

The North Ranch **Wildland Fire Risk and** **Hazard Mitigation Plan** **Fire Protection Report**

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The North Ranch Development

Table of Contents

1.0 OVERVIEW2

2.0 WILDFIRE RISK ASSESSMENT8

2.1 Wildfire Hazard Potential8

2.2 Wildfire Burn Probability9

2.3 Wildfire Intensity Scale.....10

3.0 WILDLAND FIRE RISK TO STRUCTURES / DEFENSIBLE SPACE11

4.0 CONSTRUCTION GUIDELINES13

5.0 EMERGENCY ACCESS REQUIREMENTS14

6.0 FIRE PROTECTION WATER SUPPLY REQUIREMENTS15

7.0 FIRE PROTECTION REPORT17

8.0 DEFENSIBLE SPACE ASSESSMENT19

9.0 RECOMMENDED WILDLAND FIRE MITIGATION MEASURES20

10.0 REFERENCES25

11.0 LIABILITY DISCLAIMER27

FIGURES

FIGURE 1: PROJECT LOCATION MAP3

FIGURE 2: TOPOGRAPHIC MAP.....5

FIGURE 3: NLCD LAND COVER CLASSIFICATION MAP6

FIGURE 4: COLORADO DROUGHT CONDITIONS (2000–2020)7

FIGURE 5: WILDFIRE HAZARD POTENTIAL MAP8

FIGURE 6: WILDFIRE BURN PROBABILITY MAP9

FIGURE 7: WILDFIRE INTENSITY SCALE MAP10

FIGURE 8: HOME IGINTION ZONE DIAGRAM.....11

FIGURE 9: COLORADO DEFENSIBLE SPACE MANAGEMENT ZONES.....12

FIGURE 10: FORESTRY PLOTS MAP20

FIGURE 11: FORESTRY PLOT F1 IMAGE.....22

FIGURE 12: FORESTRY PLOT F2 IMAGE.....24

The North Ranch Development

Overview:

The proposed The North Ranch Subdivision is located on an approximately 48-acre parcel in northern El Paso County, Colorado, along the east side of State Highway 83 between Hodgen Road and Walker Road, approximately four miles east of Monument. The property is situated within the SE $\frac{1}{4}$ of Section 11, Township 12 South, Range 65 West of the 6th Principal Meridian. The development proposes 15 rural residential lots ranging from approximately 2.5 to 3.65 acres. The two existing residences on proposed Lots 4 and 9 will remain. An existing barn on Lot 7 is also present; it is currently unknown whether it will remain. Access to the subdivision will be provided through an extension of Needles Drive, and a drainage and detention pond tract is proposed in the northwestern portion of the property.

The site is located within the Black Forest ponderosa pine ecosystem and associated Wildland-Urban Interface. The topography generally consists of gradual to moderate slopes descending toward the west, with minor drainage features in the eastern and southern portions of the property. A tributary of West Cherry Creek crosses the southern portion of the site, while West Cherry Creek is located west of Highway 83. Existing vegetation consists primarily of field grasses, weeds, and ponderosa pine, with landscaped areas surrounding the existing residences. This combination of grassland and forest fuels may produce varying wildfire behavior and intensity across the property.

According to the USDA Natural Resources Conservation Service Web Soil Survey, three principal soil map units occur on the property: Elbert sandy loam on 8- to 15-percent slopes, Ellicott loamy coarse sand on 0- to 5-percent slopes, and Tomah-Crowfoot loamy sands on 3- to 8-percent slopes. These soils generally have moderately high to high permeability and may be subject to moderate erosion hazards, frost action, shrink-swell limitations, and localized limitations in load-bearing capacity. The site's vegetation, soil characteristics, drainage patterns, and topography have been considered throughout this Wildland Fire Risk and Hazard Mitigation Plan.

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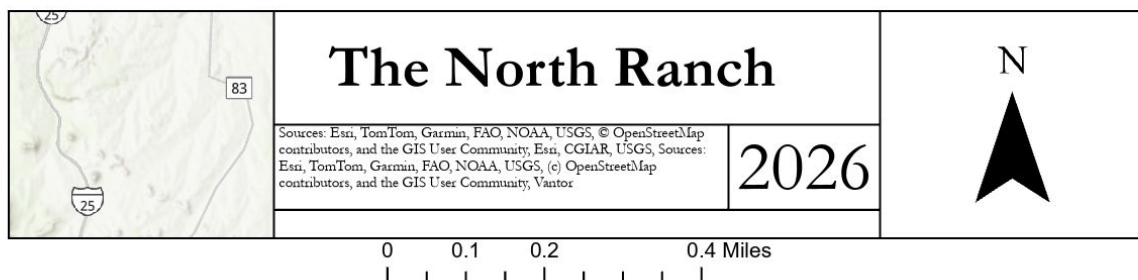


Figure 1. Project Location Map – Timbers at Black Forest Development, El Paso County, Colorado
Source: El Paso County GIS / Project Development Plans

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Topography:

The proposed North Ranch development is located within the larger Black Forest ponderosa pine ecosystem on the Palmer Divide in northern El Paso County. The approximately 48-acre site consists of open grassland along the Highway 83 corridor that transitions eastward into moderate to dense stands of ponderosa pine. The heaviest timber concentrations are located along the eastern portion of the property, particularly within the southern portion of the site. Two existing residences and one barn are located on the property, generally near the transition between the open grassland and the denser ponderosa pine forest to the east.

Topography across the site generally slopes westward toward the Highway 83 corridor, with smaller rolling hills present within the forested portions of the property. There is larger draw that extends East to West just south of current main residence. These terrain features may influence wildfire behavior by increasing rates of spread on uphill slopes and affecting wind movement through localized drainages and changes in terrain. The fine, flashy grass fuels within the open meadow areas could support rapid surface fire spread and carry fire into the adjacent timbered areas during dry and windy conditions.

