



DEPARTMENT OF THE AIR FORCE  
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USAF ACADEMY COLORADO

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Mr. Letke

**Subject:** USAFA review of the proposed Hay Creek Subdivision & 3405 Hay Creek Rezone  
(File numbers: SF253 & P2413)

Thank you for including the United States Air Force Academy (USAFA) in the review of the proposed Hay Creek Subdivision and 3405 Hay Creek Rezone. After reviewing the submittals for the proposed replat and rezone, it was determined that these projects are not located directly on USAFA's fence line, which minimizes the risk of direct adverse impacts to the military mission. However, there are a few potential cumulative impacts that should be highlighted.

First, when added to the other existing and proposed developments in the vicinity, it appears this development could exceed the limit set in the County Land Development Code. The code stipulates a maximum of 25 lots on a dead-end road (8.4.4(D)1). As a nearby landowner who actively manages our forested lands and conducts regular wildfire mitigation work, wildfire risk and fire response are of utmost concern to USAFA. Wildfire mitigation planning in the Wildland-Urban Interface, including risk reduction and evacuation, must be a paramount consideration in planning decisions in the Pikes Peak region. Smaller developments should not be evaluated in isolation, but rather assessed cumulatively with other developments that are planned, under construction, or existing.

The next concern is the habitat of the threatened Preble's Meadow Jumping Mouse (PMJM) may be impacted by this development. It would be helpful to better understand how this habitat is being protected as part of this subdivision. As an active steward of this species under our Endangered Species Act responsibilities as a federal agency, the reduction of PMJM habitat adjacent to the installation would likely push the species across our boundaries, increasing our management and financial responsibilities to conserve the mouse.

As previously stated in our letters, USAFA desires to ensure that future residents are aware they will experience noise and overflight from recurring training activities. It is also important to reiterate that the fence line and posted signage should be respected.

Thank you for the opportunity to review and comment. If you have any questions, please contact our Community Planner, Ms. Sabrina Untal, 10 CES/CENPP, at (719) 333-8367 or via email at [sabrina.untal.ctr@us.af.mil](mailto:sabrina.untal.ctr@us.af.mil) and [10ces.cenp.usafadevreviewgrp@us.af.mil](mailto:10ces.cenp.usafadevreviewgrp@us.af.mil).

Sincerely

ERIN M. MANNING, GS-14, USAF