TRAFFIC MEMORANDUM – V2

Project Yakalo Ranch
Project Nos. AL269 / EA2561
Property 5415 Old Stage Road
Applicant Yakalo LLC

1. Purpose and Project Description

This Traffic Memorandum has been revised in response to comments issued by El Paso County Department of Public Works (DPW), Development Services – Engineering, on August 24, 2026. It provides additional traffic and access information for the proposed Yakalo Ranch campground and addresses the Traffic Impact Study (TIS) criteria identified by Engineering under ECM § B.1.2.D.

Yakalo Ranch proposes a maximum of 17 dispersed, unimproved campsites at 5415 Old Stage Road. Campsites are located on native-surface areas. The campground proposal does not include paved or concrete campsite pads, construction of a new public roadway, or creation of a new public-road intersection.

This memorandum evaluates potential traffic associated with the maximum proposed campground use and provides available information concerning access, parking, trip generation, crash history, and the relationship of the proposed use to Old Stage Road.

2. Existing Access and Roadway Conditions

The property currently obtains access from Old Stage Road. The proposed campground use will utilize the existing property access rather than creating a new public-road intersection for campground traffic.

No widening or reconstruction of Old Stage Road is proposed as part of this application. The campground will use existing access and the internal circulation depicted on Site Development Plan Rev4.

3. On-Site Access and Parking

Site Development Plan Rev4 dated October 16, 2026 depicts campground circulation and designated parking on the property. Management will direct guests to designated parking areas and maintain unobstructed roadway travel, gates, and emergency access.

No new public street or public-road intersection is proposed. The campground will use the existing access and internal circulation depicted on Rev4.

4. Trip Generation

For purposes of evaluating potential traffic generation, the Applicant uses ITE Trip Generation Manual, 11th Edition, Land Use Code 416 – Campground/Recreational Vehicle Park as the reference for estimating campground-related vehicle trips. The analysis conservatively evaluates all 17 proposed campsites as simultaneously occupied rather than assuming a reduced average occupancy.

Period	ITE Rate	17-Site Estimated Trips
Weekday Daily	2.70 trips/site	45.9 ≈ 46 trips/day
AM Peak Hour	0.21 trips/site	3.57 ≈ 4 trips
PM Peak Hour	0.27 trips/site	4.59 ≈ 5 trips

For purposes of this memorandum, these estimates are treated as project-generated trips. No reduction has been taken for existing trips to or from the property. The calculations are estimates for Engineering's evaluation and are not represented as measured traffic counts.

5. ECM § B.1.2.D – Traffic Impact Study Criteria

The following discussion responds individually to the seven vehicular criteria identified in the Engineering review of the V1 Traffic Memorandum.

Criterion 1 – Daily vehicle trip-end generation is less than 100 OR peak-hour trip generation is less than 10

At the maximum proposed 17-site capacity, the referenced ITE rates produce approximately 46 daily trips, 4 AM peak-hour trips, and 5 PM peak-hour trips. These figures evaluate all 17 sites as occupied and do not rely on a reduced occupancy assumption.

Criterion 2 – Access / Intersection Conditions

The campground will utilize the property's existing access to Old Stage Road. No new public-road intersection is proposed for campground use.

Criterion 3 – Increase in Traffic

Using the trip-generation methodology above, maximum campsite occupancy is estimated to generate approximately 46 daily vehicle trips, including approximately 4 AM peak-hour trips and 5 PM peak-hour trips. The Applicant has not taken credit for existing traffic associated with the property.

The Applicant has not identified a current published traffic count for the segment of Old Stage Road serving the property and therefore does not calculate or represent a specific percentage increase in existing roadway traffic. The estimated project-generated trips are provided for Engineering's consideration under ECM § B.1.2.D.

Criterion 4 – Type of Traffic

Traffic associated with the proposed campground is expected to consist primarily of ordinary passenger vehicles used by campground guests. The proposed campground is not a commercial trucking, warehousing, industrial, or similar heavy-vehicle-generating land use. Occasional service, maintenance, emergency, or other vehicles may access the property as necessary, but such vehicles are not the principal traffic generated by the proposed use.

Criterion 5 – Level of Service

The Applicant has not identified a current published traffic count or formal Level of Service analysis for the segment of Old Stage Road serving the property. Accordingly, this memorandum does not assign a numerical Level of Service to Old Stage Road and does not represent that a particular Level of Service will be maintained based on an unsupported calculation.

Instead, the estimated project-generated traffic associated with the maximum 17-site capacity is provided for EPC DPW Engineering's consideration in determining whether additional traffic analysis is warranted.

