

Rafter J & King Mountain Estates Community Wildfire Risk Assessment



Purpose

- The Community Assessment is intended to help Rafter J Homeowners plan for the specific wildfire risks and challenges in Rafter J.
- This Assessment will provide a baseline evaluation of Rafter J that the RJ Board and its representatives can use to support your community outreach.
- This assessment and plan will be used to apply for Firewise Communities USA status.
- Most importantly, it will serve as a guide for work within the neighborhood and to obtain help from Wildfire Adapted Partnership to directly support the efforts of the Rafter J Neighborhood Ambassadors.

Community Residents have received notice of this scheduled assessment by email and at the RJ Annual Homeowners meeting. After completing this assessment RJ representative attending will compile their notes and determine short-term goals and action steps to reduce hazards to Rafter J residents and homes.

Communication of the finding to Rafter J residents will be by email and/or invitation to a community gathering yet to be scheduled, to which will be invited the County Wildfire Adapted Partnership Coordinator and one or more of the professionals who were present during the on-site Community Assessment.

The Rafter J Board has authorized this Community Assessment because it is committed to Rafter J HOA members working toward maximum protection from wildland fire while preserving the wildland living aesthetics important to members. This assessment is intended to be a resource to all members, and the plans developed from it are to be implemented in a collaborative manner and will be updated and modified as needed.

Introduction

This community assessment is prepared to reflect the values and priorities of the residents of the Rafter J / King Mountain Estates subdivision for reducing hazardous fuels, creating awareness about disaster issues, and allowing our residents to live in our beautiful wildland urban interface safely.

General Location and Fire History

The Rafter J/King Mountain Estates subdivision lies in the southwest corner of La Plata County, Colorado, generally bounded by U.S. Highway 160 to the east and north, County Road 141 (Wildcat

Canyon Rd) to the south, and County Road 142 (Meadow Rd.) to the west. Neighboring communities lie within these general boundaries including Tomahawk, Mountain Top, La Plata Vista Estates, Brown's Lake Rd, and other rural La Plata county residences. The maps prepared in **Appendix 1** will provide a visual identity to the general area, as well as information regarding vegetation, surface fuels distribution, potential fire intensity, and wildland urban interface issues. Rafter J/King Mountain Estates lies entirely within Durango Fire Protection District boundaries and is served by Fire Station #8 located within the subdivision at 615 West Fork Rd. This station is an unstaffed station manned by volunteers, contains a tactical tanker and a brush truck. Fire Station 8 responded to four fire calls in 2016. There are currently two volunteer firefighters located within Rafter J who are qualified a FFT1 for both structure and wildland firefighting. Documented fire occurrence in the subdivision over the last 20 years has been limited to a single home fire on Gulch Rd., which was successfully contained. **Appendix 2** will provide information about the Durango Fire Protection District and Station 8.

Rafter J / King Mountain Estates Association

Overview:

Rafter J Open A Summer Ranch was the original name of a several thousand-acre ranch along what is now known as Wildcat Canyon Road (County Road 141) in La Plata County, Colorado. Numerous subdivisions were developed on land sold off at various times. The Rafter J / King Mountain Estates subdivision, comprising about 660 acres in total began in 1970 with 177 lots sold off by the late 1990's, when the developer transferred responsibility for maintaining the 7.3 miles of private roadway to the Homeowners Association and the well based water supply system, including 3 wells and a water storage tank, to the Lake Durango Water Company. The entire subdivision lies at an elevation above 7,000 ft, with a few ridge-top homes at up to 7,600 ft.

There are presently 145 homes on the 177 lots. The great majority of homes are owner occupied year round, with a few rental homes, and a few being seasonal second homes. Homes are limited to single family by covenant, although a few properties (approximately 8) have an accessory dwelling unit (ADU), which may be occupied continuously or seasonally. These ADU's are "grandfathered" and the number is not expected to increase. Although it is difficult to know the number of residents, we estimate 300 to 350. Many homes are close to the roadways with driveways typically inclined either up or down from the road. Many have little space for turnaround of fire equipment at the end of these driveways, while others have longer, forested, and/or steeper drives. Most lots are heavily forested with Ponderosa pines, underlaid with piñon, juniper, gambel oak, serviceberry, and rabbit bush.

Construction is varied including modular, cedar sided, log, and stucco. Minimum floor space is 800 sq. ft. Some homes date from the early 1970's, while new construction continues. Stone facing is common.

