

**IMPACT IDENTIFICATION REPORT
SUMMARY OF IMPACTS
ROLLING HILLS RANCH ESTATES FILING NO. 3**

1. Pollution

The purpose of this Final Plat is to construct one single-family home on this 9.72 acre lot. Potential sources of air, water, and noise pollution will be minimal as the density of this proposed lot is equivalent to the surrounding area.

2. Wildlife

Conversion of approximately one tenth of the overall Site to housing would have a minimal, negative impact on wildlife species that utilize disturbed grassland habitat. Management priorities would include weed control and enhancement of native vegetation. The overall project impact to wildlife communities would be neutral.

3. Hazards

a. Floodplains

There are no existing Federal Emergency Management Agency (FEMA) Floodplains within or adjacent to the proposed development area.

b. Geologic Soil Hazards

The soil type on the Site is not listed by the Natural Resource Conservation Service (NRCS) as a hydric soil. The soil type found is Blakeland loamy sand, a Hydrologic Soil Group A type. This soil type is a well-drained soil derived from alluvium. The associated Preliminary Soils and Geology Report prepared for this project identifies areas where potential issues exist, methods of mitigation, and specifications for proper structural fill soils.

c. Vegetation and Wildfire

The vegetation community on the site is largely mixed-grass prairie. The proposed project would construct one single-family home on approximately one tenth of the site. The remaining areas would be preserved and maintained. Home construction will permanently impact some remnant areas of native vegetation. Ecos did not observe "keystone" prairie species, big bluestem (*Andropogon gerardii*) outlined in the Kelso Prairie Potential Conservation Area (PCA) upon which the CNHP Survey of Critical Biological Resources, El Paso County, Colorado (Colorado Natural Heritage Program (CNHP), 2001a) justified the Biodiversity Rank of B2: Very High Significance. Additionally, there was no finding of Indian Grass (*Sorghastrum nutans*), the other species associated with the PCA description.

The Colorado State Forest Service Wildfire Risk Map for El Paso County is based on existing vegetation and classifies the grassland areas that comprise the Site primarily as "Low and Moderate Risk".

d. Watercourses

There are no watercourses on or near the property. The construction of one home will not impact any watercourses.

e. Historical/Archeological Interest

There are no known sites of historical or archeological importance within the sketch plan area.

f. Scenic Importance

With its lack of significant topography, vegetation or natural features, this site has no scenic importance.

4. Social Impacts

The proposed home will be newer and nicer than any current existing home on nearby properties and will not negatively impact anyone in the vicinity.

5. Jurisdictional impacts

a. The development area is served by Ellicott Fire Protection District. The area is served by Ellicott School District 22. No new social service facilities are proposed within this development area.

b. Financial/Physical Ability

The owner has the capabilities to develop the project site to conform with the development applications. Financial assurances will be held to ensure construction in accordance with approved plans.