

# Bestall Collaborative Limited

Planning Environment Construction Management Development

July 7 2020

## Lorson Ranch Planning El Paso Commission Hearing Downstream Impact Mitigation Comments

Jack Bestall – Representing Signature Ranch LLC – owners Appletree PUD the south in the City of Fountain.

1. We appreciate the opportunity to be on the record regarding the Lorson Ranch and its potential impact on the property directly downstream along Jimmy Camp Creek in the City of Fountain
2. We have been working with the City of Fountain since November 2019 and it is likely that the Appletree approved PUD will remain substantially in place with no major revisions. During that period, we have been available and remain interested in working with Lorson Ranch to mitigate the potential impact of its improvements.
3. Drainage is our primary concern – working with the City of Fountain engineers our engineers are in the process of evaluating the drainage conditions and design of the project.
4. We have been working with El Paso County staff and have provided comments identifying potential downstream drainage impacts to them.
5. The drainage design relies on revegetation in part for the ultimate drainage improvements and the grow-in will take several years. During that period impacts will occur downstream to Jimmy Camp Creek's natural condition and to the existing infrastructure in the area.
6. We will be providing additional comments regarding the design of the drainage and its downstream impacts. It is likely that extending erosion control downstream to mitigate those impacts will be necessary.
7. During the construction and re-stabilization period impacts will occur off the Lorson Ranch property. An agreement on a temporary construction easement and management agreement between Lorson Ranch and Signature Ranch LLC should be a condition of approval of the rezoning.
8. This would be the most appropriate method to manage the potential impacts before they occur – and we look forward to working with Lorson Ranch on this agreement. Thank you.

Thank you.



Jack Bestall, Principal