



COLORADO
Parks and Wildlife
Department of Natural Resources

Southeast Region
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08 July 2026

Virgil Sanchez
M&S Civil Consultants, Inc.
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RE: CPW Comments on the Calm Breeze Pt Subdivision, El Paso County

Dear Virgil Sanchez,

Colorado Parks and Wildlife (CPW) received your request for comment on the Calm Breeze Point Subdivision Project, to be developed in El Paso County. CPW staff are familiar with the location of the Project as well as the area surrounding the site. This letter includes a summary of CPW's statutory responsibility, general recommendations, understanding of the project, potential impacts to wildlife, and recommendations for impact avoidance, minimization, and/or mitigation.

CPW'S STATUTORY RESPONSIBILITY

CPW has a statutory responsibility to manage all wildlife species in Colorado; as such we encourage protection for Colorado's wildlife species and habitats through responsible land use planning and development. Protection of core wildlife areas, quality fisheries and habitat, big game winter range and seasonal migration corridors, and raptor nesting locations are of extreme importance. CPW recommends that all proposed projects be assessed to avoid, minimize, or mitigate impacts to sensitive wildlife habitats and species. That includes species of concern as well as Federal and/or State listed species, big game wildlife



Laura Clellan, Director, Colorado Parks and Wildlife

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(migration corridors, winter range, and parturition areas), breeding and nesting habitats for sensitive ground-nesting birds, and nests of raptors sensitive to development in order to prevent loss of habitat or fragmentation of habitat. US Fish and Wildlife Service should be consulted on any Federally-listed Endangered and Threatened Species that might be present at the location.

UNDERSTANDING OF THE PROJECT

The proposed project encompasses approximately 42.219 acres and is located within El Paso County. The property is located within portions of the southeast quarter of Section 11 and the northeast quarter of Section 14, Township 12 South, Range 65 West of the Sixth Principal Meridian, El Paso County, Colorado. The subject property is surrounded by residential properties. Primary access to the site is provided via Shoup Road, a publicly maintained roadway. An existing private gravel access road, approximately 20 feet in width, traverses the property and provides access to both the subject parcel and adjacent parcels. The development boundaries will sustain numerous wildlife species including deer, elk, black bear, pronghorn, coyote, fox, turkeys, raptors, songbirds, and numerous small mammals.

The following is a list of general recommendations the CPW would like to be taken into consideration with the residential side of this development in order to avoid nuisance conflicts with wildlife. Many times these conditions can be enforced through the local Homeowner's Association or through covenants.

Raptors and Migratory Birds

The Project is in the breeding range of Golden eagle (*Aquila chrysaetos*), though no nests are known in the area. The Project area contains suitable habitat for nesting raptors and migratory birds. To ensure compliance with the Migratory Bird Treaty Act and the Bald and Golden Eagle Protection Act, CPW recommends consultation



with USFWS. All migratory birds are protected under the Migratory Bird Treaty Act, and any removal or disturbance of an active migratory bird nest requires prior consultation with CPW and USFWS. Both active and potential nest sites, as well as winter night roosts, should be considered when evaluating potential disturbance during ground-disturbing activities.

CPW appreciates the commitment to conducting preconstruction surveys and adhering to seasonal buffers and time restrictions to mitigate impacts on nesting migratory birds to the greatest extent feasible. To minimize impacts on nesting migratory birds, CPW recommends the following:

- Conduct ground disturbance and vegetation clearing activities associated with project development outside of the breeding season (March 15 - August 31). If construction must occur during the breeding season, surveys for active nests of ground-nesting species as well as tree-nesting raptors should be conducted prior to groundbreaking.
- Preconstruction surveys should be conducted to identify raptor nests within the Project area and implement appropriate restrictions. CPW recommends adherence to the recommended buffer distances and timing stipulations identified in the CPW document "Recommended Buffer Zones and Seasonal Restrictions for Colorado Raptors," available on the CPW website.

