FIRE PROTECTION COMMITMENT LETTER - V2

Yakalo Ranch - Recreation Camp
5415 Old Stage Road, Colorado Springs, Colorado
El Paso County File No. AL269 / EA2561
Applicant: Old Stage Trust / Yakalo Ranch

To: El Paso County Planning and Community Development Department

RE: Fire Protection Commitment - Yakalo Ranch Recreation Camp

This Fire Protection Commitment Letter is submitted in support of the Special Use application for Yakalo Ranch, a proposed Recreation Camp at 5415 Old Stage Road. It supplements the Wildland Hazard & Mitigation documentation previously submitted for the property and the July 31, 2026 fire protection analysis prepared by Stephen J. Spaulding, Consulting Forester.

The purpose of this letter is to identify the specific operational and wildfire-safety measures to which the Applicant commits as part of operation of the Recreation Camp.

The property is not located within an established fire protection district. The July 31, 2026 professional analysis states that the property borders USDA Forest Service land at the end of the private-property corridor and that the location does not reasonably allow annexation into a municipality or fire protection district. Accordingly, the Applicant proposes the following combination of operational controls, onsite staffing, emergency procedures, fire-restriction compliance, defensible-space measures, forestry management, emergency access, and onsite fire-suppression equipment.

1. Scope of Recreation Camp

The Recreation Camp will contain a maximum of 17 unimproved/native-surface camping areas. No new public roads or paved campsite pads are proposed as part of the Recreation Camp.

Camping areas are intended to retain the natural character of the property. Dispersed camping areas will not contain permanent fire rings or permanent firewood stacks.

The Applicant recognizes that wildfire prevention is particularly important because of the forested setting of the property and its proximity to Pike National Forest.

2. 24-Hour Onsite Oversight

The Applicant commits to maintaining onsite staff/security coverage 24 hours per day while the Recreation Camp is operating and occupied by guests.

Onsite personnel will be responsible for monitoring compliance with applicable fire restrictions and campground fire-safety requirements, responding to observed unsafe conditions, assisting with emergency notification and evacuation, and inspecting occupied areas as appropriate.

The professional fire analysis previously submitted to the County identifies onsite staff supervision as an important feature of the proposed operation, including guest check-in, monitoring during stays, and checkout inspection to ensure fires are extinguished.

3. Fire Restrictions and Guest Notification

The Applicant will monitor applicable El Paso County fire restrictions, emergency orders, and other governmental restrictions applicable to the property.

Guests will be advised of applicable fire restrictions and campground fire-safety requirements. Restrictions applicable to guest activities will be communicated at or before check-in and reinforced onsite as conditions require.

No guest activity prohibited by an applicable fire ban, restriction, closure order, or emergency directive will be permitted by Yakalo Ranch. If restrictions change during a guest's stay, onsite personnel will implement the new restrictions.

4. Campfires, Open Flames, and Propane Appliances

Wood fires will be permitted only when and where lawful and specifically authorized by Yakalo Ranch under then-current fire restrictions and operating conditions.

Dispersed camping areas do not contain permanent fire rings. Nothing in the Special Use approval should be interpreted as granting guests an independent right to construct fire rings or ignite fires at dispersed camping locations.

Where a designated fire feature is authorized for use, the surrounding area will be maintained to reduce readily combustible fine fuels.

Propane appliances and other flame-producing devices may be used only when permitted under applicable restrictions and Yakalo Ranch operating rules. Such devices must be attended while operating and shut off when required by changing fire conditions, governmental restrictions, or emergency instructions.

Yakalo Ranch retains the right to prohibit all recreational fires or flame-producing activities at any time when onsite conditions warrant greater precautions than the minimum governmental restriction.

5. Fire-Suppression Equipment

Appropriate fire-suppression equipment will be maintained onsite and accessible to staff.

Fire extinguishers will be maintained at appropriate occupied or operational locations, and onsite personnel will be familiar with their locations and operation. Pointed shovels and other appropriate hand tools will also be maintained where warranted.

These resources are intended for incipient-stage incidents that can be addressed safely. Onsite personnel are not expected to undertake wildland-fire suppression beyond their training or capabilities.

6. Emergency Notification and Response

If a wildfire, uncontrolled fire, or other significant fire emergency occurs, the Applicant's priority will be life safety, immediate notification of emergency responders, and evacuation when appropriate.

1. Immediately contact 911 when emergency response is warranted;
2. Notify and direct guests as necessary;
3. Stop or shut down recreational fire and propane activities when it is safe to do so;
4. Assist guests in evacuating or relocating from threatened areas;
5. Maintain access for responding emergency personnel and apparatus; and
6. Follow instructions issued by law enforcement, fire personnel, the El Paso County Sheriff's Office, or other responding emergency authorities.

Fire extinguishers and hand tools may be used only when an incident can be addressed safely without delaying emergency notification or evacuation.

7. Parking, Emergency Access, and Egress

Old Stage Road provides access to and through the property. No new internal public roads are proposed as part of this application.

The existing driveway serving the principal garage provides apparatus access to within 150 feet of an exterior wall, and the professional fire analysis states that the minor structures can also be readily reached.

Guest and operational parking shall occur only in locations identified or authorized for such use and shall not obstruct Old Stage Road, onsite driveways, emergency access routes, turnaround/access areas, or ingress and egress. The Site Development Plan V2 identifies the applicable parking and access configuration.

