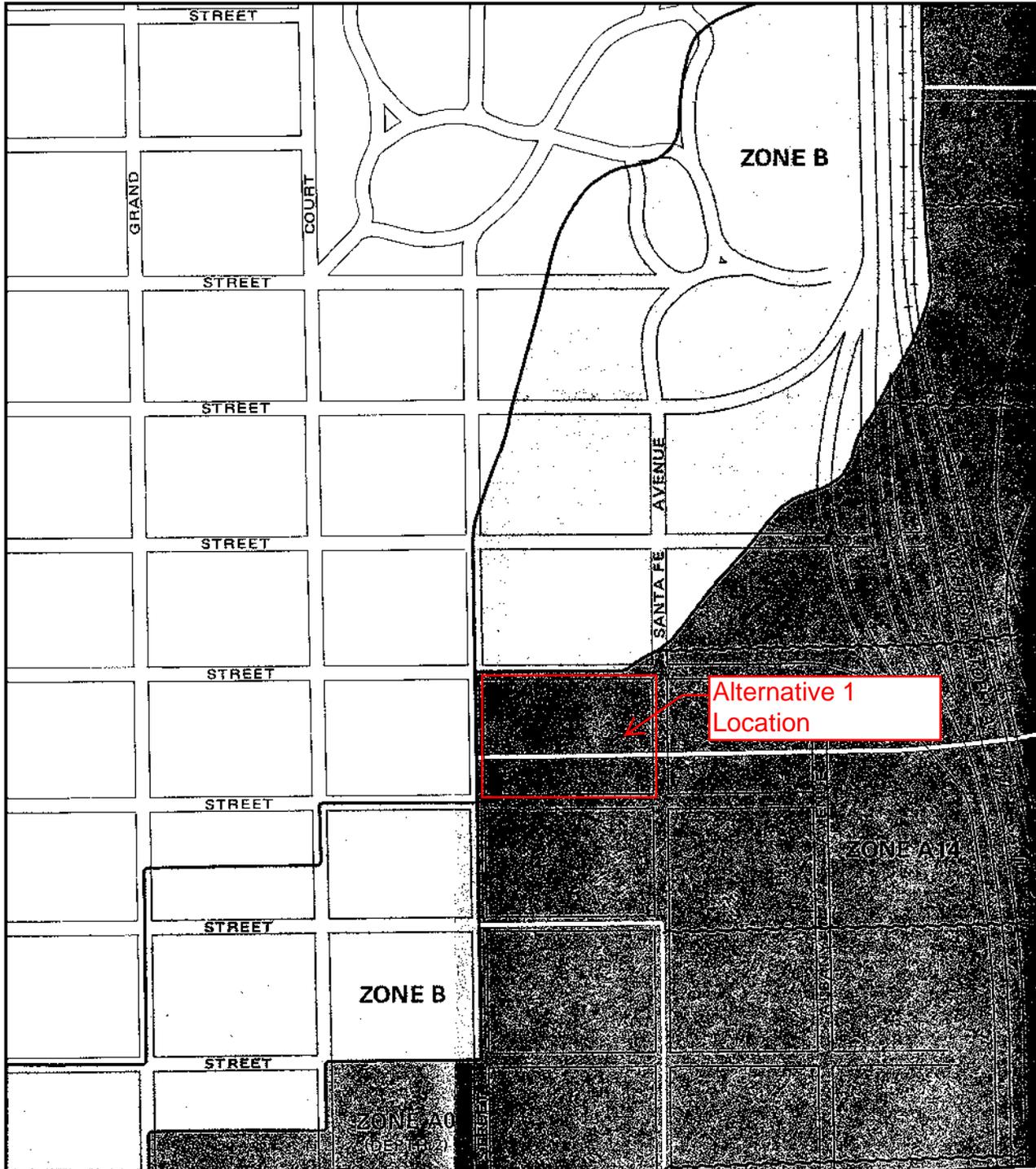
MAP REVISED:  
**SEPTEMBER 29, 1986**

BEST AVAILABLE COPY  
 AT THIS TIME



Federal Emergency Management Agency

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NATIONAL FLOOD INSURANCE PROGRAM

**FIRM**  
FLOOD INSURANCE RATE MAP

CITY OF  
PUEBLO,  
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PANEL 6 OF 15  
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