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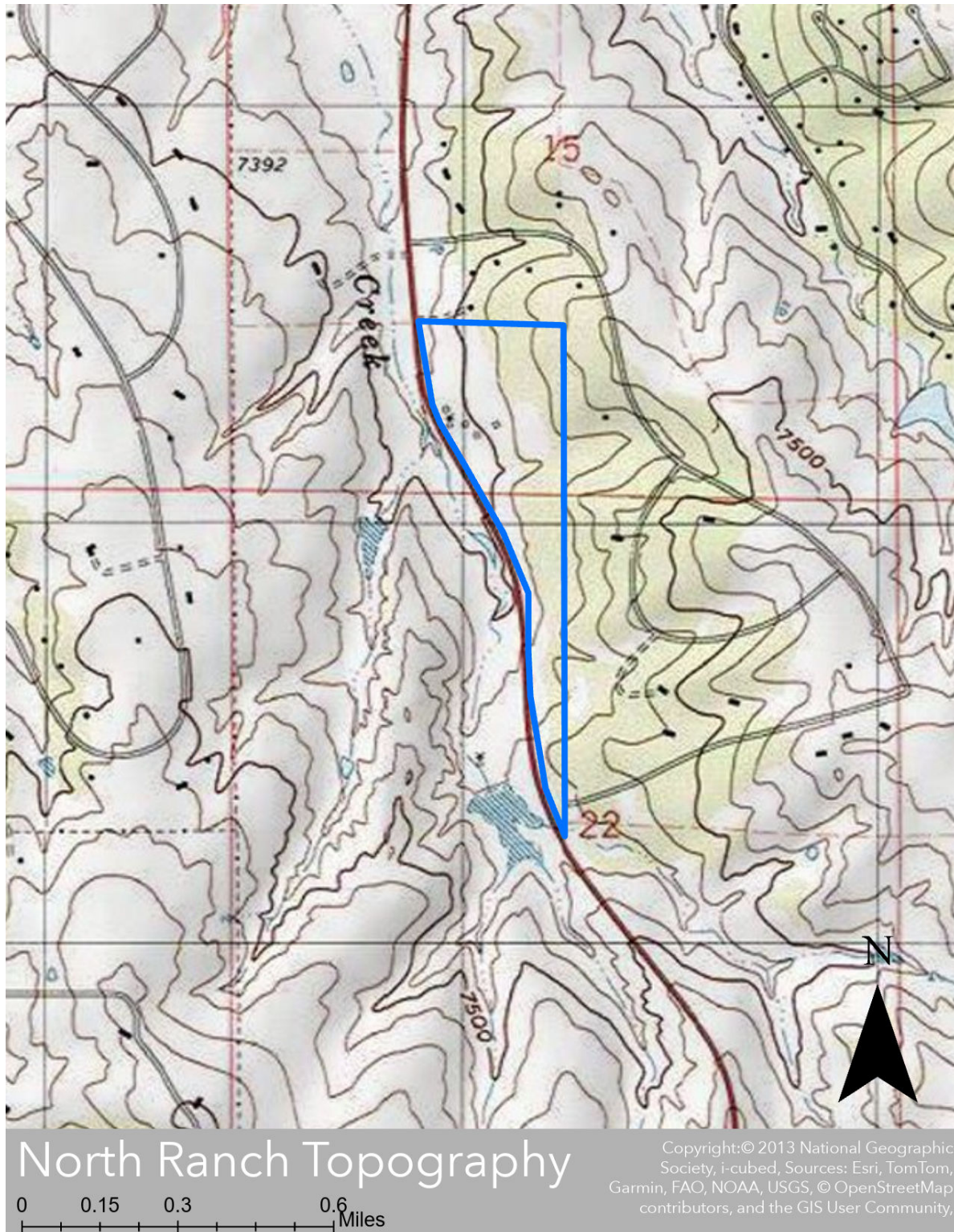


Figure 2. Project Topographic Map – Timbers at Black Forest Development, El Paso County, Colorado

Source: ArcGIS / USG

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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)

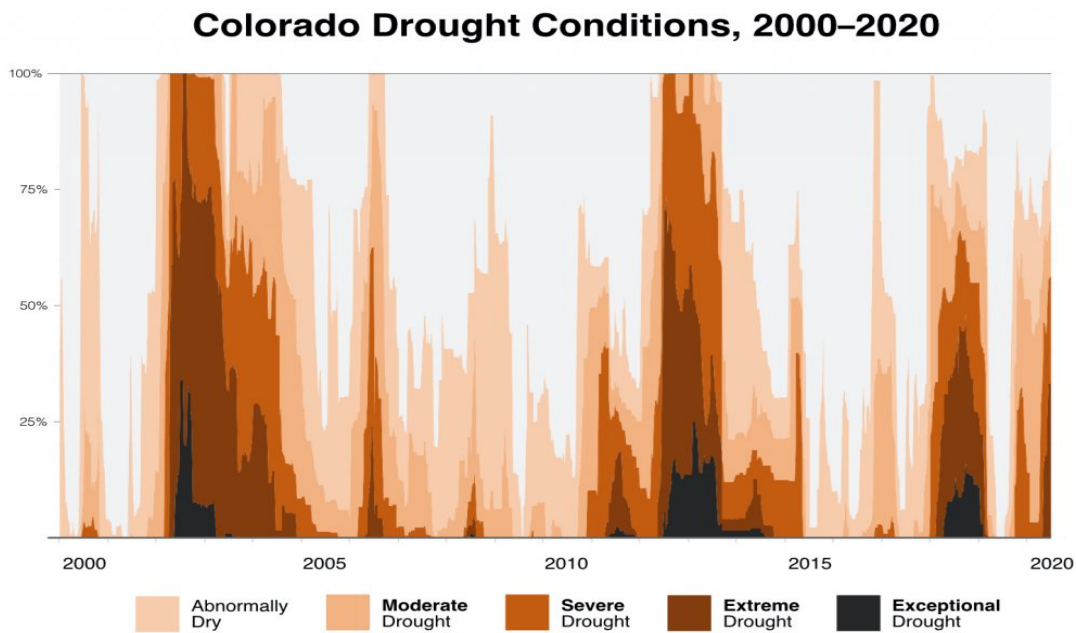
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Weather of the Region

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.



