



WILDFIRE MITIGATION PLAN



Knowledge to Go Places

Docket SPR- # 04-031

Inspection date: 4/21/2004

Prepared for:

Claudia & Dave Imhoff
2207 Sunshine Canyon Dr.
Boulder, CO 80302
Phone: 303-440-5759

Prepared by:

Cory Secher - Forester
Boulder District
Phone: (303) 823-5774
E-mail: csecher@lamar.colostate.edu

Boulder District
5625 Ute Highway
Longmont, Colorado 80503-9130
(303) 823-5774

SITE LOCATION AND PROPERTY DESCRIPTION

The property is located at 2207 Sunshine Canyon Dr., Boulder CO 80302. Access to the property from Boulder go west on Sunshine Canyon and drive approximately 2 miles and site is located on the south side of canyon. The legal description is Section 22,23,26,27, Township 1N, and Range 71W Lot 6, Seven Hills Subdivision. The fire protection district is the Sunshine fire protection district (303-786-8255). There will be 1 structure located on site, including a residence with attached garage. The lot is 1 acre in size and has a ~18% percent slope with a Southeast aspect. It is at 6,300 feet in elevation. The proposed building site is mis-slope and it is a fairly moist site. There are no natural barriers that may help stop or slow the spread of a surface/crown fire on the site.

The site has a dominant overstory consisting of Ponderosa pine (*Pinus ponderosa*) with a Ponderosa pine (*Pinus ponderosa*) understory component. The area is predominantly fuel model 9 with an understory consisting of grasses and forbs. Fuel model 9 is represented by a closed canopy of Ponderosa pine and mixed conifer. Understory may consist of small trees and shrubs, grasses, and moderate concentrations of down, dead woody litter. High amounts of needle litter can exist. There is no sign of any current insect and disease problems on the property at the time of inspection.

CONSTRUCTION DESIGN AND MATERIALS

The house and proposed addition have relatively simple designs with simple rooflines and are oriented with a Southeast aspect.

The roofing material will consist of asphalt shingles. The exterior wall material is to be stucco, wood, and stone. Soffits are to be 3/4" thick hardboard.

There are ~50 windows with the primary viewing direction being toward the Southeast side of the structure. Windows will be double glazed with low e-coated tempered glass and frames made of aluminum clad with wood. Exterior doors are to be 1-3/4", fire-rated, and made of steel and fiberglass.

The one deck is constructed of composite and supported by timber posts with concrete footers. The deck is open and isolated from the surrounding landscape with crushed rock over a fiberglass weed barrier.

The propane tank is set on a concrete block that is level with the home and is located approximately 40 feet to the northwest of residence.

DEFENSIBLE SPACE ZONES

There are three defensible space zones to be created around the structure(s) on the site.

Zone 1 - Starts at the foundation and extends out 15 feet in all directions from the outside edge of the structure(s). Zone 1 is broken down into three segments:

Zone 1A - Consists of the structure(s) themselves and the area immediately adjacent to and surrounding the structure(s) on all sides. A three-foot wide, non-flammable strip will be created using crushed gravel over a fiberglass weed barrier material. This strip will also extend back under, and out to, two feet past the drip line of any decks.

Zone 1B - Extends out from Zone 1A. In this zone, all highly flammable vegetation is to be removed. Any large dead woody material on the ground will also be removed. Firewise plants will be used for landscaping and re-vegetation. Grasses will be irrigated when possible and mowed to a maximum height of 6 to 8 inches.

Zone 1C - This zone extends out from Zone 1B to 15 feet from the house. All understory trees (ladder fuels) will be removed as marked. These are small seedling and sapling size trees that can be ladders for fire to get in the crowns of the larger trees. A few of the larger, healthy trees are to be retained for screening. All remaining trees in this zone will be pruned to a height of 10 feet. They must be well spaced so that the crowns are not touching (10 foot crown spacing). No trees will overhang the house or decks. Trees should be at least 15 feet away from the house on all sides.

