Fire Mitigation Plan

Prepared Exclusively for:

HILLCAMP TRAIL FILING 1

PLAT AREA

Rampart Range Metropolitan District

720.279.2581

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High Prairie Tree and Turf

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Section 1: Wildfire Risk Assessment Location

The proposed Hillcamp Trail Filing 1 Plat is an approximately 20.7-acre parcel geographically located approximately 1.0 miles due Southwest of the intersection of Ridgegate Parkway and I-25 at N 39.519087, W104.876494. The Hillcamp Trail Filing 1 Plat, as proposed, will be an extension of the existing Cabela Dr.

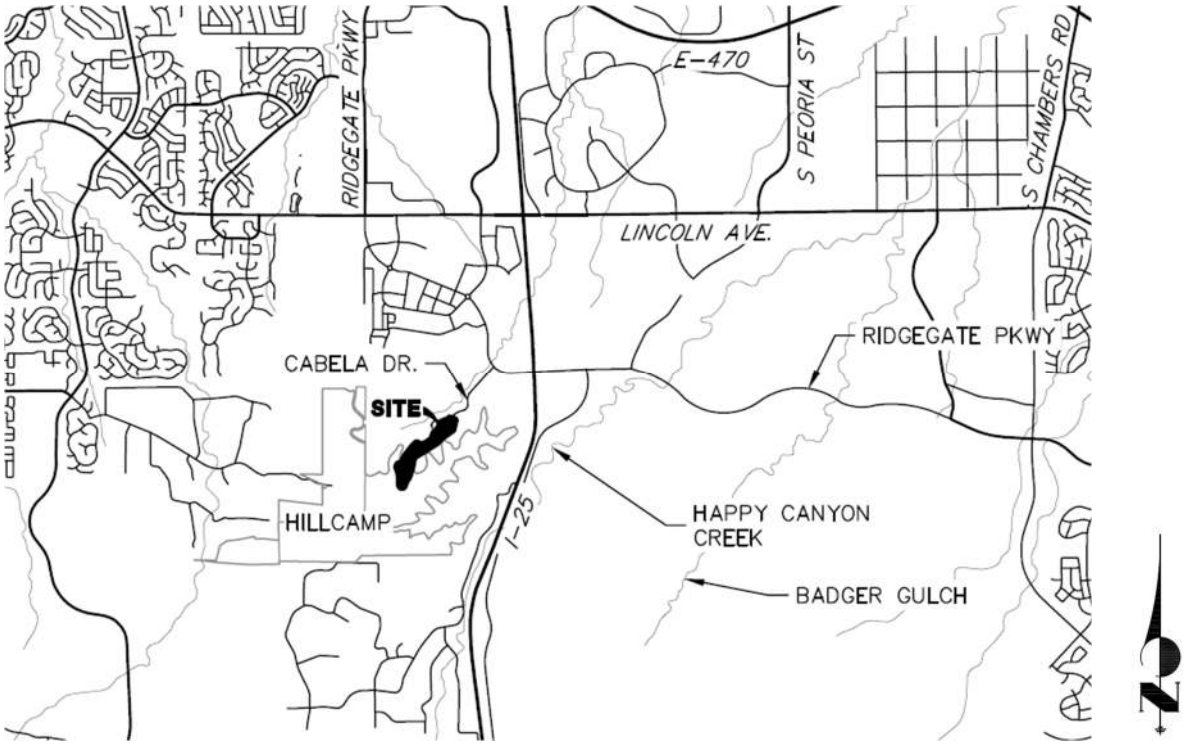


FIGURE 1 VICINITY MAP

The Plat area is bounded on the North by Residential City lots, the existing Cabela Dr. roadway, and commercial development. The Plat area is bounded by the existing City of Lone Tree Land containing the East-West Regional Trail along the Western, Southern, and Eastern edges. On the far East, the Lone Tree Open Space, characterized by deep Gambel oak brush ravines and erosion channels running on to grass plains, are consistent with the area. I-25 runs North and South along the far Eastern border of those Open Space tracts.

The Hillcamp Trail Filing 1 Plat area will be served by the existing Cabela Dr. collector road from the North, connecting to Ridgegate Parkway, an urban major arterial capable of 35,000+ vehicles per day. The site is conveniently situated near I-25, an 8-lane interstate highway. Emergency access is also available via the East West Regional Trail.

Section 1.1: Proposed Site Layout

Following the natural curves of the topography and layout, the Hillcamp Trail roadway design will extend from Cabela Dr. to the North, south and generally will follow natural curves in the existing topography. The proposed plat contains approximately 0.54 miles of road subject to change through the application process.

