Timbers at Black Forest
Wildland Fire Risk and Hazard Mitigation Plan
Fire Protection Report

Prepared By:

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Overview:

The proposed Timbers at Black Forest Subdivision, located at 9220 Arroya Lane, Colorado Springs, CO 80908, is situated within the larger Black Forest ponderosa pine (Pinus ponderosa) ecosystem in northern El Paso County, Colorado. The project site is located within the SW¼ of Section 22, Township 12 South, Range 65 West of the 6th Principal Meridian. The approximately 55-acre property is proposed to be subdivided into 2.5-acre residential lots with 20 lots in total.

The site generally slopes to the southwest toward Sand Creek along the western property boundary, with elevations ranging from approximately 7,241 to 7,330 feet above mean sea level. Existing vegetation consists of short perennial grasslands throughout the southern and central portions of the property, transitioning into a mature ponderosa pine forest with moderate to dense canopy cover in the northern portion. This combination of grassland and forest fuels is characteristic of the Black Forest Wildland-Urban Interface and presents varying wildfire behavior potential across the site.

According to the USDA Natural Resources Conservation Service (NRCS) Soil Survey, the property is primarily comprised of Pring coarse sandy loam, 3 to 8 percent slopes (84.6%), and Kettle gravelly loamy sand, 3 to 8 percent slopes (15.4%). These well-drained soils support the existing ponderosa pine forest and native grassland vegetation. The site's combination of vegetation, topography, and forest characteristics influences wildfire behavior and has been considered throughout this Wildland Fire Risk and Hazard Mitigation Plan.

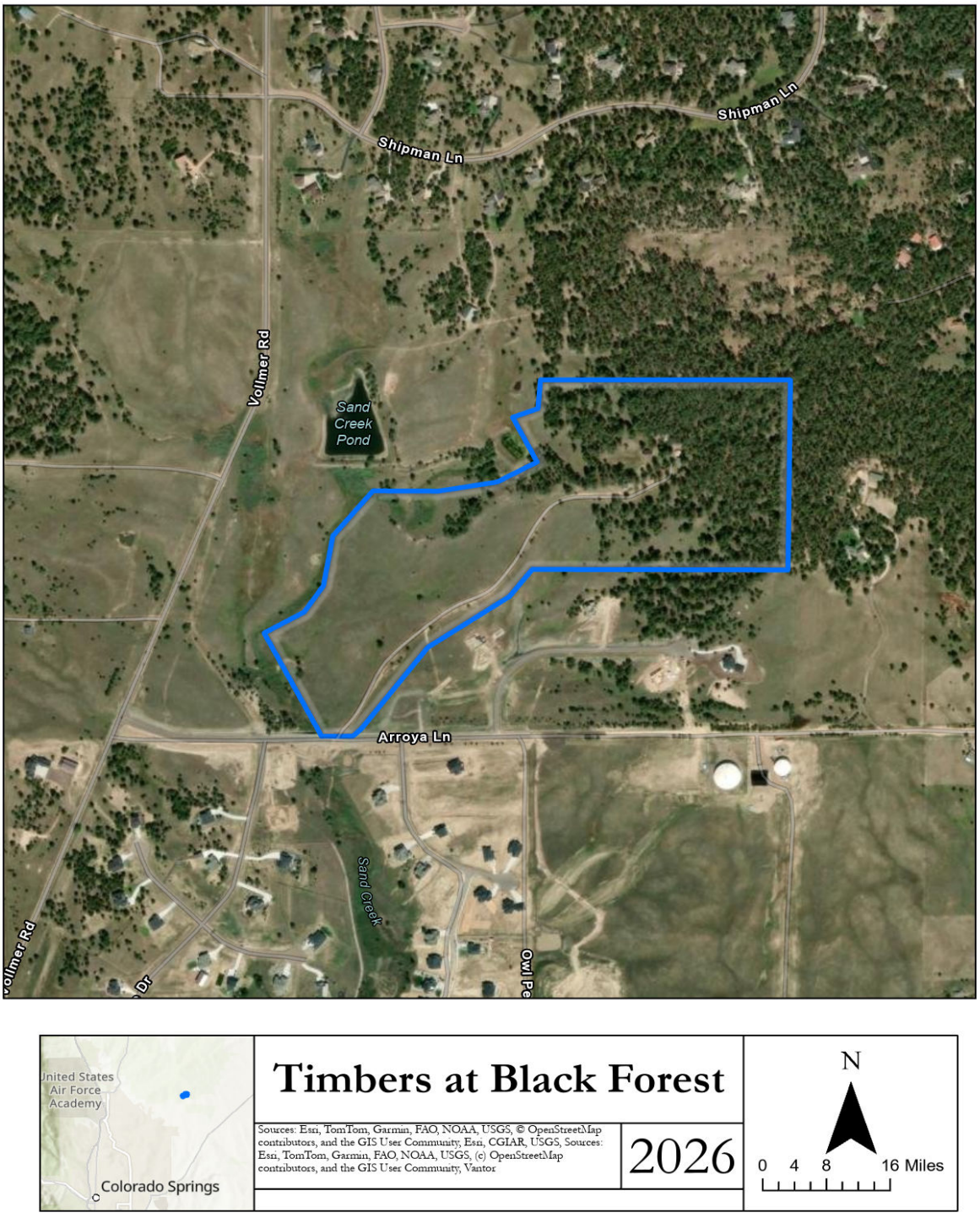

Figure 1. Project Location Map – Timbers at Black Forest Development, El Paso County, Colorado

Source: El Paso County GIS / Project Development Plans

Topography:

The proposed Timbers at Black Forest development is located within the larger Black Forest Ponderosa Pine ecosystem on the southern edge of the Palmer Divide in northern El Paso County. The approximately 55-acre site consists of open grassland, rolling hills, riparian drainage corridors, and scattered to moderately dense stands of Ponderosa pine, with heavier timber concentrations located along the northern and eastern portions of the property. The existing residence is situated within a shallow topographic depression, while the surrounding terrain consists of gently rolling hills.

Topography across the site generally slopes to the southwest with moderate slopes occurring along the Sand Creek drainage corridor and associated ravines. These terrain features will influence wildfire behavior by promoting upslope fire spread on steeper slopes and channeling winds through drainage features. The flashy grass fuels throughout the meadow areas could rapidly carry surface fire into the adjacent timbered areas under dry and windy conditions. In contrast, the riparian corridor and ponded areas associated with Sand Creek may moderate fire behavior and slow fire spread during periods of higher fuel moisture, although these areas should not be relied upon as effective fire barriers during extreme wildfire conditions.

