

LAZY Y ROCKING J MINOR SUBDIVISION

FIRE PROTECTION REPORT

AUGUST 2024

OWNER/APPLICANT:

Longhorn Acres Land & Cattle, LLC
PO Box 516
Peyton, CO 80831

CONSULTANT:

N.E.S. Inc.
619 North Cascade Avenue
Colorado Springs, Colorado 80903

Lazy Y Rocking J is a proposed subdivision consisting of 2 new lots on approximately 36.24 acres. The first lot is approximately 29.72 acres in size and will accommodate a new RV Park/Campground. The second lot is approximately 5.19 acres in size and will accommodate a new single-family residence.

The proposed subdivision is within the Peyton Fire Protection District (PFPD) service area. The PFPD provided a commitment letter confirming that the district currently provides fire and emergency services to the project area and will continue to provide these services. The district has two fire stations located at 13665 Railroad St., which is approximately .6 miles from the subject property. Response times to the property are approximately 2 minutes, weather permitting. PFPD operates with both paid and volunteer staffing, and has the following equipment available:

- Three type 6 brush trucks
- Two ambulances
- Two QRV medical/utility trucks
- One 1000-gallon fire engine
- One 500-gallon fire engine
- One 3000-gallon pumper tender
- One 2000-gallon pumper tender

CODE COMPLIANCE

In accordance with Section 6.3.3, Fire Protection and Wildfire Mitigation, of the El Paso County Land Use Development Code (LDC), an analysis of compliance with this section of the LDC and applicable fire codes shall be provided. The intent of this section of the LDC is *“to ensure that proposed development is reviewed in consideration of the wildfire risks and need to provide adequate fire protection in order to:*

- *Regulate development, buildings, and structures so as to minimize the hazard to public health, safety, and welfare;*

All proposed trees are planted at least 15' away from proposed structures. No evergreen plantings are to exist under the eaves of any structure.

- *Ensure that adequate fire protection is available for new development;*

A fire service commitment letter has been obtained from the Peyton Fire Protection District.

- *Implement wildfire hazard reduction in new development;*

The site has minimal existing trees aside from the one cluster on the north side of the site. Proposed plantings will not contribute to ladder fuel accumulation will be monitored by park staff and removed from the site upon identification.

- *Encourage voluntary efforts to reduce wildfire hazards; and*

Signs will be posted requiring trash and other debris to be contained to waste receptacles and stored securely.

- *Reduce the demands from the public for relief and protection of structures and facilities.*

An on-site caretaker will always be at or next-door to the site. Park facilities including, but not limited to, roadways, building exteriors, vegetation, and sidewalks will be regularly maintained will be managed by park staff. Regular maintenance of landscaping will reduce brush build up and ensure adequate access for emergency equipment. This will reduce the risk of wildfire and public demands for relief and fire protection.

The project is in general compliance with Section 6.3.3 Design Standards, which include Water Supply, Roads, and construction in Wildland Fire Areas.

WATER SUPPLY

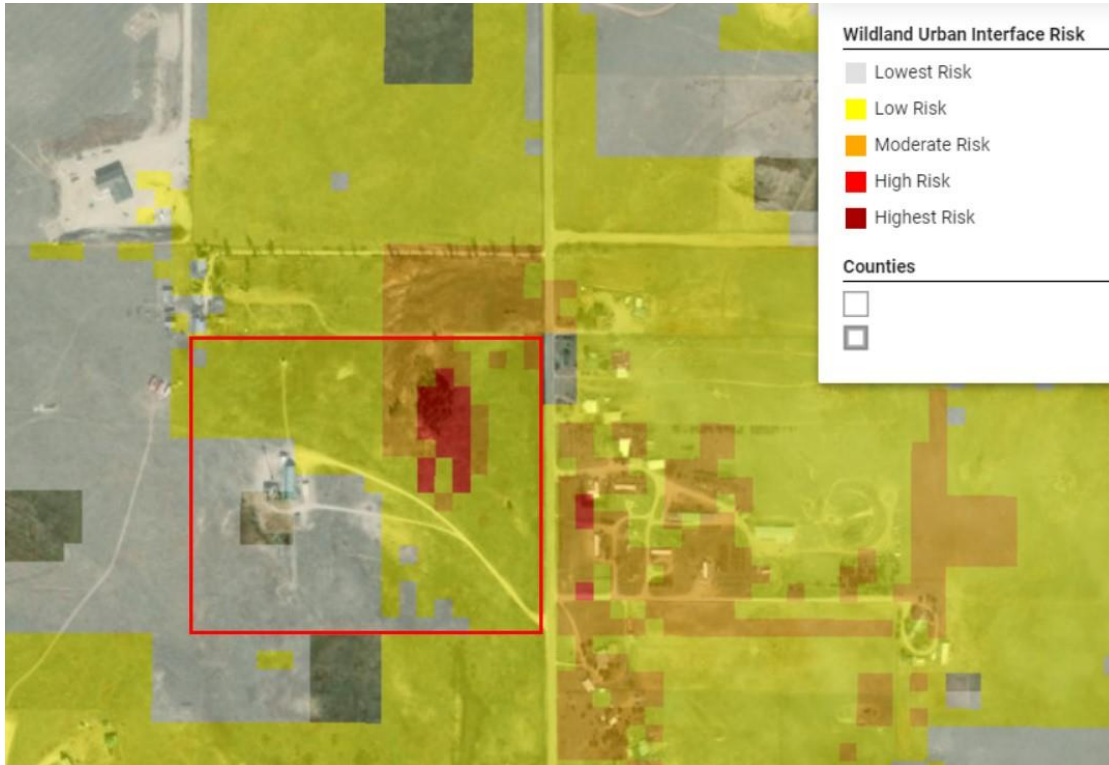
The Fire Commitment provided by PFPD indicates that there is over 110,000 gallons of water in cisterns throughout the district. They will utilize the closest cistern to the subdivision which is .6 miles away at station 1.

ACCESS

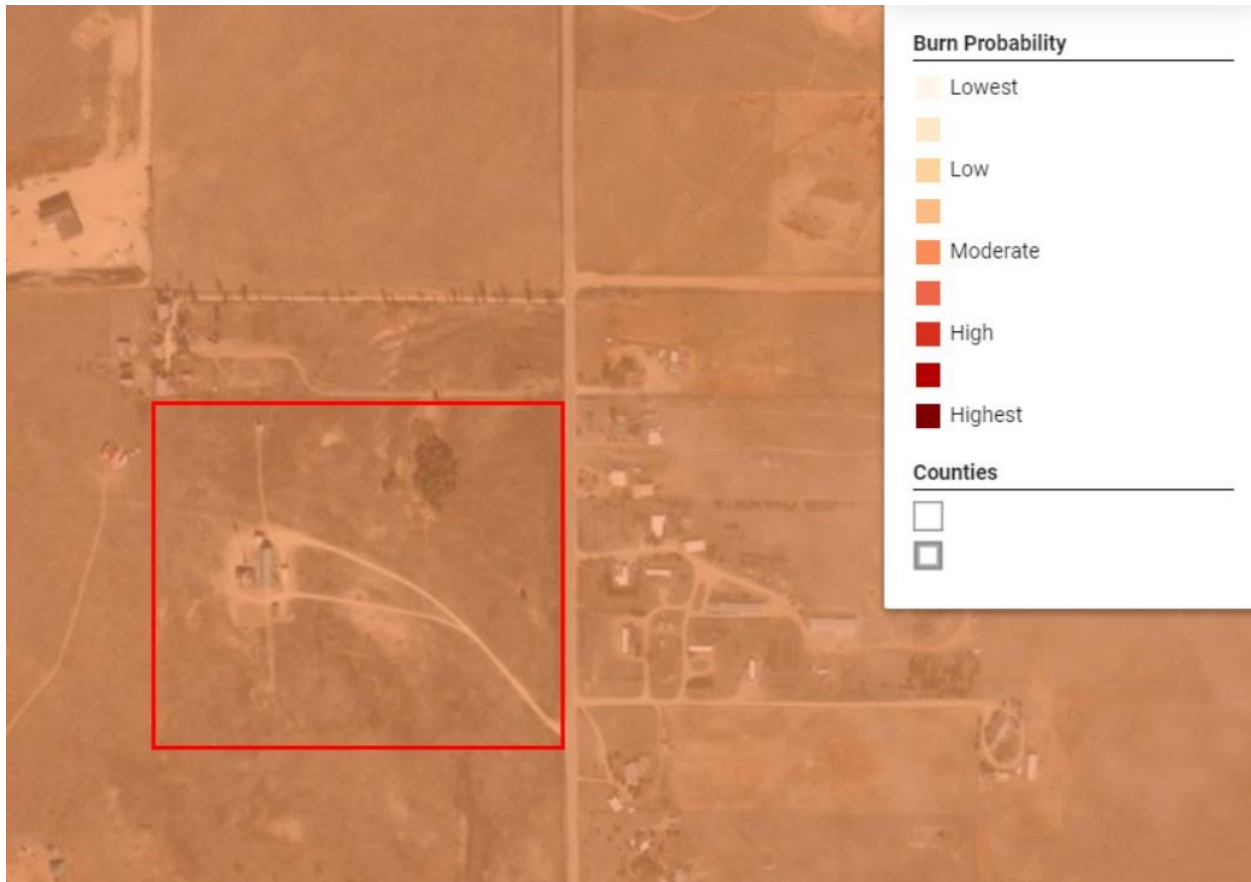
Access to the site is proposed via two points from the adjacent Peyton Hwy. The first access point is on the northeast corner of the northern lot and will provide access to the new RV Park/Campground. The second site access provides access to the single-family residence and will utilize the existing access point on Peyton Hwy. The existing Quonset Hut and a few accessory buildings are more than 150' from Peyton Hwy and a driveway meeting the standards set forth in EPC Land Development Code section 6.3.3(C)(3) will be provided to a point within 150' of all structures.

WILDFIRE RISK

The Wildfire Risk Assessment Portal (WARP) was used to evaluate the wildfire hazard of the proposed subdivision. The wildfire risk of the project site is documented as predominantly “Lowest Risk” and “Low Risk” with smaller areas of “Moderate Risk” and “High Risk” as evident in the wildfire risk map below.



The burn probability for the project site is rated as “Moderate” as shown in the burn probability map below.



Wildfire fuels will be managed and removed by park staff.

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