Criterion 6 – Crash History / Safety

The Applicant obtained Old Stage Road crash records from the Colorado Department of Transportation through CORA Request CDOTCORA_SF00174764. The responsive spreadsheet contains 16 Old Stage Road crash records dated September 24, 2022 through November 10, 2025. None of the 16 records reports a fatality.

For a focused vicinity review, the latitude/longitude of the CDOT record identified as "OLD STAGE RD / 00250FN / 5415 N" (38.75256, -104.8873) was used as the project-area reference coordinate. Straight-line geographic distances were then calculated from that coordinate to the latitude/longitude supplied by CDOT for the remaining records. This is an approximate geographic-distance screen, not a roadway-mile measurement.

Date	CDOT Location	Approx. Distance	Severity	Conditions / Record Notes
8/27/2023	OLD STAGE RD / 00250FN / 5415 N	Reference point	Possible/Complaint of Injury (C)	Dry; daylight; pickup truck/utility van and motorcycle
6/11/2025	OLD STAGE RD / 01920FS / MYRON RD	~0.17 mi	No Injury (PDO)	Foreign material; dark un-lighted; single SUV
3/25/2024	OLD STAGE RD / AT / 5880	~0.59 mi	No Injury (PDO)	Icy; daylight; two SUVs; head-on

These three records are the records within approximately one straight-line mile of the selected 5415-vicinity reference coordinate. The crash information is provided as supporting documentation rather than as the basis for an independent traffic-safety or engineering conclusion. The Applicant does not represent that the data establishes a particular roadway safety classification or proves the absence or presence of a roadway safety deficiency.

Criterion 7 – State Highway Access

The subject property obtains access from Old Stage Road and does not take direct access from a Colorado State Highway. The proposed campground therefore does not create a new direct State Highway access as part of this application.

6. Old Stage Road / Roadway Jurisdiction and Maintenance

Old Stage Road provides existing access to the property. This memorandum evaluates the campground's estimated traffic and does not undertake a separate determination of roadway ownership or maintenance responsibility.

The proposed campground does not include widening or reconstruction of Old Stage Road as part of the present application.

7. Conclusion

This V2 Traffic Memorandum provides additional information requested by EPC DPW Engineering concerning the proposed Yakalo Ranch campground and addresses the seven Traffic Impact Study criteria identified in the Engineering review.

The analysis conservatively evaluates traffic associated with the maximum proposed 17-site campground capacity. Using the referenced ITE campground trip-generation methodology, the project is estimated to generate approximately 46 daily trips, 4 AM peak-hour trips, and 5 PM peak-hour trips at full campsite occupancy.

The proposed campground would use existing access to Old Stage Road, designated on-site parking and internal circulation as depicted on Rev4. No new public-road intersection or direct State Highway access is proposed. Management will keep roadway travel and emergency access unobstructed.

Where sufficient information is not available—particularly current Old Stage Road traffic volumes and a formal Level of Service analysis—this memorandum identifies that limitation rather than making an unsupported engineering conclusion.

The Applicant respectfully submits this information for EPC DPW Engineering's review and determination as to whether the information provided satisfies the applicable requirements of ECM § B.1.2.D or whether additional traffic analysis is required.

Supporting Exhibits

Exhibit A – Trip Generation Support. ITE Trip Generation Manual, 11th Edition, Land Use Code 416 campground trip-generation support for the rates relied upon in this memorandum.

Exhibit B – Site / Access Reference: Cameron Forth's Site Development Plan Rev4 dated October 16, 2026, reproduced in the combined County upload PDF.

Exhibit C – CDOT Crash History. Summary of CDOT CORA Request CDOTCORA_SF00174764 and the unaltered source spreadsheet Old Stage Rd.xlsx (16 records).

EXHIBIT A
TRIP GENERATION SUPPORT

Project	Yakalo Ranch
Project Nos.	AL269 / EA2561
Property	5415 Old Stage Road
Maximum Campsites	17 dispersed, unimproved campsites

Purpose

This exhibit documents the trip-generation calculation used in the Yakalo Ranch V2 Traffic Memorandum. The calculation evaluates the maximum proposed 17-site campground capacity rather than assuming reduced occupancy.

Trip-Generation Methodology

Reference methodology: Institute of Transportation Engineers (ITE), Trip Generation Manual, 11th Edition, Land Use Code 416 – Campground/Recreational Vehicle Park.

The rates used below are 2.70 daily vehicle trips per occupied campsite, 0.21 AM peak-hour trips per occupied campsite, and 0.27 PM peak-hour trips per occupied campsite.

