



## COLORADO

### Parks and Wildlife

Department of Natural Resources

Southeast Region  
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July 1, 2025

El Paso County Planning and Community Development  
c/o Lisa Elgin - Project Manager  
2880 International Circle, Suite 110  
Colorado Springs, CO 80910

Re: Red Rock Acres Subdivision

Dear Ms. Elgin,

Colorado Parks and Wildlife (CPW) has reviewed the information for the Red Rock Acres Subdivision. The site is located east of Red Rock Ranch Drive, north of Cloven Hoof Estates, south of Monument Creek and west of Rockbrook Road. This property lies within the Town of Monument and within northern El Paso County, Colorado. CPW has visited the location and offers the following comments for your consideration.

#### Threatened and Endangered Species

The proposed subdivision lies within Preble's Meadow Jumping Mouse (PMJM) range and habitat. PMJM is currently on both the Federal and State threatened species list. Temporary and permanent construction impacts within PMJM range or critical habitat areas may permanently impact resident mouse numbers.

From the information contained in the environmental report, created by Matrix Design Group in 2024, CPW observes that there is a feeling of no anticipated impact to the PMJM because the project area is located outside their critical habitat and that their preferred habitat of the floodplain will be undisturbed within the construction area of the subdivision. CPW recommends that the USFWS be contacted on this potential subdivision to inform them of the impacts and to see if they also anticipate no impact to the PMJM's habitat or population.



Jeff Davis, Director, Colorado Parks and Wildlife  
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mes Jay Tutchton · Eden Vardy

## Migratory Birds and Raptors

CPW is concerned that many trees and shrubs could be removed during the development of this subdivision project and this removal could take place during the nesting period of these migratory birds and raptors.

CPW does observe that from the baseline environmental report, created by Matrix Design Group in 2024, this concern of habitat loss and nest disturbance has also been addressed. Because of this CPW recommends that the following mitigation measures from the baseline environmental report be implemented:

- All construction is recommended to avoid the FEMA 100-year floodplain and wetland areas.
- All tree and scrub-shrub clearing should be conducted outside the nesting bird season (January 15 through September 30). If this is not possible and clearing must take place during the breeding season, the contractor must have a qualified biologist survey the site for nesting migratory birds within seven day prior to clearing/grubbing or other construction activities. Any active nests should be identified, protected and avoided.
- If any active nests become abandoned as a result of the construction activities, the USFWS should be contacted and informed.

CPW also recommends that any trees that are removed during the construction activities should be replaced with similar or comparable native species on a 3:1 basis.

## Fencing

Fences can cause many problems for wildlife, including death, entanglements, and barriers to movements. CPW recommends the developers consult our publication “Fencing with Wildlife in mind.” ([cpw.state.co.us](http://cpw.state.co.us). Hanophy 2009) when considering the design of fences within the development. The publication is available on our website and we would be happy to provide a link to the PDF specifically. 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 buildings or within the designated building envelope and should not be used as a method to designate boundaries of larger lot sizes (> 1 acre). Fencing outside the immediate building envelope or area surrounding the buildings 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 juvenile animals and pronghorn antelope.



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It is also recommended that the top and bottom wires be a twisted barbless type. 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. It should be noted that it is very distressing to find wildlife in or impaled on fences.

### Bear Aware

Black bears are common along the Front Range, and this subdivision will have bears coming into and around it. CPW recommends several measures to reduce the potential for human bear conflicts. First, we strongly recommend that home owners are advised to purchase bear-resistant trash containers, and that potential home owners are advised that bears will be present in the area. 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 (April - November). Second, residents should also keep their barbecues and any food locked away in the garage or a secure building when they are not in use. Finally, we recommend that the use of bird feeders and hummingbird feeders be discouraged, 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 black bears, raccoons, skunks, deer 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. Bears that become habituated to people and human foods ultimately have to be euthanized. Proper education and trash storage reduces the number of these “problem” bears.

### Wildlife Feeding

Feeding of all wildlife should be prohibited, with the exception of songbirds with the above paragraph in mind. It is illegal to feed big game including deer, elk, antelope, bear and mountain lion. CPW recommends that home buyers in the subdivision are provided with educational material regarding wildlife either through the purchase process, or through the subdivision contractor itself. There is a sizeable resident herd of deer in the area. It is illegal to provide feed for deer because of health and safety concerns both for humans and the deer. Concentrations of deer will attract predators, including mountain lions. Dangerous conflicts with mountain lions are rare, however care should be used when living in mountain lion habitat. Human health and safety is a top priority for CPW. Feeding and habituating deer may cause the deer to lose fear of humans and could then lead them to interact with humans in unsafe ways. Deer are still wild animals and they may become defensive and dangerous when they are not getting what they want. By not feeding or habituating deer, these encounters may be avoided.



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## Invasive and Nuisance Species

CPW recommends that a Noxious Weed Management Plan be developed for the site. All disturbed soils should be monitored for noxious weeds and noxious weeds should be actively controlled until native plant revegetation and reclamation is achieved. All areas disturbed by the development should be revegetated with native plant species.

CPW appreciates being given the opportunity to comment on this development project. Please feel free to contact Wildlife Officer Corey Adler at 719-439-9637 or [corey.adler@state.co.us](mailto:corey.adler@state.co.us) should you have any questions or require additional information.

Sincerely,

Tim Kroening  
Area Wildlife Manager

Cc: Corey Adler, DWM  
SE Regional File  
Area 14 File

