

LIFE CHURCH AT BENT GRASS MEADOWS

Wildfire Hazard Report

And

Wildfire Mitigation Report

Prepared By

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The following report has been developed at the request of Peregrine Fire LLC (FPE) to comply with requirements of the El Paso County (CO) Land Development Code for the construction of a structure located at the NW corner of the intersections of Meridian Road and Bent Grass Meadows Dr. in Falcon, CO. The new structure will be sprinkler protected and constructed in accordance with the local building code. Pressurized hydrants in accordance with the adopted Fire Code are also anticipated. The existing parcels numbers are 5301000026 and 5301000033.

The parcels were surveyed on October 25, 2025 by Robert Harvey to determine the features of the land in relation to wildland fire potential and potential wildfire extension onto the property from a wildfire incident. The Colorado Wildfire Risk Viewer (CSFS) was consulted for the rating on this parcel of land. Site Plans provided to Rubicon were reviewed for possible building and landscaping that might encourage propagation of a wildfire.

Site Survey Findings

The site survey revealed that this is flat terrain with very little vegetation growing on the site, this vegetation indicated dispersed patches of seasonal grasses without continuity and no true vertical arrangement that would indicate the possibility of fire carry in a very low density fuel. No other vegetation of significance was observed on the site.

The site is surrounded by structures of residential and commercial configuration with paved roadways on the East and South sides of the site. The North and West adjoining properties are of residential built environment with mature landscaping and privacy fences with a small portion of unbuilt land on the SW corner of the development site that would be consistent with future commercial development.

Site Survey Findings (continued)

There are no topographical features within the development site or adjacent to the site that would indicate increased wildfire behavior and slope was measured at 0%. In addition there are no wildland fuels surrounding the site that would provide a path for wildfire intrusion onto the building site. There are no saddles or chimneys that would intensify wildfire behavior in the area if such a fire could develop.

This site is situated in a suburban environment without exposure to ember producing wildland fuels that would threaten the property. The Colorado Wildfire Risk Viewer indicates that wildfire threat in this area to be in the low category and observations would indicate that this is in reality below the scale of a wildfire threatened parcel of land. When using the Risk Viewer one must consider that date of data collection, it is obvious that in the time the risk was assigned and the date of this survey significant changes (urban growth) has occurred to reduce the low rating to a point where wildfire does not threaten this property.

Should a wildfire enter this community and engage in structure to structure fire in an Urban Conflagration event, the church structure has enough setback and surrounding buffer in the form of parking lots to reduce the urban threat to a very low point.

Wildfire Mitigation

Due to the findings of the survey of current conditions and review of the proposed structure development plans, we find no need to develop this site with the features that are required in the **Colorado Wildfire Resiliency Code (2025)**. All plantings as indicated by drawings are sufficiently distant from the building to reduce shrub to structure involvement. All developed sites should keep any of the Juniper class shrubs at a distance of at least 30 ft from the structure, these shrubs have caused significant loss due to point fire incidents in the suburban built environment as well as the WUI.

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