

Schmidt Development **Wildland Fire Risk and** **Hazard Mitigation Plan** **Fire Protection Report**

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Overview

The proposed Schmidt Development at Black Forest Subdivision, is situated on the southernmost shortgrass prairie south of the more extensive Black Forest Ponderosa pine (*Pinus Ponderosa*) forest ecosystem. The project area is generally located within the Southwest Quarter (SW4) and Southwest Quarter of the Southeast Quarter (SW4SE4) of Section 32, Township 12 South, Range 65 West of the 6th Principal Meridian. The Schmidt Development consists of approximately 58.6 acres divided between Schmidt North (29.55 acres) and Schmidt South (29.05 acres). The proposed development includes approximately 277 residential units with associated roadways, utilities, open space areas, and fire protection infrastructure. The development includes approximately 9.34 acres of designated open space requiring long-term vegetation and grass fuel management. The overall site gradually slopes to Southwest towards the Sand Creek on the west side of the property. The property has a short perennial grass without any large scale forested areas. The elevation of the property ranges from 7241' to 7330' above sea level. Predominant soils within the development area include Blakeland loamy sand, Columbine gravelly sandy loam, Pring coarse sandy loam, and Stapleton-Bernal sandy loams with slopes generally ranging from 0 to 20 percent. At the time of this report, no existing structures or improvements are proposed to remain within the development area, and no forestry management plan or forest treatment prescriptions are proposed as part of this project as the only trees and larger vegetation exist in a small part of the Cottonwood Creek riparian area.



Figure 1. Project Location Map – Schmidt Development, El Paso County, Colorado

Source: El Paso County GIS / Project Development Plans

Topography:

The Schmidt Development is located within the Palmer Divide physiographic region of northern El Paso County and is characterized by gently rolling upland grassland terrain with moderate variations in local relief. Site topography generally consists of broad, open slopes with gradual elevation transitions and localized drainage features that influence surface water movement, vegetation patterns, and potential wildfire behavior. The property contains variable micro-topographic features, including shallow swales, depressional areas, and remnant surface disturbances associated with historical mining activities. These features may influence localized fuel moisture conditions, wind channeling, and fire spread characteristics; however, the overall site lacks significant terrain-driven fire behavior factors such as steep slopes, narrow drainages, or complex topographic alignment commonly associated with extreme wildfire behavior.

The Cottonwood Creek drainage corridor and associated floodplain located along the northwest portion of the property represents the most prominent topographic feature. This drainage corridor creates localized changes in aspect, slope position, and vegetation density when compared to the surrounding upland grassland areas. Areas adjacent to drainage features may support increased vegetation loading due to greater available soil moisture.

Overall slope gradients across the development area are generally low and do not represent a primary contributing factor for increased flame length or uphill fire acceleration. Potential wildfire spread is anticipated to be influenced primarily by fine fuel continuity, seasonal curing of grass fuels, and wind conditions rather than slope-driven fire behavior.

Land Cover

The USA National Land Cover Database (NLCD) identifies the Schmidt Development area as consisting primarily of grassland/herbaceous vegetation with areas of previously disturbed or developed land cover. The site is characteristic of the Palmer Divide grassland ecosystem, consisting primarily of perennial grasses, open prairie vegetation, and limited woody vegetation. The NLCD classification supports field observations that the property does not contain significant forested vegetation or continuous canopy fuels. Wildland fire concerns within this fuel type are primarily associated with light flashy grass fuels, which can rapidly dry during periods of drought and support fast-moving surface fires under high wind and low humidity conditions.

