

APPENDIX D

NORTH ST VRAIN

DETAILED COMMUNITY ASSESSMENT RESULTS

Overall Risk Assessment: **High**

Houses: 76

Description: This community stretches for approximately 3 miles along highway 36/North St Vrain and Longmont Dam Road. The North St Vrain Creek runs through the community. The neighborhood is bordered by Hall Ranch Boulder County Open Space to the south and east, and closed BC open space to the north. The western portion of neighborhood is surrounded by Forest Service lands and Button Rock Preserve. Public access to these areas increases the risk of human caused fire. Lower elevations along the creek are well watered with heavy deciduous vegetation, but areas in the western sections and higher elevations are much drier.

Average Lot Size: Ranges from less than 1 acre at east end to 160 acres at west end.

Access Ingress/Egress, Response Time: This neighborhood is at the western edge of the district. All areas are greater than 10 minutes from the fire station, and most of Longmont Dam Road is greater than 20 minutes. North St Vrain is a heavily traveled, paved 2 lane state highway with dangerous curves. Longmont Dam Road is a paved county-maintained road with grades greater than 5%. The left turn onto Longmont Dam Road is located at a very dangerous blind curve. Locked gates will slow access to some houses. Several houses are inaccessible by fire engines due to unrated bridges. Safe egress from Button Rock is a concern due to only one way out involving long distances along heavily wooded roads. Some houses do not have visible address markings.

Predominant Fuel Model: Lower elevations along the creek contain fuel model 9 and 10, with some dense deciduous vegetation. The western portion of the area contains some grass (fuel model 2), but mostly fuel models 8 and 9, with open and closed ponderosa forest. North aspect slopes have much denser vegetation. Significant mitigation has been done on the shores of the Longmont Reservoir.

Terrain/Topography: Steep. Average slope is 24%, and many areas have slopes greater than 40%.

Home Construction: Houses are primarily more than 20 years old, predominantly wood siding. Mostly asphalt shingles, 2 with wood shakes. Many have wood decks, open underneath. Above ground propane tanks are common.

Defensible Space: Much more work needs to be done. A few newer houses have good mitigation, but most houses need significant mitigation work in all zones. While some homeowners (including those in newer houses) have done a good job of mitigation, there are many that have done little or none, even in zone 1. This means firefighters would have a difficult time defending many homes from an advancing wildfire. The combination of this lack of defensible space, and flammable materials adjacent to the home, with a wood-sided house, should be taken as a matter of grave concern.

Water Supply: Available, but requires shuttling with tenders. No hydrants or pressurized sources. There are a few fire cisterns, several houses have creek access for possible drafting, and the Ralph Price and Longmont Reservoirs are available for drafting but are not in proximity to the houses and would require water shuttle operations.

Special Hazards: Several homes without engine access due to unsafe or unrated bridges.

Issues:

Potential entrapment for residents in Button Rock area.

Fire department access for locked gates.

Insufficient defensible space.

Recommendations:

Identify specific locations for drafting from North St Vrain Creek and reservoirs.

Homeowners improve defensible space and Firewise maintenance.

Check weight limits on bridges.

Homeowners ensure visible address markings.

Identify safety zone for Button Rock residents due to egress issues. Investigate alternate emergency egress route to west.

Owners with locked gates provide gate codes, or install Knox box.

