

**IMPACT IDENTIFICATION REPORT
SUMMARY OF IMPACTS
LATIGO TRAILS FILING 10 DEVELOPMENT**

1. Pollution

The purpose of this Final Plat is to convert approximately 125.6 acres to 43 large (2.5 acre) single-family residential lots. Potential sources of air, water, and noise pollution will be minimal as the density of proposed lots is equivalent to the majority of the surrounding area. This proposed development will result in an equivalent density to the previously approved PUD Development plan.

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

None of the soil types on the Site are listed by the Natural Resource Conservation Service (NRCS) as a hydric soil. The soil type is Stapleton sandy loam, which 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. There are also small areas of riparian lowland swale in the area. The proposed filing would construct houses on approximately one tenth of the site. The remaining areas would be preserved and maintained until future development. Housing 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

One stock pond and three upland/riparian swales exist on the site. Stock Pond 1 is a remnant stock pond, seasonally flooded and considered a palustrine emergent wetland with an unconsolidated shore. It meets all three parameters to be jurisdictional wetland habitat, however, it is separated from downstream areas by an embankment with no culverts, breaches or spillways that provide a surface connection to downstream areas. Additionally, the area downstream of the embankment is a wide upland meadow with no defined bed or bank.

The upland swales are seasonally flooded ephemeral swales not meeting any of the 3 parameters to be jurisdictional wetland. They do not meet indicators of hydric soil, wetland vegetation or sustaining hydrology. While wetland vegetation is present in thin patches, these swales, unlike others on site, support a greater prevalence of upland vegetation. Hydrology is insufficient to sustain persistent wetland. These swales drain through 2 separate culverts under Eastonville Road east of the Site boundary. Thereafter, drainage patterns are nebulous and interrupted by an upland break between Eastonville Road and a wet swale further downstream. If these swales did meet the 3 criteria to be deemed jurisdictional wetland, they would still be isolated waters because of the upland breaks between them and downstream receiving TNW or RPWs.

All features listed above do not meet the criteria that the U.S. Army Corps of Engineers (USACE) uses to assert jurisdiction, as they do not constitute:

- . Traditional Navigable Waters
- . Wetlands adjacent to traditional navigable waters;
- . Non-navigable tributaries of traditional navigable waters that are relatively permanent where the tributaries typically flow year-round or have continuous flow at least seasonally (e.g., typically three months); and
- . Wetlands that directly abut such tributaries.

Further, these are not considered to be “tributaries”, as a tributary includes natural, man-altered, or man-made water bodies that carry flow directly or indirectly into a traditional navigable waters.” These drainages are considered ephemeral channel/wetlands characterized by low volume, infrequent, or short duration flow over which the USACE does not assert jurisdiction.

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 housing is anticipated to consist of upper end single-family homes, similar to those already existing in the vicinity. No low-income, elderly, or specialized housing is anticipated.

5. Jurisdictional impacts

a. The development area is served by Falcon Fire Protection District who has committed to serve the area through certified correspondence. The area is served by School District 49. 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.