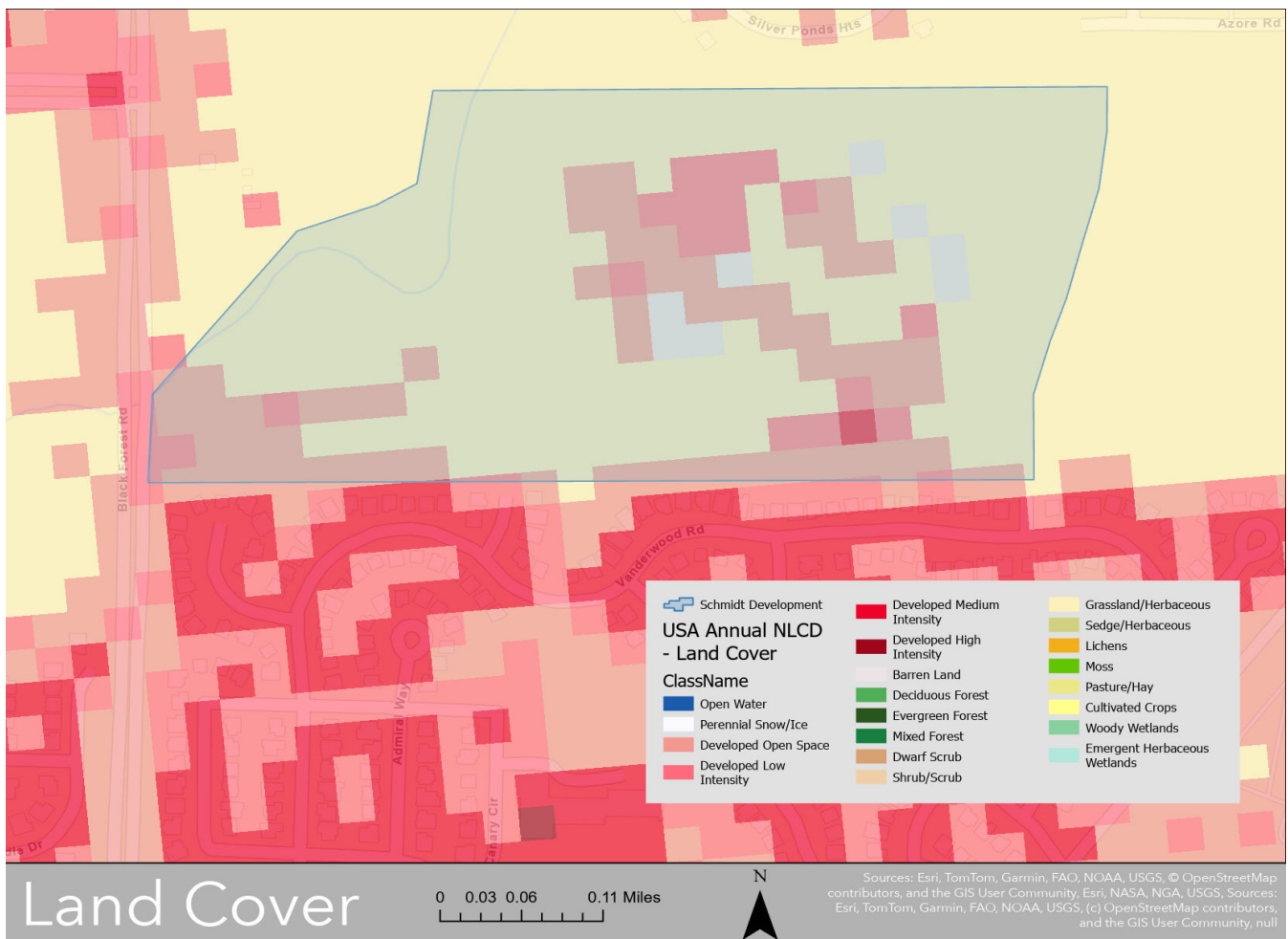


Figure 2. Land Cover Map – Schmidt Development, El Paso County, Colorado

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.

The local weather and climate conditions significantly influence wildfire potential within El Paso County. The region has experienced recurring drought conditions since the late 1990s. These drought conditions have been exacerbated by reduced precipitation, increasing seasonal temperatures, low humidity, and prolonged periods of dry weather, all of which contribute to increased wildfire potential, faster rates of fire spread, and a greater probability of ignition. Due to the fact that the Schmidt South property primarily consists of light flashy grass fuels, the potential for rapid-moving wind-driven grass fires should be strongly considered during site development, emergency planning, and future fire mitigation efforts.