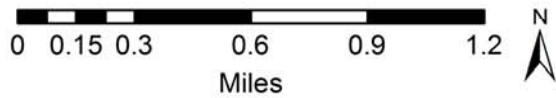
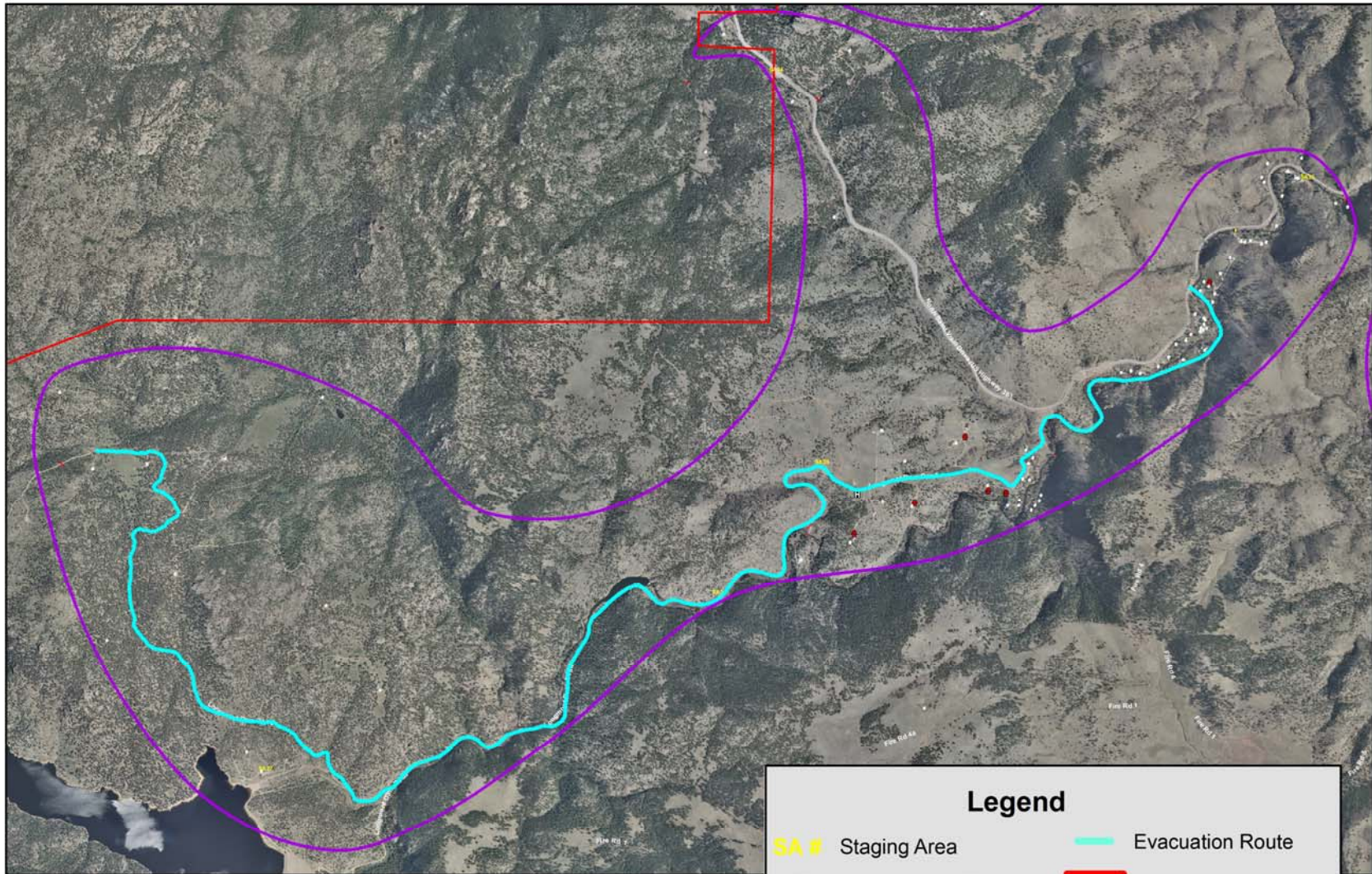
Mitigation on Longmont Dam Road required for egress west of Olsen Farm area.

Coordinate mitigation project for evacuation route on Longmont Dam Road inside Button Rock Preserve with ongoing City of Longmont watershed mitigation work and proposed USFS mitigation project.

Wildfire Risk and Hazard Severity Assessment		
Neighborhood: North St Vrain		
Neighborhood Rating: High		
Number of Houses: 76		
Means of Access to Neighborhood		
Fire Department Response Time	Greater than 20 minutes	9
Ingress and Egress	One Road In and Out	7
Road Width	Most > 24 Feet	2
Road Condition	Not Paved, Graded, County Maintained, some >5%	5
Fire Service Access	> 300 feet with Insufficient Pullouts	2
Street Signs	No Problems	0
Vegetation Along Access Route	Some Areas Require Mitigation	5
Other Access Hazards	Electric Wires Cross Above Road, Very Dangerous Turn onto Longmont Dam Road	2
Below Items were evaluated for each house, then averaged for the neighborhood:		
Vegetation (Fire Behavior Fuel Models)		
Fuel Models mostly 8 & 9, 10 along creek	Areas of Heavy Deciduous, some grass, much ponderosa open and closed crown	12.3
Defensible Space Mitigation		
Zone 1: within 30 ft	Partial mitigation	9.5
Zone 2: 30 – 100 ft	Minimal mitigation	4.6
Zone 3: beyond 100 ft	Minimal mitigation	2.3
Topography		
Slope	Average 24%	5.3
Building Setback	Some less than 30 feet from slope > 30%	1.5
Hazardous Topography	Steep slopes	1.4
Firefighter Access		
Address Visible	Most Non-reflective but otherwise visible	1.6
Driveway Length	Most < 100 feet, several > 300 feet	2.4
Turnaround for Engine	Most OK or N/A	0.8
Driveway Clearance for Engine	Most OK or N/A	0.6
Building Construction		
Roofing Material	Predominantly Asphalt, 2 with wood shakes	0.7
Siding	Predominantly Wood	7.2
Decks	Many wood deck, some composite, mostly open	3.9
Combustibles within 30 feet	Most OK but several problem areas	3.7
Firefighting Water Availability		
Cisterns	Insufficient cisterns but river access possible	7.8
Utility Hazards		
Aboveground Gas or Propane	Propane tanks common	1.3
Aboveground Electric Wires	Only a few in vicinity of houses	1.3
Neighborhood Total		100.2