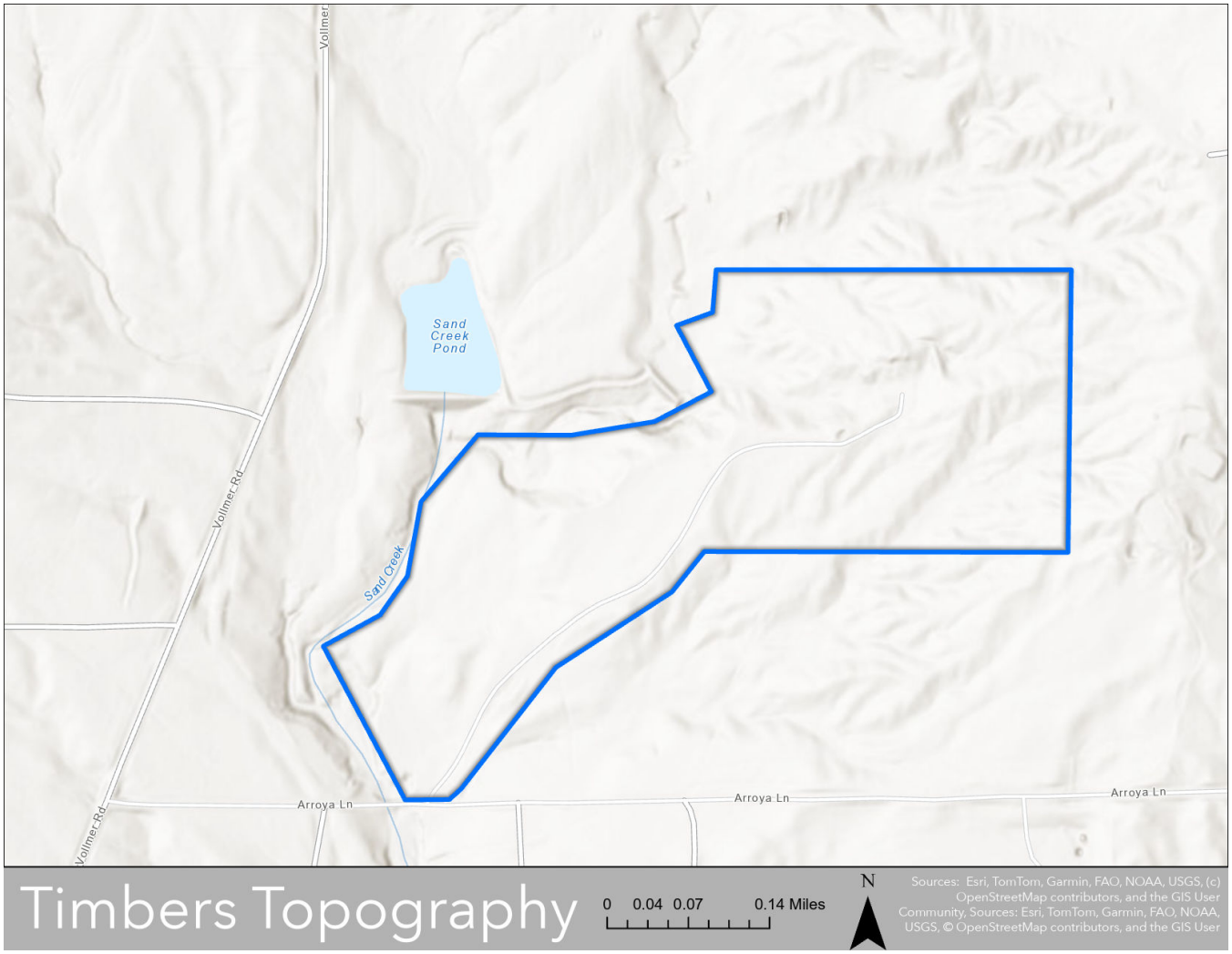

Figure 2. Project Topographic Map – Timbers at Black Forest Development, El Paso County, Colorado

Source: ArcGIS / USGS

Land Cover

The USA National Land Cover Database (NLCD) identifies the Timbers at Black Forest Development as a mixture of grassland/herbaceous cover and evergreen forest. Open grasslands occur primarily across the southern and central portions of the property, while moderate to dense ponderosa pine stands are concentrated in the northern and eastern portions. This combination of fine grass fuels and forested canopy creates varying wildfire behavior potential across the site. During dry and windy conditions, cured grasses may support rapid surface-fire spread and carry fire into adjacent timbered areas, where ladder fuels and continuous canopy cover may contribute to increased fire intensity and crown-fire potential.

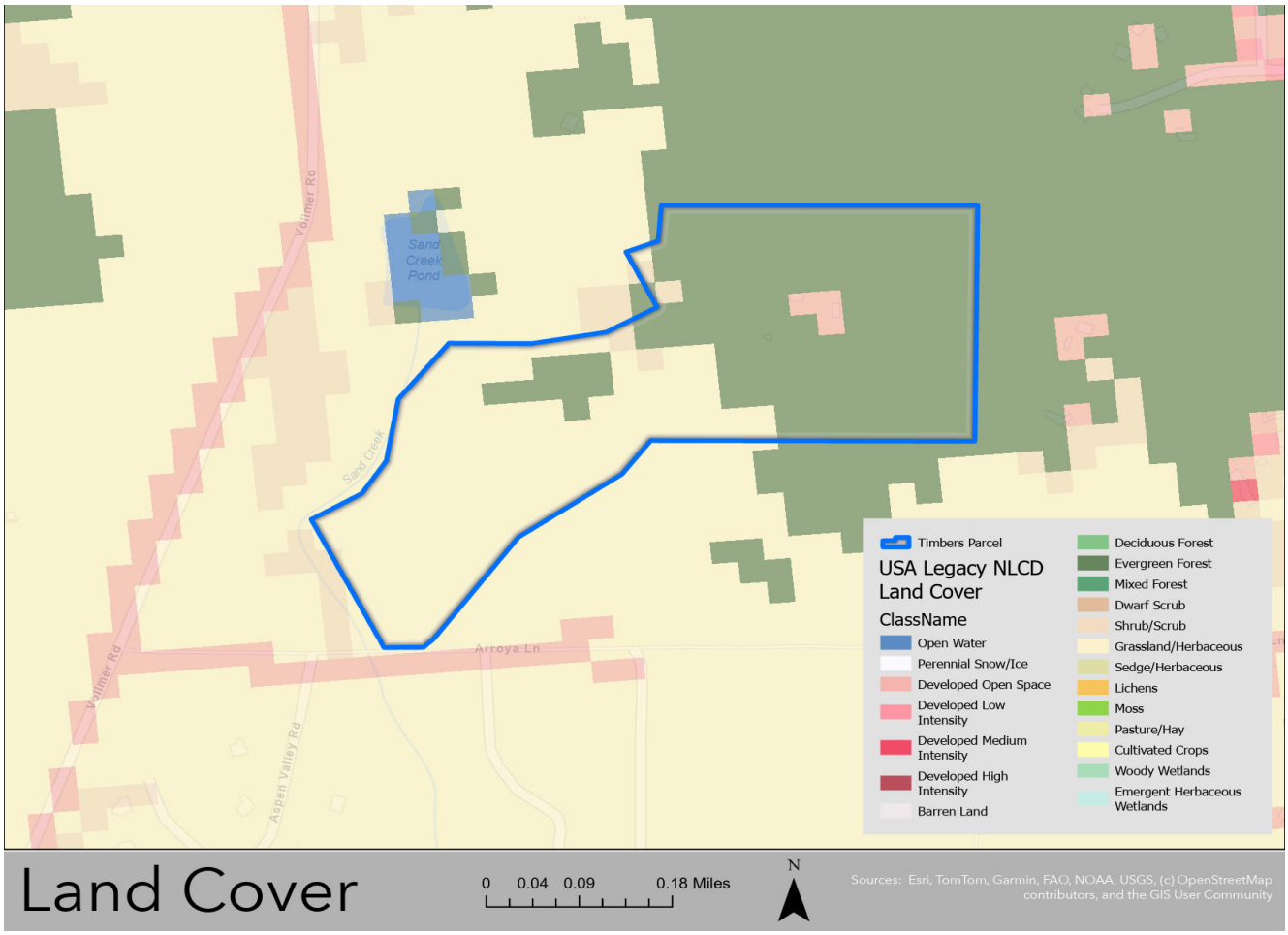

Figure 3. Land Cover Map – Timbers at Black Forest Development, El Paso County, Colorado

Source: USA National Land Cover Database (NLCD)

Weather of the Region

The annual average temperature of the Colorado Springs region is 48.7 Degrees Fahrenheit. The yearly average temperature in the "traditional fire season" (Summer months) in the Colorado Springs region is 67.7 Degrees Fahrenheit. The annual average precipitation in the summer months is 7.51 Inches, and this precipitation falls typically in the form of rain during this time of the year.

