

11 May 2020
18830 Lake Forest Lane
Monument, CO 80132-9013

El Paso County Planning Commission
2880 International Circle, Suite 110
Colorado Springs, CO 80910-3127

RE: North Bay at Lake Woodmoor

File: SF16021
Parcel ID Nos.:7111404111, 7111400007

Dear Commissioners:

I am writing this letter to outline my opposition regarding the proposed North Bay at Lake Woodmoor development immediately adjacent to my back yard in Woodmoor, Monument. I want to be on record as strongly against this development. I urge the El Paso County Planning Commissioners and El Paso County Board of County Commissioners to consider the following comments in your consideration of the development.

1. As stewards of the county's undeveloped spaces, commissioners have a responsibility to ensure that the developer and builder meet all land use requirements. There are several environmental obligations that must be met before the project can move forward. These include:
 - **A wetland mitigation plan** to address the riparian habitat in this area, with approval of this plan by the U.S. Fish and Wildlife Service. There is no evidence of approval by USFWS for a wetland mitigation plan in the Review Documents. It is illegal under the Clean Water Act to develop near wetlands without the proper permitting. Wetlands within Colorado comprise less than two percent of the landscape yet are utilized by over three-quarters of the state's species. Moreover, they are an integral part of flood and erosion control and groundwater recharge. Source: [Biological Resources of El Paso County](#)
 - **A study by the U.S. Fish and Wildlife Service** to ensure protection of federally threatened species such as the Preble's Meadow Jumping Mouse and the Mexican Spotted Owl as identified in the [Biological Resources of El Paso County](#) document. Anyone planning ground-disturbing activities within 300 feet of the edge of the 100-year floodplain must address the Preble's mouse. There is no evidence of a study to ensure protection of federally threatened species in the Review Documents or approval by USFWS.
 - **Measures to mitigate disturbance and human interaction** with other resident wildlife such as red tail hawks, owls, herons, cougars, coyotes, foxes, and bobcats. In our many years of living adjacent to the proposed development property, we have seen all of these species. Potential impacts to overall wildlife are high.

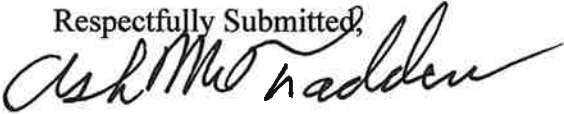
- **Goals, objectives, and proposed actions regarding natural systems** as specified in the [Tri-Lakes Comprehensive Plan](#) and adopted by the Board of Commissioners in 1999.
 - **Development directives identified by [El Paso County Planning and Community Development](#).**
2. The developer has had significant challenges due to this floodplain area. They must obtain the necessary permits from the U.S. Army Corps of Engineers to ensure any floodplain impacts are mitigated. There is no evidence in the Review Documents that the developer has contacted or received direction from USACE (floodplain administrators based in Pueblo) to ensure any floodplain impacts are mitigated. We also have concerns that erosion during and after construction of the roads and townhouses will contribute large amounts of sediment and silt to runoff waters, which will deteriorate water quality and lead to ecological problems in the wetlands area. Furthermore, polluted residue from lawn fertilizers, weed killers, and other human activity will have negative consequences on this riparian habitat.
 3. Commissioners must be vigilant concerning issues of road safety along Deer Creek Road and at the intersection of Deer Creek Road and Woodmoor Drive. Traffic in the area has increased over the past decade. Deer Creek Road can be especially problematic for pedestrians. Likewise, the intersection of Deer Creek Road and Woodmoor Drive is unsafe when Lewis-Palmer Middle School begins and ends its instructional schedule. Moreover, students from both the middle school and Palmer Ridge High School frequently run on the local roads for sports training. While the developer contends the increased residency will not affect traffic, our observations over the years of additional cars and trucks say otherwise.
 4. As the board considers this development and a request for road deviation, it must address the lack of evacuation routes in the event of wildland fires such as the Hayman Fire of 2002, Waldo Canyon in 2012, and Black Forest in 2013. In all three instances, we were put on standby evacuation. El Paso County must learn from the lessons of these fires as well as of the Camp Fire in Paradise, CA to plan for evacuation routes in the midst of growing development and increased population. I lost my house in Boulder County to the Four Mile Fire in 2010. At the time, I was in Ireland with the house rented to tenants. The tenants barely made it out with their lives because of traffic congestion on the local road.
 5. The development will further strain water use and increased demand on wells within the Denver Basin aquifer system and surface water intakes. In light of the water supply gap referenced in the El Paso County [Water Master Plan](#), the county and developer must address water supply sufficiency as specified in the plan.
 6. The development will create an additional burden on our first responders to include public safety and fire protection. What will be the impact on the El Paso County Sheriff, Woodmoor's Department of Public Safety, the Tri-Lakes Fire Department, and other emergency response teams?
 7. The proposal shows that some of the trees and Gamble Oak will be removed on the east side of the existing dirt service road to create parking spaces immediately adjacent to my yard. I request that this vegetation not be removed because it is natural to the environment and a

