

## Petra Rangel

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**From:** Kari Parsons  
**Sent:** Thursday, September 17, 2020 12:17 PM  
**To:** Stuepfert, Phil; Panza, Gregory; Paul Howard (paulinfinity1@msn.com); Lori Seago; Petra Rangel  
**Subject:** FW: Urgent - for Planning Commission Sept. 17 - Grandview Reserve  
**Attachments:** Potential PCA Map page 46.jpg; Candidate Open Space Parks Master Plan.pdf; Biological Resources Guide 2020\_EPC EnvDiv.pdf

Petra Please upload into EDARP with the time received as opposition comments...

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**From:** Nina Ruiz <NinaRuiz@elpasoco.com>  
**Sent:** Thursday, September 17, 2020 11:48 AM  
**To:** Lori Seago <LoriSeago@elpasoco.com>  
**Cc:** Kari Parsons <kariparsons@elpasoco.com>  
**Subject:** FW: Urgent - for Planning Commission Sept. 17 - Grandview Reserve

Lori- FYI I am printing copies for the PC hearing.

Kari-can you please send onto the applicant?

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**From:** Judy von Ahlefeldt <[blackforestnews@earthlink.net](mailto:blackforestnews@earthlink.net)>  
**Sent:** Thursday, September 17, 2020 11:36 AM  
**To:** Kari Parsons <[kariparsons@elpasoco.com](mailto:kariparsons@elpasoco.com)>; Kathy Andrew <[KathyAndrew@elpasoco.com](mailto:KathyAndrew@elpasoco.com)>; Greg Stachon <[GregStachon@elpasoco.com](mailto:GregStachon@elpasoco.com)>  
**Cc:** Craig Dossey <[craigdossey@elpasoco.com](mailto:craigdossey@elpasoco.com)>; Mark Gebhart <[MarkGebhart@elpasoco.com](mailto:MarkGebhart@elpasoco.com)>; John Houseal <[Jhouseal@hlplanning.com](mailto:Jhouseal@hlplanning.com)>; 'bnolin@hlplanning.com' <[bnolin@hlplanning.com](mailto:bnolin@hlplanning.com)>; Mark Waller <[MarkWaller@elpasoco.com](mailto:MarkWaller@elpasoco.com)>; Holly Williams <[HollyWilliams@elpasoco.com](mailto:HollyWilliams@elpasoco.com)>; Longinos Gonzalez Jr <[LonginosGonzalezJr@elpasoco.com](mailto:LonginosGonzalezJr@elpasoco.com)>; Cami Bremer <[CamiBremer@elpasoco.com](mailto:CamiBremer@elpasoco.com)>; Stan VanderWerf <[StanVanderWerf@elpasoco.com](mailto:StanVanderWerf@elpasoco.com)>; EXTERNAL Black Forest News <[blackforestnews@earthlink.net](mailto:blackforestnews@earthlink.net)>; KEVIN (<[currykevin@comcast.net](mailto:currykevin@comcast.net)>) <[currykevin@comcast.net](mailto:currykevin@comcast.net)>; <[tastokka@gmail.com](mailto:tastokka@gmail.com)>; <[ubscgwmd@gmail.com](mailto:ubscgwmd@gmail.com)>; Tim Wolken <[timwolken@elpasoco.com](mailto:timwolken@elpasoco.com)>  
**Subject:** Urgent - for Planning Commission Sept. 17 - Grandview Reserve

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To: Kari Parsons

September 17, 2020

Re: Grandview Reserve items for Planning Commission on Sept. 17, 2020

SKP-20-001 Grandview Reserve Sketch Plan, and ID -20-002 Metropolitan Districts 1-5 Special District Service Plan

Ms. Parsons,

As the result of a contract by El Paso County with the Colorado Natural Heritage Program (CNHP) to identify and evaluate Potential Conservation Areas (PCAs) for the long term, the 2001 Colorado Natural Heritage Program Report identified 40 significant areas in the County. This contract was administered by El Paso County Parks. The report is entitled: **Survey of Critical Biological Resources, El Paso County, Colorado.**

A large polygon identified as a Potential Conservation Area (PCA) is named Judge Orr Road in this report. See attached Map 1 from the Colorado Natural Heritage Program report. This polygon is on BOTH SIDES of US 24 and occupies about half of the distance (about 5 of the 10 miles between Falcon and Peyton) and was identified as an area of "Very High Significance" by the State. It has a long descriptive write-up . **(Attachment 1)**