Pets

Pets should not be allowed to roam free and fences should be installed to decrease or eliminate this problem. It is strongly encouraged that dog kennels have a top enclosure, regardless of the height of the kennel. Dogs and cats chase or prey on various wildlife species. One benefit to keeping animals under control is that they are less likely to bother other people, be in roadways or become prey for coyotes, foxes, eagles, hawks or owls. Feeding of all wildlife should be prohibited, with the



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exception of songbirds. The use of bird feeders, suet feeders, and hummingbird feeders are discouraged. However, if feeders are used, they should be placed so they are inaccessible to black bears, raccoons, or skunks and other wildlife species that might cause damage or threaten human safety. It is illegal to feed big game including deer and pronghorn.

Attractants

Trash should be kept indoors until the morning of trash pickup. Major conflicts between black bears and humans are most often attributed to attractants left by humans, whether inadvertent or on purpose. This usually leads to conflicts that negatively impact the bear more than the humans involved. Bears are not extremely common in this area, but have been known to occasionally visit the Black Forest area, and most often stick around due to attractants. Bears, skunks, raccoons, and other scavenging wildlife are attracted to garbage and do become habituated. Pet food is also attractive to scavengers, so pets should be fed inside. If pets are fed outside, feeding should occur only for a specified period of time and food bowls returned afterwards to a secure site.

Landscaping

When landscaping lots, it is strongly recommended that native vegetation be used, as wildlife can be attracted to ornamental and floral landscaping features. Planting of trees and shrubs that are attractive to native ungulates (deer and pronghorn) should incorporate the use of materials that will prevent access and damage (fencing, tree guards, trunk guards, etc.). CPW recommends the developers consult our publication Hanophy, Wendy “Fencing with Wildlife in mind.” (CPW.state.co.us. 2009). Fences can cause many problems for wildlife, including death, entanglements, and barriers to movements. The publication is available on our website and we would be happy to provide a link to the PDF specifically. The use of privacy fencing, chain link fencing, and other



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exclusionary fencing should be at least 6 feet high and should be restricted to the immediate area surrounding the buildings or within the designated building envelope and should not be used as a method to designate boundaries of larger lot sizes. Fencing outside the immediate building envelope or area surrounding the buildings on larger lots, within the known range of elk, deer and pronghorn, should be a maximum top height of 42" with at least 12" spacing between the top two wires or rails. To allow passage of juvenile animals and pronghorn antelope the bottom wire or rail should be at least 16" above the ground. It is also recommended that the top and bottom wires be a twisted barless type or smooth wire or rail construction. Construction of ornamental wrought iron fencing with closely spaced vertical bars (<12") and sharp projections extending beyond the top horizontal bar should be strongly discouraged in areas where deer and pronghorn are known to occur. This type of fencing typically ensnares deer and pronghorn by the hips when trying to squeeze through and impales animals attempting to go over the top. It should be noted that it is very distressing to find wildlife in or impaled on fences.

Vegetation

Also of importance of revegetation of disturbed soils and the control of noxious weed species through the development of a noxious weed management plan prior to initiating construction activities. The Colorado Weed Management Association provides the booklet "Noxious Weeds of Colorado" that provides information on identification and management of noxious weeds in Colorado. CPW prefers that native vegetation be retained on site during the operational lifespan of the project, both as habitat for wildlife and to ensure successful reclamation of the project area. Proper reclamation, from a wildlife perspective, involves not only stabilizing the soil and establishing ground cover, but also fostering plant communities with a diversity of species and plant types- grasses, woody plants, and broadleaf forbs, which will fully serve the nutritional needs of wildlife.

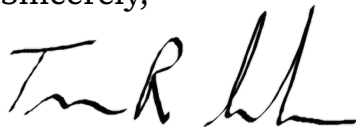


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CPW appreciates your consideration of our comments and recommendations. As always, CPW staff are available to work with operators on how best to minimize development impacts to both wildlife and their habitats. If you have questions or would like clarification about any of our comments, please contact District Wildlife Manager District Wildlife Manager Demetria Wright at 719-439-9601 or demetria.wright@state.co.us

Sincerely,



Travis Sauder

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