

## **Technical Memorandum**

To: Brandon Nichols  
Vice President – Development  
TDC Properties

From: Stephen Myers, PWS  
Environmental Scientist  
Kimley-Horn & Associates, Inc.

Date: January 29, 2025

RE: **Prairie Dog Survey Memorandum**  
Boston Station Apartments Project Site  
Longmont, Boulder County, Colorado

## **Introduction**

Kimley-Horn and Associates, Inc. (Kimley-Horn) conducted field reconnaissance for the Boston Station Apartments project site on January 13, 2025. The purpose of this field review was to identify the presence of black-tailed prairie dogs (*Cynomys ludovicianus*) and Active Prairie Dog Habitat (APDH) within the project site. The 11.85-acre project site is located directly south of 1st Avenue, in Section 3, Township 2 North, Range 69 West of the 6th Principal Meridian within the incorporated boundaries of the City of Longmont, in Boulder County, Colorado (See **Figure 1 – Project Location Map**).

## **Methodology**

Prior to field reconnaissance, a desktop review of readily available documentation regarding wildlife species was reviewed. These sources include:

- United States Fish and Wildlife Service (USFWS) Information for Planning and Consultation (IPaC) Trust Resources Report (<https://ecos.fws.gov/ipac/>)
- Colorado Parks and Wildlife (CPW) - Species Activity Mapping (SAM)

The project site was evaluated for potential prairie dog utilization. Field reconnaissance included pedestrian transects throughout the project site and immediate vicinity. Observations were made within the project site and immediate vicinity where public access was permitted.

Brief monitoring (approximately 1 hour) was also conducted at an observation point within the project site to confirm the status of prairie dog habitat. Following this monitoring, the outer limits of active prairie dog burrows were walked to calculate the area observed to be APDH.

**Results**

Approximately 15 prairie dogs were observed above the surface during the site visit. These prairie dogs utilized approximately 7.4 acres of APDH during the duration of the survey. **Figure 2 – Field Observation Map** depicts the areas within the site observed to be APDH.

**Conclusion**

Kimley-Horn conducted field reconnaissance on January 13, 2025, at the above referenced site to identify the presence of prairie dogs and active prairie dog habitat within the project site. Approximately 15 prairie dogs were observed above the surface within the project site. Approximately 7.4 acres of APDH was observed within the project site.

**Recommendations**

Kimley-Horn recommends preparing a Prairie Dog Management Permit Application to submit to the City of Longmont Planning Division. Because the site has greater than 1.5 acres of APDH, a Major Prairie Dog Management Permit will be required. The City of Longmont requires that notification of the public be issued regarding the relocation of prairie dogs. Notice is required at the time of application for development, or as soon as the City determines that the property has an APDH greater than 1.5 acres. If extermination is approved as a method of prairie dog management, notice shall be posted on the property for at least 14 days prior to management.

For each property, when a sign is required, one sign must be posted for every street frontage. The City also requires that with every sign posting, a Certificate of Posting be submitted. Signs should be obtained from the Planning Division and are \$20 per sign to cover administrative fees. Additional fees include a \$500 Major Permit application fee and a habitat restoration fee of \$1,200 per acre of APDH lost. These fees may be waived in situations where a landowner has proposed humane methods to destroy prairie dogs targeted under an extermination permit. To be eligible for the habit restoration fee waiver, the applicant must present proof of the method of extermination.

Should you have any questions regarding this information presented here, please reach out to me at [Stephen.myers@kimley-horn.com](mailto:Stephen.myers@kimley-horn.com) or (719)581-7962. Thank you for your time and consideration.

