

## **WILDFIRE MITIGATION PLAN**

For Prescott Foster Bailey Residence  
5330 Sunshine Canyon Drive, Boulder CO 80302  
Docket:  
Inspection date: 12/22/2004

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

### **Prepared for:**

Prescott Foster Bailey  
5330 Sunshine Canyon Dr.  
Boulder, CO 80302  
Phone: 303-588-2073

### **Prepared by:**

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

## **SITE LOCATION AND PROPERTY DESCRIPTION**

The property is located at Section 17, Township 1N, and Range 71W. The falls within the Sunshine fire protection district (303-786-8255). There is 1 existing residence located on site. There will be a new separate garage built on site (1250 square feet). The lot is 1.8 acres in size and has a ~18% percent slope with a northern aspect. It is at 7,105 feet in elevation. The proposed building site is mid-slope and it is a relatively dry site. Sunshine Canyon Drive located about 100 feet south of the residence, on the uphill side, creates a small man made barrier that may help stop or slow the spread of a surface/crown fire on the site.

## **CONSTRUCTION DESIGN AND MATERIALS**

The proposed house has a relatively simple design with a simple roofline and is oriented with a northeast aspect. The roofing material will consist of asphalt. The exterior wall material is to be cement board. Soffits are to be ¾" thick cement board.

The structure has ~7 medium sized windows with the primary viewing direction being toward the western side of the structure. Windows will be double glazed with low e-coated tempered glass and frames made of vinyl clad. Exterior doors are to be 1-3/4", fire-rated, and made of fiberglass.

The propane tank will be set on a pad of crushed rock overlaying a fiberglass weedbarrier approximately 100 feet to the southeast of the residence. Vegetation within 10 feet of the propane tank will be kept cleared.

Utilities for the property will be overhead and coming off of Sunshine Canyon Drive approximately 100 feet and runs overhead the upper driveway. The septic field is located 75 feet to the north of the residence. A well is located 50 feet south of the residence on the south side of the upper driveway (see map).

## **DRIVEWAY ACCESS FOR EMERGENCY VEHICLES**

To access the property from Boulder go approximately 5.3 miles west on Sunshine Canyon Drive. The existing driveways will not create additional site disturbance or soil compaction and will require the removal of no trees. There are two driveways located on site including an upper loop and a lower driveway where the new garage will be located. The upper driveway is a concern for fire vehicles due to the overhead power lines that cross above, however it may be used as a turn around. The driveways are 12 feet wide with a vertical clearance of 13'6" and a grade that is less than 12%. The driveway is 100 feet long therefore there will be no turn around required (see plan for details). The driveway is less than 400 feet therefore no pull-outs are required.

## **EMERGENCY WATER SUPPLY FOR FIRE FIGHTING**

There is no existing cistern on the property however due to Boulder County Land Use regulations there must be either a 1,800 gallon cistern or the resident must pay into a community cistern fund. If the landowner decides to insert a fire cistern it must have a dry hydrant connection with a 6 inch NH threaded connection and cap. Alternatively, a contribution may be made to the fire protection district community cistern fund (if available). Contact the Sunshine fire protection district (303-786-8255) for more information and specific details.

## **FUELS REDUCTION**

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



## DEFENSIBLE SPACE ZONES AND FOREST MANAGEMENT

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

There are three defensible space zones to be created around the structure(s) on the site. Please note that it is possible that one or more of these zones will cross over the subject property onto adjacent properties. Property boundaries must be respected; mitigation work is not required beyond immediate boundaries. However, landowners are encouraged to contact and work with neighbors if property lines limit the ability to mitigate within the prescribed area. Defensible space is a benefit, not only to the individual but also to the community as a whole.

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

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

**Zone 1B** - Extends out from Zone 1A. In this zone, all highly flammable vegetation is to be removed. Any large dead woody material on the ground will also be removed. Firewise plants will be used for landscaping and re-vegetation. Grasses will be irrigated when possible and mowed to a maximum height of 6 to 8 inches twice per growing season to a distance of 30 feet from the structure.

