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Sent: Saturday, January 30, 2021 12:30 PM
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Subject: Red Rock Ranch Rezoning

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Hell John and Nina -

Thank you for receiving my letter and listening to my concerns regarding the proposed rezoning for the property on the south side of Hwy 105 and Red Rock Drive (JZ Land Development). I've lived in this neighborhood since 2013 and so appreciated the open spaces in and around the Monument and Palmer Lake areas. In many ways the growth we've seen in the last years is encouraging and I'm all for progress. But it needs to be tempered and not allowed to go unrestricted. Rezoning what has been designed for 5 acre plots down to 1/2 acre plots is something that must be restricted. The negatives are too great to ignore and include:

- Overloading an already busy Hwy105 corridor with more traffic.
- Environmental effects on wildlife in the area: This particular portion and the Monument Creek valley are frequented by deer, geese, ducks, fox and other wildlife. This will further reduce habitat and push them into the few smaller areas that remain. We need forested open spaces but also need open grassland areas as well. The 5 acre plots will allow that.
- Environmental effects on drainage, water rights and grasslands: Building with such intensity will increase runoff from storm events and decrease deep percolation of water into the Monument Creek aquifer. This will potentially cause erosion and drainage issues in the creek valley, Other effects will be a decrease of interflows into the alluvial aquifer which will further 'dry up' Monument Creek and even impact water rights on the creek (and potentially bring lawsuits). Finally, a high density build out will result in the removal of most all native grasses in these parcels and decrease percolation rates and negatively affect the environment in this beautiful area.

There are other important factors and negative impacts that I've not mentioned. But based on the ones listed above, rezoning these areas with a higher housing density will only create new problems and push them to the future for the county to solve. It will also leave irreparable damage to our environment and the Monument Creek system and water rights. Please reconsider this decision and do the right thing for the next generation.

Sincerely,
John L. Dallmann, P.E.
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