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

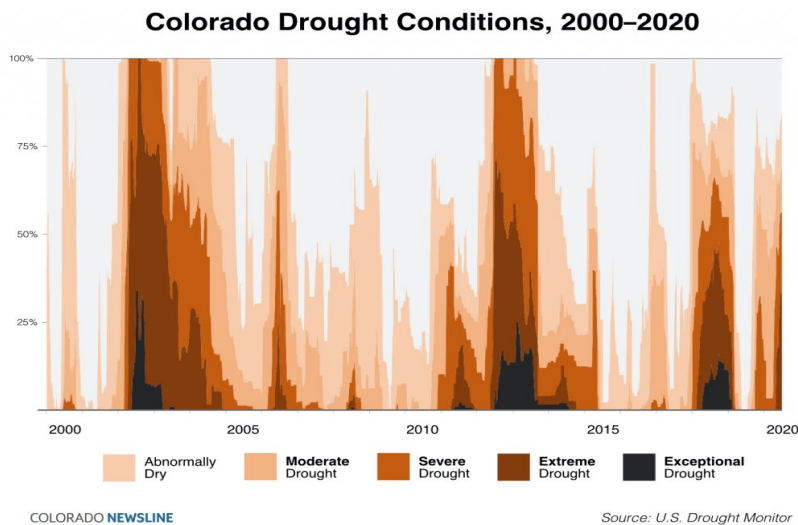


Figure 3. Colorado Drought Conditions (2000–2020)
Source: EPA Climate Indicators / U.S. Drought Monitor

