

FIREWISE PLAN 2010

For

Southview Trails Community Association



Preface

The Firewise Committee of the Southview Trails Community Association (STCA) submits this Firewise Plan 2010 along with the Firewise Communities/USA Application as the final step towards recognition as a Firewise Community/USA. The support of the following individuals and organizations has aided and encouraged us in our effort to construct this plan. Most importantly, through their efforts, we have learned what steps we must take to make our community a safer, more attractive and better place to live. The formation of this plan has made the residents of our community more aware of the unique wildfire risks of Southview. The names some of the key players in creating this plan are as follows:

- Darrell Willis, Chief, Wildland Fire Division
- Ted Ralston, Todd Rhines, both of Prescott Fire Department [PFD]
- Gary Roysdon, Chairman, Prescott Area Wildland/Urban Interface Commission (PAWUIC).

Without the guidance and assistance of these dedicated individuals, our completed and future firewise initiatives and resultant community safety would not have been possible.

This plan constitutes STCA's desire to be recognized as a Firewise/USA community but it is just the beginning step in our efforts towards community education, awareness and action to make Southview an ongoing firewise community and the future benefits this designation entails.

Goals of our plan:

- To employ comprehensive means to reduce the risk of wildfire destruction to lives and property in and around Southview.
- To encourage our residents to trim and properly space our native trees and to plant appropriate Firewise landscaping.
- To include a presentation on some aspect of firewise living at each annual meeting.

These actions will not only mitigate the risk of wildfire damage but will enhance our property values as well. We will achieve these ends by effectively communicating the firewise principles and ideas to our residents.

By motivating and educating property owners in Southview to implement these principles as they pertain to our community, we can work together to improve the survivability in the event of a wildfire.

A Firewise Committee has been formed as a support and information organization so that the STCA can implement their Firewise Plan as efficiently as possible. The STCA will rely on the expertise and advice of the Firewise Committee in organizing and implementing critical Firewise measures and procedures. The current STCA Firewise Committee Members are:

Chairman – Ron Gould	Member – Linda Roegge
Member – Peter Wendorf	Member – Al West
Member – Larry Zimmerman	

Current goals being worked on in the STCA are:

1. Provide firewise related funding in the 2011 budget.
2. Contact all property owners along Southview's boundaries and inform them of our goal to reduce the potential fire danger within our dedicated open space land.
3. A continual review and assessment of properties within the STCA.

Our community is less than 20 years old and is approximately 2/3rds built out. Funding for firewise activities has not been a budget item in the past. Fire related focus has been primarily on the defensible space around completed structures. Lots that have not been built on to date pose the most serious issue in that fuels mitigation has been sporadic at best. In fact, a few built-on lots require some fuels mitigation as well.

We are currently participating in PAWUIC activities and will be applying for grant monies to assist in some of our most immediate needs. The Firewise Committee will coordinate as needed with the County to insure that their Government Information System [GIS] database remains current.

General description of Southview:

Southview is a 222 + or - acre planned subdivision which includes approximately 70 acres of dedicated open space land as shown in figure 1; it is located along the northwest perimeter of the City of Prescott, Arizona and its borders include state land that includes archeological sites on Indian Hill, county property, and a portion of Pioneer Park. A portion of Willow Creek flows through the development but it cannot be considered an emergency source of water since it is seasonal with water in it only during rainy periods or from snow melt when sufficient snow falls.