Local weather patterns directly influence drought and wildfire conditions. El Paso County has experienced recurring periods of drought since the late 1990s. Reduced precipitation, elevated seasonal temperatures, low relative humidity, and prolonged dry weather can increase ignition potential, fire intensity, and rates of spread.

The chart below shows the percentage of Colorado lands classified under drought conditions from 2000 through 2020.

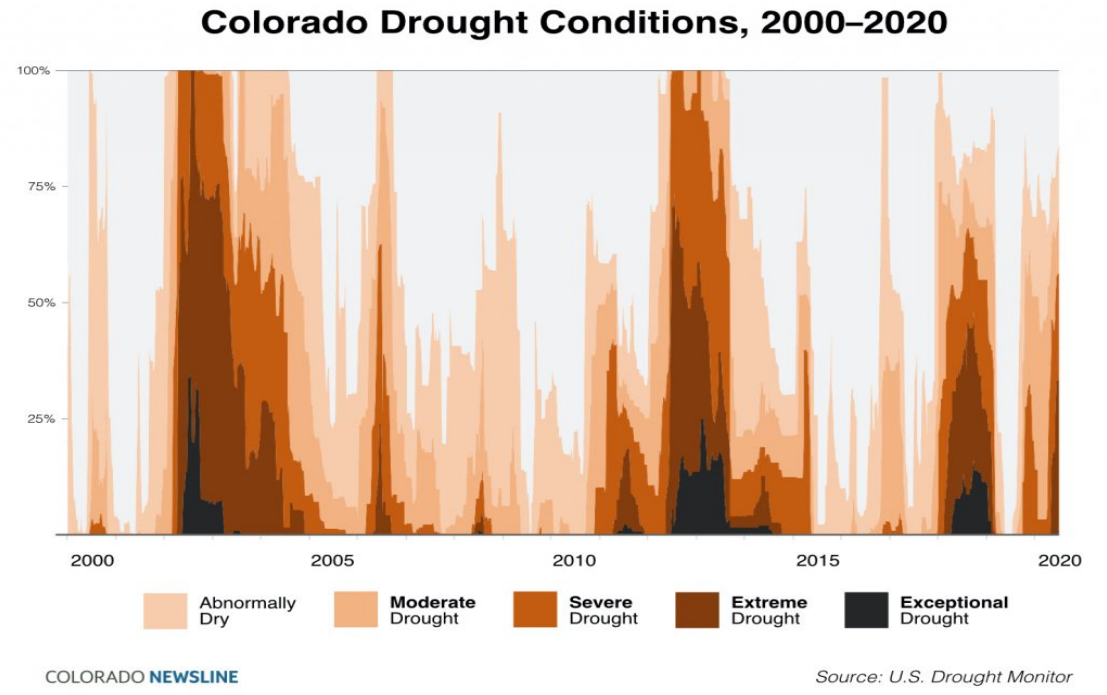

Figure 4. Colorado Drought Conditions (2000–2020)
Source: EPA Climate Indicators / U.S. Drought Monitor

Wildfire Risk

The Wildfire Hazard Potential rating represents the potential wildfire exposure of an area based on the likelihood of wildfire occurrence and the expected intensity if a wildfire occurs. Wildfire Hazard combines modeled wildfire likelihood and fire intensity to identify areas where wildfire conditions may create increased risk to communities, infrastructure, and natural resources. The USFS Wildfire Risk to Communities dataset evaluates wildfire conditions using factors such as burn probability, flame length, fire intensity, vegetation type, topography, and historical wildfire occurrence. These factors help identify areas where wildfire mitigation, emergency planning, and fire-adapted construction practices may reduce wildfire impacts. Source: USFS Wildfire Risk to Communities

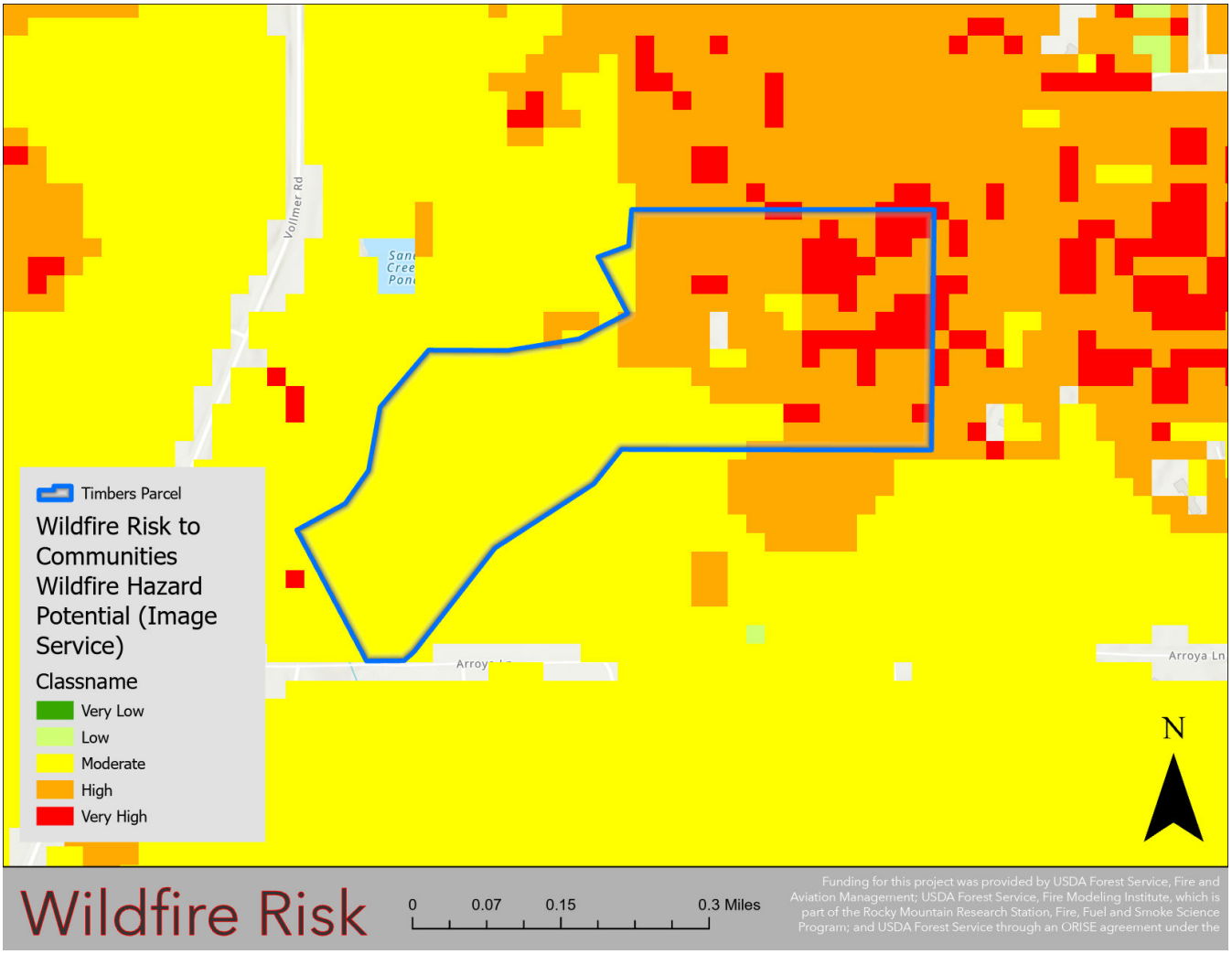

Figure 5. Wildfire Hazard Potential Map
Source: USFS Wildfire Risk to Communities Program

Wildfire Burn Probability

Burn Probability (BP) represents the annual likelihood of a wildfire occurring at a specific location. Burn probability is modeled using the large fire simulation system (FSim), which evaluates potential wildfire occurrence and spread based on fuels, vegetation, weather patterns, and landscape conditions. The model is calibrated using historical fire occurrence data from the Rocky Mountain Research Station and Missoula Fire Sciences Laboratory. Underlying data is derived from LANDFIRE fuels and vegetation datasets and is used to estimate potential wildfire exposure across the landscape.

