

APPENDIX F

SPRING GULCH DETAILED COMMUNITY ASSESSMENT RESULTS

Overall Risk Assessment: **High**

Houses: 130

Description: The community is located along and to the west of Blue Mountain Road in northern Boulder County/Larimer County Road 37E in southern Larimer County. While this road is paved and located in a wide grassy valley, the remainder of the community is located among a network privately maintained dirt roads winding through foothills characterized by heavy trees and outcroppings of boulders. The neighborhood is nearly surrounded by public land, bordered on the west by Forest Service Lands; on the south by Boulder County “closed” open space; on the north by X-Bar 7 community; and on the east by Steamboat Mountain, also boulder county open space.

Average Lot Size: 15 acres

Access Ingress/Egress, Response Time: While most houses have access from two directions, the entire community is accessed from Highway 36 by a single entry point, Blue Mountain Road, at a dangerous intersection with no traffic light and short sight lines, which requires traffic coordination for any major event. Aside from Blue Mountain Road/LCR 37E, which is paved, the remainder of the roads are graded dirt, privately maintained, steep and winding. Several roads have no turnarounds or pullouts. Fire department response time for Blue Mountain Road is less than 10 minutes from station 1 or 2, but greater than 20 minutes for most of the neighborhood. Street signs are not standard and constructed of flammable material. Some road intersections are not labeled and many are ambiguous. Many house numbers are not readily visible, potentially slowing response times further.

Predominant Fuel Model: Grass (fuel model 2) with areas of brush (fuel model 6) along Blue Mountain Road/LCR 37E. Fairly dense open and closed –crown ponderosa (fuel models 8 and 9), with some areas of slash (10) and some brush (5).

Terrain/Topography: Hilly, with some steep sections and gulleys.

Home Construction: A few with wood shakes, most with wood siding, many wood decks. The age of the homes varies from new to 40 years old. Above ground propane tanks are common.

Defensible Space: While some homeowners (including those in newer houses) have done a good job of mitigation, there are many that have done little or no mitigation, 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: Severely insufficient. No hydrants or pressurized water sources. Six fire cisterns have been identified (some of these are for drinking water and may not be full). It is a lengthy round trip to the nearest water supply at the hydrant at corner of Apple Valley Road, or the 30,000

gallon cistern at Station 2, either of which requires shuttling of tenders, and there is limited room to set up water supply operations such as ponds.

Special Hazards: Some roads and several long driveways have insufficient turnarounds and pullouts, precluding access by fire engines.

Issues:

Ambiguous and missing street and address markings.

Lack of defensible space.

Ingress/egress concerns due to vegetation along all roads and possible entrapment

Insufficient water supply.

Fire department access for locked gates.

Recommendations:

Improve water supply with additional cisterns. Consider extending hydrant line up Blue Mountain road with adjacent staging area.

Homeowners need to improve defensible space and Firewise maintenance.

US Forest Service and Boulder County create fuel breaks on south and west sides of the community.

Mitigation projects needed along beginning of Blue Mount road (access route) and both sides of all interior roads, particularly Colard Land and Spring Gulch Drive, which are the major evacuation routes.

Install Knox boxes for gates.

Homeowners post visible address signs.

Turnarounds or pullouts required on Valley View, Ridge View, Lone Tree, and Pioneer roads.

Identify a safety zone within the community in case evacuation is not possible.

