YAKALO RANCH

V2 LETTER OF INTENT | SPECIAL USE PERMIT

AL269 / EA2561 • 5415 Old Stage Road, Colorado Springs, Colorado • October 30, 2026

Applicant / Operator: Yakalo LLC (Yakalo Ranch) | Applicant Representative: Angela Gregg | Parcel: 7500000275 | Zoning: A-5 | Parcel Area: approximately 35.12 acres

1. Applicant and Property

Yakalo LLC, operating as Yakalo Ranch, requests a Special Use Permit for an additional principal use of a Recreation Camp on the property at 5415 Old Stage Road, El Paso County, Colorado. The parcel is identified as APN 7500000275 and is zoned A-5 (Agricultural). The request is limited to the campground use and improvements depicted on the revised V2 Site Development Plan. Existing or separately permitted private residential and accessory improvements are not presented as newly authorized campground facilities.

2. Purpose of Request

The proposed Recreation Camp provides a managed, low-impact opportunity for overnight outdoor recreation in a forested mountain setting. The Applicant seeks to establish a defined maximum of 17 dispersed camping areas with operational controls for access, parking, waste, fire safety, and natural-resource stewardship. The proposal is intended to serve individual campers as well as appropriately sized community, youth, church, nonprofit, and veteran-oriented groups, subject to site capacity and applicable rules.

3. Existing Site Conditions

The property is a wooded mountain parcel served by Old Stage Road and containing natural drainage and water features. The Applicant seeks to preserve the natural terrain and vegetation to the greatest practical extent. Existing access and improvements are distinguished from proposed campground work on the V2 Site Development Plan.

4. Proposed Recreation Camp and Operations

The Recreation Camp proposes a maximum of 17 designated dispersed, native-surface/unimproved campsite areas, in the locations and configurations depicted on the Site Development Plan Rev4 dated October 16, 2026. No concrete campsite pads are proposed. Some designated camping/group areas may have steel fire rings as shown on the plan; dispersed camping areas do not have permanent fire rings or permanently stored wood stacks. Guest and vehicle limits, permitted fire use, and management procedures are subject to the site plan and applicable County requirements.

5. Buildings, Campsites, Parking and Site Improvements

The Site Development Plan Rev4 dated October 16, 2026 depicts 17 native-surface campsites, campground circulation, designated parking, and improvements on the approximately 35.12-acre (1,529,932-square-foot) parcel. The plan identifies an existing 100-square-foot campground storage

shed and reports 100 square feet of existing impervious area (approximately 0.007% of the parcel), approximately 5,073 square feet of proposed total site impervious area (approximately 0.332%), and approximately 9,386 square feet of total disturbance (approximately 0.613%). The plan separately identifies private residential and agricultural improvements outside the Recreation Camp proposal.

6. Access and Old Stage Road

Campground access and internal circulation are depicted on Site Development Plan Rev4. Guests will use designated on-site parking areas. Management will direct vehicles to those areas and maintain unobstructed travel lanes, gates, and emergency access.

7. Traffic and Parking

The companion V2 Traffic Memorandum evaluates the maximum 17 campsite areas under El Paso County Engineering Criteria Manual § B.1.2.D. Applying the cited ITE Trip Generation Manual, 11th Edition, Land Use Code 416 rates, the estimated traffic is approximately 46 daily vehicle trip ends, 4 AM peak-hour trips, and 5 PM peak-hour trips. The campground will use existing access from Old Stage Road and designated on-site parking as depicted on Site Development Plan Rev4.

8. Water, Sanitation, Wastewater and Solid Waste

The property has an existing permitted well (reported permit no. 335867). The Applicant does not propose individual water connections at the 17 dispersed campsites, and the well's authorized uses are not expanded by this statement. Campground guests will be informed of available water arrangements and any potable-water limitations consistent with applicable Public Health requirements.

Yakalo Ranch makes self-contained portable camping toilet systems available for guests. These use removable disposable waste bags and commercially manufactured solidifying/gel material. Campers are also encouraged to bring their own suitable self-contained systems. Used bags are sealed, securely contained, removed from campsite areas, and disposed of by an appropriate lawful solid-waste method. Human waste is not buried, dumped, drained, or discharged onto the ground, drainage areas, wells, creeks or other water features. RV holding-tank waste must remain contained and be taken to an authorized off-site disposal facility. Graywater and other wastewater must also be contained and lawfully disposed of; ground discharge is prohibited.

