

Appendix B
Communities



Purpose

The purpose of this appendix is to examine, in greater detail, the communities in the study area. Of the sixteen communities in Golden Gate Fire Protection District, three were found to represent an extreme hazard, three were found to represent a very high hazard, eight as high hazard, one as moderate hazard and three as low hazard (see Figure 1). For easy reference, the map of communities presented in the main text has been reproduced here as Figure 2. Figure 3 displays this grouping graphically. Table 1 has been included for quick identification.

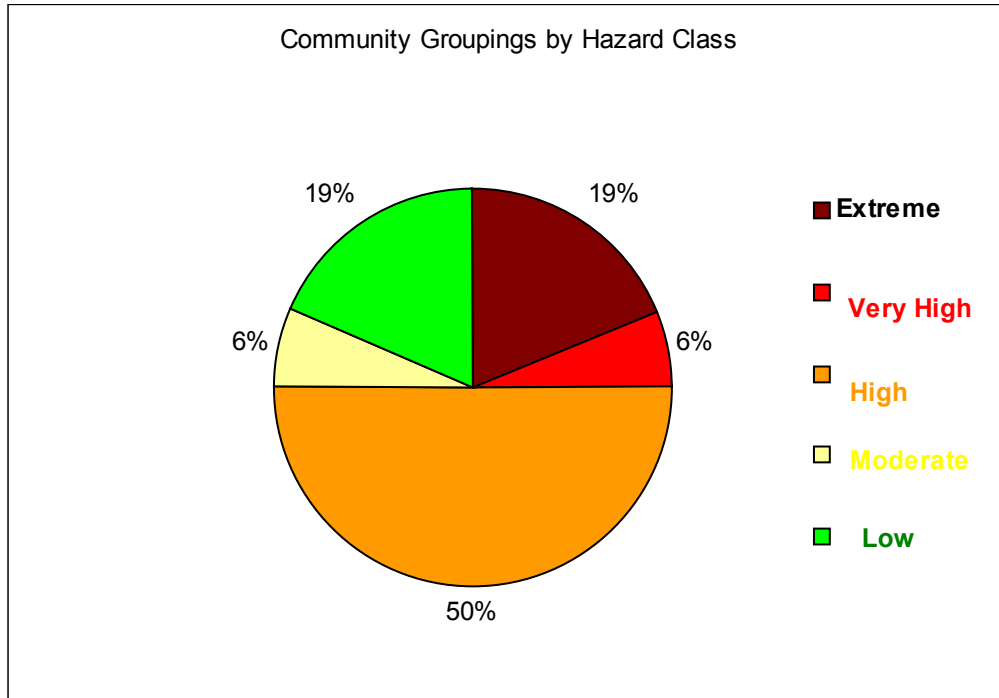


Figure 1

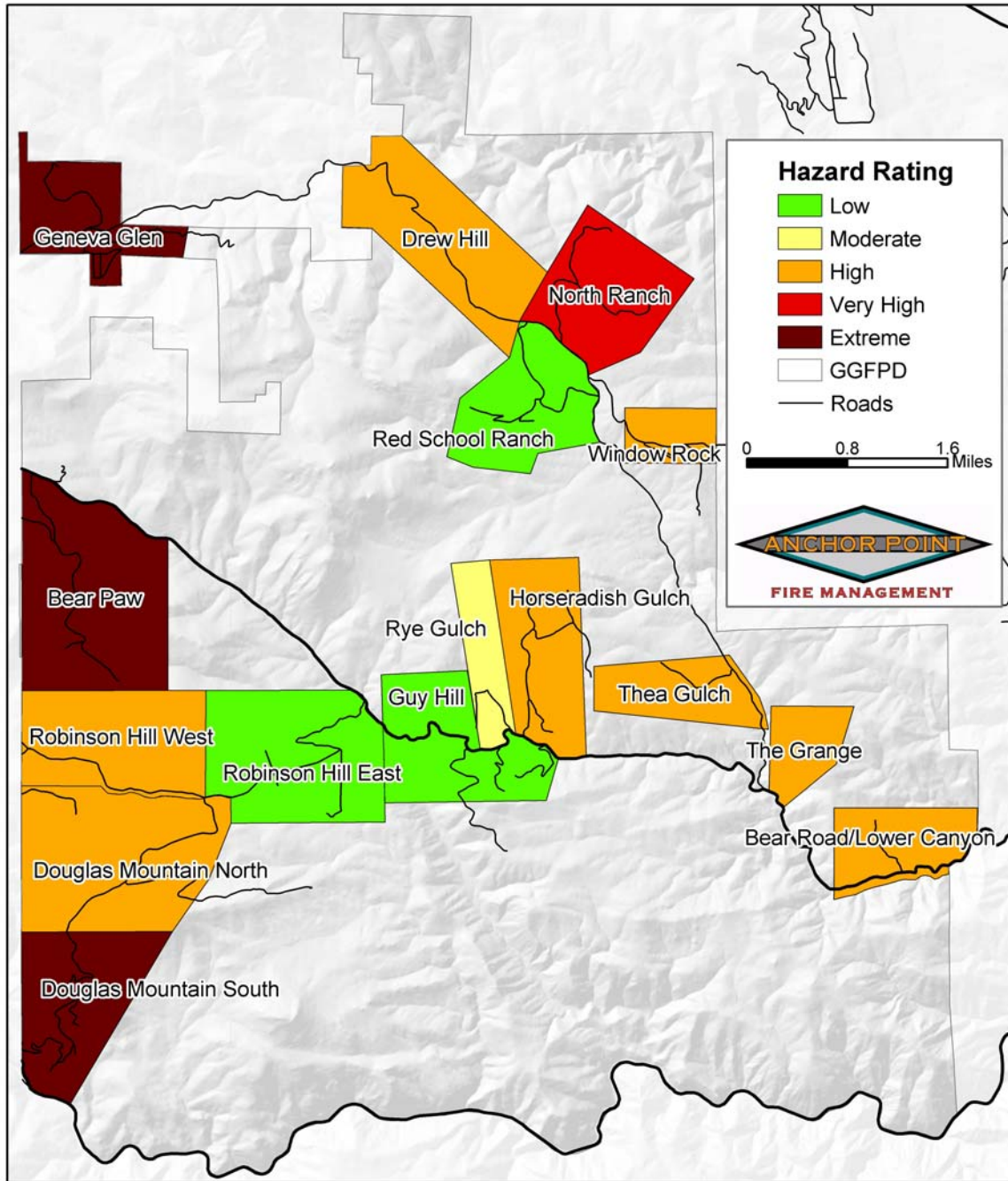


Figure 2

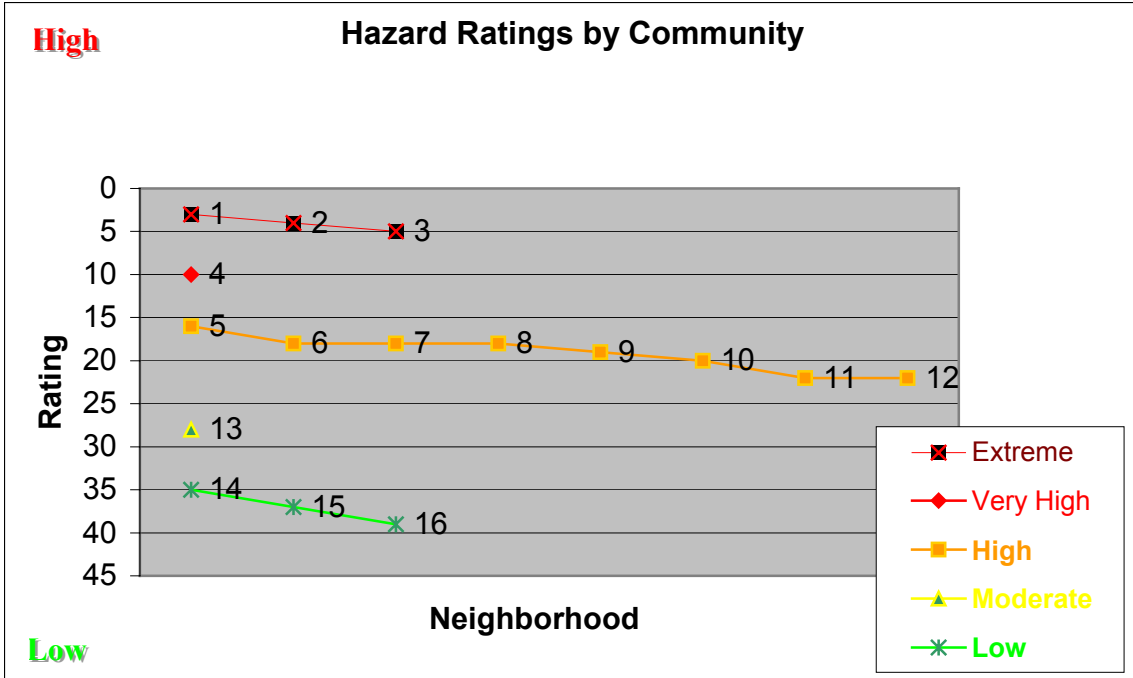


Figure 3

Table 1: Communities by Hazard Rating

1. Bear Paw	9. Drew Hill
2. Geneva Glen	10. The Grange Area
3. Douglas Mountain-South	11. Robinson Hill-West
4. North Ranch	12. Bear Road/Lower Canyon
5. Douglas Mountain-North	13. Rye Gulch
6. Horseradish Gulch	14. Robinson Hill-East
7. Thea Gulch	15. Guy Hill
8. Window Rock	16. Red School Ranch

Extreme Very High High Moderate Low

General Recommendations

A combination of access, ignition resistant construction, and fuels reduction should create an environment safe for emergency service personnel and provide reasonable protection to structures from a wildfire. These techniques should also significantly reduce the chances of a structure fire becoming an ignition source to the surrounding wildlands.