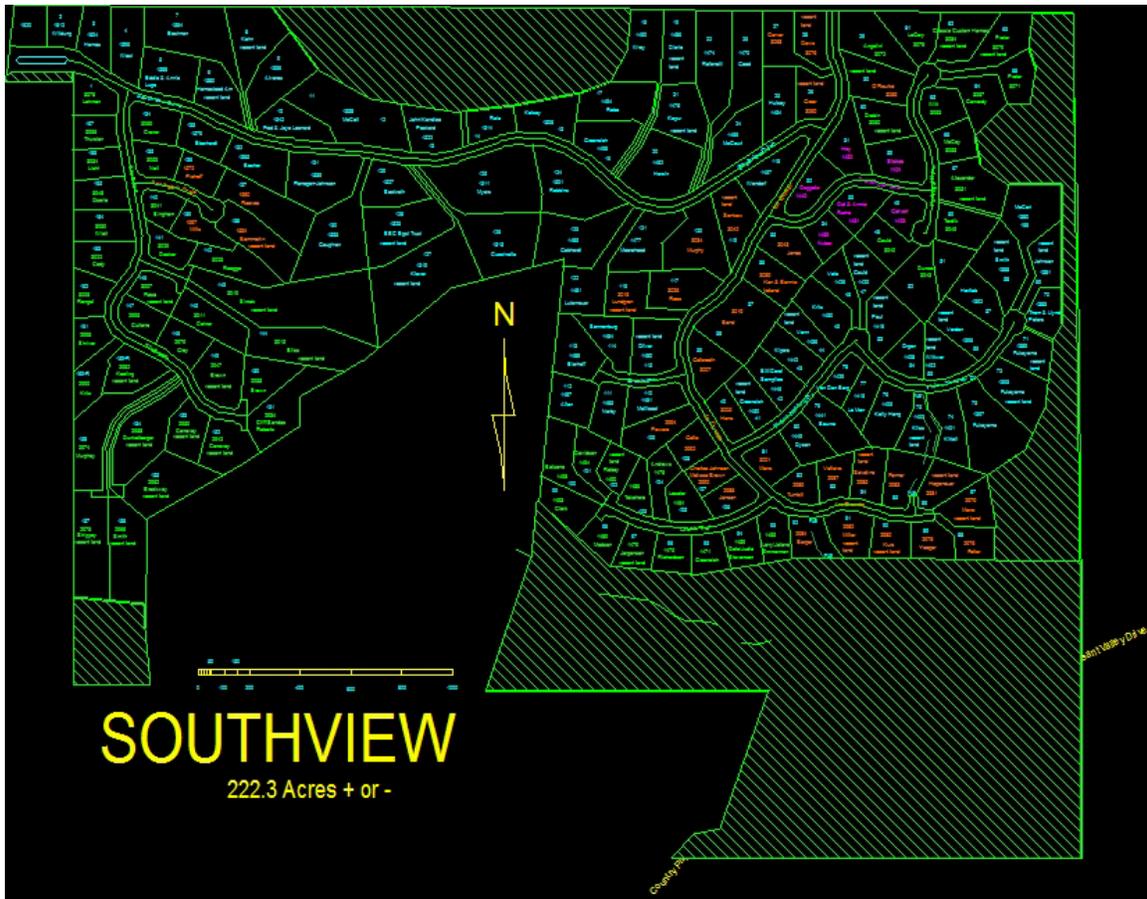


Figure 1: Southview Boundaries with open space shown hatched.

Currently the development has 114 free-standing single family homes, one [1] single family home under construction and 53 vacant lots. The average lot size is approximately 0.8 acre with sizes ranging from 0.4 to 3.0 acres. Ninety percent of the homes within Southview are constructed of either stucco or brick while only ten percent are constructed of combustible materials. All structures have at least 20 feet of lateral distance between them. Either concrete tile or composition roofing material is used throughout the community.

The major concern with regard to firewise activities is the approximately 48 acres of dedicated open space land that is located on the South side of Pleasant Valley Drive and is bisected at its western end by County Park Drive.

Fuel types:

The natural vegetation is predominantly chaparral. Some ponderosa pine, juniper, pinion pine, gamble oak and emery oak trees can be found as well.

Topography:

Located two [2] miles North from Iron Springs Road and adjacent to and East of Williamson Valley Road, the terrain is diverse with some steep canyons as well as significant outcroppings of granite rocks toward the eastern boundary. The elevation averages 5300 feet above sea level.

Weather:

Low fuel moisture, low ambient humidity and high winds associated with passing weather fronts during the fire season of April through August create a moderate to high fire danger.

Risk assessment:

The PFD performed a hazard risk of the Southview community and documented the results on the Wildland Fire Risk and Hazard Severity Assessment Form dated 05/06/2010 [see Appendix A]. This form provides assessment criteria for elements such as ingress/egress, vegetation, topography, roofing types, building construction, available fire protection and placement of utilities. Based on the sub-criteria associated with each element, values were assigned and totaled. The results placed this community at the lower end of the high hazard assessment. This is not too surprising since the community has sloping terrain, steep canyons, hot dry weather, windy conditions and dense natural vegetation.