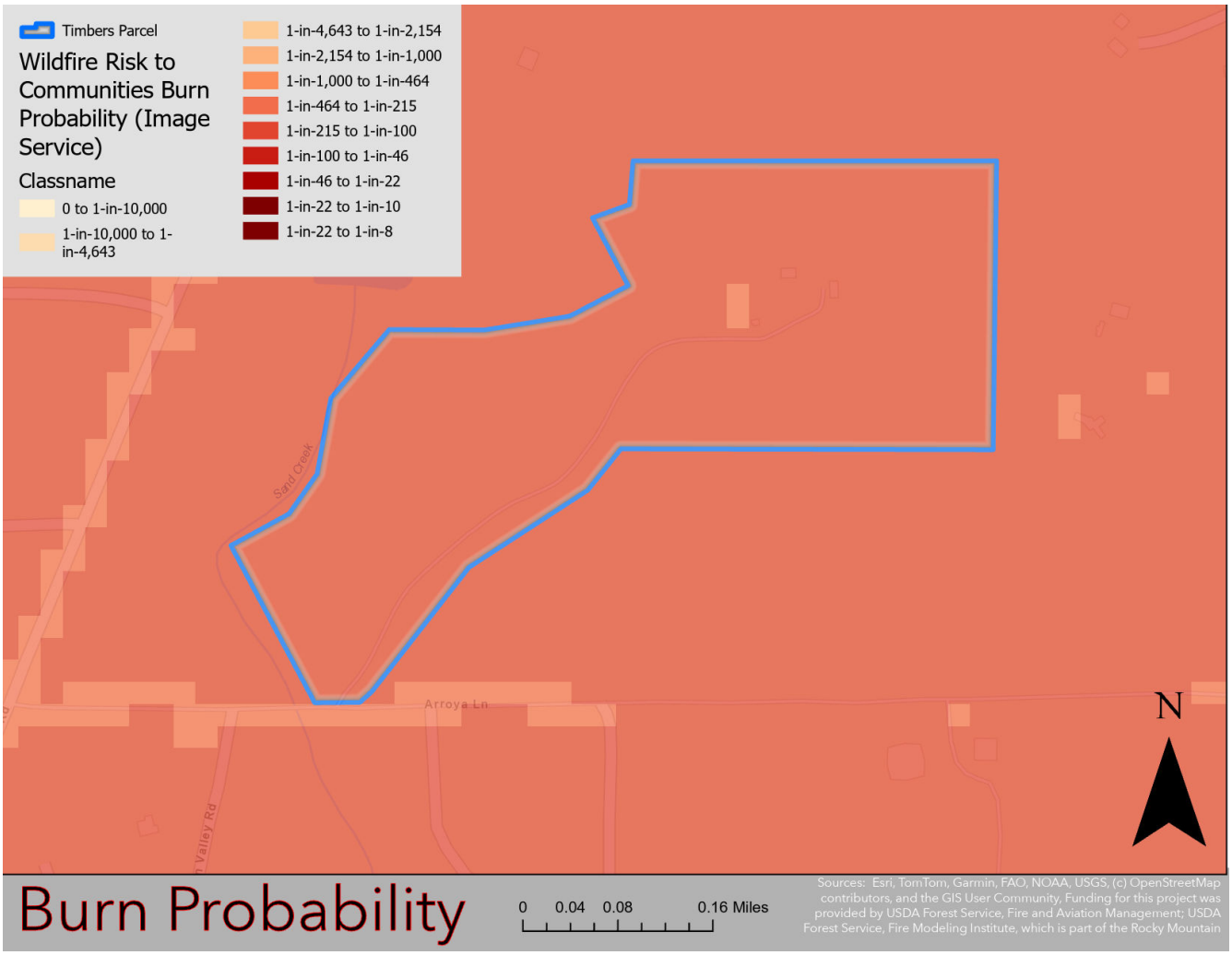

Figure 6. Wildfire Burn Probability Map
Source: USFS Wildfire Risk to Communities – Burn Probability Image Service

Fire Intensity Scale

The Fire Intensity Scale (FIS) identifies areas where significant fuel hazards and potentially dangerous fire behavior may occur. Similar to the Richter scale for earthquakes, the FIS provides a standardized method for describing potential wildfire intensity. The scale consists of five classes, with each class representing an order-of-magnitude increase in potential fire intensity. Class 1 represents very low wildfire intensity, while Class 5 represents exceptionally high wildfire intensity.