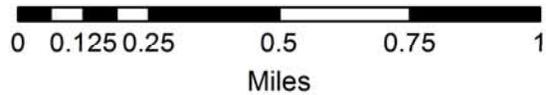
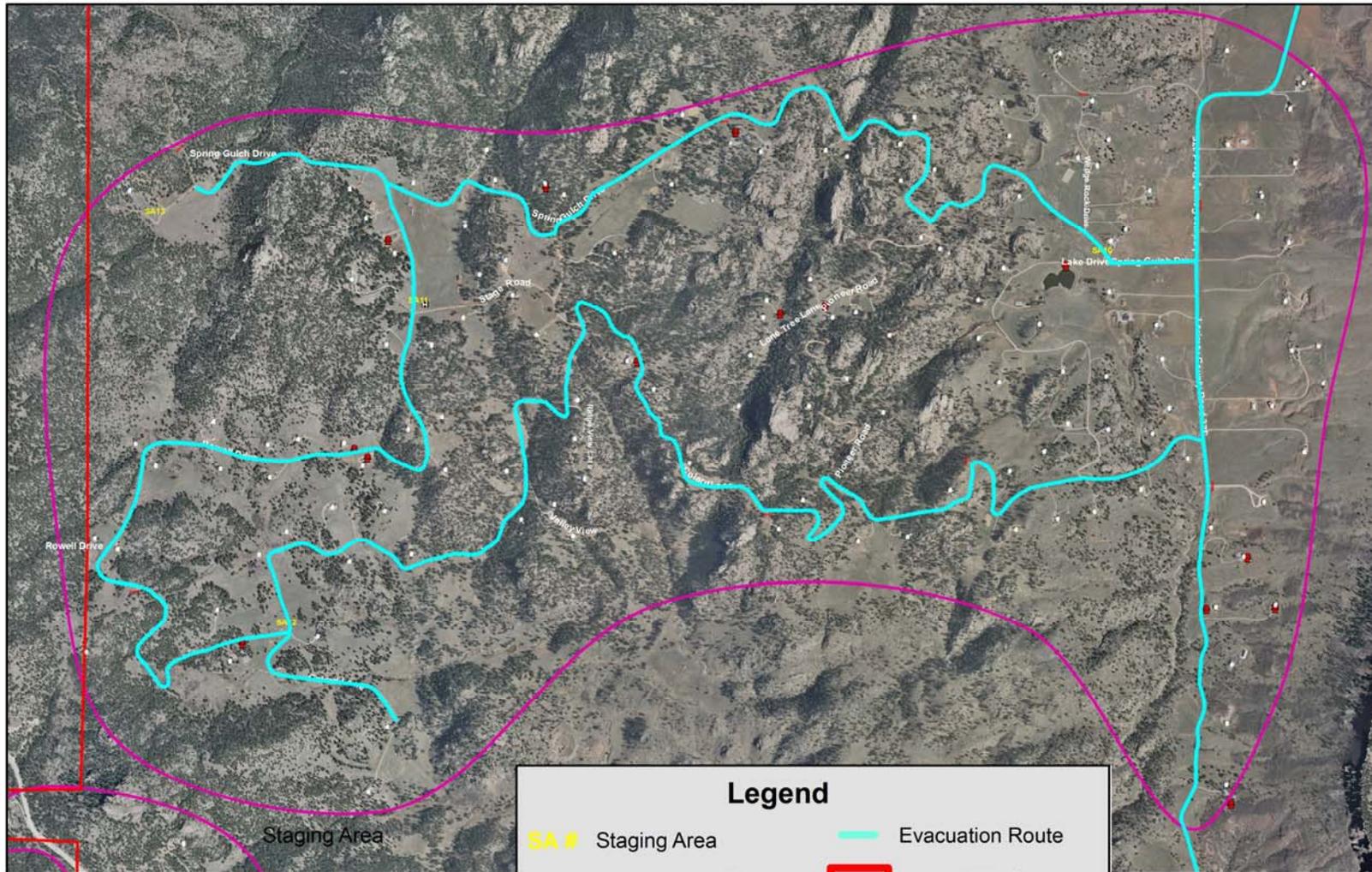
Replace missing street signs. Provide standardized street signs made out of nonflammable materials.

Investigate alternate emergency egress routes to the south and west.

Wildfire Risk and Hazard Severity Assessment		
Neighborhood: Spring Gulch		
Neighborhood Rating: High		
Number of Houses: 130		
Means of Access to Neighborhood		
Fire Department Response Time	> 20 minutes	9
Ingress and Egress	Two or more roads in and out within area, only one out of entire neighborhood to main highway	5
Road Width	20-24 feet	2
Road Condition	Not Paved, Graded, Privately Maintained, >5%	5
Fire Service Access	> 300 feet with insufficient Turnaround and Pullouts	2
Street Signs	1 Missing, Ambiguous Layout, nonstandard signs	3
Vegetation Along Access Route	Several Areas Require Mitigation	5
Other Access Hazards		0
Below Items were evaluated for each house, then averaged for the neighborhood:		
Vegetation (Fire Behavior Fuel Models)		
Fuel Models 5, 8 & 9	Native brush, ponderosa open or closed crown,	11.4
Defensible Space Mitigation		
Zone 1: within 30 ft	Many require mitigation	8.7
Zone 2: 30 – 100 ft	Most require mitigation	3.7
Zone 3: beyond 100 ft	Minimal mitigation	1.9
Topography		
Slope	Average 16%	4.3
Building Setback	Many not at least 30 feet from slope > 30%	2.1
Hazardous Topography	Steep Slopes and chimneys	1.3
Firefighter Access		
Address Visible	Many not visible	1.8
Driveway Length	Many > 300 feet	2.0
Turnaround for Engine	Many insufficient	0.8
Driveway Clearance for Engine	Most OK	0.1
Building Construction		
Roofing Material	Predominantly Asphalt, 4 with wood shakes	0.8
Siding	Predominantly Wood	6.5
Decks	Many wood decks, mostly open	3.6
Combustibles within 30 feet	Many problem areas	2.4
Firefighting Water Availability		
Cisterns	Severely Insufficient, 6 Cisterns Identified	9.8
Utility Hazards		
Aboveground Gas or Propane	More than half have above ground propane tanks	1.7
Aboveground Electric Wires	Only a few in vicinity of houses	0.4
Neighborhood Total		94.3