In addition to the suggested mitigations listed for the individual communities, several general measures can be taken to improve fire safety. The following recommendations should be noted and practiced by all who live in the Wildland-Urban Interface:

1. Be aware of the current fire danger in the area.
2. Clean your roof and gutters at least 2 times a year, especially during cure up in the autumn.
3. Stack firewood uphill or on a side contour, at least 30 feet away from structures.
4. Don't store combustibles or firewood under decks.
5. Maintain and clean spark arresters on chimneys.
6. When possible, maintain an irrigated greenbelt around the home.
7. Connect, and have available, a minimum of 50 feet of garden hose.
8. Post reflective lot and/or house numbers so that they are clearly visible from the main road. There should also be reflective numbers on the structure itself.
9. Trees along driveways should be limbed and thinned as necessary to maintain a minimum 13'6" vertical clearance for emergency vehicle access.
10. Maintain your defensible space constantly.
 - Mow grass and weeds to a low height.
 - Remove any branches overhanging the roof or chimney.
 - Remove all trash, debris and cuttings from the defensible space.

Note

All communities that rated as extreme to high hazard level were recommended for a parcel level analysis. In the moderate level communities, a parcel level analysis was recommended only if the evaluator found that a significant number of homes had no or ineffective defensible space, or a significant number of hazards near homes was detected. In short the recommendation was made if the evaluator felt a parcel level analysis would generate a noticeable improvement in the community's defensibility.

Technical Terms

The following definitions apply to terms used in the "description" and "comments and mitigation" sections of this appendix.

Defensible Space: An area around a structure where fuels and vegetation are modified, cleared or reduced to slow the spread of wildfire toward or from the structure. The design and distance of the defensible space is based on fuels, topography, and the design of and materials used in the construction of the structure.

Extended Defensible Space (also known as Zone 3): A defensible space area where treatment is continued beyond the minimum boundary. This zone focuses on forest management with fuels reduction being a secondary function.

Shelter-in-Place Areas: There are several ways of protecting the public from an advancing wildfire. One of these methods is evacuation and involves relocation of the threatened population to a safer area. Another is to instruct people to remain inside their homes or public buildings until the danger passes. This concept is new to wildfire in the United States, but not to hazardous materials incident response where time, hazards, and sheer logistics often make evacuation impossible. This concept is the dominant modality for public

protection from wildfires in Australia where fast moving, non-persistent fires in light fuels make evacuation impractical. The success of this tactic depends on a detailed preplan that takes into account the construction type and materials of the building used, topography, depth and type of the fuel profile, as well as current and expected weather and fire behavior. For a more complete discussion of the application and limitations of Shelter-in-Place concepts see the "Evacuation Routes and Safety Zones FMU" section in the main report.

Citizen Safety Zone: An area that can be used for protection by residents in the event that the main evacuation route is compromised. The area should be maintained, cleared of fuels and large enough for all residents of the area to survive an advancing wildfire without special equipment or training.

Fuel Break: A natural or constructed discontinuity in a fuel profile utilized to segregate, stop, or reduce the spread of fire. As a practical matter fuel breaks in the WUI are most effective against crown fires.

Community Assessment Methodology

The community level methodology for this assessment uses a Wildfire Hazard Rating (WHR), (White/CSFS, 1986) that was developed specifically to evaluate communities within the Urban Wildland Interface (UWI) for their relative wildfire hazard. The WHR model combines physical infrastructure such as structure density and roads and fire behavior components like fuels and topography, with the field experience and knowledge of wildland fire experts. It has been proven and refined by use in rating over 1,400 neighborhoods throughout the United States.

Numerous fire management professionals were queried regarding their knowledge about, and experience with, specific environmental and infrastructure factors, and wildfire behavior and hazards. Weightings within the model were established through these queries. The model was designed to be applicable throughout the western US.

The model was developed from the perspective of performing a triage on a threatened community in the path of an advancing wildfire with moderate fire behavior. The WHR survey and fuel model ground truthing are accomplished by field surveyors with UWI fire experience. The rating system assigns up to a maximum of 50 points based on six categories: average lot size, slope, primary aspect, average fuel type, fuel continuity and surface fuel loading. The higher the community scores, the lower its wildfire hazard. For example, a community with an average lot size of less than 1 acre and slopes of greater than 30% would receive 0 points for those factors whereas a community with an average lot size of 5 acres and slopes of less than 15% would receive 16 points for the same factors. Additional hazards are then subtracted from the subtotal of points earned in the six categories to give a final numeric value. The final value is then used to group communities into one of five hazard ratings: Extreme, Very High, High, Moderate or Low.