Wooden decks are a regular feature. Roofs are primarily asphalt shingle or metal pro-panel. Driveways may be gravel, paved or chip-sealed. Heating may be electric or propane with most LP tanks above ground and ranging from 250 gal to 1000 gal in capacity. Waste is handled by septic systems, either pond or leach field. Homes with photovoltaic solar systems increase in number each year.

Minimum lot size is 3 acres, ranging up to 6 or more. Lot size may be misleading as to home density because many of the lots have relatively small buildable portions and include 60% or more areas of steep, heavily forested slopes ending in ravines. The houses tend to be clustered together along the ridge tops, increasing the effective density to resemble multiple dwellings per acre. This means that many structures are within either Zone 1 or Zone 2 of other homes, increasing potential for house-to-house ignitions. **Appendix 3** includes a plat map of the subdivision showing lot locations, boundaries, and addresses and the HOA member list providing a list of current owners by address, with phone and email contact information.

Approximately 90% of the subdivision is privately owned land, with the remaining 60 or so acres consisting of the 7.3 miles of road surface (occupying approximately 27 acres) , and “green belts” of undevelopable land (read “steep drop off”) along the North and South boundaries. The East boundary borders an isolated 80-acre public parcel managed by the Bureau of Land Management which itself steeply drops off to U.S. Highway 160.

Access to the subdivision is limited to two entrances from the West, both off Meadow Road (County Road 142), and the southern terminus of Spring Road, leading north from County Road 141 (Wildcat Canyon road) passing through the Mountaintop and Tomahawk subdivisions before joining the Rafter J subdivision at its junction with West Fork Road. **Appendix 3** includes map of Rafter J / King Mountain Estates with aforementioned roads. This is the location of the Rafter J fire station (Durango Fire Protection District Fire Station 8). The two entrances along County Road 142 (Meadow Road), are at Spring Rd. and at Ridge Road. The only egress from either exit of the subdivision is east to County Road 141 (Wildcat Canyon Road). Following the contours of the generally rolling ridge-tops, residential roads within the subdivision end in six cul-de-sacs, - most bounded by steep terrain making it difficult and exorbitantly expensive to develop another egress route leading directly to Highway 550 or 160.

While the roads were originally built to county standards as gravel roads, they were chip-sealed in 2013 and are maintained by the Homeowners Association. Easements of 15 feet on either side of the roadway centerline generate approximately 75,000 linear feet of roadside vegetation, which, if unmaintained by the homeowner and/or the homeowners association generally, could pose a hazard to safe egress during a fire incident. 15 feet is the minimum requirement for what should be cleared, however, private landowners should continue mitigation further into their property.

The subdivision is served by the Southwest Water District, Lake Durango Water Authority with water supplied from Lake Durango, which has been dependent upon a water allocation from the La Plata River and limited local precipitation. Completion of a pipeline from Lake Nighthorse in the summer of 2018 is expected to end years of water restrictions in the subdivision. There is a network of dry fire hydrants. The water lines vary greatly in diameter from 1½ inch to 6 inches and water pressure is highly variable

depending on the elevation of the hydrant relative to the water storage facilities and the diameter of the pipe feeding the hydrant. There are two water storage tanks, one on Ridge Rd and the other on King Mountain Rd. Some homeowners have cisterns buried on their property or in basements or crawl spaces. Many residents have to use booster pumps to get water at pressure to their homes from the service lines, which run along the roads.

Durango Fire Protection District Fire Station #8 on West Fork Road within the subdivision could service the general area if staffed. Located at this station is a Type 6 engine, a pickup truck designed to fight small brush fires holding 250 gallons of water, and a Type 3 engine, a small tanker truck holding 750 gal. of water. However, volunteer support for this station is limited with one volunteer on limited duty and a second volunteer who works most days in the Mancos area. We are therefore unable to rely on this station for a quick response. The nearest staffed fire station is in downtown Durango at river city hall. Response time to Rafter J could exceed 20 minutes.