**Zone 1C** - This zone extends out from Zone 1B to 15 feet from the house. All understory trees (ladder fuels) will be removed as marked. These are small seedling and sapling size trees that can be ladders for fire to get in the crowns of the larger trees. A few of the larger, healthy trees are to be retained for screening. All remaining trees in this zone will be pruned to a height of 10 feet. They must be well spaced so that the crowns are not touching (10 foot minimum crown spacing). No trees will overhang the house or decks, unless approved by Boulder County or CSFS as "part of the structure" with additional fuels reduction around those trees to insure the defensible space integrity. Trees should be at least 15 feet away from the house on all sides, and a minimum of 10 feet from chimneys.

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

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

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



## MAINTENANCE AND RECOMMENDATIONS

As detailed in fact sheet 6.302, Creating Wildfire Defensible Zones, an important factor that determines a structure's ability to survive wildfire is defensible space. Defensible space is a maintained area around a structure where fuels (flammable materials) are modified to slow the possible spread of wildfire to the structure, as well as from the structure to the surrounding areas. Defensible space provides a place where structure protection and fire suppression operations may occur. Wildfire hazard mitigation work breaks up fuel continuity, potentially decreasing a wildfire's intensity, and for more effectiveness should be completed beyond a home's defensible space, zone 1 and 2, area into zone 3.

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

- Maintain your defensible space yearly; contact your local forester for a 5-year maintenance inspection
- Keep firewood at least 30 feet away from buildings; clear weeds and grass from around pile
- Do not stack fresh cut wood against live trees – this could invite unwanted insects
- When possible, maintain an irrigated green space; mow grasses 6" to 8" high
- Connect, and have available, a minimum of 50 feet of garden hose with an adjustable nozzle
- Have an emergency evacuation plan in place (included in wildfire mitigation plan)
- Be aware of fire danger; check the Boulder Fire Weather website at [www.crh.hoaa.gov/den/fireindx.html](http://www.crh.hoaa.gov/den/fireindx.html)
- Keep driveways and property address marked with reflective easy to see signs
- Maintain screens on foundations, soffit vents, roof vents, and attic openings
- Get rid of unnecessary accumulations of debris and trash from yards
- Keep tools such as shovels, rakes, ladders, and axes available and ready for use
- Clean debris from the roof and gutters at least two times annually
- Check screens and maintain spark arresters on chimneys annually
- Avoid storing combustibles under decks such as wood piles, scrap lumber, and fuels

## DEFINITIONS

Wildfire mitigation plan – A plan to reduce wildfire hazards around a home or other structure through fuels reduction. A document to inform urban interface home owners of the dangers and responsibilities of living in the interface. A plan to help outline the initial and ongoing fuels reduction needed to maintain an effective and healthy wildfire defensible space.

Fuel Model – A number system that identifies the types of fuels found on the property that will directly influence fire behavior. Fuel models estimate wildfire behavior and effects.

Aspect / Exposure - The direction a slope faces.

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

Crown – Branches and foliage of a tree.

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

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

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








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

Snag – Standing dead tree, often used by wildlife such as woodpeckers, owls, and other various mammals.



Property of Mr. Prescott Foster Bailey  
5330 Sunshine Canyon Drive, Boulder CO 80302

LEGEND

-  Zone 1 (0-15 ft from structure)
-  Zone 2 (0-100 ft from structure)
-  Driveway
-  Well
-  Propane tank
-  Leach Field
-  Large leave trees

