Colorado Geological Survey
September 8, 2026

CGS Unique No. EP-25-0036 Cimarron Hills Southeast Mixed Use Filing No. 1 Plat
El Paso No. SF2420
Location: SW¼ Section 8, T14S, R65W, 6th Meridian
38.8422, -104.6993
Description: Final Plat to subdivide 32.68 acres into 1 lot and 4 tracts.

The available referral documents include the Letter of Intent (Matrix Design Group, August 2026), Final Plat (Matrix Design Group, August 14, 2026), Response to El Paso County Review (CTL Thompson, Inc., July 20, 2026), Revised Report of Geotechnical Exploration (Valleyshore Engineering, July 16, 2026), Response to El Paso County and CGS Review (CTL Thompson, Inc., June 1, 2026), Construction Drawings (Matrix Design Group, August 2026), and other documents. CGS previously reviewed the Geologic Hazard Evaluation and Preliminary Geotechnical Investigation (CTL Thompson, Inc., Revised September 11, 2025).

The western portion of the site encompassing Tracts A, B, and C is located within the FEMA floodplain (FIRM 08041C0754G, December 7, 2018) associated with Sand Creek East Fork and contains portions of Tracts A-C. CTL states (page 13), "The project Civil Engineer should determine the extent of the flood mapping for the site, the flood potential, and design surface drainage." The Letter of Intent states, "Tract A (6.48 ac) and Tract B (7.68 ac) are within the FEMA floodplain (Zone AE on FEMA map panel) and will stay undeveloped at this time but may be developed in the future after a LOMR is processed for floodplain modification."

CGS has no objection to the final plat, but recommends that future development within Tracts A through C require additional review once the LOMR is processed.

CGS offers the following comments and recommendations based on revised/updated documents.

1. CTL provided ValleyShore's report in their Appendix C with a watermark, "FOR INFORMATION ONLY." CGS requests that ValleyShore provide this report as an independent report for EL Paso Files.

2. ValleyShore did not encounter groundwater in their test holes; however, they did not leave the test holes open to re-measure following drilling operations. ValleyShore states (page 19), "Generally, seasonal fluctuations of 3 to 5 feet are typical, with peak levels generally occurring in late September or October. Based on our understanding of the project and the site's existing grades, we do not anticipate significant cuts resulting in shallow groundwater conditions." Additionally, Note 22 of the final plat indicates "no basements." If basements or crawl spaces are planned, CGS recommends that the county require groundwater monitoring/observation to obtain groundwater data for the entire site, which can be used to determine the feasibility of basements and verify that proposed foundation components are at least three feet above the maximum anticipated groundwater levels and are maintained year-round.

3. The exploration program performed by CTL indicates low blow counts (N-values), as low as 1 in test boring no. 2. Additionally, ValleyShore's exploration program also showed variable blow counts (as low as 3 blows per foot). Note 22 of the Final Plat states: "Prior to construction of proposed development, lot or tract specific subsurface soil investigations will be performed to determine whether or not shallow groundwater, hydro-compacted soils, or expansive soils are present on the lot or tract, and to determine an appropriate foundation design, basement or crawl space suitability, and or lot specific recommendation are necessary to mitigate these conditions: - engineered foundations, no basements." CGS agrees and recommends that building-specific subsurface soil investigations be performed to determine the depth of remediation due to collapsible/hydro-compacted soils.

Submitted 9/8/2026 by Amy Crandall, Colorado Geological Survey: acrandall@mines.edu