Wildfire Risk:

Fire intensity and spread rate depend on fuel type and living/dead condition, the weather conditions prior to and during the burn, and the topography. Generally, the following relationships hold between fire behavior and the fuel, weather and topography:

- Fine fuels ignite more easily and spread faster with greater intensity than coarser fuels. For a given fuel, the more there is and the more continuous it is, the faster the fire spreads and the higher the intensity. However, fine fuels take a shorter time to burn out than coarser fuels.
- The weather conditions affect the moisture content of the dead and live vegetative fuels. Dead fine fuel moisture content is highly dependent on the relative humidity and the degree of sun exposure. Lower moisture content increases fire spread rate and intensity.
- Wind speed significantly influences the rate of fire spread and intensity.
- Topography influences fire behavior principally by the steepness of the slope. Other configurations of the terrain such as narrow draws and saddles can influence fire spread and intensity, but in general, the steeper the slope, the faster the uphill fire spread and the greater the intensity of the fire.

The terrain surrounding the subdivision puts the community at significant risk should a fire ignite in or spread to the area. The set of county GIS maps (**Appendix 1**) delineate the vegetation as being mostly gambel oak, juniper, and piñon with a canopy of ponderosa pines. Many of the area homes, and the roads, are on ridge tops and exposed routinely to high westerly winds. Because of the geographic location and strong winds, these homes are at increased risk of crown fire running uphill towards them. Therefore, defensible space

standards need to be adjusted accordingly and the home ignition zone extends out much further than on flat ground.

The area to the immediate north and west of the Rafter J / King Mountain Estates Subdivision is an unincorporated community in the valley along Meadow Road, then rising to the Deer Trail and Panorama communities on the next ridge top to the west, then continues to Lake Durango as dense ponderosa forest with scattered dwellings. Given prevailing winds, wildfire risk in Rafter J includes both windblown embers from pre-existing fires in neighboring areas, mostly to the west, and active crown fire due to the density of ponderosa pines and understory vegetation. Tall, unmanaged junipers acting as ladder fuels under ponderosas increase the likelihood of crowning fires. A reluctance of homeowners immediately along well-travelled roadways to reduce screening vegetation may contribute to an increase in general community risk of wildfire spread, especially along egress routes, and also could act as a vector for flames to reach completely across roadways limiting the effectiveness of a road as a fuel break.

Many of the very tall ponderosa pines in Rafter J have visible evidence of previous lightning strikes. Given the high general elevation of the ridge tops in Rafter J, the risk of wildfire igniting from a lightning strike and spreading through the community is high.

Improper handling of ash from wood burning stoves and fireplaces, and embers, which may escape from chimneys, also pose two of the greatest risks of ignitions from homeowners within the community during the shoulder seasons.

Wildfire Preparedness Activities

Subdivision covenants provide for the following as a basis for wildfire protection:

- Cutting of trees and perennial bushes is permitted for fire protection, removal of dead or diseased trees as necessary.
- All road intersections including ingress and egress from private driveways shall be cleared of such vegetation as is necessary for safety.
- All chimneys and fireplaces shall have a protective wire inside the chimney near the top to prevent any burning particles from escaping said chimney. All chimneys must meet the spark control requirements of the local, state or federal agencies.
- The HOA shall have the right to enter, without being liable to the owner, upon any lot for the purpose of enforcing by any peaceful means these provisions for maintaining any area if for any

reason the owner fails to maintain such area as required.

- All outside fires, whether for cooking, camping, trash burning and any other purpose, shall be considered as hostile and dangerous and are, for the safety of the owners and neighbors, not permitted. This section shall not be construed to prevent the reasonable use of self-contained charcoal or propane grills.
- No fireworks of any kind are allowed
- No gunfire or discharge of firearms is allowed
- Architectural review, though not currently focused on structural ignition vulnerability, is implemented for each new home built.

Education:

In addition to incorporating fire risk mitigation policies into the covenants applying to all lots purchased within the subdivision, Wildfire Adapted Partnership materials are routinely distributed to new homeowners to advise them regarding the risks and mitigation efforts required to protect their homes, themselves, and the community and to raise awareness of the responsibilities of living in a fire-prone environment. In Rafter J especially, individual action is required to ensure that homes and neighborhoods are prepared for wildfire. In 2017, a community wildfire risk education meeting was held at our local Fire Station #8 with the participation of Wildfire Adapted Partnership.

