

APPENDIX N

APPLE VALLEY DETAILED COMMUNITY ASSESSMENT RESULTS

Overall Risk Assessment: **Moderate**
(**Antelope Ridge, Apple Ridge and Indian Lookout are High**)

Houses: 129

Description: The Apple Valley Community is primarily located along the shores of the North St. Vrain Creek on Apple Valley Road and North St Vrain Highway (US 36). This valley is well irrigated, with agricultural lands and heavy deciduous vegetation. The community also includes the surrounding foothills areas of Indian Lookout Mountain, Antelope Ridge, and Apple Ridge, which are drier with native brush and ponderosa vegetation. The neighborhood is bordered by steep cliffs (rising above the valley) on portions to the south and east; Hall Ranch Boulder County Open Space to the south and west, Boulder County Open Space to the north, and the town of Lyons to the east.

Average Lot Size: Less than 5 acres (varies from less than 1 to 35 acres).

Access Ingress/Egress, Response Time: Most of the area has from two directions along paved roads, Apple Valley Road or North St Vrain Drive, with a response time of less than 10 minutes. However, outlying areas are accessed by steep, narrow, graded dirt roads with single ingress/egress and insufficient pullouts, with response times up to 20 minutes. Many addresses are not visible from the road.

Predominant Fuel Model: Irrigated Agricultural land, heavy deciduous trees (Fuel Models 8 and 9) in the valley and along the river. Outer areas have native grass, brush, and open crown ponderosa (fuel models 2, 5, and 8).

Terrain/Topography: Generally fairly flat, with the exception of the surrounding foothills.

Home Construction: Several homes have wood shake shingles. Most other roofs are asphalt, some metal. Most homes are wood sided or heavy timber. Several homes have wood decks.

Defensible Space: Homeowners need to be reminded that in deciduous areas, annual maintenance is required. Once leaves have fallen, mitigation in the form of raking and removal of dried leaves and branches is required. Several homes have large amounts of flammable materials located within 30 feet of the home.

Water Supply: Nearly half the houses are served by fire hydrants. However, of the remainder, only a couple of cisterns were identified, which would require shuttling of water tenders a short distance (generally less than ½ mile other than Apple Ridge and Indian Lookout Mountain).

Special Hazards: Electric power lines repeatedly cross roads.

Issues:

Insufficient defensible space.

Ingress/egress concerns on Indian Lookout Mountain due to narrow road with encroaching vegetation roads.

Insufficient turnarounds and pullouts on Apple Ridge Road and Indian Lookout Mountain.

Recommendations:

Install turnarounds and pullouts on Indian Lookout Mountain and Apple Ridge Road.

Homeowners improve defensible space and Firewise maintenance.

Homeowners ensure address signs are visible from the road from both directions.

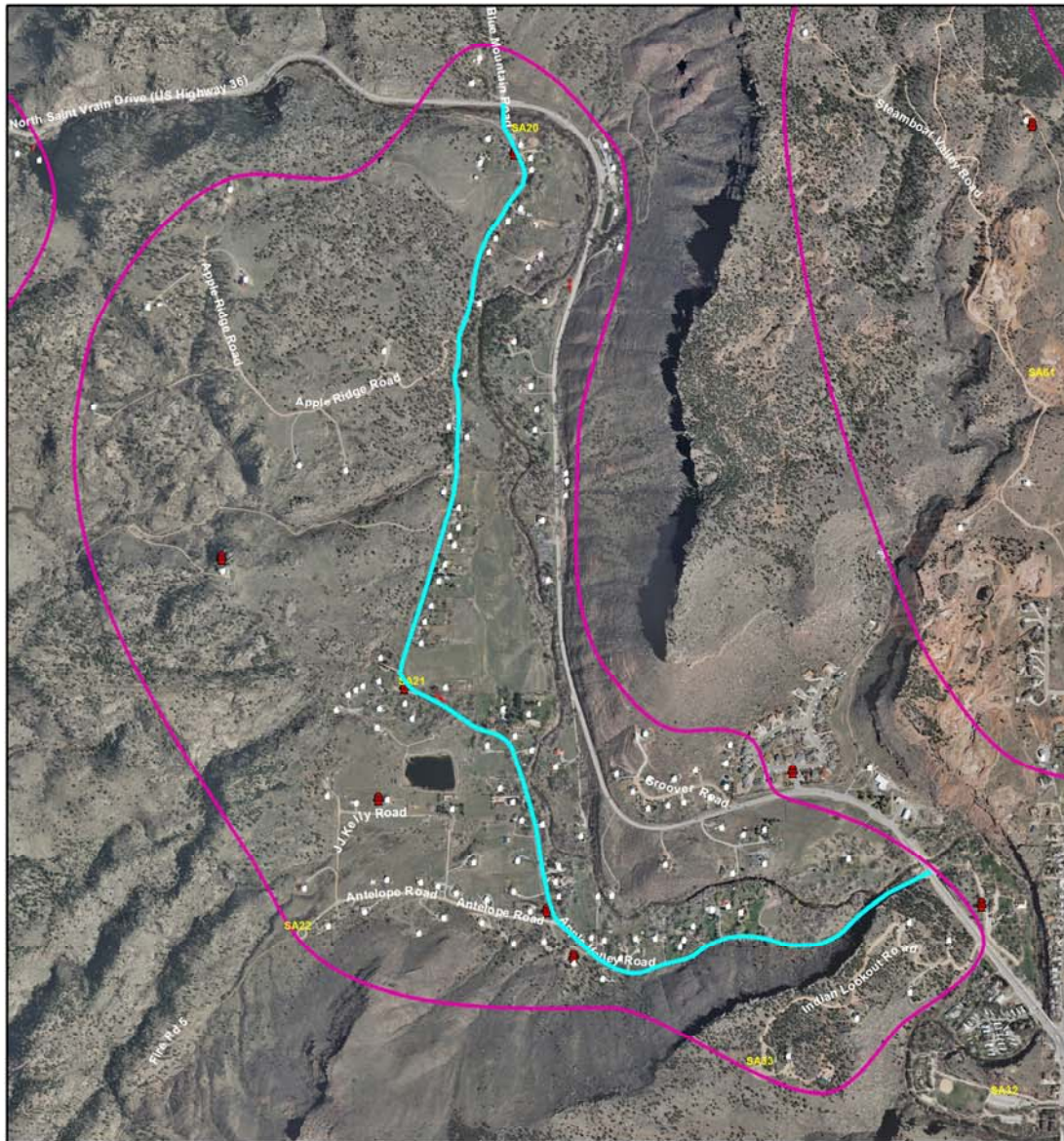
Mitigation project along Indian Lookout Mountain.

Wildfire Risk and Hazard Severity Assessment		
Neighborhood: Apple Valley		
Neighborhood Rating: Moderate		
Number of Houses: 129		
Means of Access to Neighborhood		
Fire Department Response Time	10-20 Minutes	6
Ingress and Egress	Most have 2 Accesses	3
Road Width	Most > 24 Feet	0
Road Condition	Most Paved, < 5% grade	2
Fire Service Access	No Issues	0
Street Signs	No Problems	0
Vegetation Along Access Route	Several Areas Require Mitigation	5
Other Access Hazards	Electric Wires Repeatedly Cross Above Road	2
Below Items were evaluated for each house, then averaged for the neighborhood:		
Vegetation (Fire Behavior Fuel Models)		
Fuel Models Ag, 8 & 9	Most Agricultural, heavy closed crown deciduous	6.2
Defensible Space Mitigation		
Zone 1: within 30 ft	Partial mitigation	7.9
Zone 2: 30 – 100 ft	Minimal mitigation	3.9
Zone 3: beyond 100 ft	Partial mitigation	1.1
Topography		
Slope	Average 11%	2.9
Building Setback	Minor issues	0.6
Hazardous Topography	None	0.1
Firefighter Access		
Address Visible	Most Non-reflective, a few not visible	1.4
Driveway Length	Most < 300 feet	1.1
Turnaround for Engine	Most OK or N/A	0.4
Driveway Clearance for Engine	Most OK or N/A	0.2
Building Construction		
Roofing Material	Predominantly Asphalt, 8 with wood shakes	1.6
Siding	Predominantly Wood	5.2
Decks	Several wood decks	1.4
Combustibles within 30 feet	Several problem areas	2.3
Firefighting Water Availability		
Cisterns	Nearly half served by hydrants, few cisterns	5.5
Utility Hazards		
Aboveground Gas or Propane	Isolated Propane tanks	0.1
Aboveground Electric Wires	Most	1.6
Neighborhood Total		57.5

CWPP Community: Apple Valley

Wildfire Risk: Moderate

Apple Ridge &
Indian Lookout Road
Risk: High



Legend

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

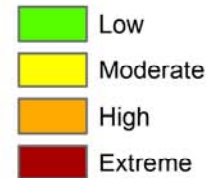
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CWPP Community: Apple Valley