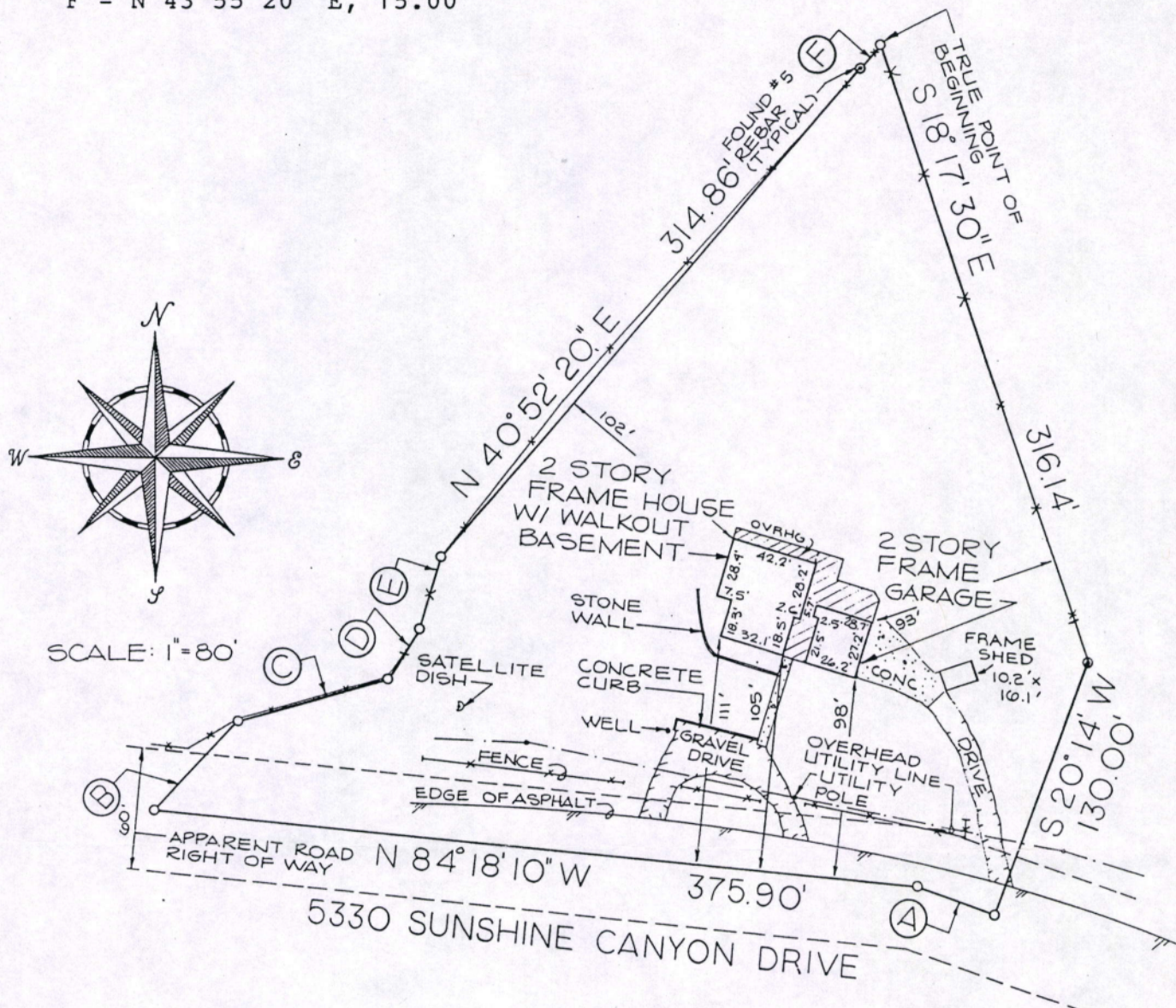




Property Description : See Sheet 2 of 2 attached

BEARING & DISTANCE TABLE

A - N 69°46' W, 40.00'  
B - N 43°55'20" E, 60.08'  
C - N 74°45'40" E, 75.98'  
D - N 33°07'20" E, 29.00'  
E - N 16°10'20" E, 36.00'  
F - N 43°55'20" E, 15.00'



Flood Information

The subject property is located in un-shaded Zone X, the area determined to be outside of the 500 year flood plain according to the FEMA Flood Insurance Rate Map; Community-Panel No. 08013C 0390 F, dated June 2, 1995.

IMPROVEMENT LOCATION CERTIFICATE

TO FORT WORTH MORTGAGE CORP. AND TO FIRST COLORADO TITLE CORP.

I hereby certify that the improvements on the above described parcel, except utility connections, are entirely within the boundaries of the parcel, except as shown, that there are no encroachments upon the described premises by improvements on any adjoining premises, except as indicated, and that there is no apparent evidence or sign of any easement crossing or burdening any part of said parcel, except as noted. I further certify that this improvement location certificate is not a land survey plat or improvement survey plat, and that it is not to be relied upon for the establishment of fence, building, or other future improvement lines.