Partnerships

Partnership goals include:

- Partnership and collaboration with local fire fighting (Durango Fire Protection District) and wildland management agencies (BLM and USFS), emergency services (La Plata County Office of Emergency Management), neighboring communities, and Wildfire Adapted Partnership on projects to reduce wildfire risk and enhance emergency management;
- Education and outreach to homeowners in our subdivision with information, collaborative efforts, resource acquisition, and assistance to enhance safety in emergencies;
- Wildfire risk mitigation through fuels reduction and structural ignition vulnerability reduction.
- Through partnerships in conducting this community assessment, Rafter J plans to be able to prioritize risk reduction projects for the greatest benefit, focus community education, and support homeowner and community wide efforts through planned

acquisition of resources.

Working on the interface of BLM managed land with the King Mountain Estates section, Rafter J HOA, through its Wildfire Adapted Partnership Ambassador in 2013, requested Bureau of Land Management acreage east of King Mountain Road to receive mitigation due to overgrowth of gambel oak. The area was hydro-mowed in 2013 to reduce overgrowth of gambel oak underbrush. A request was made in 2017 to the BLM to consider brush mowing to maintain the work that was accomplished and to avoid the need to repeat expensive hydro-mowing.

A number of individual homeowners have initiated efforts at ignition zone management and general fuels reduction on their properties. Moving forward, homeowners should track mitigation work and contact either the Wildfire Adapted Partnership Neighborhood Ambassador or Wildfire Adapted Partnership County Coordinator to map treatment areas and record time and money spent on mitigation work.

The HOA Board has again appointed a Wildfire Adapted Partnership Neighborhood Ambassador who has begun to assemble a dedicated team of volunteers into a Rafter J Fire Risk Planning and Execution Team to plan, coordinate and execute mitigation projects within the subdivision and work with neighboring communities and government agencies.

Communities Strengths and Vulnerabilities

Access:

Roads throughout Rafter J are adequate for emergency vehicles and private vehicles to pass uninhibited. All community roads are chip sealed and the subdivision is plowed throughout the winter to ensure roads are passable. The roads are adequately sized at approximately 25 ft. wide so vehicles can pass each other with some room to spare, however, there has been little to no clearing along the roads inhibiting visibility at times, especially around corners or at intersections. There are no pull-outs along the roads, however, the dead end roads all have cul-de-sacs adequate for fire trucks to turn around. Very few areas throughout the neighborhood have greater than 5% grade.

The primary issue with ingress and egress at Rafter J is the single point of exit through Wildcat Canyon. While there are two different exits leading to County Road 141 (Wildcat Canyon Road), from there, there is only one road out of the canyon. Because of the single egress route, residents must be prepared to evacuate early and efficiently to avoid becoming trapped in vehicles as a potential fire overtakes them. The best way to facilitate a prompt evacuation is early notification. To notify residents, they must opt-in to the La Plata County Emergency Notification Service: Code Red.

Oak is often used as screening between homes and the road, but over time, the oak has grown out towards the road as it reaches for more sunlight. The primary area of focus for the community should

be clearing defensible space along roadways by first focusing around intersections. Clearing around intersections reduces the chances of vehicle accidents by increasing visibility. Once intersections are cleared, Rafter J should focus on removing vegetation for the first 15 ft along all roadways starting from Meadow Road and moving up to King Mountain, connecting the mitigation work done around the intersections. This will increase resident and firefighter safety by decreasing flame lengths and heat intensity close to the road during a fire.







Forest Fuels:

Throughout Rafter J, the vegetation is overgrown with gambel oak and junipers as the medium height fuels that lead directly to a ponderosa pine crown. While there are pockets of open space and meadows, for the most part the vegetation is very thick. Most shrub and tree species are overpopulated because of the lack of fire in Rafter J and thinning throughout the neighborhood has not been done on a large-scale since the development was created.

Thinning mimics the natural fire cycle to both restore the forest to a healthy population density of vegetation while simultaneously reducing fire risk to homes and people. Our forests have adapted in a climate with regular fire and therefore, we need to mimic that natural process to protect ourselves as well as the forests we live in.

Thinning throughout the undeveloped areas of the subdivision should be based on Colorado State Forest Service standards. To meet these standards, homeowners should aim to space large ponderosa pines approximately 15 feet apart. These ponderosas should be limbed up to approximately 12 feet but do not remove branches from more than 1/3rd the total height of the tree. Similarly, piñon pines and junipers should be limbed up 6 feet, but still do not exceed the 1/3rd the total height of the tree while limbing. Landowners should remove all vegetation directly below the trees and 5-10 feet beyond the dripline of the trees. Gambel oak should be clumped in open spaces and removed entirely where it can act a ladder fuel for larger trees. Where larger diameter oaks are growing, these may be thinned to encourage a more tree-like form.