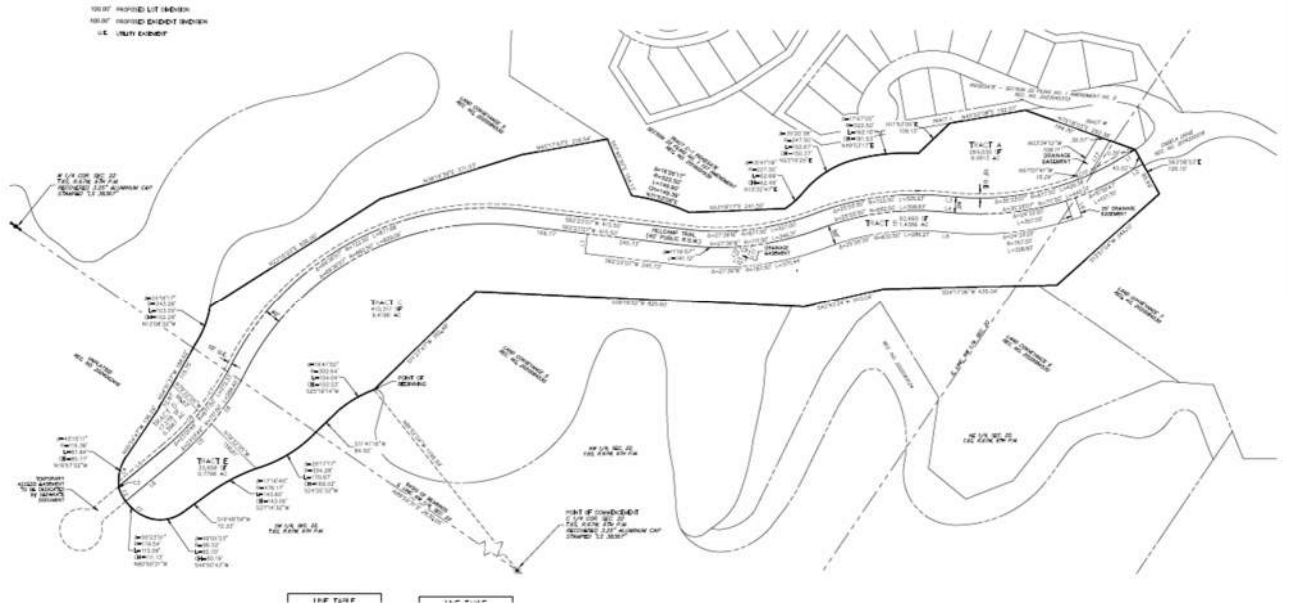


FIGURE 2 PROPOSED PLAN LAYOUT

Access to the Hillcamp Trail Filing 1 Plat area is currently provided via Cabela Dr. Traffic is expected to primarily enter/exit via Cabela Dr. Emergency vehicle access will also be provided via Cabela Dr. and the East-West Regional Trail, as it is considered an EVA route.

Section 1.2: Proposed Plat Design Elements

The Roadway layout is influenced by a variety of factors, including, but not limited to, City regulations and ordinances, stormwater and groundwater management requirements, infrastructure considerations, and other environmental constraints.

The alignment of Hillcamp Drive and its associated improvements have been carefully planned to respect existing wildlife corridors, vegetation, drainage and water conveyance patterns, erosion concerns, and topographic and geotechnical conditions. Roadway dimensions,

design criteria, and all related infrastructure elements, whether directly associated with the roadway or otherwise, will be evaluated and documented through appropriate engineering studies and construction documents. These materials will be prepared in accordance with applicable City requirements and referenced as necessary to demonstrate consistency with City Code and WUI requirements.

Section 2: Flora and Fauna

The Hillcamp Trail Filing 1 Plat area is a unique property that is home to prairie dogs, elk, coyotes, turkeys, mule deer, pronghorn, red-tailed hawks, numerous small mammals and multiple migrators. The grasslands themselves are comprised of common native cold and warm weather species such as patchy Indian grass, Switchgrass, Grama's and various Wheatgrasses that are tailored to hard winters with severe temperature drops and low precipitation totals.

As the terrain begins to steepen into the ravine mouth, there is patchy grass interspersed with 1-3ft clumped patches of mahogany and some heavy shrub oak. This is common for the area and helps reinforce the steep and rocky terrain, preventing erosion. Some of the mahogany is dead due to girdling from small mammals and drought.