CWPP Community: North St Vrain

Wildfire Risk: High

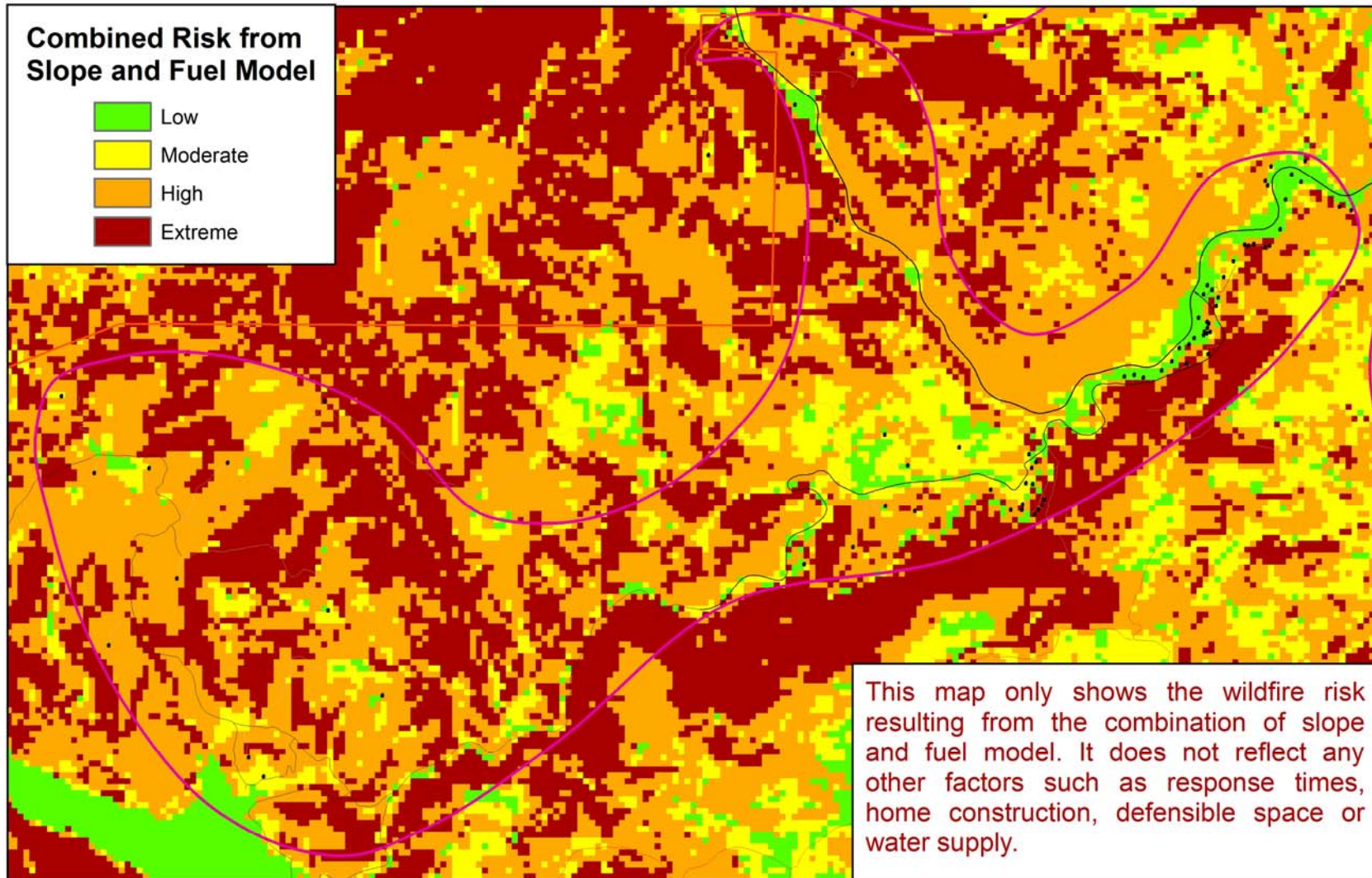


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Legend	
SA #	Staging Area
□	Helo Landing Zone
🚰	Cistern/Water Source
—	Evacuation Route
□	Lyons FPD Outline
□	CWPP Communities

CWPP Community: North St Vrain

Wildfire Risk: High



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