

Meadow Mountain Ranch Girl Scout Camp Development Report

May 5, 2005

TABLE OF CONTENTS

Each of the sections below is written in a format that defines first the existing conditions. The proposed changes and the resultant effects then follow and are shown in italics. Backup data is provided in the Appendices and is cited in each section as appropriate.

1. **Current & Proposed Usage**
2. **Fire Protection**
3. **Emergency Management**
4. **Water Management**
5. **Wastewater & Waste Management**
6. **Road Maintenance/Dust Control**
7. **Lighting**
8. **Earth Moving/Grading**
9. **Building Siting**
10. **Facilities**
11. **Environmental**
 - A. **Topography & Climate**
 - B. **Soil Characteristics**
 - C. **Geologic Characteristics**
 - D. **Wildlife**
 - E. **Habitats**
 - F. **Vegetation**
 - G. **Wetlands**
12. **Cultural Resources**
13. **Radiation**
14. **Governmental & Community Services**
15. **Transportation Impact**
16. **Financial Guarantees**
17. **Planning Schedules**

APPENDICES

- A. **Water Report**
- B. **Waste & Wastewater Report**
- C. **Site Plan**
- D. **Vicinity Map**
- E. **Environmental Study References**
- F. **Traffic Report**
- G. **Wildfire Mitigation & Fuel Reduction Program**
- H. **Historic Structure Assessment**
- I. **Building Elevations**
- J. **Cut & Fill Calculations**
- K. **Building Area Calculations**
- L. **Wetlands Delineation**

1. Current & Proposed Usage

Owned & operated by Girl Scouts Mountain Prairie Council for use by membership since 1960

No change

Camping programs offered for girls 6 and older, but primarily serves girls ages 9-13.

No change

Serves northeastern Colorado from Longmont and the continental divide to Kansas/Nebraska and Wyoming

No change

200 acres with building coverage of less than 1 %

No change

Rustic site but must meet current health and safety standards

No change

Four current kinds of use:

Summer Resident Camp (3 days – 3-week sessions from June to early August)

Program Weekends (Aug and Sept only)

Individual troop overnight use (1-2 troops per weekend Oct –May)

Open Rental Days (non-profit use when no Girl Scouts are on site)

Additional Proposed Use

Summer Day trips (1 troop passing through area for 1-3 days)

Propose 1 troop of 10 girls max. per week during the summer

Winter Lodgings (1-2 troops of approximately 12 per weekend)

3 new winterized energy efficient spaces for small groups of 10-20. This will not increase the overall site capacity in the winter but instead the lodging spaces will be more energy efficient than the dining hall and offer more program progression (yurts). These facilities are being designed for the average Girl Scout troop and to facilitate Girl Scout use not any other group.

Winter activities (snowshoeing, cross-country skiing) will occur on existing trails and roads or in such a manner as to minimize impact on wildlife.

Program weekends are planned weekends in August or September for Girl Scout troops. Usually there are about 115 girls and adults with 10 staff. The program weekend usually involves one night. No off-site activity is planned for these weekends.

No change

Non-Girl Scout users allowed:

1. When site is not in use otherwise

2. By non-profit groups

3. When use benefits community or region

Typically 3 events per year (CU biology dept. retreat, winter rescue training, etc.)

No change

2. Fire Protection

Wildfire Mitigation & Fuel Reduction Programs are in place, as part of Rocky Mountain National Park's Hazard Fuel Boundary Survey, 1995. The GS-MPC has received two Wilderness-Urban Interface (WUI) grants from the Colorado Forest Service, Boulder County. This has allowed the wildfire mitigation work to be carried out in different areas of the camp. GS-MPC was notified on April 7, 2005 of the St. Vrain Fuels Reduction Project for the Roosevelt National Forest. The Council will cooperate with this project in every way possible.

No change. See Appendix G for program/plan.

3. **Emergency Management**

- All of site is accessible in summer.
- Winterized buildings to be located at core of camp & will be accessible.
- On-site property manager determines anticipated weather conditions and has authority to cancel any and all events.
- Emergency supplies are on-site and groups have trained adults with them.
- Property manager has contact with local and regional authorities.

No change

4. **Water Management**

Summertime water, non-potable, from Dannels Ditch for campsites, showerhouse, stables, and infirmary. Not used in winter due to Dannels Ditch agreement and enforced by freezing conditions
Wintertime water from existing wells on site (one for lodge, one for caretaker house)
All water is tested per Health Dept. standards
All usages are now approved by Boulder County and the State of Colorado
During recent drought conditions water has been hauled to the water treatment plant housing (5) 2000 gal. tanks.

A slight increase to the well water usage on the site due to winter activities. (See attached recent reports, copies of permits, etc. in Appendix A).

5. **Wastewater & Waste Management**

The lodge & shower house have 2 leach fields and 2 septic tanks.

The ranger house (#2) has a septic system.

The CIT House (#5) has a septic tank and a leach field.

The infirmary (#29) has a septic tank and the gray water goes to the lodge leach fields.

Campsite latrines are vaults for a total of seven (7) locations. Waste is removed from site as needed.

Current sanitation systems are approved by the State of Colorado and Boulder County.

GS-MPC is working with CSU Cooperative Extension to find best method of composting the horse manure. Manure is removed daily from the stable area.

A slight increase to the waste disposal systems usage on the site due to winter activities. Permits will be obtained if usage increases beyond current capacity.

See attached reports & more detailed description in Appendix B.

6. **Road Maintenance/Dust Control**

No dust control currently done.

On-site property manager has road-clearing equipment and participates with neighbors in local winter road maintenance and ensures roads are cleared prior to events

On-site property manager determines anticipated weather conditions and has authority to cancel any and all events

New dust mitigation plan is proposed as follows:

Coverage to extend from lodge to 200 yards east of entrance gate to Girl Scout property

Watering of the road on Thursday or Friday prior to weekend activity bringing in 50 or more vehicles after a 2 week period of less than 0.50 inches of rain within the prior 2 weeks

OR installation of magnesium chloride once per summer season at least two days prior to weekend activity bringing in 50 or more vehicles

Option of washed gravel or recycled asphalt base may be proffered as a 5 year treatment

Girl Scouts-MPC shall notify Boulder County Land Use Dept. of the method of control proposed for each season by June 1 of each year.

See Appendix F for traffic study & charts

7. Lighting

Only 1 pole light exists on site and has been replaced with down-facing unit. All other lights are on buildings and are down-facing units.

No change

8. Earth movement/Grading

A 20' access road exists on the site running from the entrance gate west for 250 feet or so then turning south to the edge of the property. At the turn the access road also offers a loop of 10-15 feet width that provides access to the upper camp to the north and to the maintenance shop.

No changes are proposed to roadways.

Earthwork is required for the 2 new buildings in the core of the camp, where most of the foot traffic occurs. Some earthwork will be required where 2 existing buildings exist and will be replaced with a larger, more efficient building. The largest area of earthwork will occur at the barn/stables, which are a replacement/relocation of the current facilities. Most of these will have a greater level of fill than of cut.

Any removed earth will be stored on site at archery pit and planted with curl leaf mountain mahogany or serviceberry shrubs and larkspur to prevent dust. Eventually all excavated material will be re-used in other projects on the site, and will not be removed.

See Appendix J.

9. Building Siting

Seven buildings and 1 site will be removed as part of this project work:

Two staff housing units - *Replace with a single larger multi-purpose unit that is better sited to prevent erosion.*

Barn/stable in wet (not wetland) area. - *Replace with a barn with adequate storage and protection in drier area*

Parking in remote area of site - *Expand parking near main camp & restore current parking to native plantings*

Non-bear-proof garbage area - *Replace with new storage & garbage building*

Relocate 3 storage buildings - *Place adjacent to campsites*

Add 3 winterized yurts at site of removed buildings

Relocate historic barn/storage shed adjacent to main historic building

Siting to maintain clustering of buildings

Siting to reduce erosion

Relocation of barn/stables to move further from wetlands

New garbage/storage facility to deter bears

Relocation of parking to reduce traffic on site

See Appendix C Site Plan & Facility Schedule

10. Facilities

All new square footage or renovated square footage is finished.

There is no plan for unfinished space at this point in time.

All buildings will have building permits and will be constructed in accord with all building codes as required by the County.

Roofs will be metal, and structures will be masonry or concrete or metal to the greatest extent reasonable.

Colors will blend in with the environment as much as possible.

All buildings, both new and existing are outside the wetlands.

1. Ranger House. *Expansion.*
2. Storage unit. *Relocate building.*
3. Staff Parking. *Abandon. Restore vegetation.*
4. Maintenance Building. *Expand.*
5. CIT House. *Historic Designation.*
6. Storage.
7. New Climbing Tower/ High Ropes Element
8. New Sun Shelter. *For protection of campers in an unshaded open area.*
9. Archery Pit.
- 10-15. New Tabins. *Enlarge to improve egress.*
16. Storage. *Relocated building.*
17. Ropes Course.
18. Lodge. *Expand.*
19. New Storage/Garbage Enclosure. *Replacement for security.*
20. New Day-Tripping House. *Visiting troop use for 2-3 days at a time.*
21. Parking. *Expand. Reduce traffic through site. 1700 sf gain.*
22. Barn. *Relocate historic building to be adjacent to related site.*
23. Septic tank.
24. Office.
25. Storage/Garbage. *Remove.*
26. Homestead. *Historic Designation. Stabilize and restore/renovate.*
27. Flag Circle. *Regrade, make accessible.*
28. NA
29. Infirmary.
30. Leach Field.
31. Pump House.
32. New Director's Cabin. *Replace and enlarge existing*
33. New Staff Cabin/Troop House. *Remove existing and replace.*
34. Staff Cabin. *Remove.*
- 35-36. Staff Cabins.
37. Not used.
38. Shower. *Replace, expand.*
- 39-44. New Tabins. *Enlarge to improve egress.*
45. Cellar.
46. Storage.
47. Activity Building.
48. Activity Building.
49. Storage. *Relocated building.*
- 50-56. New Tabins. *Enlarge to improve egress.*
57. Water Treatment Building.
58. Stables. *Remove.*
59. Riding Arena.
- 60-65. New Tabins. *Enlarge to improve egress.*
66. Storage.
67. New Barn/Storage.
- 68-70. New Yurts. *Replacement buildings.*
71. New Stable.
72. All-Camp Campfire. *Expand, Modify for safety. Net gain of 500 sf.*
- 73-79. New Tabins. *Enlarge to improve egress.*
80. Storage
81. Abandoned Parking
- 82-87.* Abandoned Tabin Platforms. *Remove.*
- 88.* Abandoned Tabin Platforms.

* These items are all abandoned on the Rocky Mountain National Park portion of the property.
 See Appendix I for Building Elevations.

11. Environmental

A. Topography and Climate

Elevation 8,600 feet approx., in the upper montane forest lifezone (8,000 to 9,000 feet) of the Colorado front range east slope. Regionally, the upper montane lifezone occupies comparatively broad interstream areas with a relatively gentle increase in altitude from east to west (Marr, 1967). Broad, glaciated valleys characterize upper regions, becoming very narrow at lower altitudes. Glacial moraines occur in some wider valleys. Small lakes and ponds are common. Granite and other rocks frequently exposed on rounded, rocky knobs, cliffs, and talus slopes in the region.

The upper montane climate is moderately cool, and dry to somewhat humid. Summer precipitation occurs primarily in the form of mid-day thunderstorms. Autumn is cool with occasional wet snowstorms. A period of several weeks of dry, warm, calm "Indian Summer" weather is common. Winters are generally cool with periods of very low temperatures. Snow may remain on the ground in patches on north-facing slopes most of winter, but usually melts off southern exposures quickly in open forest stands. Strong winter winds are common. Spring marked by alternating cool and warm intervals, and by wet snow or rainstorms.

Prevailing winds from the west. Strong winds are always from the west. East winds are gentle and often bring considerable precipitation. Warm, dry chinook winds from the west common during the cold season.

No changes are expected from the level of development proposed for the site.

B. Soil Characteristics

Soils have not been specifically tested for any proposed construction sites. Granite outcroppings are cited above (topography) and indicate the presence of the same at or near the surface.

Minimal disturbance would be the goal, and final design will reflect this. All new sites would be adjacent to existing buildings or in the same locations.

C. Geologic Characteristics

A few areas show granite outcroppings but generally there is ground cover, so that little rock is exposed. No exceptional geological features are to be seen.

Construction work has the potential to be damaging with long term consequences and needs to be clustered near existing buildings that already have borne the effects of man-made changes.

D. Wildlife

The Colorado Division of Wildlife (CDOW) has compiled information on the natural resources of the state in the form of the Natural Diversity Information Source (NDIS). Information sources include the CDOW, the Colorado Natural Heritage Program (CNHP), local governments, and other conservation partners (CDOW, 1999). A System for Conservation Planning (SCoP) is one of the components of NDIS. SCoP provides information on wildlife habitats and natural communities on the World Wide Web. The SCoP data was compiled to give a statewide perspective and is not intended for project use in the absence of site-specific field investigations. Nevertheless, the SCoP information is useful for understanding planning and management considerations when used in conjunction with other available site data and a field investigation.

The Meadow Mountain Ranch area was located on the SCoP maps to narrow the field of information gathered. High Priority Habitats (HPH) identify wildlife habitat considered particularly important in terms

of its ability to support a diverse native fauna. HPH's are ranked numerically from 0 to 5. Table 1 in *Appendix E* summarizes the SCoP data available for the Meadow Mountain Ranch area.

The Meadow Mountain Ranch site ranked 'Moderate' for mammals in general and American Elk, specifically. All other rankings ranged from no species occurrences known to moderately low suitability for High Priority Habitat. The site is depicted as suitable overall elk range, both summer and winter. Neither severe winter range nor elk concentration areas are depicted at this site. Because the availability of both severe winter range and winter range are the limiting factors for elk herds, preservation of both the migration corridor and winter range at Meadow Mountain Ranch is important. The forest canopy provides thermal cover for elk, and the wetland and upland meadow and mixed forest provides a feeding ground. The meadow and riparian corridor downstream of the site likely accommodates movement. Because use of this site is concentrated in the summer season, elk winter range is protected.

Winter use (snowshoeing, cross-country skiing) will occur on existing trails and roads or in such a manner as to minimize impact on wildlife.

A 'Summary Statistics for Wildlife Species' document produced for this site in the SCoP system, is attached in *Appendix E*. Information prepared by the Colorado Division of Wildlife (CDOW) on living with bear and mountain lions is also attached for reference in *Appendix E*.

Information provided by a camp caretaker supported and supplemented the SCoP information: Elk herds are frequently sighted in the meadow, and appear to move between Rocky Mountain National Park and this site. Black bear are plentiful and coyotes are often seen feeding in the meadow area. Deer appear infrequently. Mountain lions have been sighted within the last couple of years. Overall, habitat value and function at Meadow Mountain Ranch is enhanced by the site's connectivity with Rocky Mountain National Park backcountry and the lack of public access into this parcel.

E. Habitats

The Boulder County Comprehensive Plan (BCCP, 1999) contains two maps of areas designated significant environmental resources in the county. The Meadow Mountain Ranch is located within a BCCP designated Core Environmental Conservation Area (ECA) known as Indian Peaks (No. 1). ECA's are large and relatively undeveloped areas of the county that possess a high degree of naturalness, contain high quality or unique landscape features, and/or have significant restoration potential. Their size and quality make them important areas for wide-ranging animals, human-sensitive species, native plant communities, and natural processes. The Indian Peaks ECA encompasses 100,000 acres of montane, subalpine, and alpine communities, and spans the entire western portion of Boulder County. The Indian Peaks ECA includes Rocky Mountain National Park and the Indian Peaks Wilderness area as well as other national forest and private lands. The unique ecological qualities of the Indian Peaks ECA relative to Meadow Mountain Ranch include; a high number of significant wetlands, greenback cutthroat trout habitat (potential habitat downstream), summer elk concentration areas, several elk calving areas, and important movement corridors for large mammals in both east/west and north/south directions. Meadow Mountain Ranch is also situated in a corridor that links Indian Peaks ECA with the North St. Vrain ECA (No.2). This corridor is one of the few relatively undeveloped linkages across Highway 7 in this area.

According to the BCCP, protecting these landscape-scale ECA's is vital to halting habitat fragmentation caused by the cumulative effects of development, roads, and trails. The BCCP cites shifts in animal and plant populations associated with the blending of human and natural landscapes. "Extirpated and declining animal species tend to be wide-ranging, ecological specialists, and human sensitive. New or increasing species are habitat generalists and co-exist with human landscapes." (ER 9.0). In an effort to preserve habitat for more sensitive species and halt this population trend, the County's policy is to identify the richest sites, protect them with adequate buffers, and establish corridors of connectivity. Specifically related to the Meadow Mountain Ranch site, development within the ECA shall be located and designed to minimize impacts on the flora and fauna of the area. The County also encourages the development of coordinated management plans like this Stewardship Plan, to conserve, protect, or restore the values of the ECA's.

Boulder County's natural resource database identifies the willow-cottonwood wetland extending immediately downstream of the Meadow Mountain Ranch wetland as a 'Significant Wetland' (ID No. 17D-5). The hydrologic source of this riparian wetland occurs, in part, on the Meadow Mountain site. Boulder County's goal is to preserve and protect the natural values and ecosystem functions of wetlands, particularly those designated as significant. Land use proposals that could potentially impact wetlands must be evaluated with respect to impacts and mitigation. The County's policies with regard to riparian areas includes working toward minimizing human impacts to riparian ecosystems from development, roads, and trails.

No other BCCP environmental resource designations occur on the Meadow Mountain Ranch property or in the immediate vicinity.

Elk are associated with semi-open forests or forest edges adjacent to parks, meadows, and alpine tundra (R. Green 1982, Hoover and Wills 1987). They browse on woody plants and graze on grasses and forbs. The open meadow and forest fringe, therefore, provide valuable elk habitat.

The GS-MPC is not planning a significant increase in use at this camp. Meadow Mountain Ranch offers camping and horseback riding facilities. The use is primarily seasonal, concentrated during summer months. Approximately 20 horses are rented and stabled on site throughout the summer. The horses are not wintered over. Winter use currently averages one troop (12-15 girls) overnight one weekend per month GS-MPC would like to provide a heated facility to expand winter use to allow for occasional snow shoeing or other non-motorized winter activities. Use may expand to one troop overnight every weekend throughout the winter. Though elk winter range occurs on site, no notable impacts are anticipated as a result of the limited increase in winter use proposed.

No new trails are proposed. Access to Rocky Mountain National Park from trails within the Girl Scout property is coordinated with the RMNP.

As fencing is repaired on the site, it will be completed in accord with the June 6, 2004 recommendations of the Colorado Division of Wildlife: top wire height at a maximum of 40" above grade and the bottom wire height at a min. of 16" above grade.

The Girl Scouts have agreed to limit the grazing on the site to the horses there in the summer season. Their grazing will not occur within 100 feet of the wetlands. Grazing will be rotated around the site to prevent damage.

Revegetation with native plants appropriate to the montane region will occur at the abandoned parking area, the abandoned and removed cabin platforms, and at the temporary earth storage area by the archery pit.

F. Vegetation

The climax vegetation in the upper montane lifezone is a douglasfir-ponderosa pine community, with dense stands of lodgepole pine and aspen groves (Marr, 1967). Limber pine may grow sparsely, but does not vigorously compete with other tree species. In habitats too severe for other species (i.e. coarse soil or strong winds), limber pine grows alone, providing a striking, broad profile in the typically spired forest canopy. In this mountainous region, slope aspect and orientation influence the micro-climate and associated vegetation. Douglasfir occurs most abundantly on steep, mesic, north-facing slopes. Ponderosa pines are most abundant on gently rolling, south-facing slopes. Dense tree stands typically create a relatively closed canopy in the upper montane. Shrubs, herbs, and grasses are sparse on the forest floor.

Lodgepole pine stands are a successional forest community in the upper montane. Like aspen, lodgepole pines establish after a disturbance, such as fire, lumbering, or cultivation. Young lodgepole pine stands are extremely dense. As the stand matures, many trees die, and this results in a gradual opening up of the forest. Eventually douglasfir and ponderosa pine seedlings become established under the lodgepole

canopy. Less tolerant of shade, lodgepole cannot produce saplings in this environment. Consequently, ponderosa pine and douglasfir eventually replace the lodgepole as the climax stand.

On narrow valley floors, dense shrub or forest stands crowd the streambanks. Aspen, Colorado blue spruce, engelmann spruce, subalpine fir, and lodgepole pine, often grow with cottonwoods and shrubs on the floodplain. In broad valleys where the water table is high, the willow-alder-birch complex often spreads into large thickets. Broad valley floors oriented east-west have wet meadows on the north and dense shrubs along the drainage lines. A shrub stand may extend southward from the drainage channel until it meets the dense forest zone on the southernmost side of the floor. Aspen commonly grow next to the shrubs, followed by the spruce-fir zone.

The forest at Meadow Mountain Ranch appears to be characteristic of the life zone. Ponderosa pine appears dominant above the valley floor, with Douglas fir and lodgepole pine interspersed. Canopy closure ranges from approximately 40-80%.

H. Wetlands

The Meadow Mountain Ranch property is representative of the transition from broad, glaciated valleys characteristic of the upper regions of this lifezone to very narrow valleys at lower altitudes. A long, broad valley floor occurs in the central east-end of the property. This valley collects the flows of numerous springs in the area, and a wet meadow wetland occurs on-site near the eastern boundary. Although a wetland delineation was not performed during this field visit, the wetland appears to transition to an upland meadow upslope. The wet meadow wetland also transitions to a mixed forest riparian wetland at the eastern, downslope boundary of the site. This mixed forest, typical of narrow valley floors in the lifezone, dominates the drainage downstream of the camp property. Below Meadow Mountain Ranch, the drainage channel narrows and flows eastward to its confluence with Fox Creek below Highway 7.

Since this report was initially prepared, a wetland delineation has been prepared and shows an area running through the meadow of wetlands vegetation. The width varies from 65 to 150 feet wide and runs from 350 feet west of the main road to the bog at the east border of the property. Refer to the map in Appendix L.

A large aspen stand meanders through the pine forest in the southwest corner of the property. The aspen, adapted to moist conditions, appear to coincide with a system of springs. Aspen stands also occur on the fringe of the meadow, particularly to the south and west.

The Meadow Mountain Ranch entry road flanks the northern boundary of the meadow. The developed areas on this site are situated upslope of the entry road, in forested areas or on the woodland fringe. With the exception of an abandoned small horseback-riding ring, the central meadow is undeveloped.

Existing structures are located along three internal roads, and are generally clustered. Proposed new facilities are located within or near developed areas to avoid further dispersing use. Most proposed structures will be replaced in-place or located in existing clearings, thus avoiding unnecessary disturbance and tree removal. A few new structures proposed will cause the removal of some trees. A new hay and storage barn will be constructed near the relocated stable (see Stable Relocation below). Although construction of these two structures will impact some trees, they are clustered with associated facilities, and avoid wetlands and springs. No new trails are proposed on the site which would disturb vegetation further. Relocating the staff parking to the lower parking area will reduce automobile damage and disturbance in more remote areas.

The existing stables are located near the south end of the property, adjacent to the main road. The presence of springs in this area creates permanently saturated conditions in the stables. The Master Plan calls for removal and replacement of the stables directly south.

New yurts on raised platforms are proposed near the existing stable location. Location of the yurts in these previously developed clearings and adjacent to existing structures limits the spread of development and minimizes disturbance to trees.

A wetland buffer of at least 250'-300' is recommended between development and the wetlands.

A wetland delineation was performed in September 2004 by the Corps of Engineers. See Appendix L Wetlands Delineation Map. The new stable will be 300-400 feet from the wetlands. All other buildings both existing and new are even further from the wetlands.

According to the CDOW database, elk are generalist feeders. Most studies of competition between elk and other species suggest that conflict and impacts are minimal. In northeastern Colorado, considerable overlap was found in diets of elk, cattle, and wild horses (Hansen and Clark 1977). Elk appear to abandon areas being grazed by domestic sheep, and bighorn sheep seem to avoid areas being used by elk.

Limited grazing is requested in the central meadow. The plan calls for limited grazing of the rental horses boarded on-site during the summer months.

Prescriptive grazing by horses, in limited numbers, is used as a management tool on re-vegetated sites. Limited horse grazing can invigorate vegetative growth, enhance diversity, and control some young weeds.

12. Cultural Resources

Five of the structures from the homesteading and early ranch years still stand on the Meadow Mountain Ranch site near the lodge area. One cabin is identified as the 'Homestead' on the Master Plan. Near the Homestead House is a round cistern/water trough and across the road is a cold storage area built into the hillside. A small wood garage nearby was originally a forge for sharpening saws for the Dannels lumber business. Another cabin identified as 'CIT House' was a ranch bunkhouse. All are included in the Boulder County historic designation.

