

Agency Review Comments

Project

Project Name
North Bay at Lake Woodmoor PUD

Applicant
HR Green Inc.

EA Number
EA24135

File Number
PUD252

Project Manager
Maria Lancto (MariaLancto@elpasoco.com)
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Status
Active

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8/22/2025 1:42:02 PM

Review Comments (39)

Agency	Review #	Comment	Date
PCD Project Manager	2	V2_PUD Development Plan	2/18/2026 10:19:19 AM
PCD Project Manager	2	V2_Letter of Intent	2/18/2026 10:18:39 AM

Agency	Review #	Comment	Date
PCD Project Manager	2	EPC Planning Review 2: Outstanding comments on Letter of Intent. Items uploaded with comments: - PUD Development Plans - Letter of Intent Please also include per request from Engineering - Final Drainage Report - Road Impact Tree Acknowledgement form Contact: Maria Lancto marialancto@elpasoco.com 719-520-6447	2/17/2026 4:00:16 PM

These documents have been submitted with the Final Plat (SF263). Confirmation was sent to Engineering to coordinate those documents as part of the Final Plat application.

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El Paso County Conservation Dist	2	El Paso County Conservation District has reviewed the proposed project and offers the following conservation and natural resource recommendations for approval: 1) Wetland protection and erosion control It stated in the Letter of Intent (under section 10 - D) that there are no wetlands of concern related to this project. We strongly disagree with this, given that there are noticeable wetlands and waterway drainages (visible from google maps) immediately adjacent to this project, which drain directly into Lake Woodmoor. These wetlands and drainages are a known natural resource used for community drinking water in the area, in addition to being habitat for numerous migratory bird species that travel along the Front Range. Due to this, we feel there is a high risk of erosion and runoff concerns during construction that will need to be addressed. It was not clear in the letter of intent or any obviously names documents in this project that the applicant has a plan to deal with these concerns, so we would like to see the following things implemented to protect these sensitive wetland resources immediately adjacent to this project. A) Before any dirt work or site prep is conducted, adequate erosion barriers need to be installed on all perimeters of the property to ensure dirt is actively being prevented from eroding into these sensitive areas. Additionally, any topsoil that is scraped and stockpiled should be done on the furthest area of the property possible from these wetland areas, which are off the south side of the project area. B) Topsoil of disturbed soils stripped to a depth of approximately 6 inches and stockpiled separately, with stockpile side slopes no steeper than 3:1 to prevent erosion issues during construction. This topsoil should then be redistributed evenly on graded areas around project and prior to seeding to ensure the best chance for germination success. C) Disturbed areas need to be mulched and revegetated within 45 days of disturbance using plant/grass species native and/or naturalized to El Paso County. This will limit the exposure time these exposed soils will have to be an erosion risk. D) Disturbed areas be mulched after seeding with either: Weed-free hay mulch at approximately 5,000 lbs per acre; or fine wood chips (approximately 1 inch thick) if generated from on-site forest mitigation and tree clearing activities	2/12/2026 10:21:13 PM

These notes/discussion have been added to the LOI in the ecologic / wildlife analysis section and applicable notes will be included in the GEC/SWMP/PUD Development Plan.

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		associated with the project.	
		E) Consideration of using of the El Paso County Conservation District's Native Shotgun Mix (available at EPCCD.org) for reseeding, which is well suited to the soils present on this site and is comprised of 100% native and naturalized grass species. This would ensure that the grasses being replanted are native or naturalized to the area, as well as waterwise.	
		2) Firewise, Fire Risk, and Forest Health -The project site is located in an area surrounded by heavy overgrown ponderosa/scrub oak forest that carries an elevated wildfire risk, particularly given its proximity to nearby, higher-density, residential communities. To help reduce wildfire risk and support long-term forest health, we highly encourage consideration of the following best management practices on the site: A) Vegetation management consistent with Firewise principles, including: Clearing trees and brush within approximately 30 feet of any building put into this project and approximately 15 feet from road edges each side along the purposed roads. Once houses are being built on these lots, their specific landscape plans should also comply with Firewise standards. B) Any forest area on the rest of the project (those areas beyond the above mentioned Firewise practices) should be thinned to approximately 40–60 trees per acre, which reflects a healthy Ponderosa forest density based on U.S. Forest Service and Colorado State Forest Service guidance. This also supports the improved fire resilience, wildlife habitat, and visual beauty, which are consistent with the El Paso County Master Plan for this area. C) Use of forestry contractors trained to identify nests of protected bird species (such as owls, hawks, and eagles), with avoidance of active nest trees where present. With these additions to the project plan, the El Paso County Conservation District would be content with the project and the applicant's commitment to protecting soil, water, forest, and wildlife resources, as well as ensuring long-term community safety.	