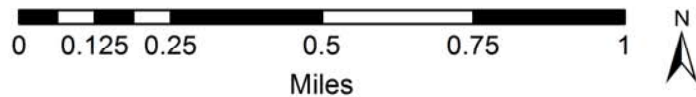
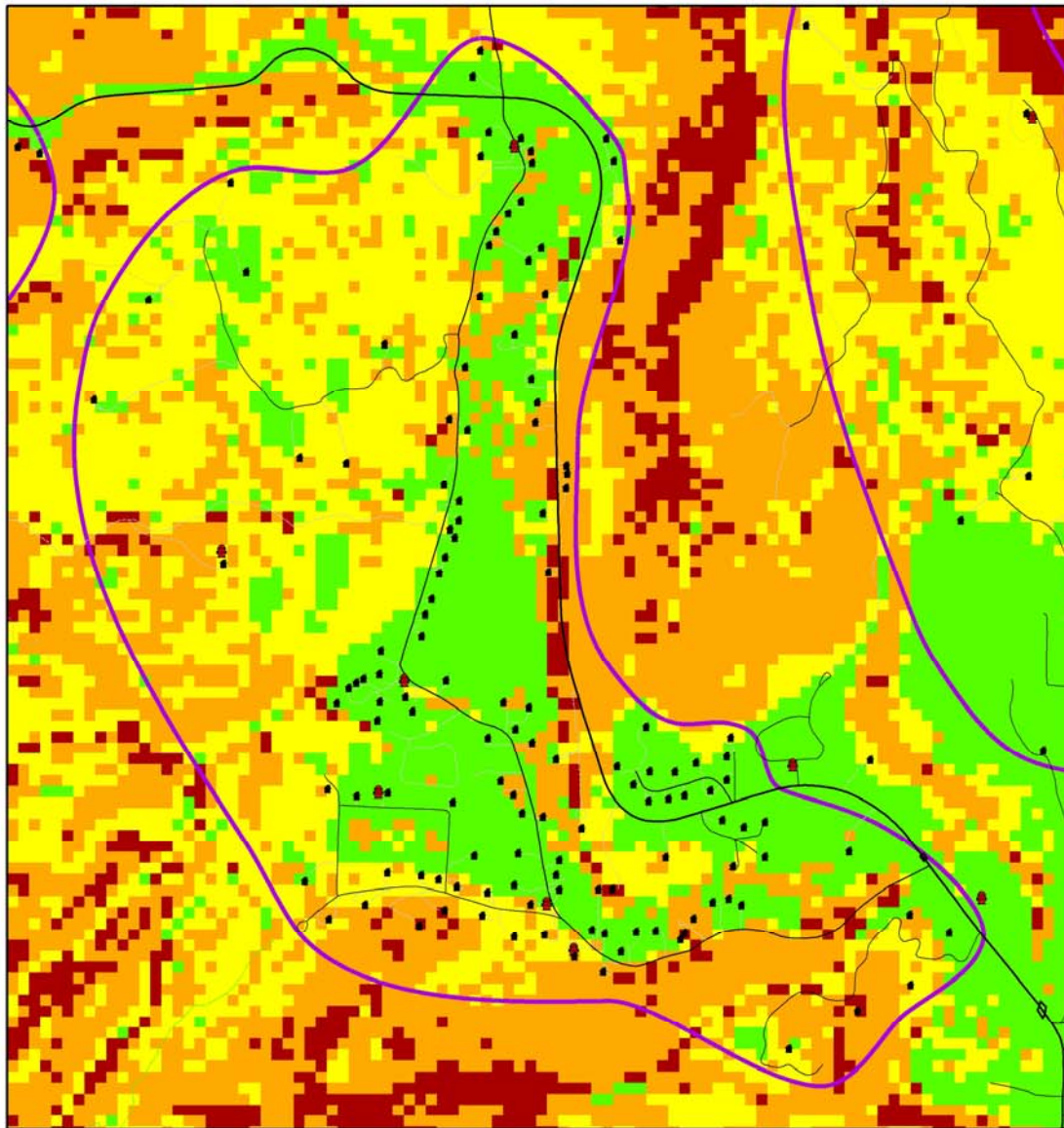
Wildfire Risk: Moderate

Apple Ridge &
Indian Lookout Road
Risk: High

Combined Risk from Slope and Fuel Model



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.



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