COLORADO **NEWSLINE**

Source: U.S. Drought Monitor

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

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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

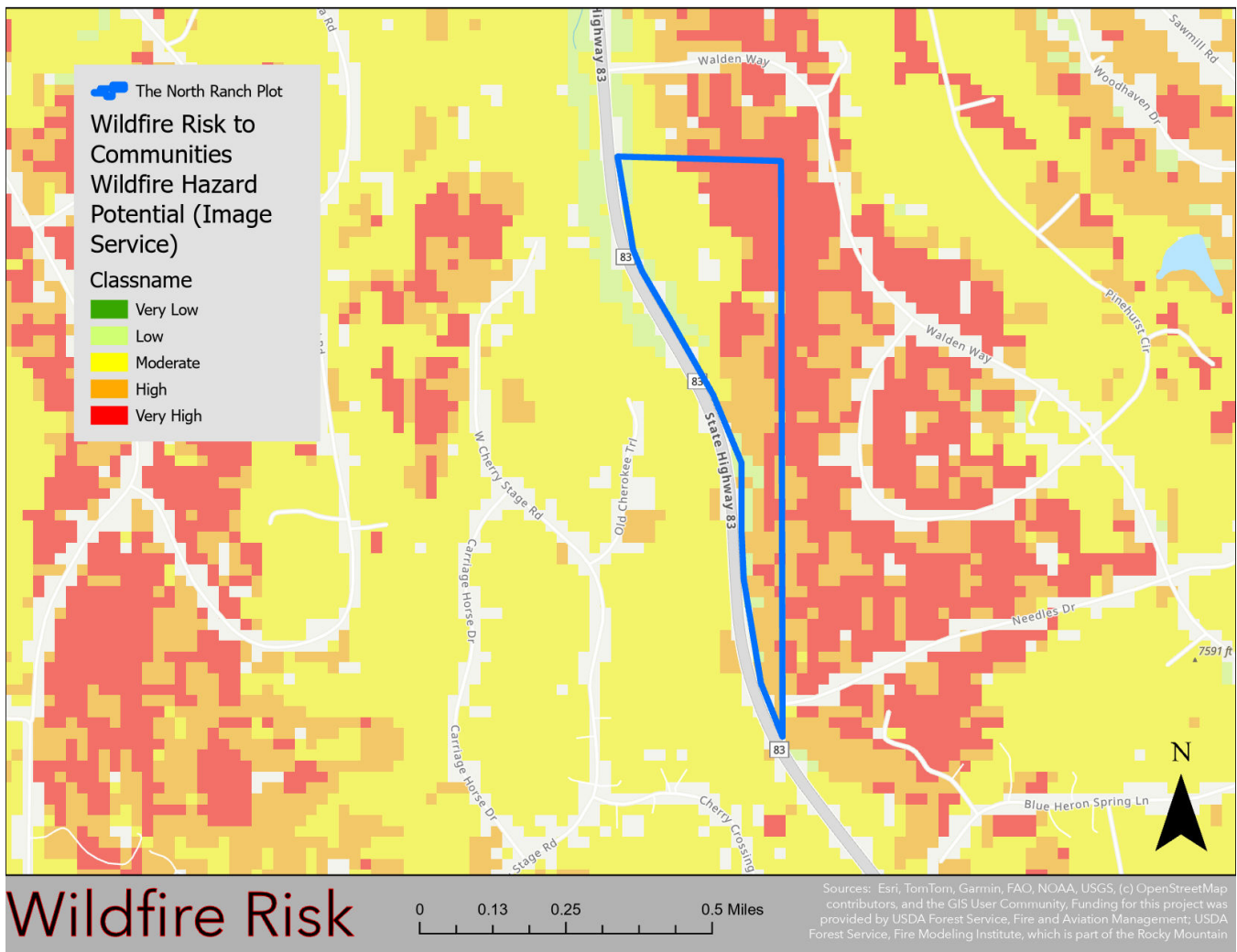


Figure 5. Wildfire Hazard Potential Map
Source: USFS Wildfire Risk to Communities Program

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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.

