

APPENDIX M

SOUTH ST VRAIN DETAILED COMMUNITY ASSESSMENT RESULTS

Overall Risk Assessment: **Moderate**

Houses: 38

Description: This neighborhood encompasses homes along the South St Vrain Creek, south of the town of Lyons and along State Highway 7 for a distance of 4 ½ miles. This area, close to the riverbed, contains irrigated farmland or heavy deciduous vegetation. The few houses around mile marker 28 are at the base of a steep slope with dense pines and fir trees. The area is bordered by Hall Ranch Boulder County Open Space on the north/west, and surrounded by National Forest at the west end.

Average Lot Size: Less than 5 acres

Access Ingress/Egress, Response Time: Access to most houses is 5-10 minutes over paved county and state roads. A few houses have 10-15 minute response times due to greater distance. The area in the vicinity of County Road 69 and Bradford St is confusing, with both street signs and house numbers missing. Unsafe bridge prevents access by any fire apparatus to four houses on South St Vrain Drive.

Predominant Fuel Model: Irrigated agricultural and closed-crown deciduous trees (fuel model 10).

Terrain/Topography: Mostly flat at the north end. Proceeding up into the canyon along Highway 7, the terrain gets steeper, with most of the houses located at the base of steep slopes.

Home Construction: Many older homes, only one shake roof, most have wood siding, several wood decks.

Defensible Space: All but 2 have done at least partial mitigation in zone 1, about half have partially mitigated zone 2, minimal zone 3, but several homes have combustibles within 30 feet of home. No exposed propane tanks noted, but about half the homes have above ground electrical wires.

Water Supply: Insufficient. No hydrants or pressurized sources. Only 1 cistern identified. Drafting from the South St Vrain Creek may be possible in the vicinity of Old St Vrain Road, but banks are too steep as you proceed up Highway 7, and water flow diminishes during fire season. Otherwise, water shuttling from the nearest hydrant in the town of Lyons would be required.

Special Hazards: Four houses are totally inaccessible to any fire fighting apparatus due to an unrated bridge.

Issues:

Unrated bridge prevents access to 4 houses.

Fire department access for locked gates.

Insufficient defensible space.

Missing street and address signs.

Recommendations:

Identify access points to draft from South St Vrain Creek.

Upgrade bridge at 28,300 block of South St Vrain Drive

Replace missing Street Signs.

Homeowners ensure visible address signs.

