



**U.S. Department of Housing and Urban Development**  
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**Environmental Assessment  
 Determinations and Compliance Findings  
 for HUD-assisted Projects  
 24 CFR Part 58**

**Project Information**

**Project Name:** Clifton-Community-Campus

**HEROS Number:** 900000010323567

**Start Date:** 05/08/2023

**Project Location:** 3270 D 1/2 Road, Clifton, CO 81520

**Additional Location Information:**

The Site, known as the Clifton Community Campus, surrounds Rocky Mountain Elementary School at the intersection of 32 1/2 Road and D 1/2 Road in Clifton, Colorado. The Site address is 3270 D 1/2 Road, Clifton, Colorado which consists of 26.04 acres. According to the Mesa County Assessor, the assigned Parcel Number is 2943-141-95-002.

**Description of the Proposed Project [24 CFR 50.12 & 58.32; 40 CFR 1508.25]:**

Please see the attached Clifton Campus Narrative.

**Funding Information**

Grant Number	HUD Program	Program Name	
B-23-CP-CO-0269	Community Planning and Development (CPD)	Community Project Funding (CPF) Grants	\$0.00

**Estimated Total HUD Funded Amount:** \$2,500,000.00

**Estimated Total Project Cost [24 CFR 58.2 (a) (5)]:** \$31,000,000.00

**Mitigation Measures and Conditions [CFR 1505.2(c)]:**

Summarized below are all mitigation measures adopted by the Responsible Entity to reduce, avoid or eliminate adverse environmental impacts and to avoid non-compliance or non-conformance with the above-listed authorities and factors. These measures/conditions must be incorporated into project contracts, development agreements and other relevant documents. The staff responsible for implementing and monitoring mitigation measures should be clearly identified in the mitigation plan.

<b>Law, Authority, or Factor</b>	<b>Mitigation Measure or Condition</b>
<p>Conformance with Plans / Compatible Land Use and Zoning / Scale and Urban Design</p>	<p>Adjacent neighborhoods are primarily single and multi-family units. The Clifton Community Campus will increase activity in the area including increased traffic and noise from the previous use of irrigated farmland. These impacts are minimized through traffic control design features including road striping to reduce congestion during peak hours, include sufficient parking to limit on-street parking in surrounding neighborhoods and adherence to the Mesa County noise ordinance.</p>
<p>Hazards and Nuisances including Site Safety and Site-Generated Noise</p>	<p>Potential impacts from noise and dust during construction will need to be mitigated. Construction activities are limited to the hours of 8:00 a.m. to 5:00 p.m. in compliance with Mesa County's noise ordinance. The neighboring residents have been provided with advanced notice of the construction. Dust mitigation will also need to be managed onsite by the contractor using water trucks in high traffic areas, reducing speed on access routes, and limiting soil disturbance to areas of the project. After construction, the project will improve site safety with better lighting, less opportunity for nefarious activity due to increased visitation and cameras managed by the Mesa County Sheriff's Office and Mesa County Facilities Department will be available to address issues as they arise. Further, the manicured landscape will reduce opportunities for illegal dumping and windblown trash collection in the vacant field.</p>
<p>Energy Efficiency</p>	<p>This project will convert the parcel from vacant farmland to a community services location. Increased energy consumption is expected over previous use. To the extent possible, energy saving measures including landscaping and building materials are included in the design. Some benefit of energy efficiency will be achieved by 1) Reduction of travel distance via internal combustion engines to utilize the services (i.e. no longer need to travel to the central Grand Junction for these services) and 2) The newly constructed facility will utilize more energy efficient construction methodology and equipment than current comparable facilities. By bringing this facility online, it will allow Mesa County to rotate current facilities into more energy efficient systems or allow the county to retire the less energy efficient facilities.</p>

<p>Educational and Cultural Facilities (Access and Capacity)</p>	<p>The Clifton Community Campus will have a beneficial impact on the local community, especially families with children and those facing economic challenges. The campus will provide access to affordable, high-quality childcare and training/education opportunities to support the needs of working families. This is important since 84% of the student population at the nearby school qualifies for free or reduced lunch. The campus will foster social connections among residents while facilitating strong working relationships between partner organizations such as the Mesa County Library, ECE Training Center, and ECE Center. Additionally, the dedicated parking space for the mechatronics mobile learning facility will increase access to vital career training for high school students, adult learners, and local employees.</p>
<p>Public Safety - Police, Fire and Emergency Medical</p>	<p>The project will enhance community engagement with local law enforcement and promote safety throughout the area. Through the installation of security cameras and other advanced security measures, we are taking proactive steps to reduce the incidence of vandalism, crime, and other safety concerns. One of the key benefits of this project will be the opportunity for increased engagement with local law enforcement by fostering a stronger sense of community and security for all residents. This increased visibility and engagement with law enforcement will also provide an opportunity for residents to report concerns and ask questions, which can lead to a greater sense of trust and understanding between law enforcement and the community. There will also be security cameras installed throughout the project area. These cameras will provide an added layer of security by allowing law enforcement to respond quickly to any incidents that may occur. By creating a safer environment through these advanced security measures, we are reducing the opportunity for vandalism and crime, making the area a more desirable place to live, work, and play. Overall, we believe that this project will have a significant positive impact on the community. By enhancing community engagement with law enforcement and promoting safety throughout the area, we are creating a more secure and comfortable environment for all residents. This will not only benefit current residents, but also attract new</p>