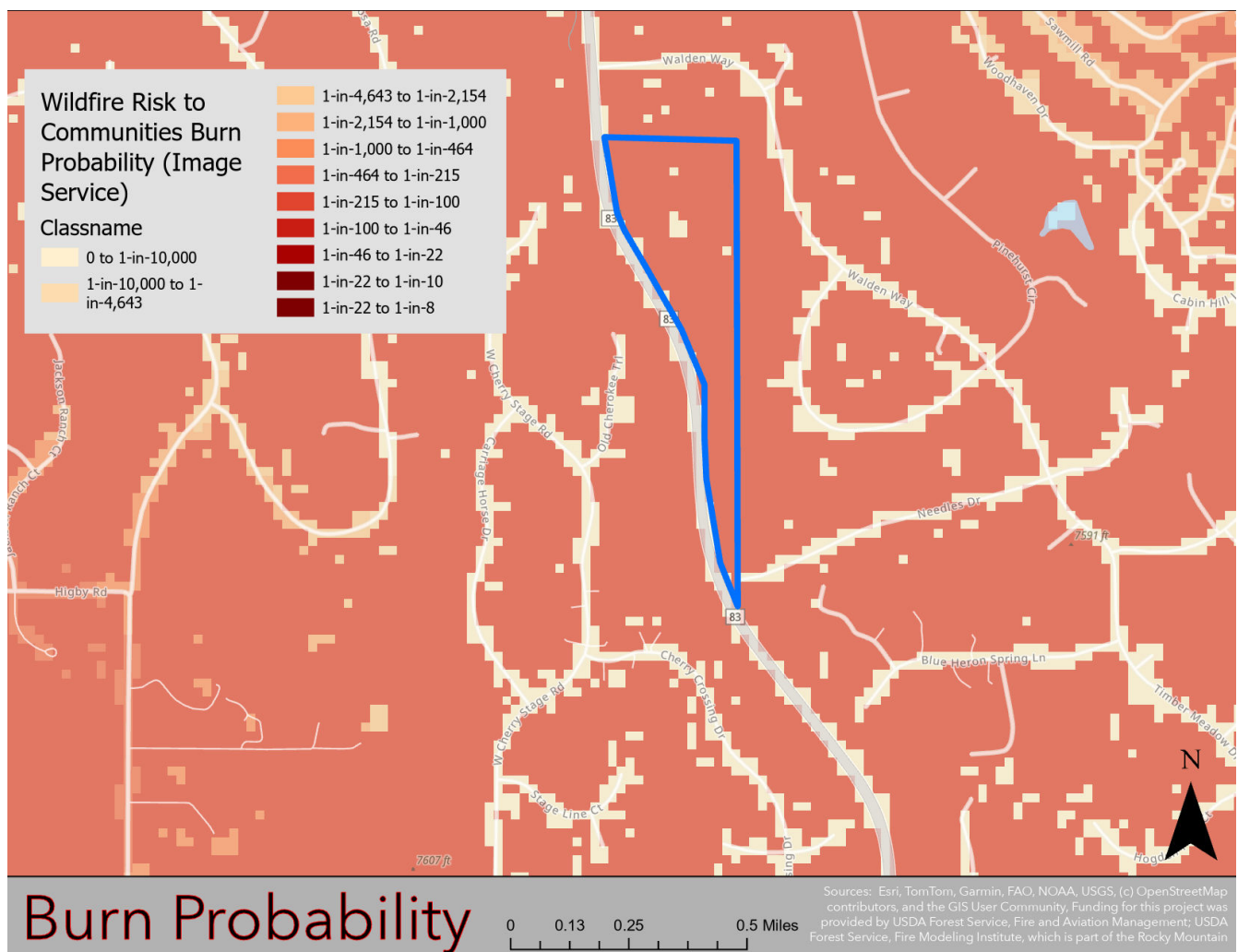


Figure 6. Wildfire Burn Probability Map

Source: USFS Wildfire Risk to Communities – Burn Probability Image Service

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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.