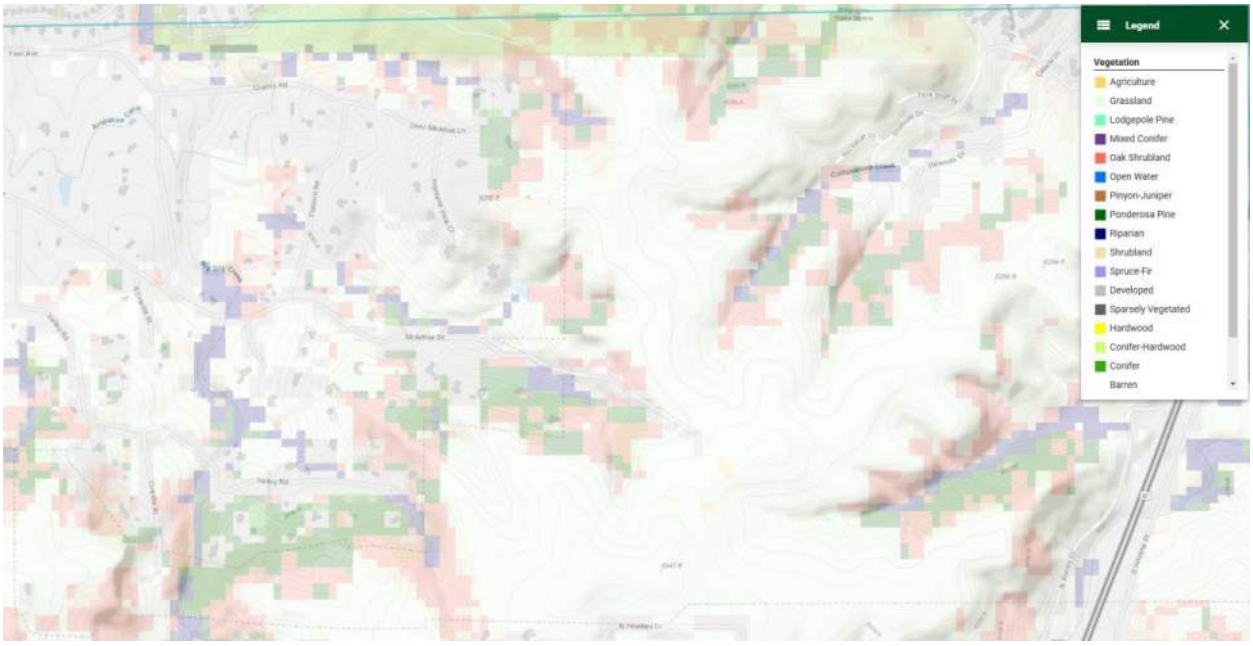


FIGURE 3 VEGETATION CHARACTERISTICS OF HILLCAMP TRAIL FILING 1 AND NEIGHBORING PROPERTIES

Section 2.1: Inventory

Woody Herbaceous and Trees-

Inventory on the proposed plat is majority varied ages of Gambel Oak and Mountain Mahogany interspersed with native grasses and weeds. Overall the oak and mahogany, fed by runoff in quick drying areas, is in fair to good health. This plant life helps prevent erosion along the steep hillsides and protect lower elevations from unregulated run off. Anthracnose, or oak wilt exists in the population in areas while some oak suffers from drought stress. Mahogany is fairly healthy all throughout the property, being an extremely hardened and drought-tolerant shrub. In the following photos you will see varied states of oak and mahogany density and growth.



FIGURE 4 VIEW OF PROPOSED ROADWAY LOCATION IN SPRING.

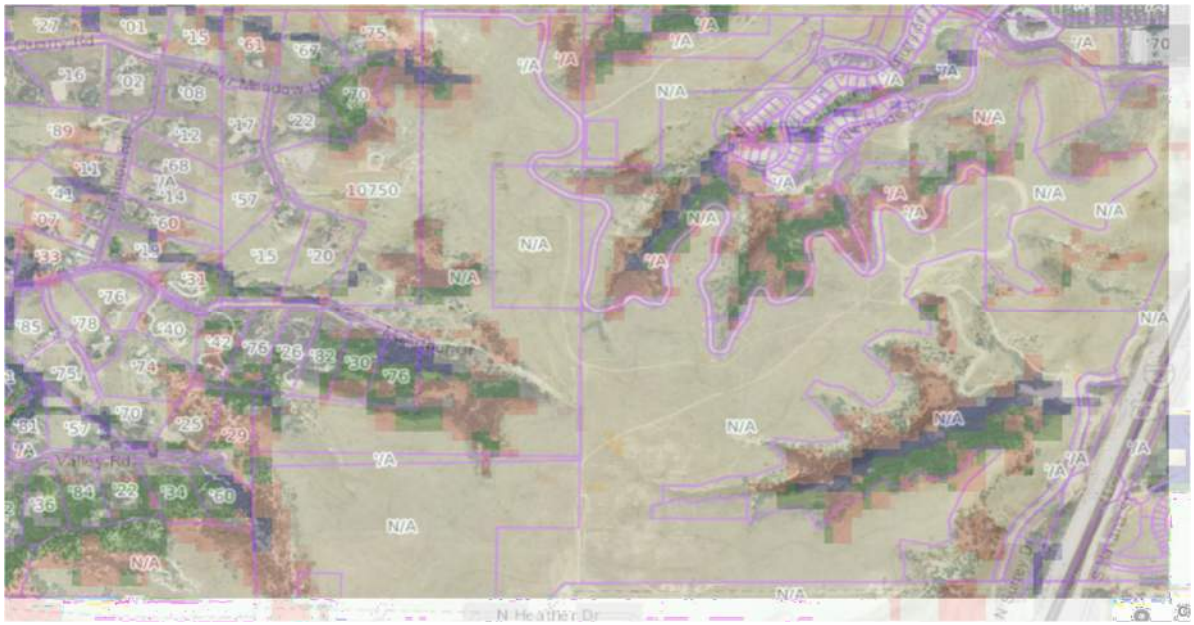


FIGURE 5 DATA OVERLAY SHOWING HILLCAMP TRAIL FILING 1 IN THE UPPER RIGHT (SOME PARCEL SEPARATIONS ARE ERRATIC GIVEN VARIOUS PLOTS). VISUALIZES PREDOMINANTLY GRASS VEGETATION. GREEN, RED AND BLUE AREAS ARE VARIOUS SHRUBLAND, RIPARIAN AND PONDEROSA PINE FUEL TYPES. 2025, COLORADO WILDFIRE RISK VIEWER



FIGURE 6 VIEW LOOKING NORTH TOWARDS THE EXISTING CABELA DR. AND THE RETREAT COMMUNITY

Landscape Management Implications

From a land and vegetation management perspective the selection of low-growing, drought-tolerant native grasses is critical to minimizing wildfire risk and reducing maintenance costs. Plant species such as Blue Grama, Buffalograss and other drought tolerant natives from the Firewise Plant List are particularly well-suited for these applications due to their low stature, reduced water requirements, and minimal fuel accumulation. Placed in strategic areas, these grasses will provide a native look and appeal with minor maintenance and typical fire and drought hardiness. Management mows will help reduce fire risk from these grasses in high fire seasons.