Dead trees should be felled and removed, and dead and down vegetation should either be chipped or removed from the landscape. Where post-thinning erosion is a concern, a thin layer of chips may be distributed away from structures and boles of trees may be laid on contour.



DEFENSIBLE SPACE ZONES:

On an individual scale, property owners are responsible for restoring their property to a healthy level of vegetation and to Colorado State Forest Service defensible space standards as outlined in *“Protecting Your Home From Wildfire: Creating Wildfire-Defensible Zones”* which can be found online at https://static.colostate.edu/client-files/csfs/pdfs/FIRE2012_1_DspaceQuickGuide.pdf. The first 100 feet around a home is considered the home ignition zone. Fire within 100 ft of a structure has potential to ignite or damage a home from radiant heat. Within the defensible space, there are two separate zones: Zone 1 is the first 30 ft. and Zone 2 is from 30 to 100 ft. On slopes, these zones extend out further.



CSFS 2012-1

In Zone 1, the focus is completely stopping fire or at least ensuring any fire moving into Zone 1 and burning in Zone 1 is surface fire with flame lengths below 1 ft. in height. Zone 1 is further broken up into a 5 ft. non-combustible zone around any structure, which should be landscaped with rocks or another non-combustible, inorganic material.

By altering vegetation in the rest of Zone 1, we can increase the chances that firefighters can safely work close to the home to protect it. There should be no trees in Zone 1, but if there are, they need to be isolated from vertical fire by removing ladder fuels below. Furthermore, Zone 1 is extended beyond the farthest-reaching branches of any tree in Zone 1.

Large shrubs should be isolated as well and not located directly in front of windows or vents on a home. Grasses and other fine surface fuels should be kept cut below 6 in. in height.

For Zone 2, large trees should be spread approximately 15 ft. apart with no fuel below them. Ponderosa pines should be limbed up to 12 ft from the ground, but limbing should not exceed 1/3rd of the total height of the tree. Ladder fuels are present throughout Rafter J as well as a continuous crown cover, meaning any fire within the community is likely to increase in intensity by following fuels vertically into

the crown and then carrying horizontally through the crown. By reducing the amount of gambel oak and junipers below larger trees we can effectively reduce the chances of a fire increasing in intensity within Rafter J.

Gambel oak and Junipers should be completely removed below and 5 ft beyond the dripline of any larger ponderosa pines. Remaining mature oak (greater than 4 in. in diameter) should be clumped in spaces where there are not trees above. The diameter of clumps of oak should not exceed 2 times the height of the oak, and space between clumps of oak should be at least 2½ times the height of the oak. This spacing can act a small-scale fuel break. Because fire will always follow from one fuel to the next, even if the spacing between these clumps does not stop a fire, they can act as a pause where the fire can decrease in intensity.

EVACUATION READINESS:

The recent pre-evacuation notice for Rafter J as a result of the Lightner Creek Fire, which began on July 3, 2017 and spread to 412 acres just across U.S. Highway 160, has increased community awareness of wildfire risk and the need to be prepared for evacuation. Road egress from the community has been a concern, with no practical solution yet found. The furthest homes are 1.5 miles from the subdivision exits on roads bordered in places by overgrown gambel oak and junipers within feet of the roadway. This puts evacuees during a fire at extreme risk making community pre-planning and household readiness for evacuation high priorities.

At present we do not have information on which residents are in need of evacuation assistance due to advanced age or infirmity. Furthermore, local emergency management agencies cannot compile or hold information about the health of residents because of federal privacy laws. Residents should all opt-in to the La Plata County Emergency Notification System Code Red. This will allow emergency managers or incident commanders to notify residents of their need to evacuate in the most efficient way possible.

DUE TO THE LIMITED EVACUATION ROUTES and propensity for rapid-fire spread in this landscape RESIDENTS SHOULD NOT WAIT FOR EVACUATION NOTIFICATION OR A KNOCK AT THE DOOR TO GET OUT! An emergency text group may also be set up to spread the word more quickly in the community.

Every resident should have an emergency evacuation bag or “go bag” packed with life safety essentials. A go bag should have everything necessary for residents to survive for a minimum of 3 days, including medical necessities. The go bag will need to be personalized to each resident taking into account their age, gender, medical health and personal preferences.