It is important to note that not all groupings occur in every geographic region. There are some areas with no low hazard communities, just as there are some areas with no extreme communities. The rankings are also related to what is customary for the area. That is to say a high hazard area on the plains of Kansas may not look like a high hazard area on the western slope of Colorado. The system creates a relative ranking of community hazard rating in relation to the other communities in the study area. It is designed to be used by experienced wildland firefighters who have a familiarity with structural triage operations and fire behavior in the interface.

1. Bear Paw



Figure 4

Hazard Rating:	Extreme
Does the neighborhood have dual access roads?	No
Are there road grades $\geq 10\%$?	Yes
Are all access roads of adequate width?	No
Average lot size:	>5 Acres
Fuel models found in the neighborhood:	8, 10
Water supply:	None
Hazards:	Steep slopes, inadequate access roads, natural chimneys, ravines, no water supply, and homes in saddles.

Description:

Although the two main roads in this community are generally of adequate width, they are dead ends with few turnarounds. Some driveways are quite long and are steep, narrow and rocky. Access and egress would be difficult in fire conditions. Homes are built mid-slope, some in saddles and above ravines, on slopes of up to 60%. The area has heavy loads of FM 8. There are many dense stands of decadent lodgepole pine. The dominant construction type is mostly newer homes on large lots, but most are poorly mitigated. Most homes have no or inadequate addressing. Some yards are in need of clean up. Low structure density is the only bright spot in this community and that is likely to change.

Comments & Mitigation Notes:

Reduce ladder fuels and thin the slopes below homes. Improve roads, address signage, and turnarounds. Improvement in the water supply is critical (see Water Supply FMZ). Most homes need defensible space. Extended defensible spaces and adequate shelter-in-place areas or safety zones are highly recommended. A parcel level analysis of this neighborhood is recommended.

2. Geneva Glen



Figure 5

Hazard Rating:	Extreme
Does the neighborhood have dual access roads?	Yes
Are there road grades $\geq 10\%$?	Yes
Are all access roads of adequate width?	No
Average lot size:	<1 Acre
Fuel models found in the neighborhood:	8, 10
Water supply:	None
Hazards:	Ravines, inadequate access roads, no water supply.

Description:

Although the access along Drew Hill and Ralston Creek Road is good, there are many homes built up steep side roads and driveways. Even along Ralston Creek Road, some homes would be difficult to access because of heavy vegetation growing right up to the structures, cluttered yards, narrow driveways and difficult or absent turnarounds. There are missing or inadequate street signs and addressing throughout the area. Many homes are built mid-slope or at the top of steep slopes. North facing slopes average 25% and south aspects reach 40%. There is a heavy fuel load and a continuous canopy with plentiful ladder fuels. Most of the construction in the area consists of older wooden homes. Firewood stacks and other manmade fuel jackpots are common near structures. There are many parcels with tree limbs touching the structures. The nearest water supply is draft water from ranch ponds in Golden Gate State Park, about 1.5 miles away.

Comments & Mitigation Notes:

Thin conifers and reduce ladder fuels on slopes below homes. Clean up dead and down material. Add reflective street and address signage. Thin trees along roadways. Improve driveways and turnarounds. If it is not possible to create additional escape routes, consider developing shelter-in-place areas or safety zones. Extended defensible space should be considered for homes located mid-slope. Clean up flammable yard clutter. Cisterns should be added especially for homes that are not close to Crawford Gulch Road. Most homes in this area need defensible space. A parcel level analysis of this neighborhood is recommended.

3. Douglas Mountain-South



Figure 6

Hazard Rating:	Extreme
Does the neighborhood have dual access roads?	Yes
Are there road grades $\geq 10\%$?	Yes
Are all access roads of adequate width?	No
Average lot size:	1-5 Acres
Fuel models found in the neighborhood:	2, 6, 9, 10
Water supply:	None
Hazards:	Ravines, natural chimneys, homes in saddles, steep roads and no water supply.

Description:

This community is built along both sides of a predominately north/south side canyon that connects Robinson Hill with Clear Creek Canyon. The north and west facing slopes of this steep canyon have high fuel loads of mixed conifers. Most homes do not have addressing that is visible from the road. The most common construction type is wood siding with asphalt roofs. Although fuel loads are moderate at the top of the canyon (FM2) there are heavy fuel loads of mostly FM 9 and 10 around and below homes. Most homes are built at the top and middle of steep slopes, many at the top of natural chimneys and other hazardous terrain features. Secondary roads and driveways are steep and many homes have inadequate turnarounds. All of the roads except Douglas Mountain Road appear to be dead ends.

