

## APPENDIX I

### STONE CANYON/EAGLE RIDGE DETAILED COMMUNITY ASSESSMENT RESULTS

Overall Risk Assessment: **High**

# Houses: 42

Description: Stone Canyon/Eagle Ridge is located on a 3-mile long north/south running ridge and canyon north of the town of Lyons. Stone Canyon begins as a wide grassy valley which gets steeper and narrower as it proceeds up the canyon. Eagle Ridge is steep and in places heavily treed. It contains several working and abandoned sandstone quarries. It is bordered on the east by “closed” open space and public land on Indian Mountain, on the south by the Stone Canyon development, on the southwest by a steep, heavily wooded cliff down to the town of Lyons and Steamboat Valley, and on the north and northwest by steep, densely wooded, vacant land.

Average Lot Size: Over 20 Acres (a few 5 - 10 Acres, most 35 acres). Due to the large number of unoccupied lots, the overall density is low at 1 house per 44 acres.

Access Ingress/Egress, Response Time: Stone Canyon/Eagle Ridge is accessed from Stone Canyon Road, a graded dirt road which is privately maintained in good condition for year round access by heavily laden quarry trucks. Eagle Ridge road is a very narrow, privately maintained, steep, fairly graded dirt road. Access for fire vehicles is difficult and slow, requiring multi-point turns at several switchbacks. The width is insufficient to allow simultaneous ingress by fire vehicles and evacuation by autos and water shuttle operations. Sightlines are short on many stretches, and pullouts are insufficient. Some mitigation is required along Eagle Ridge Road and the north end of Stone Canyon Road where it wraps around the north end of the ridge.

Predominant Fuel Model: Grass in the canyon (fuel model 2), open and closed ponderosa stands on the ridge (fuel models 8 and 9), with several areas of heavy brush (fuel model 6), and some rock areas in the quarries.

Terrain/Topography: steep

Home Construction: Firewise construction varies with the age of the houses. Roofs are nearly all asphalt or metal, with only 1 shake. Siding is over half wood, with many wood decks, mostly open underneath. Newly constructed homes are built to the latest building codes, but many are of older construction and tend to have more wood, open soffits, etc. Several homes have combustible materials within 30 ft of the home. Most houses have visible address markers, although none are reflective. Most houses have above ground propane tanks.

Defensible Space: Zone 1 is 1/3 well done, 1/3 partial and 1/3 none. Zones 2 and 3 are partial.

Water Supply: Insufficient. No hydrants or pressurized sources. Only 1 cistern identified on Stone Canyon road, about half the houses on Eagle Ridge Rd have 1500 gal cisterns, and 1 house has 5 above ground cisterns (not always filled) with pump. There is limited room for set up of water

supply operations, long transit times from the nearest hydrant at the Stone Canyon Development, and limited passing room for tenders.

Special Hazards: No emergency egress, road too narrow for simultaneous evacuation and fire access for top of Eagle Ridge.

Issues:

Eagle Ridge emergency ingress/egress

Access Road Mitigation

Insufficient water supply, particularly for Stone Canyon.

Inadequate defensible Space.

Fire department access for locked gates.

Missing addresses on Stone Canyon Road.

Recommendations:

Open second access along Lewis Lane for emergency use.

Extend hydrant line up Stone Canyon.

Install large community cisterns.

Plan and complete fuel mitigation projects along Eagle Ridge Road and north end of Stone Canyon Road.

Homeowners improve Defensible space and Firewise maintenance.

Install additional pullouts on Eagle Ridge Road

Homeowners install turnarounds and pullouts for long driveways.