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Woodmoor Water and Sanitation District	2	For the PUD phase, WWSD has no further comment. However, we will still need to review construction design drawings before any construction takes place.	2/12/2026 4:59:04 PM
County Attorney - Water	2	Please disregard prior comments. We will review for water sufficiency in connection with the final plat.	2/12/2026 3:42:06 PM
EPC DPW Stormwater	2	Review 2: EPC DPW Stormwater comments have been resolved on the following document: - PUD Development Plan There are no additional comments on the current submitted documents. Additional comments may be provided upon submittal of a Preliminary Drainage Report. Reviewed by: Zachary Jannusch Associate Engineer - Stormwater 719.500.3170 ZacharyJannusch@elpasoco.com	2/17/2026 9:05:16 AM
EPC Health Department	2		2/10/2026 10:12:03 AM

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EPC DPW Development Services - Engineering	2	PUD252: North Bay at Lake Woodmoor PUD DPW Review 2. Engineering Comments have been provided on the following documents (to be uploaded by Project Manager): V2-PUD Development Plans Applicant Notes: I am requesting a response letter with your next submittal explaining how each comment was addressed (please copy and paste all comments to your response letter and respond below each comment). Please do not use the words done, fixed, etc. instead explain how you addressed each comment and indicate the sheet number. Please email me at the email address indicated below a request for a TEAM'S RCR "Review Comment Resolution" meeting prior to resubmittal to make sure all comments are addressed, so we can move this project forward to approval. No Final Drainage Report is submitted to date: Please submit a detailed Final Drainage report at this time (the drainage discussions in the LOI are not sufficient). No SF application was submitted: Please submit separately the Plat / SF application with all supporting documents, see requirements under EDARP number EA24-135. The applicant must upload to EDARP the revised items indicated below with his/her resubmittal: - PUD Development Plans - Missing (Final Drainage Report, the FDR must include the calculations for the Basin Fee and the Bridge if applicable) - The completed Road Impact Fee acknowledgement form. Reviewed by: Jalal Jalal Saleh, PE	2/11/2026 10:34:40 AM

Clarification has been sent to the engineer on 2/18/26 to clarify these items.

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		jalalsaleh@elpasoco.com 361-687-3384	
County Attorney - Development Review	2	No Comments from County Attorney – Development Review at this time. Reviewed by: Erika Keech, Senior County Attorney, erikakeech2@elpasoco.com	2/6/2026 10:05:10 AM
Mountain View Electric Association, Inc.	2	See comment letter dated December 18, 2025. All requested corrections have been provided.	2/3/2026 5:03:08 PM
Colorado Geological Survey	2	Colorado Geological Survey (CGS) Review Comment – Response #5 EA Number EQ24135 File Number PUD252 CGS review cannot be completed because the current submittal (located at ~39.1048,- 104.8561) relies on a 2016 geologic hazards report prepared for a materially different site layout; an updated geologic hazards evaluation addressing the current PUD Development Plan and Final Plat is required. • The current submittal relies on a 2016 geologic hazards report prepared for a materially different site layout. • Because the proposed lot configuration, grading, and building envelopes have changed, the 2016 report is not applicable to the current development plan. • An updated geologic hazards evaluation addressing the current PUD Development Plan and Final Plat is required to complete CGS review. • The updated report must evaluate site-specific geologic hazards under the current design, including grading, access, and any retaining structures proposed under the current design. • Shallow groundwater was identified in the prior investigation; basements or other below-grade habitable space should be avoided unless an updated report demonstrates adequate separation and mitigation. • CGS review cannot be completed at this time. • CGS review may proceed upon submittal and review of an updated geologic hazards evaluation. Submitted 2/2/2026 by Jonathan R. Lovekin, Senior Engineering Geologist, Colorado Geological Survey, jlovekin@mines.edu	2/2/2026 1:25:15 PM
		An updated report has been provided.	

Street names have been provided and depicted on plan drawings.

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911 Authority - El Paso/Teller County	2	Comments for E911 as follows: The two private access drives indicated on the plan drawings require streetnames. Two streetnames were previously approved for this development (Shoreditch Heights and Redbridge Point). Please ensure that the streetnames are depicted on the plan drawings. Thank you Justin	2/2/2026 11:43:39 AM
RBD Floodplain	2	A floodplain development permit application and zero-rise certification must be submitted to the Pikes Peak Regional Building Department (PPRBD) for any work conducted within the floodplain as part of this project.	2/2/2026 8:12:10 AM
Colorado Division of Water Resources	1	Submitted with Final Plat application	1/7/2026 2:34:14 PM
Mountain View Electric Association, Inc.	1	Please see attached comment letter.	12/18/2025 2:00:21 PM
PCD Project Manager	1	V1_Electric Provider Commitment Letter	12/17/2025 8:00:47 AM
PCD Project Manager	1	V1_Letter of Intent	12/17/2025 8:00:30 AM
PCD Project Manager	1	V1_PUD Development Plan	12/17/2025 8:00:13 AM
PCD Project Manager	1	V1_Traffic Impact Study	12/17/2025 7:59:51 AM