Onsite staff will monitor parking and may require vehicles to be relocated whenever necessary to maintain emergency access. During an emergency, onsite staff will assist with traffic and guest movement on the property and will follow instructions of responding public-safety personnel.

8. Water and Fire-Suppression Resources

The Applicant recognizes the importance of water availability in a rural wildland setting.

The property contains existing water infrastructure, and separate water-supply documentation is being provided as part of the Special Use application. Any water source represented to the County as a dedicated or available firefighting supply will be identified based upon its verified capacity, legal availability, and intended use.

The July 31, 2026 professional analysis identifies an existing cistern on the property but states that its capacity and flow rate had not yet been established. Accordingly, this V2 commitment does not represent an unverified cistern capacity as an established firefighting supply.

The Applicant will continue coordinating fire-protection planning with the water-supply documentation submitted for AL269.

9. Defensible Space and Structure Protection

The Applicant commits to maintaining defensible-space measures around existing structures consistent with the forestry and wildfire-mitigation documentation submitted for the property.

The principal garage incorporates a noncombustible metal roof and siding. The consulting forester documented substantial vegetation removal immediately surrounding the structure and additional mitigation occurring on the uphill slope.

Firewood and other concentrated combustible materials will be stored in accordance with applicable Firewise and forestry-management recommendations and away from structures and authorized fire-use areas. The previously submitted report documents that firewood is not stored in proximity to the garage and characterizes that practice as consistent with Firewise recommendations.

10. Forestry and Vegetation Management

The Applicant will continue implementation of the forestry-management and wildfire-mitigation practices established for the property.

The Applicant will balance wildfire mitigation with forest health, erosion protection, screening, habitat, and retention of healthy vegetation where removal is unnecessary.

- defensible space around structures;
- dead, diseased, hazardous, beetle-affected, or otherwise compromised trees where appropriate;

- ladder-fuel reduction where appropriate;
- protection of access and egress routes;
- reduction of hazardous fuel accumulation around occupied and operational areas; and
- continued forest-health management consistent with the Forestry Management Plan.

The previously submitted professional analysis documents that vegetation around the garage has already been modified to establish defensible space.

11. Adjacent Wildfire-Mitigation Work

The property is adjacent to forest lands where broader wildfire-mitigation work has occurred or is planned.

The July 31 professional analysis identifies a Colorado Springs Fire Department/USDA Forest Service mitigation partnership along the Old Stage Road and Gold Camp Road corridor and states that treatment adjacent to the Old Stage Trust property would positively affect fire-spread risk.

Yakalo Ranch's onsite forestry and defensible-space efforts are intended to complement, rather than replace, broader public-land wildfire mitigation.

12. Continuing Operational Authority

Wildfire conditions can change rapidly. Nothing in this letter prevents the Applicant from imposing more restrictive fire-safety measures than those otherwise required by governmental restrictions.

The Applicant may suspend fires, propane appliances, particular camping areas, or campground operations when weather, fire behavior, access conditions, emergency instructions, or other circumstances make additional precautions appropriate.

Public-safety instructions from responding emergency authorities will take precedence during an emergency.

13. Applicant Commitments

A. Maintain 24-hour onsite staff/security coverage while the Recreation Camp is operating and occupied;

B. Monitor and comply with applicable governmental fire restrictions and emergency orders;

C. Communicate applicable fire restrictions and campground fire-safety requirements to guests;

D. Prohibit unauthorized fires and prohibit fire activity whenever required by governmental restrictions or onsite safety conditions;

E. Maintain appropriate fire extinguishers, hand tools, and other onsite fire-safety equipment;

F. Prioritize immediate 911 notification, life safety, and evacuation during a significant fire emergency;

G. Maintain emergency access areas under the Applicant's control and prohibit guest parking that obstructs emergency access;

H. Continue defensible-space, Firewise, forestry, and vegetation-management measures;

I. Store concentrated combustible materials/firewood in accordance with applicable Firewise and forestry-management recommendations and away from structures and authorized fire-use areas;

J. Cooperate with law enforcement, fire personnel, the El Paso County Sheriff's Office, and other responding emergency authorities; and

K. Implement additional restrictions or suspend activities whenever conditions warrant precautions greater than the minimum governmental requirement.

Conclusion

The Applicant recognizes that operation of a Recreation Camp in a forested Wildland-Urban Interface setting carries an obligation to actively manage wildfire risk.

Yakalo Ranch's approach combines professional forestry and wildfire analysis, ongoing vegetation management, defensible space, onsite fire-suppression equipment, controlled fire use, emergency access, guest education, and 24-hour onsite supervision.

These measures provide an operational framework under which wildfire prevention and emergency preparedness are incorporated into the day-to-day management of the Recreation Camp rather than relying solely upon guest compliance.

The Applicant respectfully requests that this Fire Protection Commitment Letter - V2, together with the previously submitted Wildland Hazard & Mitigation documentation, Forestry Management Plan, Site Development Plan V2, Letter of Intent V2, and related supporting materials, be accepted as the Applicant's fire-protection commitment for the AL269 Special Use application.

Respectfully submitted,

Angela Gregg

Applicant / Authorized Representative

Old Stage Trust / Yakalo Ranch

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