Structures like these reflect our heritage and so have inherent interpretive value. Remnant tools and equipment suggest the meadow was hayed. Although buildings have been clustered around these structures as the camp has developed over time, they remain valuable cultural resources for Meadow Mountain Ranch and the community.

An assessment is underway to determine the value and feasibility for use of the Homestead. The garage/forge building is proposed for relocation adjacent to the homestead to create a cluster of historic buildings. The CIT House is also in need of renovation. Approval will be sought from Boulder County before any exterior features of the landmarked structures or construction within the site areas occurs.

13. Radiation Hazards

Not applicable.

14. Governmental & Community Services

Increase in usage of the site is minimal and should not have any effect on these services that are already provided. The Girl Scouts work to be a good neighbor and community member and contribute their share to the functioning of these organizations.

15. Transportation Impact

Heaviest usage is in the summertime now for the camps and no change is anticipated to that level of traffic. Carpooling is encouraged and is generally successful. Some campers may be driven off the site for a particular day activity once in a while. This is usually one or two vans leaving and returning to camp maybe three days a week. Delivery vehicles will continue at the same level as in the past.

Increased wintertime use is proposed at a level that will have small groups arriving for weekend use. These groups are very likely to carpool and will not be making multiple trips to and from the site during a weekend.

Up to 15 people could arrive on the site occasionally during the 70 days of the summer season. These individuals would provide their own transportation car pools, which would typically be cars and vans. These are individuals that may stay for 1 to 5 nights and will spend time on site, as well as take advantage of Rocky Mountain National Park. These groups will be Girl Scout troops from around the country, who want to explore the Rockies as part of a group trip.

Drexel Barrell's study indicates the proposed changes to the site will have minimal effect on the current traffic situation and the roadway can accommodate all anticipated traffic with no improvements recommended. See Appendix F Drexell Barrell Traffic Study and Traffic Charts.

16. Financial Guarantees

NA

17. Project Schedules

Limited work anticipated for first year due to fund-raising requirements
No more than 2 small projects or one large project anticipated in any one season
Bids to occur in late spring, with neighbor notification at same time
Construction work to begin at mid-August with enclosure by November 1
The total work outline in this plan will take 10 -15 years to complete

First Phase Priorities (designated funding by donors may modify these)

1. Homestead House: restoration/maintenance of historic structure
2. Barn/Stables sites are insufficient for program and need to be moved to reduce environmental impact.
3. Climbing Wall
4. Troop House
5. Storage/Garbage enclosure
6. Sun Shelter in Archery area

Second Phase Priorities:

1. CIT House renovation
2. Parking
3. Yurts
4. Flag Circle regrade
5. Tabins improvements/unit storage areas
6. Move historic garage/forge
7. Showerhouse

Third Phase Priorities:

1. Director's Cabin
2. Day-tripping House
3. Expansion to Ranger House
4. Lodge Expansion
5. Maintenance Building expansion

Meadow Mountain Ranch Girl Scout Camp Development Report

March 20, 2005

Appendix A - Water Management

The water for Meadow Mountain Ranch comes from underground and from a tributary.

The water source for the lodge is a well providing for year-round consumption via a well casing with a submersible pump, which fills two (2) 400-gallon storage tanks under the lodge. Current consumption is recorded at 780 gallons per day average for each of the days (75-100) that the camp is open. This water is tested each month when there are 20 or more people on site using the lodge. The test results are filed with Boulder County/the State of Colorado.

The water for the ranger's house (Building No. 2) comes from a well casing with submersible pump that feeds the house through a pressure tank. As a domestic well, this well is allotted water at a rate of 500 gallons per day.

All the other sites are served by water from 'Dannel's Ditch, a tributary of Fox Creek. The water access comes from a location 1,000 feet inside Rocky Mountain National Park. In 1997 the water treatment facility was created for spring water, so that it can be used for human consumption. The system is designed so that when the tanks (total 10,000 gallons) are full, the water is not diverted out of Dannel's Ditch at all.

This water is collected in tanks at the water treatment facility, until it meets all state requirements for human use. Prior to human use the Girl Scouts must prove that the treated water has reached acceptable turbidity levels. The Camp is approved for usage of 0.10 cfs (64,600 gallons per day) for this flow, for domestic, commercial and stock watering purposes. In previous years usage was 1,288 gallons per day. Since the summer of 2002, no water was used from this source because of the drought. All water has been hauled in to the water treatment facility. Water flows from the treatment facility/pump house through a web of plastic piping on the surface to the buildings at the core of the camp, the stables, the CIT house, and the shop/maintenance building and all five of the campsites.

Meadow Mountain Ranch Girl Scout Camp Development Report

March 20, 2005

Appendix B - Waste & Wastewater Management

The system consists of two leach fields and two septic tanks. One 4,000 gallon septic tank and two leach fields serve the shower house and the lodge. The septic tank is constructed of concrete, including concrete baffles, and when last inspected in 1995 appeared in sound condition. This septic vault is pumped every two years. The upper leach field is 24' x 120'. The lower field is 30' x 100'. The upper field is typically used during the winter and the lower field in summer. The leach field design is for 2,000 gallons per day, plus a 25% safety factor. A study in 1995 placed MMR's actual usage, including the lodge, shower and infirmary, at 1,703 gallons per day. The proposed expanded usage would not raise the daily numbers so much, as expand the season of usage from 75 days to 125 days.

The ranger house (#2) has a septic system of its own. The tank gets pumped regularly.

The infirmary (#29) has its own septic tank and the gray water goes to the lodge leach fields. The usage calculations, cited in the first paragraph, include the infirmary.

All latrines in the individual campsites have been converted to vaults for a total of seven (7) locations. These units are pumped out 1-3 times per year, depending on need. Waste water from the fountain/taps at the campsites flows into French drains.

Solid waste from the stables are removed daily and buried in pits near the pasture and stables. Soil testing will occur annually to determine if this method is having a negative affect.

Current sanitation systems are approved by the State of Colorado and Boulder County. No substantive changes are proposed. See following reports.

May 3, 2004

Ms. Kay E. Stevens
Executive Director
Girl Scouts-Mountain Prairie Council
1600 Specht Point Drive, Suite A
Fort Collins, CO 80525

Dear Kay:

Enclosed are three sheets showing my analysis of water consumption and related wastewater production at Meadow Mountain Ranch Girl Scout Camp. This information should provide support information for your master planning review by Boulder County Staff.

Page 1 shows a spreadsheet for water consumption based on the water hauled during year 2003. I used your chart showing the number of people using the camp, and the total water hauled to arrive at the net figure of water usage per person per day of 5.37.

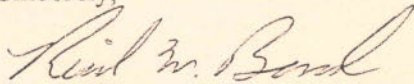
I used the water usage per person per day figure on page one as a base for determining estimated wastewater production based on the proposed master plan from the chart you provided. Based on the weekly totals of number of people at the camp per week, I developed daily estimates of wastewater production using 6 gallons per capita per day which was the figure from page 1 rounded up. I also used an estimated wastewater production rate of 10 gallons per person per day. The 10 gallons per person per day figure more closely represents years that water is less restricted at the camp, and gives a daily wastewater production rate of 1,600 gallons per day.

Page 3 represents a separate method of determining wastewater production based on two water meter readings at the lodge taken in 1995 and in 2004. The total water usage was averaged over 8 seasons, and the number of usage days per season was estimated to provide numbers for wastewater production. I included estimates for wastewater production at the Pill Box building and for showers. The result shows a wastewater production rate of 1,745 gallons per day.

Based on the above estimates, daily wastewater production rates at Meadow Mountain Ranch should be below 2,000 gallons per day limit.

If you have any questions regarding the above, please contact me.

Sincerely,



Reid W. Bond, P.E.
2931 Telluride Place
Loveland, Colorado 80538
Phone: 970-593-0162

MEADOW MOUNTAIN RANCH GIRL SCOUT CAMP
 Water Consumption Based on 2003 Water Haul

May 2, 2004

Participant / Month	People Days-Each Week																				
	May				June				July				August				September				Off-Season Days
	1	2	3	4	1	2	3	4	1	2	3	4	1	2	3	4	1	2	3	4	
Volunteer Maintenance Days	20	20	20	20									200								
Camp Staff					175	175	175	175	175	175	175	175	175								
Summer Camp Scouts									497	497	497	197	197								
Weekend Programs														230	230		230	230	230	230	
Off-Season Rentals																					75
Weekly Totals	20	20	20	20	175	672	672	672	672	672	672	372	372	200	230	230	230	230	230	230	75

Total people days 6,686 People Days

Total Water Hauled In 2003 51,220 Gallons

Deduct for Horse Usage @ 20 Hd @ 12gal/hd/day x 45 days 10,800 Gallons

Deduct for Water use At 5 Spigots @ 100gal/day x 45 days 4,500 Gallons

Net Water used that would be equivalent to daily wastewater Prod. 5.37 Gallons per person per day.

MEADOW MOUNT RANCH GIRL SCOUT CAMP
 Estimate Wastewater Production based on Proposed Master Plan

People Days-Each Week

05/02/04

Participant / Month	May			June				July				August				September				Off-Season Days	
	2	3	4	1	2	3	4	1	2	3	4	1	2	3	4	1	2	3	4		
Volunteer Maintenance Days	50	50	50											200							
Camp Staff				210	210	210	210	210	210	210	210	210	210								
Summer Camp Scouts				910	910	910	910	910	910	910	910	910	910								
Weekend Programs														250	250	250	250	250	250	250	
Off-Season Rentals																					75
Weekly Totals	50	50	50	210	1,120	1,120	1,120	1,120	1,120	1,120	1,120	1,120	1,120	450	250	250	250	250	250	250	75

WASTEWATER PRODUCTION ESTIMATES

Average Daily Wastewater

Production based on

Average Usage of 6 gpcd 150 150 150 180 960 960 960 960 960 960 960 960 385.71 214 214 214 214 214.3 214 64

Average Daily Wastewater

Production based on

Average Usage of 10 gpcd 250 250 250 300 1600 1600 1600 1600 1600 1600 1600 1600 643 357 357 357 357 357.1 357 107

Using the 10 gallons per capita per day (gpcd) number, the wastewater production to the existing subsurface disposal system is less than 2,000 gallons per day.

MEADOW MOUNTAIN RANCH GIRL SCOUT CAMP

05/02/04

Water Usage at Lodge Based on Water Meter Readings at Lodge

Reading Taken April 26, 2004	1,716,050
Reading Taken May 19, 1995	<u>1,164,400</u>
	551,650

of Seasons Between Readings 8

Average Water Used Per Season 68,956

Number of Days Per Season

Camp	42
Camp Start Up	7
Weekend Programs	<u>12</u>

61

WASTEWATER PRODUCTION ESTIMATE

Wastewater Production estimate Based on Meter Readings

Average Water Consumed/day at Lodge 1,130 Gallons per day

Pill Box Contribution 150 Gallons per day

Showers

Participants 125 x 10 gal x 2/week /7days/week = 357 Gallons per day

Staff 25 x 10gal x 3/week /7days/week= 107 Gallons per day

Average Daily Wastewater Production 1,745 Gallons per day

Meadow Mountain Ranch Girl Scout Camp Development Report

December 5, 2004

Appendix C - Site Plan

DEVELOPMENT	EXISTING	PROPOSED	TOTAL
ZONING:	F	F	F
SITE SIZE:	200 AC (8,712,000 SF)	200 ACRES	200 ACRES
DEVELOPMENT:			
BUILDINGS:	31,517 SF (0.36%)	+8,582 SF	40,099 SF (0.46%)
ROADS:	130,889 SF (1.5%)	NO CHANGE	130,889 SF (1.5%)
PARKING:	14,388 SF (0.16%)	-3,200 SF	10,948 SF (0.12%)
FLAG CIRCLE:	3,150 SF	NO CHANGE	3,150 SF
CAMPFIRE:	2,827 SF	+3535 SF	6,362 SF
RIDING RING:	4,133 SF	NO CHANGE	4,133 SF

Meadow Mountain Ranch Girl Scout Camp Development Report

December 5, 2004

Appendix D - Vicinity Map



VIGNITY MAP
 SCALE: 3/4" = 1 MILE

REF: BOULDER COUNTY
 Rain Map

Meadow Mountain Ranch Girl Scout Camp Development Report

December 5, 2004

Appendix E - Environmental Assessment

The following table (Table 1) summarizes the SCoP data available for the Meadow Mountain Ranch area.

Table 1 – High Priority Habitats (HPH)

Species Classification	HPH Suitability Ranking
RARE SPECIES	
All Vertebrates	Class 2
CNHP Imperiled Species	Class 2
Declining Species	Class 2
Federally Listed Threatened and Endangered	Class 2
State Listed Threatened and Endangered	Class 2
State Species of Special Concern	Class 1
SPECIES OF ECONOMIC IMPORTANCE	
American Elk	Class 3
Bighorn Sheep	Class 0
Mule Deer	Class 2
SPECIES GROUPS	
Amphibians	Class 2
Birds	Class 2
Mammals	Class 3
Native Fish	N/A
Reptiles	Class 1

LEGEND – CLASS

- 0- No Species Occurrences
- 1- Low
- 2- Moderately Low
- 3- Moderate
- 4- Moderately High
- 5- High

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Hoover, R. L., and D. L. Wills, eds. 1987. Managing forested lands for wildlife. Colorado Div. Wildl. and Rocky Mountain Region, U.S. Forest Service, Denver, 459 pp.

Kufeld, R. C., O. C. Wallmo, and C. Feddema. 1973. Foods of the Rocky Mountain mule deer. Res. Paper, U.S. Forest Service, RM-111:1-31.

Marr, John W. 1967. Ecosystems of the East Slope of the Front Range in Colorado, University of Colorado Studies Series in Biology, No. 8, University of Colorado Press, Boulder, CO, 134 pp.

**NDIS - ScoP Summary Statistics for Wildlife Species
at Meadow Mountain Ranch**

Close Window

Status Codes Definitions

User Defined Area in Colorado Summary Statistics for Wildlife Species

Column Headings

Cov Rank: COVERS Ranking

PSH: Potentially Suitable Habitat data found in area of interest

WRIS: Wildlife Resource Information System distribution data found in area of interest

Cons: CNHP Conservation Site found in area of interest

EO: CNHP Element Occurrence found in area of interest

Fed TE: Federal Threatened and Endangered Species

St TE: State Threatened and Endangered Species

CNHP: Colorado Natural Heritage Program Imperiled Species

Ec Im: Economically Important Species

Sp Co: State Species of Special Concern

Cov: Colorado Vertebrate Ranking System

Common Name	Sci Name	Group	Cov Rank	PSH	WRIS	Cons	EO	Fed TE	St TE	CN HP	Ec Im	Sp Co	Cov	Stat
American Elk	Cervus elaphus	mammals	5	✓	✓						✓			
American Peregrine Falcon	Falco peregrinus anatum	birds	43	✓				T		✓			✓	G4T S2B SZN ST
Arctic Peregrine Falcon	Falco peregrinus tundrius	birds	48	✓					T				✓	G4T S2N E(S/ ST
Barrow's Goldeneye	Bucephala islandica	birds	31	✓						✓		✓		G5 S SZN
Big Free-tailed Bat	Nyctinomops macrotis	mammals	44	✓						✓				G5 S (C2)
Bighorn Sheep	Ovis canadensis	mammals	42	✓							✓			FS
Black Bear	Ursus americanus	mammals	8	✓							✓			
Black Swift	Cypseloides niger	birds	42	✓						✓				G4 S FS
Blue-winged Teal	Anas discors	birds	23	✓							✓			
Botta's Pocket Gopher	Thomomys bottae	mammals	9	✓						✓				
Brazilian Free-tailed Bat	Tadarida brasiliensis	mammals	55	✓						✓			✓	G5 S

Bushy-tailed Woodrat	Neotoma cinerea rupicola	mammals	19	✓					✓											G5T: S3	
Canada Goose	Branta canadensis	birds	4	✓															✓		
Cinnamon Teal	Anas cyanoptera	birds	36	✓															✓		
Dwarf Shrew	Sorex nanus	mammals	26	✓															✓	G4 S2S3	
Eastern Fence Lizard	Sceloporus undulatus	reptiles	19	✓																✓	
Flammulated Owl	Otus flammeolus	birds	49	✓																✓	FS
Golden-mantled Ground Squirrel	Spermophilus lateralis	mammals	7	✓															✓		
Green-winged Teal	Anas crecca	birds	19	✓															✓		
Greenback Cutthroat Trout	Oncorhynchus clarki stomias	fish	37					✓	T	T									✓	G4T: S2S3 FT S'	
Least Chipmunk	Tamias minimus	mammals	7	✓															✓		
Mallard	Anas platyrhynchos	birds	16	✓															✓		
Many-lined Skink	Eumeces multivirgatus	reptiles	27	✓																	
Merlin	Falco columbarius	birds	13	✓															✓	G5 S S4N	
Mexican Spotted Owl	Strix occidentalis lucida	birds	59	✓						T	T								✓	G5 S SUN ST	
Moose	Alces alces shirasi	mammals	31	✓															✓		
Mountain Lion	Felis concolor	mammals	17	✓															✓		
Mule Deer	Odocoileus hemionus	mammals	6	✓	✓														✓		
Northern Goshawk	Accipiter gentilis	birds	24	✓															✓	G5 S SZN (C2)	
Northern Harrier	Circus cyaneus	birds	35	✓															✓	G5 S SZN	
Northern Leopard Frog	Rana pipiens	amphibians	59	✓															✓	✓	G5 S SC F
Northern Pintail	Anas acuta	birds	38	✓															✓		
Northern Pocket Gopher	Thomomys talpoides	mammals	16	✓															✓		
Northern River Otter	Lutra canadensis	mammals	33	✓															E	✓	G5 S3S4 SE

G5	Listed by CNHP as globally demonstrably secure
G5T4T5	Listed by CNHP as globally demonstrably secure, subspecies global rank falls between two ranks
PP	US Fish and Wildlife Service petition for federal listing is pending
S1	Listed by CNHP as state critically imperiled
S1?	Listed by CNHP as state critically imperiled, uncertainty about rank
S1B	Species Listed by CNHP as State Critically Imperiled during the Breeding Season
S2	Listed by CNHP as state imperiled
S2B	Species Listed by CNHP as State Imperiled during the Breeding Season
S2N	Species Listed by CNHP as State Imperiled during the Non-Breeding Season
S2S3	Listed by CNHP as state rank falling between two ranks
S3	Species Listed by CNHP as State Rare or Threatened
S3B	Species Listed by CNHP as State Rare or Threatened during the Breeding Season
S3S4	Species Listed by CNHP as State Rare or Threatened or State Apparently Secure
S4N	Species Listed by CNHP as State Apparently Secure during the Non-Breeding Season
SC	Species Listed by Colorado Division of Wildlife as a Species of Special Concern
SE	Listed by Colorado Division of Wildlife as an Endangered Species
SHB	Species Listed by CNHP as historically known in state during the Breeding Season, but not verified
ST	Species Listed by Colorado Division of Wildlife as a Threatened Species
SU	Species Listed by CNHP as unable to assign imperilment rank
SUN	Species Listed by CNHP as unable to assign imperilment rank during the Non-Breeding Season
SZN	Species Listed by CNHP as no non-breeding occurrences of the species

'Living with Wildlife'

Courtesy of
Colorado Division of Wildlife



LIVING WITH WILDLIFE

IN

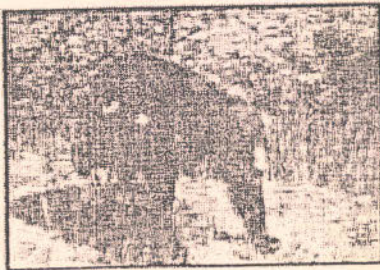
BEAR COUNTRY

Colorado has been home to bears since their earliest ancestors crossed the Bering Land Bridge. These large, powerful animals play an important role in the ecosystem.

Today, increasing numbers of people routinely live and play in bear country. For many people, seeing a bear is rare and the highlight of an outdoor experience. Learning about bears and being aware of their habitats will help you fully appreciate these unique animals and the habitat in which they live.

Black Bears At A Glance

Black bears are the most common and generally the smallest of North American bears. Others include the grizzly/brown and the polar bear. Today, only the black bear is known to exist in Colorado. Although we do not know exactly how many black bears live in Colorado, population estimates range from 8,000 to 12,000 bears. A black bear may live to be 20 years in the wild, although very few do, and up to 25-30 years in captivity. Black bears are very agile, can run in bursts up to 35 mph and can run up or down hills quickly and easily. Their short, curved claws help them to climb trees. Black bears are strong swimmers.



Threats to black bears include accidents, disease, motor vehicles and starvation. Natural enemies include other bears and mountain lions. Humans are responsible for the deaths of most black bears: loss of habitat, feeding, illegal killing, destruction of bears that pose a threat to people or livestock and property, and hunting. Prior to 1935, there was unlimited hunting of black bears. The designation of bears as game animals in 1935 provided for their management. Current regulations protect cubs and females with cubs.

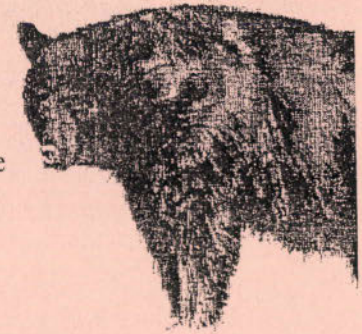
Physical Appearance

Ursus americanus, meaning "American black bear" is the bear's scientific name. Despite the common name, black bear, they aren't always black. They may be honey-colored, blond, brown or black. They may have a tan muzzle or a white spot on their chest. Most Colorado black bears are some shade of

brown, and they sometimes appear cinnamon-colored, leading some people to mistake them for grizzly bears.

A black bear's body appears heavy and is supported by short, powerful legs. The highest point of a black bear is the middle of its back. There is no prominent shoulder hump as there is on the larger grizzly bear.

Black bears vary in size and weight, with males generally being larger than females. Adult males average 275 pounds while the adult female may average 175 pounds. Depending on the season, food supply and gender, they may weigh anywhere from 125 to 450 pounds. Black bears measure about 3 feet high when on all 4 feet or about 5 feet tall standing upright.



Signs And Sounds

Black bear tracks are very distinctive – the hind footprint resembles that of a human. All bears have 5 toes, with the front foot short and about 4-5 inches wide. The hind foot is long and narrow, measuring about 7 inches. Claw marks may or may not be visible.

Bears use trails just as people do since it's easier to travel on a trail than through underbrush. Being aware of tracks, droppings and other bear signs (claw marks on trees, rotten logs ripped apart and hair on tree bark from rubbing), will allow you to determine better the presence of bears.

It's easy to recognize a black bear's sizable droppings of plant leaves, partly digested berries, seeds or animal hair.

Black bears are solitary. They don't associate with other bears except sows with cubs or during breeding. Bears may gather at a place with abundant food – for feeding.

Bears are intelligent and curious. They can see colors, form and movement. Although their vision is good, they generally rely on their acute senses of smell and hearing to locate food and warn them of danger.

Adult black bears make a variety of sounds. However, the most commonly heard sounds are woofing and jaw-popping. The young ones whimper or bawl.

Habitat

Black bears have long been viewed as forest dwelling animals. However, an unbroken expanse of forest doesn't provide enough food for black bears. They need berry patches and stream bottoms to satisfy their appetites for plants and insects.

In Colorado, the largest black bear populations are found in areas dominated by Gambel's oak and aspen near open areas of chokecherry and serviceberry bushes.

Every bear has a home range where it finds all it needs. It travels to different areas of its home range as snow recedes, plants sprout and berries ripen.

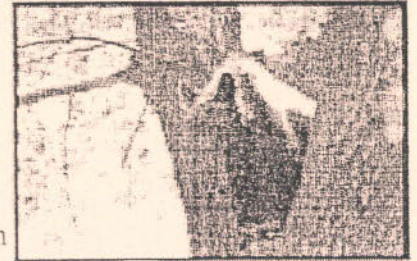
In general, black bears may range from 10 to 100 square miles. Adult males occupy the largest areas, while females usually establish their home range close to their mothers'.

Hunting And Feeding Habits

Bears may be active anytime, day or night, most often during morning and evening twilight. When not feeding or looking for food, they rest in day beds – next to a log in a windfall, in dense brush or in the depression left by an uprooted tree.

Black bears are omnivores – they eat both plants and animals. About 90% of a bear's diet is made up of nutritious plants, while about 10% of its diet consists of animals.

Bears will eat broad-leafed flowering plants, berries, nuts insects, carrion (dead animal carcasses) and grasses. They opportunely eat anything edible!



