

Provide quantities
(see LOI redlines)

6.3 Wetland Habitat and Waters of the U.S.

Drainages A and D are both jurisdictional WOUS, including adjacent wetlands. Drainage A is located in the Tract A Commercial Parcel and site plans are currently not available for that lot. The current Lot Layout Plan (Figure 2) indicates two proposed road crossing over Drainage D. Site-wide over-lot grading is not proposed and the majority of the wetlands and waters on Site will be set aside and included in Open Space. No jurisdictional wetlands or waters will occur within private lots. Any proposed impacts to wetlands or waters resulting from road or utility crossings and associated grading operations will be avoided or minimized to the extent feasible. If impacts cannot be avoided or minimized, 4 Site Investments will obtain Clean Water Act (CWA) Section 404 Permit authorization from the U.S. Army Corps of Engineers (USACE) prior to construction.

6.4 Weeds

Weeds observed on Site included three List B noxious weed species and one List C noxious weed species (CDA, 2018a). Suppression is required for all List B species. Site development typically causes weeds to increase due to increased earth disturbance and new weeds being brought in (on vehicles, on shoes, in fill material, in landscaping supplies, etc.). The following recommendations are intended to minimize negative impacts and increase positive impacts:

1. Introduce biological control agents for weed control as soon as possible.
2. Implement an integrated noxious weed management plan that begins as soon as possible, continues through construction, and is taken over and implemented by the Metropolitan District following construction. Control of List B species should be the highest priority, particularly knapweed.
3. Include requirements in the CCRs that landowners manage weeds on their property per the Colorado Noxious Weed Act and El Paso County guidelines.
4. Prohibit importation of fill dirt and landscaping material from other locations unless it is certified as weed free.

6.5 Wildfire Hazard

The Site is comprised entirely of herbaceous prairie and wetland vegetation designated as “Low Hazard – Non Forested” and has no forested (high hazard) areas. Therefore, it is not subject to the wildland areas requirements and does not require the preparation of a Wildland Fire and Hazard Mitigation Plan (Figure 7).

6.6 Wildlife Communities

The impact to wildlife is similar to that for vegetation. Species that occur in wetland and riparian habitat are expected to benefit from Open Space protection. Implementation of the stormwater management plan will assist in protecting water quality in the drainages, to ameliorate development impacts on aquatic wildlife species. Many shortgrass prairie specialist species avoid areas with buildings, overhead powerlines,