

COMMUNITY RESOURCES DEPARTMENT | ENVIRONMENTAL DIVISION

Date: September 25, 2026
To: Jen Uhler, Planning and Community Development Department
From: Nancy Prieve, Environmental Division, Community Resources Department
Subject: 19225 Ellicott View Rezone for Blue Springs Meadow Sub P2613

The El Paso County Environmental Division has completed its review of the 19225 Ellicott View Rezone for Blue Springs Meadow Sub P2613. Our review consisted of the following items: wetlands, federally listed threatened or endangered species, general wildlife resources, migratory birds and noxious weeds.

1. It appears that the property may contain more wetlands than what is indicated in the National Wetlands Inventory mapping. Be advised that wetlands-related permitting is based upon what is present on-site and not just mapping. Further, it appears that ground disturbing activities may be planned in wetland areas. General agency comments from the U.S. Army Corps of Engineers (USACE) or a completed USACE permit shall be provided to the Planning and Community Development Department prior to project commencement if ground-disturbing activities will occur in intermittent, perennial, or wetland aquatic resources. Documentation from the Colorado Water Quality Control Division (WQCD) shall be provided to the Planning and Community Development Department prior to project commencement if ground-disturbing activities will occur in state waters which are defined as "Any and all surface and subsurface waters which are contained in or flow in or through the state" (besides certain exclusions) C.R.S 25-8-103 (19). The applicant is hereby on notice that the USACE and WQCD have regulatory jurisdiction over wetlands and other aquatic resources. 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 and Colorado House Bill 24-1379/Regulation 87.
2. Documentation from the U.S. Fish and Wildlife Service (USFWS) regarding the eastern black rail and Ute ladies' tresses orchid shall be provided to the Planning and Community Development Department prior to project commencement. 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.
3. A Noxious Weed Management Plan shall be provided to the Planning and Community Development Department. 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 Colorado Noxious Weed Act and the El Paso County Weed Management Plan.

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.