In late summer, black bears are trying to fatten up for winter hibernation. During this period, they may be actively feeding for up to 20 hours per day and may ingest 20,000 calories daily.

Bears And Winter

Since little food is available during winter, bears would have difficulty surviving if they remained active, so they hibernate. In Colorado, female bears enter their dens in late October and males in early November.

Black bears commonly den in rock caverns, excavated holes beneath shrubs or trees, in hollow logs or rotten trees and in brush thickets. Rock caverns are the most common kind of den in western Colorado.

A hibernating bear's heart rate and breathing slow, and its body temperature drops 4-12° F. During this time, bears do not eat, drink or eliminate body wastes. They maintain their energy levels and water balance by using stored fat.

When bears leave the den, snow may still be on the ground, but greenup has usually begun at lower elevations. Many bears will move to lower areas in spring. Also, it's a couple weeks before the bear's digestive system becomes active. During this critical period, the bear must rely on the remaining stored fat.

Mating And Breeding

In Colorado, male bears are capable of breeding at 3 years of age. A few female bears may have cubs at 3 or 4 years, although 5 years is more common.

Bears mate in early summer, but development of the fertilized egg is delayed until November. If the female enters the den in poor condition, it is believed she will reabsorb the fertilized egg rather than continue development of a fetus.

The female bear generally does not breed again while her cubs are with her.

Birth to Maturity

After a 2-3 month gestation period, 1 to 5 (usually 2) tiny cubs are born in midwinter. They are blind, toothless and covered with very fine hair at birth.

Nurtured with their mother's rich milk, they grow from less than 1 pound at birth to an average of 10-20 pounds by the time they all emerge from the den in mid-May.

Care of the cubs rests solely with the female. The cubs watch their mother and learn by mimicking her. Most black bear cubs stay with their mother for 1 year. The young may climb trees for protection or when they are threatened.

By the time the black bear cubs' second spring arrives, they have become more self-reliant. Littermates may stay together through the summer and perhaps even den together. Cubs will usually not reunite with their mother. Some cubs separate from their mother in their first autumn and become independent.

When Black Bears Meet People

Black bears are generally shy and avoid human contact. However, there are some precautions you can take to avoid encounters with black bears. You are responsible for doing all you can to prevent conflicts with bears. Learn as much as you can about bears and their habitat. When you are in bear country, know what areas a bear may use during different seasons. Watch for bear sign (tracks and droppings). Be aware of your surroundings and try to determine if bears may be present.

What To Do If You Live In Bear Country

If you choose to live, or have a summer home, in bear country, make sure you don't contribute to resident bears becoming "garbage" bears. Most conflicts between bears and people are linked to careless handling of food or garbage. Don't let your carelessness cause the unnecessary death of a bear. Learn to live responsibly with wildlife!

Black bears eat almost anything. They will eat human food, garbage, hummingbird food, and pet and livestock food when available. Once a bear has found the easily accessible, consistent food source that human settlements can offer, it may overcome its wariness of people and visit regularly, increasing the chance of a human/bear encounter. You and your neighbors can make a difference. Your actions may prevent the unnecessary death of a bear!



Make your property safe by keeping garbage out of reach and smell of bears. Use bear-proof trash containers. Contact Division of Wildlife for designs. Be sure garbage cans are emptied regularly. Periodically clean garbage cans to reduce residual odor – using hot water and chlorine bleach or by burning. Store trash in a closed garage or shed. Use link enclosure with a top if a garage or shed is not available.

- If you have pets, do not store their food or feed them outside. Clean your BBQ grill of grease and store inside. Hang bird seed, suet and hummingbird feeders on a wire between trees instead of on your deck or porch. Bring all bird feeders in at night. Do not put fruit, melon rinds and other tasty items in mulch or compost piles.

- As you might guess, beehives attract bears. You can protect your bees, honey and equipment if you surround the hives with fences designed to keep bears out. Contact the Division of Wildlife for designs.

- Most bears sighted in residential areas within bear habitat do not cause any damage. If a bear doesn't find abundant food, it will move on.

What To Do When Camping And Hiking In Bear Country

CAMPING:

- Keep your camp clean. Store food and garbage properly at all times. Keep your tent and sleeping bag free of all food smells. Store the clothes you wore while cooking or eating with your food. Burn all grease off grills and camp stoves. Wipe table and clean up eating area thoroughly.
- Store your food safely. Store all your food and coolers in your car trunk or suspended from a tree – at least 10 feet off the ground and 4 feet out from the tree trunk. Don't underestimate the ingenuity of a bear!
- Dispose of garbage properly. Put it in bear-proof garbage cans where available or secure it with your food and then pack it out. Don't burn or bury garbage. Bears will dig it up.
- Sleep well away from food areas. Move some distance away from your cooking area or food storage site.
- Store any toiletries safely. Store them with your food. Like other scents, the smell of toiletries may attract bears. Abstain from sexual activity. Practice good personal hygiene.

HIKING:

- Enjoy the woods! Hiking at dawn or dusk may increase your chances of seeing wildlife and your risk of meeting a bear. Use extra caution in places where hearing or visibility is limited:: in brushy areas, near a stream, where the trail rounds a bend or on windy days.

Reduce your chances of surprising a bear by making noise – talk or sing.

- Make sure children are close to you or at least within your sight at all times. Leave your dog at home or have it on a leash.

What To Do If You Meet A Black Bear

There are no definite rules about what to do if you meet a bear. In almost all cases, the bear will detect you first and will leave the area. Bear attacks are rare compared to the number of close encounters. However, if you do meet a bear before it has had time to leave an area, here are some suggestions. **Remember:** Every situation is different with respect to the bear, the terrain, the people and their activity.

- Stay calm. If you see a bear and it hasn't seen you, calmly leave the area. As you move away, talk aloud to let the bear discover your presence.
- Stop. Back away slowly while facing the bear. Avoid direct eye contact as bears may perceive this as a threat. Give the bear plenty of room to escape. Wild bears rarely attack people unless they feel threatened or provoked.
- If on a trail, step off the trail on the downhill side and slowly leave the area. Don't run or make any sudden movements. Running is likely to prompt the bear to give chase and you can't outrun a bear.
- Speak softly. This may reassure the bear that no harm is meant to it. Try not to show fear.
- Coming between a female and her cubs can be dangerous. If a cub is nearby, try to move away from it. Be alert – other cubs may be in the area.
- Bears use all their senses to try to identify what you are.

Remember: Their eyesight is good and their sense of smell is acute. If a bear stands upright or moves closer, it may be trying to detect smells in the air. This isn't a sign of aggression. Once it identifies you, it may leave the area or try to intimidate you by charging to within a few feet before it withdraws.

- Fight back if a black bear attacks you. Black bears have been driven away when people have fought back with rocks, sticks, binoculars and even their bare hands.

Who Do You Call?

The Division of Wildlife is responsible for managing, conserving and protecting wildlife. Your concerns about wildlife are our concerns as well.

If you have a potentially life-threatening situation with a black bear or if an injury occurs, please contact the Division of Wildlife, Monday through Friday, 8AM – 5PM, as listed below. After hours, contact the Colorado State Patrol or your local Sheriff's Department. To report property damage, please contact the Division during normal business hours. Your information is very valuable to us.

Central Regional Office
6060 Broadway
Denver, CO 80216
(303)291-7227 or 297-1192

Northwest Regional Office
711 Independent Ave.
Grand Junction, CO 81505
(970)255-6100

Northeast Regional Office
317 W. Prospect Rd.
Fort Collins, CO 80526
(970)484-2836

Southwest Regional Office
2300 S. Townsend Ave.
Montrose, CO 81401
(970)252-6000

Southeast Regional Office
2126 N. Weber St.
Colorado Springs, CO 80907
(719)473-2945

To Learn More About Black Bears

For the most part, people and wildlife can coexist. Living with wildlife is an enjoyable part of being a resident of Colorado. The key to coexisting is to respect wildlife and its habitat. You can learn more about black bears by reading any of the following books.

Bears – Their Biology and Management, 1999, Proceedings from the International Conference on Bear Research and Management (also 1970, 1974, 1977, 1980, 1983, 1986, 1989).

Black Bear: The Spirit of the Wilderness, 1981, by Barbara Ford, Houghton Mifflin, Boston, MA.

Black Bears of West-Central Colorado, 1991, by Tom Beck, Colo. Division of Wildlife, Technical Publication #39.

Bear Attacks: Their Causes and Avoidance, 1985, by Stephen Herrero, Nick Lyons Books/Winchester Press, New York, NY.

The Wonder Series: The Everywhere Bear, A Story and Activities by Sandra Chisholm Robinson, Denver Museum of Natural History, CO.

Page updated 2/12/00



LIVING WITH WILDLIFE

IN

LION COUNTRY

Much of Colorado, including the Front Range, is prime mountain lion country. This simple fact is a surprise to many residents and visitors. These large, powerful predators have always lived here, preying on plentiful deer and playing an important role in the ecosystem.

You may live in or recreate in lion country. Like any wildlife, mountain lions can be dangerous. With a better understanding of mountain lions and their habitat, we can coexist with these magnificent animals.

The mountain lion, commonly known as cougar, panther or puma, exists only in the Western hemisphere and is one of North America's biggest cats. In Colorado, population estimates range from 1,500 to 3,000 mountain lions. A lion's natural life span is probably about 12 years in the wild and up to 25 years in captivity. Lions are very powerful and usually kill large animals, such as deer and elk. Natural enemies include other large predators such as bears, lions, and wolves. They also fall victim to accidents, disease, road hazards and people.



The status of the mountain lion in Colorado evolved from that of varmint, on which a \$50 bounty was offered from 1929, to designation as a big game species in 1965. The change in legal status reflected growing public appreciation and concern for sound mountain lion management.

PHYSICAL APPEARANCE

The lion's scientific name, *Felis concolor*, means "cat of one color." Mountain lions in this area are usually tawny to light-cinnamon in color with black-tipped ears and tail.

Mountain lions vary in size and weight, with males being larger than females. Adult males may be more than 8 feet in length and weigh an average of 150 pounds. Adult females may be up to 7 feet long and weigh an average of 90 pounds.

Mountain lions are easily distinguished from other wild cat species in Colorado. Lions are much larger than lynx or bobcats and have a long tail, which may measure one-third of their total length.

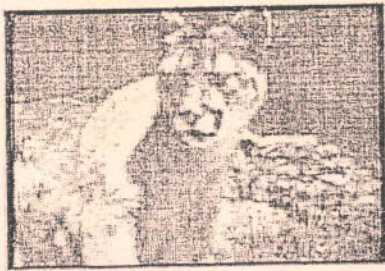
TRACKS

In an unhurried walk, lions usually place the hind paw in the imprint made by the front paw. They have 4 toes with 3 distinct lobes present at the base of the pad. Generally claw marks are not visible since their claws are retractable.

Generally, the mountain lion is a solitary animal. Adult males almost always travel alone. If tracks indicate two or more lions traveling together, it's probably a female with kittens.

HABITAT

The mountain lion's habitat ranges from desert, chaparral and badlands breaks to subalpine mountains and tropical rain forests.



In Colorado, lions are found in areas of pinion pine, juniper, mountain mahogany, ponderosa pine and oak brush. Lions generally will be most abundant in areas with plentiful deer.

Individual lions range in areas varying in size from 10 to 370 square miles. Females with young kittens use the smallest areas; adult males occupy the largest areas.

Size of the home range depends on the terrain and how much food is available. Boundaries of male home range are marked with piles of dirt and twigs, called scrapes, which signal to other lions that this area is occupied.

HUNTING AND FEEDING HABITS

Lions are most active from dusk to dawn, although they travel and hunt in the daylight. Lions prefer to eat deer, however, they also kill elk, porcupines, small mammals, livestock and a variety of domestic animals such as pets.

Mountain lions prefer to kill their own prey. Like most cats, they take their prey by ambush rather than by a long pursuit. After spotting prey, a lion stalks using available cover, then attacks with a rush, often from behind.

Lions usually kill with a powerful bite below the base of the skull, breaking the neck. lions drag the carcass to a sheltered spot beneath a tree or overhang to feed on it. They cover the carcass with dirt, leaves or snow and may return to feed on it over the course of a few days. generally, they move the carcass and re-cover it after each feeding.

Lions feeding on a kill can be dangerous to people. Lions that have been fed by people or seen "tame" may become aggressive unexpectedly.

MATING AND BREEDING

Female lions generally reproduce when they are about 2 1/2 years old.

Courtship begins when a roaming female in heat makes frequent sounds and leaves a scent that attracts males. After locating the female, the male accompanies her for just a few days when mating occurs.

Breeding can take place throughout the year but most females give birth between April and July, following a 3 month gestation period.

BIRTH TO MATURITY

The female gives birth to an average of 2 to 3 young called kittens. She usually chooses a secluded spot beneath an uprooted tree or a rocky depression. Care of the kittens rests solely with the females. She defends them vigorously against males lions, which may kill them.

New born kittens are about 1 foot long and weigh about 1 pound. They are covered with blackish-brown spots and have dark rings around their short tails. The young stir only to nurse until they are about 2 weeks old, when their eyes open and they become alert and playful. Weaning occurs at about 2 months.

Kittens learn hunting skills through play and exploration, and by watching their mother. When the young are about 6 weeks old, she begins taking them to her kills to feed.

As the kittens mature, their spots fade. At 6 months, they weigh over 30 pounds and are becoming capable hunters. Kittens remain with their mother for another year, improving their hunting skills.

WHEN MOUNTAIN LIONS MEET PEOPLE

Generally, lions are calm, quiet and elusive. They tend to live in remote, primitive country. Lions are most commonly found in areas with plentiful deer and adequate cover. Such conditions exist in mountain subdivisions, the number of mountain lion/human interactions has increased. This increase is likely due to a variety of reasons: more people moving into lion habitat, increase in deer populations and density, presumed increase in lion numbers and expanded range, more people using hiking and running trails in lion habitat and greater awareness of the presence of lions.

WHAT TO DO IF YOU LIVE IN LION COUNTRY

We can live with these incredibly efficient predators if we respect mountain lions and their habitat. To reduce the risk of problems with mountain lions on or near your property, we urge you to follow these simple precautions.

Make lots of noise if you come and go during the times mountain lions are most active-dusk to dawn.

Install outside lighting. Light areas where you walk so you could see a lion of one were present.

Closely supervise children whenever they play outdoors. Make sure children are inside before dusk and not outside before dawn. Talk with children about lions and teach them what to do if they meet one.

Landscape or remove vegetation to eliminate hiding places for lions, especially around children's play areas. make it difficult for lions to approach unseen.

Planting non-native shrubs and plants that deer often prefer to eat encourages wildlife to come onto your property. Predators follow prey.



DON'T FEED ANY WILDLIFE

Keep your pet under control. Roaming pets are easy prey and can attract lions. Bring pets in at night. If you leave your pets outside, keep it in a kennel with a secure top. Don't feed pets outside; this can attract raccoons and other animals that are eaten by lions. Store all garbage securely.

Place livestock in enclosed sheds or barns at night. Close doors to all outbuildings since inquisitive lions may go inside for a look.

Encourage your neighbors to follow these simple precautions. Prevention is far better than a possible lion confrontation.

WHAT TO DO IF YOU MEET A MOUNTAIN LION

People rarely get more than a brief glimpse of a mountain lion in the wild. Lion attacks on people are rare, with fewer than a dozen fatalities in North America in more than 100 years. Most of the attacks were by young lions, perhaps forced out to hunt on their own and not yet living in established areas. Young lions may key in on easy prey, like pets and small children.

No studies have been done to determine what to do if you meet a lion. But based on observations by people who have come upon lions, some patterns of behavior and response are beginning to emerge. With this in mind, the following suggestions may be helpful. Remember: Every situation is different with respect to the lion, the terrain, the people and their activity.

When you walk or hike in mountain lion country, go in groups and make plenty of noise to reduce your chances of surprising a lion. A sturdy walking stick is a good idea; it can be used to ward off a lion. Make sure children are close to you and within your sight at all times. Talk with children about lions and teach them what to do if they meet one.

Do not approach a lion, especially one that is feeding or with kittens. Most mountain lions will try to

avoid confrontation. Give them a way to escape.

STAY CALM when you come upon a lion. Talk calmly yet firmly to it. Move slowly.

STOP OR BACK SLOWLY, if you can do it safely. Running may stimulate a lion's instinct to chase and attack. Face the lion and stand upright.

DO ALL YOU CAN TO APPEAR LARGER. Raise your arms. Open your jacket if you're wearing one. If you have small children with you, protect them by picking them up so they won't panic and run.

If the lion behaves aggressively, throw stones, branches or whatever you can get your hands on without crouching down or turning your back. Wave your arms slowly and speak firmly. What you want to do is convince the lion you are not prey and that you may in fact be a danger to the lion.

FIGHT BACK if a lion attacks you. Lions have been driven away by prey that fights back. People have fought back with rocks, sticks, caps, or jackets, garden tools and their bare hands successfully. Remain standing or try to get back up!

WHO DO YOU CALL

The Colorado Division of Wildlife is responsible for managing, conserving and protecting wildlife. Your concerns about wildlife are our concerns as well.

If you have an encounter with a lion or an attack occurs, please immediately contact the Division of Wildlife, Monday through Friday, 8 am-5pm, as listed below. After hours, contact the Colorado State Patrol or your local Sheriff's Department. To report a sighting, please contact the Division of Wildlife during normal business hours. Your information is very valuable to us.

Central Regional Office
6060 Broadway
Denver, CO 80216
(303)291-7227 or 297-1192

Northwest Regional Office
711 Independent Ave.
Grand Junction, CO 81505
(970)255-6100

Northeast Regional Office
317 W. Prospect Rd.
Fort Collins, CO 80526
(970)484-2836

Southwest Regional Office
2300 S. Townsend Ave.
Montrose, CO 81401
(970)252-6000

Southeast Regional Office
2126 N. Weber St.
Colorado Springs, CO 80907
(719)473-2945

TO LEARN MORE ABOUT MOUNTAIN LIONS

For the most part, people and wildlife can coexist. Coexisting with wildlife is an enjoyable part of living in Colorado. The key is to respect the wilderness of wildlife. You can learn more about lions by reading any of the following books.

A Critical Review of Literature on Puma, 1983, by A.E. Anderson, Division of Wildlife. Special Report #54

America's Great Cats, 1986, by Gary Turbak and Alan Carey, Northland Press, Flagstaff, AZ

Soul Among Lions: The Cougar as Peaceful Adversary, 1989, by Harley G. Shaw, Johnson Books, Boulder, CO

The Puma: Legendary Lion of the Americas, 1987, by J.B. Tinsley, Texas Western Press, El Paso, TX

The Wonder Series: Mountain Lion, A story and Activities by Sandra Chisholm Robinson, Denver Museum of Natural History, CO

Page updated 2/12/00



Meadow Mountain Ranch Girl Scout Camp Development Report

December 5, 2004

Appendix F - Traffic Chart

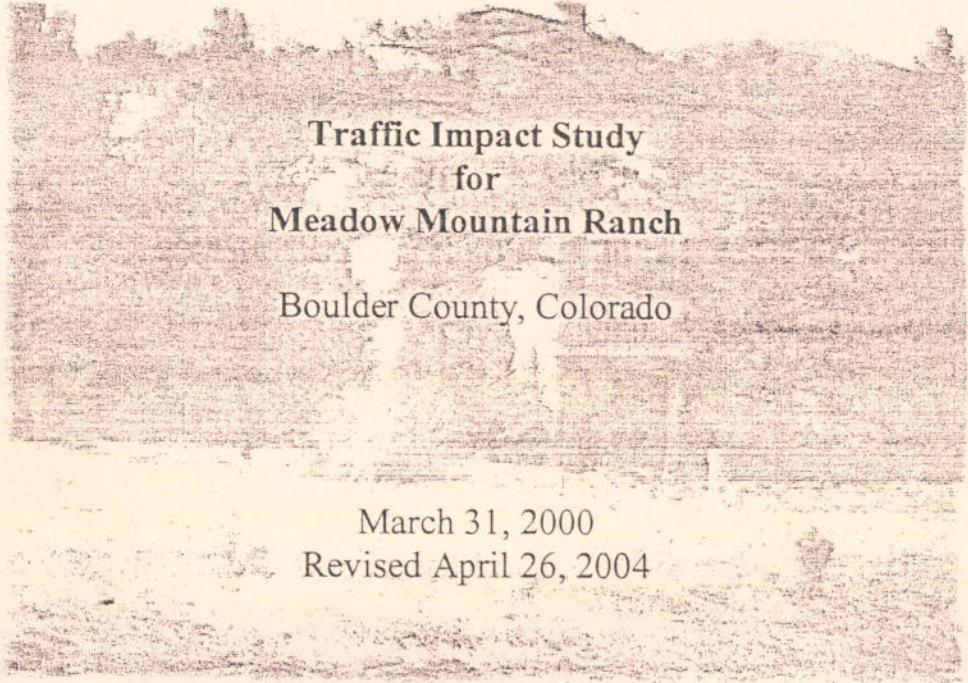
Traffic Report

Summer 2004

In order to better monitor actual traffic during the summer, staff count the cars during arrival and departure times.

Date	Car Count	#of girls Arriving/Departing
June 13	34	41
June 18	21	29
June 20	61	81
June 25	41	24 leaving/19 arriving 35total
June 27	37	19 leaving/18 arriving 37 total
July 11	59	59
July 18	35	27 arriving/9 leaving 36 total
July 23	28	24 arriving/ 26 leaving 50 total
July 25	52	65
July 27	30	38
July 28	21	29
July 30	47	47
August 1	48	65

There is some carpooling but not as much as we would like to see. Carpooling is encouraged in the written confirmation packet and we will continue to promote it. The highest car count for any one arrival/departure period (2-4 hours) was 61 cars which is below the maximum of 150 vehicle trips per day.



Traffic Impact Study
for
Meadow Mountain Ranch
Boulder County, Colorado

March 31, 2000
Revised April 26, 2004

Prepared By:

Drexel, Barrell & Co.
4840 Pearl East Circle, Suite 114
Boulder, CO 80301-2475
(303) 442-4338

Contact: Kari J. McDowell, P.E.

Prepared for:

CCMK Architecture and Planning
318 East Oak Street
Fort Collins, CO 80524-2915

Job No. E5231

Meadow Mountain Ranch Traffic Impact Study
March 31, 2000
Revised April 26, 2004

Introduction

Meadow Mountain Ranch is an overnight camping facility located near Allenspark, Colorado that is overseen by the Girl Scouts-Mountain Prairie Council. The property encompasses approximately 200 acres in the Southeast Quarter of the Southeast Quarter of Section 22; the north half of the Southwest Quarter and the Southwest Quarter of Section 23; all in Township 3 North of Range 73 West; and Lot 2 in the Southeast Quarter of the Southwest Quarter of Section 23 in Township 3 North, of Range 73 West of the 6th P.M.. A modest development/renovation plan is proposed which will include approximately 23,000 square feet of new buildings. The vicinity of the site is illustrated in **Figure 1**.

Existing Roadway System

The lone access to the site can be reached via State Highway 7, County Road 84-W, and County Road 101. The site entrance lies at the west end of County Road 101 and is illustrated below.



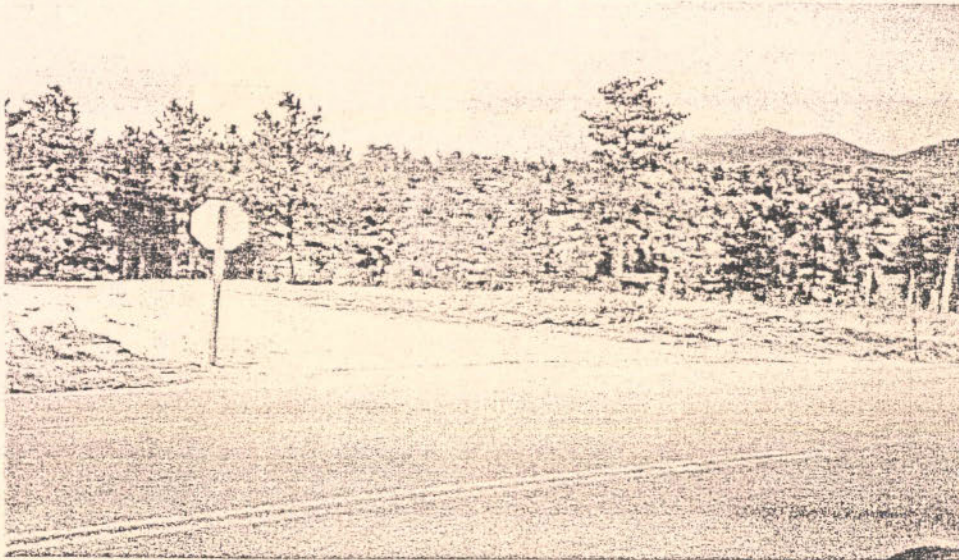
County Road 101

Meadow Mountain Ranch Traffic Impact Study
March 31, 2000
Revised April 26, 2004

County Road 101 is an unpaved roadway that terminates to the west at the entrance to Meadow Mountain Ranch and originates to the east at an eastbound Stop-controlled intersection With County Road 84-W, as illustrated below. County Road 84 is a two-lane paved roadway that originates to the east at an intersection with State Highway 7. The roadway continues to the northwest for approximately 2000 feet before terminating into an unpaved cul-de-sac.