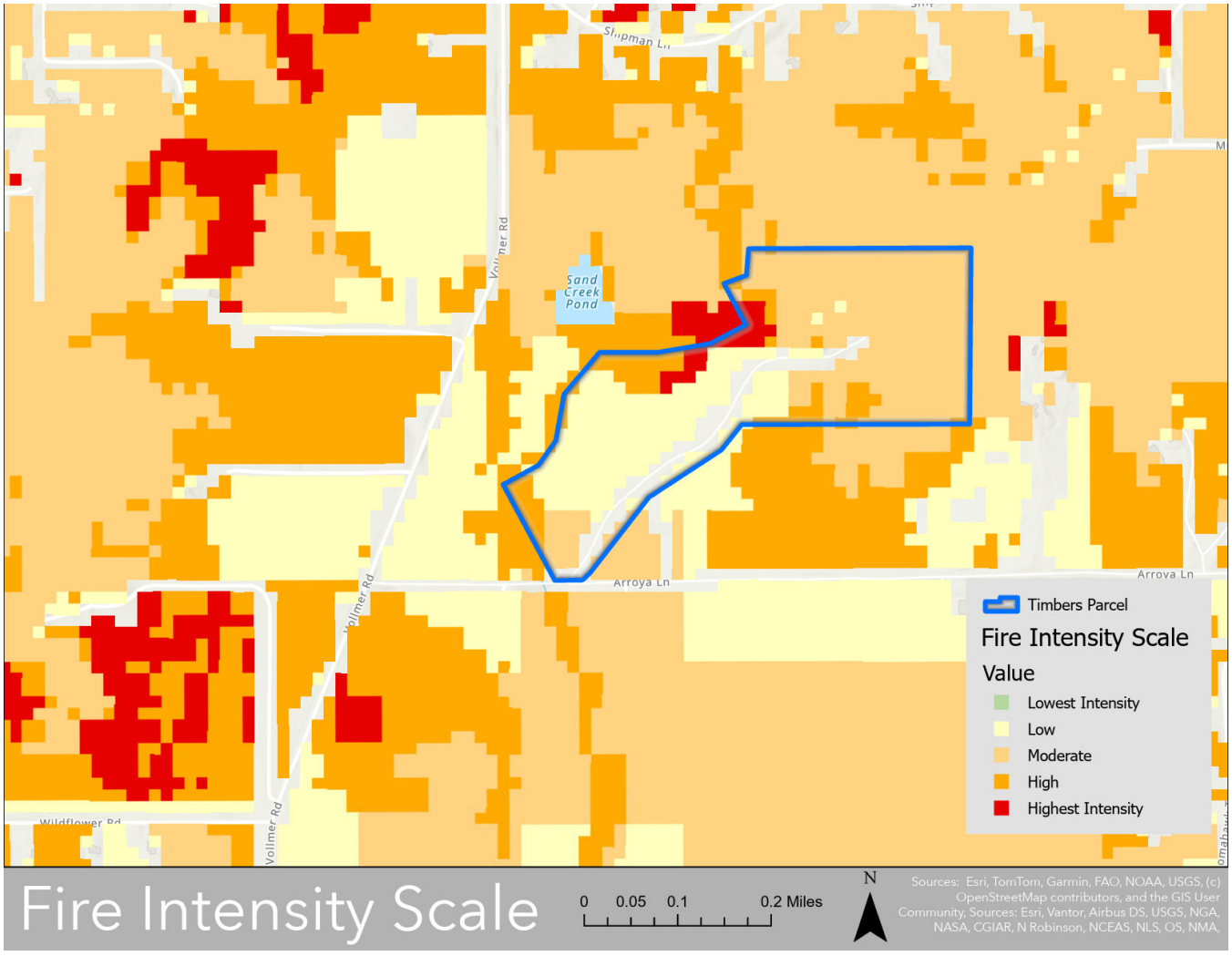

Figure 7. Wildfire Intensity Scale Map
Source: Colorado State University-2022 Colorado Wildfire Risk Assessment

Wildland Fire Risk to Structures / Defensible Space

Two primary factors determine whether a home can survive a wildfire: **defensible space** around the structure and the **structure's ignitability**. Together, these factors form the concept known as the **Home Ignition Zone (HIZ)**. To protect a home or other structure from wildfire, the goal is to **reduce or eliminate fuels and ignition sources within the HIZ**. Doing so significantly decreases the likelihood that the structure will ignite during a wildfire event. Below is a graphic developed by the **NFPA Firewise USA® program** illustrating the components of the Home Ignition Zone.

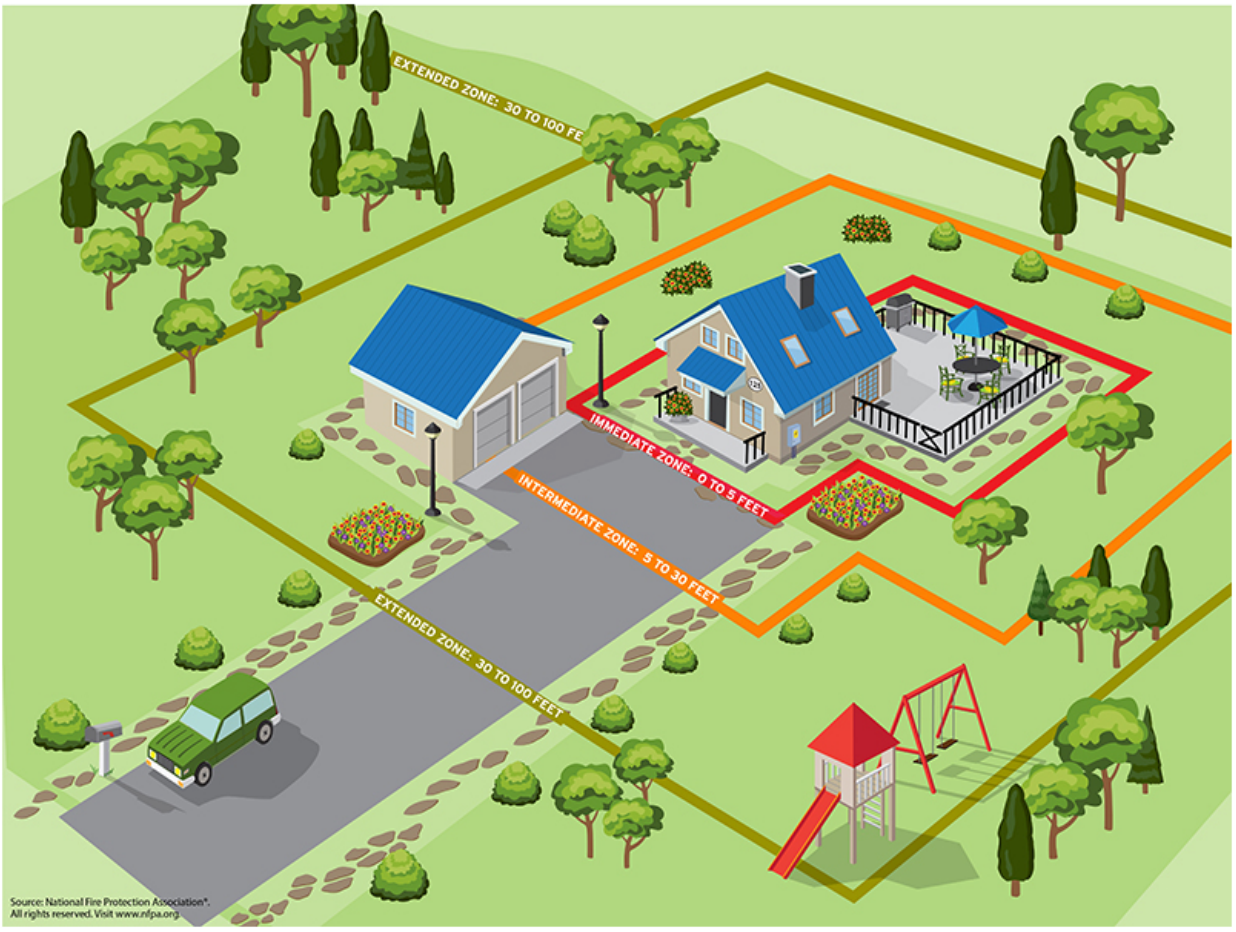

Figure 8. Home Ignition Zone (HIZ) Diagram
Source: National Fire Protection Association (NFPA) Firewise USA®

Colorado State University Defensible Space Zones

Three zones need to be addressed when creating defensible space:

Zone 1 is the area nearest the home and other structures. This zone requires maximum hazard reduction.

The width of Zone 1 extends a minimum distance of 15-30 feet outward from a structure, depending on property size. Most flammable vegetation is removed from this zone, with the possible exception of a few low-growing shrubs or fire-resistant plants. Avoid landscaping with common ground junipers, which are highly flammable.

Zone 2 is a transitional area of fuel reduction between Zones 1 and 3.

Zone 2 is an area of fuel reduction designed to diminish the intensity of a fire approaching your home. The width of Zone 2 depends on the slope of the ground where the structure is built. Typically, the defensible space in Zone 2 should extend at least 100 feet from all structures. If this distance stretches beyond your property lines, try to work with the adjoining property owners to complete an appropriate, defensible space.

Zone 3 is the area farthest from the home. It extends from the edge of Zone 2 to your property boundaries 100'+.

Zone 3 has no specified width. It should provide a gradual transition from Zone 2 to areas farther from the home with other forest management objectives. This zone offers an opportunity for you to improve the health of the forest through proper management.

