

APPENDIX G

DAKOTA RIDGE DETAILED COMMUNITY ASSESSMENT RESULTS

Overall Risk Assessment: **High**

Houses: 34

Description: Dakota Ridge is located at the northeast corner of the Lyons FPD, and part of the neighborhood is in the Berthoud FPD. The area is in a remote section of foothills, bounded on the east by Rabbit Mountain Boulder County Open Space, and on the west by closed BC open space and a small parcel of federal land on Indian Mountain. To the north is uninhabited land in Larimer County. All accessible residences were surveyed.

Average Lot Size: Most are 35 acres or more

Access Ingress/Egress, Response Time: Only one way in and out. The only access is via N 53rd St, a paved, county-maintained road. Within the community, the roads are graded dirt, privately maintained, and some are very narrow and steep. There are no pullouts, so two-way traffic is very hazardous. Three Districts provide fire response: Lyons, Berthoud, and Hygiene (mutual aid). Response time is greater than 20 minutes from all three districts. Locked gates on several roads and driveways further slow access. Some road signs are pointed ambiguously.

Predominant Fuel Model: Grass (fuel model 2), brush (fuel model 4 and 6), and a few areas of Ponderosa open crown (fuel model 8). In some areas the brush is quite heavy.

Terrain/Topography: Foothills, average slope is 12%, with some steep areas and chutes.

Home Construction: Varies with the age of the dwelling. There is one shake roof. Older homes tend to be wood sided, while a few newer homes are built to more modern codes with firewise construction methods. There are many wood decks. Above ground propane tanks are common.

Defensible Space: A few homeowners, particularly the newer homes, have done adequate mitigation in zone 1, but most need more work. Zones 2 and 3 are generally partial.

Water Supply: Virtually nonexistent. Only one dedicated fire cistern was identified. There is a 5000 gallon cistern at Rabbit Mountain. The nearest water supply is from hydrants on Ute Highway, a 16 mile round trip for water supply operations.

Special Hazards: Remote location. Many homes and two roads have locked gates.

Issues:

Lack of water.

Locked gates on roads and driveways.

Narrow roads with insufficient pullouts and heavy brush encroaching on roadway.

Recommendations:

Install Knox boxes for gates.

Install a hydrant at the intersection of Ute Highway and North 53rd Street in the vicinity of the water supply tank for tender fill.

Install one or more large community cisterns.

Widen roads or install pullouts.

Mitigate brush alongside roads for egress routes, particularly Indian Mountain Road, Moss Rock Court, Redstone Court and Thunder Road.