Comments & Mitigation Notes:

This area desperately needs cisterns. Tender relays from the nearest water supply would be slow and easily cut-off. Landscape scale fuel breaks would be hard to construct here due to the steepness of the terrain. Extended d-spaces and thinning below homes is highly recommended. Thinning in the gullies below Douglas Mountain road is needed to protect the access. Most homes need defensible space. Shelter-in-place tactics should be considered in this area due to easily threatened access. Improved turnarounds should be considered at residences and on secondary roads. Most homes need reflective addressing that is visible from the road. A parcel level assessment is recommended for this community

4. North Ranch

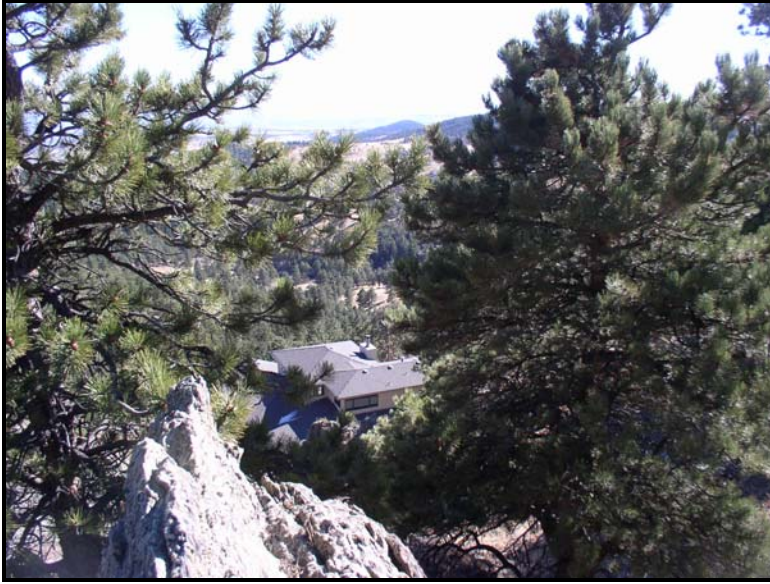


Figure 7

Hazard Rating:	Very High
Does the neighborhood have dual access roads?	No
Are there road grades \geq 10%?	Yes
Are all access roads of adequate width?	Yes
Average lot size:	>5 Acres
Fuel models found in the neighborhood:	1, 2, 9, 10
Water supply:	10,000 gal. cistern on Misty Road
Hazards:	Steep slopes, natural chimneys, ravines, steep narrow driveways, inadequate water supply.

Description:

This exclusive neighborhood consists of large recently constructed homes on large lots. Most homes have ignition resistant roofs and some have ignition resistant external walls. There are many homes built at the top of steep ravines, some over 40% slope, with heavy loads of dog-hair lodgepole pine and Douglas-fir (FM 9 & 10) especially on the north end of Homestead Road. Misty and Homestead Roads, which are the primary access, are steep but of adequate width. Turnarounds are few and many driveways have tight switchbacks, are steep, narrow and overgrown with fuels. Easily cut off single access, heavy fuels, inadequate water supply and high values-at-risk combine to make this a very hazardous area.

Comments & Mitigation Notes:

There is one 10,000 gallon cistern for this entire area and it does not appear on the GGFDF list of water sources. This cistern needs to be marked, mapped and access to it improved. This rapidly growing area needs more cisterns, as ponds do not seem to be reliable or easily accessed. Misty and Homestead Roads need thinning to at least a 300' width to protect access and egress. Many homes need defensible spaces, and extended defensible spaces should be considered for homes located above ravines with hazardous fuel loads. The maintenance of a safety zone meadow by irrigation or mowing should be considered. A parcel level analysis of this neighborhood was conducted in 2002. An extensive shaded fuel break is being implemented in the fall of 2004 as a result of the findings of the 2002 study.

5. Douglas Mountain-North



Figure 8

Hazard Rating:	High
Does the neighborhood have dual access roads?	No
Are there road grades $\geq 10\%$?	Yes
Are all access roads of adequate width?	No
Average lot size:	1-5 Acres
Fuel models found in the neighborhood:	1, 2, 9, 10
Water supply:	Cisterns on both sides of Douglas Mountain Road.
Hazards:	Steep draws, ravines.

Description:

Homes in this area are built on both sides of the wide canyon bottom that runs southwest from the intersection of Robinson Hill Road and Douglas Mountain Road and up steep side roads mainly on the northwest side of Douglas Mountain Road. Slopes below homes are generally not as steep as in Douglas Mountain-South, averaging 15-25%. The majority of the east side of Douglas Mountain Road consists of ranches located in fuel models 1 and 2. Development throughout this community consists of widely scattered clusters of homes varying from older ranch homes to recent construction with ignition resistant roofs. Most homes have wood siding, and in the area west of Douglas Mountain Road the majority are located above heavy loads of fuel models 9 and 10. Addressing is better in this area than most of the district, but many homes need defensible spaces.