**The same polygon (with smoothed lines) is identified as a Candidate Open Space Area in the 2013 EPC Parks Master Plan (Attachment 2). The Parks Master Plan will not be updated for another year (i.e. AFTER the EPC Master Plan is completed.)**

**The Judge Orr Road polygon also identified in the County Environmental Division's (Community Services Dept.) 2013, and current May, 2020, update of Biological Resources of El Paso County. (Attachment 3) Page 13 "Judge Orr Rd.\*"**

Thus the results of the 2001 CNHP document were used in both the **2013 El Paso County Parks Master Plan** by the Department of Community Services Parks Division, and also the 2013 (Updated in 2020) report by the Environmental Services Division of EPC Community Services entitled **Biological Resources of El Paso County.** Judge Orr Road area is considered an area of Critical Biological Resources.

Both of these County reports identify the Judge Orr Road polygon as needful of special considerations because of biological diversity values.

**The Grandview Reserve is in a significant portion of this resource east of Falcon Regional Park.**

**Why did the State identify this as a PCA?** Because this broad headwater has excellent habitat quality, biodiversity, tallgrass prairie occurrences, perched water tables in the Upper Black Squirrel Ground water Management area, rare plants, wetlands (i.e. shallow alluvium/high water table) and is in excellent to good condition. It is a unique suite of Biological Diversity in EPC. The County Parks Master Plan and the Environmental Services report agree. The State report recognized the risk of urban encroachment two decades ago. A sea of rooftops was not envisioned as an acceptable future.

## **UNDERDRAINS**

**In its Sept. 17 2020 letter of record the Upper Black Squirrel Creek GW management District Expressed a concern that: ...."exfiltration galleries" will likely be used to prevent alluvial groundwater from being exposed to the surface and that such galleries will be "regional." Although Applicant's Response provides some information on underdrain development, Applicant should provide a more detailed description of its solution to this potential issue."**

**This concern of regional dewatering of the regional alluvial surface water is in direct conflict with the ideas contained in the CNHP report and two County Documents about the biological and wetland values of the Judge Orr Road area. I submit that El Paso County needs to work with the Developers, and the UBSCGWMD to find better designs and development for people to live on this landscape than massively dewatering it, or interrupting the alluvial flows.**

**Today the Planning Commission faces an important decision on a significant portion of this Judge Orr Road area - and so does the Master Planning Process. Just months in advance of the new County Master Plan which advocates Conservation Design in all areas - the Grandview Reserve Plan plan does not have this attribute.**

So on September 17 PCD is moving this Grandview Reserve project through the "usual", (and pre-Master Plan) subdivision process without the input or attribute of the expected Master Plan Conservation Design element, without any attention to the concepts in the Prairie Necklace which I presented to PC last Fall, but only with Design criteria which appear to be based solely on the current Regulations and with little regard of the CNHP studies or the two County Community Services documents.

Approval of these two agenda items today will create a worsened situation for the traffic on US 24 (for which the County has no control of safety or capacity improvements), and brings urban densities well east of Falcon in what was questioned in the Aug 31, 2020 joint PC and BoCC meeting regarding the Areas of Change for the Master Plan meeting as "disjointed" (non-contiguous) urban development east of Falcon.

This is yet another project in the County supported by non-sustainable, non-renewable groundwater being mined in the Northern County and elsewhere from non-renewable deep aquifers, and dependent on agreements among quasi-governmental Metropolitan Districts.

I would submit to the Planning Commission that this project should be tabled until after the new County Master Plan is in place, and evaluated against the CNHP and the County's own documents from Parks and Public Works, regarding sustainable, environmentally sound and acceptable development patterns and designs.

The "old" standards of the Small Area plans, zoning and other attributes of planning and regulatory processes of the County are about to be changed. Doesn't a development project of this magnitude with five Metro Districts and thousands of acres deserve to have the advantage of the best efforts of the Master Planning Project as part of its approval legacy?

I would request this be tabled and re-evaluated for a better balance of the natural resources of this land, and use types for development after the Master Plan is completed.

Dr. Judith von Ahlefeldt



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