In the vicinity of the site, State Highway 7 is a two-lane roadway with a posted speed limit of 55mph. The intersection of State Highway 7 with County Road 84-W currently contains no acceleration/deceleration lanes along State Highway 7. The intersection is westbound Stop-controlled and is illustrated below.



Proposed Improvements

Meadow Mountain Ranch currently contains approximately 32,000 square feet of buildings, including overnight accommodations with a maximum capacity of 130 campers and 30 staff. Proposed renovations will include approximately 23,000 square feet of new buildings, however the new structures will not function to accommodate any increase in campers or staff beyond the current capacity. The new buildings will allow the ranch to operate programs during the winter months and these winter programs will not exceed the camp's peak summer capacity.

Additional proposed improvements include expansion of the barn and stable area, expansion of the storage area, as well as relocation of existing parking facilities. The site currently contains approximately 14,000 square feet of parking which will be reduced to a total of approximately 11,000 square feet as a result of the relocation.

Trip Generation

The traffic to be generated as a result of this project has been estimated based upon information provided by Girl Scouts – Mountain Prairie Council staff and is presented in **Table 1**. More detailed facility use information can be found in **Table 2**, provided by the Girl Scouts. The anticipated use information was discussed on March 18, 2004 with Boulder County's Transportation Engineer and the Planning Department.

In estimating maximum peak-hour project-generated traffic several factors were considered including the following camp activities/participants:

- **Resident Camp**

Meadow Mountain Ranch has a maximum capacity of 130 overnight campers starting the second week in June, the entire month of July, and one week in August. The 130 overnight campers will each generate two vehicle trips/day (1 trip entering the site, 1 trip exiting the site after dropping off the camper.)

Carpooling is encouraged. For purposes of estimating the traffic generated by this development, no reductions were taken for carpooling. The Girl Scouts estimate a twenty percent trip reduction resulting from carpooling.

Meadow Mountain Ranch schedules arrivals of campers on Sundays between 2 pm and 4 pm, and departures on Fridays between 4 pm and 6 pm. While some arrivals/departures occur on Wednesdays and Thursdays, the peak volumes occur only on Fridays and Sundays.

*Trip Generation = (130 trips entering the site, 130 trips departing the site)
(No Carpooling) in a two-hour time frame on residential camp arrival or departure days
= 130 total vehicle trips per peak hour*

For information only...

*Trip Generation = (104 trips entering the site, 104 trips departing the site)
(20% Carpooling) in a two-hour time frame on residential camp arrival or departure days
= 104 total vehicle trips per peak hour*

- **Camp Staff**

Meadow Mountain Ranch employs 30 adult staff members. The first two weeks in June are staff only. The staff continues to live on site throughout the summer season. Each staff member will each generate only 1 trip/day as staff members arrive and depart on separate days. Staff departs camp after the campers from 7pm to 8pm on Friday and arrives prior to the campers at 11am on Sunday.

*Trip Generation = (1 trip entering on Sunday, 1 trip departing on Friday)
= 30 total vehicle trips per day, not occurring during the peak hour*

- **Service Calls (Summer)**

Deliveries, service vehicles, etc. are estimated by camp staff to total 2-3 vehicles per weekday during the summer.

*Trip Generation = (3 trips entering, 3 trips departing) per day
= 6 total vehicle trips per day, not occurring during the peak hour*

- **Service Calls (Winter)**

Deliveries, service vehicles, etc. are estimated by camp staff to total 2-3 vehicles per week during the winter.

*Trip Generation = (3 trips entering, 3 trips departing) per week
= 2 total vehicle trips per day, not occurring during the peak season*

- **Day Trips**

Meadow Mountain Ranch anticipates having approximately fifteen day trip participants per day. These participants will be visiting Girl Scout Troops or similar groups that will arrive in two vans. Day trips are anticipated to generate four vehicle trips/day. These arrivals and departures will not occur at the same time as camper pick up on Fridays or drop off on Sundays.

Meadow Mountain Ranch Traffic Impact Study
March 31, 2000
Revised April 26, 2004

*Trip Generation = (2 trips entering, 2 trips departing) per day
= 4 total vehicle trips per day, not occurring during the peak hour*

- **Program Weekends**

Girl Scout members and adult chaperones may use the camp on weekends in August and September. Weekend programs do not overlap with resident camp. These groups are generally Girl Scout Troops that will carpool to the camp in several vehicles. They stay overnight on Saturday and do not leave the camp until their departure on Sunday.

*Trip Generation = (125 trips entering on Saturday, 125 trips departing on Sunday)
= 125 total vehicle trips per day, not occurring during the peak season*

- **Open Rental Days**

For remaining days, not including holidays and designated closures, Girl Scout user groups, non-profit groups, service organizations, and other groups are allowed to use the facility. This use generates approximately 75 participants. These groups generally carpool to the camp in several vehicles. A twenty percent carpool reduction has been taken. They do not leave the facility for lunch.

*Trip Generation = (60 trips entering, 60 trips departing) per day
= 120 total vehicle trips per day, not occurring during the peak season*

- **Volunteer Maintenance Days (Spring)**

For four weekends in May, adult volunteers from Girl Scouts and other service agencies volunteer their time at the camp. A maximum of fifty participants are expected. This generates 100 vehicle trips/day.

*Trip Generation = (50 trips entering, 50 trips departing) per day
= 100 total vehicle trips per day, not occurring during the peak season*

- **Volunteer Maintenance Day (Fall)**

For one day in September, 200 adult volunteers from IBM-Boulder volunteer their time at the camp. They arrive via one large bus and carpools. The bus generates four trips per day by leaving the site after dropping off the volunteers, and returning in the evening to pick up the volunteers. The Girl Scouts will restrict the number of cars to maximum of 73 cars allowed on maintenance day in addition to the bus. The group does not leave the facility for lunch. This generates 150 vehicle trips/day. Please note that this occurrence is only once per year.

*Trip Generation = (75 trips entering, 75 trips departing) per day
= 150 total vehicle trips per day, not occurring during the peak season*

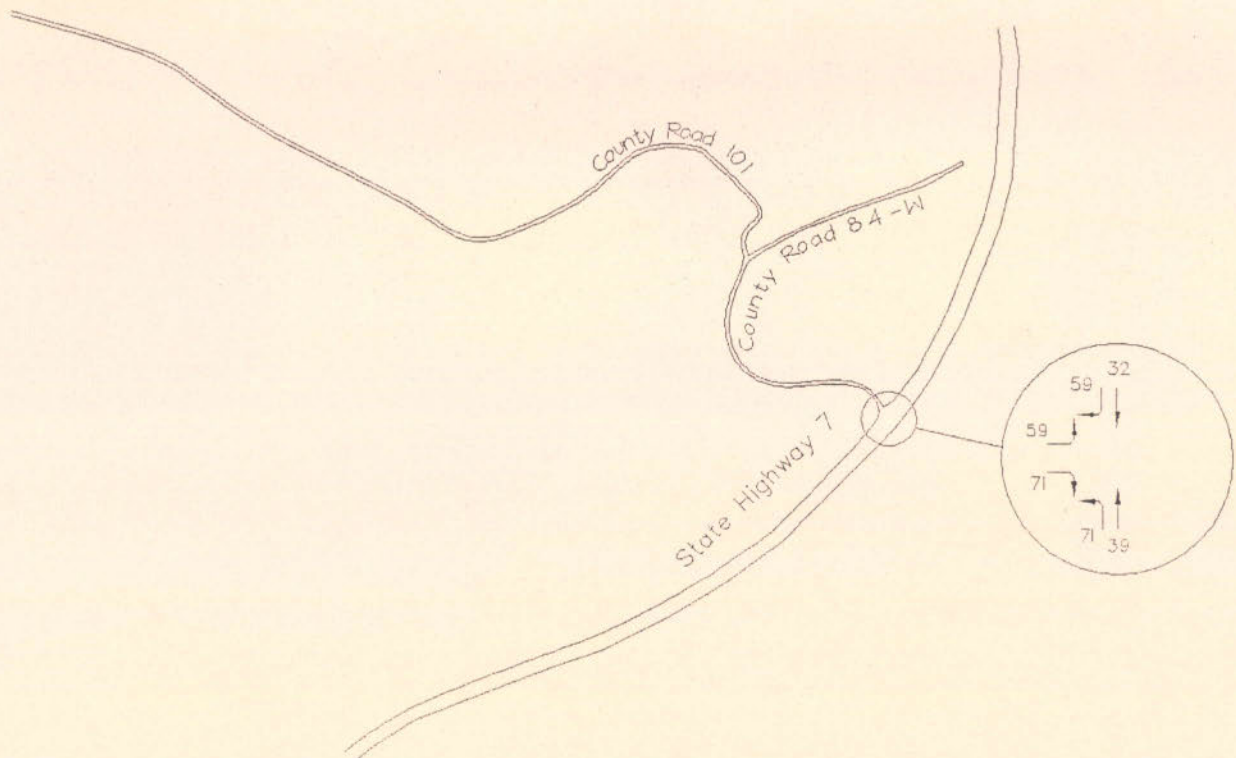
Considering these factors, it is conservatively estimated the ranch will generate approximately 65

Meadow Mountain Ranch Traffic Impact Study
March 31, 2000
Revised April 26, 2004

arrival trips and 65 departure trips during the Friday PM peak-hour (130 total peak-hour vehicle-trips). The same number of peak-hour trips are expected during the arrival/departure period on Sundays. Since campers remain overnight and for extended periods of time, these trips will not occur on a regular daily basis, nor will they occur more than once in any given day. This conservative estimation does not consider the twenty percent trip reduction due to carpooling.

Traffic Impacts

Colorado Department of Transportation traffic counts for State Highway 7 near County Road 84-W indicate an average daily traffic volume of 700 vehicles. The directional split is 55 percent to the south and 45 percent to the north. Assuming a ten percent peak-hour contribution, peak-hour traffic along State Highway 7 is estimated at 39 northbound through-moving vehicles and 32 southbound through-moving vehicles. With 130 vehicles generated by Meadow Mountain Ranch during the Friday PM peak-hour, total peak-hour turning movement traffic has been estimated and is illustrated below.



Peak-hour Level of Service calculations were performed for the intersection of State Highway 7/County Road 84-W utilizing SYNCHRO 5.0 software. The results are reported as Levels of Service (LOS) and can range from free-flow conditions (LOS A) to above-roadway capacity conditions (LOS F). The results of the analysis indicate the intersection will operate at Level of Service "A" and the complete printout of the analysis is included with this report.

Meadow Mountain Ranch Traffic Impact Study
March 31, 2000
Revised April 26, 2004

Dust Mitigation

Boulder County requires dust mitigation when the vehicle traffic count exceeds 150 vehicles per day. During the camp's peak season, the number of anticipated trips generated by Meadow Mountain Ranch is 130 trips per day. The Girl Scouts have agreed to use an acceptable form of dust mitigation if and when their daily trips exceed this requirement. They will keep track of their estimated traffic volumes for peak arrival and departure days to determine if they are close to exceeding 150 vehicle trips per day.

Conclusion

As indicated in this report, the traffic impacts of the Meadow Mountain Ranch facility are minimal and the proposed improvements to the facility are not anticipated to increase the amount of site-generated traffic. The roadway system currently serving the facility can easily accommodate all anticipated traffic and no improvements are recommended.

**Table 1
Estimated Project-Generated Traffic**

Maximum Number of Campers/Staff, Day Trippers, Deliveries	Maximum Number of Vehicles	Arrival Period	Hourly Arrivals/Departures	Peak-Hour Traffic
130/day (campers being dropped off or picked up)	260 vehicle trips/day (total of entering and exiting traffic)	2 Hours	65 arrivals, 65 departures	130 veh/hour
30/day (staff members arriving or departing)	30 vehicle trips/day (total of entering or exiting traffic)	off-peak	30 arrivals or 30 departures	N/A
15/day (day trip participants arriving/departing in two vans)	4 vehicle trips/day (total of entering and exiting traffic)	off-peak	2 arrivals, 2 departures	N/A
2 - 3/day (deliveries/service trips in summer)	6 vehicle trips/day (total of entering and exiting traffic)	off-peak	3 arrivals, 3 departures	N/A
	300 vehicle trips/day			130 veh/peak-hour

Table 2
Meadow Mountain Ranch
Facility Use

Event Name	Camp Staff Training*	Resident Camp*	Program Weekends	Open Rental Days	Spring Volunteer Maintenance Days	Fall Volunteer Maintenance Day	Day Trips	Service Calls (Summer)	Service Calls (Off-Season)
Dates	First two weeks in June are staff only; staff continue to live on site throughout summer season	Starting 2 nd week of June, all of July, one week in August	Weekends (Saturday and Sunday) in August and September	Remaining days not including holidays and designated closures	4 weekend days in May	One day in September	Occasional dates through summer (May – August)	June –August	September – May
Participants	Adult Camp Staff	Girl Scout girl members	Girl Scout girl members and adult chaperones	Girl Scout user groups are first priority, followed by non-profit or other service organizations and then by other groups	Adult volunteers from Girl Scouts and other service agencies in the community	Adult volunteers from IBM-Boulder	Girl Scout girl members and adult chaperones	Propane deliveries, Latrine pumping, trash removal, FedEx deliveries, water delivery	Propane deliveries, trash removal
2003 Spaces Available to Participants	30	108 average per week	120 each day	35 average per day	50 each day	200	0	2-3 per day	2-3 per week
2003 Actual Participants	25	71 average per week	115 each day	31 average per day	Approximately 20 each day	200	0		
Proposed Participants	30	130 max per week	125 each day	75 average per day	50	200	15 per week	2-3 per day	2-3 per week
# Increase over actual	5	59 per week	10 each day	44 per day	0	0	15 per week	0	0

*Camp staff reside on site throughout the summer (June, July and August) and are not included in the Resident Camp figures.

HCM Unsignalized Intersection Capacity Analysis
 3: County Road 84-W & State Highway 7

4/24/2004



Movement	EBL	EBR	NBL	NBT	SBT	SBR
Lane Configurations	Y			↑	↑	
Sign Control	Stop			Free	Free	
Grade	0%			0%	0%	
Volume (veh/h)	59	71	71	39	32	59
Peak Hour Factor	0.92	0.92	0.92	0.92	0.92	0.92
Hourly flow rate (veh/h)	64	77	77	42	35	64
Pedestrians						
Lane Width (ft)						
Walking Speed (ft/s)						
Percent Blockage						
Right turn flare (veh)						
Median type	None					
Median storage (veh)						
vC, conflicting volume	264	67	99			
vC1, stage 1 conf vol						
vC2, stage 2 conf vol						
tC, single (s)	6.4	6.2	4.1			
tC, 2 stage (s)						
tF (s)	3.5	3.3	2.2			
p0 queue free %	91	92	95			
cM capacity (veh/h)	688	997	1494			

Direction, Lane #	EB 1	NB 1	SB 1
Volume Total	141	120	99
Volume Left	64	77	0
Volume Right	77	0	64
cSH	828	1494	1700
Volume to Capacity	0.17	0.05	0.06
Queue Length (ft)	15	4	0
Control Delay (s)	10.2	5.0	0.0
Lane LOS	B	A	
Approach Delay (s)	10.2	5.0	0.0
Approach LOS	B		

Intersection Summary			
Average Delay	5.7		
Intersection Capacity Utilization	28.1%	ICU Level of Service	A

**Meadow Mountain Ranch Girl Scout Camp
Development Report**

February 15, 2005

Appendix G- Wildfire Mitigation & Fuel Reduction Plan

Rocky Mountain National Park Hazard Fuel Boundary Survey and Fuels Treatment History

Meadow Mountain Girl Scout Camp Area

In 1995 a team of four fire management personnel surveyed the 0.5 mile park/private land boundary just west of Meadow Mountain Girl Scout Camp. It was determined that no work was needed due to the open canopy and low level of dead and down material.

A five acre area just north of the Meadow Mountain Girl Scout Camp was surveyed by the same personnel during the same survey trip. The team of four decided that fuel reduction was needed in this area because of the dense canopy and its close proximity to camp buildings. Trees were marked and cut to reduce the basal area to no more than 80 square feet per acre. This work was completed in approximately 50 work hours. The residual slash as well some previously downed wood was stacked and burned over a period of several years. All fuels treatment work was completed by the winter of 1998.

For further information concerning RMNP's Hazard Fuel Boundary Survey, contact Doug Stephen at 970-586-1211

For information regarding hazard fuel treatments and wildland fire mitigation, contact the Colorado State Forest Service, Jennifer Chase at 303-442-0428 or Boulder County Land Use Department, Chris White at 303-441-3930.

Meadow Mountain Girl Scout Camp Area

RMNP Hazard Fuels Boundary Survey



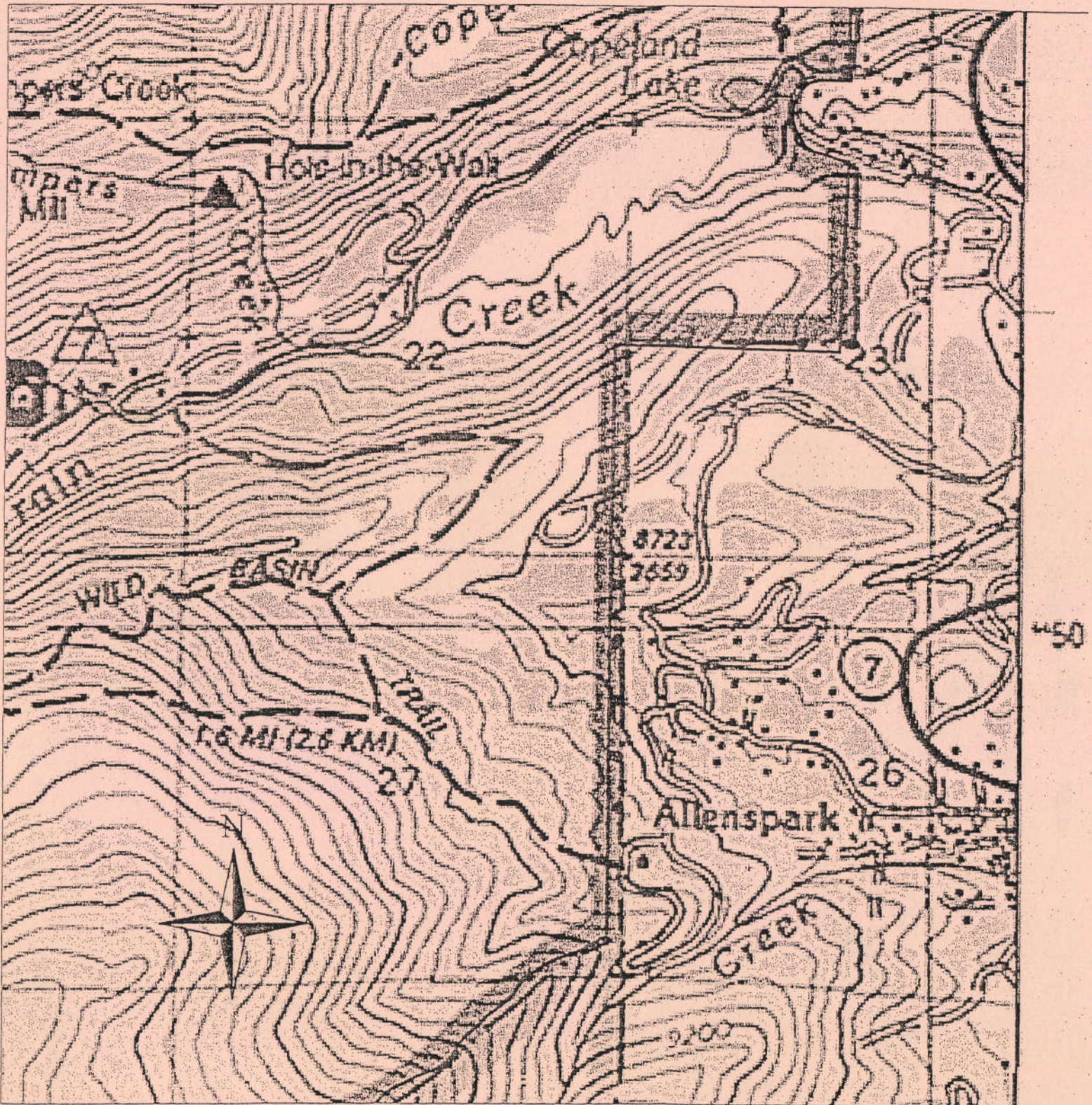
RMNP Boundary
Fire Potential at Survey Points






- HIGH
- LOW
- MEDIUM

1000 0 1000 2000 Feet

A horizontal scale bar with four segments. The first segment is labeled '1000', the second '0', the third '1000', and the fourth '2000 Feet'. The bar is divided into smaller units, likely representing 100-foot increments.