Comments & Mitigation Notes:

Fuels reduction and slash removal should be done downhill of homes and along access road, especially in the northwest portion of this community. Most homes need defensible space and some need yard cleanup. Since there is a single access to the homes in the western area, the development of shelter-in-place areas and/or safety zones is strongly recommended. Although Douglas Mountain Road has adequate fuels clearance, fuels reduction is a critical need on side roads and driveways. A parcel level analysis is recommended.

6. Horseradish Gulch



Figure 9

Hazard Rating:	High
Does the neighborhood have dual access roads?	No
Are there road grades $\geq 10\%$?	Yes
Are all access roads of adequate width?	Yes
Average lot size:	>5 Acres
Fuel models found in the neighborhood:	2
Water supply:	Draft water from stock ponds (not reliable)
Hazards:	Ravines, inadequate roads and no water supply

Description:

Fuels are mostly moderate loadings of FM1 and FM2. Although most roads are of adequate width, some driveways and private roads are very steep and narrow. Residences are mostly ranch houses, many older, on large, widely spaced lots. Some homes have combustible materials near structures and propane tanks. On Mica Mountain Road a noticeable quantity of ponderosa pine has been cut and the slash left or piled at the side of the road. Many homes need defensible space and yard cleanup.

Comments & Mitigation Notes:

Eliminate standing dead, and remove red needle slash from old cuttings. Clear grasses and combustible materials away from structures and propane tanks. A reliable water supply is critical for this area. At least two large (10,000 gallon or larger) community cisterns are recommended. Reflective address signage is needed for most homes and driveways. Yard clean up for most homes is recommended. A parcel level analysis is recommended.

7. Thea Gulch



Figure 10

Hazard Rating:

High

Does the neighborhood have dual access roads?

Yes, but on private roads.

Are there road grades \geq 10%?

Yes

Are all access roads of adequate width?

No

Average lot size:

1-5 Acre

Fuel models found in the neighborhood:

1, 2, 10

Water supply:

Small cisterns (3,000-4,000 gallons)

Hazards:

Ravines, inadequate roads

Description:

Most homes in this community are built on ridge tops or on the upper 1/3 of the slopes above both sides of the canyon bottom. Although FM 1 and 2 dominate, in some areas the fuel bed depth of grasses is almost enough to qualify as FM 3. Addressing is very confusing with random numbers appearing at a major fork in the road. There are at least two different numbering schemes present and many properties have no address signage. Some homes are located up steep driveways and private roads, many with locked gates. There are some low power lines in this area that may prevent the use of larger apparatus. In the western part of the community homes become more spread out along very long driveways with few turnouts. This area can be escaped to the west by using private ranch roads.

Comments & Mitigation Notes:

Addressing needs to be straightened out. Confusing signs should be replaced with reflective markers showing clear directions. More cisterns are needed especially in the western area. Stock ponds should be investigated for landowner cooperation and possible dry hydrant installations. Homes need defensible space and mowing. Extended defensible spaces, especially for homes on the north side of the canyon, are recommended. A parcel level analysis is recommended.

8. Window Rock



Figure 11

Hazard Rating:	High
Does the neighborhood have dual access roads?	No
Are there road grades $\geq 10\%$?	No
Are all access roads of adequate width?	Yes
Average lot size:	1-5 Acres
Fuel models found in the neighborhood:	2
Water supply:	Cisterns (7,000 to 30,000 gallons)
Hazards:	Houses on ridge tops, steep slopes, ravines

Description:

This area has had some mitigation. Limbing and thinning near homes is apparent, however this small community of luxury homes is located at the top of a ridge. Fuels in the community are mostly FM2, but the slopes below some homes have heavy FM 9 especially in ravines. There is no reflective address signage in this community. There is only one way in and out of this gated community. Access roads are paved and of adequate width, but turnarounds that are adequate for fire apparatus are scarce. There is a 30,000 gallon cistern at the entrance to this community that does not have a fire department connection and is therefore useless for fire suppression.

Comments & Mitigation Notes:

Even though there is a 7,000 gallon and an 8,000 gallon cistern across Belcher Hill Road from this area, the 30,000 gallon cistern should be considered the primary water supply for this community and must be fitted with a proper FDC. Fuels should be thinned on slopes below homes. Extended defensible spaces should be considered for homes directly above hazardous slopes. All homes need reflective addressing. A parcel level analysis is recommended.