buffer between the homes on Lake Forest Lane and Autumn Way and the proposed development. Removing the vegetation would create a clear line of sight from my back porch to the parking areas and townhouses should plans be allowed to move forward. I didn't move here from the wilds of Boulder County to look in someone's bathroom window!

8. I am a professional astronomer. I advocate for minimized lighting to adhere to the low-light policies of the existing neighborhoods surrounding the development. Even so, this will destroy my ability to observe from my yard and I will be forced to drive elsewhere any night I want to do my job.
9. I will surely expecting dust, heavy-equipment traffic, and noise over the lengthy construction period in our quiet community if this project is approved. How will the developer and builder mitigate and address our concerns during the significant impact of construction on existing residents?
10. The proposed building site is well-known for sinkholes and subsidence. I am attaching four pictures of some of the many sinkholes and incipient sinkholes that are presently there. One shows the sign put up by the developer with a sinkhole clearly visible above and slightly to the right of it in the background.
11. Deer Creek Road is aptly names, as deer walk through the woods adjacent to that road from the Lost Lake area to Lake Woodmoor on a daily basis – sometimes twice a day – to get water. The proposed development will block the deer's path to the lake. They can not go around the development to reach the water. The only water reachable will require the deer to cross peoples' open lawns (which deer will not willingly cross because of exposure) with a man-made rock shore barrier to prevent deer from reaching the water adjacent to the edges of the lawns. The planned development will surely force all our local deer herd to relocate in some less-hospitable location.

I appreciate your diligent oversight and consideration of El Paso County residents' concerns. As you review this proposed development, I urge you to keep in mind Woodmoor's unique quality of life and protection of this community's irreplaceable environmental resources.

I will state, flatly, that if this proposed development is allowed, I will sell my house (hopefully before the development lowers property values too much) and move elsewhere.

Respectfully Submitted,

Ashleigh C. McFadden

ACM/ml
4 attachments

EL PASO COUNTY
NOTICE

Lake Woodmoor Holdings, LLC

NOTICE TO THE PUBLIC
REGARDING THE SUBMITTAL OF A
PLANNING DEVELOPMENT
PRELIMINARY PLAN
FOR LAKE WOODMOOR

LAKE WOODMOOR HOLDINGS, LLC
12345 WOODMOOR DRIVE
EL PASO, TEXAS 79912
PHONE: (915) 555-1234
FAX: (915) 555-5678
WWW.LAKEWOODMOOR.COM

FOR MORE INFORMATION, CONTACT THE
EL PASO COUNTY PLANNING DEPARTMENT
AT 535 W. WASHINGTON STREET, EL PASO, TX 79901
OR CALL (915) 555-1234.

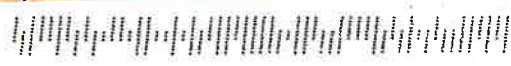
PLANNING DEPARTMENT
535 W. WASHINGTON STREET
EL PASO, TEXAS 79901
PHONE: (915) 555-1234
FAX: (915) 555-5678
WWW.ELPASOCOUNTYTX.GOV







18830 Lake
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COLORADO SPRINGS CO 80910-3127**



(420) 80910

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Colorado Springs, CO 80910-3127