Conversely, unmanaged invasive species such as Cheatgrass and Kochia significantly elevate fire risk due to their rapid growth, early curing, and tendency to form continuous fuel beds. Strategic efforts should be made to identify, suppress, and prevent their spread, especially in areas adjacent to runways, buildings, and access corridors.

Fire mitigation planning should prioritize fuel reduction through mechanical control (e.g., mowing, grazing), selective planting of low-fuel species, and aggressive weed management—especially in disturbed or recently developed zones. Water conservation strategies are best served by selecting native warm-season grasses that thrive under minimal irrigation while maintaining soil stability and visual openness.

Section 3: Climate

The Hillcamp Trail Filing 1 Plat area, being a part of Lone Tree's corridor of the Southern Metro, experiences a semi-arid climate typical of the Colorado front range at roughly 6,300ft. This area typically enjoys 4 distinct seasons but can experience severe weather opposite of expected in almost all seasons due to its proximity to the foothills of the Rocky's. This close proximity can bring about rapid temperature swings, severe weather, especially in spring and Summer, and at times locally heavy snowfall. Total precipitation amounts for the area are typically near 15-18" with some years being closer to half of that. Latest trends in the past two years have seen extreme weather in May bringing about locally heavy rain and hail totals of up to 20-30" over the course of a few days. Evidence of these heavy rains can be seen in the drainage flows from the mesa. These flows will play a role in deciding the best practices for mitigation prescriptions.

- **Winter**: Winters are cold and typically dry, with average low temperatures ranging from 10°F to

20°F in December and January. Snowfall is moderate, averaging around 30 inches per year, though snowstorms can occasionally bring about heavier accumulations due to the topographical effects of the bluffs.

- **Spring**: Spring in this area is typically marked by a gradual warming, with daytime temperatures ranging from the mid-40s°F in early March to the mid-70s°F by late May. Rainfall increases during this period, particularly in May, with occasional thunderstorms bringing brief, heavy showers. Spring and Fall are the highest chances for extreme weather.
- **Summer**: Summers are warm to hot, with daytime highs typically ranging from the mid-80s°F to low 90s°F though most summers will see a week or two over 100°F. Summer thunderstorms can occur, particularly in the afternoons, bringing brief rainfall and cooler temperatures. These storms are often short-lived but typically carry strong winds and hail. Summers are typically characterized by low humidity and frequent "Red Flag Days." These days occur when strong, driven winds couple with low humidity.
- **Fall**: Fall sees temperatures gradually cooling from the mid-80s°F in September to the 40s°F in November. Lone Tree experiences the occasional rain or snowfall during this time, with October being the driest month of the year. Fall foliage in the area is particularly

  vibrant, as the local oak and deciduous trees around the area transition into exciting autumn colors.

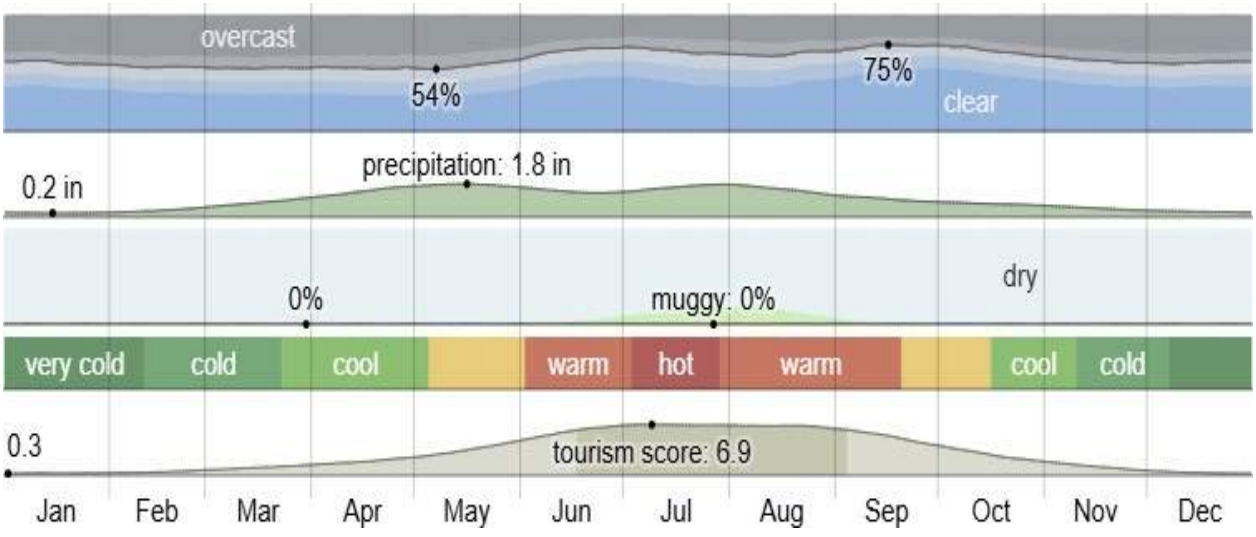


FIGURE 7 WEATHERSPARK GRAPH DISPLAYING MONTHLY AVERAGES

Section 4: Wildfire Risk Assessment

With recent trends in growth, particularly in this urban corridor of Colorado, the risk of wildfire is significantly higher than in the past. To understand how "risk" is calculated and the impacts of its varying ingredients, we must first define risk in a scientific context. Risk is not just the possibility of a wildland fire breakout in the WUI or wildland urban interface, but an assessment of the hazards, exposure and vulnerabilities that compile to define risk. A once in a lifetime fire in the middle of an island may damage the local physical environment, but if there is no damage to infrastructure, loss of life, resource destruction or chance of spread to areas with more vulnerabilities, there is little "risk." However, the same fire on the same island with a large subdivision, water treatment plant and resource rich forest now becomes elevated risk.

