



United States Department of the Interior

FISH AND WILDLIFE SERVICE
134 Union Blvd
Lakewood, Colorado 80228



In Reply Refer to:
FWS/IR05/IR07

Project Number: 2022-0003273

February 24, 2022

Chris Jeub
16315 Rickenbacker Ave.
Monument, Colorado 80132

Subject: Comments on a proposed glamping operation in Monument, Colorado

Dear Chris Jeub:

Thank you for your communications requesting technical assistance from the U.S. Fish and Wildlife Service (Service) regarding the proposed property development (project) at 16315 Rickenbacker Avenue in Monument, Colorado. The project calls for development of six permanent campsites on the 6.5-acre property. Three of the campsites would be developed as premium glamping sites with on-grid overnight amenities including electricity and plumbing, and the other three for a more traditional off-grid camping experience.

The project site is located along Monument Creek which is known to support the Preble's meadow jumping mouse (*Zapus hudsonius preblei*) (Preble's mouse), listed as threatened under the Endangered Species Act (ESA), as amended (16 U.S.C. 1531 *et seq.*). Our comments are provided in accordance with section 7 of the Endangered Species Act. There is no federal nexus to this project, thus the critical habitat designation for Monument Creek is not a factor in this consultation.

The project's objectives were first communicated to the Service by email dated February 14, 2022, followed by telephone conversation and follow-up email exchanges. The three glamping sites and the septic tank would be established beyond the 100-year floodplain. The three traditional tent sites, lacking footings, concrete pads, or utilities, would be placed within the 100-year floodplain, the closest being about 100 feet from the west bank of Monument Creek, but all within upland habitat. The septic tank's capacity limitation would restrict adding no more than two additional glamping or camping sites in the future within the same general area as the rest of the sites. The existing walking path within the floodplain that will be retained consists of an approximately four-foot-wide trail that is mowed once in the spring and once mid-summer. The premium tent pads that measure 14 feet by 14 feet will be leveled on dirt, and a floating four foot by twelve-foot deck will extend from them. Glampers and campers will walk on trails to their

INTERIOR REGION 5 MISSOURI BASIN

KANSAS, MONTANA*, NEBRASKA, NORTH DAKOTA,
SOUTH DAKOTA

*PARTIAL

INTERIOR REGION 7 UPPER COLORADO RIVER BASIN

COLORADO, NEW MEXICO, UTAH, WYOMING

tents. Some landscaping timbers will be laid to complement the trails and make stair steps. Signs will be posted asking guests to stay on the trail. Guests may bring pet dogs but will be required to be kept them leashed.

You have indicated that following the conservation measures before, during, and after implementation of the project as described in your communications with the Service, will decrease the potential for injuring the Preble's mouse or its habitat, or otherwise would result in a net benefit to the species. Thus, you concluded the project is not likely to result in "take" of a listed species (take is defined by the ESA as to harass, harm, pursue, hunt, shoot, wound kill, trap, capture, or collect or attempt to engage in any such conduct of a listed species).

Given the scope of the project's property development in Preble's mouse habitat, the conservation measures to which you have agreed, and the post-construction landscaping to which you have committed, the Service concurs that the impacts resulting from the project next to Monument Creek are unlikely to result in take of a listed species.

We appreciate your efforts to ensure the conservation of threatened and endangered species. If you have questions or comments related to this project, please contact George L. San Miguel of this office at 303-236-4752.

Sincerely,

Liisa Niva
Eastern Colorado Supervisor
Colorado Ecological Services Field Office