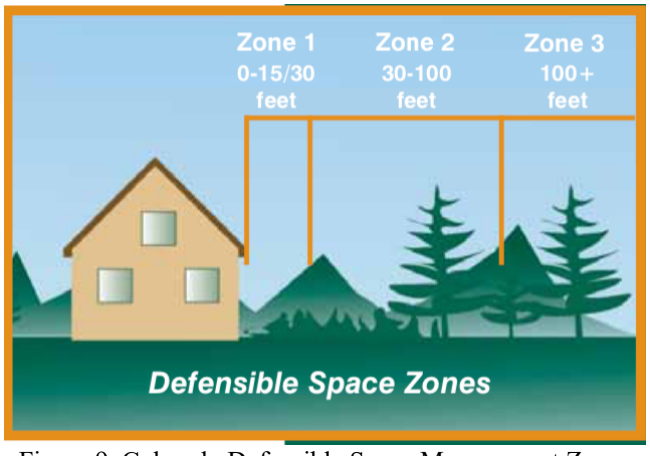

Figure 9. Colorado Defensible Space Management Zones
Source: Colorado State Forest Service (CSFS)

Construction Guidelines:

Fire Code Compliance Requirements

All construction and development shall comply with the adopted fire and building codes enforced by Black Forest Fire Protection District, El Paso County, and applicable State of Colorado wildfire resiliency standards, including:

- International Fire Code (IFC), as adopted and amended locally
- International Building Code (IBC)
- International Wildland-Urban Interface Code (IWUIC), where applicable
- 2025 Colorado Wildfire Resiliency Code (CWRC)
- NFPA 1140 – Standard for Wildland Fire Protection
- NFPA 1141 – Standard for Fire Protection Infrastructure for Land Development in Wildland, Rural, and Suburban Areas
- NFPA 1142 – Standard on Water Supplies for Suburban and Rural Fire Fighting

All applicable local amendments adopted by:

- El Paso County Board of County Commissioners
- Black Forest Fire Protection District Board of Directors / Black Forest Fire Rescue

The Colorado Wildfire Resiliency Code supplements existing fire and building codes and establishes minimum statewide wildfire-hardening standards for development within Wildland-Urban Interface (WUI) areas.

Plan Submission Requirements

Prior to final plat approval, land disturbance, or issuance of construction permits, the following shall be submitted to the Fire District for review and approval:

- Site development plans
- Utility and water supply plans
- Fire access and roadway plans
- Grading and drainage plans
- Architectural and construction documents
- Wildfire mitigation and vegetation management plans
- Emergency access and addressing plans

Written approval from the Fire District and all applicable agencies shall be obtained prior to construction.

Emergency Access Requirements

(IFC §503, CWRC, NFPA 1141)

Roadways and driveways shall comply with Black Forest Fire Protection District (Black Forest Fire Rescue) and El Paso County standards, including:

- Minimum 20-foot clear driving surface width for two-way traffic
    - Proposed development roadway width: 28-foot paved section with 2-foot gravel shoulders
- Minimum 13-foot 6-inch vertical clearance
- Maximum roadway grade of 10% unless otherwise approved by the Fire District
- Approved turnaround required for dead-end roads and driveways exceeding 150 feet in length
- Cul-de-sac dimensions shall comply with Fire District requirements
    - Proposed cul-de-sac: 150-foot diameter
- Roads shall provide an all-weather driving surface capable of supporting fire apparatus loads

Addressing requirements:

- Reflective, weather-resistant address signage
- Visible from both directions of travel
- Minimum 4-inch numerals
- Installed prior to occupancy

Water Supply Requirements

(IFC Appendix B & C, NFPA 1142)

Due to the rural nature of the Black Forest area and the absence of a municipal water distribution system in portions of the district, fire protection water supply may rely on a combination of:

- Water shuttle operations
- Dry hydrants or drafting points
- On-site cistern systems
- Static water sources

Proposed Fire Protection Water Supply

A proposed fire protection cistern is anticipated to be located within the proposed cul-de-sac area, with final design, location, access configuration, and drafting connection layout subject to review and approval by Black Forest Fire Protection District (Black Forest Fire Rescue) and El Paso County.

The proposed fire cistern within the cul-de-sac may be acceptable provided final engineering confirms that responding fire apparatus can safely access the site, position at the draft point, connect utilizing standard district drafting equipment, and maintain continuous water shuttle operations without creating operational conflicts or restricting emergency access for additional responding units.

The proposed roadway section consisting of a 28-foot-wide paved roadway with 2-foot gravel shoulders and a 150-foot diameter cul-de-sac should be evaluated during final design for AHJ approval.

The cistern should comply with applicable IFC, NFPA 1142, NFPA 1141, Colorado Wildfire Resiliency Code (CWRC), and Black Forest Fire Protection District requirements. The system should:

- Be protected from freezing via being buried
- Include a minimum 6-inch draft connection
- Support approximately 1,000 GPM drafting operations
- Remain accessible during all weather conditions to engines and tenders
- Include approved reflective signage and identification per Black Forest Fire Requirements

The draft connection shall be positioned so engines and water tenders can safely draft without obstructing emergency access routes or other responding apparatus. Final installation and operational access should be field verified by Black Forest Fire Protection District prior to acceptance. Based upon preliminary fire protection needs, a 36,000-gallon cistern appears to be a reasonable preliminary recommendation for the Timbers development. Final cistern volume and fire flow requirements should be confirmed through the accepted fire flow methodology and coordinated with the Fire District based on final building size, construction type, occupancy, and site layout. The final calculations and location will be determined by the developer in coordination with the AHJ (Black Forest Fire).

Wildland Fire Mitigation & Defensible Space

(CWRC, NFPA 1140, NFPA 1141)

All development within the Wildland-Urban Interface (WUI) shall incorporate wildfire mitigation and structure hardening measures consistent with the Colorado Wildfire Resiliency Code.

Required mitigation measures may include:

Structure Hardening

- Class A fire-rated roofing materials
- Ignition-resistant or noncombustible exterior siding
- Ember-resistant attic and foundation vents
- Tempered or multi-pane glazing
- Enclosed soffits and ignition-resistant decking materials

Defensible Space / Home Ignition Zone (HIZ)

Vegetation management shall establish defensible space zones surrounding structures, including:

- Immediate Zone: 0–5 feet
- Intermediate Zone: 5–30 feet
- Extended Zone: 30–100 feet or greater as site conditions require

Vegetation Management

Mitigation plans may include:

- Fuel breaks
- Tree thinning and spacing
- Ladder fuel reduction
- Removal of dead or diseased vegetation
- Ongoing maintenance requirements

A long-term vegetation maintenance plan may be required as part of final approval.

Fire Protection Report

Black Forest Fire Rescue is a combination fire department providing fire suppression, emergency medical services, rescue, wildland fire response, and all-hazards emergency services within a predominantly rural and wildland-urban interface environment in northern El Paso County. Much of the district is not served by a continuous municipal hydrant system. Because of that, structure fire operations in many areas of the district rely on a rural water supply model using initial engine tank water, water tender shuttle operations, and approved static water supply sources such as cisterns, dry hydrants, or other approved drafting locations.