Risk Assessment

A risk assessment was compiled based on the current environment present with input from the climate, vegetation, surrounding risk and topography. Currently in this WUI, based on threat to infrastructure, buildings, watershed, environment and fire types, intensity and burn probability, the overall risk is "low" but that can be misleading dependent upon interpretation.

WUI Risk Index

The Wildland-Urban Interface is an index created with scientific backing and AI-driven algorithms to estimate fire damage at varying intensities to determine the greatest risk to homes and people. The WUI index measures housing density based on national standards and compiles them for millions of simulations. Understanding where people live in these areas is important for assessing wildfire risks, particularly to homes and communities. The WUI Risk Index helps predict wildfire impacts by using a modeling approach that considers how different fire intensities, like flame length, fire intensity and type of fire affect homes and other assets. These models are then run to compile data on the WUI Risk, creating the WUI Index. The WUI index takes into account the risk associated with nearby properties and developments as well, to create a broader picture for the end user. In the WUI Risk Figure below, you will see there is moderate risk associated with much of the proposed road area right now, as for reasons mentioned above, the risk overall is nil when accounting for infrastructure, buildings, etc., as there are none. However, in the developed areas West and South, many areas in McArthur Ranch and Surrey Ridge are in the most extreme risk rating due to the housing density and dense fuel types leading to high intensity fires.

The rectangular polygon shows Hillcamp Trail Filing 1 in the upper right corner.

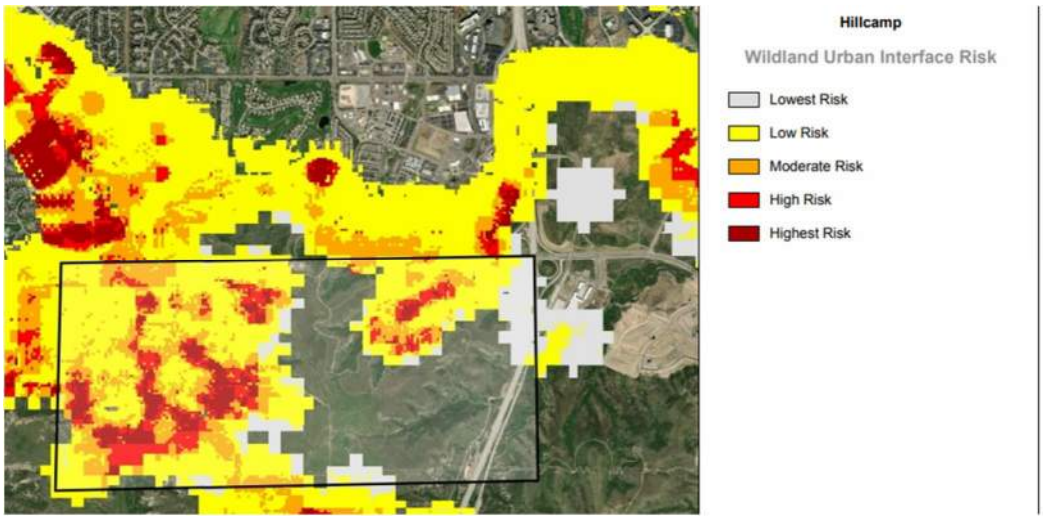


FIGURE 8 WUI RISK INDEX.

One of the major factors leading to a WUI Risk index rating is wildfire risk to assets. As there are no physical assets on the property currently, the largest portion of risk is to the bike trail, fences and neighboring properties. Fences and trails are considered low to no risk in this index.

Burn Probability

Burn Probability (BP) represents the likelihood of a specific location burning due to a wildfire for any given year given current factors. Using the same simulations, 2 million fires were simulated within the state. Because the majority of fires occur during severe fire conditions, only high and extreme weather scenarios were used in the simulations. These simulations were then adjusted for historical fire data based on occurrences and outside influence from human and natural factors. Unfortunately, Hillcamp Filing 1 and its neighboring properties, given current conditions, are “Moderately High” to “High” on the BP index. Part of this is due in part to the “Highest” BP that the neighbors to the South experience. It is realistic to shoot the probability higher as well due to the proximity of a state highway and the human influence that it brings, along with the influence from local airport traffic and the high voltage power lines. Again, this being a broad picture analysis of the risk for Hillcamp Filing 1, we must include outside influence. The rectangular polygon shows Hillcamp Trail Filing 1 in the upper right corner. Note the BP to the South of the rectangular area.

