

**HILLSIDE AT LORSON RANCH**  
**Impact Identification Statement**

**February 7, 2022**



**PREPARED FOR:**

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**PREPARED BY:**

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**Site Location, Size, Zoning:**

The Hillside at Lorson Ranch project is 128.33 acres located within the southeastern portion of Lorson Ranch between the Jimmy Camp Creek east tributary and the eastern Lorson Ranch PUD boundary line. With a combined PUD/ Preliminary Plan submittal, the proposed Hillside project will be a continuation of the Lorson Ranch development. The site is currently zoned PUD with a density cap of 4-6 DU/ Acre. The Lorson Ranch Minor Sketch Plan Amendment, approved on April 21, 2016, depicts RLM (Residential Low/ Medium 4-6 DU/ Acre). The parcel is currently vacant. The proposed PUDSP application submittal includes 489 new single family lots on 128.33 acres.

**Topography**

The topography of the project site is moderately sloped towards the west and southwest. There are grade changes of approximately 98' in a westerly direction as the site slopes down towards the west and southwest. The existing slopes are slight to moderate with no portions of the proposed site possessing slopes that would prevent development. The site is suitable for development and is not impacted by the moderately sloped grades as current acceptable state and local best grading practices will be employed. The site slopes to the west and southwest where drainage will be collected into existing facilities.

**Hydrologic Features/ Flood Hazard/ Floodplain**

There is no major hydrologic feature within the project site. This property is not located within a designated FEMA floodplain as determined by the flood insurance rate map, community map number '08041C0976G', effective date 'December 7, 2018'.

The development will drain into a proposed detention pond/water quality basin system located on the southern portion of the project as well as an expanded existing detention pond/water quality basin located within a previous phase of the Lorson Ranch project limits and generally, to the west. Flows will then be conveyed to the Jimmy Camp Creek East Tributary and/ or offsite in a manner consistent with El Paso County and State requirements.

**Wetlands**

There are no jurisdictional wetlands found on site as there are no hydrologic features within the project site.

**Soils**

A "Soils and Geology Study", Hillside at Lorson Ranch, El Paso County, Colorado" (RMG- Rocky Mountain Group, January 3, 2022) is included with the submittal package. As part of this study, 78 exploratory test borings were completed. Geologic hazards (as described in section 8.0 of the report) were not found to be present at this site. Potential geologic constraints (also as described in section 8.0 of the report) were found on site to include: expansive soils and bedrock, faults and seismicity and radon. Where avoidance is not readily achievable, the existing geologic and engineering conditions can be satisfactorily mitigated through proper engineering, design, and construction practices.

**Scenic Resources & Unique Natural Areas**

The natural mountain backdrop of the Rampart Range is perhaps the best natural feature of Lorson Ranch with sweeping views in nearly all directions. The scenic view shed is impaired somewhat by

intervening development; however, the panoramic views remain quite spectacular. There are no unique natural features on the project site.

### **Wildlife and Migratory Birds**

Proposed landscaping will include low-water use plant material, and where possible, the plant material will be native to the Colorado Springs region.

The Colorado Division of Wildlife note the following as also present in the area.

- Prairie Dog
- Mule and White Tailed Deer
- Pronghorn Antelope
- Fox species
- Coyote
- Rabbits
- Raptors
- Songbirds
- Numerous Small Mammals

Due to the construction activity and adjoining residential developments, it is not anticipated that either application will have significant impacts on wildlife in the area.

The U.S. Fish and Wildlife Service's IPaC mapper and website database (<https://ecos.fws.gov/ipac/>) was used to determine the potential of migratory birds within the area. The IPaC mapper listed 5 migratory birds that may be affected by the Hillside at Lorson Ranch; however, this list may also include birds occurring outside this area's FWS office jurisdiction. Breeding migratory birds do receive statutory protection; however, the site contains very few if any trees. There is potential for vegetation to be reestablished along the banks of the Jimmy Camp Creek which could introduce additional bird habitat. In addition, there are no critical habitats or rare/ threatened species found to be present on the site.