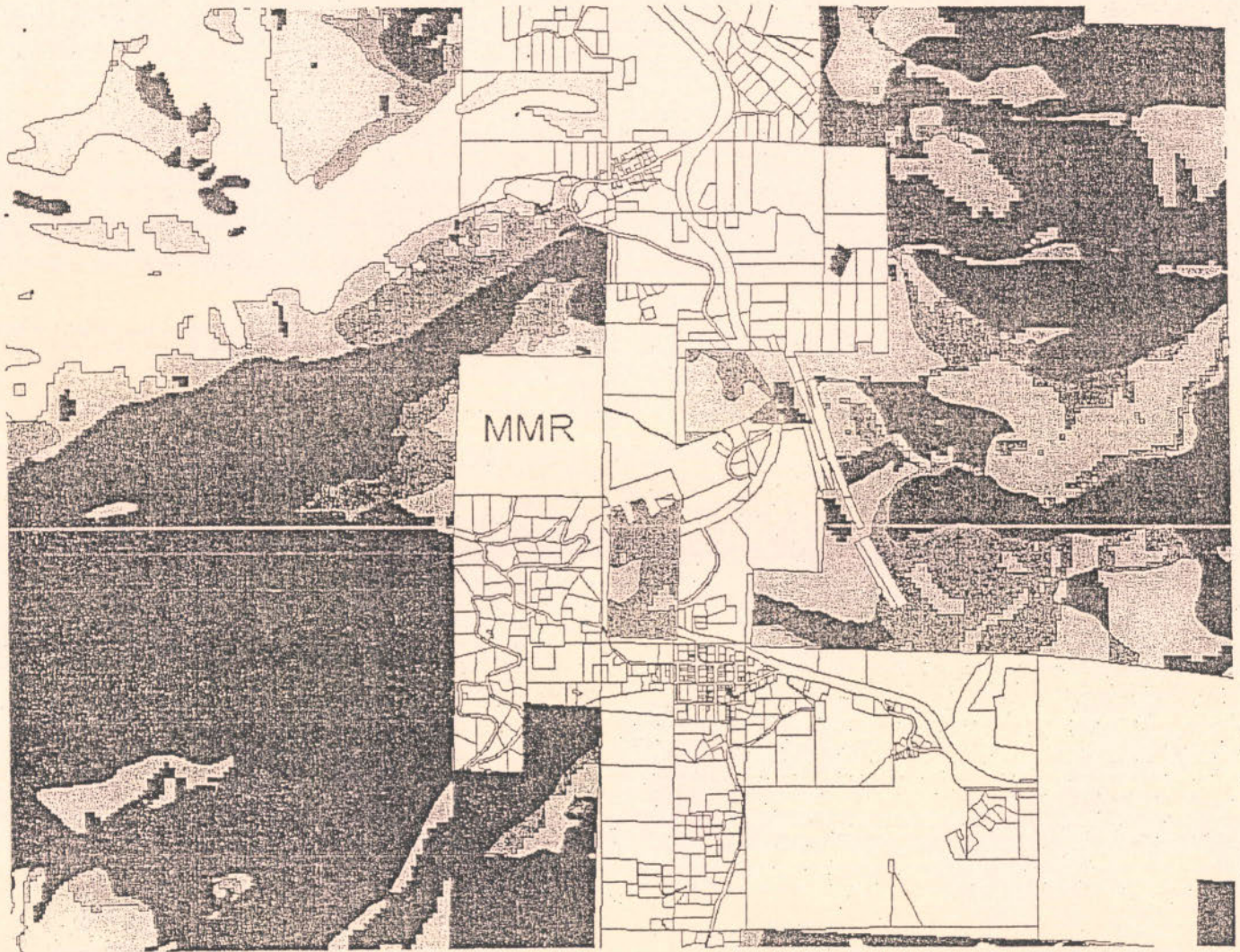
Meadow Mountain Girl Scout Camp Area RMNP Hazard Fuels Boundary Survey



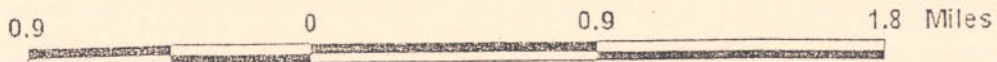
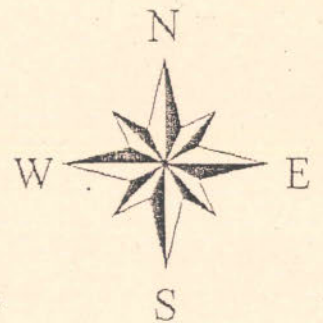
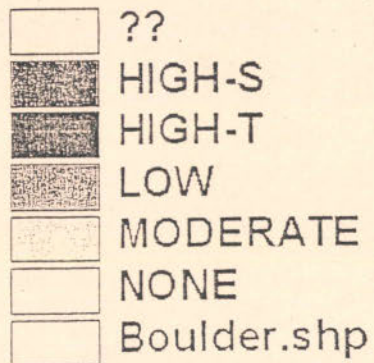
-  RMNP Boundary
 Fire Potential at Survey Points
 HIGH
 LOW
 MEDIUM

2000 0 2000 4000 Feet

Wildfire Hazards



Hazards



Environmental Management Program
for Meadow Mountain Ranch
owned and operated by Girl Scouts-Mountain Prairie Council

Revised May, 2002

- 1) Policy. Girl Scouts-Mountain Prairie Council (GS-MPC) and Meadow Mountain Ranch (MMR) are committed to following the Environmental Management Objectives as stated by The National Park Service and Rocky Mountain National Park.
- 2) Environmental Management Goals and Targets. In being consistent with the Environmental Management Objectives as set forth in the Draft Contract, We propose the following processes and procedures to ensure compliance with applicable laws and Best Management Practices.
 - A) Adherence to Applicable Laws.
 - i) Goal. "The concessioner, including its employees, agents and contractors, shall comply with all Applicable Laws pertaining to the protection of human health and the environment." We achieve this goal through complying with all laws/rules established by the Department of the Interior/Rocky Mountain National Park, the Division of Child Care-State of Colorado, the Health Department, the American Camping Association (ACA), and Girl Scouts of the USA (GSUSA).
 - ii) Target. This goal will be demonstrated through inspections on the following schedule:
 - Department of the Interior, Horse Concessioner Contract: yearly
 - Division of Child Care State of Colorado: every two years
 - Health Department: yearly
 - ACA: every three years
 - GSUSA: no inspection required. Standards maintained regularly.
 - B) Best Management Practices. "The concessioner shall incorporate Best Management Practices (BMP's) into its operation, construction, maintenance, acquisition, provision of visitor services, and other activities under this contract."
 - i) Forestry Management.
 - (1) Goal. The forest owned by Girl Scouts-Mountain Prairie Council upon which Meadow Mountain Ranch is operated shall be managed to reduce the risk of fire, the spread of noxious weeds, [etc].
 - (2) Target. Work done at MMR will comply with the Forest Stewardship Plan approved by the GS-MPC Board of Directors in 1993. This plan is up for revision in the spring or fall of 2003.

ii) Education of the public.

(1) Goal. The educational goals of program at MMR are:

- To promote the physical, mental and spiritual well being of every girl and leader.
- To develop resourcefulness, initiative, self-reliance and recognition of the worth and dignity of each individual.
- To provide opportunities for practice in democratic living.
- To develop a sense of responsibility, qualities of leadership, and an awareness of the capacities of all people.
- To provide an inner satisfaction, a sense of awe and wonder and a deep enjoyment for both girl and leader.
- To provide a sense of accomplishment.
- To stimulate each girl's awareness of the scope of the natural world.
- And, to develop the individual sense of responsibility to conserve the natural world.

(2) Target. These goals will be measured through evaluations completed by campers.

iii) Emergency planning and response.

(1) Goal. MMR will establish and follow Emergency Action Plans (EAP's) for mitigating and responding to emergencies.

(2) Target. Documentation on all EAP's will be distributed to all staff members through the Staff Manual and discussed during Staff Orientation. (see Risk Management Plan for currently established policies and procedures)

iv) Reduction of emissions.

(1) Goal. MMR will operate the vehicles it owns in compliance with state, federal and local emissions guidelines.

(2) Target. Written documentation of testing will be available for inspection.

v) Protection of water quality.

(1) Goal. Drinking water is monitored on a regular schedule according to regulations established by the State of Colorado. Preventing contamination of ground water is a prime concern for MMR. Wastewater and sewage are

handled in a manner that is approved by the State of Colorado.

- (2) Target. This goal will be met through compliance with all governmental regulations.

vi) Pick up and removal of manure.

- (1) Goal. Our goal is to maintain a healthy and safe environment for horses and humans to live. This will mean removing manure from the barn area regularly and disposing of manure in an environmentally responsible manner.
- (2) Target. This goal will be met if all areas are free of excessive flies and gnats. These areas will be inspected regularly.

vii) Mitigation of trail damage from horses.

- (1) Goal. Our goal is to prevent trails from spreading and to prevent damage to plants along the trail. This will be accomplished through education of riders including techniques for keeping the horse on the existing trail and for not allowing the horse to eat.
- (2) Target. Staff members on the trail rides will monitor riders and condition of the trails.

viii) Limiting the spread of noxious weeds.

- (1) Goal. Horses will be fed certified weed-free feed *at minimum* 48 hours prior to being ridden into RMNP. Horses will not be allowed to graze on noxious weeds.
- (2) Target. A representative of RMNP will conduct a yearly inspection to insure that we are feeding certified weed-free feed to horses. All pastures in which horses are grazed will be kept free of noxious weeds.

3) Responsibilities and Accountability. Girl Scouts-Mountain Prairie Council and Meadow Mountain Ranch accept the following:

- A) Environmental program manager. The environmental program managers for Meadow Mountain Ranch are the onsite Camp Director and Property Manager who shall monitor all activities that occur during the summer operating season. Off-season activities shall be monitored by the Property Manager and Camping Services Director or by a designated representative.

- B) Evaluation of performance. Performance shall be evaluated by all accrediting agencies on the schedule outlined in this EMP, section 2) A) (ii).
- 4) Documentation. As an accredited childcare and camping facility, Meadow Mountain Ranch maintains multiple forms of documentation on all the activities that occur on and off site. For a full review of these, please refer to the following texts:
- Accreditation Standards for Camp Programs and Services 1998 ed, American Camping Association (1998).*
- Safety-Wise, Girl Scouts of the USA (2000).*
- Safety management at Girl Scout Sites and Facilities, Girl Scouts of the USA (1994).*
- Minimum Rules and Regulations for Children's Camps, Division of ChildCare, The Colorado Department of Human Services (2000).*
- Horse Concession Contract , US Department of the Interior (1995).*
- 5) Documentation Control and Information Management System. Plans, permits, certifications, reports and correspondence shall be maintained by the Camping Services Director in compliance with the requirements set forth by each accrediting agency.
- 6) Reporting. All reporting shall be completed by the Camping Services Director in compliance with the requirements set forth by each accrediting agency.
- 7) Training. Training on environmental conservation issues is regularly incorporated into Staff Orientation. This training is one and a half weeks for all seasonal staff members. Additional trainings are conducted as needed.
- 8) Monitoring, Measuring and Corrective Action. Monitoring of this EMP shall be continuous during the operation of the summer season with specific self-assessment occurring at minimum prior to opening camp in the spring. Any deficiencies noted at any time shall be corrected immediately.

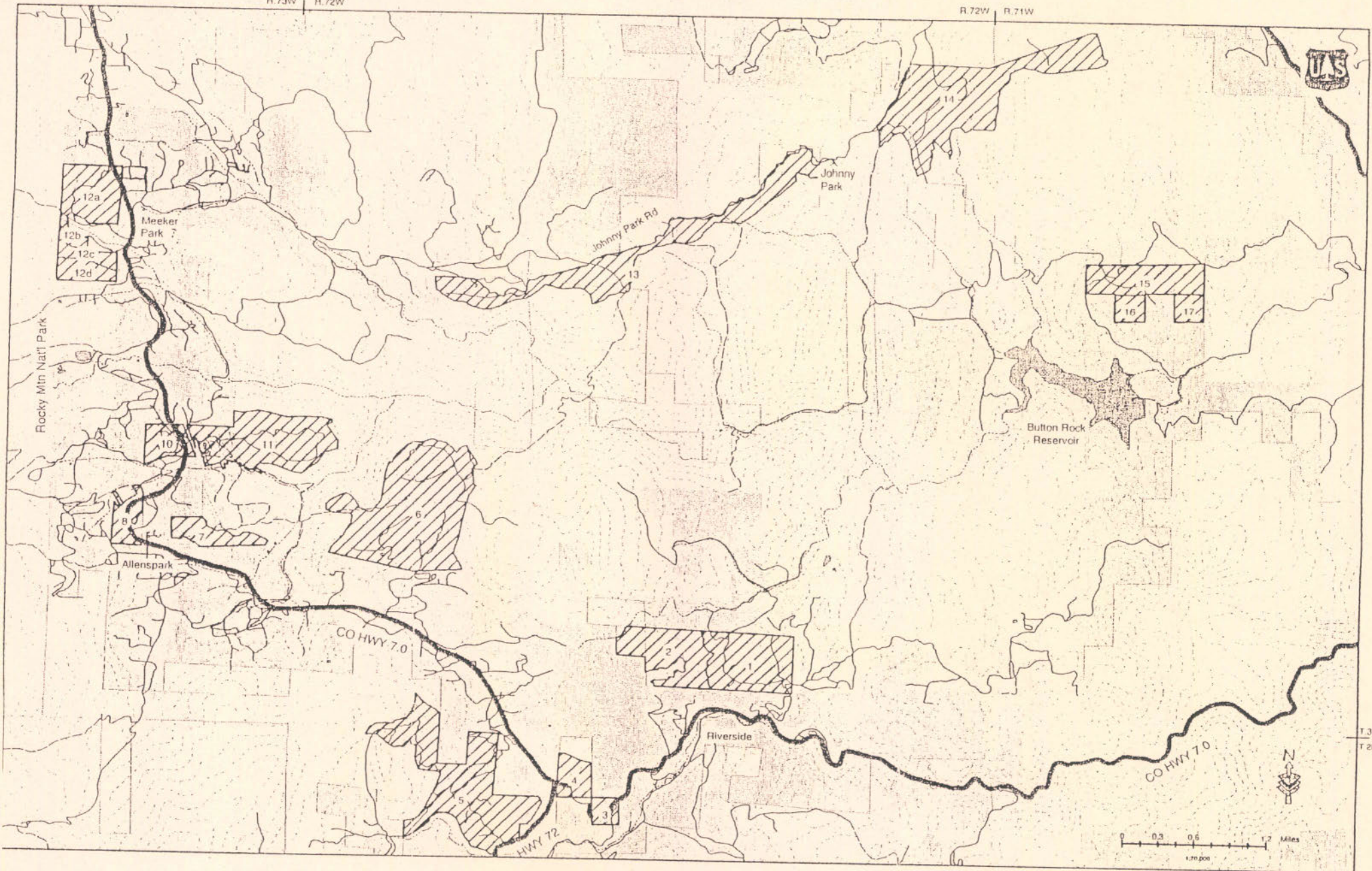
RISK MANAGEMENT OF PROPERTY

- 1) Minimum Impact Camping. MMR provides many opportunities to expose girls to the marvels of the Colorado mountains. But we need to be sure we do this in ethical, environmentally responsible ways. Minimal Impact or Leave No Trace philosophies can be incorporated into every day activities simply by modeling them or by initiating discussions on why and what they do in the mountains.
- 2) Creating a "Minimal Impact" on the environment means:
 - Staying on trails and avoid the temptation to cut switch-backs. Avoid climbing or sliding on cliffs, steep hills, or creek banks.
 - Wearing lightweight, soft-soled shoes to avoid excess trampling of soil and vegetation at the base of sensitive trees.
 - Leaving plants and flowers in the ground instead of picking them.
 - Camping in established campsites at least 100 feet away from natural water sources.
 - Helping preserve the atmosphere of solitude by avoiding loud shouting, screaming, or music.
 - Walking around, rather than through, the campsites of others.
 - Not kicking at or removing turf except around fires.
 - Using ONLY camp stoves unless you are at MMR established fire rings.
 - Never leaving fires unattended. Always make sure your fire is completely out before leaving or going to bed. Sprinkle, don't pour, water onto the fire and stir until fire's cool enough to hold your hand on it for 30 seconds or more. Charcoal can be put into a metal can with a tight lid to extinguish. Make sure each coal is out.
 - Securing food so it is safe from animals (i.e. NOT in the cabins or birdhouses) and not intentionally feeding wild animals. Take waste grease and garbage home with you.
 - Using biodegradable soap for washing dishes, bathing, and laundry. Strain dishwater and dispose of waste water at least 200 feet from creeks or other water sources.
 - Using established toilets or outhouses or bury human waste including toothpaste in "cat holes" at least 200 feet from creeks or other water sources. (Remove duff carefully, dig a hole about 4-6 inches deep for waste and toilet paper, then replace dirt.) Don't pour bleach or Clorox water in biffys (outhouses).
 - Leaving the campsite CLEANER than you found it. Pick up trash left by others. Return campsite as new as possible to natural setting.
- 3) KAPERS, daily chores, are another way we "Leave No Trace" on the campsite. Further, democratic living in Girl Scouting means taking responsibility for oneself and their surroundings. This can be applied to unit living at camp. Campers should participate in the care of not only their own living space but the entire unit area as well. At the beginning of each session, design a Unit Kaper chart and assign buddies or patrols to the different jobs.

- J) Speed Limits in and Around Camp
- Speed limit in camp and on paved road is 20 mph.
 - Speed limit on dirt road is 15 mph.
 - Beep before and throughout blind curves in road.
- K) End of Trip Procedures
- Return keys to office and sign in.
 - Clean van. Fill out log.
 - Replenish supplies in first aid kit. Return medical forms.
 - Vans must be backed in with emergency brake on.
- L) Refueling
- Fuel is checked at the end of the last day of the last trip. If tank is less than 1/2 full, the vans are filled before parking for the night.
- M) Vehicular Breakdown:
- Pull over to side of road in a safe manner.
 - Put on hazards and lift hood.
 - Position reflectors: If on a two-lane road, position one reflector 10 ft. in front of vehicle, another reflector 10 ft. behind, and the third 50 to 100 ft. behind. If on a divided road or highway, position all three reflectors behind the vehicle. One 10 ft. behind, another 50 ft. behind and the third 100 ft. behind.
 - Assess the situation, remove campers from the van only if in immediate danger.
 - When appropriate, contact camp office and wait for further instructions. If phone call is needed for help, one counselor makes the call while the other occupies campers.
- N) Camper Illness:
- Safely pull over to side of road.
 - Tend to needs of sick individual. One counselor occupies campers while other tends to sick camper.
 - Assess the situation. When appropriate, contact main camp and wait for further instructions.
- O) Out Trip Emergency Procedures:
- Emergency procedures will vary depending on the activity you are engaged in and specifics will be established before the group leaves camp. A river trip, for example, would differ significantly from a mountain climbing trip. However, some general guidelines always apply and for more details see the "Emergency Procedures" section in the manual.
 - The campers are always our highest priority.

R. 73W R. 72W

R. 72W R. 71W



St. Vrain Fuel Reduction Project -- April 6, 2005

**Total Acres
Under Consideration = 3440**

Map and figures based on initial surveys and preliminary field work.
Size and location of treatment areas could change as a result of further
analysis, public input, and field work.

Legend

-  Proposed Treatment Areas
-  Forest Service
-  Private
-  Road
-  Trail
-  Streams

Meadow Mountain Ranch Girl Scout Camp
Development Report
May 5, 2005

APPENDIX H – Historic Structure Assessment

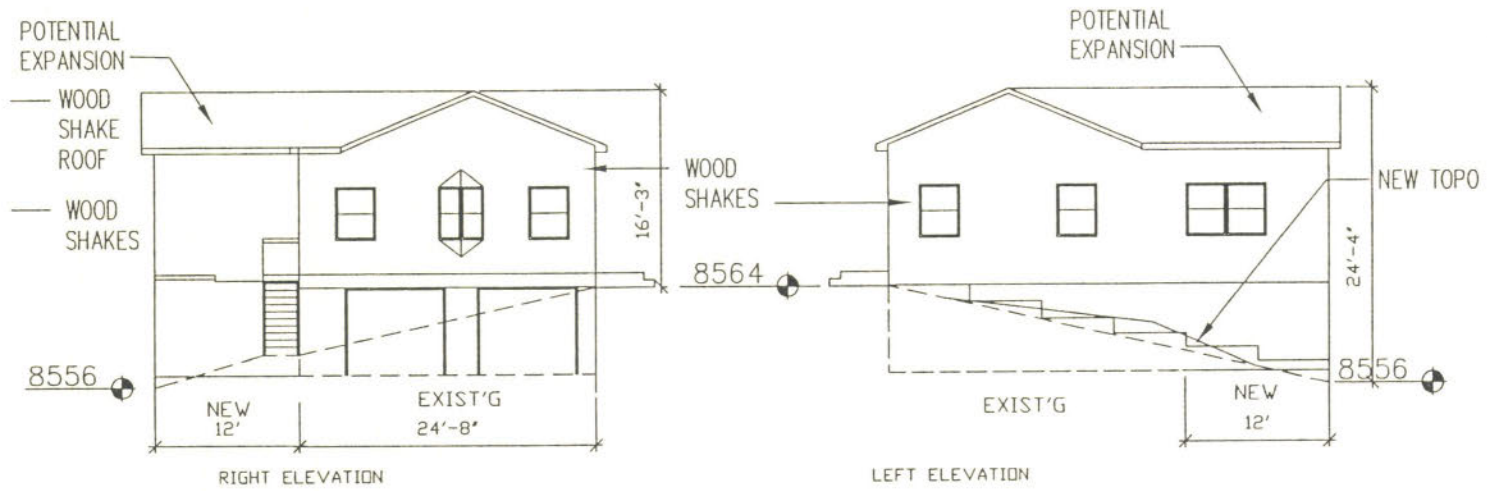
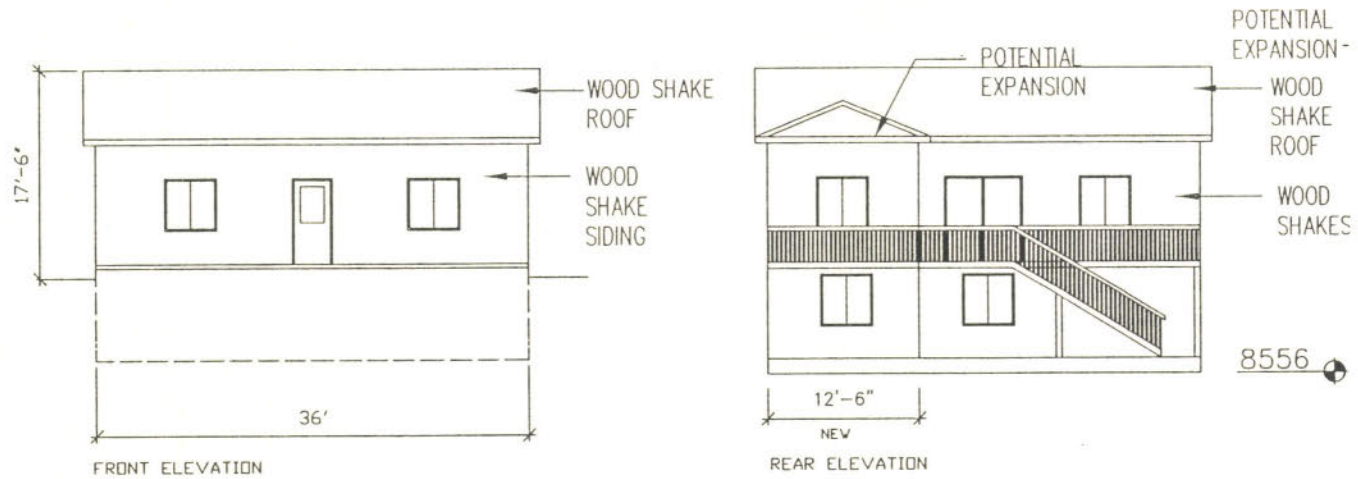
In 2004 Girl Scouts-Mountain Prairie Council applied for Historic Structure Assessment grant from State Historical Fund. Receiving this funding allowed the council to contract Kristin Lewis Architects of Boulder to conduct a historic structure assessment on the Dannels Homestead. This will be completed by the summer of 2005.

In March 2005 the Historic Preservation Advisory Board and Boulder County Commissioners unanimously approved Boulder County Historic Landmark Designation for the Dannels Homestead. This site is comprised of five features: the 1896 homestead, a small garage/forge, a circular water trough/cistern, a storage area built into the hillside, and the bunkhouse (currently called CIT Building). A historic structure assessment will also need to be completed for the bunkhouse sometime in the future.

