

APPENDIX H

X-BAR 7/BLUE MOUNTAIN DETAILED COMMUNITY ASSESSMENT RESULTS

Overall Risk Assessment: **High**

Houses: 132

Description: X-Bar 7 and Blue Mountain neighborhoods occupy a sprawling network of roads in the foothills of Larimer County. The area is bordered on the north and west by US Forest Service lands, with no roads and just a few jeep trails for access. It is bordered on the East by Larimer County open space, some quarries to the southeast, and on the south by Spring Gulch.

Average Lot Size: 35 Acres, with some larger.

Access Ingress/Egress, Response Time: Single Access from Blue Mountain Road. Fire Station 2 is located within the neighborhood, but this is an understaffed satellite station with slow response by volunteers. The majority of houses have greater than 20 minute response times from the station due to length of travel over steep, windy gravel roads. Roads are privately maintained and passable in all seasons. Steepness of some roads restricts access by fire engines and tenders. Some homes have two accesses, but most have only one, and ultimately all roads funnel to one exit.

Predominant Fuel Model: Mostly grass and brush (fuel models 2 and 6), with some stands of open and closed crown ponderosa (fuel models 8 and 9), and some heavy deciduous growth along the Little Thompson River.

Terrain/Topography: Foothills with some very steep areas.

Home Construction: Age of homes varies. Roofs are mostly asphalt, some metal, no wood shakes. Most houses have wood siding and wood decks. Most homes have above ground propane tanks.

Defensible Space: Many homeowners have done a good job with mitigation in zone 1, but many others have not done any. Zones 2 and 3 are generally partial at best, with large lot sizes.

Water Supply: Insufficient. No hydrants. 30,000 gallon cistern with pump located at Station 2. There are 2 community cisterns at Vision Way and River Way, and 10 individual fire cisterns were located. Although the Little Thompson River runs through the area, drafting from river would be very difficult due to steep slopes, and by wild fire season it river is generally dry.

Special Hazards: Very rough, steep roads and very long response times

Issues:

Insufficient water supply.

Lack of defensible space.

Poor ingress/egress due to road conditions.

Fire department access for locked gates.

Recommendations:

Homeowners improve defensible space and Firewise maintenance.

Road work to improve access for fire apparatus, widen roads, create turnarounds and pullouts on roads and driveways.

Homeowners ensure visible address signs.

Standardize street signs.

Identify safety zones in case evacuation is not feasible.

More community cisterns.

Install Knox boxes for all gates.

Landowners with greater than 40 acres may be eligible for agricultural tax savings for fire mitigation work.