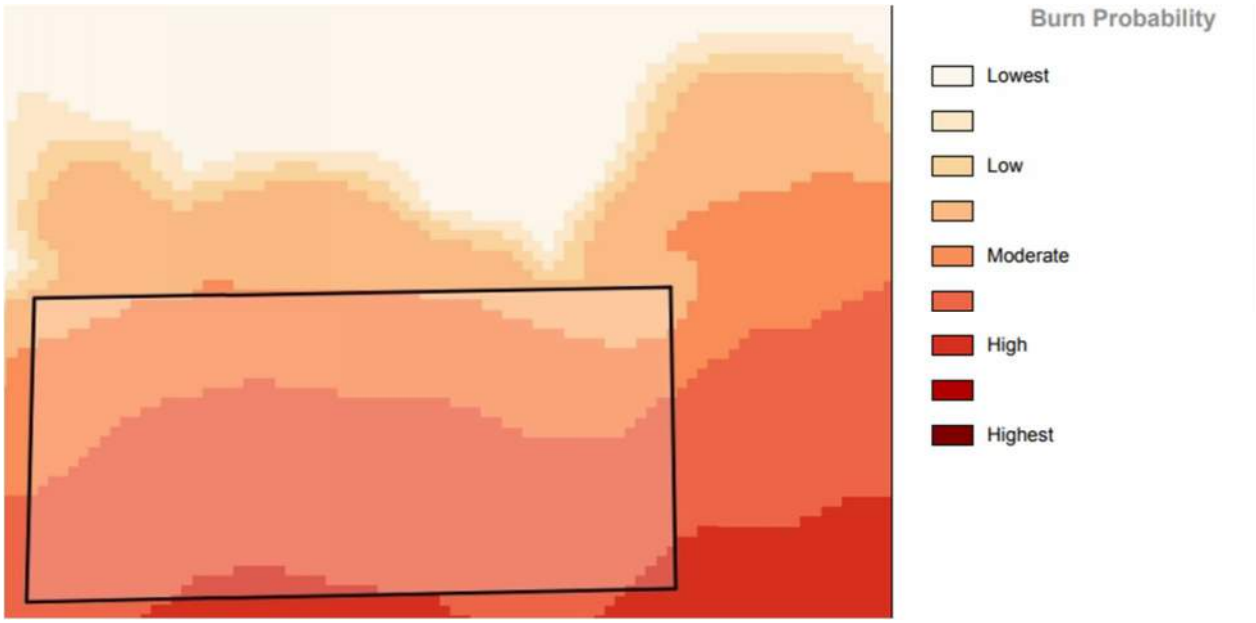


FIGURE 9 BURN PROBABILITY IN AND AROUND HILLCAMP FILING 1.

Fire Intensity

Burn Probability and Fire Intensity are designed to complement each other when assessing wildfire risk. Unlike Burn Probability, the Fire Intensity Scale does not consider historical fire occurrences. Instead, it focuses purely on potential fire behavior based on fuels, weather, and topography, regardless of whether fires have previously occurred in an area. Fire intensity is largely driven by, and defines, the flame length and spotting chances and distances of any given fire. In the simulations used to create the Fire Intensity Scale, weather is changed and averaged to best reflect actual conditions. These averages are then computed with other factors such as fire spread rates and method, such as with, against or sideways from a wind.

Fire intensity for much of the property is currently low to moderate, due to the light, patchy fuel loads leading to surface fire with short flame lengths. These short, dry, low moisture-density grasses however *do* have a high rate of spread due to their fast heat transfer and combustion due to the “fine fuel” nature inherent to dry grasses. Couple that with their lightness and wind throw possibilities and you have a fast-moving fire of 12-40 chains per hour (or feet per minute) in the grasslands and a higher rate of 40-60+ chains/hr in the steep ravines filled with Gambel oak.

With most fires occurring during periods of extreme weather, and given the topography, being next to a bluff, it is imperative to understand a fire here will likely be driven by strong winds.