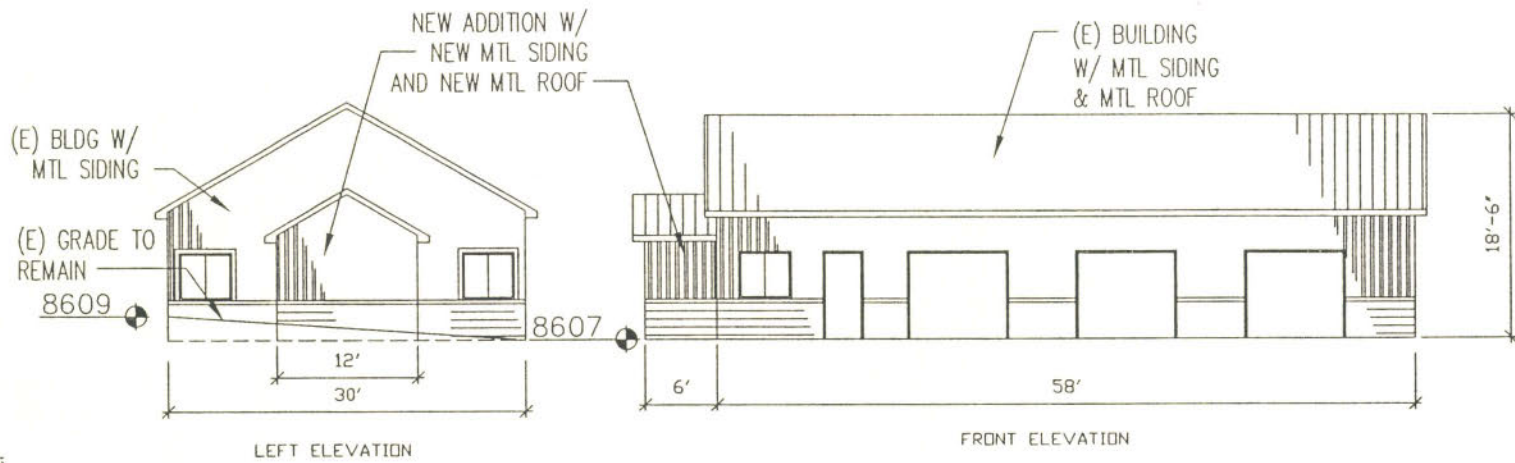
Meadow Mountain Ranch Girl Scout Camp Development Report

December 5, 2004

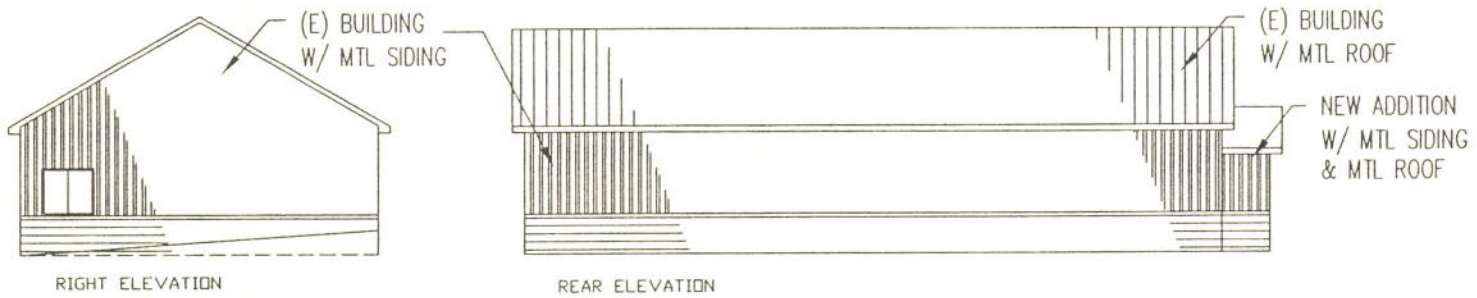
Appendix I- Building Elevations



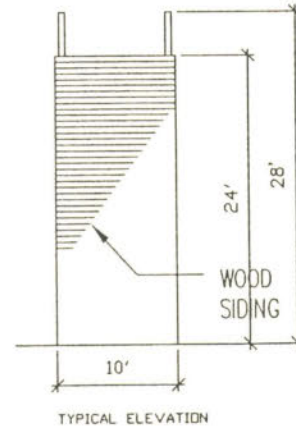
1 RANGER HOUSE
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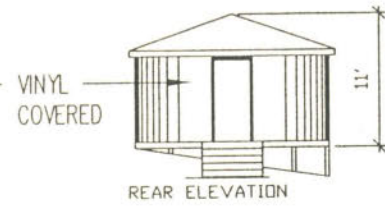
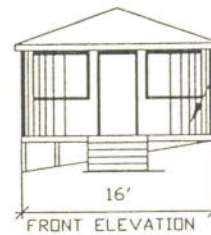
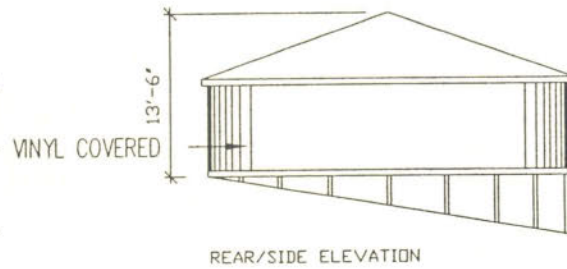
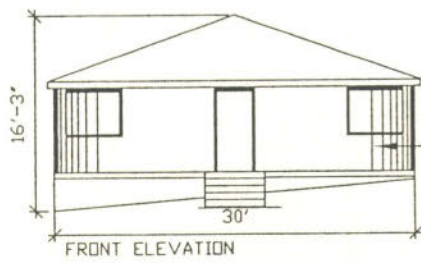
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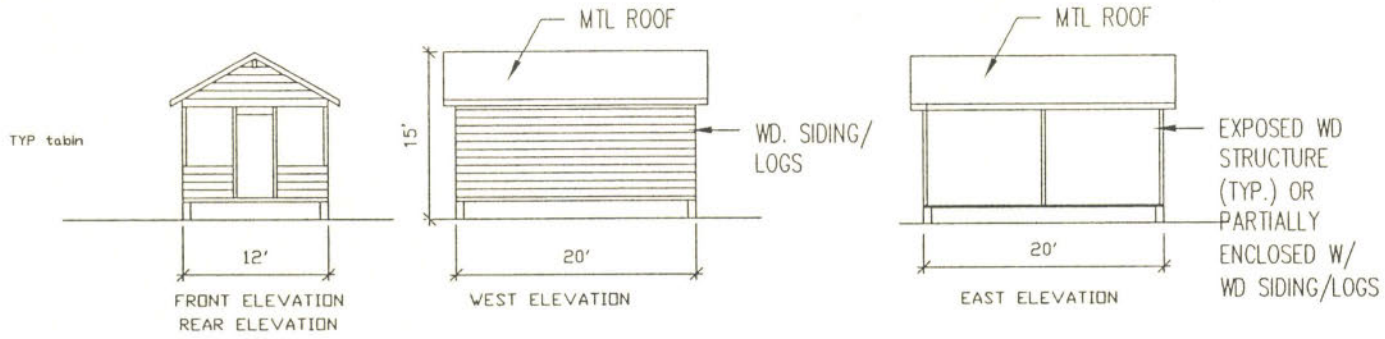
4 MAINTENANCE BUILDING
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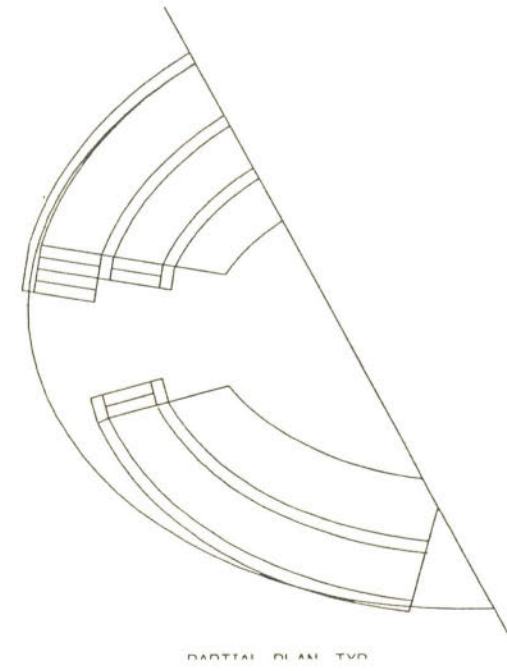
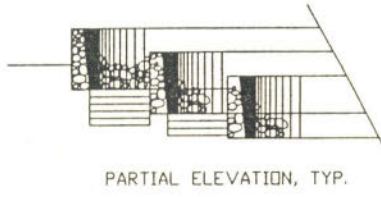
7 CLIMBING TOWER
 $1/16'' = 1'-0''$



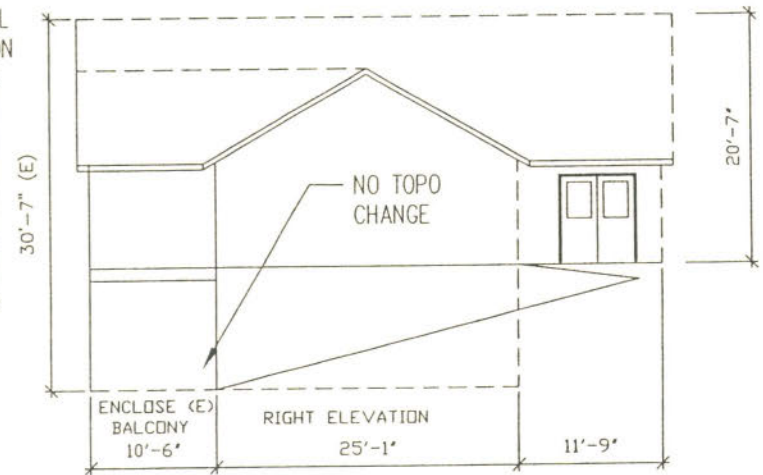
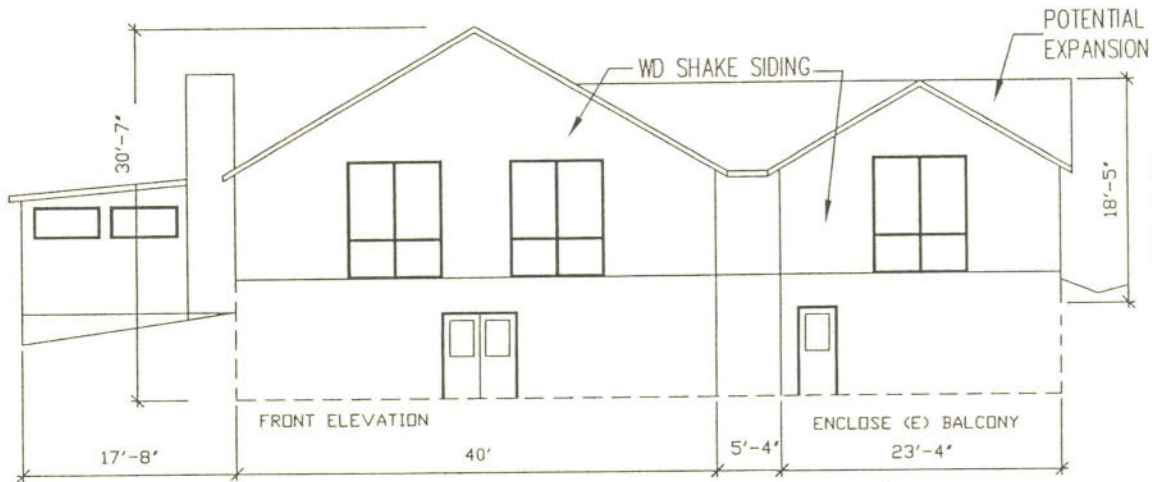
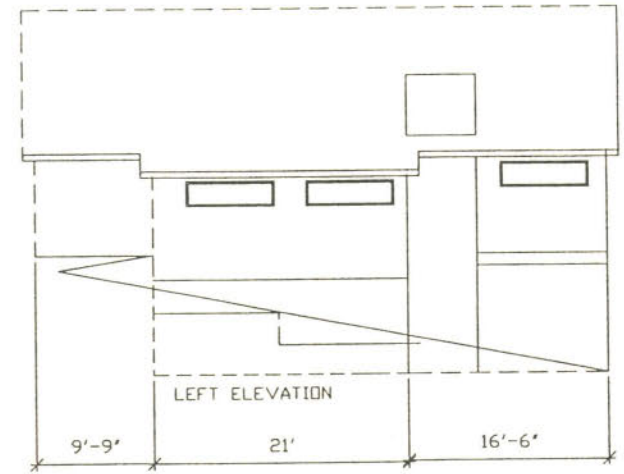
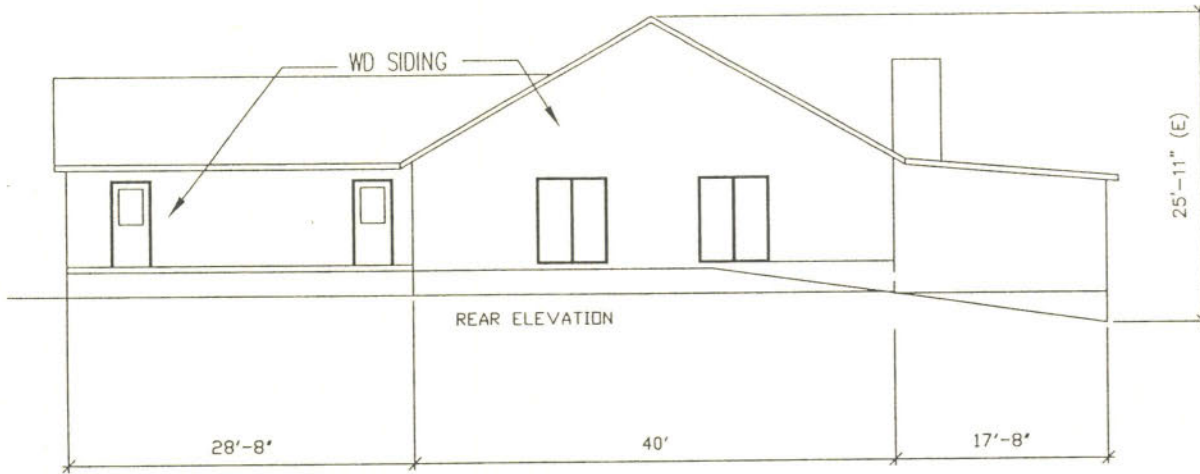
68 69 70 YURTS
 $1/16'' = 1'-0''$

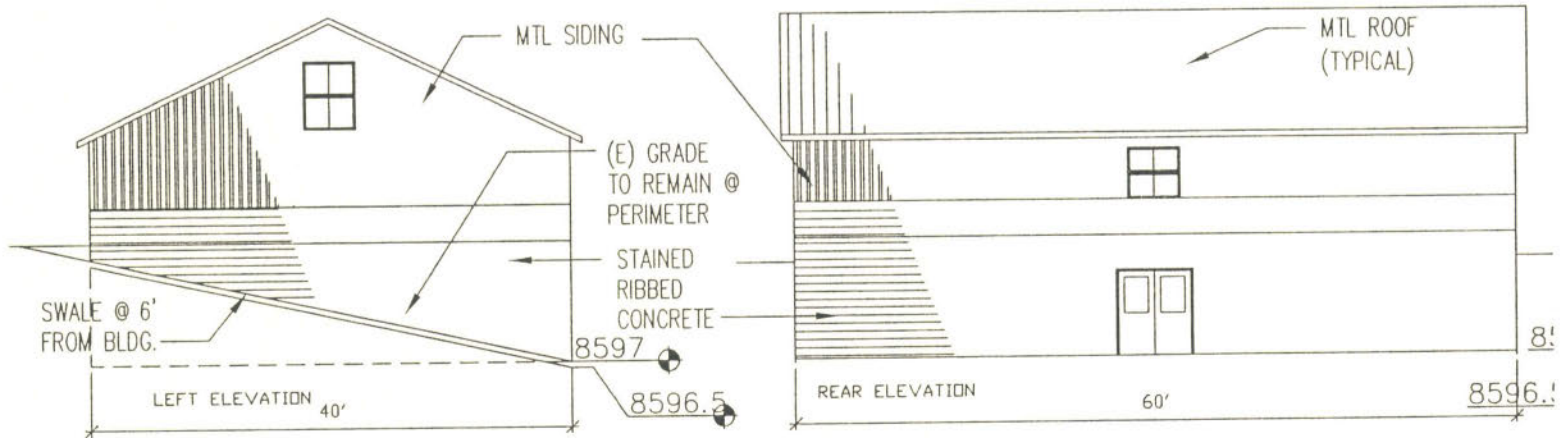
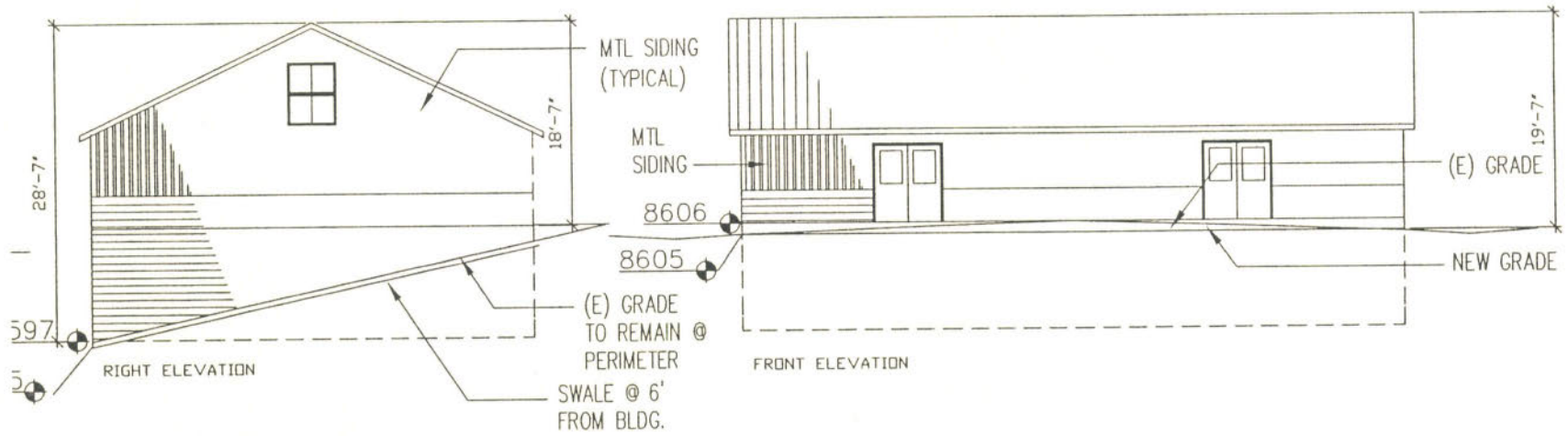


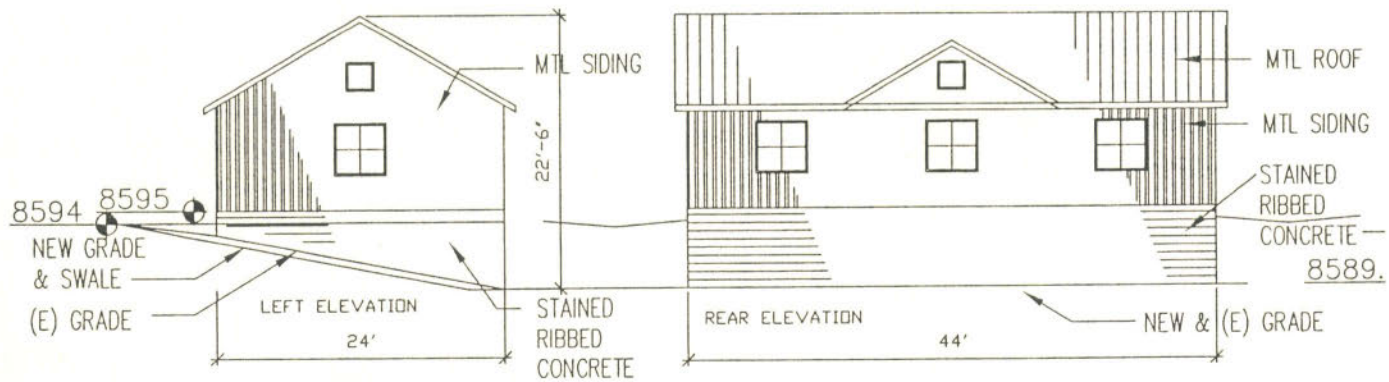
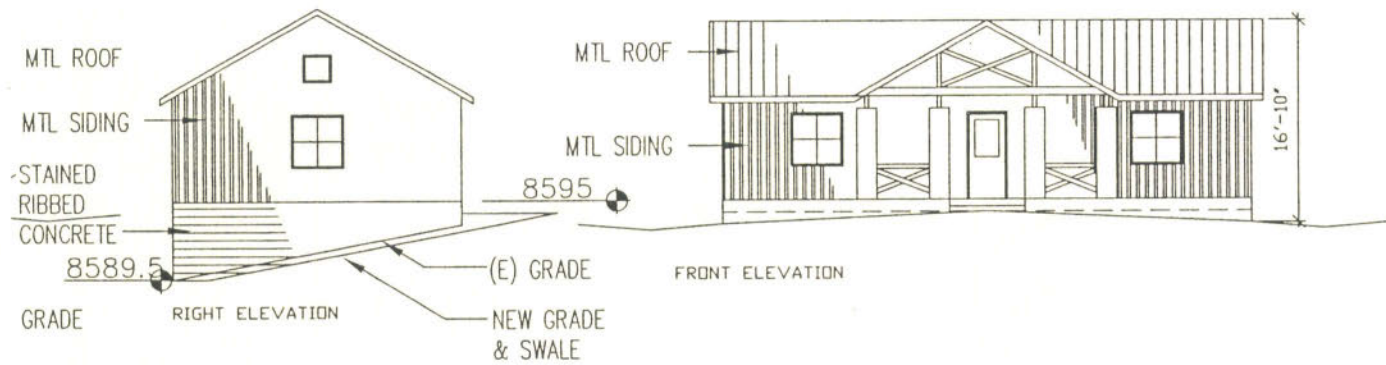
8 SUN SHELTER
1/16" = 1'-0"



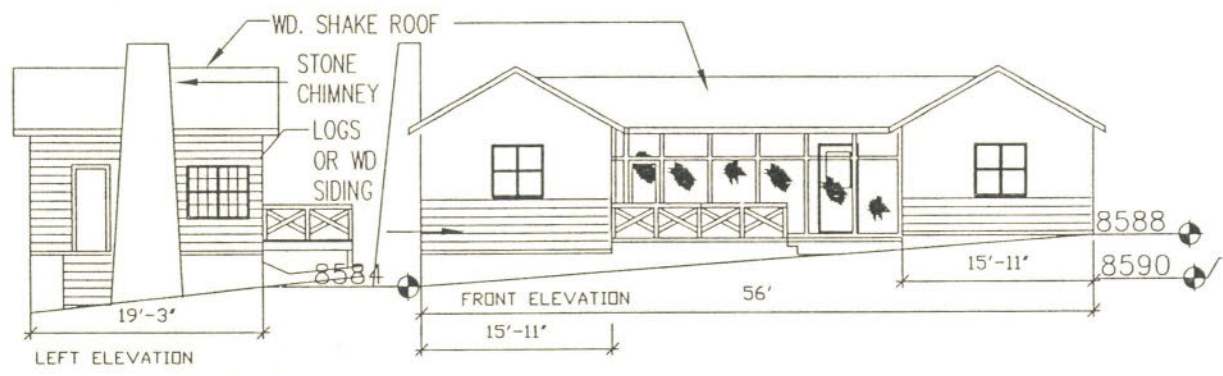
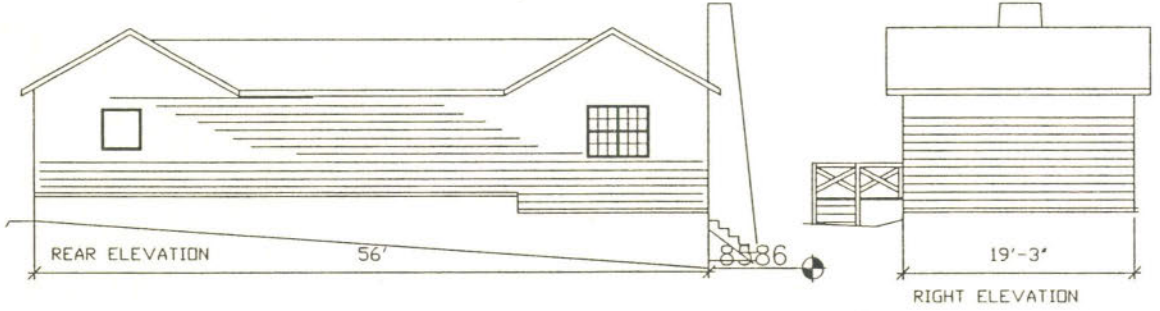
27 FLAG CIRCLE
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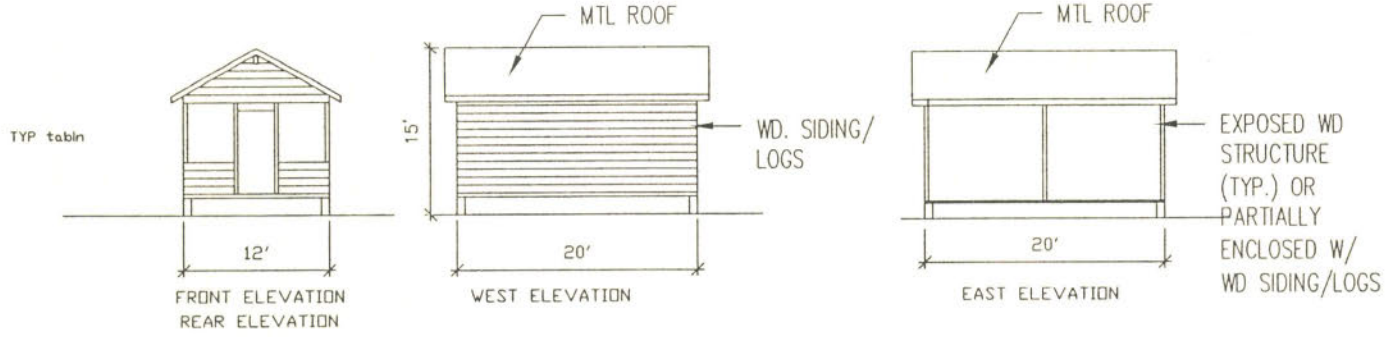




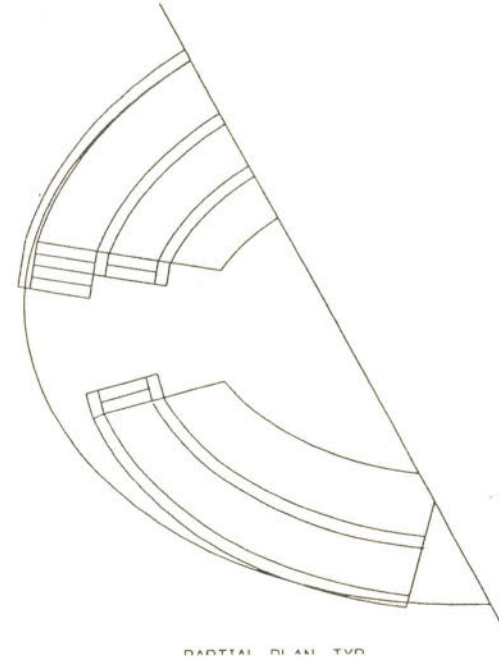
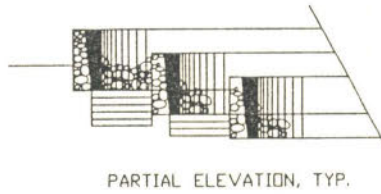