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

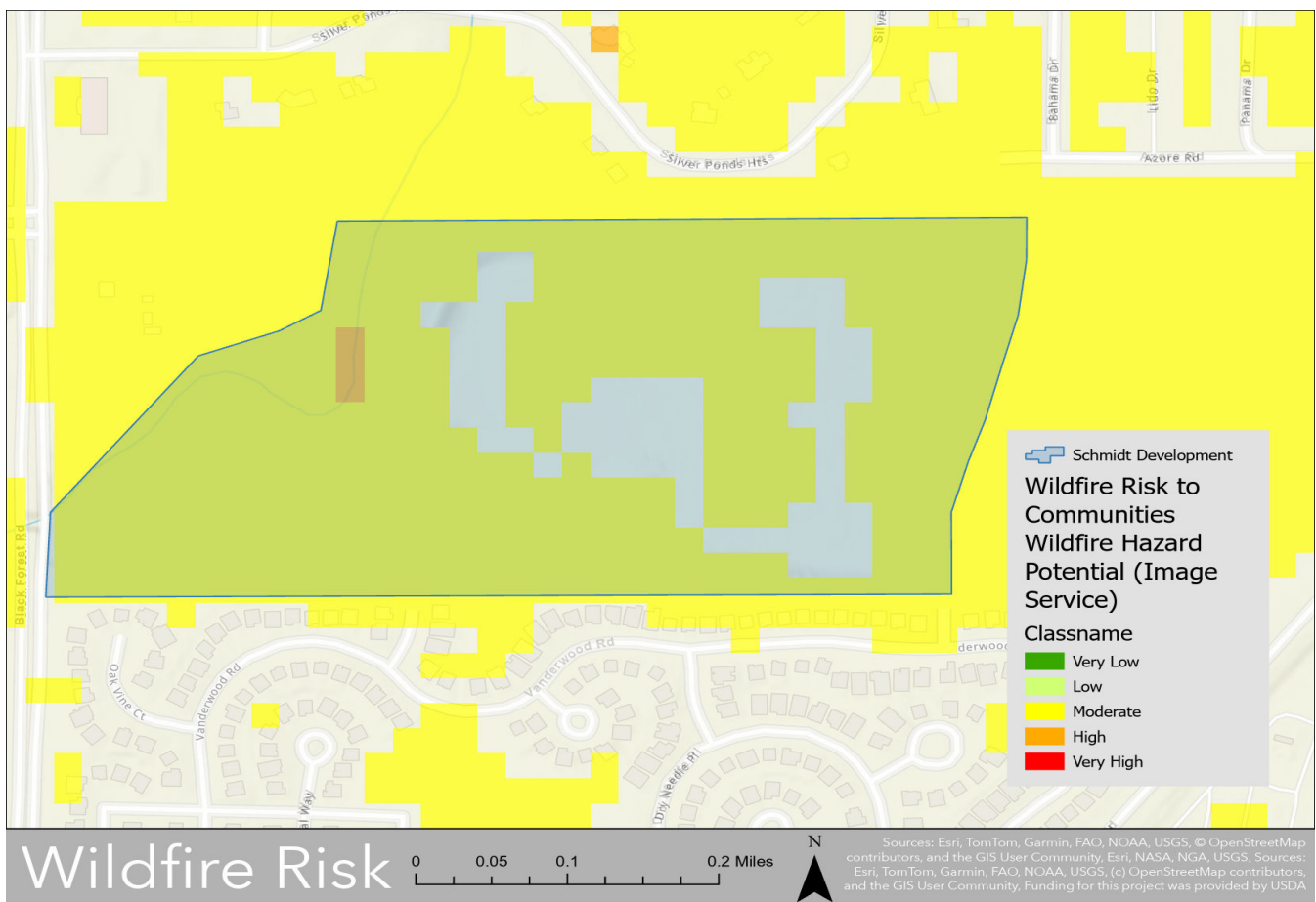


Figure 4. Wildfire Hazard Potential Map
Source: USFS Wildfire Risk to Communities Program

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.

Source: USFS Wildfire Risk to Communities, Burn Probability (Image Service)