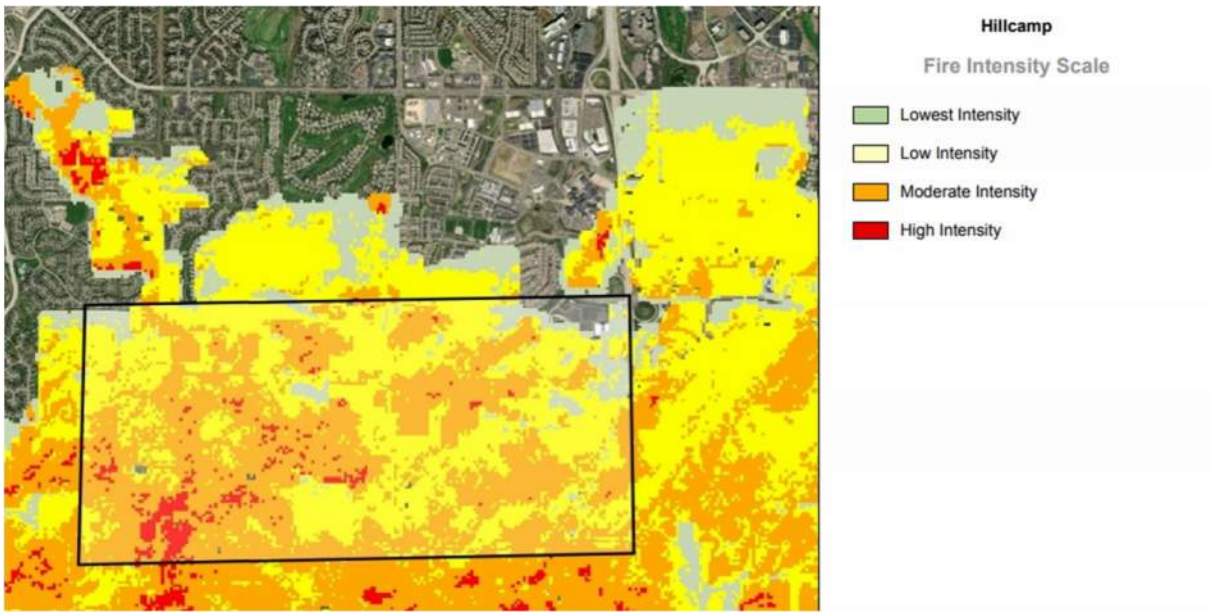


FIGURE 10 FIRE INTENSITY SCALE. NOTE THE HIGH INTENSITY AREAS ESPECIALLY IN NEIGHBORING RAVINES.

Watershed and Environmental Risks

Fires serve in nature as a critical tool to rejuvenate overgrown areas and help with repopulation of native environments. However, when high-severity fires run through an area, as is common in the post-modern WUI due to human impact, they can have a detrimental impact on environmental resources. High-severity wildfires typically destroy nearly all vegetation from trees and shrubs to the ground litter underneath, all of which are critical to protecting the soil layers and preventing erosion and severe run-off. The loss of vegetation leaves forested slopes vulnerable to serious soil erosion and flooding when heavy rains follow, as is common in Colorado's climate, and prevents soil from absorbing water as it is held by the grasses and roots and slowly percolates through the soil layers. These risks can jeopardize the safety, health, and integrity of downstream communities and natural resources. The likelihood of these issues in Colorado is higher due to the presence of highly erodible soils in certain areas and frequent weather patterns that bring heavy rainfall shortly after fire season. The following figure is made with a relatively opaque layer to show the topography and see how the slope affects the Watershed Risk. Note that most areas of moderate to high risk are specifically in steep terrain. The highest risk areas are East of Filing 1, along the Lone Tree Open Space property.

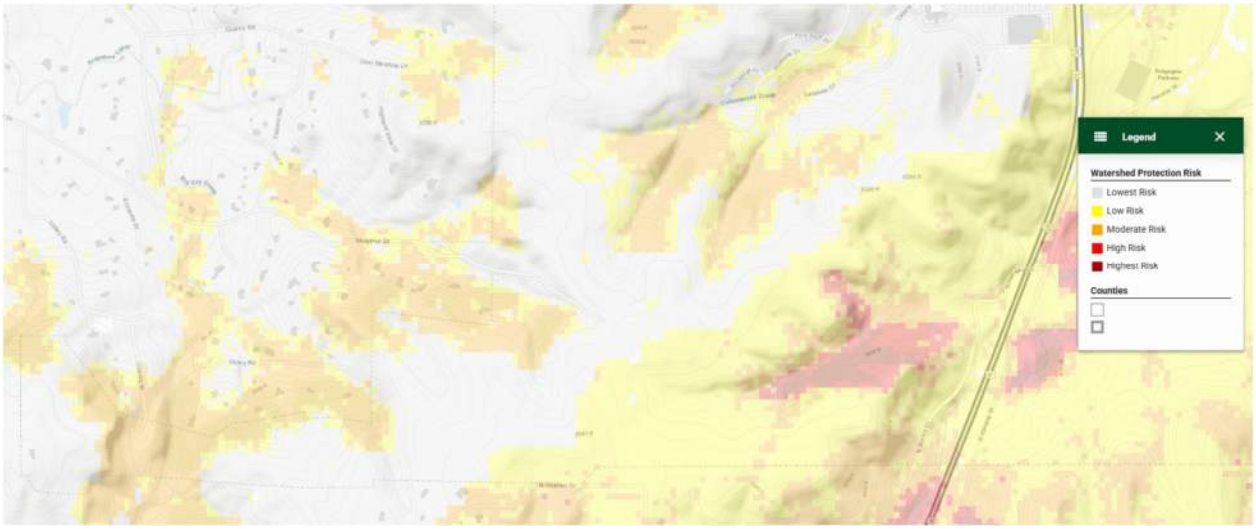


FIGURE 11 WATERSHED RISK

Other Considerations

As this WRA is made prior to adjacent residential plat and buildout, it is critical to understand the current risks to see how future risks will be affected and mitigated. Not shown in this Assessment are the risks to Forest Assets, Riparian Areas and most importantly Building risk. This is due to the fact there are currently no building assets, forested areas or riparian areas on the site.

As the adjacent plat is developed, risk will grow significantly with the addition of homes, infrastructure and life.

Section 5: Wildfire Mitigation Plan

Mechanical mitigation as recommended is to be conducted prior to construction to allow for fuels treatment as best able, site wide. The mitigation plan will have ongoing maintenance recommendations as well as pre-build site recommendations. Mitigation plan and prescription will include recommendations for fire-resistant landscaping as well as open space management. Additional information regarding best known practices and this plan's integration can be found in the Lone Tree Community Wildfire Protection Plan. Practices and goals fall within the outline of the adopted CWPP.

Goal-

Reduction of continuity of fuels while maintaining plant life for erosion is critical for stability of slope around the area. The goal is to reduce fuels without destabilizing the slope.

