

Natural Features Report

Berisford Subdivision is located in the Northeast Quarter of Section 23, Township 11 South, Range 65 West of the 6th Principal Meridian. The 20-acre parcel is currently an undeveloped rural residential property vegetated with Ponderosa Pine trees, scrub oak, and native grasslands. The terrain is rolling with average grades ranging from 2 to 10 percent. There are no wetlands or other sensitive or significant natural features.

Per the El Paso County Planning Staff, the natural features report is required to address the following Sections of the Land Development Code: 6.3.7 Noxious Weeds, 6.3.8 Wetlands, and 6.3.9 Wildlife. Each Section is addressed below:

6.3.7 Noxious Weeds

Pursuant to Section 6.3.7.A.2 “This Section shall apply to all lands and the review and approval of development applications and permits for land identified on the Noxious Weed Map or identified by the Forestry and Noxious Weed Manager as containing noxious weeds or adjacent to lands containing noxious weeds.”

Section 6.3.7.B.1 States “Noxious weed management shall be undertaken in association with a development application and permit when noxious weeds are identified on the Noxious Weed Map or by the Forestry and Noxious Weed Manager as being located on the subject property. Noxious weeds shall be addressed through the preparation of a noxious weed management plan.”

This land is not included in the Noxious Weed Map. The El Paso County Environmental Services Division acts as the Forestry and Noxious Weed Manager. The El Paso County Environmental Services Division provided comments on 8/2/24 and did not indicate that a Noxious Weed Management Plan was required. This Section is not applicable to the requested subdivision.

6.3.8 Wetlands

Pursuant to Section 6.3.8.A.2 “This Section shall apply to all activities and to the review of development applications and approval of development permits on lots, tracts or parcels that include wetlands identified on the National Wetland Inventory, or otherwise identified by field inspection or in the drainage report.”

The property is not encumbered by any wetlands included in the National Wetland Inventory, no wetlands have been observed onsite, and the drainage report does not identify any wetlands. This Section is not applicable to the requested subdivision.

6.3.9 Wildlife

Pursuant to Section 6.3.9.A.2 “This Section shall apply to all activities and to the review and approval of development applications and permits on land identified on the Wildlife Habitat Map as significant wildlife habitat.” The El Paso County GIS identifies this property as being categorized as “3-Moderately” on a scale of 1-5, meaning it is not considered a significant wildlife habitat.

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Additionally, the Colorado Parks and Wildlife provided comments on August 15, 2024 stating “...CPW anticipates that this project's impacts on the wildlife resource would be negligible if our previous comments are taken into consideration.” This Section is not applicable to the requested subdivision.