

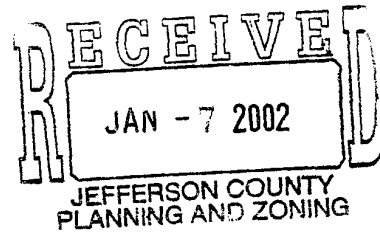
January 3rd, 2002

1504 Quaker Street
Golden, Colorado 80401-2956
(303) 279-9757
FAX: (303) 278-3899

Jefferson County Planning Department
100 Jefferson County Parkway, Suite 3550
Golden, Colorado 80419-3550

Attention: Susan Wood

RE: 00015485 RZP1/EXP1 11534 Plainview Road



Dear Susan:

I have the following comments in regards to the above mentioned case:

1. Topography: Aspects within the project area are variable, but are primarily southwest, south, and east. Slopes range from 0% to greater than 30%, with chimney canyons, steep drainages, and v-shaped draws existing in the area. These topographic features can contribute to extreme fire behavior with high rates of spread, high intensities, and long range spotting. Locate all building envelopes away from slopes greater than 30% and from chimneys and v-shaped draws.
2. Fuels: Wildfire fuels in the area consist primarily of lodgepole pine, ponderosa pine, and Douglas-fir, and mountain shrubs.
3. Hazards: The wildfire hazard rating(s) for the project area is severe.
4. Access – due to the steep slopes and limited number of roads in the area, there will be potentially limited access to the site in the event of a wildfire.

Based on our findings, I recommend the following action be taken in regard to this project;

1. Defensible Space be developed around all existing and proposed buildings, as well as all hazardous material storage sites prior to issuance of a building permit. The Colorado State Forest Service (CSFS) currently assists Jefferson County with this requirement through thinning area design and inspections. The Defensible Space should be thinned, all ladder fuels removed, and meet the requirements of the county regulations provided to all building permit applications.
2. Fuelbreaks designed to reduce wildfire hazards must be completed along all access roads in moderate to severe wildfire hazard areas of the project. Fuelbreaks will be critical to limiting firespread in the area, providing suppression points, and providing access to the site

in the event of a wildfire. The completed fuelbreaks should meet the specifications listed in the CSFS publication, Fuelbreak Guidelines for Forested Subdivisions. CSFS is available for fuelbreak design, timber marking, and inspections on a fee basis.

3. Landscaping – page 7 of the Official Development Plan dated December 7, 2001 generally describes landscaping plans for the project site. I agree that revegetation will be needed for the site, but strongly urge development of a landscaping design that does not compromise defensible space standards, or increase the wildfire fuel loading on the project site. Please refer to CSFS publications #6.302 (Creating Wildfire-Defensible Zones), and 6.303 (Fire-Resistant Landscaping) for more information.
4. Other recommendations relative to wildfire mitigation include:
 - a. Require road designs be pre-engineered, and approved by the local Fire Department.
 - b. Comply with any water supply recommendations made by the local Fire Department.

If you have any questions or comments, please contact me at 303.279.9757, ext. 307.

Sincerely,



Vaughn Jones
Assistant District Forester