

APPENDIX L

NORTH FOOTHILLS/UTE HIGHWAY/RABBIT MOUNTAIN DETAILED COMMUNITY ASSESSMENT RESULTS

Overall Risk Assessment: High

Houses: 43

Description: This community is an aggregation of areas along North Foothills and Ute Highways, east of the Town of Lyons, and on the southern edge of Rabbit Mountain. Portions of this community (Rabbit Mountain, Twilight and North Pointe) are located in the Hygiene Fire Protection District. There are several businesses along Ute Highway, but only residences were surveyed.

Average Lot Size: less than 1 acre.

Access Ingress/Egress, Response Time: Access from major highways with 5-10 minute response times. Locked gates may slow response. Roads within subdivisions are narrow, with insufficient room for passing and no pullouts, and there are overhanging branches on Highland Drive. Also, unsafe bridges at the west end of Highland Drives necessitate entry from the east end. Some homes do not have address signs visible from the road.

Predominant Fuel Model: Heavy deciduous (fuel model 10) along Ute Highway, mostly grass (fuel model 2) and heavy brush (fuel model 6) along North Foothills and Rabbit Mountain.

Terrain/Topography: Average slope is 12%. Terrain is flat along Ute Highway, foothills along North Foothills Highway and Rabbit Mountain.

Home Construction: Mostly wood or heavy timber. Rabbit Mountain and some North Foothills houses are newer construction with more Firewise construction methods. There are many wood decks. About half of the homes have above ground propane tanks.

Defensible Space: Mitigation is poor in zones 1 and 2; most lots are too small for zone 3. There are excessive amounts of flammable materials in the vicinity of many residences.

Water Supply: Hydrants along a portion of Ute Highway. Otherwise, only 1 cistern identified, so water shuttle operations would be required from the nearest hydrants.

Special Hazards: Several unrated bridges on access routes to houses on Highland Drive. Heavy fuel load of hazardous materials (such as tires, abandoned cars and trash) in several yards presents a hazard to firefighters.

Issues:

Fire department access for locked gates.

Insufficient water supply in areas not served by hydrants.

Recommendations:

Owners with locked gates install Knox box or provide gate codes to applicable fire department (Lyons or Hygiene).

Homeowners remove hazardous fuel, improve defensible space and perform Firewise maintenance.

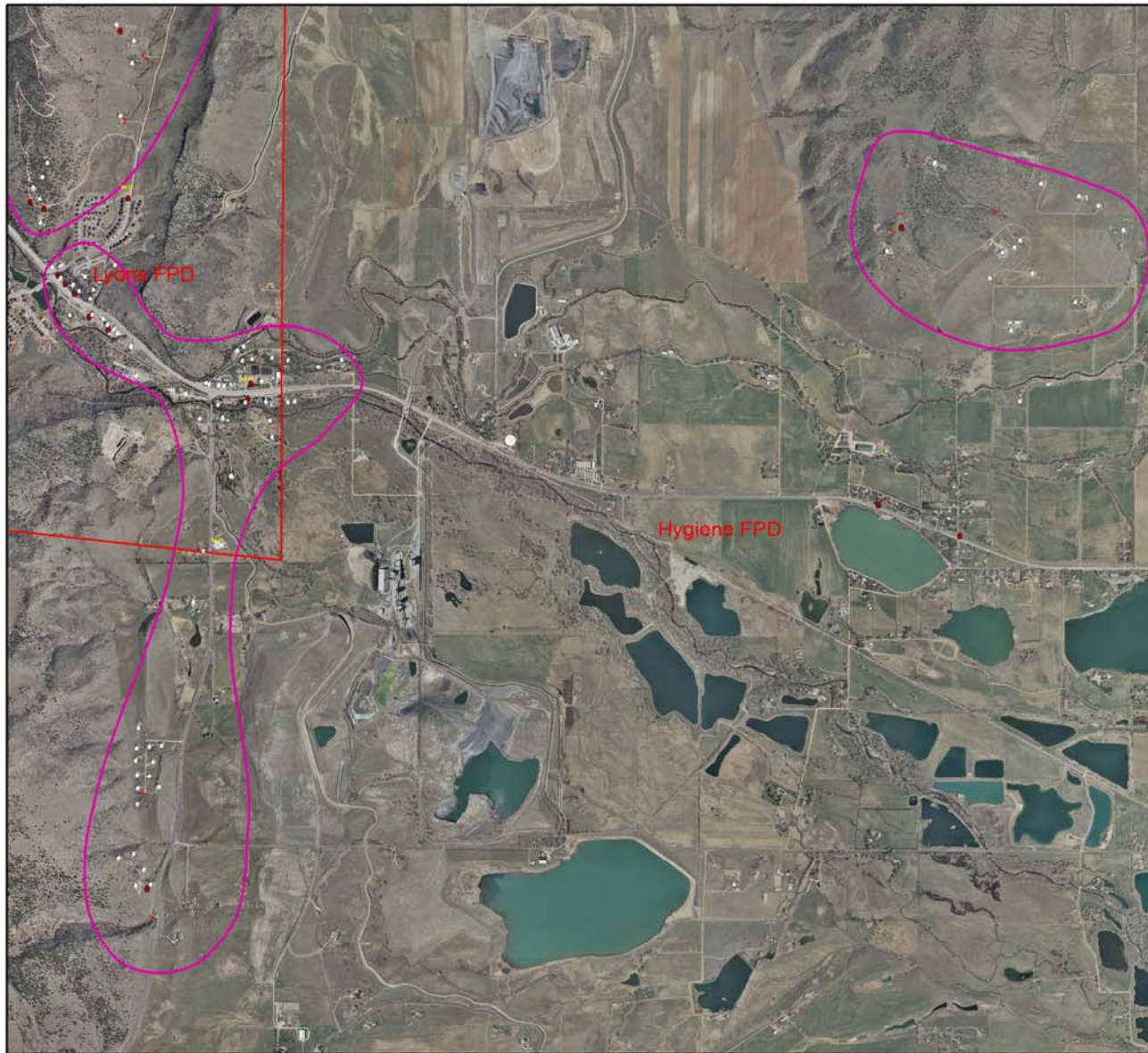
Additional cisterns needed for Twilight and Rabbit Mountain.

