



June 3, 2026

El Paso County Planning

RE: Willow Springs Estates Filing No. 2

NOXIOUS WEED MANAGEMENT PLAN

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

Prepared:
June 2026

Property Size:
Approximately 10 Acres

1. PURPOSE

This Noxious Weed Management Plan establishes procedures for the identification, control, monitoring, and prevention of Colorado-listed noxious weeds on the subject property. The purpose of this plan is to protect native vegetation, reduce wildfire fuel loads, maintain property values, and support compliance with the Colorado Noxious Weed Act and El Paso County weed management objectives.

2. PROPERTY DESCRIPTION

The property consists of approximately 10 acres of rural residential land characterized by:

- Native grassland vegetation
- Disturbed roadside and driveway areas
- Residential improvements
- Open pasture and field areas
- Potential wildlife habitat

These conditions create opportunities for the establishment and spread of invasive weed species if not actively managed.

3. MANAGEMENT OBJECTIVES

The objectives of this plan are to:

- Prevent establishment of new noxious weed infestations.
- Reduce existing infestations where present.
- Restore desirable vegetation.
- Reduce wildfire fuel accumulation.
- Protect adjacent properties from weed spread.
- Maintain long-term ecological health.

4. PRIORITY NOXIOUS WEEDS OF CONCERN

The following species are commonly encountered in eastern El Paso County and should be monitored annually:

A. Canada Thistle (*Cirsium arvense*)

Identification:

- Purple flowers
- Extensive root system
- Colonizing perennial

Control:

- Spot spraying during active growth
- Repeated mowing where appropriate
- Monitoring for regrowth

B. Musk Thistle (*Carduus nutans*)

Identification:

- Large nodding flower heads
- Spiny leaves
- Biennial growth habit

Control:

- Hand pulling before seed production
- Mowing before flowering
- Herbicide treatment during rosette stage

C. Diffuse Knapweed (*Centaurea diffusa*)

Identification:

- White to pink flowers
- Highly invasive
- Common in disturbed soils

Control:

- Early detection and removal
- Spot herbicide application
- Reseeding disturbed areas

D. Dalmatian Toadflax (*Linaria dalmatica*)

Identification:

- Yellow snapdragon-like flowers
- Waxy leaves
- Deep root system

Control:

- Herbicide treatment during flowering
- Long-term monitoring
- Mechanical removal where practical

E. Russian Knapweed (*Rhaponticum repens*)

Identification:

- Purple flowers
- Aggressive rhizomatous spread

Control:

- Multiple-year treatment strategy
- Integrated chemical and mechanical controls

5. SURVEY AND MONITORING PROGRAM

Spring Survey (April–May)

- Inspect entire property.
- Map infestation locations.
- Identify emerging weed populations.
- Document conditions with photographs.

Summer Survey (June–July)

- Evaluate treatment effectiveness.
- Identify flowering weeds.
- Conduct additional control measures.

Fall Survey (September–October)

- Assess annual results.
- Update infestation maps.
- Plan following year's treatment activities.

6. CONTROL METHODS

Integrated Weed Management Approach

Mechanical Controls

- Hand pulling of isolated plants.
- Digging of small infestations.
- Mowing before seed production.
- Removal and disposal of seed-producing plants.

Cultural Controls

- Maintain healthy grass cover.
- Minimize soil disturbance.
- Establish competitive desirable vegetation.
- Manage grazing pressure if applicable.

Chemical Controls

Where necessary and in accordance with label requirements:

- Selective broadleaf herbicides.
- Spot treatment methods preferred.
- Treatment timing based upon species life cycle.

All herbicide applications should follow Colorado Department of Agriculture recommendations and label requirements.

7. WILDFIRE FUEL REDUCTION

Vegetation management shall also support wildfire mitigation goals.

Actions:

- Mow grasses to maintain manageable fuel loads.
- Remove dense weed concentrations.
- Maintain defensible space around structures.
- Reduce accumulation of dead vegetation.
- Remove weed infestations adjacent to access routes.

8. REVEGETATION

Areas disturbed by weed control activities should be stabilized through:

- Native grass reseeding.
- Erosion control measures where necessary.
- Protection of desirable vegetation.
- Monitoring of revegetation success.

9. PREVENTION MEASURES

To prevent future infestations:

- Inspect imported soil and mulch.
- Clean equipment before entering the property.
- Monitor roadsides and disturbed areas.
- Control weeds before seed production.
- Maintain healthy vegetative cover.

10. IMPLEMENTATION SCHEDULE

Annual Tasks

March–April

- Property inspection
- Mapping and planning

May–June

- Mechanical and chemical control activities
- Mowing and vegetation management

July–August

- Follow-up inspections
- Secondary treatment activities

September–October

- Evaluation and reporting
- Revegetation efforts

11. SUCCESS CRITERIA

The plan shall be considered successful when:

- No new major infestations occur.
- Existing infestations decline annually.
- Desirable vegetation cover increases.
- Weed seed production is minimized.
- Wildfire fuel loads are reduced.
- Compliance with applicable weed management requirements is maintained.

12. CONCLUSION

The 18050 Quarterhorse Lane property possesses favorable conditions for successful noxious weed management due to its size, open grassland character, and ability to implement integrated management practices. Consistent annual monitoring, early detection, and targeted control efforts will reduce invasive weed impacts, improve ecosystem health, and support wildfire mitigation objectives.

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

Date: June 3, 2026