Station 1 11445 Teachout Road Colorado Springs, CO 80908 • Engine 711 – Pierce Type 1 Engine, 750 gallons • Medic 781 – Ambulance • Brush 741 – Type 6 Brush Unit, 425 gallons • Tender 761 – 2024 Pierce Water Tender, 2,000 gallons • Truck 731 – Not currently in service • Wildland Type 3 Engine – 500 gallons • Brush 743 – Brush Unit, 400 gallons • Brush 744 – Brush Unit, 400 gallons • Reserve Type 1 Engine • Command 701 • Command 700	**Station 2** 16465 Ridge Run Drive Colorado Springs, CO 80908 • Engine 712 – Spartan Type 1 Engine, 750 gallons • Brush 742 – Type 6 Brush Unit, 350 gallons • Medic 782 – Ambulance • Tender 762 – Water Tender, 1,800 gallons

Black Forest Fire Rescue provides fire protection to the proposed Timbers development through a rural response model using engine companies, water tenders, command, EMS, and automatic/mutual-aid resources assigned through CAD. Black Forest Fire Rescue operates from two primary stations located at 11445 Teachout Road and 16465 Ridge Run Drive. The department's apparatus includes Type 1 engines, ambulances, water tenders, brush units, a wildland Type 3 engine, command vehicles, and reserve apparatus. The current CAD-based first alarm structure fire response for the applicable response areas includes three engine companies, three water tenders, one ladder/aerial resource, one command officer, and one ambulance, with utility notifications, law enforcement notification, and specialty resources assigned as appropriate. Because the area is not served by a continuous municipal hydrant system, fire protection for this development is dependent on an approved on-site water supply, adequate fire apparatus access, and water tender shuttle operations. The proposed cistern shall be designed, installed, marked, and maintained so Black Forest Fire Rescue can safely access, position, connect, and draft from the system during all weather conditions.

1st alarm structure fire has the following response:

a. 1 Battalion Chief / Command officer
b. 3 Engines
c. 1 Truck / Aerial from the closest mutual aid station appropriate
d. 3 Tenders
e. 1 Ambulance

Black Forest Fire Rescue does **not** currently carry firefighting foam on its apparatus. Fire suppression capability should be described based on water carried by engines, tenders, brush units, static water supply, hydrant refill points where available, and water shuttle operations. Foam capability should not be attributed to BFFR apparatus.

Known Black Forest Fire Rescue water-carrying apparatus includes:
• Engine 711 – 750 gallons
• Engine 712 – 750 gallons
• Tender 761 – 2,000 gallons
• Tender 762 – 1,800 gallons
• Brush 741 – 425 gallons
• Brush 742 – 350 gallons
• Brush 743 – 400 gallons
• Brush 744 – 400 gallons
• Wildland Type 3 Engine – 500 gallons

- ***Initial suppression water is provided by responding engines and water tenders. Sustained fire flow is supported through water tender shuttle operations and approved on-site water supply sources. Total available fire suppression water is dependent on apparatus assignment, available tank water, tender shuttle cycle times, refill/draft locations, and the capacity and usability of the on-site cistern system.***

 ISO Rating: 3
 Closest auto-aid station: Closest mutual-aid / automatic-aid resources include Falcon Fire Protection District Station 1 and Colorado Springs Fire Department resources, subject to CAD recommendation, unit availability, and incident type.
 Closest Black Forest Fire station: Black Forest Fire Rescue Station 1 11445 Teachout Road Colorado Springs, CO 80908

Defensible Space Assessments

Defensible space assessments for the existing structure located at 9220 Arroya Lane, Colorado Springs, CO 80908 were determined to be unnecessary for this project. The existing residence outbuildings and associated improvements are proposed to be demolished, removed, or relocated off-site during development activities. As a result, no defensible space recommendations were developed for the existing structure as part of this report.

Future development within the project area should incorporate wildfire mitigation and defensible space principles consistent with applicable NFPA Firewise USA® recommendations, Colorado State University guidelines, and local fire district requirements during final site design and construction.

Recommended Wildland Fire Mitigation Measures

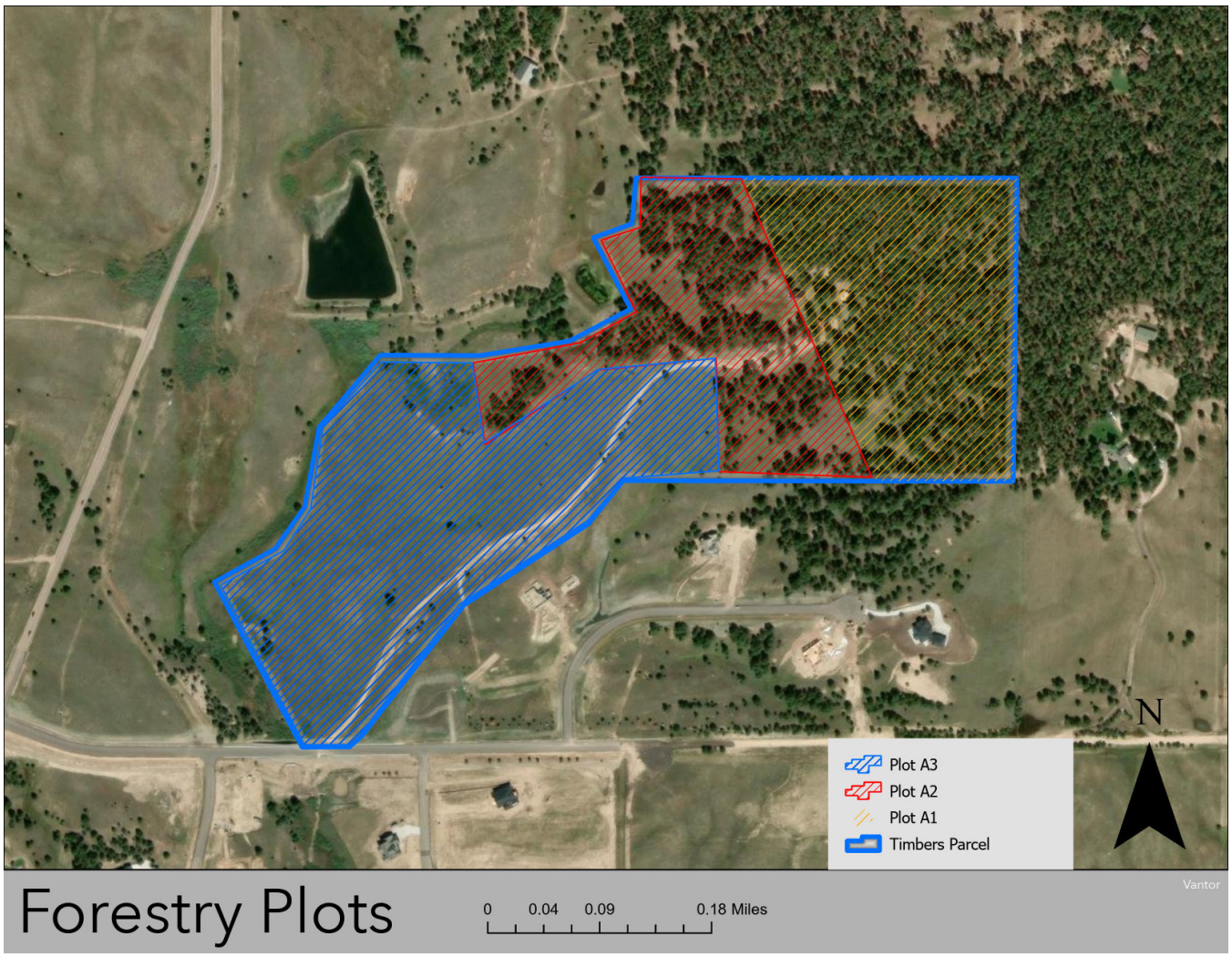

Figure 10. Forestry Plots Map – Timbers at Black Forest Development, El Paso County, Colorado

Source: El Paso County GIS / Field Collector Dataset

Forest Management Prescriptions: Prescriptions below are based on canopy cover analysis of current aerial imagery, cross-referenced with typical Black Forest–area Ponderosa Pine stand conditions and a site visit in 2026. Canopy figures reflect measured cover from the imagery; species composition, stand structure, and fuel conditions are described consistent with observed crown density and pattern and should be field verified by the forester prior to marking.