20 DAY TRIPPING
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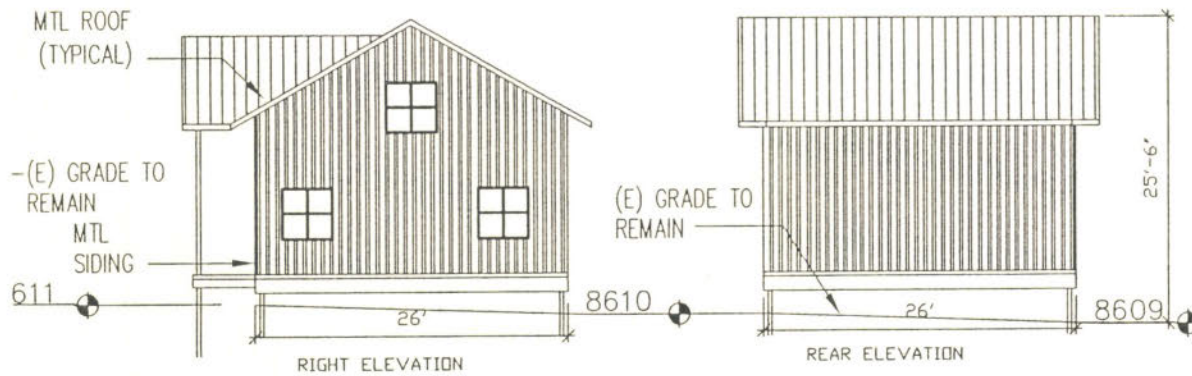
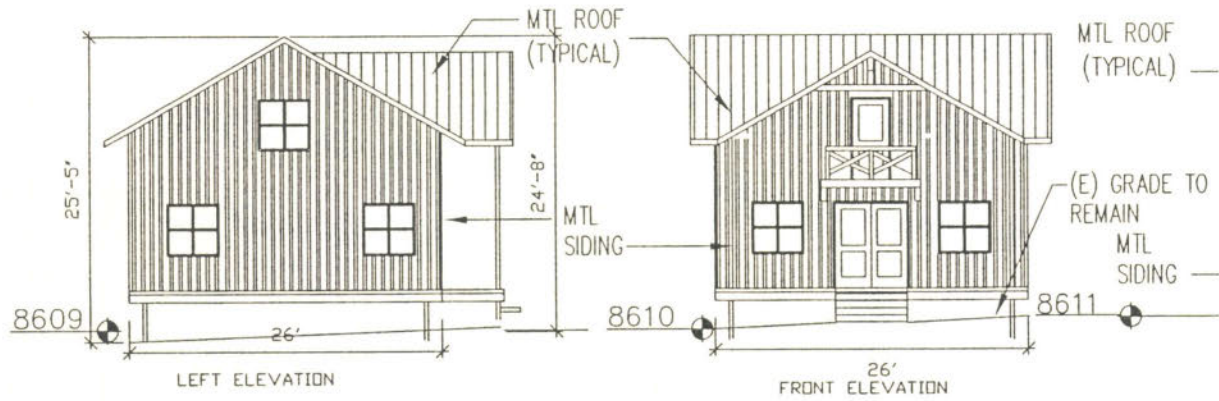


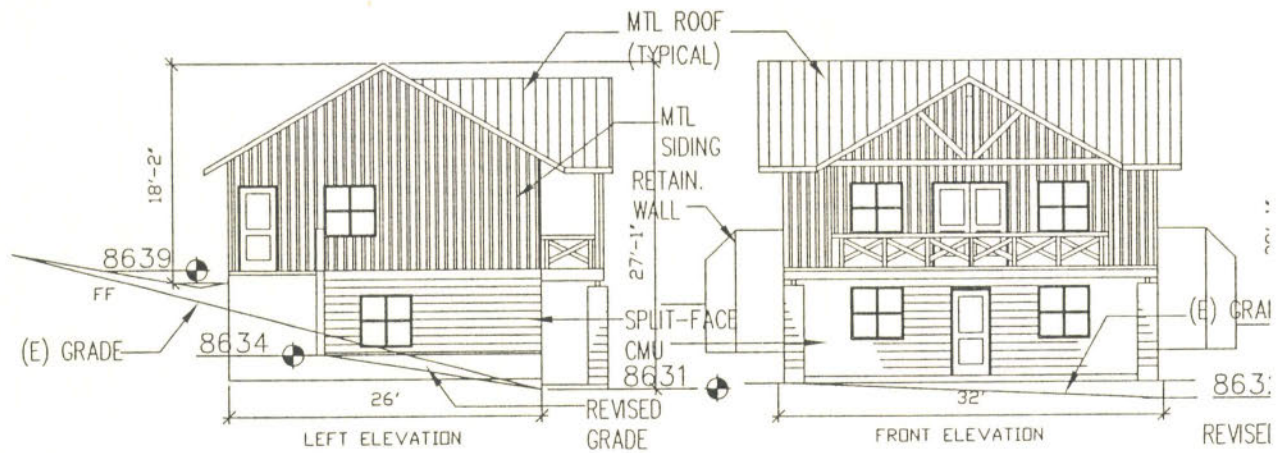
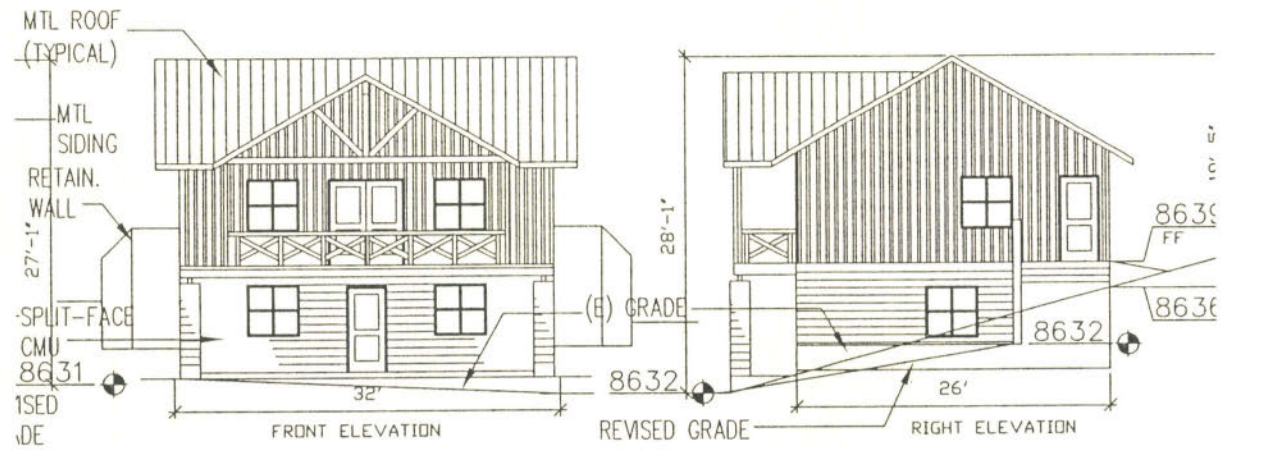


8 SUN SHELTER
1/16" = 1'-0"



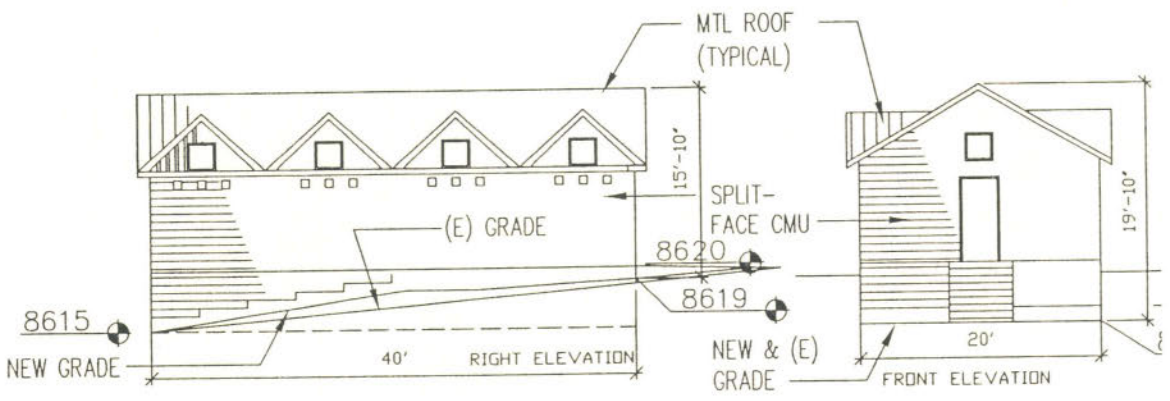
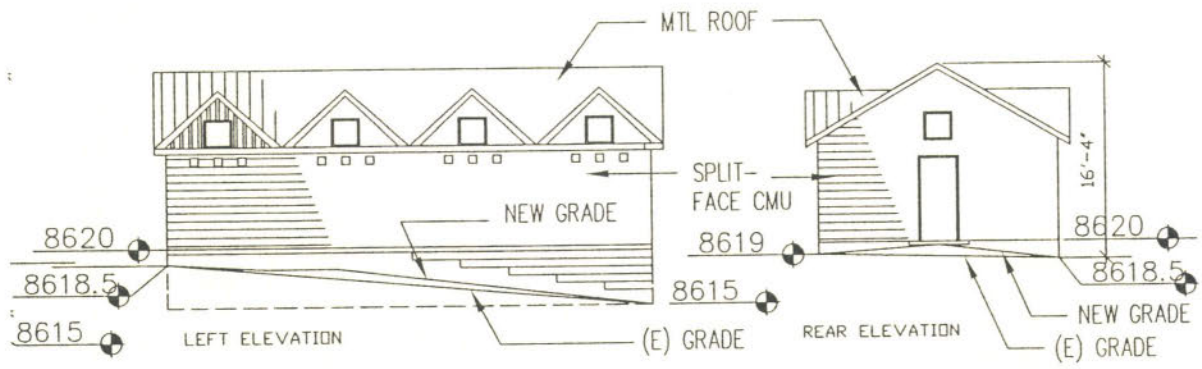
27 FLAG CIRCLE
1/16" = 1'-0"

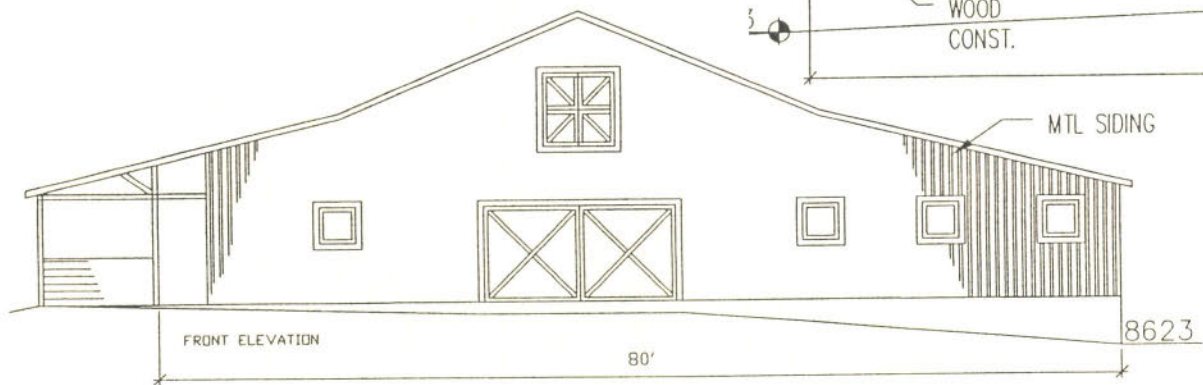
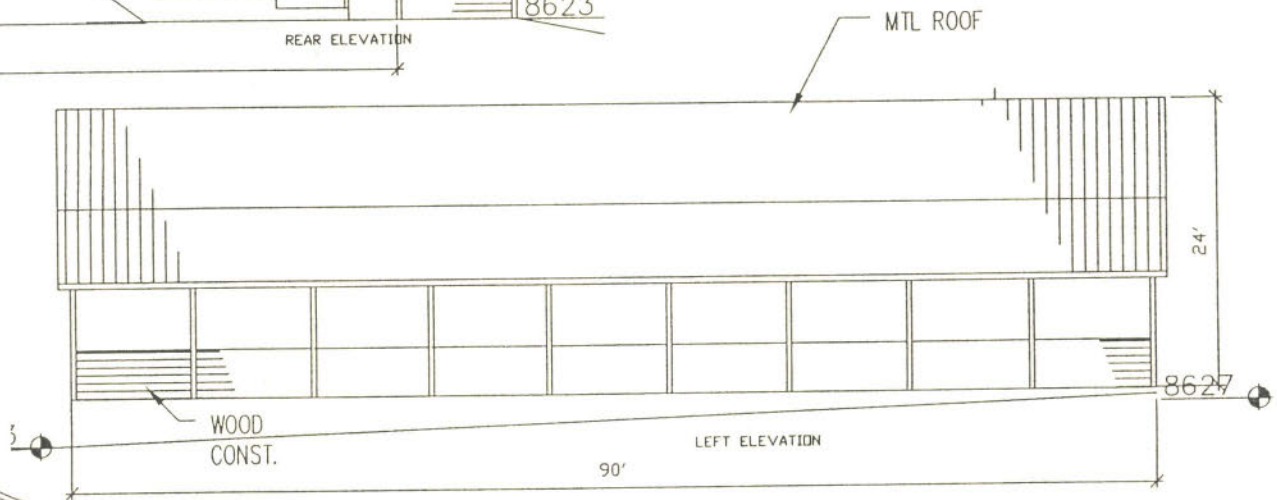
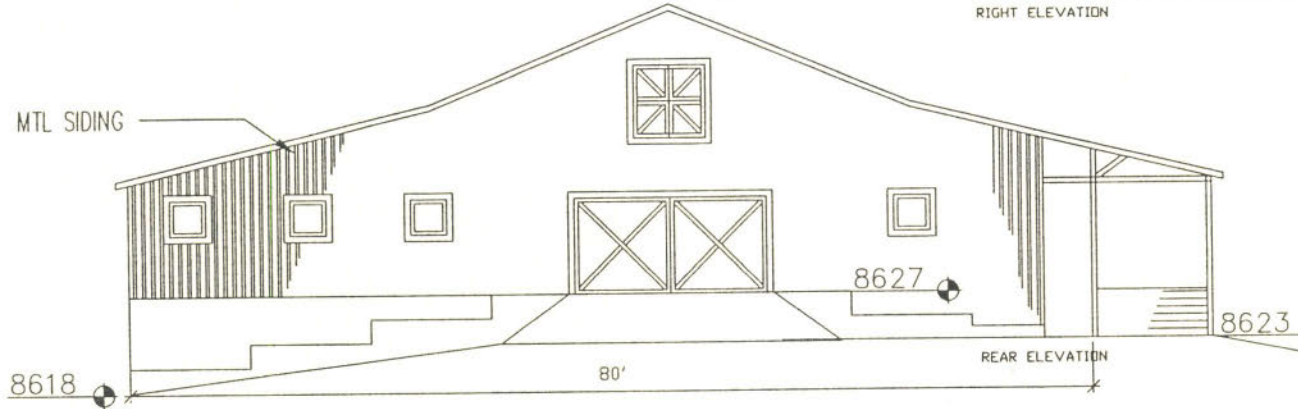
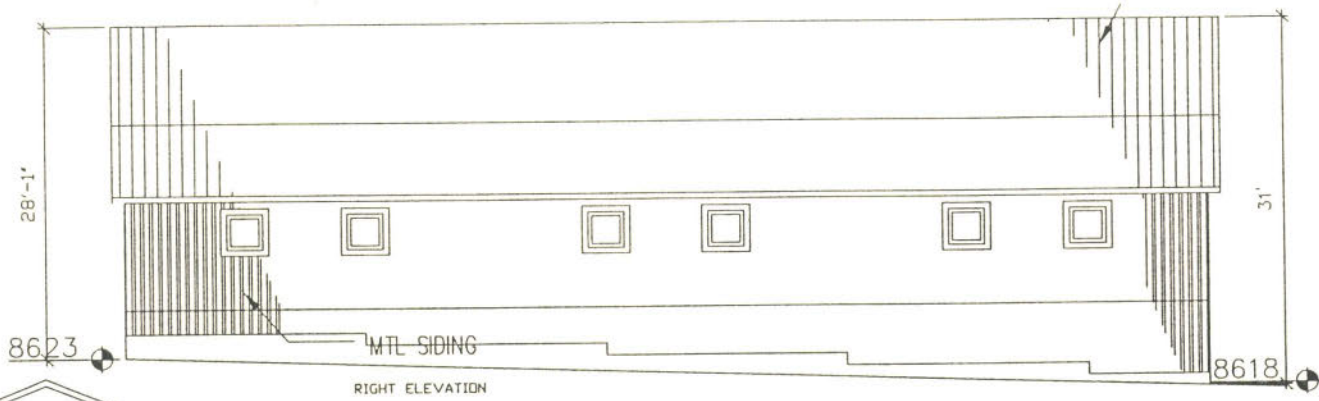




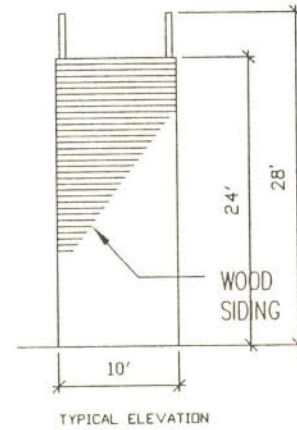
33 STAFF CABIN/TROOP HOUSE

$1/16" = 1'-0"$

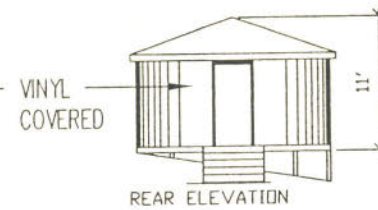
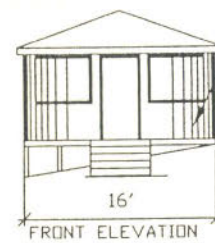
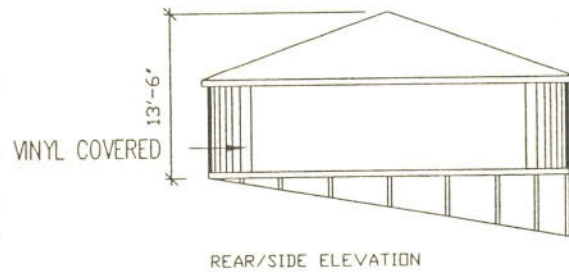
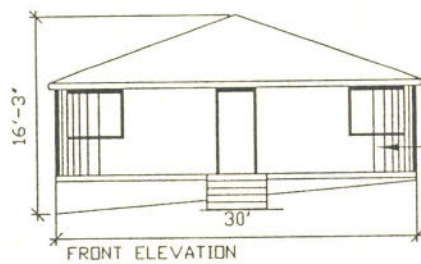




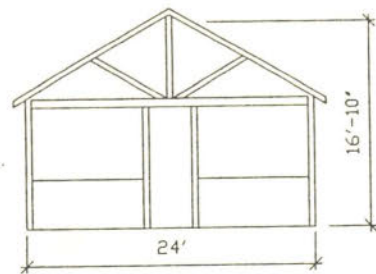
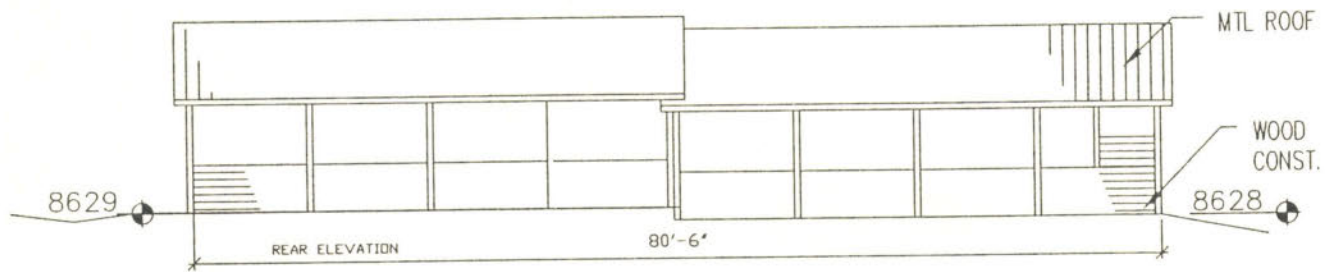
67 BARN/STORAGE
 1/16" = 1'-0"



7 CLIMBING TOWER
 $1/16'' = 1'-0''$



68 69 70 YURTS
 $1/16'' = 1'-0''$



71 STABLES
 $\frac{1}{16"} = 1'-0"$

Meadow Mountain Ranch Girl Scout Camp Development Report

December 5, 2004

Appendix J - Cut & Fill Calculations

<u>Facility No.</u>	<u>Facility Name</u>	<u>Cut</u>	<u>Fill</u>
27	Flag Circle (modified)	35.97 cy	80.42 cy
67	Barn (new)	4.2 cy	119.2 cy
22	Storage (relocated)	6 cy	
1	Ranger (House Addition)	2 cy	
20	Storage/ Garbage	3.75 cy	18.3 cy
19	Daytrip House	7 cy	12 cy
33	Troop House		40.8 cy
71	Stables		50.8 cy
38	Showers		14.8
TOTAL		58.92 cy	336.32 cy

Except on the relocated storage building and the ranger house addition, the fill exceeds the cut, so there will be little need to store any excess for future re-use. The 8 cubic yards that will be stored will be placed adjacent to the archery pit and planted with native grass seed.

Beyond the work to locate buildings on the site, it is anticipated that culverts will be placed under the entry road from the gate to the lodge at approximately 100 foot on center. Narrow ditches at each side of the road channel the water along each side, but no method of crossing is provided for the snowmelt and rainfall to reach the wetlands in this area. This will keep the road from washing out and having silt and mudslides entering the drainage way. Any soil or rock removed in this process will be stockpiled in the archery area as well.