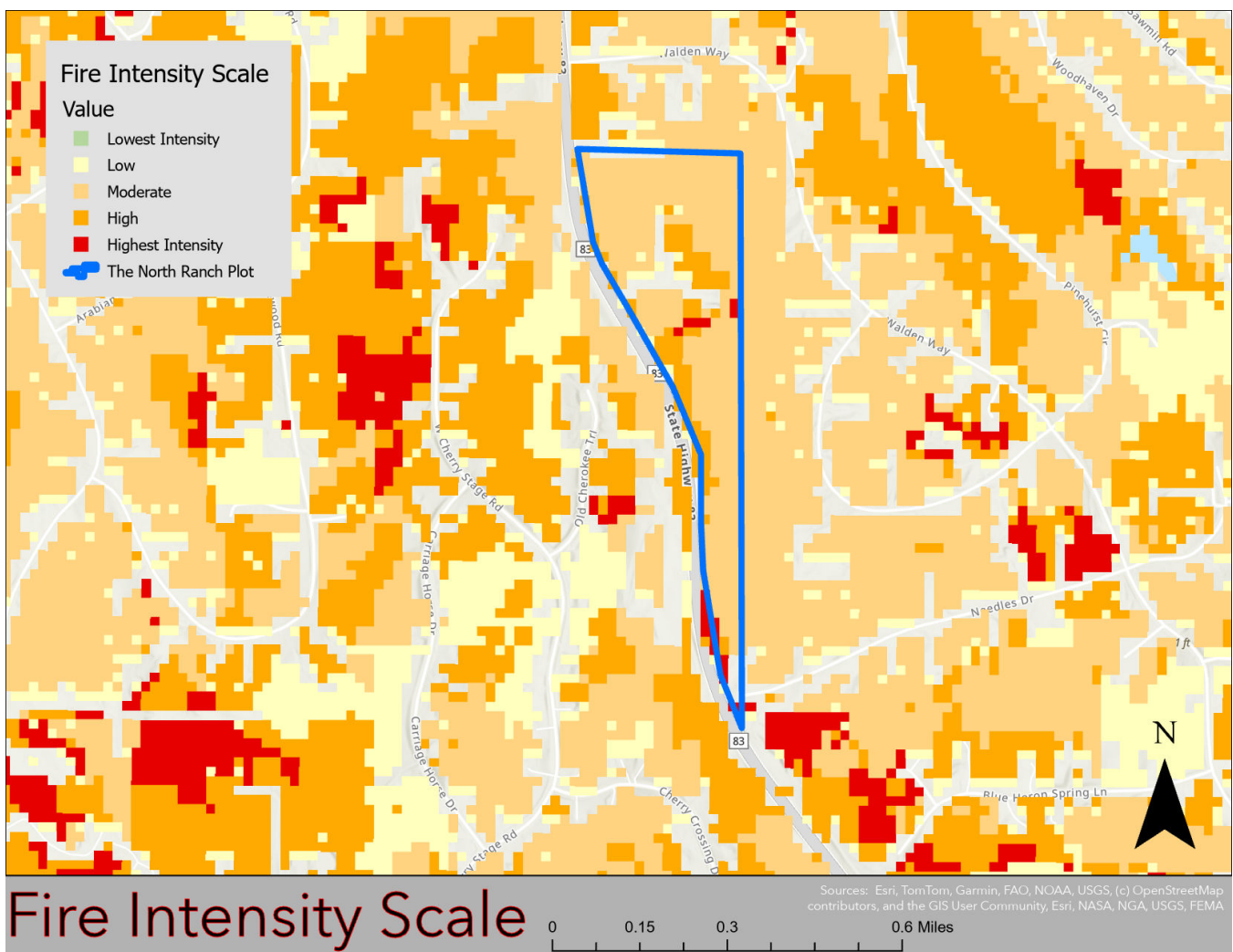


Figure 7. Wildfire Intensity Scale Map

Source: Colorado State University-2022 Colorado Wildfire Risk Assessment

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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.

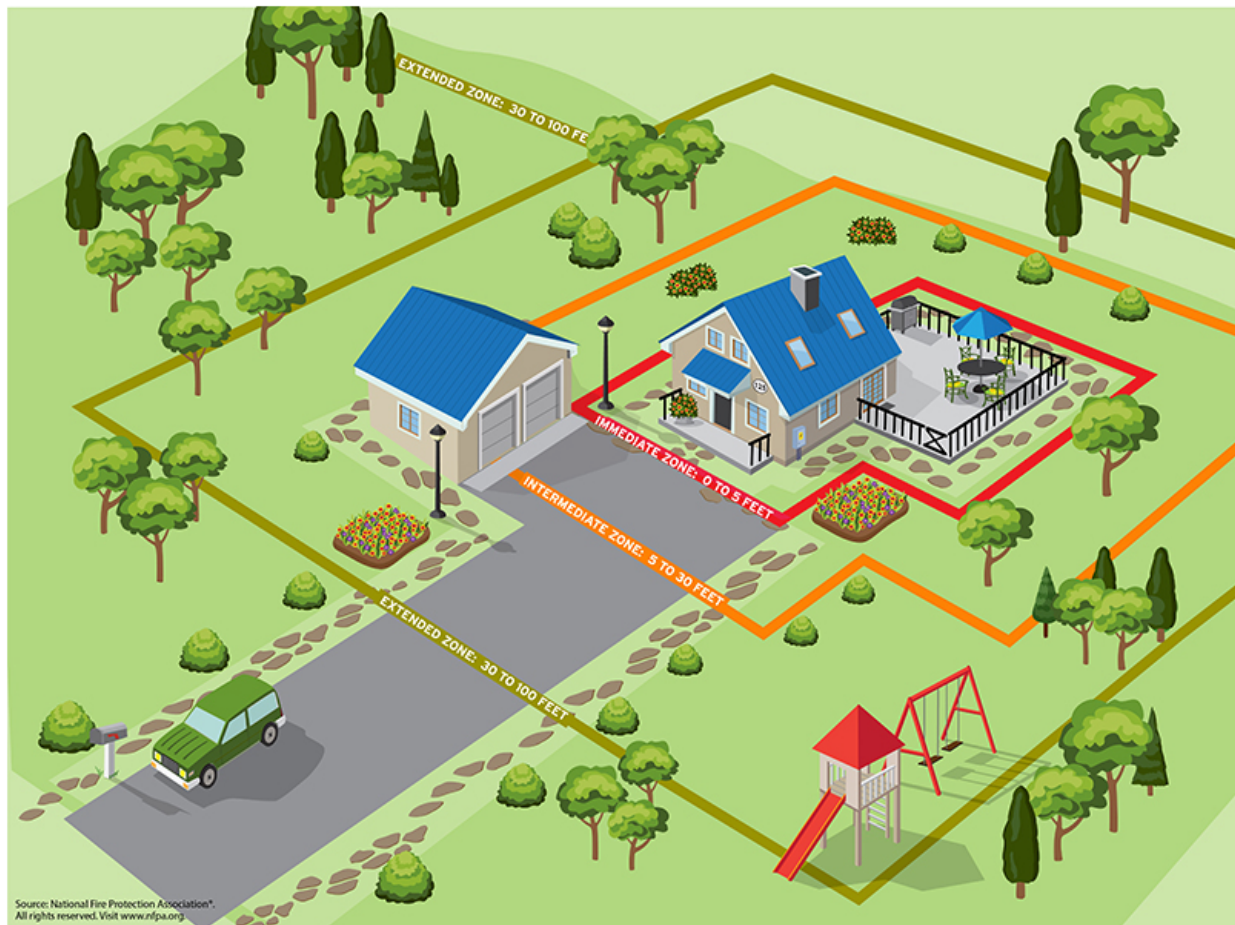


Figure 8. Home Ignition Zone (HIZ) Diagram
Source: National Fire Protection Association (NFPA) Firewise USA®

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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.

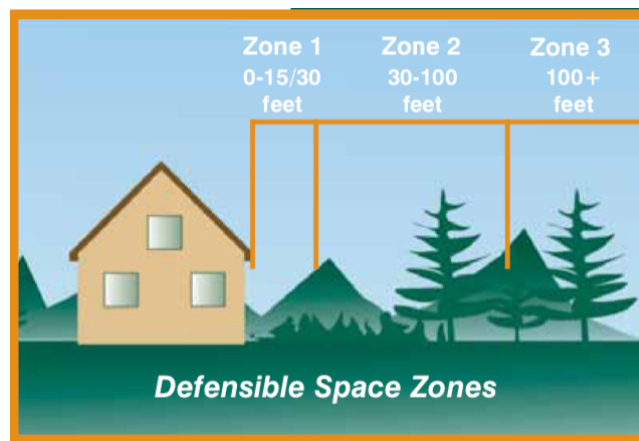


Figure 9. Colorado Defensible Space Management Zones
Source: Colorado State Forest Service (CSFS)

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Construction Guidelines:

Fire Code Compliance Requirements

All construction and development shall comply with the adopted fire and building codes enforced by Monument 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
- Monument Protection District Board of Directors

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.

