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**Date:** October 29, 2021

**To:** Ryan Howser, Planning and Community Development Department

**From:** Nancy Prieve, Environmental Division, Community Services Department

**Subject:** Koinonia Ranch Preliminary Plan SP214

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The El Paso County Environmental Division has completed its review of the Koinonia Ranch Preliminary Plan SP214. Our review consisted of the following items: wetlands, federal and state listed threatened or endangered species, general wildlife resources and noxious weeds.

1. The Natural Resources Assessment dated September 20, 2021 recommends conducting vegetation removal outside of the April 1 through August 31 breeding season for migratory birds as well as conducting nest surveys within one week prior to initiating construction activities. These recommendations should be followed in order to avoid potential violations of the Migratory Bird Treaty Act (MBTA). The applicant is hereby on notice that the U.S. Fish and Wildlife Service has regulatory jurisdiction over threatened and endangered species and migratory birds, respectively. 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 and the Migratory Bird Treaty Act.
2. The project may interfere with wildlife habitat. Information regarding wildlife protection measures shall be provided including fencing requirements and garbage containment. Information can be obtained from Colorado Parks and Wildlife.
3. The project lies within or adjacent to an area with documented noxious weeds. 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.

It is strongly recommended that the applicant 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.