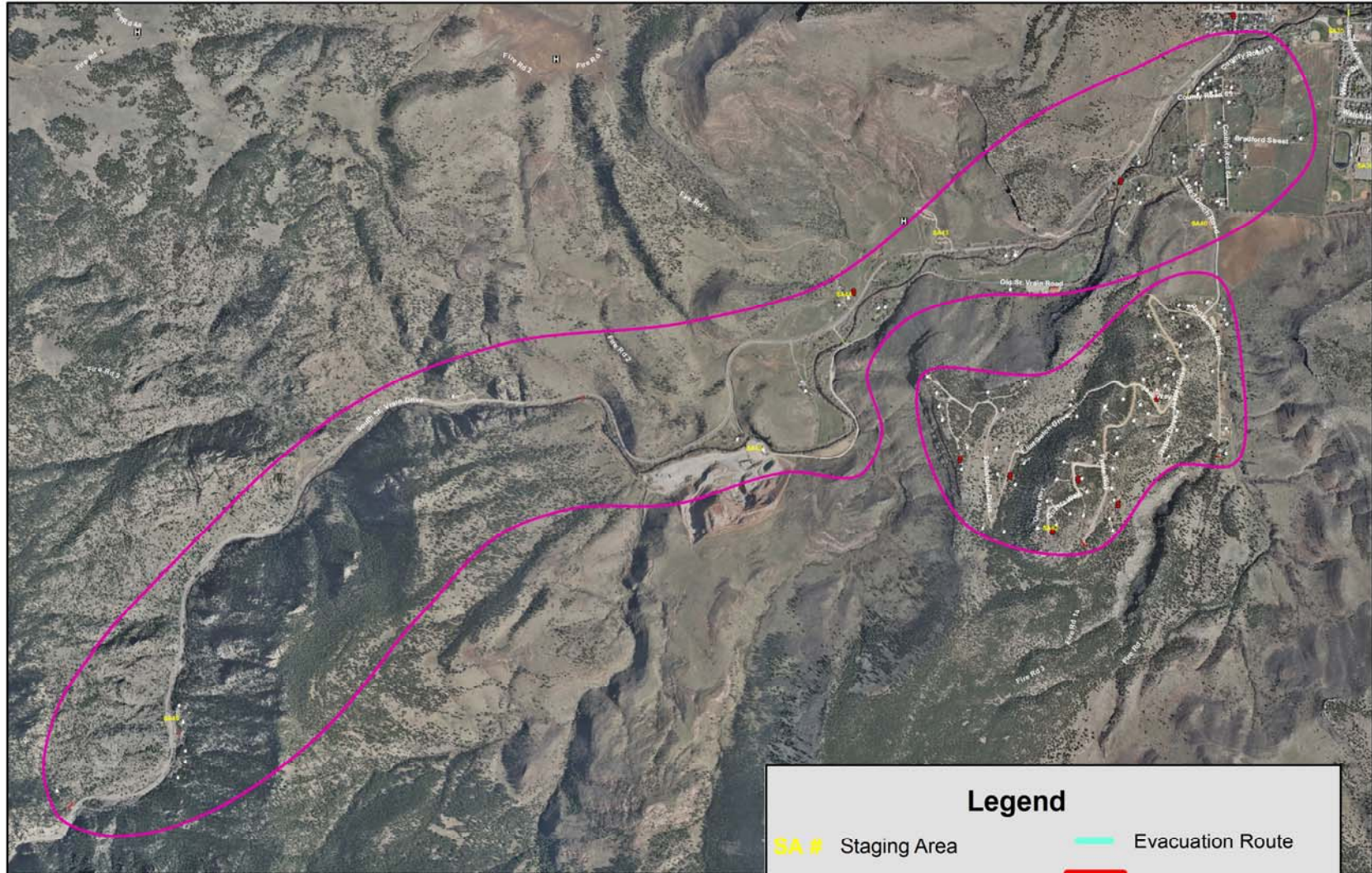
Homeowners improve defensible space and Firewise maintenance.

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

Wildfire Risk and Hazard Severity Assessment		
Neighborhood: South St Vrain		
Neighborhood Rating: Moderate		
Number of Houses: 38		
Means of Access to Neighborhood		
Fire Department Response Time	Most 5-10 minutes	3
Ingress and Egress	Most have 2 ways in/out	0
Road Width	> 24 Feet	0
Road Condition	Most Paved, State or County Maintained, <5% grade	0
Fire Service Access		0
Street Signs	1 Missing (Bradford)	1
Vegetation Along Access Route	Several Areas Require Mitigation	5
Other Access Hazards	3 Houses with unrated bridge	2
Below Items were evaluated for each house, then averaged for the neighborhood:		
Vegetation (Fire Behavior Fuel Models)		
Fuel Models Ag, 8, 9 & 10	Agricultural or closed crown deciduous	8.4
Defensible Space Mitigation		
Zone 1: within 30 ft	Good level of mitigation	5.9
Zone 2: 30 – 100 ft	Some mitigation	3.4
Zone 3: beyond 100 ft	Minimal mitigation	2.2
Topography		
Slope	Average 13, mostly flat except Southernmost	3.1
Building Setback	Several at bottom of steep slopes	3.1
Hazardous Topography		0
Firefighter Access		
Address Visible	Most Non-reflective, several not visible	2.5
Driveway Length	Most < 100 feet	1.1
Turnaround for Engine	Most OK or N/A	1.2
Driveway Clearance for Engine	Most OK or N/A	.7
Building Construction		
Roofing Material	Predominantly Asphalt, 1 with wood shakes	.7
Siding	Predominantly Wood	6.7
Decks	A few wood decks	1
Combustibles within 30 feet	Several problem areas	4.4
Firefighting Water Availability		
Cisterns	Severely Insufficient, only 1 Cistern Located, River drafting may be possible	9.9
Utility Hazards		
Aboveground Gas or Propane	none	0
Aboveground Electric Wires	About half	1
Neighborhood Total		66.3