9. Drew Hill



Figure 12

Hazard Rating:	High
Does the neighborhood have dual access roads?	Yes
Are there road grades $\geq 10\%$?	Yes
Are all access roads of adequate width?	No
Average lot size:	>5 Acres
Fuel models found in the neighborhood:	2, 9, 10
Water supply:	Possible draft water from stock ponds (all are hard to get to).
Hazards:	Ravines, inadequate access roads and no water supply

Description:

This area is characterized by scattered homes on large lots. Many are located away from Drew Hill Road, the primary access, on long narrow driveways with no or poor turnarounds. The topography in this area is quite steep and there is an appreciable quantity of dog-hair stands of lodgepole pine and mixed conifer (FM 9). Some homes in this area are located at the top of steep slopes of FM 9 and 10. The 477 acre Spirit Mountain Ranch at the south end of this area could become a major development.

Comments & Mitigation Notes:

Most homes need extended defensible space because of heavy fuels. As with all structures located in the canyon bottoms ignition resistant roofs are highly recommended to prevent ignitions from ember cast and rolling materials. Address signage needs improvement. Individual cisterns may be the best choice for water supply needs in this area, although one or two large (10,000 -30,000 gallon) cisterns would be advisable for Spirit Mountain Ranch depending on what the final structure density is. A parcel level analysis is recommended.

10. The Grange Area



Figure 13

Hazard Rating:	High
Does the neighborhood have dual access roads?	No
Are there road grades $\geq 10\%$?	Yes
Are all access roads of adequate width?	Yes
Average lot size:	>5 Acres
Fuel models found in the neighborhood:	1, 2, 9, 10
Water supply:	None
Hazards:	Steep narrow roads, ravines, no water supply

Description:

This neighborhood has steep roads with few turnarounds. There are heavy surface loads of FM 2 (ponderosa pine with grass understory) in this area, with some FM 9 and 10 (mostly fir, aspen and juniper) in north facing drainages. The primary access road has a 15% grade and there are driveways in this area that go up 25% slopes. The primary access is of sufficient width but there are no turnarounds until the road reaches the plateau. Address markers are missing or inadequate for most homes. There is a low power line near the county shops that may prevent the access of larger apparatus. The Grange building may make a good evacuation center. Heavy equipment and fuel are available next door at the county shops.

Comments & Mitigation Notes:

Access roads need fuel reduction. Homes are spread out enough so that individual cisterns may be the best solution to the water supply problem. Add reflective address signage. Mow grasses away from structures. Develop shelter-in-place areas and/or safety zones. Most homes need defensible spaces. A parcel level analysis is recommended.

11. Robinson Hill-West



Figure 14

Hazard Rating:	High
Does the neighborhood have dual access roads?	Yes
Are there road grades $\geq 10\%$?	No
Are all access roads of adequate width?	No
Average lot size:	>5 Acre
Fuel models found in the neighborhood:	1, 2, 9, 10
Water supply:	Cisterns of various sizes (at least 3 sites)
Hazards:	Ravines, inadequate access roads, cluttered yards,

Description:

The area, which is to the west of Douglas Mountain Road, is quite different than the eastern side of Robinson Hill. Homes here are built along a mainly east/west running canyon bottom with slopes of 20% to 40% above homes. Most homes are located mid-slope. Many have long, narrow, steep driveways with tight switchbacks. Many of the buildings in this area are older wood siding construction, some with wooden roofs. There are historic ranch buildings in this community. Primary fuels in this area are moderate loads of FM 2 broken by grassy meadows (FM 1) with some patches of FM 9, mostly in north facing drainages. There is more insect mortality in this area than in other GGFPD communities. Combustible yard clutter also makes the fuel loading more hazardous in this area. At Raptor Point, Robinson Hill Road becomes Road 8, which provides an escape route into Gilpin County. This road is narrow and winding with very few turnarounds.

Comments & Mitigation Notes:

Most homes in this area have reflective addressing and street signage is good. Many driveways and private roads need fuels reduction. Any improvements in road widths and turnarounds that are possible should be considered. Standing dead trees should be thinned and dead and down materials cleaned up. Many yards need clean up and most homes need defensible space. A parcel level analysis is recommended.

12. Bear Road/Lower Canyon



Figure 15

Hazard Rating:	High
Does the neighborhood have dual access roads?	No
Are there road grades \geq 10%?	Yes
Are all access roads of adequate width?	No
Average lot size:	>5 Acre
Fuel models found in the neighborhood:	1, 2
Water supply:	2,000 gal. cistern at 22441 Golden Gate Canyon Road
Hazards:	Inadequate water supply, low power line

Description:

This community has moderate fuel loads of mostly short grasses (FM 1). Homes in this area are primarily newer construction types on large lots. Most are located on the tops of ridges and defensible space could be improved by mowing grasses away from structures. Many homes have steep, narrow driveways with poor turnarounds for trucks. Addressing is poor or missing throughout the area. There is a low power line at 245 Bear Road that may be a problem for larger apparatus.