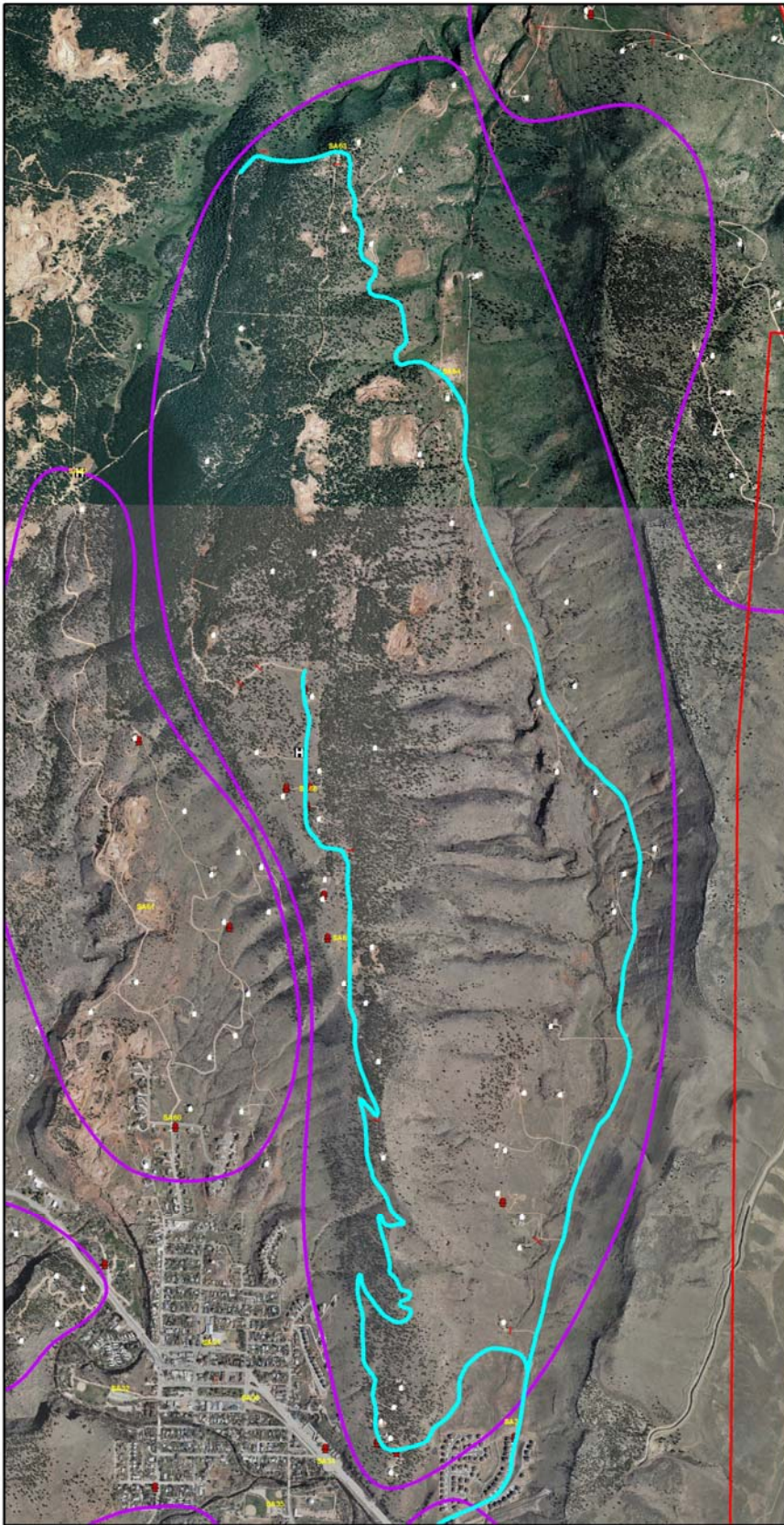
Owners with locked gates install Knox box or provide gate codes to fire department.

Homeowners ensure visible address signs on Stone Canyon Road.

<b>Wildfire Risk and Hazard Severity Assessment</b>		
<b>Neighborhood: Stone Canyon/Eagle Ridge</b>		
<b>Neighborhood Rating: High</b>		
<b>Number of Houses: 42</b>		
<b>Means of Access to Neighborhood</b>		
Fire Department Response Time	Some Areas > 20 minutes	9
Ingress and Egress	One Road In and Out	7
Road Width	Stone Canyon > 24 Ft, Eagle Ridge < 20 Feet, not wide enough for 2-way traffic	4
Road Condition	Not Paved, Privately Maintained, Graded, some sections >5%	5
Fire Service Access	Insufficient Pullouts, Engine Access Challenging	2
Street Signs	No Issues	0
Vegetation Along Access Route	Several Areas Require Mitigation	5
Other Access Hazards	Several Switchbacks require backing	3
<b>Below Items were evaluated for each house, then averaged for the neighborhood:</b>		
<b>Vegetation (Fire Behavior Fuel Models)</b>		
Fuel Models 2, 6, 8 & 9	Mix of ponderosa, brush, and grass	9.3
<b>Defensible Space Mitigation</b>		
Zone 1: within 30 ft	Partial mitigation	7.9
Zone 2: 30 – 100 ft	Partial mitigation	3.1
Zone 3: beyond 100 ft	Minimal mitigation	1.2
<b>Topography</b>		
Slope	Average 9%	2.3
Building Setback	A few less than 30 feet from slope > 30%	2.5
Hazardous Topography	A few on ridgeline	0.5
<b>Firefighter Access</b>		
Address Visible	Most Non-reflective, a few not visible	1.5
Driveway Length	Many > 300 feet	2.4
Turnaround for Engine	Most OK or N/A	1.3
Driveway Clearance for Engine	Most OK or N/A	0.1
<b>Building Construction</b>		
Roofing Material	Predominantly Asphalt, 1 with wood shakes	0.6
Siding	About half wood, half non-combustible	6.0
Decks	Many wood deck, some composite, mostly open	2.8
Combustibles within 30 feet	Most OK but several problem areas	2.8
<b>Firefighting Water Availability</b>		
Cisterns	Several on Eagle Ridge, only 1 on Stone Canyon	8.9
<b>Utility Hazards</b>		
Aboveground Gas or Propane	Propane tanks common	2.0
Aboveground Electric Wires	Only a few in vicinity of houses	0.5
<b>Neighborhood Total</b>		<b>86.6</b>