Our homeowner involvement has addressed fire threats in much of Southview which has contributed greatly to reducing the potential for catastrophic wildfire within the community's resident portion. Our most urgent remaining need is to clear the hazardous fuels from the STCA dedicated open space lands and remaining vacant lots.

Risk management:

Given our topography and weather, there is significant risk for a wildfire in or near our community. We are in the process of implementing the following procedures and requirements that are designed to increase the likelihood that our neighborhoods can survive an intense wildfire:

- All lots and open spaces in need of fuel reduction are being identified. This information is being recorded on a master map and updated periodically to reflect changes and action taken by the property owners. All property owners will be encouraged to treat their property to bring it up to Firewise Standards.
- To be more proactive in the future, we will be adding a requirement to our Architectural Review Committee's process for new home

construction. This includes an obligation by the new home builder/owner to complete fuel reduction action on the entire property prior to return of security deposits posted at the time new construction commenced. The Architectural Review Committee will provide fire resistant landscaping information to all new homebuilders in our community.

- We will develop a plan in conjunction with the PFD that identifies the evacuation routes and assembly areas to be used by Southview residents in case of a wildfire in or near our community.
- Since locating homes in any emergency is a vital safety precaution, we intend to secure Southview's Board approval to **a)** paint visible house numbers on the curbs for existing as well as future homes and **b)** provide appropriate signage that will clearly identify the locations of houses located on paved private drives or short streets.
- To better understand local issues, grant opportunities and how it can be the most effective in dealing with our risk management, a member attends monthly meetings of the PAWUIC.

Fuel reduction:

The primary objective of this Firewise Plan is to reduce the heavy fuel accumulation that exists on much of the dedicated open space land owned by STCA.

A significant portion [90%] of the homeowners within Southview resides year round. While STCA is generally considered a retirement community, there are several homeowners with full or part time jobs. Since approximately 1/3 of the lots have not been built on, this poses the most severe problem with regard to effective communication with absentee owners. Their cooperation is needed to bring the firewise activities up to 100%. The plan is to include an update of our firewise activities at each annual homeowner's meeting.

In an effort to supply the necessary firewise information to all owners, we are in process of establishing multi-tiered programs that will enable us to provide the critical information to all of our owners. Some of those efforts are:

- A. In our quarterly newsletter, we will continue to inform the homeowners of firewise educational opportunities including seminars and workshops.
- B. On the Southview web site, information linking local, regional and national firewise information and education that would include the PAWUIC.

- C. STCA is going to require that residents starting new construction must have their lots inspected prior to return of their deposits to insure that the lot has been landscaped and cleared of dead vegetation as well as dense or improper ladder fuel accumulations in accordance with the current rules and regulations.
- D. Organize and coordinate regular fuel reduction activities which would include providing sources and procedures for ladder fuel remediation and disposal.
- E. Promote firewise landscaping.

Fire Preparations:

In case of fire, the principle ingress/egress route is the main entrance road off of Williamson Valley Road. The STCA has an additional fire ingress/egress access route within the community that is located off of Pleasant Valley Drive. This ingress/egress access road crosses Willow Creek and is normally closed off by a pipe gate on the Pleasant Valley Drive side of Willow Creek and a chain gate on the other side of the creek.

The PFD has indicated that they have no problem with the STCA having their own locks on these gates, so the STCA is procuring combination type locks to use in addition to the PFD locks in case it becomes necessary for the HOA to open this route.

The PFD has informed STCA that they will have their own personnel on site to direct residents in case of fire. This will eliminate any ambiguity on the part of the residents regarding which way to go when exiting onto Pleasant Valley Drive.

Appendix A

Yavapai Communities Wildfire Protection Plan (CWPP)

WILDLAND FIRE RISK AND HAZARD SEVERITY ASSESSMENT FORM

Date: 05/06/2010

Subdivision/Neighborhood name: Southview

Jurisdiction: PFD

Assessor: Edward Ralston

Assign a value to the most appropriate element in each category and place the number of points in the column in the right.