Zone 2 - This zone extends out from Zone 1C, and acts as a transition zone between the heavily thinned areas near the house to the existing forest setting. It extends down slope between 100-170 feet depending upon slope steepness. Zone 2 also extends on either side of the structure a minimum of 100 feet and behind the house between 70-100 feet assuming no boundary restrictions. Tree spacing begins as in Zone 1C and gradually decreases as you approach the outer edge of the zone. Thinning and crown spacing becomes greater in areas of steep slopes. Ladder fuels and poor quality, suppressed and/or diseased trees, 6 to 8 inches in diameter, make up the majority of the removals. The remaining mature trees will be pruned to a height of 10 feet at the intersection of Zones 1 and 2 with limbing reduced in height to 6 feet as you approach Zone 3. If there are any questions pertaining to slope and the changes in thinning spacing and distance regulations please refer to www.colostate.edu/Depts/CSFS/ and find the *Quick Facts 6.302 Creating Wildfire Defensible Space*.

Zone 3 - This zone extends out from Zone 2 to the edge of the property. It may extend out to areas that are not part of the immediate mitigation efforts. In this zone, a few thicker clumps of trees are acceptable, as well as some unpruned trees near the outer edge. Thinning in this zone adds some protection, but is aimed more at forest health. Trees that are of poor quality or form, or have insect or disease infestations, should be removed. Slash in this zone can be lopped and scattered and/or piled for wildlife use.

- Thin suppressed trees and trees with disease and insect infestations and retain the larger, healthier trees.
- Snags should be retained for wildlife.
- Some slash in this zone can be lopped and scattered and/or piled for wildlife enhancement and shelter.
- Large amounts of slash should be disposed of by chipping, hauling to an approved site, or burning.
- For burning permits, check with your local fire protection district.

EMERGENCY ACCESS

The driveway will not create any additional site disturbance or soil compaction and will require the removal of no trees. The driveway is 12 feet wide with a vertical clearance of 13'6" and a grade that is less than 12%. The driveway is less than 150 feet however there will be a turn-around near residence and cisterns (see plan for details). The driveway is less than 400 feet therefore no pull-outs will be required.

WATER SUPPLY / UTILITIES / SEPTIC FIELD

The water source will be from a Cistern is located under residence floor and a well is located about 15 feet northwest of residence near the propane tank. The propane tank is set on a concrete block that is level with the home and is located approximately 40 feet to the northwest of residence. Vegetation within 10 feet of the well and propane tank will be kept cleared. Utilities for the property will be buried in a trench about 100 feet southeast of structure. The septic field is located 40 feet to the southeast of residence.

MAINTENANCE AND RECOMMENDATIONS

As detailed in fact sheet 6.302, *Creating Wildfire Defensible Zones*, an important factor that determines a structure's ability to survive wildfire is defensible space. Defensible space is a maintained area around a structure where fuels (flammable materials) are modified to slow the possible spread of wildfire to the structure, as well as from the structure to the surrounding areas. Defensible space provides a place where structure protection and fire suppression operations may occur. Wildfire hazard mitigation work breaks up fuel continuity, potentially decreasing a wildfire's intensity, and for more effectiveness should be completed beyond a home's defensible space area.

All trees to be removed are marked with blue spray paint. All trees that are to remain within zones 1 and 2 will be unmarked. The boundaries for zones 1 and 2 will be marked with red flagging. If the property is less than 1 acre it may not have zones marked due to boundary interference. Harvested wood that remains on site will be stacked at least 30 feet from the house and at the same elevation. Slash from the harvest will be chipped and hauled. Note that before burning piles, you must obtain a valid Open Burning Permit from the Boulder County Environmental Health Department and notify your local fire protection district (Sunshine fire protection district (303-786-8255)).

In addition to the above recommendations, several other measures can be taken to make your home more fire safe and add an additional measure of safety for your family. While not required through site plan review, the following measures should be undertaken to maintain the home and defensible space in the future.

- Maintain your defensible space yearly; contact your local forester for a 5-year maintenance inspection
- Keep firewood at least 30 feet away from buildings; clear weeds and grass from around pile
- When possible, maintain an irrigated green space; mow grasses 6" to 8" high
- Connect, and have available, a minimum of 50 feet of garden hose with an adjustable nozzle
- Be aware of fire danger; fire danger signs are posted at the entrance of most major canyons
- Keep driveways and property address marked with visible signage
- Check the screens on foundations, soffit vents, roof vents, and attic openings
- Get rid of unnecessary accumulations of debris and trash from yards
- Keep tools such as shovels, rakes and axes, available and ready for use
- Clean debris from the roof and gutters at least two times a year
- Check screens and maintain spark arresters on chimneys
- Check to make sure address markers are clearly visible
- Avoid storing combustibles under decks

INSPECTION

Inspection was conducted on 4/21/2004.

DEFINITIONS

Aspect – Exposure. The direction a slope faces.