Homeowners ensure visible address signs

Brush mitigation at top of Rabbit Mountain Rd and Pointe View. Clear overhanging branches on Highland Drive.

Verify and post bridge weight limits; improve as necessary.







Wildfire Risk and Hazard Severity Assessment		
Neighborhood: North Foothills/Ute Highway/Rabbit Mountain		
Neighborhood Rating: High		
Number of Houses: 43		
Means of Access to Neighborhood		
Fire Department Response Time	5-10 minutes	3
Ingress and Egress	About half have one road in/out, rest have 2	3
Road Width	20-24 ft, some less than 20 ft in subdivisions	2
Road Condition	Paved access, graded dirt within subdivisions	2
Fire Service Access	Unrated bridges on Highland Ave	2
Street Signs	No Issues	0
Vegetation Along Access Route	Overhanging branches on Highland Ave	5
Other Access Hazards		
Below Items were evaluated for each house, then averaged for the neighborhood:		
Vegetation (Fire Behavior Fuel Models)		
Fuel Model 2,4,8 & 9		10.0
Defensible Space Mitigation		
Zone 1: within 30 ft	Partial mitigation	9.8
Zone 2: 30 – 100 ft	Partial mitigation	3.6
Zone 3: beyond 100 ft	Minimal mitigation	1.0
Topography		
Slope	Average 12%	3.0
Building Setback	A few less than 30 feet from slope > 30%	0.5
Hazardous Topography	A couple of steep slopes and chutes	0.5
Firefighter Access		
Address Visible	Many not readily visible or unable to find	1.9
Driveway Length	Most < 100 feet	0.8
Turnaround for Engine	Most OK or N/A	0.5
Driveway Clearance for Engine	Most OK or N/A	0.2
Building Construction		
Roofing Material	Predominantly Asphalt, 1 with wood shakes	0.6
Siding	Predominantly Wood, some heavy timber & non-combustible	5.2
Decks	Many wood decks, open underneath	2.8
Combustibles within 30 feet	Numerous major problem areas, some with hazardous materials	3.6
Firefighting Water Availability		
Cisterns	Some on town hydrants, otherwise only 1 cistern	7.9
Utility Hazards		
Aboveground Gas or Propane	Propane tanks common	1.5
Aboveground Electric Wires	Nearly half	0.9
Neighborhood Total		71.3