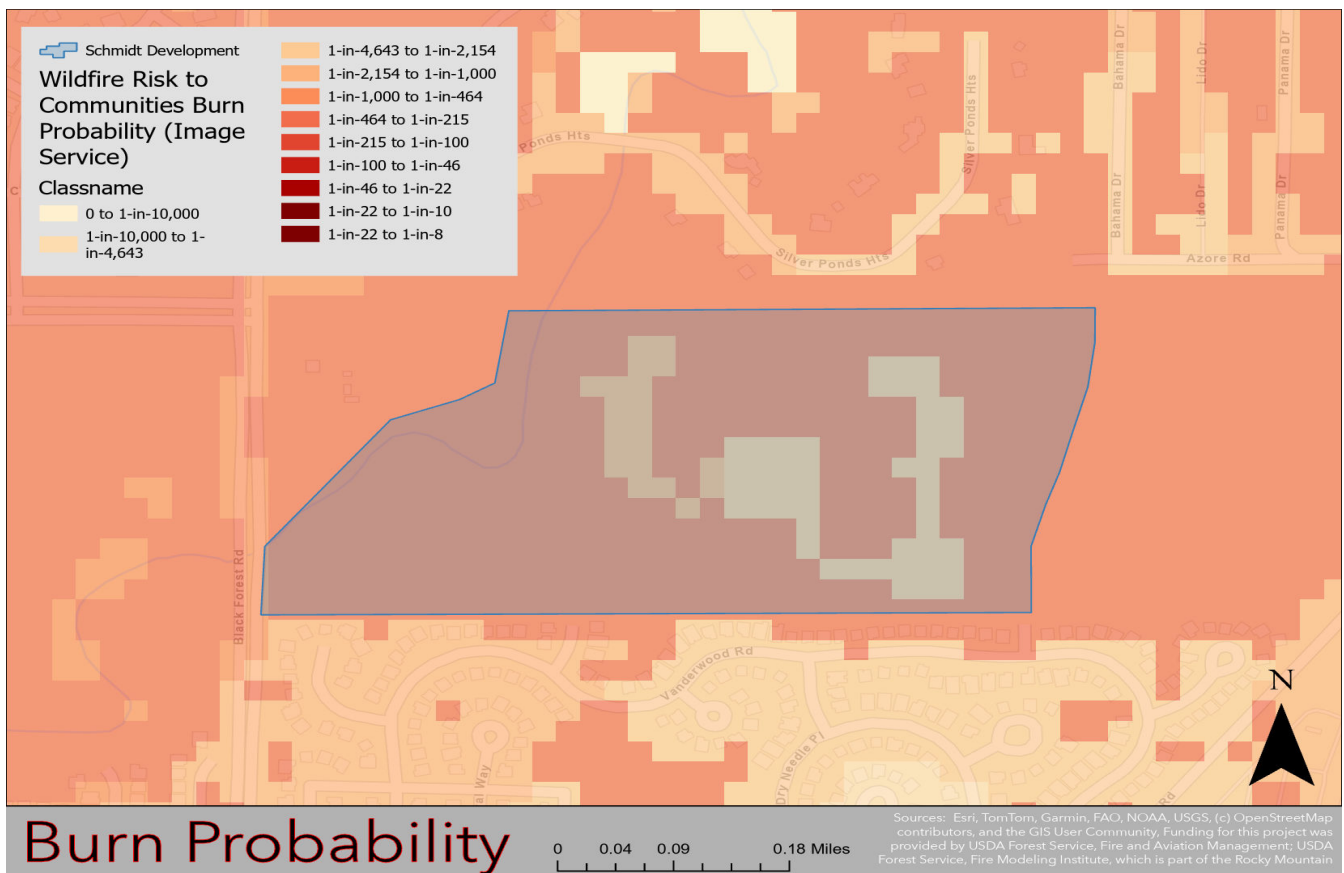


Figure 5. Wildfire Burn Probability Map

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

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.