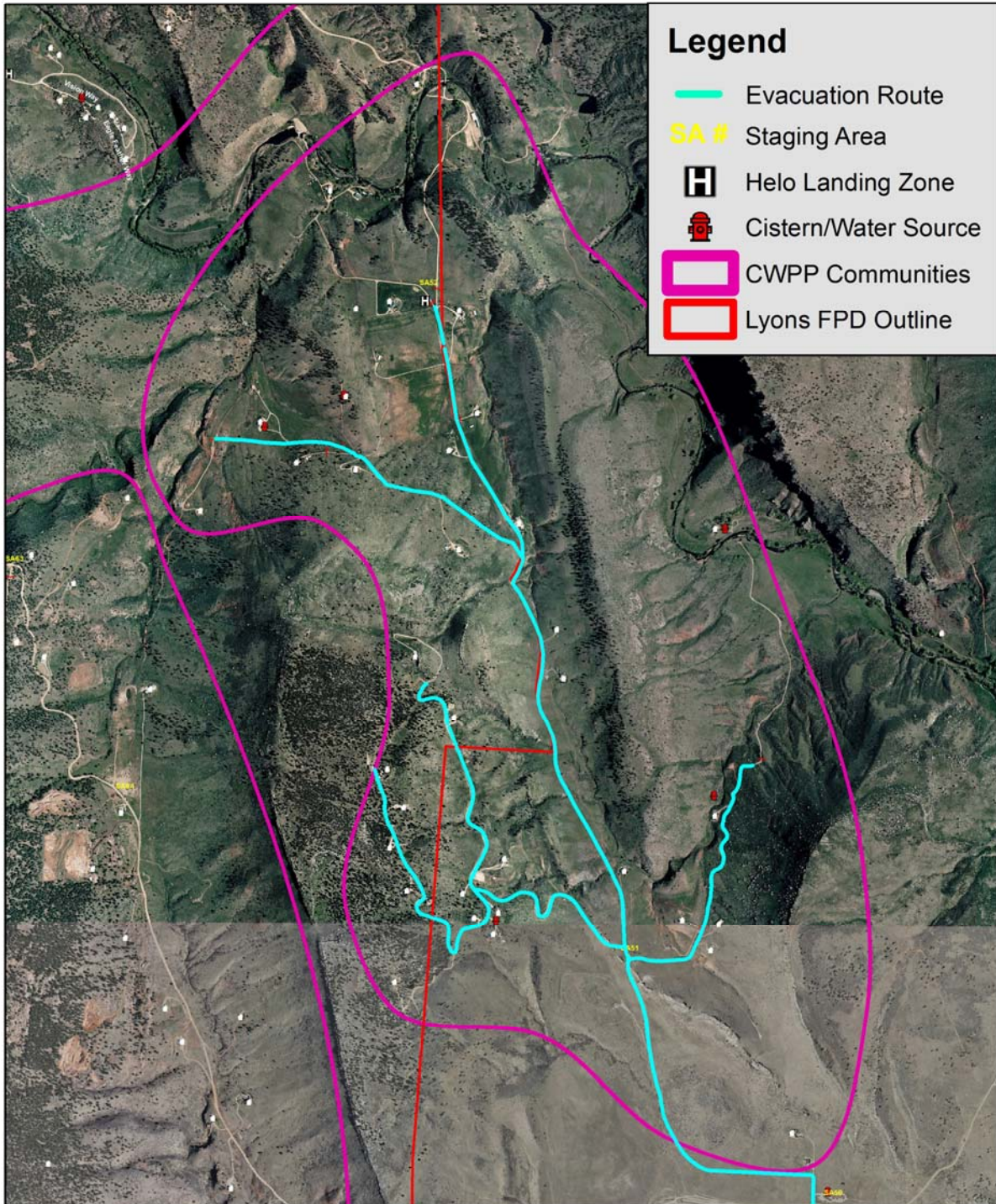
Improve road sign placement to clearly show road alignment at corners.

Homeowners need to improve defensible space and Firewise maintenance.

Investigate alternate emergency egress routes to the north and west.

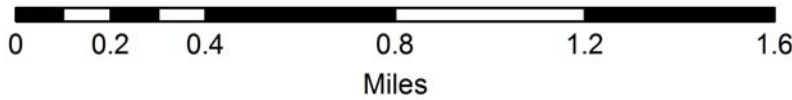
Wildfire Risk and Hazard Severity Assessment		
Neighborhood: Dakota Ridge		
Neighborhood Rating: High		
Number of Houses: 34		
Means of Access to Neighborhood		
Fire Department Response Time	Greater than 20 minutes	9
Ingress and Egress	One Road In and Out	7
Road Width	Some less than 20 ft	3
Road Condition	Not Paved, Graded, Some County Maintained, >5%	5
Fire Service Access	> 300 Ft, Insufficient Turnarounds and Pullouts	2
Street Signs	Present, some are ambiguous	1
Vegetation Along Access Route	Brush, some areas require mitigation	5
Other Access Hazards	Locked Gates across Roads	2
Below Items were evaluated for each house, then averaged for the neighborhood:		
Vegetation (Fire Behavior Fuel Models)		
Fuel Models 2, 4, 6	Mostly grass and brush	8.2
Defensible Space Mitigation		
Zone 1: within 30 ft	Partial Mitigation	8.2
Zone 2: 30 – 100 ft	Partial Mitigation	3.2
Zone 3: beyond 100 ft	Partial Mitigation	1.1
Topography		
Slope	Average 12%	3.0
Building Setback	A couple < 30 ft from slope > 30%	0.1
Hazardous Topography	A few steep slopes	0.4
Firefighter Access		
Address Visible	Many not visible, most not reflective	1.9
Driveway Length	Many > 300 ft	1.4
Turnaround for Engine	Most OK	0.7
Driveway Clearance for Engine	Most OK but several locked gates	0.4
Building Construction		
Roofing Material	Predominantly asphalt, 3 with wood shakes	2.2
Siding	Mostly wood or heavy timber	6.6
Decks	Many wood decks, most open underneath	3.2
Combustibles within 30 feet	Several problem areas	3.4
Firefighting Water Availability		
Water Supply	Severely insufficient, only 1 cistern located	9.9
Utility Hazards		
Aboveground Gas or Propane	Propane tanks common	1.6
Aboveground Electric Wires	Isolated	0.1
Neighborhood Total		89.6