CWPP Community: South St Vrain

Wildfire Risk: Moderate



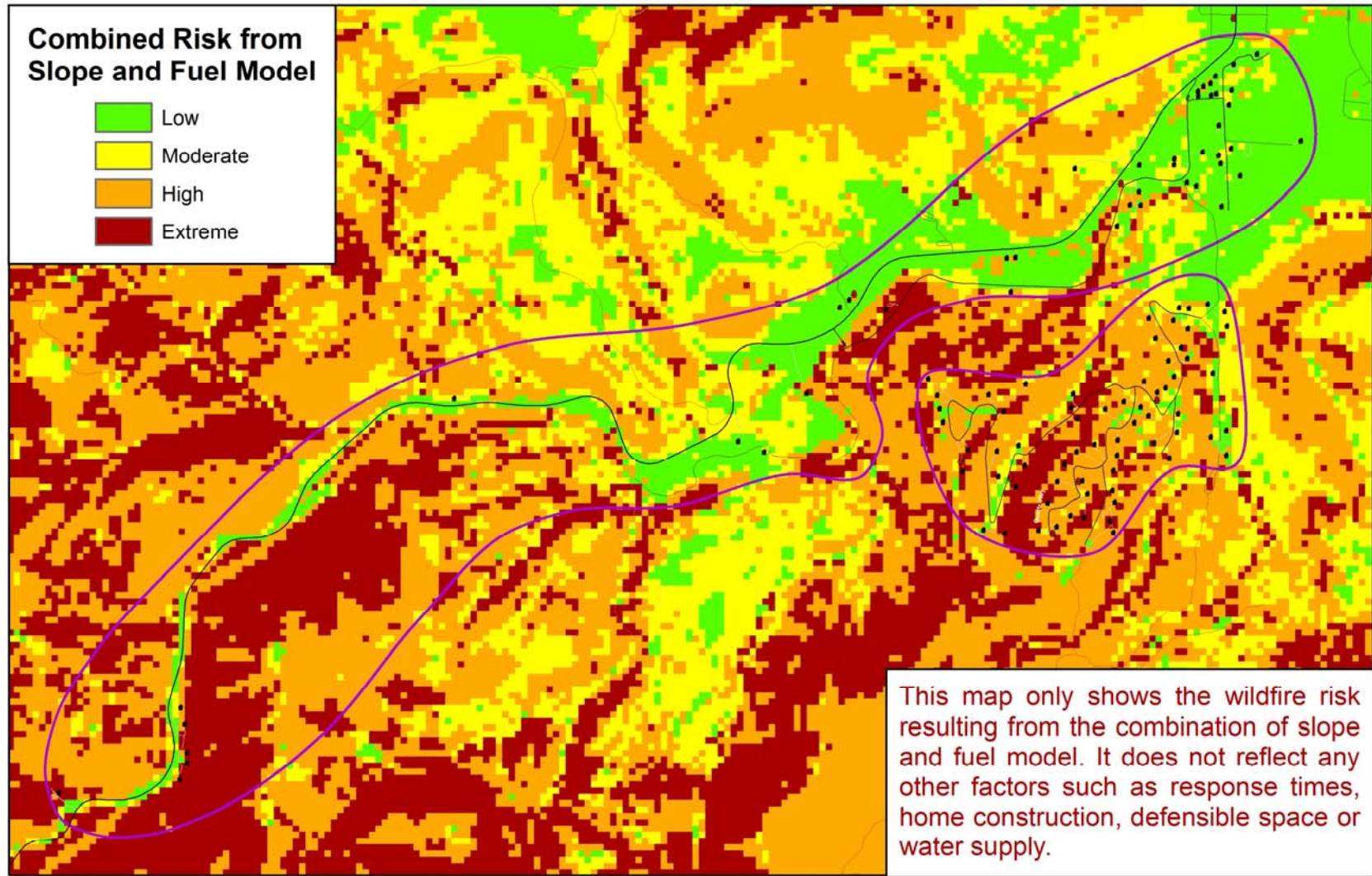
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Legend

SA #	Staging Area	Evacuation Route	
[Heli Pad Icon]	Helo Landing Zone	[Red Outline]	Lyons FPD Outline
[Red Fire Icon]	Cistern/Water Source	[Purple Outline]	CWPP Communities

CWPP Community: South St Vrain

Wildfire Risk: Moderate



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