Recommendation- Hillcamp Trail Filing 1 Plat Area

Where able and with caution for slope and erosion-

1. Utilize mechanical mastication to reduce gambel oak and mountain mahogany to slash around top of slopes
2. Utilize mechanical mastication and handwork to clump and group remaining fuels in base of Hillcamp Trail Plat 1 where slope allows and among fuels not removed for road and grading.
3. Oak in excess of 6" in diameter may be incorporated into mosaic clumps if healthy and able to be elevated to reduce crown fire risk at Contractor discretion and in accordance with recommendations.
4. Where accessible via mechanical mastication, clumps of oak brush to be mechanically thinned or masticated to reduce fuel loads. Large, contiguous clumps to be broken up into smaller, separated clumps. Spacing between clumps to be at least 2.5X the height of clump. Maximum clump diameter accepted as 2x the height of clump prior to buildout. Preference on oak treatment to be made especially near proposed plat borders to reduce continuity of fuels from nearby properties. Clumps to remain on top of plateau and where able due to rocks, topography, etc. with average oak stem diameters >6" should be hand pruned to remove dead and desiccant oak and elevate low or dead limbs.
5. Slash produced from mastication to be no more than 4" in height.
6. Slash may need to be spread in areas to reduce overall density and depth.
7. Slash should be ran over with masticator at least twice to reduce chip size as best possible.
8. Slopes greater than 18-20% or with operators discretion to be left untouched due to erosion concerns with sandy loam soil.
9. Mahogany and oak should be masticated from property lines down to 18-20% slope.
10. Slope, rock content and soil slippage are indicative of slope erosion issues. Operator and contractor should give preference to stabilizing erosion if slope is in question.
11. Mow native grasses at end of growing season to 6" or less where able based on slope and access to reduce the buildup and density of fine, seasoned fuels.

In following image- Oak, mahogany, and other shrubs above red line to be removed by mechanical mastication down to rough slope line as recommended.



FIGURE 12 EXAMPLE OF FUEL TREATMENT

Section 6: In Conclusion

Implementation of this fire mitigation plan is a comprehensive wildfire mitigation strategy that also aligns with Lone Tree's approved CWPP. Incorporating proactive ongoing maintenance serves to significantly reduce the potential for structure loss and community wide damage during a wildfire. These measures work together to limit the spread of fire, reduce ember intrusion, and create defensible spaces that allow emergency responders to operate more safely and effectively. While no combination of actions can fully eliminate risk, particularly during extreme fire weather events with high winds, prolonged drought, or heavy fuel loads, these strategies greatly reduce risk and minimize the threat to life, property, and surrounding infrastructure. By addressing vulnerabilities at every level, the community strengthens its collective resilience and helps protect neighboring developments and the built environment as it correlates with the wildland urban interface. This plan serves as a roadmap for ongoing stewardship, emphasizing that mitigation is not a single effort but a continuing partnership between property owners, local agencies, and metro districts to reduce wildfire risk wherever possible while acknowledging that complete elimination of risk is not feasible.

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Section 9: Helpful Links

1. **Colorado State Forest Service – Wildfire Mitigation**
   Definition: Offers resources, guides, and programs for homeowners, communities, and landowners in Colorado to reduce wildfire risk. Includes defensible space recommendations, fire-adapted landscaping, and hazard mapping.
2. **NFPA Firewise USA®**
   Definition: A national program helping communities take practical steps to protect homes and neighborhoods from wildfires through planning, education, and mitigation strategies.
3. **USDA Forest Service – Wildfire Risk Assessment**
   Definition: Provides science-based information and tools for evaluating wildfire risk on federal and private lands, including fuel management and fire behavior resources.
4. **Colorado State University Extension – Fire-Resistant Landscaping**
   Definition: Guides homeowners on choosing fire-resistant plants and landscaping practices to create defensible space around structures.
5. **Fire Safe Marin – Harden Your Home**
   Definition: Provides practical advice on fire-resistant building materials and home modifications, including fencing, roofing, and exterior treatments to reduce ignition potential.
6. **PreventionWeb – Wildfire Hazard Assessments**
   Definition: Highlights the use of hazard assessment data to inform land use planning and community-level wildfire mitigation strategies in the U.S.
7. **Home Ignition Zone Guide – Colorado State Forest Service (2021)**
   Definition: A comprehensive guide detailing how homeowners can prepare their property to withstand wildfires by creating defensible space around structures, addressing vulnerabilities, and reducing nearby fuels. Colorado State Forest Service
8. **Fire-Resistant Landscaping – CSU Extension (Fact Sheet #6.303)**
   Definition: A fact sheet offering guidance on selecting fire-resistant plants and landscaping practices to create defensible space around structures, enhancing wildfire resilience. CSU Engagement and Extension
9. **2025 Adopted Lone Tree CWPP**

   Definition: Integrated plan adopted by the City of Lone Tree created by multiple fire and community professionals. Plan outlines fire behavior, community integration, mitigation practices and much more relating the the WUI.

High Prairie Tree and Turf is always here to network, consult, and educate. It is our firm belief that a more knowledgeable and aware community has the abilities and resources to better help themselves, their community, and their neighbors. Please, at any time, reach out to us if you have questions relating to arboriculture, fire mitigation, fire awareness, fire mitigation, or anything tree related. We are tree huggers at heart.

Visit us at highprairietree.co or email us anytime at hpttparker@gmail.com