CWPP Community: Spring Gulch

Wildfire Risk: High



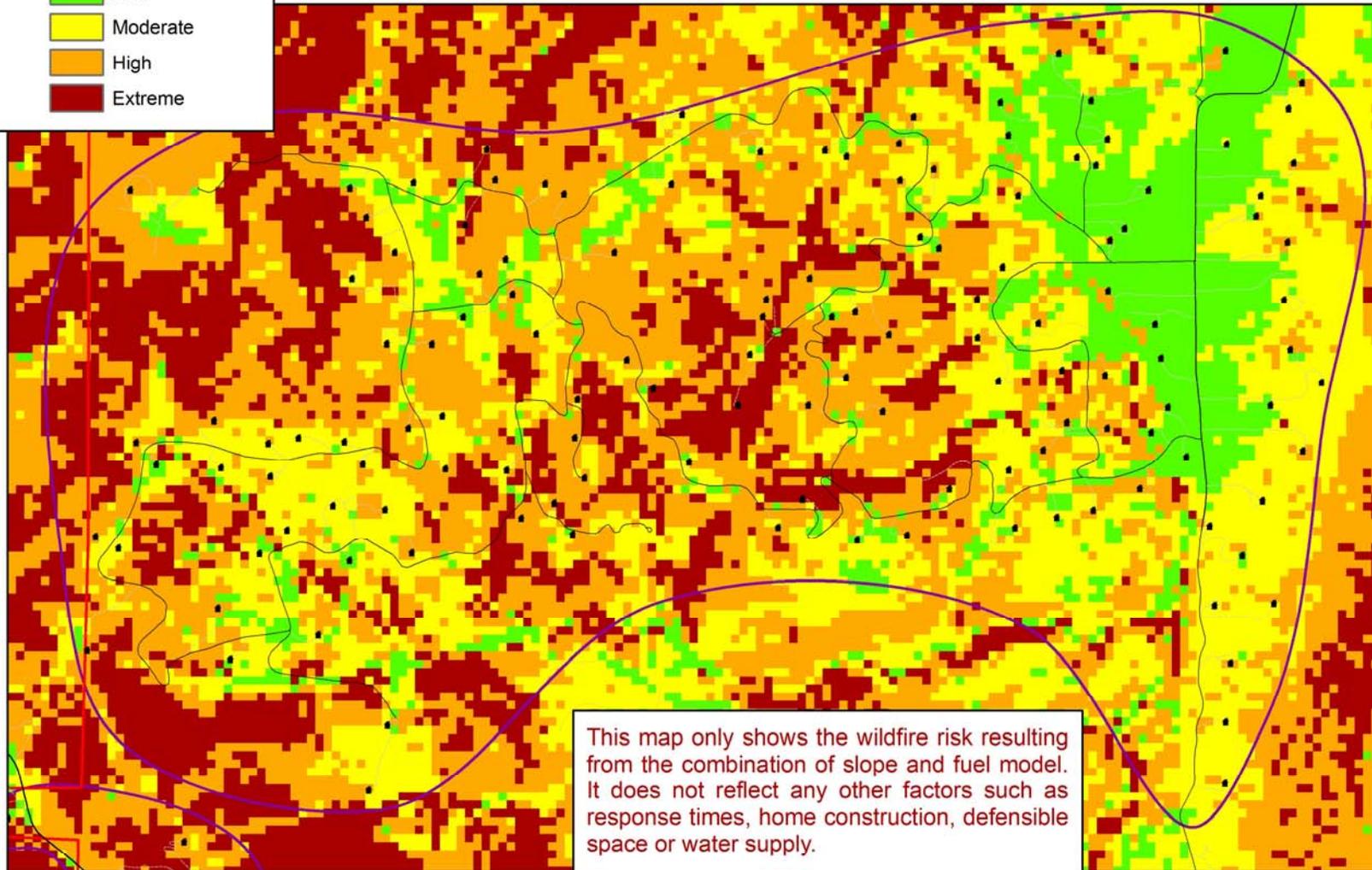
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CWPP Community: Spring Gulch

Wildfire Risk: High

Combined Risk from
Slope and fuel Model

- Low
- Moderate
- High
- Extreme



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