	<p>residents and businesses to the area, promoting growth and prosperity for years to come.</p>
<p>Parks, Open Space and Recreation (Access and Capacity)</p>	<p>A potential impact that may need to be mitigated is increased demand for parking as community members begin enjoying the green space and Rocky Mountain Elementary Park more. Ample parking is available at the Community Hall on the project parcel. Also, a possible impact to adjacent neighborhoods is an increase in noise. This will be mitigated in compliance with Mesa County's noise ordinance which restricts noise between the hours of 11:00 p.m. and 6:00 a.m., AND exceeds the property line, AND disturbs the peace and order of the neighborhood or a person of ordinary sensibilities, it can be considered a violation of the ordinance. The project will enhance recreational opportunities not just for the Clifton community, but for the greater Mesa County area. In response to the requests of the local residents, we have designed a project that includes additional sports fields, improved playground equipment, and areas for community gatherings. The project will provide much-needed space for local residents to engage in a variety of physical activities, from team sports to individual exercise. The new sports fields will accommodate a range of sports, including soccer, football, and baseball, providing a place for local teams to practice and compete. In addition to sports fields, the project will feature upgraded playground equipment, designed to provide safe and engaging play spaces for children of all ages. The equipment will be designed to be accessible to children with disabilities, ensuring that everyone can participate in the fun. Community gathering areas will also be included in the project, providing a place for local residents to come together and socialize. These areas will feature seating, shade, and other amenities, making them perfect for picnics, family gatherings, and other community events. An ancillary project includes the addition of a new sidewalk along 32 1/2 Road, providing a safe corridor for residents to access the nearby Clifton Nature Park and River Front Trail. This trail system offers residents the opportunity to walk, bike, or jog while enjoying the beauty of the Colorado River and the nearby Corn Lake, as well as the surrounding natural landscape. By providing these new recreational opportunities and</p>

	<p>infrastructure, we hope to foster a stronger sense of community in Clifton and the surrounding areas, and encourage healthy, active lifestyles for residents of all ages.</p>
<p>Transportation and Accessibility (Access and Capacity)</p>	<p>Mitigation for potential impacts include:                  Increased traffic: The Traffic Impact Analysis (TIA) identified the potential for increased traffic impacts on the surrounding roadway network due to the new Community Campus. Mitigation measures include adjusting traffic lane striping on D 1/2 Road and offering alternate routes into and out of the project parcel. Pedestrian safety: Mitigation measures include constructing new sidewalks on D 1/2 Road in front of the project parcel and eliminating parking opportunities along D 1/2 Road.                  Environmental impacts: The project may potentially impact the environment by increasing greenhouse gas emissions. Mitigation measures include promoting the use of public transportation and encouraging alternative modes of mobility such as biking or walking to reduce vehicle emissions.                  Accessibility: The project aims to provide accessibility for everyone to access the campus destinations. Mitigation measures will ensure the campus meets all Americans with Disabilities Act requirements to allow equal access to people of all abilities.</p>
<p>Vegetation / Wildlife (Introduction, Modification, Removal, Disruption, etc.)</p>	<p>The previous land use in the northwest portion of the parcels was primarily irrigated farmland with minimal trees. However, the new design of the community hall incorporates an impressive number of over 250 trees. These trees will serve as crucial nesting areas for the local bird population and provide shelter for small wildlife, contributing to the ecological balance of the area.</p>
<p>Climate Change</p>	<p>This project will convert the parcel from vacant farmland to a community services location. Increased traffic and energy consumption are expected over previous use. Access to public transportation is being made available at the project parcel. Currently, the Clifton community lacks the services that this project will provide. Many families and individuals are forced to travel out of the Clifton area to utilize equivalent services, in so providing these services to the localized area that needs them will create to opportunities to positively impact climate change catalysts, 1- Reduction of travel distance via internal</p>