Recommended Wildland Fire Mitigation Measures
Plot A1

Plot A1 consists primarily of a dense, overstocked Ponderosa Pine stand, the densest and highest-priority stand on the parcel, with measured canopy cover of 67.5%. Aerial imagery shows continuous, closed-canopy crown cover across nearly the entire plot, consistent with heavy "dog hair" regeneration and over-topped, suppressed Ponderosa Pine crowding the stand. There is a corresponding lack of surface/ground fuels, especially toward the interior of the stand, where sunlight is largely excluded from the forest floor. The plot borders Plot A2 to the west, where canopy opens into a clumped mosaic, and forested land continues beyond the parcel boundary to the north and east.

Listed below are the recommended mitigation and forest management work needed for this plot.

Current Conditions:

Composition: Ponderosa Pine dense/overstocked, closed-canopy with heavy dog-hair regeneration
Canopy Cover: 60-70%

Desired Outcome:

Composition: Ponderosa Pine restructured into an irregular Individuals-Clumps-Openings (ICO) pattern, releasing grasses and forbs along the forest floor as canopy opens

Canopy Cover: 30-45%

Prescription:

Remove dead, diseased, stressed, suppressed, and hazardous trees, along with approximately 75 percent of overtopped ponderosa pine stems less than six inches DBH throughout the stand. Rather than thinning to uniform spacing, restructure the stand using an Individuals–Clumps–Openings approach, also referred to as a groupy-clumpy pattern. Retain irregular clumps of two to six healthy dominant or codominant trees, scattered individual leave trees, and variable-sized openings to recreate a more natural, fire-adapted ponderosa pine structure and interrupt continuous crown fuels. Crowns within intentionally retained clumps may remain closer together where the trees form a healthy and stable group. Outside designated clumps, maintain approximately 10 feet of crown separation between individual trees. Provide openings of approximately 15–20 feet or greater between clumps to interrupt canopy continuity. Retain size- and age-class diversity wherever practicable. Prune retained trees to remove ladder fuels to a height of approximately 6 feet above the ground, or no more than one-third of the tree's total height, whichever is less. Prioritize removal of dead, diseased, structurally defective, and hazardous trees. Thin most aggressively through the dense interior of the stand and gradually reduce treatment intensity along the boundary with Plot A2 so the two treatment areas blend into a continuous mosaic. Along the northern and eastern parcel boundaries, maintain a shaded fuel break of thinned and pruned trees to reduce potential fire spread onto or off the property. Slash should be chipped to a depth not exceeding 2–4 inches, masticated, removed from the site, or piled and burned in accordance with applicable requirements to prevent excessive surface-fuel accumulation.

Figure 11. Plot A1 looking Northeast toward the property boundary

Recommended Wildland Fire Mitigation Measures
Plot A2

Plot A2 is a mixed-density Ponderosa Pine stand, transitioning between the heavily overstocked timber of A1 and the open grassland of A3. Canopy imagery shows the stand growing in clumped, irregular pockets separated by natural openings and drainage-adjacent meadow, rather than the uniform "dog hair" thicket found in A1. Ladder fuels and overtopped regeneration are present within the denser pockets, and continuous canopy in these areas would allow fire to move readily from clump to clump. The open pockets between clumps are an asset and should be preserved and connected rather than filled in.

Listed below are the recommended mitigation and forest management work needed for this plot.

Current Conditions:

Composition: Ponderosa Pine in clumped/mosaic pattern with natural grass openings

Canopy Cover: 45-50%

Desired Outcome:

Composition: Ponderosa Pine retained in a clumped, "leave-island" mosaic with widened and connected grass/forb openings between clumps

Canopy Cover: Decreased to the desired level between 30-45%

Prescription:

Remove dense dog-hair regeneration and dead, diseased, stressed, suppressed, overtopped, or hazardous ponderosa pine stems less than six inches DBH, targeting removal of approximately 50–60 percent of stems within the densest pockets. Retain healthy dominant and codominant trees to preserve the existing clumped and mosaic stand structure rather than creating uniform, park-like spacing. Crowns within intentionally retained clumps may remain closer together where the trees form a healthy and stable group, while openings between clumps should be widened to approximately 15–20 feet or greater to interrupt horizontal canopy continuity. Outside designated clumps, maintain approximately 10 feet of crown separation between individual trees. Prune retained trees to remove ladder fuels to a height of approximately 6 feet above the ground, or no more than one-third of the tree's total height, whichever is less. Slash should be chipped to a depth not exceeding 2–4 inches, masticated, removed from the site, or piled and burned in accordance with applicable requirements. Along the pond and associated drainage areas, apply a light-touch treatment focused on immediate ladder-fuel reduction and removal of dead, diseased, or hazardous trees to protect bank stability and riparian shading. Coordinate treatment boundaries with Plots A1 and A3 so that fuel-reduction measures and canopy openings transition continuously across the parcel rather than ending abruptly at plot boundaries.

Figure 12. Plot A2 looking West toward the western property boundary

Recommended Wildland Fire Mitigation Measures
Plot A3

Plot A3 is predominantly open grassland/pasture with only scattered isolated Ponderosa Pine and juniper trees; measured canopy cover is under 5%. This plot does not carry the overstocked timber conditions found in A1 or A2, and heavy forestry thinning is not warranted here. The primary wildfire concerns in this plot are fine fuels (cured grass) rather than crown fire, along with defensible space around the scattered trees and any structures/driveways crossing the plot.

Listed below are the recommended mitigation and forest management work needed for this plot.

Current Conditions:

Composition: Native/naturalized grassland and pasture, with scattered individual Ponderosa Pine trees (isolated trees and small clusters only, concentrated near the A2 boundary)

Canopy Cover: 0–5%

Desired Outcome:

Composition: Grassland maintained as the dominant fuel type, with scattered trees retained as individual specimens/wildlife and visual assets; no meaningful increase in tree canopy

Canopy Cover: 0–5% (maintain, not increase)

Prescription:

No large-scale thinning is recommended for this plot. Treatment should instead focus on: individual-tree defensible space limbing scattered pines to remove ladder fuels 6’-10' high or 1/3 of tree height, whichever is less, and clearing dead/dry fuel accumulation directly beneath each canopy; removal of any dead, diseased, or hazard trees within the scattered stock, prioritizing those near the driveway, pond, or future improvements; seasonal mowing or grazing management of cured grass fuel loads, particularly along the driveway/roadway corridor and around any structures, to reduce fine-fuel flame length; and monitoring the small tree cluster along the A2/A3 boundary, where canopy is beginning to thicken light thinning here now will prevent this pocket from developing into the same overstocked condition seen in A1 and A2. No crown-spacing or shaded-fuel-break work is needed elsewhere in this plot given the existing low tree density.

Figure 13. Transition from Plot A3 to Plot A2 looking West

Sources:

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Liability Disclaimer:

This Wildland Fire Risk and Hazard Mitigation Plan and Construction Guidelines are provided for informational and planning purposes only. While the recommendations outlined herein are based on nationally recognized best practices and current scientific understanding of wildfire behavior, the implementation of these guidelines does not guarantee the prevention of structure loss or wildfire damage.

Property owners, developers, and contractors are solely responsible for ensuring compliance with all applicable local, state, and federal laws, codes, and regulations, including but not limited to those adopted by the El Paso County Board of County Commissioners, the local fire protection district, and the Colorado State Forest Service. The authors and issuing agencies of this document assume no liability for any damages, losses, or injuries resulting from the use, misuse, or reliance upon the information contained in this plan.

It is strongly recommended that all mitigation work be conducted in coordination with qualified fire mitigation professionals and local fire authorities to ensure that actions taken are appropriate for site-specific conditions and remain consistent with current wildfire risk reduction standards.