



COLORADO

Parks and Wildlife

Department of Natural Resources

Area 14
4225 Sinton Road
Colorado Springs, CO 80911
P 719.227.5200

July 27, 2022

El Paso County
ATTN: Matthew Fitzsimmons
2880 International Circle, Suite 110,
Colorado Springs, CO 80910

Re: Guntzelman Porcelain Pines

Dear Matthew Fitzsimmons,

Colorado Parks and Wildlife (CPW) has reviewed the plans for the Guntzelman Porcelain Pines project in El Paso County. Colorado Parks and Wildlife (CPW) is in receipt of the above referenced permit application and is familiar with the site. Based on the location CPW has the following comments.

Due to the presence of bears on the property, CPW recommends that lot owners invest in bear-resistant trash containers. Trash containers should be stored in the garage or in a solid locked storage shed until the morning of trash collection during those months when bears are most active (May - Oct.). Another possible alternative would be the use of a centralized and securely fenced trash collection site with the use of bear proof dumpsters that both homeowners and the local trash hauler would have access to. This would eliminate the need for individual trashcans.

Homeowners should also keep their barbecues and any pet food locked away in the garage or a secure storage shed as well. We would recommend that homeowners be discouraged from using bird feeders and hummingbird feeders, during the months mentioned above, since they also attract black bears. However, if feeders are used, they should be placed so they are inaccessible to bears, raccoons, skunks and other wildlife species that might cause damage or threaten human safety. A copy of a brochure entitled, "Living with Wildlife in Bear Country" is available for reference upon request from CPW.

Feeding of all wildlife should be prohibited, with the exception of songbirds and squirrels. The use of bird feeders, suet feeders, and hummingbird feeders where bears or nuisance wildlife species are present is discouraged. However, if feeders are used, they should be brought in at night or placed where they are inaccessible to bears, raccoons, skunks and other wildlife species that might cause damage or threaten human safety. It is illegal to feed big game including deer, elk, antelope,



bear and lion, as well as coyote and fox. Barbecue grills should be placed in a secure area when not in use so they don't attract wildlife.

Pets should not be allowed to roam free and leashes, restrictive fences or kennels around the immediate domicile should be utilized to decrease or eliminate this problem. Dogs and cats chase, harass or prey on various wildlife species. Kennels should also have a top panel if located in areas frequented by mountain lions. Pets should be fed inside and pet food stored inside the home, garage or other secure storage facility to prevent attracting nuisance or predatory wildlife species. If pets are fed outside, feeding should occur only for a specified period of time and food bowls returned afterwards to a secure site for storage. Food bowls should never be left outside overnight.

The use of privacy fencing, chain link fencing, and other exclusionary fencing should be at least 6 feet high and should be restricted to the immediate area surrounding the domicile or within the designated building envelope and should not be used as a method to designate boundaries of larger lot sizes (> 1 acre) unless a waiver is granted. Fencing outside the immediate building envelope or area surrounding the domicile on larger lots within the known range of elk, deer, and pronghorn should be a maximum top height of 42" with at least 12" spacing between the top two wires or rails and a bottom wire or rail at least 16" above the ground to allow passage of young animals and pronghorn antelope.

It is also recommended that the top and bottom wires be a twisted barbless type or smooth wire or rail construction. Construction of ornamental wrought iron fencing with closely spaced vertical bars (< 12") and sharp projections extending beyond the top horizontal bar should be strongly discouraged in areas where deer, elk, and black bear are known to occur. This type of fencing typically ensnares deer and elk by the hips when trying to squeeze through and impales animals attempting to go over the top.

There is suitable habitat on the site for nesting raptors and migratory birds. CPW recommends the use of preconstruction surveys to identify raptor nests within the project area and implement appropriate restrictions. CPW recommends adherence to the recommended buffer distances and timing stipulations identified in the attached document "Recommended Buffer Zones and Seasonal Restrictions for Colorado Raptors". Removal or relocation of any active raptor or migratory bird nest will require consultation with CPW and US Fish and Wildlife Service prior to disturbance. Both active and potential nest sites, winter night roosts should be considered when evaluating disturbance during construction.

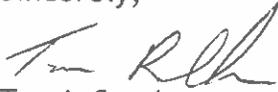
CPW recommends the following Best Management Practices when working in or near aquatic habitats.

- Drainages should be crossed perpendicular to the flow of the stream
- Use existing road crossings and existing stream crossings for vehicles and other construction equipment instead of building new roads and stream crossings

- The width of construction should be minimized within the 100-year floodplain,
- Stream bank, wetland restoration/improvement should be performed, where necessary
- Vehicle and equipment crossing of creeks/streams should be made in locations that will cause the least erosion of banks and sedimentation.

We appreciate being given the opportunity to comment. Please feel free to contact District Wildlife Manager, Cassidy English, should you have any questions or require additional information at 719-439-9640 or via email at cassidy.english@state.co.us.

Sincerely,



Travis Sauder
Acting Area Wildlife Manager

Cc: SE regional files
Area 14 files
Cassidy English , DWM