Refuse is managed through pack-in/pack-out rules, designated controlled collection/removal arrangements, and on-site monitoring. Food, trash, and other wildlife attractants must be secured. The Applicant previously supplied 6 CCR 1010-9 to County staff for discussion of the intended low-impact camping model. The Applicant does not claim that the campsite classification, sanitation approach, or any regulatory exemption has been formally approved by El Paso County Public Health; applicable Public Health requirements will govern.

9. Drainage, Erosion Control and Revegetation

The Site Development Plan Rev4 identifies approximately 5,073 square feet (0.332% of the 35.12-acre parcel) of proposed total site impervious area, approximately 9,386 square feet (0.613%) of total disturbance, and 100 square feet of existing impervious area. These are plan-wide figures; they are not presented as a calculation of fee-eligible new campground impervious area. The 17 campsite areas are proposed as native-surface, without concrete pads. The Applicant will minimize grading,

preserve existing drainage patterns and native vegetation where practicable, stabilize disturbed ground, and apply erosion-control and revegetation practices appropriate to actual work. Drainage and applicable fee treatment will be addressed in accordance with the County's determination for this Special Use application and the relevant review stage.

10. Wildfire Mitigation and Forest Health

The Recreation Camp will operate under the companion V2 Fire Commitment Letter and Forestry Management Plan. Management will communicate applicable fire restrictions, inspect campground areas, maintain access and evacuation readiness, direct guests to call 911 in emergencies, and prohibit unattended or unauthorized fires. Dispersed sites do not have permanent fire rings or stored wood stacks; any designated fire location must comply with applicable restrictions and the Fire Commitment Letter. The forestry plan prioritizes mitigation near buildings, access and egress, occupied campsites and other high-use areas, with phased attention to bark beetle, ips beetle, dwarf mistletoe and other forest-health concerns. Personnel and contractors will be instructed to recognize and avoid active protected-bird nests; no unsupported promise of formal certification or expensive staff training is made.

11. Cultural Resources

The El Paso County Conservation District requested documentation concerning potential archaeological artifacts and culturally modified trees, and a protection/mitigation approach. The Applicant contacted U.S. Forest Service Environmental Coordinator Gregory Bergquist regarding the Catamount and Old Stage cultural-resource investigations. Forest Service archaeological staff advised that prior Old Stage survey coverage reaches the Yakalo property boundary but does not include this private parcel. The Applicant therefore does not assert that the parcel has previously been archaeologically surveyed.

The Applicant has asked EPCCD whether, given the limited proposed new disturbance, a site-specific cultural-resource protection/avoidance plan may address the comment or whether a qualified professional survey is required, and if so whether its scope may be limited to the affected areas. Pending agency guidance, campground personnel will avoid disturbing suspected artifacts or culturally modified trees; any discovery in an area of proposed disturbance will prompt a stop to work in that area, protection of the location, and appropriate professional/agency consultation. This commitment is not represented as a substitute for any survey EPCCD or the County may require.

12. Utilities and Lighting

No individual campground water, sewer or electrical service hookups are proposed at the dispersed campsites. Where used, self-contained solar lighting is intended to minimize utility infrastructure and preserve the outdoor character of the site. Any existing residential electrical, well, or wastewater infrastructure is separate from campground authorization unless separately approved for campground use. Lighting and utility details will conform to the V2 Site Development Plan and applicable County requirements.

13. Public and Private Improvements; Required Submittals

The Applicant submits this Letter of Intent in coordination with Cameron Forth's Site Development Plan Rev4 dated October 16, 2026, the V2 Traffic Memo, Fire Commitment Letter, and Forestry Management Plan. The proposed Recreation Camp consists of 17 native-surface campsite areas

with limited campground improvements; separate private residential and agricultural improvements are identified independently on the plan. The Applicant requests that engineering documentation and financial-assurance requirements be evaluated based on the campground improvements actually proposed and the applicable stage of review. No waiver or County approval is claimed by this statement.

14. Special Use Permit Review Criteria

The following responses address each of the seven criteria in El Paso County Land Development Code §5.3.2(C). They describe the proposed use and mitigation commitments; final determinations remain with the County and reviewing agencies.