Meadow Mountain Ranch Girl Scout Camp Development Report

February 15, 2005

Appendix K - Building Area Calculations

FACILITY SCHEDULE

FACILITY	NUMBER	PROPOSAL	EXIST'G FOOTPRINT	ADD'N	REDUCT'N	PROPOSED FOOTPRINT	HEIGHT	CUT/FILL
RANGER HOUSE & WELL STORAGE	1	ADDITION	936	300		(+300) 1250	17'-6"/23'-4"	
STAFF PARKING	2	RELOCATED FROM S-1,2,3	0	180		180	15'	
MAINTENANCE BUILDING	3	ABANDON	-11500		-11500			
C.I.T. HOUSE	4	ADDITION	1740	80		(+180) 1820	18'-6"	
VAULT TOILET	5	REPAIR	700					
STORAGE	6	NO CHANGE	25					
CLIMBER TOWER	7	NO CHANGE	180					
SUN SHELTER	8	NEW	0	100		100	28'	
ARCHERY PIT	9	NEW	0	500		500	12'-6"	
HUMMINGBIRD HILL TABINS	10-15	REBUILD, ENLARGE	60-180=-1080	1440	60-180=-1080	60240=1440	15'	
VAULT TOILET	16	NO CHANGE	25			180	15'	
HUMMINGBIRD HILL STORAGE	17	RELOCATED FROM S-1,2,3	0					
ROPE COURSE	18	NO CHANGE	0*					
VAULT TOILET	19	NO CHANGE	2500					
LODGE	20	ADDITION	2900	600		(+600) 3500	20'-7"/31' (E)	
STORAGE/GARAGE ENCLOSURE (N)	21	NEW	0	2400		2400	20'-7"/30'-7"	355 CY CUT
DAY-TRIPPING HOUSE	22	NEW	0	1060		1060	15'-2"/25'-2"	79 CY CUT
PARKING (17 N. SPACES & 22 E.)	23	EXPAND	0	3200		3200		
HISTORIC BARN	24	RELOCATE FROM LODGE TO HOMESTEAD	200					
SEPTIC TANK	25	NO CHANGE	0*					
OFFICE	26	NO CHANGE	400					
STORAGE/GARAGE ENCLOSURE (E)	27	REPLACE (SEE 19)	-100		-100			
HOMESTEAD	28	REPAIR	600					
FLAG ORCLE	29	REGRADE FOR DRAINAGE CONTROL	0*					
VAULT TOILET	30	NO CHANGE	25					
INFIRMARY	31	NO CHANGE	500					
LEACH FIELD	32	NO CHANGE	0*					
PUMP HOUSE	33	NO CHANGE	25					
DIRECTOR CABIN	34	REPLACE/EXPAND	-180	496			22'-6"	
STAFF CABIN/TROOP HOUSE	35	REMOVE/REPLACE	-180		-180		26'-2"	75 CY CUT
STAFF CABIN	36	REMOVE	-180	832				
STAFF CABIN/ TABINS	37	NO CHANGE	360					
NOT USED	38	NO CHANGE	0					
SHOWER & LAUNDRY	39-44	REPLACE/EXPAND	-600	300		900		
LARKSPUR TABINS	45	REPLACE/EXPAND	60-180=-1080	1440	60-180=-1080	60240=1440	15'	
CELLAR	46	MARK AS HISTORIC	0*					
VAULT TOILET	47	NO CHANGE	25					
LARKSPUR STORAGE	48	NO CHANGE	180					
ACTIVITY BUILDING	49	NO CHANGE	600					
ACTIVITY BUILDING	50	NO CHANGE	600					
LYRA STORAGE	51	RELOCATED FROM S-1,2,3	0					
VAULT TOILET	52	NO CHANGE	25			180	15'	
LYRA TABINS	53-56	REPLACE/EXPAND	70-180=-1260	1660	70-180=-1260	70240=1660	15'	
WATER TREATMENT BUILDING	57	NO CHANGE	800					
EXISTING STABLES	58	REMOVE (SEE #71)	-2000		-2000			
RIDING ARENA	59	NO CHANGE	0*					
MEERER'S BLUFF TABINS	60-65	REPLACE/EXPAND	60-180=-1080	1440	60-180=-1080	60240=1440	15'	
MEERER'S BLUFF STORAGE	66	NO CHANGE	180					
VAULT TOILET	67	NO CHANGE	25					
BARRY STORAGE	68	NEW	0	7200		7200	24'/31'	873 CY FILL
VAULT TOILET	69-70	NO CHANGE	25					
YURTS	71	NEW	0	1626				
WINDRIDGE TABINS	72	RELOCATE TO 2, 16, 49	0			20712, 1020	11'/13'-6"	
STABLE	73	NEW (SEE 58)	0	2500		2500	16'	
ALL-CAMP CAMPFIRE	74	EXPAND/RENOVATE	2827	3535		6362	16'-10"	
PINECREST TABINS	75-79	REPLACE/ENLARGE	70-180=-1260	1660	70-180=-1260	70240=1660	15'	
PINECREST STORAGE	80	NO CHANGE	180					
VAULT TOILET	81	NO CHANGE	25					
ABANDONED PARKING	82-87	REMOVE	0*					
ABANDONED TABIN PLATFORMS	88	REMOVE	1260		1260			
ABANDONED TABIN PLATFORM		NO CHANGE	180					

e = existing n = new r = relocated

FACILITY SCHEDULE

FACILITY	NUMBER	PROPOSAL	EXIST'G FOOTPRINT	ADDN	REDUCT'N	FOOTPRINT	PROPOSED FOOTPRINT	HEIGHT	CUT/FILL
RANGER HOUSE & WELL	1	ADDITION	936	300			(+300) 1250	17'-6"/23'-4"	
STORAGE	2	RELOCATED FROM 5-12,3	0	180			180	15'	
STAFF PARKING	3	ABANDON	-11500		-11500				
MAINTENANCE BUILDING	4	ADDITION	1140	80			(+80) 1820	18'-6"	
C.I.T. HOUSE	5	REPAIR	700						
VAULT TOILET	VT1	NO CHANGE	25						
STORAGE	6	NO CHANGE	180						
CLIMBING TOWER	7	NEW	0	100			100	28'	
SUN SHELTER	8	NEW	0	500			500	12'-6"	
ARCHERY PIT	9	NO CHANGE	0						
HUMMINGBIRD HILL TABINS	10-15	REBUILD, ENLARGE	6*-180*-1080	1440	6*-180*-1080		6*240*1440	15'	
VAULT TOILET	VT2	NO CHANGE	25						
HUMMINGBIRD HILL STORAGE	16	RELOCATED FROM 5-12,3	0				180	15'	
ROPES COURSE	17	NO CHANGE	0						
VAULT TOILET	VT3	NO CHANGE	250						
LODGE	18	ADDITION	2900	600			(+600) 3500	20'-7 1/3" (E)	
STORAGE/GARBAGE ENCLOSURE (N)	19	NEW	0	2400			2400	20'-7 1/3"-7"	355 CY CUT
DAY-TRIPPING HOUSE	20	NEW	0	1060			1060	15'-2 1/2"-2"	79 CY CUT
PARKING (17 N SPACES & 22 E)	21	EXPAND	0	3200			3200		
HISTORIC BARN	22 e, r	RELOCATE FROM LODGE TO HOMESTEAD	200						
SEPTIC TANK	23	NO CHANGE	0						
OFFICE	24	NO CHANGE	400						
STORAGE/GARBAGE ENCLOSURE (E)	25	REPLACE (SEE 19)	-100		-100				
HOMESTEAD	26	REPAIR	600						
FLAG CIRCLE	27	REGRADE FOR DRAINAGE CONTROL	0				3150		
VAULT TOILET	VT9	NO CHANGE	25						
INFIRMARY	29	NO CHANGE	500						
LEACH FIELD	30	NO CHANGE	0						
PUMP HOUSE	31	NO CHANGE	25						
DIRECTOR CABIN	32	REPLACE/EXPAND	-180	496			676 EA LEVEL	22'-6"	
STAFF CABIN/TROOP HOUSE	33 e, n	REMOVE/REPLACE	-180		-180		832 EA LEVEL	26'-2"	75 CY CUT
STAFF CABIN	34	REMOVE	-180	832	-180				
STAFF CABIN/TABINS	35-36	NO CHANGE	360						
NOT USED	37		0						
SHOWER & LAUNDRY	38	REPLACE/EXPAND	-600	300			900		
LARKSPUR TABINS	39-44	REPLACE/EXPAND	6*-180*-1080	1440	6*-180*-1080		6*240*1440	15'	
CELLAR	45	MARK AS HISTORIC	0						
VAULT TOILET	VT4	NO CHANGE	25						
LARKSPUR STORAGE	46	NO CHANGE	180						
ACTIVITY BUILDING	47	NO CHANGE	600						
ACTIVITY BUILDING	48	NO CHANGE	600						
LYRA STORAGE	49	RELOCATED FROM 5-12,3	0				180	15'	
VAULT TOILET	VT5	NO CHANGE	25						
LYRA TABINS	50-56	REPLACE/EXPAND	7*-180*-1260	1680	7*-180*-1260		7*240*1680	15'	
WATER TREATMENT BUILDING	57	NO CHANGE	800						
EXISTING STABLES	58	REMOVE (SEE #11)	-2000		-2000				
RIDING ARENA	59	NO CHANGE	0						
MEEKER'S BLUFF TABINS	60-65	REPLACE/EXPAND	6*-180*-1080	1440	6*-180*-1080		6*240*1440	15'	
MEEKER'S BLUFF STORAGE	66	NO CHANGE	180						
VAULT TOILET	VT6	NO CHANGE	25						
BARN/STORAGE	67	NEW	0	7200			7200	24'/31'	873 CY FILL
VAULT TOILET	VT7	NO CHANGE	25						
YURTS	68-70	NEW	0	1626			2*712*1920	11'/13'-6"	
WINDRIDGE TABINS	5-12,3	RELOCATE TO 2, 16, 49	0					16'	
STABLE	71	NEW (SEE 58)	0	2500			2500	16'-10"	
ALL-CAMP CAMPFIRE	72	EXPAND/RENOVATE	2827	3535			6362		
PINECREST TABINS	73-79	REPLACE/ENLARGE	7*-180*-1260	1680	7*-180*-1260		7*240*1680	15'	
PINECREST STORAGE	80	NO CHANGE	180						
VAULT TOILET	VT8	NO CHANGE	25						
ABANDONED PARKING	81	NO CHANGE	0						
ABANDONED TABIN PLATFORMS	82-87	REMOVE	1260		1260				
ABANDONED TABIN PLATFORM	88	NO CHANGE	180						

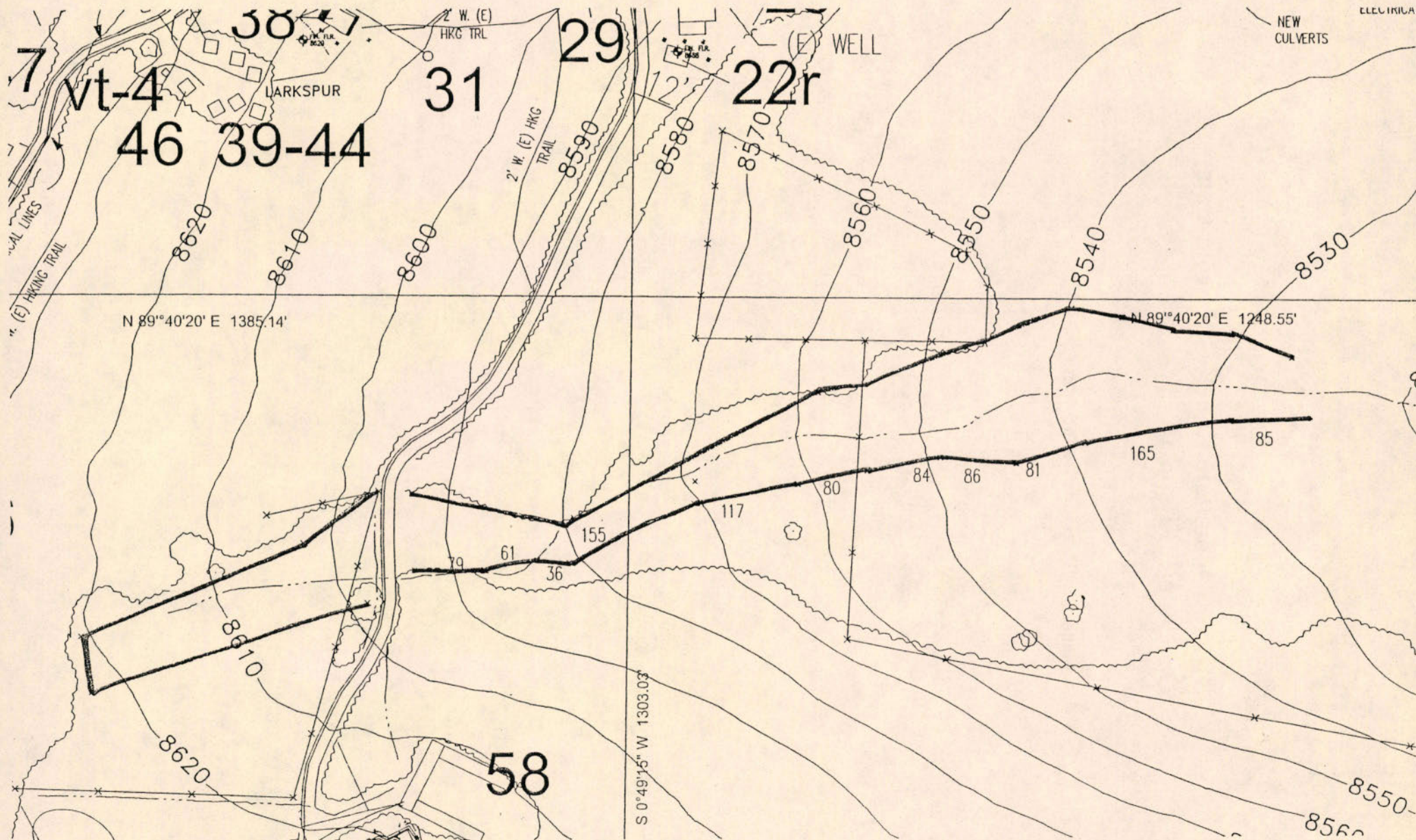
e = existing n = new r = relocated

**Meadow Mountain Ranch Girl Scout Camp
Development Report**

December 5, 2004

Appendix L- Wetlands Delineation

8-22-09





DEPARTMENT OF THE ARMY
CORPS OF ENGINEERS, OMAHA DISTRICT
DENVER REGULATORY OFFICE, 9307 SOUTH WADSWORTH BOULEVARD
LITTLETON, COLORADO 80128-6901

August 23, 2004

Ms. Kay Stevens
Girl Scouts - Mountain Prairie Council
1600 Specht Point Drive, Suite A
Fort Collins, CO 80525

**RE: Wetland Delineation, Girl Scout Meadow Mountain Ranch, Un-named Wetland Tributary,
Which Includes a Willow Fen
Corps File No. 200480427**

Dear Ms. Stevens:

Reference is made to an August 18, 2004 site visit by Mr. Terry McKee of this office concerning the above-mentioned property located in the SW ¼ of Section 23, T3N, R73W, Boulder County, Colorado.

During Mr. McKee's site visit yellow pin flags were placed along the boundary of the wetlands at this site. As discussed with Mr. McKee, the wetlands within the horse pasture were grazed to such an extent that wetland characteristics of this wetland were highly disturbed. In that regard the wetlands of the horse pasture are considered atypical and the boundary approximate.

Before any work at this site begins that may involve the excavation or the discharges of dredged or fill material into the wetlands this office should be notified for Department of the Army permits or changes in permit requirements.

If there are any questions call **Mr. Terry McKee** of this office at 303-979-4120 and reference **Corps No. 200480427**.

Sincerely,

A handwritten signature in black ink, appearing to read "Timothy T. Carey", is written over a circular stamp.

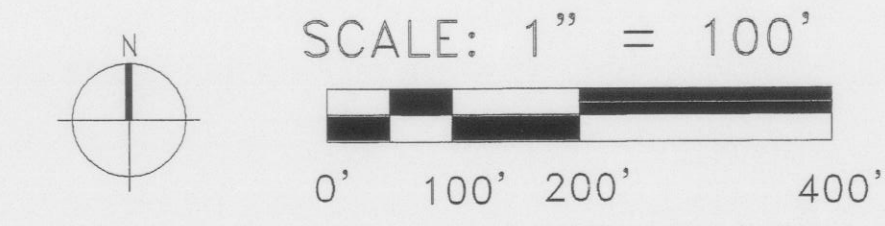
Timothy T. Carey
Chief, Denver Regulatory Office

tm

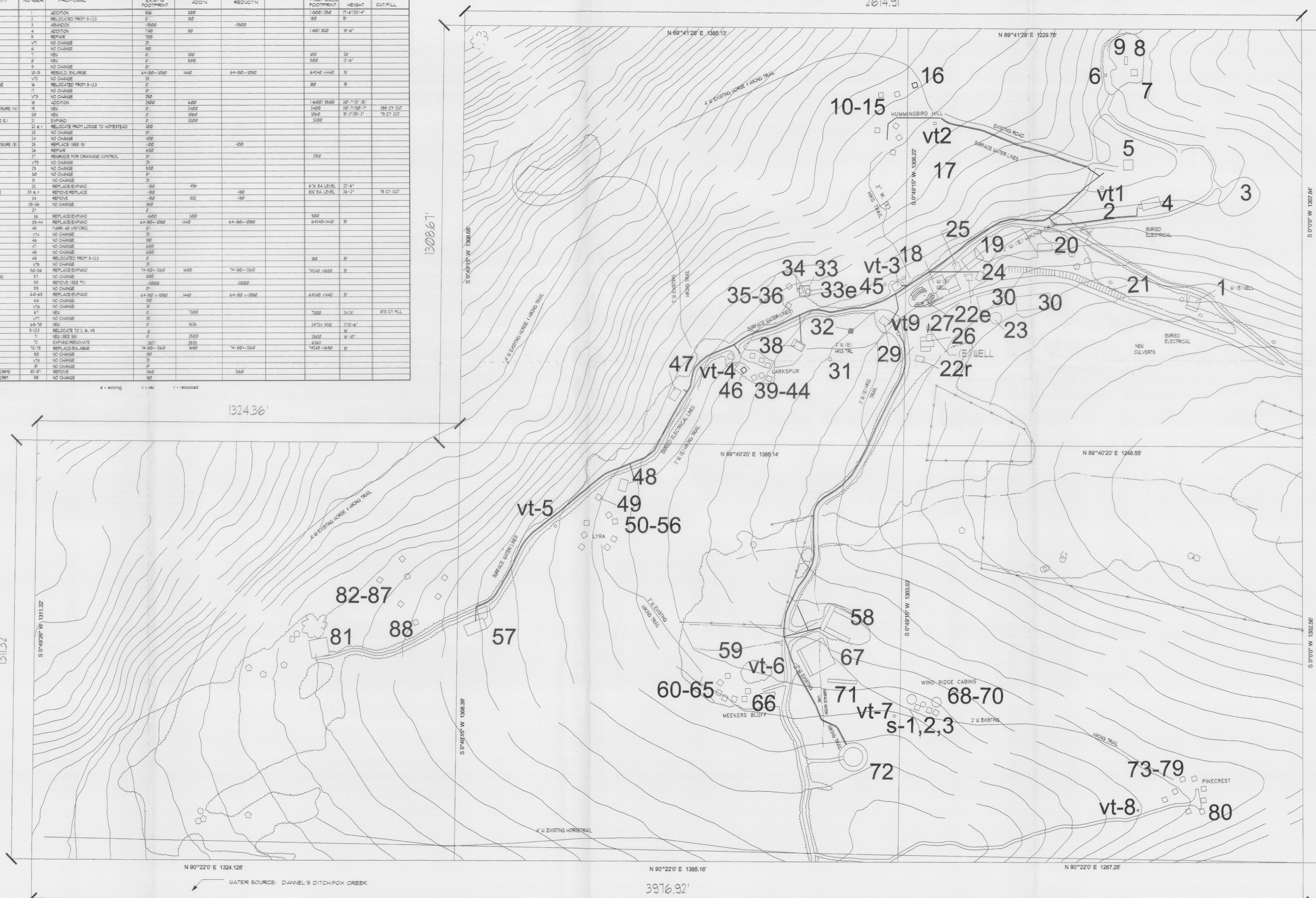
GIRL SCOUTS MEADOW MOUNTAIN RANCH MASTER PLAN

DEVELOPMENT	EXISTING	PROPOSED	TOTAL
ZONING:	F	F	F
SITE SIZE:	200 AC (8,710,000 SF)	200 ACRES	200 ACRES
DEVELOPMENT:			
BUILDINGS:	3,571 SF (0.36%)	+8,582 SF	40,099 SF (0.46%)
ROADS:	130,888 SF (15%)	NO CHANGE	130,888 SF (15%)
PARKING:	14,388 SF (0.16%)	-3,200 SF	10,948 SF (0.12%)
FLAG CIRCLE:	3,520 SF	NO CHANGE	3,520 SF
CAMPFIRE:	2,821 SF	+5,535 SF	6,362 SF
RIDING RING:	4,133 SF	NO CHANGE	4,133 SF

LEGAL DESCRIPTION:
The Southeast Quarter of the Southeast Quarter of Section 22; the North Half of the Southeast Quarter and the Southeast Quarter of Section 23; all in Township 3 North of Range 13 West and Lot 100, in the Southeast Quarter of the Southeast Quarter of Section 23 in Township 3 North of Range 13 West of the 6th PM.



FACILITY	NUMBER	PROPOSAL	EXIST'G FOOTPRINT	ADD'N	REDUCT'N	PROPOSED FOOTPRINT	HEIGHT	CUT/FILL
RANGER HOUSE LABEL	1	ADDITION	550	300			11'-8 1/2" x 4"	
STAFF PARKING	2	RELOCATED FROM 8-123	0	80	-1500		80	
MAINTENANCE BUILDING	4	ADDITION	150	80			1'-0" x 100'	8'-6"
CTI HOUSE	5	REPAIR	100					
VAULT TOILET	VT1	NO CHANGE	25					
STORAGE	6	NO CHANGE	80					
CLUBHOUSE	7	NEW	0	500			80	2'
930 SHELLER	8	NEW	0	500			500	2'-4"
ARCHERY PIT	9	NO CHANGE	0					
HAPPENING HILL TABNS	10-15	REBUILD, ENLARGE	8410 x 1440	1440	-8410 x 1200		8410 x 1440	3'
VAULT TOILET	VT2	NO CHANGE	25					
HAPPENING HILL STORAGE	16	RELOCATED FROM 8-123	0				80	
ROCKY COURSE	17	NO CHANGE	0					
VAULT TOILET	VT3	NO CHANGE	250					
LODGE	18	ADDITION	0	1400			1400 x 3500	10' x 10' (8)
STORAGE/GARAGE ENCLOSURE (N)	19	NEW	0	1400			1400	10' x 10' (7)
DAY TRIPPING HOUSE	20	NEW	0	300			300	8' x 20' (2)
PARKING (11 SPACES + 12 BI)	21	EXPAND	0	3200			3200	
GARAGE OLD FORGE	22	RELOCATE FROM LODGE TO HOMESTEAD	100					
BIOPIC TANK	23	NO CHANGE	0					
OFFICE	24	NO CHANGE	400					
STORAGE/GARAGE ENCLOSURE (E)	25	REPLACE (SEE 'B)	-100					
HOMESTEAD	26	REPAIR	1400					
FLAG CIRCLE	27	REGRADE FOR DRAINAGE CONTROL	0				350	
VAULT TOILET	VT5	NO CHANGE	25					
MEADOW	28	NO CHANGE	500					
LEACH FIELD	29	NO CHANGE	0					
POPPY HOUSE	30	NO CHANGE	-100				8' x 8' EA LEVEL	12'-6"
DIRECTION CABIN	31	REPLACE/EXPAND	-100	400	-100		800 EA LEVEL	16'-2"
STAFF CABIN/ROOF HOUSE	32	REPLACE/EXPAND	-100	800	-100			19' CT CUT
STAFF CABIN	33	REPLACE	-100					
STAFF CABIN TABNS	34-38	NO CHANGE	300					
NOT USED	39	NO CHANGE	0					
BUCKEN FLACKNEY	38	REPLACE/EXPAND	1000	300			500	
LARKSPUR TABNS	39-44	REPLACE/EXPAND	8410 x 1440	1440	-8410 x 1200		8410 x 1440	3'
CELLAR	45	REMOVE AS HISTORIC	0					
VAULT TOILET	VT4	NO CHANGE	25					
LARKSPUR STORAGE	46	NO CHANGE	100					
ACTIVITY BUILDING	47	NO CHANGE	400					
ACTIVITY BUILDING	48	NO CHANGE	600					
LYRA STORAGE	49	RELOCATED FROM 8-123	25				100	
VAULT TOILET	VT5	NO CHANGE	25					
LYRA TABNS	50-56	REPLACE/EXPAND	14100 x 2600	1440	-14100 x 2600		14100 x 2600	3'
WATER TREATMENT BUILDING	57	NO CHANGE	800					
EXISTING STABLES	58	REMOVE (SEE 'D)	-1000				-1000	
RIDING ARENA	59	NO CHANGE	0					
HENSERS BLUFF TABNS	60-65	REPLACE/EXPAND	8410 x 1440	1440	-8410 x 1200		8410 x 1440	3'
HENSERS BLUFF STORAGE	66	NO CHANGE	1000					
VAULT TOILET	VT6	NO CHANGE	25				1000	14'-2"
BURN STORAGE	67	NO CHANGE	25					8'11" CT FILL
VAULT TOILET	VT7	NO CHANGE	25					
TURBS	68-70	NEW	0	1628			24124 H20	17'-6"
INDOOR TABNS	81-82	RELOCATE TO 2, 16, 49	0					
STABLE	83	NEW (SEE 'B)	0	2500			2500	8'-10"
ALL CRAFT CAMPFIRE	84	EXPAND/RELOCATE	1000				1000	
PINECREST TABNS	73-79	REPLACE/ENLARGE	14100 x 2600	1440	-14100 x 2600		14100 x 2600	3'
PINECREST STORAGE	80	NO CHANGE	80					
VAULT TOILET	VT8	NO CHANGE	25					
ABANDONED PARKING	81	NO CHANGE	0					
ABANDONED TABN PLATFORM	82-87	REMOVE	-300					
ABANDONED TABN PLATFORM	88	NO CHANGE	80					



CIC
MK

ARCHITECTURE
AND PLANNING

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Fax 303.733.0732

CCMK • BOULDER
2121 30th Street, Suite 100
Boulder, Colorado 80501-1116
Studio 303.441.0000
Fax 303.449.8165

NO.	BY	DESCRIPTION	DATE

Meadow Mountain Ranch
863 County Road 101
Boulder County, CO

DRAWING TITLE
SITE PLAN
FACILITY SCHEDULE

PROJECT NO:	3004
DRAWN BY:	EF
CHECKED BY:	SR
DATE:	4-8-05
SHEET NO:	1