The North Ranch Development

Emergency Access Requirements

(IFC §503, CWRC, NFPA 1141)

Roadways and driveways shall comply with Monument Fire Protection District 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
- Access control at State Highway 83 should utilize a Knox-style (or similar) lock system to ensure clear, unobstructed fire department access, with signage clearly marking the access point.

Addressing requirements:

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

The North Ranch Development

Water Supply Requirements

IFC Appendix B & C and NFPA 1142

Due to the rural nature of the Black Forest area and the limited municipal water distribution infrastructure serving portions of the project area, fire protection water supply for the North Ranch development will rely on an existing nearby fire hydrant supplemented by water tender shuttle operations as necessary.

Proposed Fire Protection Water Supply

The closest identified fire protection water source is an existing in-service fire hydrant located near the intersection of Pinehurst Circle and Walden Way, in the vicinity of 3705 Pinehurst Circle, Colorado Springs, Colorado 80908. The hydrant is identified as Hydrant No. 10,340,161 and is located at approximately latitude 39.08 and longitude -104.76 Per Monument Fire Protection District Data.

The available hydrant flow rate should be confirmed through current hydrant flow testing or documentation provided by the Authority Having Jurisdiction. The hydrant is anticipated to serve as the primary fill source for responding engines and water tenders supporting fire suppression operations within the development.

Because the hydrant is located off-site, water tender shuttle operations may be required to transport fire water from the hydrant to the incident location. Tender shuttle operations should be coordinated to maintain an adequate and continuous fire protection water supply while allowing safe movement and positioning of responding apparatus.

The proposed primary access to the North Ranch development will be from Needles Drive. The existing State Highway 83 access is proposed to remain as a secondary emergency ingress and egress point. This two-access configuration will provide responding apparatus with an additional emergency access option and may assist with maintaining traffic flow during water tender shuttle operations.

Final fire flow requirements and water supply operations should be coordinated with the Authority Having Jurisdiction based on final building size, construction type, occupancy, fire sprinkler protection, roadway configuration, and available hydrant flow. Any additional water storage or supplemental fire protection water supply requirements should be determined during final design and Fire District review.

The North Ranch Development

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.

The North Ranch Development

Fire Protection Report

Monument Fire District is a career fire and emergency services agency providing fire suppression, emergency medical services, rescue, wildland fire response, and all-hazards emergency services throughout the Monument and northern El Paso County area. Portions of the district are not served by a continuous municipal hydrant system. Because of that, structure fire operations in rural areas of the district may rely on a rural water supply model using initial engine tank water, water tender shuttle operations, and available hydrant refill locations.

Station 1 18650 Highway 105 Monument, CO • Platform Ladder Truck • Type 3 Wildland Engine • Approximately 800 gallons of combined onboard water	Station 2 18460 Roller Coaster Road Monument, CO • Engine • Type 6 Brush Truck • Approximately 1,300 gallons of combined onboard water	Station 3 1855 Woodmoor Drive Monument, CO • Two Engines • Approximately 1,300 gallons of combined onboard water
Station 4 15415 Gleneagle Drive Colorado Springs, CO • Engine • Water Tender • Type 6 Brush Truck • Approximately 4,800 gallons of combined onboard water	Station 5 15055 Colorado Highway 83 Colorado Springs, CO • Engine • Ladder Truck • Approximately 800 gallons of combined onboard water	

Monument Fire District provides fire protection to the proposed North Ranch development through a response model using engine companies, water tenders, command, EMS, ladder/aerial resources, and automatic/mutual-aid resources assigned through CAD. Monument Fire District operates from five staffed fire stations, with Station 5 at 15055 Colorado Highway 83 being the closest Monument Fire District station to the proposed development. The proposed primary access to the North Ranch development will be from Needles Drive, while the existing access from State Highway 83 will remain as a secondary emergency ingress and egress point. Because the development is located within a rural water-supply area, fire protection will be dependent on initial apparatus tank water, water tender shuttle operations, adequate fire apparatus access, and the identified nearby hydrant refill location.

The closest identified fire protection water source is an existing in-service fire hydrant located near the intersection of Pinehurst Circle and Walden Way, in the vicinity of 3705 Pinehurst Circle, Colorado Springs, CO 80908. The hydrant is identified as Hydrant No. 10,340,161 and is anticipated to serve as a refill point for engines and water tenders supporting fire suppression operations at the North Ranch development.

The North Ranch Development

1st alarm structure fire has the following response:

- a. 3 Chief Officers / Command officers
- b. 3 Engines
- c. 1 Truck / Aerial
- d. 1 Water Tender
- e. 1 Squad
- f. 1 Ambulance

Monument Fire District apparatus carry dry-chemical, carbon-dioxide, and water fire extinguishers. Fire apparatus also carry firefighting foam for use as appropriate based on incident conditions.

Known Monument Fire District water-carrying apparatus includes:

- Frontline Engines – approximately 1,000 gallons each
- Reserve Engines – approximately 750 gallons each
- Frontline Ladder Truck – approximately 300 gallons
- Reserve Ladder Truck – approximately 300 to 400 gallons
- Water Tender – approximately 3,500 gallons
- Water Tender – approximately 1,500 gallons
- Type 3 Wildland Engine – approximately 500 gallons
- Type 6 Wildland Engines – approximately 300 gallons each

Initial suppression water is provided by responding engines, ladder apparatus, wildland apparatus, and water tenders. Monument Fire District identifies a minimum of approximately 11,350 gallons of fire suppression water available from District apparatus. Sustained fire flow for the North Ranch development will be supported through water tender shuttle operations utilizing the identified hydrant near Pinehurst Circle and Walden Way. Total available fire suppression water is dependent on apparatus assignment, available tank water, unit availability, hydrant flow, tender shuttle cycle times, travel distance, and incident conditions.