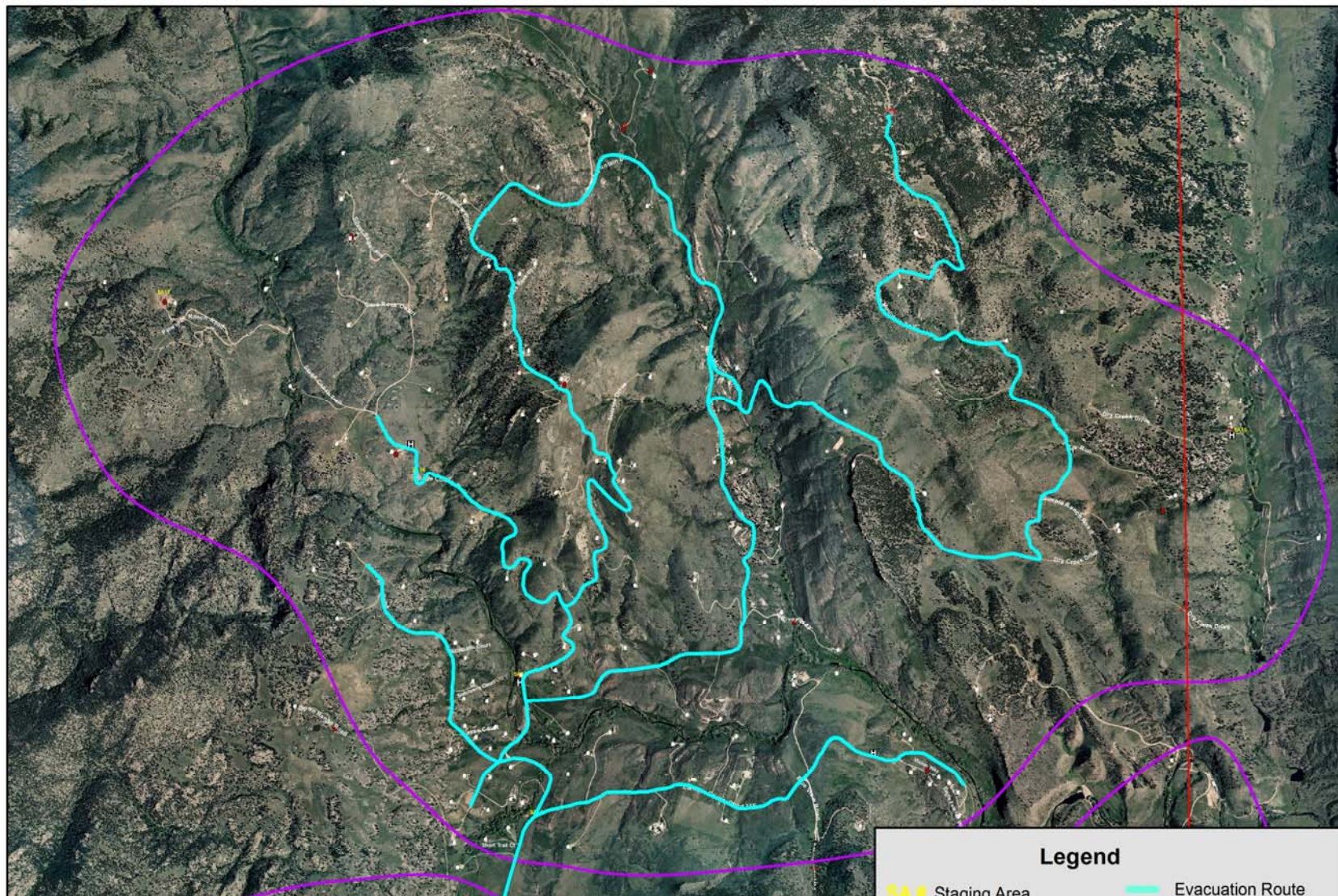
Perform mitigation for brush alongside roadways for egress routes on Grey Mountain Drive and Blue Mountain Trail.

Investigate alternate emergency egress route to the north. This alternate route may also be used for flood event involving the Little Thompson River.

Wildfire Risk and Hazard Severity Assessment		
Neighborhood: XBar 7 / Blue Mountain		
Neighborhood Rating: High		
Number of Houses: 132		
Means of Access to Neighborhood		
Fire Department Response Time	> 20 minutes	9
Ingress and Egress	One Road In and Out	7
Road Width	20-24 Feet	2
Road Condition	Not Paved, Graded, Privately Maintained, >5%	5
Fire Service Access	Few Turnaround and Pullouts	2
Street Signs	New County Signs, No Problems	0
Vegetation Along Access Route	One Area Requires Mitigation	5
Other Access Hazards	Very Steep Roads	2
Below Items were evaluated for each house, then averaged for the neighborhood:		
Vegetation (Fire Behavior Fuel Models)		
Fuel Models 2, 5, 8 & 9	Mostly Mix of Grass & Brush, some trees	8.6
Defensible Space Mitigation		
Zone 1: within 30 ft	Many well done, some not	7.8
Zone 2: 30 – 100 ft	Mostly Partial	3.4
Zone 3: beyond 100 ft	Minimal	1.4
Topography		
Slope	Average 15%	3.9
Building Setback	A Few < 30 feet from slope > 30%	1.1
Hazardous Topography	A Few Very Steep Slopes	0.5
Firefighter Access		
Address Visible	Many not visible	2.6
Driveway Length	Many > 300 feet	2.1
Turnaround for Engine	Several not	0.8
Driveway Clearance for Engine	Most OK or N/A	0.1
Building Construction		
Roofing Material	Predominantly Asphalt, some metal, no shakes	0
Siding	Predominantly Wood	7.3
Decks	Many wood decks, most open underneath	3.4
Combustibles within 30 feet	Most OK but several problem areas	1.0
Firefighting Water Availability		
Cisterns	Severely Insufficient, 9 cisterns located	9.7
Utility Hazards		
Aboveground Gas or Propane	Propane tanks very common	2.3
Aboveground Electric Wires	Only a few in vicinity of houses	0.2
Neighborhood Total		88.2