Sincerely,

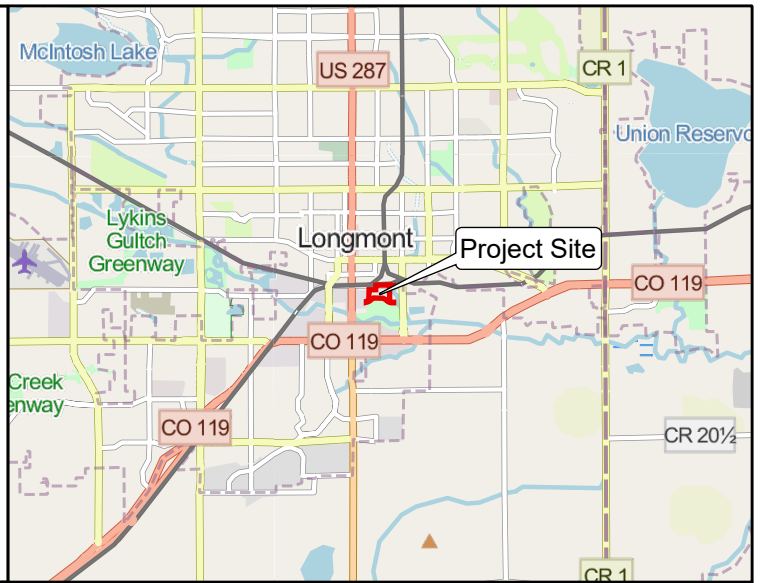
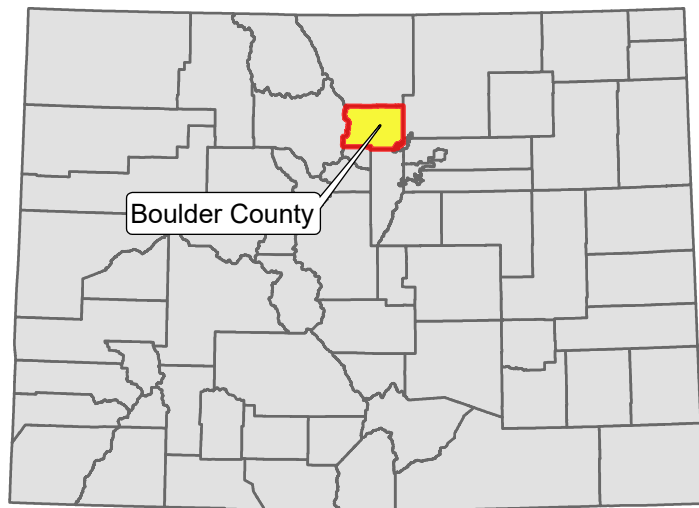


Stephen Myers, PWS  
Environmental Scientist  
Kimley-Horn and Associates

*Attachments:*

*Figure 1 – Project Location Map*

*Figure 2 – Field Observation Map*



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**Kimley»Horn**

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Phone (719) 453-0180  
www.kimley-horn.com