Pets should have their own go bags, and should have their own separate evacuation plan. Wildfire Adapted Partnership can provide more information on evacuation preparedness.

Sheltering in place during a wildfire presents a significant risk to both residents and firefighters and is not recommended.

PLAN OF ACTION

On February 7th, 2018, we conducted our most recent community wide wildfire risk assessment with representation from Durango Fire, BLM, Forest Service, Colorado State Forest Service and Wildfire Adapted Partnership to help determine the vulnerabilities from Wildfire in Rafter J and King Mountain Estates.

Following this assessment, and with input from the HOA Board and community members who elect to participate in the Rafter J Wildfire Risk Planning and Execution team, we plan to create a list of achievable actions to reduce the risk and make community members more prepared for wildfire.

Additions to this list of actions may be developed with input of the community during or directly following the assessment, and will be brought to the community in a follow-up gathering where the findings of this plan are presented.

As a Fire Adapted Community, we need to consider action plans to address, access to and egress from the community in case of fire, access to and egress from homes in case of fire, homeowner readiness to evacuate, the types of home and roof construction and landscaping to be allowed, the need to create defensible space and establish safe zones, and overall community protection from the spread of wildfire.

As a result of the Community Wildfire Risk Assessment performed February 7th, 2018, the following recommendations will be reviewed with the Rafter J HOA Board:

1. All roadways, intersections and cul-de-sacs need to have vegetation cut back to provide a clear area of 15 ft on either side of the roadway as measured from the edge of the shoulder. This includes overhanging trees branches to a height of 20 ft. To provide safe access to fire equipment and personnel. A system of block captains was proposed to address and maintain this clearance.
2. Fuel load in ravines is high and presents significant risk to adjacent homes and roads. Combined efforts of these landowners to address this risk is needed to reduce fuel to CSFS standards.
3. Given that one-on-one information tailored to a specific property appears to be the most effective at moving people to take action, a plan to visit each property owner to review and discuss fire risk and mitigation procedures needs to be developed and

implemented. All homeowners are encouraged to review Colorado State Forest Service Defensible Space Guidelines and implement them on their property. Contact Wildfire Adapted Partnership or Durango Fire Protection District for a representative to inspect your home and advise on vegetation removal.

4. Recruitment of additional local community volunteers to sign on as volunteer firefighters with Durango Fire to make possible the prompt deployment of equipment held at the Rafter J fire station.
5. A plan for slash handling and disposal through chipping, burning or hauling in support of resident mitigation efforts need to be developed. The HOA and individual community members should pursue the Chipper Rental Rebate offered by Wildfire Adapted Partnership.
6. Working with Lake Durango, effort should be made to identify one or more hydrants within the subdivision to be upgraded with proper pipe size to achieve flow necessary to fill pumper trucks quickly.
7. Revision to HOA covenants to address the expectation for mitigation of wildfire risk on owned property and regular routine maintenance of this mitigation is needed. CSFS Defensible Space Standards should be identified as a goal for all homeowners within the community.
8. Revision to HOA covenants to address NFPA and CSFS recommended building standards for WUI areas should be considered for any new construction or remodeling. The Architectural Review Committee should review CSFS and NFPA standards for building materials and construction.
9. A community wildfire plan should address evacuation planning and emergency response access including large, reflective road signage, clearly identified house numbers, prompt evacuation, traffic flow, and traffic control responsibility assignment. All residents are encouraged to start by developing personal evacuation plans and by signing up for the La Plata County Code Red notification system, and by packing personal "go bags". For assistance with this, contact the La Plata County Coordinator of Wildfire Adapted Partnership.
10. The first Saturday in May will be designated a wildfire mitigation day in Rafter J following the National Fire Protection Association's nationally recognized Community Wildfire Preparedness Day. Planning of events will begin as soon as February community assessment site visit results are known and these plans will be communicated community-wide.

11. The Rafter J Board will be requested to designate any funds budgeted for snow removal each year and not otherwise spent shall be designated for fuels reduction efforts including community chipper rental, right of way tree felling and removal, and other fire mitigation efforts.

12. A minimum budget allocation of \$3,500 per year will be sought to address community education and mitigation support.

USING AND REVIEWING THIS ASSESSMENT

This Assessment is to be a tool for sharing general information about the wildfire hazards in the Rafter J/ King Mountain Estates subdivision.

The plan of action is for short-term goals to be pursued with the lead of the community's Wildfire Adapted Partnership Neighborhood Ambassador(s).