CWPP Community: X-Bar 7/Blue Mountain

Wildfire Risk: High

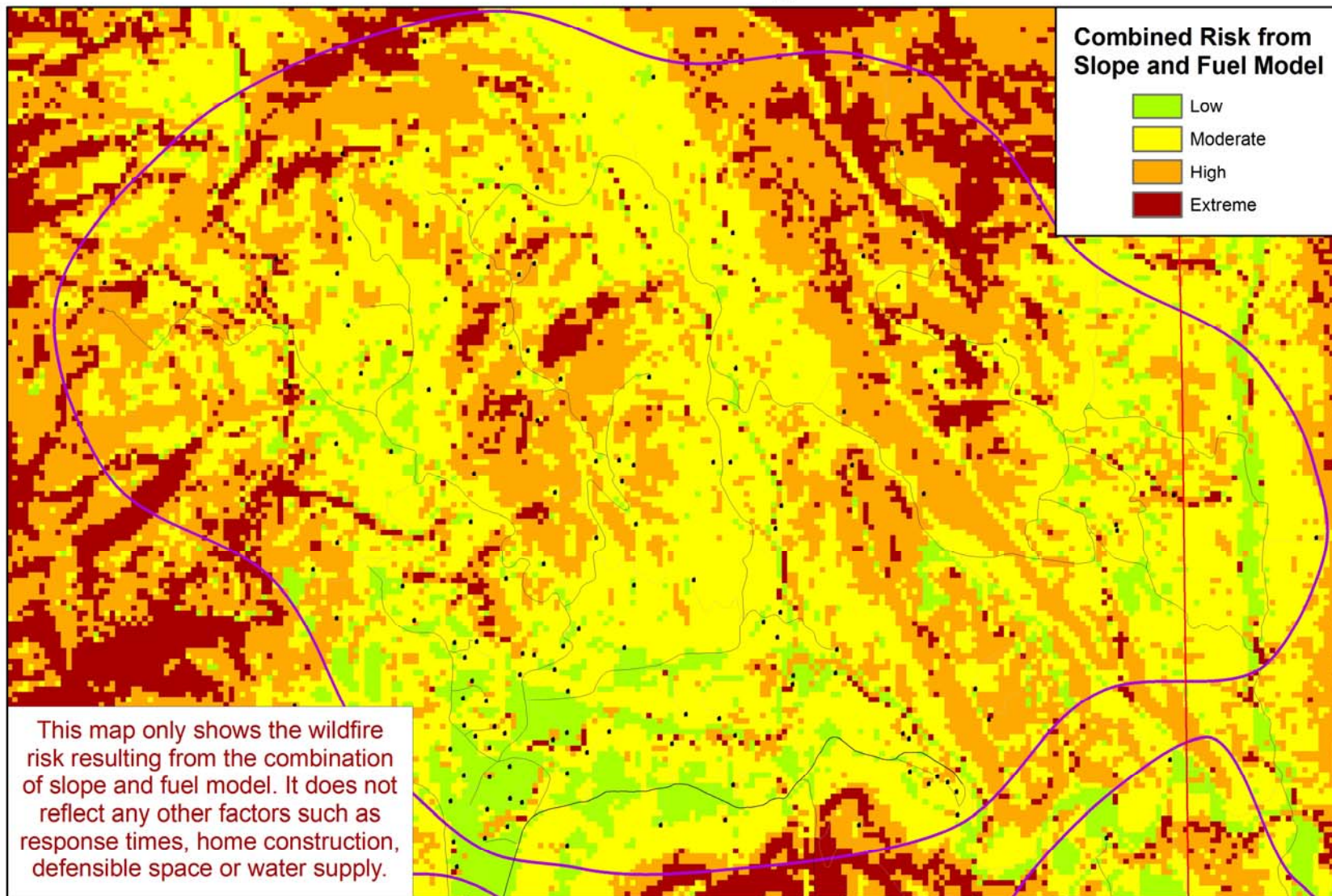


H-4

Legend			
SA ■	Staging Area	—	Evacuation Route
■	Helo Landing Zone	▭	Lyons FPD Outline
■	Cistern/Water Source	▭	CWPP Communities

CWPP Community: X-Bar 7/Blue Mountain

Wildfire Risk: High



H-5