



Informal Consultation Request

May 28, 2020

Mr. Drue DeBerry
Acting Colorado Field Supervisor
U.S. Fish and Wildlife Service
Colorado Ecological Services Field Office
134 Union Blvd., Suite 670
Lakewood, Colorado 80228

RE: Request for Technical Assistance Regarding the Likelihood of Take of Federally-listed Threatened and Endangered Species resulting from the proposed development of the North Bay at Lake Woodmoor Project in El Paso County, Colorado

Dear Mr. DeBerry:

Ecosystem Services, LLC (ecos) has prepared the enclosed habitat evaluation on behalf of Lake Woodmoor Holdings, LLC (Applicant) to describe the physical/ecological characteristics of the 7.2-acre North Bay at Lake Woodmoor site (Site) and evaluate the potential effects of the proposed development project (Project) on the Federally-listed threatened and endangered (T&E) species protected under the Endangered Species Act (ESA).

The El Paso County Environmental Division has completed its review of the Project and has requested that the Applicant provide a "Clearance Letter" obtained from the U.S. Fish and Wildlife Service (USFWS) prior to project commencement "where the project will result in ground disturbing activity in habitat occupied or potentially occupied by threatened or endangered species and/or where development will occur within 300 feet of the centerline of a stream or within 300 feet of the 100 year floodplain, whichever is greater."

At this time there is no Federal action and no Federal agency is making a formal effects determination under Section 7 (a)(2) of the ESA. Therefore, ecos is requesting technical assistance from USFWS regarding the Applicant's (i.e., the non-federal party) responsibilities under the ESA, and specifically the likelihood of the Site development resulting in take of listed species. If the USFWS concurs with the findings presented herein we request that you issue an informal letter of concurrence for use in the El Paso County Project review process.

1.0 SITE LOCATION and PROJECT DESCRIPTION

The Site is located approximately 0.7-mile northeast of Monument in El Paso County, Colorado. It is situated east of I-25, south of Deer Creek Road, west of Autumn Way, and it abuts the northern end of Woodmoor Lake. The Site is bounded on the north by Deer Creek Road, on the south by Deer Creek Road, and on the west by the Waterfront Townhomes. The Site is specifically located within Section 11, Township 11 South, Range 67 West in El Paso County, Colorado (refer to Figure 1). The Applicant proposes to develop the Site as a planned community of 28 new townhome units that recognize and respect the distinctive character of the existing community and the adjacent ecosystem of Woodmoor Lake, including low density, spaciousness, open atmosphere, uncluttered environments, natural terrain and vegetation, and a tranquil setting.

Technical Assistance

Tracking Number: _____

U.S. FISH AND WILDLIFE SERVICE

☒ NO CONCERNS

☐ CONCUR NOT LIKELY TO ADVERSELY AFFECT

☐ NO COMMENT

Liisa Schmoele

DATE

Colorado Assistant Field Supervisor

Remarks: