



June 3, 2026

El Paso County Planning

RE: Willow Springs Estates Filing No. 2

WILDLAND FIRE AND HAZARD MITIGATION PLAN

Property Address:
18050 Quarterhorse Lane
Colorado Springs, CO 80908
El Paso County, Colorado

PURPOSE

This Wildfire Hazard and Mitigation Plan evaluates wildfire risks associated with the subject property and identifies measures to reduce structure ignition potential, improve firefighter access, and enhance occupant safety during wildfire events.

PROPERTY DESCRIPTION

The property consists of approximately 10 acres of rural residential land improved with a single-family residence and associated outbuildings.

Site Characteristics:

- Rural residential setting
- Native grassland vegetation
- Open terrain with limited tree cover
- Large defensible space potential
- Access from Quarterhorse Lane
- Located within Falcon Fire Protection District

WILDFIRE HAZARD ASSESSMENT

Overall Hazard Rating:
MODERATE

Primary Wildfire Threats:

A. Grass Fire Exposure

The most significant wildfire threat is fast-moving grass fires driven by wind. Native grasses can support rapid fire spread during periods of drought, low humidity, and high winds.

Risk Rating: HIGH

B. Wind-Driven Ember Exposure

Windborne embers may ignite combustible materials around structures before the main fire front arrives.

Risk Rating: MODERATE

C. Structure-to-Vegetation Ignition

Unmanaged vegetation adjacent to buildings can allow fire to spread directly to structures.

Risk Rating: MODERATE

D. Forest Fire Exposure

The property contains limited forest fuels and therefore has lower crown-fire potential than heavily timbered portions of El Paso County.

Risk Rating: LOW

EXISTING CONDITIONS

Positive Factors

- Large parcel size allows extensive defensible space.
- Limited tree density.
- Open visibility for fire apparatus.
- Reduced crown-fire potential.
- Professional fire protection provided by Falcon Fire Protection District.

Potential Concerns

- Seasonal grass fuel accumulation.
- Noxious weeds and unmanaged vegetation.
- Wind-driven fire behavior.
- Rural water supply limitations.
- Extended response times compared to urban neighborhoods.

DEFENSIBLE SPACE PLAN

ZONE 1 – IMMEDIATE ZONE (0–5 FEET)

Objective:

Prevent direct flame contact with structures.

Required Actions:

- Remove all dead vegetation.
- Eliminate combustible mulch.
- Remove weeds and grasses.
- Maintain gravel, rock, or irrigated landscaping.
- Store firewood at least 30 feet from structures.

Target Condition:

Noncombustible area surrounding all buildings.

ZONE 2 – INTERMEDIATE ZONE (5–30 FEET)

Objective:

Reduce flame length and radiant heat exposure.

Required Actions:

- Maintain grasses below 4 inches.
- Remove dead shrubs and vegetation.
- Separate ornamental plantings.
- Prune lower branches of any trees.
- Remove combustible debris.

Target Condition:

Discontinuous fuel arrangement.

ZONE 3 – EXTENDED ZONE (30–100+ FEET)

Objective:

Reduce wildfire intensity approaching structures.

Required Actions:

- Mow native grasses annually.
- Control noxious weeds.
- Break up continuous fuel beds.
- Maintain emergency vehicle access.
- Remove accumulations of dead vegetation.

Target Condition:

Reduced fuel continuity across the parcel.

STRUCTURE HARDENING RECOMMENDATIONS

Priority 1

- Maintain Class A roofing materials.
- Install ember-resistant vent screens.
- Seal gaps around foundations and utility penetrations.
- Install spark arrestors on chimneys.

Priority 2

- Upgrade combustible fencing where attached to structures.
- Replace highly combustible landscaping near buildings.
- Maintain clean gutters and roof surfaces.

Priority 3

- Consider enclosed soffits.
- Install dual-pane tempered windows during future upgrades.
- Utilize noncombustible exterior materials when remodeling.

ACCESS IMPROVEMENTS

Emergency Access Standards

- Minimum 12-foot driving surface width.
- Minimum 13.5-foot vertical clearance.
- All-weather driveway surface.
- Adequate turnaround area for emergency apparatus.
- Reflective address numbers visible from both directions.

Recommendations

- Maintain vegetation clearance along driveway edges.
- Ensure gates can accommodate emergency vehicles.
- Keep access roads free of obstructions.

WATER SUPPLY

Recommended Actions

- Verify nearest available hydrant location.
- Consider installation of emergency water storage tank or cistern.
- Maintain year-round accessibility to water supply points.
- Mark water supply locations for responding firefighters.

VEGETATION MANAGEMENT PROGRAM

Annual Spring Activities

- Mow grasses.
- Remove dead vegetation.
- Inspect structures for ignition hazards.
- Maintain defensible space zones.

Summer Activities

- Monitor fuel conditions.
- Remove new weed growth.
- Maintain irrigation where available.

Fall Activities

- Remove accumulated vegetation.
- Clean roofs and gutters.
- Prepare for wind-driven fire season.

EVACUATION PREPAREDNESS

Property owners should maintain:

- Emergency evacuation plan.
- Family communication plan.
- Go-bags for all occupants.
- Livestock evacuation procedures if applicable.
- Important documents in fire-resistant storage.

Evacuation Trigger:

Immediate evacuation upon issuance of official evacuation orders or when wildfire threatens access routes.

IMPLEMENTATION PRIORITIES

HIGH PRIORITY (0–6 MONTHS)

- Mow and manage grass fuels.
- Establish defensible space.
- Remove combustible materials near structures.
- Improve address visibility.

MEDIUM PRIORITY (6–12 MONTHS)

- Upgrade ember-resistant vents.
- Improve water supply planning.
- Enhance driveway clearance.

LONG-TERM PRIORITY (1–3 YEARS)

- Continue annual vegetation management.
- Upgrade exterior fire-resistant building materials as needed.
- Periodically reassess wildfire hazards.

CONCLUSION

Based on available information, the property exhibits moderate wildfire risk typical of rural grassland properties within eastern El Paso County. The principal hazard is wind-driven grass fire rather than forest crown fire. Implementation of the mitigation measures identified in this plan will substantially improve structure survivability, firefighter access, and occupant safety during wildfire events.

Prepared For:
Property Owner

Prepared Date:
June 2026

Respectfully Submitted by: Joseph Alessi, on behalf of Alessi and Associates

Date: June 3, 2026