

**PARKS AND COMMUNITY SERVICES DEPARTMENT**

**Date:** December 15, 2023  
**To:** Kylie Bagley, Planning and Community Development Department  
**From:** Nancy Prieve, Environmental Division, Parks & Community Services Department  
**Subject:** 16050 Old Denver Road Rezone CS235

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The El Paso County Environmental Division has completed its review of the 16050 Old Denver Road Rezone CS235. Our review consisted of the following items: wetlands, federally listed threatened or endangered species, general wildlife resources and noxious weeds.

1. The property contains Preble's meadow jumping mouse habitat. Documentation from the U.S. Fish and Wildlife Service (USFWS) regarding the Preble's meadow jumping mouse **must** be provided to the Planning and Community Development. The applicant is hereby on notice that the USFWS has regulatory jurisdiction over threatened and endangered species. It is the applicant's responsibility, and not El Paso County's, to ensure compliance with all applicable laws and regulations, including but not limited to, the Endangered Species Act.
2. The property contains jurisdictional wetlands. A completed U.S. Army Corps of Engineers (USCOE) permit shall be provided to the Planning and Community Development Department prior to project commencement if ground-disturbing activities will occur in wetland areas. The applicant is hereby on notice that the USCOE has regulatory jurisdiction over wetlands. It is the applicant's responsibility, and not El Paso County's, to ensure compliance with all applicable laws and regulations, including, but not limited to, the Clean Water Act.

The applicant must obtain the necessary approvals from all federal, state and county agencies as a part of their planning process.

We appreciate the opportunity to comment on this project. If you have any questions or concerns, please contact me at (719) 520-7845.

**RESPONSE: We are not at the site development plan stage, therefore the limits of development are unknown. USFW cannot make a determination of no impact without knowing the extent of development.**

**We suggest a condition of approval to require the USF&W clearance prior to approval of a subsequent site development plan or prior to scheduling a subdivision for hearing.**