### Project Location Map

**Boston Station**  
**Longmont, Boulder County, Colorado**

1 IN = 1,000 FT

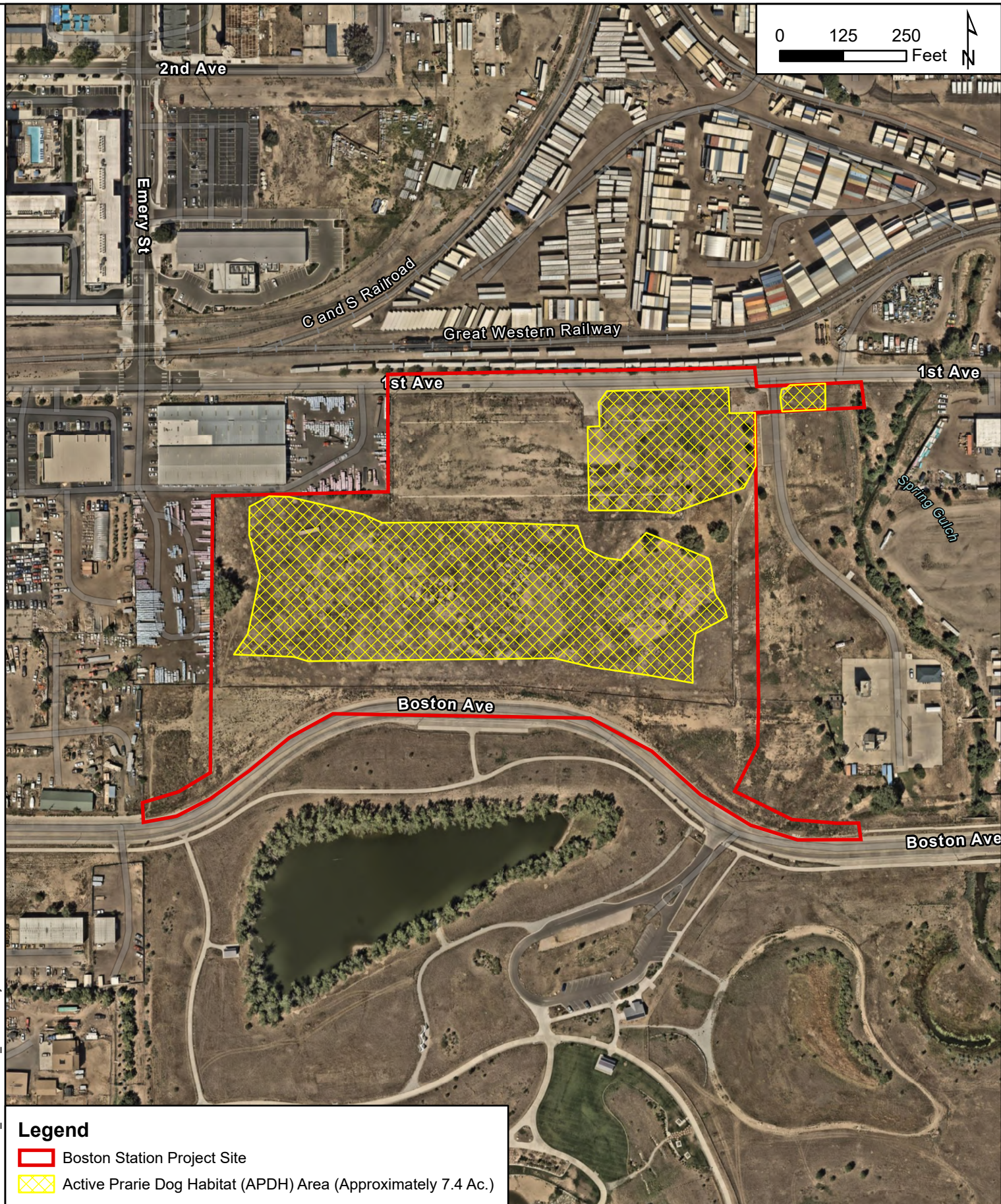
PROJECT NUMBER: 096516008

JANUARY 2025

FIGURE 1



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**Legend**

- Boston Station Project Site
- Active Prairie Dog Habitat (APDH) Area (Approximately 7.4 Ac.)

**Kimley»Horn**

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**Field Observation Map**

**Boston Station**  
**Longmont, Boulder County, Colorado**

1 IN = 250 FT

PROJECT NUMBER: 096516008

JANUARY 2025

FIGURE 2





**CITY OF LONGMONT | Planning Division**  
**Prairie Dog Management Permit Application**

Upon submission of the Prairie Dog Management Permit Application, the City will determine if a minor or major prairie dog management permit is required. Please see the [Prairie Dog Management Overview](#) sheet for more details.

Date of application: 01/29/2025

Applicant (First): \_\_\_\_\_ (Last): \_\_\_\_\_

OR:

Applicant (Company Name): TDG Longmont Owner, LLC

Property address where prairie dogs are located (or directions from nearest cross streets):

301 1st Avenue between S. Main Street and S. Martin Street  
\_\_\_\_\_

County: Boulder Parcel Number: 131503425020

Parcel Size: 11.85 acres

*If applicable, please list additional addresses, parcel numbers, and parcel sizes:*

1) Address:

\_\_\_\_\_

Parcel Number: \_\_\_\_\_ Parcel Size: \_\_\_\_\_

2) Address:

\_\_\_\_\_

Parcel Number: \_\_\_\_\_ Parcel Size: \_\_\_\_\_

**385 KIMBARK STREET | LONGMONT, COLORADO 80501 | T 303-651-8330 | [longmontcolorado.gov](http://longmontcolorado.gov)**

Applicant Address:

7720 El Camino Real, Suite 2A

City: Carlsbad

State: California

ZIP: 92009

Applicant's Email: Brandon.Nichols@tdc-properties.com

Applicant Phone: 858-945-3938

**Applicant's Preferred Contact Method (for public posting– please check one)**



Email



Phone

Property Owner (if different from applicant):

(First) \_\_\_\_\_ (Last): \_\_\_\_\_

OR, (Company Name): \_\_\_\_\_

Property Owner Address:

\_\_\_\_\_

City: \_\_\_\_\_ State: \_\_\_\_\_ ZIP: \_\_\_\_\_

**To be completed by applicant:**

Existing urban development: ☐ Yes ☒ No

Estimated number of prairie dogs: 15-20

Size of Active Prairie Dog Habitat (APDH): 7.4 acres



**Major** → City issues the applicant the relocation forms. \$500 fee is required for the major permit.



**Minor** → This application serves as the permit for prairie dog management.

**What is the intended method of handling the prairie dogs? (Circle One)**

City-approved removal, extermination, donation, or live-trapping **Relocation**

I hereby certify that the information submitted is true and correct. In submitting the signed application, I acknowledge and agree that the application is subject to all the terms and conditions for Prairie Dog Control as defined in [LMC 7.06.20](#). I understand that any false statements or omissions may result in denial or revocation of this permit. I also understand that the City has permission to enter the property, inspect the site, and confirm the active prairie dog habitat size and count.

Applicant Name (Printed): Brandon Nichols

Applicant Signature: 

**INTERNAL OFFICE USE ONLY**

Approved by (Printed): **Z. Blazek**

Signature:

Date: **2.5.25**

Conditions of Approval:

**Major permit does not allow for extermination until completion of DRC process.**

**If a relocation site becomes available prior to DRC approval, relocation is the only permitted method of habitat management. If DRC approval is granted and no relocation site is available, applicant may then proceed with extermination using a City approved method (CO fumigation).**

Estimated Invoice Amount (as applicable): \_\_\_\_\_