Element	Points
A. Means of Access	
1. Ingress and egress	
a. Two or more roads in/out	0 <u> 0 </u>
b. One road in/out	7 <u> </u>
2. Road Width	
a. ≥24ft	0 <u> </u>
b. ≥20 ft and 24ft	2 <u> 2 </u>
c. <20 ft	4 <u> </u>
3. All-season road condition	
a. Surfaced road, grade < 5%	0 <u> </u>
b. Surfaced road, grade >5%	2 <u> 2 </u>
c. Non-surfaced road, grade <5%	2 <u> </u>
d. Non-surfaced road, grade >5%	5 <u> </u>
e. Other than all-season	7 <u> </u>
4. Fire Service Access	
a. ≤300ft with turnaround	0 <u> </u>
b. >300ft with turnaround	2 <u> 2 </u>
c. <300ft with no turnaround	4 <u> </u>
d. ≥300ft with no turnaround	5 <u> </u>
5. Street Signs	
a. Present [4 in. in size and reflectorized]	0 <u> 0 </u>
b. Not present	5 <u> </u>
B. Vegetation (Fuel Models)	
1. Characteristics of predominate vegetation within 300ft	
a. Light (e.g., grasses, forbs, sawgrasses, and tundra) NFDRS Fuel Models A, C, L, N, S, and T	5 <u> </u>
b. Medium (e.g., light brush and small trees) NFDRS Fuel Models D, E, F, H, P, Q, and U	10 <u> </u>
c. Heavy (e.g., dense brush, timber, and hardwoods) NFDRS Fuel Models (e.g., B, G, and O)	20 <u> 20 </u>
d. Slash (e.g., timber harvesting residue) NFDRS Fuel models J, K, and L	25 <u> </u>
2. Defensible Space	
a. More than 100ft of vegetation treatment from the structure(s)	1 <u> </u>
b. 71ft to 100ft of vegetation treatment from the structure(s)	3 <u> </u>
c. 30ft to 70 ft of vegetation treatment from the structure(s)	10 <u> 10 </u>
d. <30ft of vegetation treatment from the structure(s)	25 <u> </u>
C. Topography Within 300ft of Structure(s)	
1. Slope <9%	1 <u> </u>
2. Slope 10% to 20%	4 <u> </u>
3. Slope 21% to 30%	7 <u> 7 </u>
4. Slope 31% to 40%	8 <u> </u>
5. Slope >41%	10 <u> </u>

Element	Points
D. Additional Rating Factors (rate all that apply)	
1. Topographical features that adversely affect wildland fire behavior	0-5 <u>4</u>
2. Areas with a history of higher fire occurrence than surrounding areas due to special Situations (e.g., heavy lightening, railroads, escaped debris burning, and arson)	0-5 <u>2</u>
3. Areas that are periodically exposed to unusually severe fire weather and strong dry winds	0-5 <u>5</u>
4. Separation of adjacent structures that can contribute to fire spread	0-5 <u>3</u>
E. Roofing Assembly	
1. Class A roof	0 <u>0</u>
2. Class B roof	3 <u> </u>
3. Class C roof	15 <u> </u>
4. Nonrated	25 <u> </u>
F. Building Construction	
1. Materials (predominate)	
a. Noncombustible/fire-resistive siding, eaves, and deck	0 <u> </u>
b. Noncombustible/fire-resistive siding and combustible deck	5 <u>5</u>
c. Combustible siding and deck	10 <u> </u>
2. Building setback relative to slopes of 30% or more	
a. ≥30ft to slope	1 <u> </u>
b. <30ft to slope	5 <u>5</u>
G. Available Fire Protection	
1. Water source availability	
a. Pressurized water source availability	
500gpm hydrants ≤1000ft apart	0 <u>0</u>
250 gpm hydrants ≤1000ft apart	1 <u> </u>
b. Nonpressurized water source availability (off site)	
≥250gpm continuous for 2 hours	3 <u> </u>
<250gpm continuous for 2 hours	5 <u> </u>
c. Water unavailable	10 <u> </u>
2. Organized response resources	
a. Station ≤5 mi. from structure	1 <u>1</u>
b. Station >5 mi. from structure	3 <u> </u>
3. Fixed fire protection	
a. NFPA 13, 13R, 13D sprinkler system	0 <u> </u>
b. None	5 <u>2</u>
H. Placement of Gas and Electric Utilities	
1. Both underground	0 <u>0</u>
2. One underground, one aboveground	3 <u> </u>
3. Both aboveground	5 <u> </u>
I. Totals for Home or Subdivision (Total of all points)	70

<u>Hazard Assessment</u>	<u>Total Points</u>
Low hazard	<40
Moderate hazard	40-69
High hazard	70-112
Extreme hazard	>112