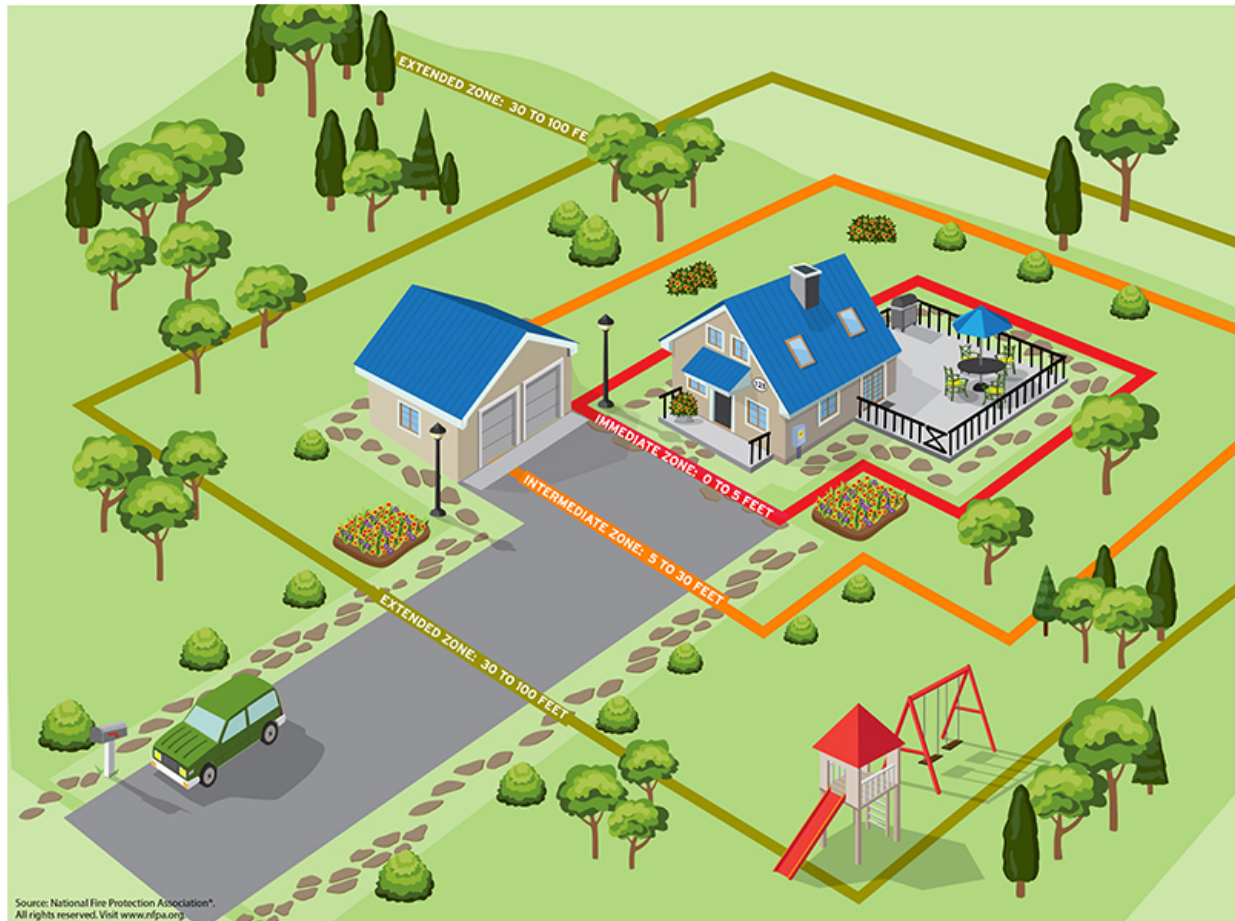


Figure 6. Home Ignition Zone (HIZ) Diagram
Source: National Fire Protection Association (NFPA) Firewise USA®

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.

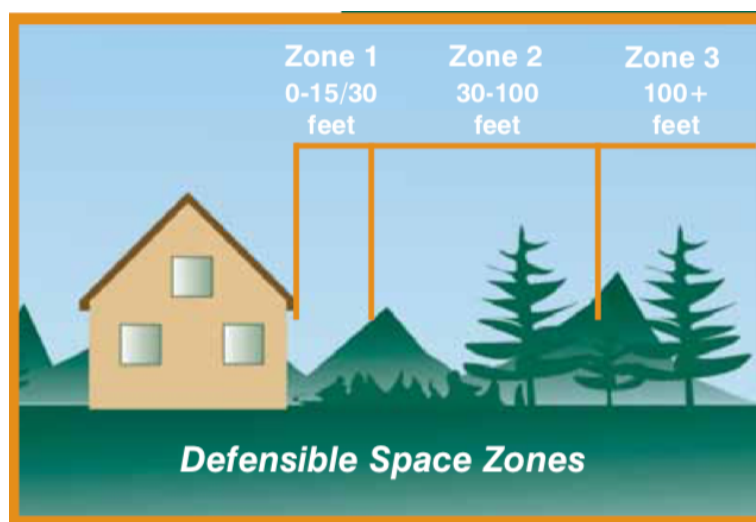


Figure 7. Colorado Defensible Space Management Zones
Source: Colorado State Forest Service (CSFS)

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

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 and El Paso County standards, including:

- Minimum 20-foot clear driving surface width for two-way traffic
 - Proposed development roadways are to be paved with multiple access points
- 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
- Per BFFR Dead-end Road lengths, turnarounds, and secondary access will need to be reviewed as the design advances.

Proposed emergency access and circulation:

- a) Primary and secondary access points are proposed to provide multiple routes for emergency response.
- b) East-side access point located approximately via Marksheffel extension to Vollmer Rd.
Southern access provided via Salt Brush Road and Brush Top Road, connecting to Vanderwood Road
Unnamed Public Road connecting the continuation of Brush Top Road to Black Forest Road to the West.

Addressing shall comply with Fire District and El Paso County requirements and support emergency response throughout the development.

- Permanent, reflective, weather-resistant address signage
- Building and unit identification clearly visible from fire access routes
- Minimum 4-inch numerals or as required by the Fire District
- Addressing shall be logically sequenced for multifamily buildings
- Site wayfinding signage provided where required
- Installed and approved prior to occupancy

Water Supply Requirements

Fire hydrant system design, fire flow calculations, hydraulic analysis, utility engineering, and final water system design are outside the scope of this report and shall be designed, reviewed, and certified by a licensed Professional Engineer. Final hydrant spacing, water main sizing, fire flow capability, and utility infrastructure shall comply with applicable fire code, utility provider The Falcon Area Water and Wastewater Authority (FAWWA) requirements, and Authority Having Jurisdiction (AHJ) standards.

A fire protection water supply system should be incorporated into the Schmidt South Development consistent with IFC Appendix B & C, NFPA 1142, NFPA 1141, and applicable Fire District requirements.