Canopy – The cover of branches and foliage formed collectively by crowns of adjacent trees.

Crown – Branches and foliage of a tree.

Dominant fuel type – Matter that would carry a fire, found on the ground.

Fuel continuity – The proximity of fuels to each other. Helps determine if a fire can sustain itself.

Limb (verb) –To remove the branches from a tree.

Overstory – The tree species that forms the uppermost forest layer (dominant and co-dominant).

Snag – Standing dead tree, often used by wildlife such as woodpeckers, owls, and sometimes squirrels.

Wildfire mitigation plan – A plan to reduce wildfire hazards around a home or other structure through fuels reduction and landowner awareness.

April 22, 2004

Eric Philips
Boulder County Land Use Department
P.O. Box 471
Boulder, CO 80306

Boulder District
5625 Ute Highway
Longmont, Colorado 80503-9130
(303) 823-5774

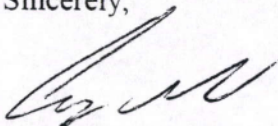
Hey Eric,

Enclosed is a copy of SPR # 04-031, for the Claudia & Dave Imhoff property. The property address is 2207 Sunshine Canyon Dr., Boulder CO 80302. My initial inspection was on 4/21/2004.

Claudia & Dave Imhoff plan on building 1 addition to their existing structure which includes a Residence with attached garage. The contact number is 303-440-5759. Claudia & Dave Imhoff have been informed to contact you or myself for the final inspection once the work has been completed.

If you have any questions, please contact me at 303-823-5774.

Sincerely,



Cory Secher
Forester



Knowledge to Go Places

April 22, 2004

Claudia & Dave Imhoff
2207 Sunshine Canyon Dr.
Boulder, CO 80302

Boulder District
5625 Ute Highway
Longmont, Colorado 80503-9130
(303) 823-5774

Dear Claudia & Dave Imhoff,

Upon your request the Colorado State Forest Service has completed your Wildfire Mitigation Plan per Boulder County Land Use regulations for your property located at 2207 Sunshine Canyon Dr., Boulder CO 80302. We have submitted a copy of this plan to the Land Use Department, Mr. Eric Philips.

The next step in this process is to have all trees marked by the State Forest Service with blue spray paint removed from your building site. Trees that do not have blue marking on them should be pruned 6-10 feet from base of tree. Once trees have been removed and pruned please call for an appointment of inspection. Either Boulder County Land Use or the Colorado State Forest Service must inspect all Site Plan Review properties before final plan approval is granted.

We have enclosed an invoice for our services and would like payment within one month of the date it was written.

We thank you for your compliance and look forward to assisting you in the future. If you have any questions regarding the Site Plan Review process please contact Eric Philips at 303-441-3930 or if you have question regarding the Wildfire Mitigation plan or forest health please call Cory Secher at 303-823-5774.

Sincerely,

A handwritten signature in black ink, appearing to read "Cory Secher".

Cory Secher
Forester

To: Claudia + Dave Imhoff
2207 Sunshine Canyon Dr.
Boulder Co 80302

Invoice No. 64715

Colorado
State
FOREST
SERVICE

Date: 4-22-04

Item	Unit Cost	Total
1 Written Wildfire Mitigation Plan - (SPR #04-031)		\$250. ⁰⁰
2		
3		
4		
5		
6		
7		
8		
9		

Tax Exempt No. _____

Sales Tax _____

Total \$250.⁰⁰

CK-CA-MO Amount Paid: _____

Amount Due \$250.⁰⁰

CSFS Originator _____

Payment Due By 5-22-04

Ck# _____

Dated _____

Rcv'd By _____

F.Y. _____

Remit to:

Funding

Amount

194030

0615

\$250.⁰⁰

Deposit No. _____

Date _____



Knowledge to Go Places

Boulder District
5625 Ute Highway
Longmont, Colorado 80503-9130
(303) 823-5774

**Wildfire Mitigation Plan
FIELD DATA FORM**

Inspection Date: 4-21-04

Landowner name: CLAUDIA & DAVE IMHOFF

Mailing address: 2207 SUNSHINE CANYON DR.

City, State, Zip: BOULDER CO 80302

Site address: SAME

Phone number: 303-440-5759

Road access: SUNSHINE CANYON DR (Name of access road)

Docket Number: 04-031 (SPR, LU, Etc.)