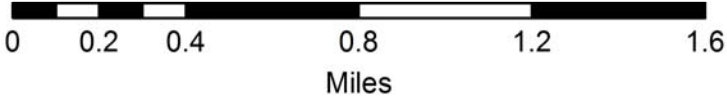
# CWPP Community: Stone Canyon Eagle Ridge

Wildfire Risk: High

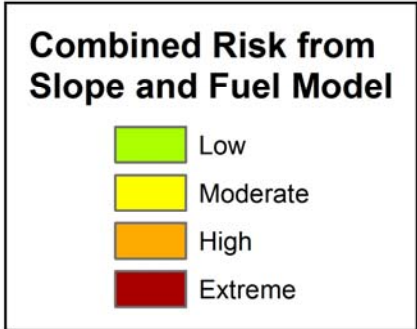
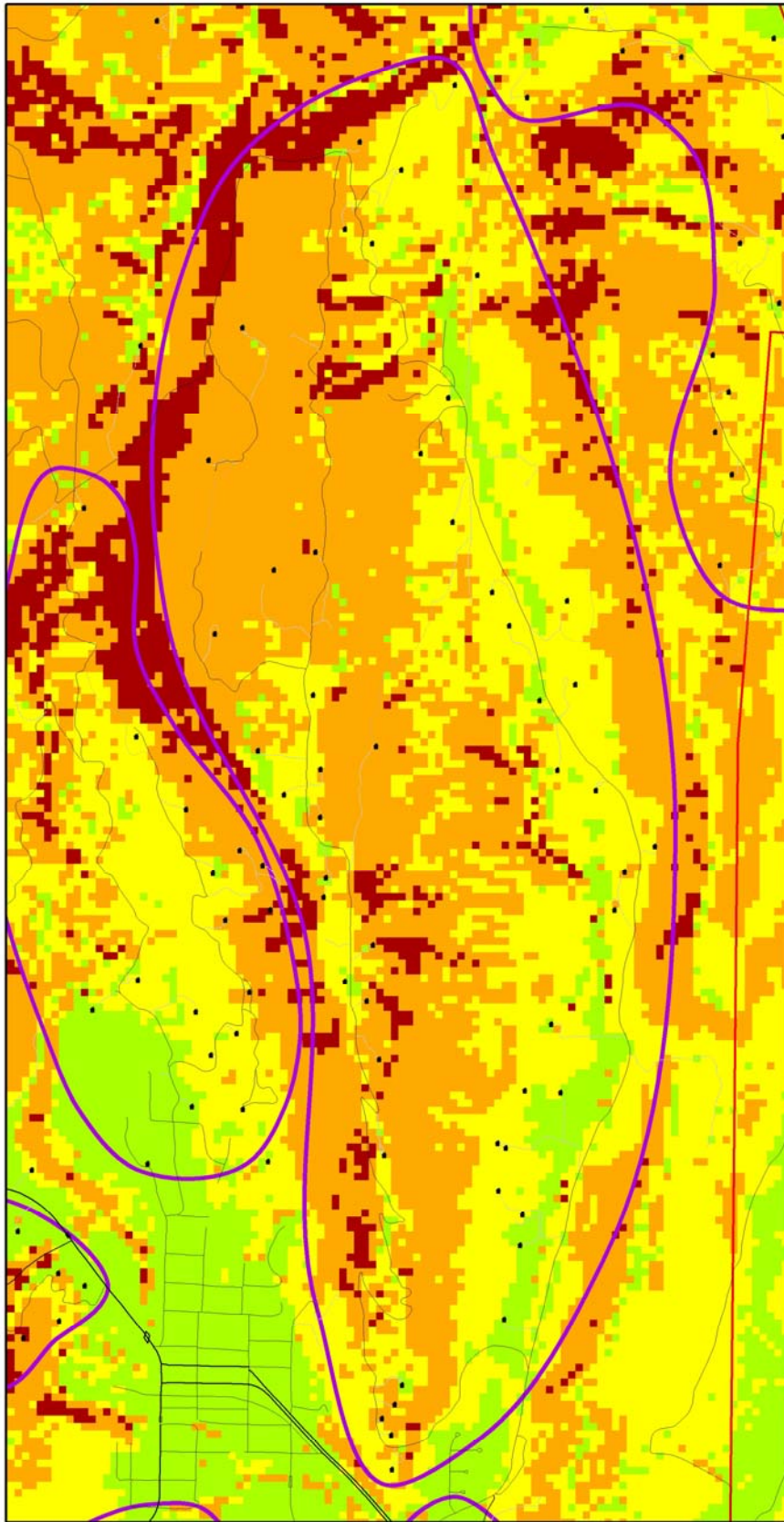


**Legend**

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



**CWPP**  
**Community:**  
**Stone Canyon**  
**Eagle Ridge**  
Wildfire Risk: High



This map only shows the wildfire risk resulting from the combination of slope and fuel model. It does not reflect any other factors such as response times, home construction, defensible space or water supply.