Criterion 1 — Consistency with the applicable Master Plan

The requested Special Use would establish a managed, low-intensity Recreation Camp on a 35.12-acre A-5 parcel, retaining predominantly native-surface and forested conditions. The Rev4 Site Development Plan identifies 17 campsite areas and approximately 9,386 square feet of total disturbance (0.613% of the parcel). The proposal emphasizes outdoor recreation, forest stewardship, wildfire-risk reduction, and limited permanent development. The Applicant requests that Planning evaluate these site-specific characteristics against the applicable Your El Paso Master Plan goals and policies; no claim of formal Master Plan consistency determination is made here.

Criterion 2 — Neighborhood character and compatible surrounding uses

The 17 campsites are dispersed rather than concentrated in a conventional paved campground. No concrete campsite pads are proposed. The site retains its rural, wooded setting, and existing/proposed private residential and agricultural structures are expressly excluded from the Recreation Camp use shown on Rev4. Operational rules include designated camping areas, waste collection, pet controls, managed fire use subject to restrictions, and on-site oversight. These measures are intended to limit noise, litter, trespass and visual effects. The Applicant recognizes that nearby owners may raise compatibility concerns and requests evaluation based on the proposed site design and enforceable operating conditions.

Criterion 3 — Capacity of public facilities and services

The proposal is limited to 17 campsite areas and includes managed sanitation, solid-waste disposal, water arrangements, and fire/emergency procedures described elsewhere in this Letter of Intent and the supporting Fire Commitment Letter and Forestry Management Plan. The Applicant does not propose new public water or sewer extensions as part of the campsite layout. The adequacy of emergency response, access, sanitation, and other public facilities remains subject to review by the responsible agencies; any required improvements or operating conditions will be addressed through the County review process.

Criterion 4 — Traffic, hazards, and adequate legal access

The accompanying V2 Traffic Memorandum addresses estimated campsite trip generation and the applicable traffic-study criteria under the Engineering Criteria Manual. The campground uses existing access to Old Stage Road, with designated parking and internal circulation shown on Site Development Plan Rev4. Management will keep roadway travel and emergency access unobstructed.

Criterion 5 — Air, water, light, and noise pollution laws

Native-surface camping and limited impervious coverage are intended to minimize runoff and soil disruption. Rev4 identifies 5,073 square feet of proposed total impervious area (0.332% of the parcel). The Applicant proposes pack-in/pack-out rules, designated trash collection, managed portable camping-toilet waste and disposal, protection of streams and drainage features, and no routine permanent lighting at dispersed campsites. Campground rules will address quiet hours, nuisance noise, and compliance with applicable fire restrictions. The Applicant will comply with applicable air, water, light, and noise requirements and any County/Public Health conditions; no unverified regulatory clearance is asserted.

Criterion 6 — Public health, safety and welfare

The proposed operating framework includes guest orientation, emergency instructions, clear access routes, wildfire-restriction monitoring, managed fires only where authorized, pet-leash rules, sanitation and trash controls, and ongoing forestry maintenance. The Fire Commitment Letter and Forestry Management Plan provide additional mitigation commitments, including forest-health inspection and protection of active protected-bird nests. Cultural-resource protections remain under discussion with the El Paso County Conservation District; prior U.S. Forest Service inventories did not survey the private Yakalo parcel. The Applicant will implement any required cultural-resource survey, avoidance or protection measures determined through review. These commitments are intended to protect guests, nearby property and the wider community, subject to agency verification.

Criterion 7 — Conformance with other applicable County requirements

The Applicant has prepared this V2 Letter of Intent together with the October 16, 2026 Rev4 Site Development Plan, V2 Traffic Memo, Fire Commitment Letter, and Forestry Management Plan. The request is for a low-intensity Recreation Camp with 17 native-surface campsite areas. The Applicant will address applicable County review comments and requirements at the appropriate stage, with the scope of any additional documentation tied to the improvements proposed. The Site Development Plan remains subject to County review, including applicable access and parking requirements.

15. Community and Recreational Benefit

Yakalo Ranch seeks to offer lawful, managed access to the area's natural setting while encouraging responsible recreation and environmental stewardship. The Applicant anticipates opportunities for families, visitors, youth organizations, nonprofits, church groups and veterans, as well as limited local employment and economic activity. The proposed operations are intended to protect the surrounding forest, wildlife, water features, and neighboring properties through defined site rules and active management.

Respectfully submitted,

Angela Gregg
For Yakalo LLC / Yakalo Ranch