Title Co. No. 45314  
Borrower Rovtar  
Flagstaff No. 95-10,115

Flagstaff Surveying, Inc.  
637 South Broadway, Suite C  
Boulder, Colorado 80303  
(303) 499-9737  
FAX 499-9770

15 August 1995  
Date of Certificate  
Sheet 1 of 1

Colorado L.S. # 26300  
Lee W. Stadele

Cost: \$95.00





*Knowledge to Go Places*

December 30, 2004

Prescott Foster Bailey  
5330 Sunshine Canyon Dr.  
Boulder, CO 80302

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

Dear Prescott Foster Bailey,

Upon your request the Colorado State Forest Service has completed your Wildfire Mitigation Plan per Boulder County Land Use regulations for your property located at 5330 Sunshine Canyon Drive, Boulder CO 80302. We have submitted a copy of this plan to Boulder County Land Use the day we sent this plan to you.

The next step in this process is to remove all trees marked with blue spray paint. Trees that do not have blue marking on them should be pruned 6-10 feet from base of tree or 1/3<sup>rd</sup> the height of the tree; whichever is less. Once trees have been removed and pruned please call for an appointment of inspection. Either Boulder County Land Use or the Colorado State Forest Service must inspect all Site Plan Review properties before final plan approval is granted.

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

We thank you for your compliance and look forward to assisting you in the future. If you have any questions regarding the Site Plan Review process please contact your local Land Use Department, Eric Philips – Wildfire Mitigation Coordinator at 720-564-2625 or if you have question regarding the Wildfire Mitigation Plan or forest health please call Cory Secher at 303-823-5774.

Sincerely,

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

Cory Secher  
Forester



**BOULDER COUNTY LAND USE DEPARTMENT**

*Knowledge to Go Places*

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

December 30, 2004

Mr. Eric Philips  
Wildfire Mitigation Coordinator  
Boulder County Land Use Department  
P.O. Box 471  
Boulder, CO 80306

Fire Mitigation Plan Approval Stamp Area

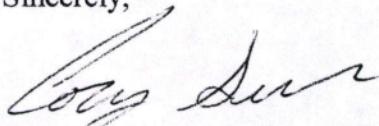
Dear Mr. Eric Philips,

Enclosed is a copy of the Wildfire Mitigation Plan for Docket # (undetermined), for the Prescott Foster Bailey property. The property address is 5330 Sunshine Canyon Drive, Boulder CO 80302. My initial inspection was on 12/22/2004.

Prescott Foster Bailey plans on building 1 structure including a garage. The contact number is 303-588-2073. Prescott Foster Bailey has been informed to contact you for the final inspection once the work has been completed.

If you have any questions regarding the Fire Mitigation Plan please contact me at 303-823-5774.

Sincerely,



Cory Secher  
Field Forester  
State Programs Coordinator  
Fire Mitigation Specialist  
[csecher@lamar.colostate.edu](mailto:csecher@lamar.colostate.edu)  
(303) - 823 - 5774



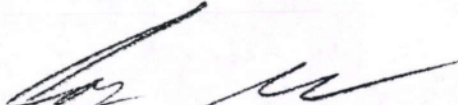
To: Prescott Foster Bailey  
5330 ~~SW~~ Sunshine Canyon Dr.  
Boulder, CO 80302

Invoice No. 67058

**Colorado  
State**  
FOREST  
SERVICE

Date: 12-30-04

Item	Unit Cost	Total
1 Written Wildfire Mitigation Plan	\$300. <sup>00</sup>	\$300. <sup>00</sup>
2 Marking of Defensible Space		
3 SPR # _____ (unknown at this time)		
4		
5		
6		
7		
8		
9		
Tax Exempt No. _____		Sales Tax

  
CSFS Originator \_\_\_\_\_  
Payment Due By 1-30-05

Remit to:

Total		\$300. <sup>00</sup>
CK-CA-MO Amount Paid:		
Amount Due		\$300. <sup>00</sup>
Ck#	Dated	
Rcv'd By	F.Y.	
Funding		Amount
223530	0615	\$300. <sup>00</sup>

Deposit No.