CWPP Community: Dakota Ridge Wildfire Risk: High



Legend

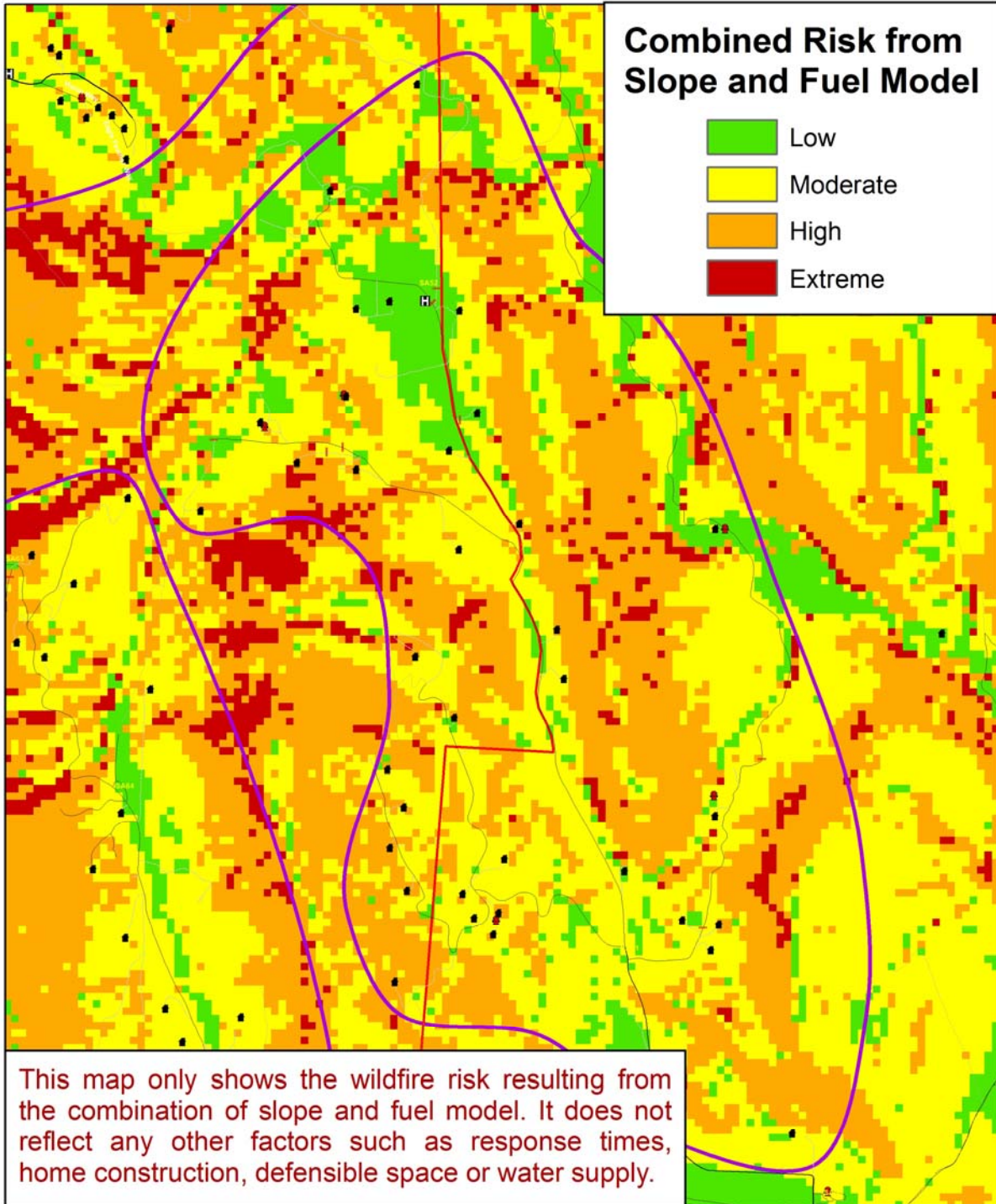
- Evacuation Route
- SA # Staging Area
- H Helo Landing Zone
- Cistern/Water Source
- CWPP Communities
- Lyons FPD Outline



G-4

CWPP Community: Dakota Ridge

Wildfire Risk: High



0 0.2 0.4 0.8 1.2 1.6
Miles



G-5