• ISO Rating: 3Y

• **Closest auto-aid station:** Black Forest Fire Rescue Station 2, 16465 Ridge Run Drive, Colorado Springs, CO 80908. Additional automatic/mutual-aid resources may be assigned through CAD based on incident location, unit availability, and incident type.

• **Closest Monument Fire District station:** Monument Fire District Station 5, 15055 Colorado Highway 83, Colorado Springs, CO.

The North Ranch Development

Defensible Space Assessments

Defensible space assessments were completed for the primary residence and guest house located at 17725 State Highway 83, Colorado Springs, CO 80908.

The primary residence has recently undergone substantial wildfire mitigation work, including tree removal, crown spacing, and ladder-fuel reduction. Tree spacing around the residence is generally adequate, and the primary remaining concern is the presence of fine surface fuels, particularly grasses. Grasses within the Home Ignition Zone should be regularly maintained at a height of less than four inches, with particular attention given to areas immediately adjacent to the structure. Accumulated pine needles, dead vegetation, woody debris, and other combustible landscape / surface fuels should also be removed from around the residence. Existing recommendations for similar ponderosa pine sites identify maintaining grasses below four inches and establishing a clean, noncombustible area immediately surrounding the structure as important defensible space measures.

The guest house requires additional defensible space work, with the primary emphasis also placed on removal and maintenance of grass and other fine surface fuels. Grasses surrounding the structure should be mowed and maintained at less than four inches, particularly within the first 30 feet of the structure. Accumulated pine needles, dead vegetation, woody debris, and other combustible fuels should be removed from the Immediate Zone surrounding the building. Existing tree crown spacing is generally adequate; therefore, the primary mitigation objective should be reducing surface fuel continuity between the surrounding grassland and the structure. The applicable defensible space framework consists of the Immediate Zone from 0 to 5 feet, Intermediate Zone from 5 to 30 feet, and Extended Zone from 30 to 100 feet or greater where site conditions warrant.

No defensible space assessment was completed for the existing barn because its future disposition has not yet been determined. If the barn is retained as part of the development, a separate defensible space assessment should be completed and appropriate wildfire mitigation measures implemented.

Future residential development within the project area should incorporate wildfire mitigation, structure hardening, and defensible space principles consistent with applicable NFPA Firewise USA® recommendations, Colorado State University guidance, and local fire district requirements.

The North Ranch Development

Recommended Wildland Fire Mitigation Measures

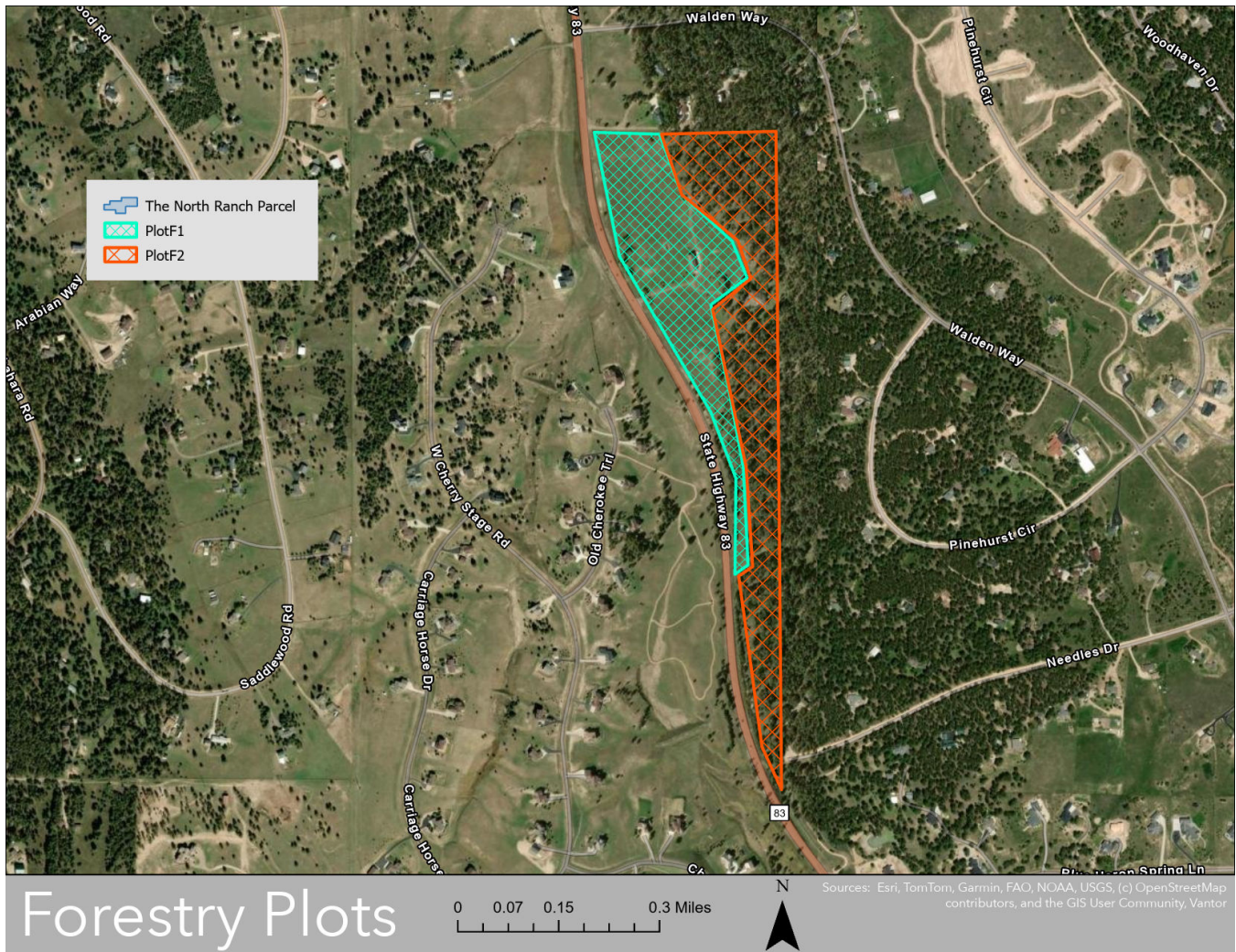


Figure 10. Forestry Plots Map – Timbers at Black Forest Development, El Paso County, Colorado

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.

The North Ranch Development

Recommended Wildland Fire Mitigation Measures Plot F₁

Plot F₁ is predominantly open grassland/pasture with only scattered, isolated Ponderosa Pine, measured at 4.1% canopy cover, a sharp contrast to the dense timber in Plot F₂ immediately to the east. Aerial imagery and site visits confirmed the plot is largely unforested, with individual trees and small clusters scattered mainly near the F₁/F₂ boundary and thinning out further west toward State Highway 83. This plot does not carry overstocked stand conditions, and broadcast thinning is not warranted here. The primary wildfire concern in this plot is fine fuels (cured grass) rather than crown fire, along with defensible space around the scattered trees and the highway frontage.

Current Conditions

Composition: Native/naturalized grassland and pasture, with scattered individual Ponderosa Pine (isolated trees and small clusters, concentrated near the F₁/F₂ boundary)

Canopy Cover: 0–10% (4.1% measured)

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: 0–10% (maintain, not increase)

Prescription

No large scale thinning is recommended for this plot. Treatment should instead focus on individual-tree defensible space and fine-fuel management. Prune scattered Ponderosa Pine 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, and clear dead/dry fuel accumulation directly beneath each canopy. Remove any dead, diseased, or hazardous trees within the scattered stock, prioritizing those nearest State Highway 83 and any structures, future access points or driveways crossing the plot. Manage cured grass fuel loads through seasonal mowing or grazing, particularly along the highway frontage, to reduce fine-fuel flame length and limit ember transport from passing vehicle ignitions. Monitor the tree cluster along the F₁/F₂ boundary, where canopy is noticeably denser than the rest of the plot, light thinning and crown spacing work here now will keep this pocket from developing into the same overstocked condition present in Plot F₂. This will help the two plots transition gradually rather than meeting at a hard fuel-density line. No crown-spacing or shaded-fuel-break work is needed elsewhere in this plot given the existing low tree density.

The North Ranch Development



Figure 11. Plot F1 / F2 Transition looking East toward the property boundary

The North Ranch Development

Recommended Wildland Fire Mitigation Measures Plot F2

Plot F2 consists primarily of a dense, overstocked Ponderosa Pine stand. This stand is the densest and highest-priority stand on the North Ranch parcel, with measured canopy cover of 63.7%. Aerial imagery shows continuous, closed-canopy crown cover across most of the plot, consistent with heavy "dog hair" regeneration and over-topped, suppressed Ponderosa Pine crowding the stand. Site visits confirmed the overstocked forest has a corresponding lack of surface/ground fuels toward the stand interior. The plot borders Plot F1 to the west, where canopy drops off sharply into open grassland, and forested land continues beyond the parcel boundary to the east. A narrow unhatched buffer strip runs along State Highway 83 on the west side of the parcel, outside both F1 and F2.

Current Conditions

Composition: Ponderosa Pine, dense/overstocked, closed-canopy with heavy dog-hair regeneration

Canopy Cover: 55–70% (63.7% measured)

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: 30–40%

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: retain irregular clumps of two to six healthy dominant or codominant trees, scattered individual leave trees, and variable-sized openings to recreate a 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, stable group; outside designated clumps, maintain approximately 10 feet of crown separation between individual trees, with openings of 15–20 feet or greater between clumps to break 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.

Thin most aggressively through the dense core of the stand, tapering treatment intensity down along the shared boundary with Plot F1 so the transition from dense timber to open grassland reads as a gradual mosaic rather than an abrupt edge — this also naturally reinforces the existing low-fuel buffer F1 already provides along the highway side of the parcel. Along the eastern parcel boundary, where forested land continues onto neighboring property, maintain a shaded fuel break of thinned, limbed trees to slow fire spread onto or off the property. Coordinate the western edge of treatment with the unhatched buffer strip along State Highway 83, keeping that corridor light-fuel and open to support it as a de facto control line/access route. Individual structure locations have not yet been determined;

The North Ranch Development

further site-specific wildfire mitigation will be required as each homesite is developed to ensure compliance with NFPA Firewise USA®. Mountain pine beetle (*Dendroctonus ponderosae*) activity has been identified on the property. Previously infected trees have been removed, but an updated beetle survey should be conducted prior to future mitigation, thinning, or construction activity to identify any newly infested trees before they become a source of further spread. 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, given the existing shortage of surface fuels stand-wide.



Figure 12. Plot F2 looking South

The North Ranch Development

Sources:

United States Environmental Protection Agency (EPA).

Climate Change Indicators: Drought.

<https://www.epa.gov/climate-indicators/climate-change-indicators-drought>

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National Fire Protection Association (NFPA).

Preparing Homes for Wildfire / Firewise USA® Program.

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United States Forest Service (USFS).

Wildfire Risk to Communities Program – Wildfire Hazard, Exposure, and Risk Data.

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The North Ranch Development

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The North Ranch Development

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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.