Date



DONNA MARTEN  
55 S. 32nd ST.  
BOULDER, CO 80305

Send Packet

**DIRECTIONS FOR FILLING OUT FORM:**

Please fill out as complete as possible and fax to Cory Secher at 303-823-5768 or mail to 5625 Ute Highway, Longmont CO 80503-9130.

Any **Bolded** categories will be filled in by the CSFS representative at the time of initial site visit and tree marking for the defensible space. If you have any questions about this form please contact Cory Secher at 303-823-5774 or by email at [csecher@lamar.colostate.edu](mailto:csecher@lamar.colostate.edu).

**Wildfire Mitigation Plan**  
FIELD DATA FORM

Inspection Date:

12/22/04

Landowner name:

~~FOSTER PRESIDENT/Barley~~ PRESIDENT FOSTER BARLEY

Mailing address:

5330 SUNSHINE CANYON DR.

City, State. Zip:

BOULDER, CO 80302

Site address:

~~FOSTER~~ 5330 SUNSHINE CANYON DR.

Phone number:

303-588-2073

Road access:

DRIVE DIRECTLY OFF OF  
SUNSHINE CANYON

(Directions from main access road)

Docket Number:

(SPR, LU, Etc.)

Section:

PLSS

Township:

T1N R71 W S17

Range:

T1N R71 W S17

Legal Description:

TRACT IN NE 1/4 17-IN-71 AS DESC  
REC NO 710813 9/5/85 BCR 2.00 AC  
M/L PROPERTY ADDRESS: 005330  
SUNSHINE CANYON DR. MOUNTAINS



FPD: Sunshine APD.

Dominant fuel type: \_\_\_\_\_ (Grass/forbs/shrubs/slash/etc)

Dominant overstory: P.P.

Co-dominant overstory: P.P. / D.F.

Fuel model type: 9

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

Aspect: Northern. (Direction of slope)

Slope: 18%

Elevation: 7105 (feet) ~~(6400)~~

Building site: \_\_\_\_\_ (Chimney/saddle/valley/ridge/mid-slope)

Site moisture: Dry

Natural fire barrier: Sunshine Canyon to the South

Insect & Disease Diagnosis: None!

Lot size (acres): 1.8 (Acres)

Number of Structures: 1 (All structures to be present)

Existing Structures: HOUSE (House/barn/garage/etc.)

New Structure: GARAGE ADDITION (House/Barn/new addition/etc..)

Driveway length: 100 FT. (Actual length in feet from road to home)

Driveway trees removed: NONE (few/many/none)

Home buffer material: GRAVEL (Stone/crushed gravel/decorative stone)

House design: SIMPLE (simple/complex)

Roof Design: SIMPLE (simple/complex)

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



Soffits type: Cement Board ~~Hardboard~~ (Plywood/hardboard/cement board)

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

Windows (#): 7 (approximate number of windows)

Windows Size: MEDIUM (On average: small/medium/large)

Windows Frames: VINYL CLAD (Wood/aluminum/aluminum clad)

Windows Aspect: WEST (Dominant viewing direction)

Window Construction: LOW-E (Tempered glass/e-coating/etc.)

Door Material: FIBERGLASS (Wood/steel/fiberglass/composite)

Deck material: N/A (Wood/composite materials)

Deck Description: N/A (Enclosed/open)

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

Deck buffer material: N/A (Crushed rock/gravel)

Deck weed barrier: N/A (Fiberglass/polyester)

Structure SQR. FT.: 1250 SQ. FT. (Total square feet of structure)

Utility Location: COMING FROM NORTH OVERHEAD - 100 FT. (Pole/buried: Direction from structure)

Structure aspect: NORTHEAST (Dominant facing direction/view)

Leach field: DIRECTLY NORTH 75 FT. (Distance from house, and direction)

Cistern: N/A (Distance from house, and direction)

Cistern Type: N/A (Domestic Cistern or Fire Cistern)

Cistern size: N/A (gallons)

Well (if applicable): ~~50 FT.~~ SOUTH SIDE UPPER DRIVEWAY (Distance form house, and direction)

Propane Tank location: 100 FT - SOUTHEAST (Distance from house and direction)

Other: