



COLORADO

Parks and Wildlife

Department of Natural Resources

Southeast Regional Office
4255 Sinton Rd.
Colorado Springs, CO 80907
P 719.227.5200 | F 719.227.5223

July 22, 2022

El Paso County Planning and Community Development
c/o Ryan Howser - Project Manager
2880 International Circle, Suite 110
Colorado Springs, CO 80910

Re: Waterside PUD/SP

Dear Mr. Howser,

Colorado Parks and Wildlife (CPW) has reviewed the information sent about the Waterside PUD/SP project located southeast of the intersection of Woodmoor Drive and Deer Creek Road. Deer Creek Road is the northern boundary of the property while Lake Woodmoor itself lies to the east. CPW staff has visited the site and offers the following comments for your consideration.

The project lies just north of Preble's Meadow Jumping Mouse (PMJM) range and potential critical habitat. PMJM is currently on both the Federal and State threatened species list. Temporary and permanent construction impacts within PMJM range or critical habitat areas may permanently impact resident mouse numbers. CPW does see that a letter has been received from the U.S. Fish and Wildlife Service (USFWS) that indicates that "take" of the PMJM from the project is of no concern. If changes do occur to the proposed project area or new information indicates that the project may result in the "take" of the PMJM, it is highly recommended to contact the USFWS immediately.

Fences can cause many problems for wildlife, including death, entanglements, and barriers to movements. CPW recommends the developers consult our publication "Fencing with Wildlife in mind." (cpw.state.co.us. Hanophy 2009) when considering the design of fences within the development. 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 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 (> 1 acre). 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 and a bottom wire or rail at least 16" above the ground to allow passage of juvenile animals and pronghorn antelope.



It is also recommended that the top and bottom wires be a twisted barbless type. 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, elk, and black bear are known to occur. This type of fencing typically ensnares deer and elk 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.

Black bears are common along the Front Range, and this development will have bears coming into and around the development. CPW recommends several measures to reduce the potential for human bear conflicts. First, we strongly recommend that home owners are advised to purchase bear-proof trash containers, and that potential home owners are advised that bears will be present in the area. Trash containers should be stored in the garage or in a solid locked storage shed until the morning of trash collection during those months when bears are most active (April - November). Another possible alternative would be the use of a centralized and securely fenced trash collection site with the use of bear proof dumpsters that residents and the trash service provider would have access to. This would eliminate the need for individual trash cans. Second, residents should also keep their barbecues and any food locked away in the garage or a secure building. Finally, we would recommend that the use of bird feeders and hummingbird feeders be discouraged, during the months mentioned above, since they also attract black bears. However, if feeders are used, they should be placed so they are inaccessible to black bears, raccoons, skunks, deer and other wildlife species that might cause damage or threaten human safety. A copy of a brochure entitled, “Living with wildlife in bear country” is available for reference upon request from CPW. Bears that become habituated to people and human foods ultimately have to be euthanized. Proper education and trash storage reduces the number of these “problem” bears.

Feeding of all wildlife should be prohibited, with the exception of songbirds with the above paragraph in mind. It is illegal to feed big game including deer, elk, antelope, bear and mountain lion. CPW would recommend that home buyers are provided with educational material regarding wildlife either through the purchase process, or through the development itself. There is a sizeable resident herd of deer in the area. It is illegal to provide feed for deer because of health and safety concerns both for humans and the deer. Concentrations of deer will attract predators, including mountain lions. Dangerous conflicts with mountain lions are rare, however care should be used when living in mountain lion habitat. Human health and safety is a top priority for CPW. Feeding and habituating deer may cause the deer to lose fear of humans and could then lead them to interact with humans in unsafe ways. Deer are still wild animals and they may become defensive and dangerous when they are not getting what they want. By not feeding or habituating deer, these encounters may be avoided.

CPW recommends that the project sticks with the Noxious Weed Management Recommendations created for the site. If more information on noxious weeds is needed CPW recommends referencing the Noxious Weed and Control Methods booklet created by El Paso County. All disturbed soils should be monitored for noxious weeds and noxious weeds should be actively controlled until native plant revegetation and reclamation is achieved. All areas disturbed by the development should be revegetated with native plant species.

CPW appreciates being given the opportunity to comment on this development project. Please feel free to contact Wildlife Officer Corey Adler at 719-439-9637 or corey.adler@state.co.us should you have any questions or require additional information.

Sincerely,

A handwritten signature in black ink, appearing to read "Tim Kroening". The signature is stylized with a large initial "T" and a long, sweeping underline.

Tim Kroening
Area Wildlife Manager

Cc: Corey Adler, DWM
SE Regional File
Area 14 File