

Patio Plus HOA
Larry Punt, President
4352 Las Lunas Ct.
Castle Rock, CO 80104

March 29, 2018

Re: Terrain PA 49 and 50, Use by Special Review/Site Development Plan

Jennifer Green, Mayor
Town Council
Town of Castle Rock
100 N. Wilcox St
Castle Rock, CO 80104

Dear Mayor Green and Town Council,

On March 22, 2018, the Castle Rock Planning Commission reviewed and approved the Terrain Planned Development for PA 49 and 50, as submitted and requested, subject to final approval by the Town Council on April 3, 2018. Patio Plus Homeowners Association represents the Patio Plus community that shares a border with the Terrain property on the southeast portion of the proposed Terrain development, also known as Sunstone Village. It should be noted that to the north and east of the Patio Plus community, there are several other developed properties, including the Ridgeline Church and another residential community further northeast. In both residential communities there are homes with contiguous property lines to the Terrain property.

On page 4, under Existing Conditions, of the Agenda Memorandum presented to the Planning Commission, the following conditions are cited:

“The site is a bowl-shaped basin surrounded by steep slopes encompassing the western, southern and eastern perimeters of the site. These perimeter areas are comprised of scrub oak and Mountain Mahogany. The other areas of the site consist primary (sic) of grasslands and low growing vegetation.” (Note: “Scrub oak is a term commonly applied to Gambel Oak.)

Further on page 4:

“Another environmental hazard associated with the development site was the potential for wildfire within the scrub oak biome. The applicant has proposed to clear all areas from the homes into the perimeter areas surrounding the homes and revegetate. The native vegetation will remain in place with the buffer of cleared and revegetated land between the homes and existing scrub oak.”

It should be noted that the aforementioned homes that are contiguous to the Terrain property are in very close proximity to the scrub oak mentioned on the eastern perimeter. There is no discussion in the foregoing citations about any Terrain fire mitigation of those contiguous properties. Further, any casual inspection of the property would reveal that a substantial amount, perhaps up to 20 to 25% of the scrub oak and other wood is either partially or fully dead. The wood includes standing trees or bushes that are either completely dead, or partially dead, as well as dead wood laying down. In addition to the dead wood, there is a layer of dead oak leaves and scattered patches of dry native grasses. This combination presents a potential for "ladder fuels" in a wildfire. As well, the steep slopes of the basin indicate that any wildfire started at a lower level would almost certainly progress uphill toward existing homes, and that typical prevailing winds out of the south, west, and southwest would exacerbate the upward movement of such a wildfire. Other conditions which could add to a potential for wildfire include:

-2-

1. Long term drought, such as that experienced over the past two years in this area. Please note that at present, both Castle Rock, and Douglas County have initiated stage one fire restrictions.
2. Fire caused by human activity in the area of the scrub oak buffer. Please note that children and teenagers, as well as adults, often visit the buffer zone area. Sometimes smokers are observed there.
3. The existence of a rock overhung cave at the south end of the Terrain property which has signs of small fires being started there.
4. Fireworks which are often used by local residents around July 4th.

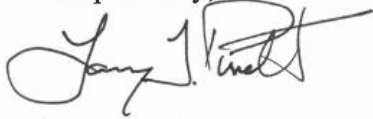
It is important to note that the Town of Castle Rock has an existing ordinance 85-31, chapter 8.12, which specifically prohibits property owners from allowing weeds over 12 inches, or "any accumulation, collection or presence of rubbish upon said real property." To date we have observed no attempts to control fire prone materials from growing or accumulating on the Terrain property. Further, no attempts have been made to mitigate against the potential wildfire implications for contiguous homes and other nearby properties in the Wildland Urban Interface (WUI)..

From comments made by Terrain personnel at the March 22, 2018, Planning Commission meeting it appears that Terrain management anticipates that a future Sunstone Village homeowners association will deal with the maintenance of the proposed buffer zones in the WUI. It seems that any responsibility for clearing existing dead vegetation will fall to some yet unknown group of homeowners who may, or may not, have the means, or inclination, to deal with the potential "ladder fuels" situation, or it may fall to the Town to deal with. In either case, Terrain management will not bear responsibility for a situation that has potential for disastrous consequences.

Patio Plus Homeowners Association believes that Town Council should be cautious of the approval of this development without weighing the possible adverse effects upon

homeowners in our community, as well as those in the other residential neighborhood, and the members of Ridgeline Church. While we have no objections to the proposed development itself, or to having a buffer zone between our community and Sunstone Village, we request that as a condition of approval, the developers should properly clean up the relevant areas as suggested above prior to any building construction and that any HOA formed should have an affirmative duty to maintain the area pursuant to good fire mitigation practices annually.

Respectfully,

A handwritten signature in black ink, appearing to read "Larry Pundt". The signature is fluid and cursive, with a large initial "L" and a stylized "Pundt".

Larry Pundt, President
Patio Plus Homeowners Association

A handwritten signature in black ink, appearing to read "Louis Fletcher". The signature is cursive and elegant, with a large initial "L" and a stylized "Fletcher".

Louis Fletcher Vice-president
Patio Plus Homeowners Association