

# Natural Features Report

New Breed Ranch, Filing 3

Black Forest, El Paso County, Colorado

3250 Shoup Road, CS CO 80908

Prepared for New Breed Ranch Inc.

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12750 Oak Cliff Way, CS CO 80908



# Natural Features Report

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El Paso County, Colorado

## Introduction:

New Breed Ranch (NBR) is a 451 acre large lot residential subdivision in the Black Forest area of El Paso County, Colorado. The property was zoned PUD-RR-5 and approved for subdivision by the county on July 13, 2000. The subdivision currently has 22 developed lots in two filings with 21 homes constructed and occupied. This proposed filing 3 will create seven additional 4 to 5 acre lots on 34.4 acres.

## Subdivision Location:

New Breed Ranch is located in unincorporated Black Forest, El Paso County, Colorado. The entrance to the subdivision, New Breed Drive, is about a half mile east of State Hwy 83 along Shoup Road which leads into the Black Forest proper. It is the second subdivision along Shoup Road with Abert Estates lying to the west and Bride Bit Ranch to the east. The land to the south of Shoup Road is within the Colorado Springs city limits. Attachment 1

## Unique Natural Features:

Unique natural features are primarily rare geologic features that have special aesthetic, cultural, scientific, educational or economic value. A survey of the property reveals there are NO rare unique features such as:

Waterfalls, sand dunes, unique rock outcroppings, canyons, fossil beds, Petrified Forest, endemic plant or animal communities, unique stands of trees or colonies of animals.

None of these features have been found to exist and there appears to be no social, cultural or academic value to this property.

## Description:

The proposed parcel of land for development is typical of the Black Forest. The property is sparsely covered with mature Ponderosa Pines over about 10 percent of the area. The trees are primarily on the western side and higher portion of the property. The balance of the site to the east is mostly upland grassy areas with widely scattered clusters of Gambels Oak, often

referred to as Scrub Oak. A wide variety of native grasses can be seen along with the occasional Yucca plant and cactus. Attachment 2

### Project Area Location:

The 34.4 acre proposed project site lies between filings 1 and 2 of New Breed Ranch and is accessed from Meadow Run Circle, a paved road. It borders existing development and homes to the east, west and south. The northern portion enters into undeveloped land which is also owned by NBR. Other than the opening to the north it is clearly land locked property.

### Vegetation:

As described, the majority of this property is open grassland. The native varieties of grass appear healthy which impedes the takeover of noxious and invasive weeds. Only an occasional Diffuse Knapweed can be seen, while at the same time this weed grows rampant in northern El Paso County. There is no sign of Canada Thistle which is regarded as one of the most troublesome noxious weeds in the U.S. Adjacent owners control noxious weeds on their properties in accordance to the requirements of the Protective Covenants which also apply to the remainder of the development including this proposed filing 3.

The Ponderosa Pines appear well watered, rooted, and healthy. There are no dead trees or snags which would indicate Pine Beetle kill. By virtue of the Covenants, It is incumbent on current and future lot owners to trim the trees of dead branches to improve their viability and to reduce fire danger. They should also watch for Pine Beetle invasion and remove diseased trees.

Gambels Oak is endemic to the Black Forest and seems to thrive because of the altitude, soils and natural conditions. As with all living things, there is a life cycle for Gambels Oak and dead branches should be removed by home owners to improve esthetics and for protection from fire danger. Any vegetation site that is at least thirty feet away from homes should be preserved. It can be considered critical habitat and can also help cool the environment. A protective fire zone will be kept around homes.

### Wildlife:

Because this parcel of land dead-ends to the south, east and west, it's hard to envision this being a natural wildlife migration corridor. Heading south, animals would encounter Meadow Run Circle, existing homes and then Shoup Road. The well-known Black Forest herd of Elk is sometimes seen migrating into this section to feast on the grasses. They then depart northward

exiting the same way they entered. One may also see occasional Prong Horn in the area, having jumped the fences along Shoup Road, coming from the south. A scattering of deer can also be seen at times. Naturally, Coyotes can run on the property and they prey on rabbits.

Homeowners are told to be Black Bear aware although a bear hasn't been seen for a long time.

A site visit by Colorado Wildlife Management did not detect the presence of threatened or endangered species. No Eagle's nests were sighted in the trees. There are no ponds or wetlands to serve as bird nesting habitat or home to reptiles of special concern. The feces noted on the ground is representative of the large grazing animals like elk and deer mentioned above.

Colorado threatened and endangered species include the Black-Footed Ferret, Grey Wolf, Grizzly Bear, Kit Fox, Lynx, Preble's Meadow Jumping Mouse, Wolverine and migratory birds. There are no signs or evidence that these wildlife species exist on this NBR parcel.

### Special Considerations:

New Breed Ranch is a Planned Unit Development (PUD) and the plan serves as the zoning document. Paragraph C.1. reads as follows: "The purpose of this project is to provide a high quality, environmentally sound development that preserves, as much as possible, the natural features of the property while providing housing for a demanding market."

The Protective Covenants also guide the development and its homeowners. To conserve water, the Covenants encourage the preservation and planting of native grasses such as fescue and Dryland Pasture mix. The water decree limits lawns to less than 4,000 square feet. Home landscaping is done with water conservation in mind by using mostly native plants and trees.