Potential water supply infrastructure may include:

- Underground fire cisterns
- Dry hydrant systems
- Drafting connections
- Water tender shuttle operations

Any proposed cistern system should:

- Be protected from freezing
- Include approved draft connections
- Remain accessible during all weather conditions
- Support fire apparatus drafting operations
- Be properly signed and identified
- Be field verified by the AHJ prior to acceptance

Final fire flow requirements, cistern sizing, hydrant spacing, and water supply design shall be coordinated with the applicable Fire Protection District based upon final development density, occupancy classification, roadway access, and construction type. The development should provide an engineered fire water supply capable of meeting the required fire flow for the proposed occupancy, construction type, building size, and exposure conditions. Hydrant locations should be shown on the final civil utility plans and reviewed for spacing, hose lay, access, and operational usability.

This report does not constitute engineering design for the fire protection water system. All fire hydrant systems, underground utilities, water infrastructure, and associated appurtenances shall be designed and approved by the project civil engineer and/or licensed Professional Engineer responsible for the utility system design.

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 Schmidt South development through a combination response model using engine companies, water tenders, command, EMS, and automatic/mutual-aid resources assigned through CAD. The closest responding BFFR station is expected to be Station 1 at 11445 Teachout Road, with Station 2 and regional aid resources available depending on CAD recommendation and incident needs. The typical first alarm structure fire response includes three engine companies, three water tenders, one command officer, one ambulance, and a truck/aerial resource from the closest appropriate mutual-aid or automatic-aid truck company. BFFR Truck 731 is not in service and should not be listed as an available BFFR aerial resource.

Fire Protection Report (Cont.)

Note: Per BFFR Final addressing has not been assigned at this stage of development. Response area and mutual-aid coverage should be confirmed using the proposed development entrance and/or approximate project center latitude/longitude coordinates until final addressing is available. Final station assignment and automatic/mutual-aid recommendations remain subject to CAD mapping, accepted address points, call type, unit availability, and dispatch protocols.

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 a proposed pressurized hydrant system provided by FAWA. This system will be engineered by a Professional Engineer in coordination with the developer, utility provider (FAWA), and the AHJ (BFFPD).*

ISO Rating: 3

Closest auto-aid station: Closest mutual-aid / automatic-aid resources include Falcon Fire Protection District 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

Individual defensible space assessments for existing structures were not completed as part of this report because no existing structures are proposed to remain within the Schmidt South Development area at the time of evaluation.

Although site-specific structure assessments are not applicable, all future development shall incorporate wildfire mitigation principles consistent with Black Forest Fire Protection District requirements, NFPA guidance, and the Colorado Wildfire Resiliency Code. Defensible space shall be evaluated during individual lot development and maintained for the life of the structures.

Future structures should incorporate a layered defensible space approach that reduces wildfire exposure through vegetation management, ignition-resistant construction practices, and ongoing maintenance.

Due to the grassland fuel type present within the project area, the primary wildfire concern is expected to be fast-moving wind-driven surface fire rather than crown fire behavior. Long-term maintenance of grasses, weeds, and fine fuels will be critical in reducing fire intensity near future structures and maintaining effective defensible space. Final defensible space requirements should be coordinated with the Fire District during future site development and building permitting.

Recommended Wildland Fire Mitigation Measures

Recommended wildfire mitigation measures for the Schmidt South Development are primarily associated with reducing the potential for rapid-moving grass fires, improving emergency access, and increasing structure survivability within the Wildland Urban Interface environment.

Recommended mitigation measures include:

- Grass fuel management
- Maintenance of defensible space around future structures
- Ignition-resistant construction materials
- Emergency vehicle access
- Fire protection water supply infrastructure
- Long-term maintenance of open space and common areas

Because the site primarily consists of open grassland fuels, wildfire behavior within the development would likely be characterized by rapid-moving wind-driven grass fires similar to other significant grass fire events that have occurred along the Colorado Front Range, including fires such as the Marshall Fire under extreme weather conditions. Light flashy fuels located throughout the property can support rapid fire spread, long-range ember transport, and fast-moving surface fire during periods of drought, low humidity, and high winds.