	<p>combustion engines to utilize the services (i.e. No longer need to travel to the central Grand Junction for these services)2- The newly constructed facility will utilize more energy efficient construction methodology and equipment then current comparable facilities , By bring this facility online it will allow Mesa County to rotate current facilities into more energy efficient systems or allow the county to retire the less energy efficient facilities.</p>
<p>Permits, reviews, and approvals</p>	<p>List of Permits Obtained: Mesa County Planning Department Site Plan Review Mesa County Building Permit Mesa County Construction Stormwater Permit Mesa County Post-Construction Stormwater Control Operations &amp; Maintenance Agreement Colorado Department of Public Health &amp; Environment Certification to Discharge under CDPS General Permit COR400000, Certification Number: COR417869 Preliminary Access Location Right of Way Permit New Fiber Installation Right of Way Permit New Gas Distribution Boring Right of Way Permit Sanitary Sewer Extension</p>

**Project Mitigation Plan**

In the Planning and Design Phase, Mesa County actively engages with key stakeholders, including community members, law enforcement, local government, and partner organizations. Through collaboration, detailed plans are developed for various aspects of the project, such as traffic control design, dust mitigation, site safety enhancements, recreational facilities, pedestrian safety, environmental impact mitigation, and accessibility requirements. Experts in relevant fields, such as traffic engineering, construction management, security systems, landscape design, and accessibility compliance, provide valuable input to ensure comprehensive planning. Moving into the Construction Phase, qualified contractors with expertise in traffic control measures, dust mitigation techniques, and construction of recreational facilities are hired. Mesa County ensures that these contractors strictly adhere to the approved plans and specifications. Regular monitoring of construction progress and quality is conducted to promptly address any issues or deviations from the plan. Mesa County works closely with the contractors to effectively manage on-site dust through measures like using water trucks, limiting soil disturbance, and implementing traffic control measures as outlined in the plan. Upon completing the construction phase, Mesa County enters the Post-construction Phase. This includes the installation of security cameras and advanced security measures in accordance with the plan. The Mesa County Sheriff's Office and Facilities Department collaborate to effectively manage and monitor these security cameras. Additionally, maintenance of the manicured landscape is carried out to prevent illegal dumping and windblown trash collection. Proper lighting installation further enhances site safety. The implementation of Recreational Facilities involves hiring qualified contractors experienced in constructing sports fields, playground equipment, and community gathering areas. Strict monitoring ensures compliance with design specifications and safety standards. Mesa County ensures that the community gathering areas provide necessary amenities, seating, and shade. Coordination with accessibility experts guarantees that playground equipment and sidewalks meet the requirements of the Americans with Disabilities Act (ADA). To address traffic impact and pedestrian safety, Mesa County coordinates with relevant transportation authorities to implement lane striping adjustments and alternate routes. Construction of new sidewalks is closely overseen, and parking opportunities along D 1/2 Road are removed. Regular monitoring ensures that these measures effectively address traffic impact and pedestrian safety concerns. Environmental mitigation and accessibility compliance are given due importance. Mesa County actively promotes public transportation and alternative modes of mobility through awareness campaigns and partnerships with local transportation agencies. Compliance with ADA requirements is strictly monitored during the construction and post-construction phases. The incorporation of over 250 trees in the community hall area serves not only as crucial nesting areas for the local bird population but also as a shelter for small wildlife, contributing to the ecological balance of the area. Once the project is completed, ongoing management and maintenance become essential. Mesa County establishes a maintenance plan that covers all implemented features, including road striping, dust mitigation measures, security cameras, recreational facilities, sidewalks, and landscape. Regular inspections and maintenance activities are conducted to ensure their continuous good condition. Mesa County is responsive to any issues or concerns raised by the community or relevant stakeholders. Periodic evaluations are carried out to assess the effectiveness of the implemented measures, allowing for necessary adjustments as needed.

**Determination:**

<input checked="" type="checkbox"/>	Finding of No Significant Impact [24 CFR 58.40(g)(1); 40 CFR 1508.13] The project will not result in a significant impact on the quality of human environment
<input type="checkbox"/>	Finding of Significant Impact

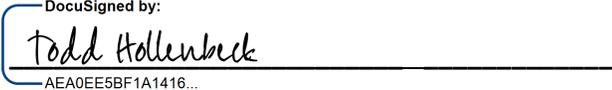
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Clifton-Community-Campus

Clifton, CO

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**Name / Title/ Organization:** Alec Anderson / / Mesa County

**Certifying Officer Signature:**  **Date:** 1/5/2026 | 09:26 MST

**Name/ Title:** Todd Hollenbeck County Administrator

**This original, signed document and related supporting material must be retained on file by the Responsible Entity in an Environment Review Record (ERR) for the activity / project (ref: 24 CFR Part 58.38) and in accordance with recordkeeping requirements for the HUD program(s).**