**CWPP
Community:
Ute Highway
North Foothills
Rabbit Mountain**

**Wildfire Risk:
Moderate**

Legend

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

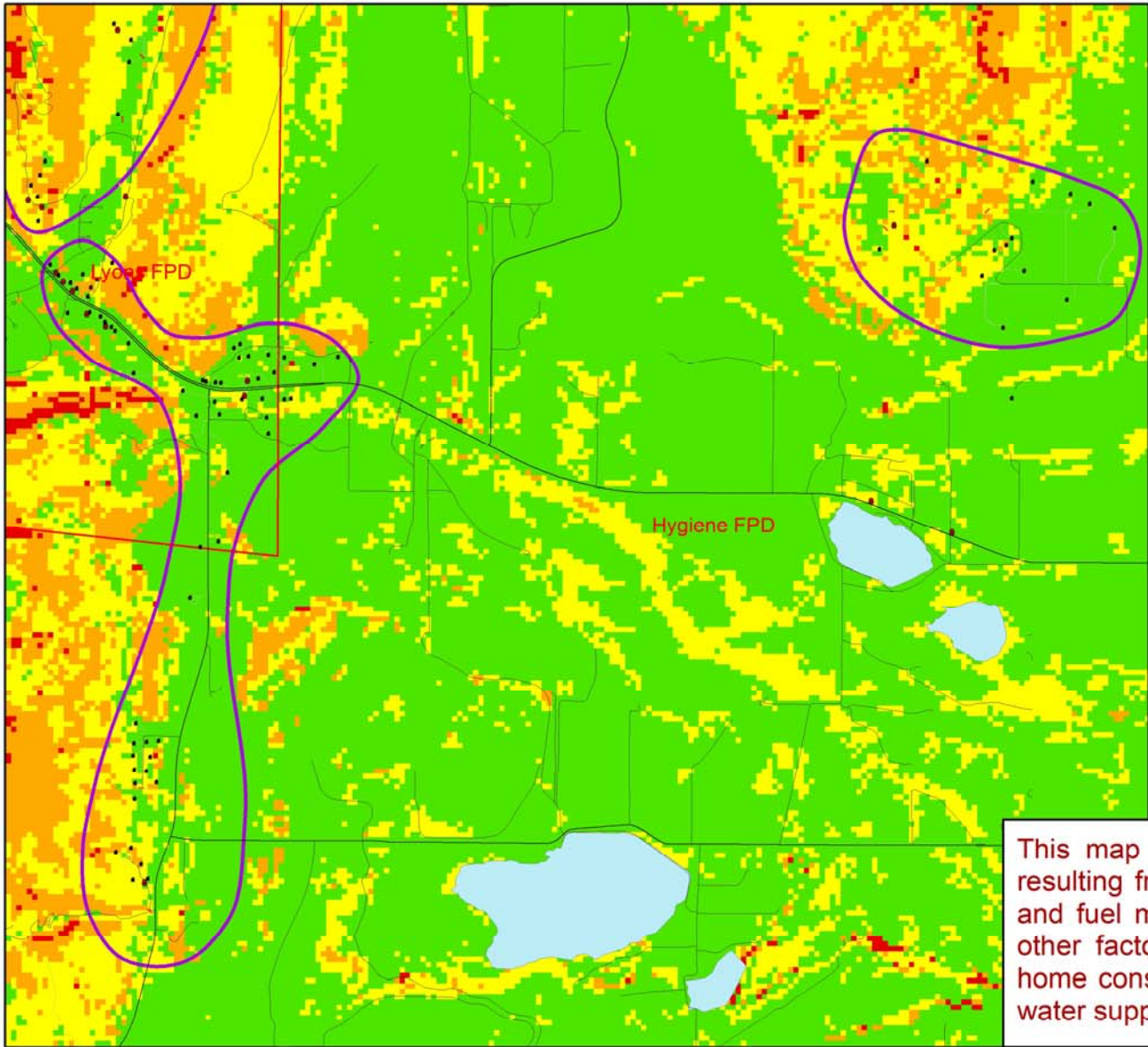
0 0.25 0.5 1 1.5 2
Miles



L-4

**CWPP
Community:
Ute Highway
North Foothills
Rabbit Mountain**

**Wildfire Risk:
Moderate**



**Combined Risk from
Slope and Fuel Model**

- Low
- Moderate
- High
- Extreme

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.