Future development should incorporate mitigation measures intended to reduce ignition potential, limit fire spread between structures, and improve firefighter operational access throughout the site.

Grass fuel management shall include periodic mowing, weed mitigation, removal of excessive dead vegetation, and long-term maintenance of open space areas to reduce fuel loading and fire intensity adjacent to roadways, structures, utility corridors, detention areas, drainage corridors, and common areas. Particular attention should be given to maintaining reduced fuel loading adjacent to emergency access routes and around future structures.

Grass mowing and vegetation maintenance should be required throughout all common open space areas. Fuel reduction may be accomplished through mechanical mowing, managed livestock grazing, weed mitigation programs, irrigation where appropriate, or other approved vegetation management practices intended to reduce wildfire intensity and ignition potential.

The Cottonwood Creek riparian corridor located along the northwest portion of the property presents a different fuel type than the surrounding grassland areas. Due to increased vegetation moisture, wildfire activity within the riparian area would generally be expected to be lower than the surrounding cured grass fuels. However, continued vegetation management should occur to prevent excessive fuel accumulation, including selective removal of dead or declining vegetation, understory thinning where appropriate, invasive species management, and prevention of excessive overgrowth within the drainage corridor. Management activities should balance wildfire risk reduction with maintaining the ecological function and stability of the riparian area.

Recommended Wildland Fire Mitigation Measures (Cont.)

Future structures within the development should incorporate ignition-resistant construction materials consistent with applicable International Fire Code (IFC), Colorado Wildfire Resiliency Code (CWRC), and Authority Having Jurisdiction (AHJ) requirements. Recommended construction considerations may include Class A roofing materials, ignition-resistant siding, ember-resistant venting, enclosed soffits, tempered glazing, and reduced combustible materials adjacent to structures.

Landscaping materials, vegetation selection, mulch products, fencing, decorative fuels, and other combustible exterior improvements should be reviewed for compliance with applicable CWRC, IFC, and AHJ requirements. Landscaping plans should prioritize ignition-resistant and low-combustible materials within defensible space areas surrounding future structures. The use of highly combustible vegetation, excessive mulch beds, cedar fencing directly attached to structures, or other combustible landscape features adjacent to structures should be minimized or prohibited where required by applicable wildfire resiliency standards. Any plantings should be CWRC approved, and care should be taken to not overpopulate this development with hazardous fuels adjacent to structures, care shall be taken to maintain defensible space around all structures. It is recommended to have an approved vegetation (CWRC, AHJ) and landscape materials list for contactors to follow.

Defensible space should be maintained around future buildings in accordance with applicable Fire District and wildfire resiliency standards. Defensible space zones should focus on reducing combustible vegetation immediately adjacent to structures, limiting fuel continuity, and maintaining access for firefighting operations.

Emergency access roadways should remain accessible to fire apparatus during all weather conditions and should be maintained free of obstructions that could impair emergency response operations. Right of Ways should be kept mowed and clear of excess vegetation. Roadway geometry, turnaround capability, vertical clearance, and fire apparatus access should comply with applicable Fire District and El Paso County requirements.

Long-term maintenance responsibilities for open space fuel management should be identified through the development HOA, metro district, property owner, or other responsible entity to ensure continued compliance and reduction of wildfire hazards over time. It is recommended that the developers establish a funding source and long-term maintenance plan to ensure regular vegetation management takes place in these open space areas beyond the initial development phase.

Due to the lack of significant forested vegetation within the project area, no forestry treatment units, forest thinning plans, shaded fuel breaks, or canopy spacing prescriptions are proposed as part of this report.

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National Fire Protection Association (NFPA).

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Liability Disclaimer:

This Wildland Fire Risk and Hazards 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.

Report Preparer Qualifications

This Wildland Fire & Hazard Mitigation Plan was prepared by Michael Bukowski., an experienced wildland fire professional with a background in wildfire mitigation, forestry operations, fire behavior, and emergency response. Michael holds multiple wildland fire qualifications through NWCG, is an ISA Certified Arborist, and has experience developing and implementing fuel mitigation strategies throughout Colorado.