Comments & Mitigation Notes:

Mow around structures. Improve address signage. Driveway improvements and turnarounds are recommended. Individual cisterns or two or three large (10,000 to 30,000 gallon) community cisterns are recommended. A parcel level analysis of this neighborhood is recommended.

13. Rye Gulch



Figure 16

Hazard Rating:	Moderate
Does the neighborhood have dual access roads?	Yes
Are there road grades $\geq 10\%$?	Yes
Are all access roads of adequate width?	Yes
Average lot size:	>5 Acres
Fuel models found in the neighborhood:	1, 2
Water supply:	Cistern on Guy Hill Road and ponds on Golden Gate Road
Hazards:	Ravines, equipment parked in driveways, gasoline tanks

Description:

This area is very similar to Horseradish Gulch, but the terrain is not as steep and fuels loads are lighter. The only three homes here are older construction types on large lots. Homes have ignition resistant roofs with wooden exterior walls. Roads and driveways are steep in spots, but most are of adequate width. One residence has equipment partially blocking the driveway and there are gasoline tanks on at least one property. Fuels are predominately FM 1 and some FM 2 in the lower canyon where residences are concentrated. The terrain becomes steeper at the upper end of the canyon and there is a greater density of shrub fuels. There are communication towers, located at 5318 Rye Gulch Road, built on the top of the ridge. A secondary access connects Rye Gulch Road with Guy Hill Road but this is rough and may require 4WD.

Comments & Mitigation Notes:

Move equipment from driveways and locate gasoline tanks away from structures. Mow grasses away from structures. All homes need reflective addressing. Improve the secondary access to Guy Hill Road.

14. Robinson Hill-East



Figure 17

Hazard Rating:	Low
Does the neighborhood have dual access roads?	Yes
Are there road grades $\geq 10\%$?	Yes
Are all access roads of adequate width?	Yes
Average lot size:	>5 Acres
Fuel models found in the neighborhood:	1, 2
Water supply:	Ponds, tanks and cisterns.
Hazards:	Ravines

Description:

The only fire station in GGFPD is in this community. Homes are primarily newer construction types. Most have wooden external walls with ignition resistant roofs. The dominant fuel model is short grass (FM 1) with some FM 2 on north and west facing slopes. Most homes have good defensible spaces and visible addressing. Plentiful water, proximity to the fire station, mostly flat terrain and light fuels combine to make this a low hazard community. Problem areas would include the few homes located up steep driveways off the steep portion of Robinson Hill Road and homes along Calle Louisa that are located above steep slopes.

Comments & Mitigation Notes:

Thin slopes below homes on Calle Louisa and along the steep driveways off the eastern portion of Robinson Hill Road. Extended defensible spaces for homes above steep slopes. Mow grasses away from structures and add address markers for homes that do not have them.

15. Guy Hill



Figure 18

Hazard Rating:	Low
Does the neighborhood have dual access roads?	No
Are there road grades $\geq 10\%$?	No
Are all access roads of adequate width?	Yes
Average lot size:	>5 Acre
Fuel models found in the neighborhood:	1, 2
Water supply:	Dry hydrants
Hazards:	Ravines

Description:

This area has moderate to light loads of primarily FM 1. Homes are primarily new construction on large lots. Most structures are built on flat or gently rolling terrain on the tops of broad ridges. Some homes in the Daydream Road area have ravines of up to 22% slope below structures, but fuels are still light to moderate loads of FM 1 and FM 2. North of the residences on the north side of Golden Gate Road, Guy Hill Road becomes narrow and passes through some heavier fuels, but this area appears to be uninhabited.

Comments & Mitigation Notes:

Some homes need reflective address markers and grasses mowed away from foundations. Fuels should be thinned on both sides of the narrow portion of Guy Hill Road to make it a more viable access/egress route.

16. Red School Ranch



Figure 19

Hazard Rating:	Low
Does the neighborhood have dual access roads?	Yes
Are there road grades $\geq 10\%$?	No
Are all access roads of adequate width?	Yes
Average lot size:	>5 Acres
Fuel models found in the neighborhood:	1, 2, 10
Water supply:	Many draft ponds
Hazards:	Ravines

Description:

This neighborhood has light to moderate loads of mostly FM 1 and FM 2. Slopes near most of the homes in this community are generally less than 15%. The upper (western) area is steeper (up to 30% slope) and has a higher fuel load (FM 10), but there are few homes here and the access is good. This community is comprised of primarily well-built homes with ignition resistant roofs on large lots. There are a few historic, and very flammable, ranch buildings, but most are a significant distance from residences. There is a good water supply and access to structures is good. Most homes have good defensible space.

Comments & Mitigation Notes:

Most homes need reflective addressing. Some homes in the western end may need extended defensible space.