The Architecture Control Committee (ACC) oversees the placement of homes in order to preserve views for all homeowners. They also rule on the removal of trees so as to minimize the destruction of the natural forest. Temporary fencing is usually placed around construction sites to protect the land and vegetation. Permanent fencing is not allowed since it may impede the natural movement of wildlife.

### Summary:

New Breed Ranch is an environmentally friendly development with animal protection and land conservation in mind. The aim is to preserve the Black Forest natural features as much as possible by properly spacing homes, protecting the views and the original native properties. The goal is to minimize disturbance to the land, vegetation and animal habitat.

## References:

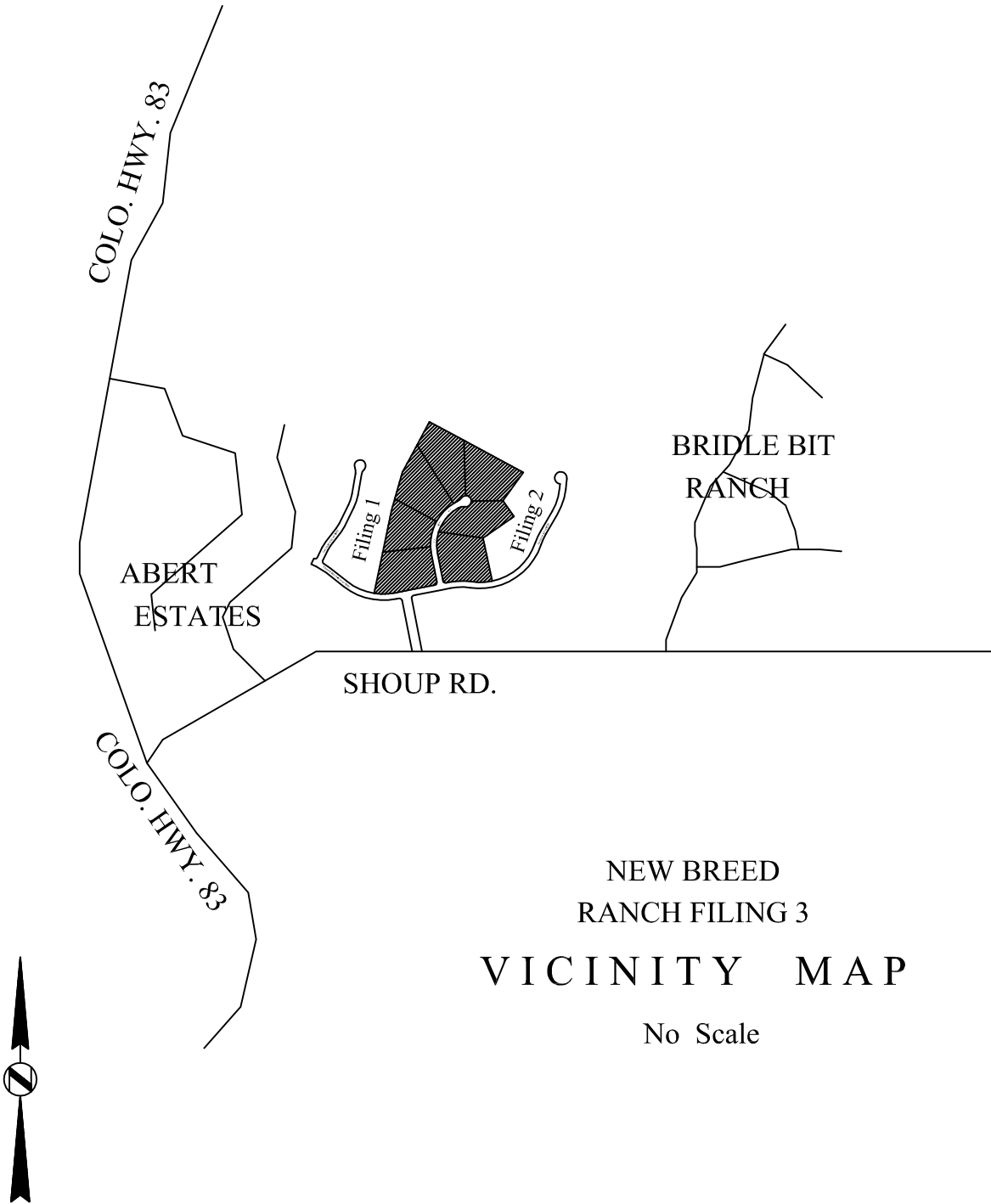
1. Environmental Assessment Guide: Natural Features-Unique Natural Features-HUD exchange.info.
2. Colorado Department of Agriculture guide: Rangeland, Pasture and Riparian Site Recommendations.
3. Notes and assistance from Colorado Wildlife Management and El Paso County Community Services, Environmental Division.
4. Colorado Parks and Wildlife threatened and endangered species list.  
[cpw.state.co.us/learn](http://cpw.state.co.us/learn)
5. El Paso County, Colorado Land Development Code, chapter 6.3



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NEW BREED  
RANCH FILING 3  
VICINITY MAP

No Scale



# El Paso County Assessor's Office

## 3250 SHOUP RD

PARCEL ID: 6210000002

PRIMARY USE: AG. GRAZING LAND

PARCEL SIZE: 279.07 Acs

ZONED: PUD RR-5

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2022 Aerial Imagery



Atch. 2