Analysis Period	Rate / Site	Sites	Calculation	Rounded Result
Daily	2.70	17	17 × 2.70 = 45.90	46 trips/day
AM Peak Hour	0.21	17	17 × 0.21 = 3.57	4 trips
PM Peak Hour	0.27	17	17 × 0.27 = 4.59	5 trips

Calculation Assumptions

- All 17 proposed campsites are assumed occupied for the calculation.
- No reduction is taken for average vacancy or seasonal occupancy.
- No reduction is taken for existing property trips, pass-by trips, or other trip-reduction factors.
- The calculated values are planning estimates for County Engineering review and are not represented as measured traffic counts.

Result

At maximum 17-site occupancy, Yakalo Ranch is estimated to generate approximately **46 daily vehicle trips, 4 AM peak-hour trips, and 5 PM peak-hour trips.**

Supporting Reference

The same ITE 11th Edition Land Use Code 416 campground methodology and rates are documented in the March 2024 Monument Glamping II traffic study submitted through El Paso County's EDARP process. That local reference is included to document the campground land-use methodology used for this calculation; the Yakalo Ranch calculation above independently applies the rates to Yakalo Ranch's 17-site maximum.

Source citation: Monument Glamping II Traffic Study, March 2024, El Paso County EDARP; ITE Trip Generation Manual, 11th Edition, Land Use Code 416 – Campground/Recreational Vehicle Park.

EXHIBIT B — SITE / ACCESS REFERENCE

5415 Old Stage Road | Site Development Plan Rev4, October 16, 2026

Plan facts reported in the V2 Letter of Intent

- Maximum of 17 dispersed native-surface camping areas.
- Site Development Plan Rev4 depicts designated parking and internal circulation to serve the proposed campground.
- The campground will use designated parking areas on the property. Management will direct guest vehicles and keep Old Stage Road travel lanes and emergency access clear.
- Existing Old Stage Road access; no new public-road intersection proposed.
- This exhibit is a reference to the site layout and is not an independent boundary survey.

Review / reconciliation

The Site Development Plan Rev4 is reproduced in the combined County upload PDF.

Required source attachment

The original Site Development Plan Rev4 (October 16, 2026) follows this reference page in the combined County upload PDF.

EXHIBIT C — CDOT CRASH HISTORY

CORA Request CDOTCORA_SF00174764 | Old Stage Rd.xlsx | CDOT response September 8, 2026

The supplied CDOT source contains 16 crash records dated September 24, 2022 through November 10, 2025. None reports a fatality. These records do not establish that Old Stage Road has no safety issues.

Closest three reported records

Date	CDOT location	Approx. straight-line distance	Severity
8/27/2023	OLD STAGE RD / 00250FN / 5415 N	0.00 mi	Possible/Complaint of Injury (C)
6/11/2025	OLD STAGE RD / 01920FS / MYRON RD	0.17 mi	No Injury (PDO)
3/25/2024	OLD STAGE RD / AT / 5880	0.59 mi	No Injury (PDO)

Distance method: geographic great-circle distance from the CDOT coordinate (38.75256, -104.88730) associated with the record referencing 5415 N. This is not driving distance, an engineering safety study, or an independently surveyed entrance coordinate.

Full crash record index

Date	Report ID	Severity	Reported road condition
1/27/2023	2B230277	Possible/Complaint of Injury (C)	Snowy
1/5/2023	2B230058	No Injury (PDO)	Snowy
11/10/2025	2B253315	No Injury (PDO)	Dry
12/11/2023	2B233642	No Injury (PDO)	Snowy
2/19/2023	2B230503	Possible/Complaint of Injury (C)	Icy
2/23/2025	2B250650	Possible/Complaint of Injury (C)	Icy
3/25/2024	2B240889	No Injury (PDO)	Icy
3/25/2025	2B250952	No Injury (PDO)	Dry
4/14/2023	2B231030	No Injury (PDO)	Muddy
6/11/2025	2B251713	No Injury (PDO)	Foreign Material
6/4/2024	2B241674	Evident Non-Incapacitating (B)	Dry
7/17/2023	2B231975	Evident Non-Incapacitating (B)	Dry
7/4/2024	2B241998	No Injury (PDO)	Dry
8/27/2023	2B232410	Possible/Complaint of Injury (C)	Dry

9/10/2025	2B252654	No Injury (PDO)	Dry
9/24/2022	2B222499	No Injury (PDO)	Dry

The original unmodified CDOT spreadsheet Old Stage Rd.xlsx accompanies this exhibit and controls in case of transcription or rounding differences.