

## APPENDIX O

### TOWN OF LYONS (NEW DEVELOPMENTS) DETAILED COMMUNITY ASSESSMENT RESULTS

Overall Risk Assessment: **Moderate**

# Houses: 346

Description: Includes the developments of Eagle Canyon, Lyons Valley Park, Stone Canyon, Sierra Roja (Vasquez Court), Turner & Reed (First Ave), Mountain View, and portions of Steamboat Valley (Vasquez Rd, Horizon Dr, 1001-1020 Steamboat Valley Rd). These developments were recently built over the last 12 years or so, in valleys around the periphery of Lyons and annexed into the town. These developments generally abut the town of Lyons on at least one side and are surrounded by open space on the perimeters. Individual houses were not assessed, predominant conditions were evaluated.

Average Lot Size: less than ¼ acre.

Access Ingress/Egress, Response Time: Streets are all paved, town maintained, at least 20 ft wide, only a couple of grades >5%. Fire department response time averages 5-10 minutes from Station 1. Most have more than one ingress/egress, 20% have only one access. Street signs and house numbers are visible.

Predominant Fuel Model: Urban, surrounded by grass and brush (fuel models 2 and 5). A grass fire travels quickly and could approach these developments in a matter of minutes with little or no warning.

Terrain/Topography: generally flat, or less than 10%, but some bordered by steep cliffs.

Home Construction: These homes were predominantly built since the late 1990's, under building codes which incorporated more fire resistant construction methods. Some homes have wood siding, but most tend to be stucco or cement panel. There are no shake roofs, they are predominantly asphalt. Many homes have decks built of composite materials, but are open underneath.

Defensible Space: Defensible space was incorporated into the construction of these homes, but it is critical that it be maintained, especially around the fringes of these developments as they transition to open space. In several areas, tall grass adjacent to wood fences which are attached to houses provide a path for an open space grass fire to spread to houses. Other wood accessory structures are common. Also, the density of structures means that a fire in one house could easily spread to those adjacent. Most of these houses have plantings in zone 1. Plantings and lawns must be watered to maintain a green zone, and kept well-mown. Dead leaves and branches must be removed. Where applicable, homeowners associations should mow or weed whack common areas. Do not stow flammable materials under the deck.

Water Supply: Excellent, all houses are on town hydrant system.

Special Hazards: None noted

Issues:

Encroaching vegetation from open space.

Recommendations:

Homeowners need to improve and maintain defensible space. HOAs mow/maintain perimeter open space where applicable.

Town of Lyons conduct annual hydrant testing.

<b>Wildfire Risk and Hazard Severity Assessment</b>		
<b>Neighborhood: Town of Lyons (New Developments)</b>		
<b>Neighborhood Rating: Moderate</b>		
<b>Number of Houses: 346</b>		
<b>Means of Access to Neighborhood</b>		
Fire Department Response Time	10 minutes or less	3
Ingress and Egress	Most 2 or more accesses, 20% only one access	1.4
Road Width	> 20 ft	1
Road Condition	Paved, Town maintained, <5% grade	0
Fire Service Access	No issues	0
Street Signs	No issues	0
Vegetation Along Access Route	No issues	0
Other Access Hazards	No issues	0
<b>Below Items were evaluated for each house, then averaged for the neighborhood:</b>		
<b>Vegetation (Fire Behavior Fuel Models)</b>		
Fuel Models: Urban, 2 & 5	Urban, surrounded by mostly grass, some brush	4
<b>Defensible Space Mitigation</b>		
Zone 1: within 30 ft	Some mitigation	12
Zone 2: 30 – 100 ft	Some mitigation	3
Zone 3: beyond 100 ft	Minimal mitigation	1
<b>Topography</b>		
Slope	Less than 10%	1
Building Setback	NA	0
Hazardous Topography	NA	0
<b>Firefighter Access</b>		
Address Visible	Good but not reflective	1
Driveway Length	Most < 100 feet	0
Turnaround for Engine	Most OK or N/A	0
Driveway Clearance for Engine	Most OK or N/A	0
<b>Building Construction</b>		
Roofing Material	Predominantly Asphalt, no wood shakes	0
Siding	Wood, stucco or cement panel	4
Decks	Many composite decks, mostly open	5
Combustibles within 30 feet	Numerous fences and other wood structures	5
<b>Firefighting Water Availability</b>		
Hydrants	Excellent, all served by town hydrants	0
<b>Utility Hazards</b>		
Aboveground Gas or Propane	None	0
Aboveground Electric Wires	None	0
<b>Neighborhood Total</b>		<b>41.4</b>

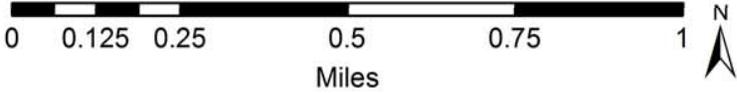
# CWPP Community: Town of Lyons New Developments

Wildfire Risk: Moderate



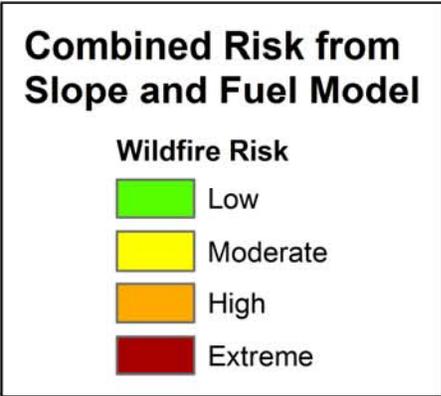
**Legend**

- SA # Staging Area
- [Square with H] Helo Landing Zone
- [House icon] Cistern/Water Source
- [Red outline] Lyons FPD Outline
- [Pink outline] Lyons New Devel



# CWPP Community: Town of Lyons New Developments

Wildfire Risk: Moderate



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.