Section: 22,23,26,27

Township: 1 NORTH

Range: 71 WEST OF THE 6TH P.M.

Legal Discription: (SEE ATTACHED)

* FPD: Sunshine FPD

* Dominant fuel type: Grasses / shrub (Grass/forbs/shrubs/slash/etc)

* Dominant overstory: Ponderosa

* Co-dominant overstory: Ponderosa

* Fuel model type: 9

* Slash disposal: (Chipped/hailed/burned/lop-scatter)

Aspect: SE (Direction of slope)

Slope: 18°

Elevation: 6,300 (feet)

Building site: MID SLOPE (Chimney/saddle/valley/ridge/mid-slope)

Site moisture: moist

Natural fire barrier: Sunshine Canyon (W)

Insect & Disease Diagnosis: NONE

Lot size (acres): ~1 (Acres)

Number of Structures: 1

Type of Structures: HOUSE (House/barn/garage)

Driveway length: <> 150 ft OR <> 400 ft

Driveway trees removed: X (few/many)

He Home buffer material: Crushed Gravel

House design: (simple/complex)

Roof Design: (simple/complex)

Roof material: (Asphalt shingles/concrete tiles/metal)

Soffit type: (Plywood/hardboard/cement board)

Siding material: (Cement/hardboard/log/stucco/stone/wood)

Windows (#): ~50

Windows Size: (small/medium/large)

→ Windows Frames: (Wood/aluminum/aluminum clad)

Windows Aspect: ALL (Viewing direction)

Window Construction: MIL. CLAD WD. - LOWE COATING (Tempered glass/e-coating)

Door Material: (Wood/steel/fiberglass/composit)

Deck material: _____ (Wood composite materials)

Deck Description: _____ (Enclosed open)

Deck support type: _____ (Timber posts logs/steel/concrete/stone)

~~ADD~~ Deck buffer material: _____ (Crushed rock gravel)

~~ADD~~ Deck weed barrier: _____ (Fiberglass polyester)

Structure SQR. FT.: 5,760 ft.²

~~✓~~ Utility Location: ~100' SE (Pole Xft from house/buried in trench)

Structure aspect: SE (Predominant facing direction – view)

~~✓~~ Leech field: ~20' SE (Distance from house, propane, septic NSEW)

~~✓~~ Cistern or Well: ~15' NW (Distance from house, propane, septic NSEW)

Cistern size: ? (gallons)

Propane Tank location: NW ~40' (Level w/house & >50ft from cistern)

*Flatirons Surveying, Inc.**5717 Arapahoe Road**Boulder, CO 80303*

March 8, 2004

Sheet 2 of 2

Flatirons Surveying Job No. 04-43,845

Address: 2207 Sunshine Canyon Drive
Boulder, Colorado

LEGAL DESCRIPTION

(provided by Client)

Lot 6, SEVEN HILLS, a subdivision of a part of Sections 22, 23, 26 and 27, Township 1 North, Range 71 West of the 6th P.M., County of Boulder, State of Colorado, and together with and subject to access right of way, which right of way is 16 feet in width, being bounded on one end by the South line of Lot 7, in said Seven Hills, and being bounded on the other end by the west line of said Lot 7, the side lines of which right of way are 8 feet on each side and parallel to the following described centerline: Beginning at a point on the Southerly line of Lot 7, in said Seven Hills, from which the Southwest corner of said Lot 7 lies Westerly 77.2 feet; thence South 51° West, 27 feet; thence North 65° West, 23.6 feet; thence North 33°30' West, 31.8 feet to a point on the South line of said Lot 7; thence North 23° West 28.5 feet to a point on the West line of said Lot 7, said point being the Point of Termination, County of Boulder, State of Colorado.



5075 CHAPARRAL CT. UNIT 3
BOULDER, CO 80301
PHONE: 303-473-9542
FAX: 303-516-4008

FACSIMILE TRANSMITTAL

COMPANY: FOREST SERVICE FAX: 303 - 823 - 5768
TO: CORY SECHER DATE: 4/9/04
FROM: BRENDAN KENNEDY PAGES: 5
RE: IMHFF FIRE MITIGATION PLAN

☒ ACTION ☐ FOR REVIEW ☐ FOR YOUR RECORDS ☐ PAYMENT ☐ ORGANIZE

HERE IS THE FORMS WITH AS
MUCH AS I COULD FILL OUT, ALONG
WITH THE LEGAL DESCRIPTION.

THANKS,

BRENDAN