This plan will be reviewed and updated each year to reflect the actions taken by the community and outline further plans of action. As needed, the fire district and forestry professionals will be invited back to review the work that has been done, and its potential efficacy for addressing the risk it is proposed to reduce.

When complete, this Assessment will be used for the purposes of seeking Firewise Communities USA status from the national Firewise organization.

This assessment is not a substitute for, but may provide a framework for, individual homeowner action.

It is critical for residents to become informed of their specific risks and vulnerabilities to life and property. All resident are encouraged to request a free site visit to conduct a wildfire risk assessment from The Wildfire Adapted Partnership La Plata County coordinator. Our neighborhood ambassadors are available to provide technical support and encouragement for individual property actions, but will be focusing on their own properties and activities that can reduce the wildfire risks to the community as a whole.

POSTSCRIPT AND ADVISORY

Original assessment completed: February 7, 2018.

Attending: Karola Hanks, DFPD Fire Marshall; Ian Barrett, Fire Management Specialist, Colorado BLM/Southwest District; Chris Asbjorn, Wildfire Mitigation Specialist, BLM; Charlie Landsman, Wildfire Adapted Partnership La Plata County Coordinator

From Rafter J: Lou Fontana, Wildfire Adapted Partnership Ambassador; Michael Wasson, RJ HOA President; Jane Dally, RJ Resident; Kent Mallalieu, RJ Resident; Billy Escue, RJ Resident, Karen Spray, RJ Resident

First Draft Completed: March 5, 2018

Even if we as individual homeowners and as an community have addressed all of the vulnerabilities identified in this and future updates to this assessment, there is no guarantee

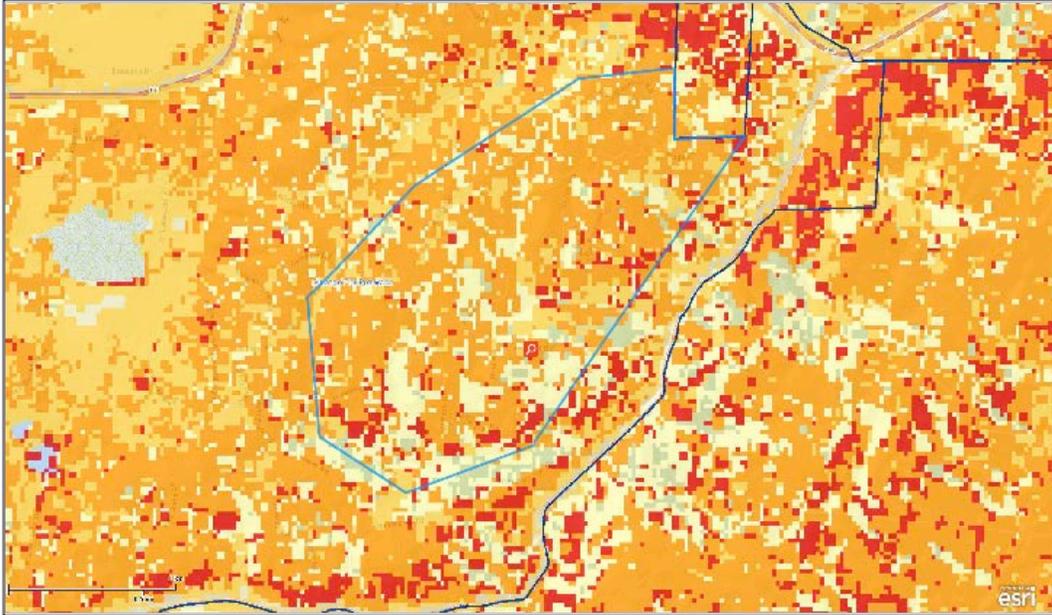
that there won't be significant losses from a wildfire in our community; however, every step taken as individuals and as a community reduces the risks posed by wildfire.

Full responsibility to manage wildfire risk remains with the individual homeowner. The Rafter J Homeowners Association, acting through its board, by authorizing the preparation of this assessment and engaging in mitigation activities in support of its members, assumes no responsibility to protect any lives or property from risks or losses from wildfire. This responsibility at all times remains with the property owners individually.

APPENDIX 1

Rafter J HOA and Vicinity

Fire Intensity Scale - Quantifies the potential fire intensity by orders of magnitude.



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01/13/2018 5:03 PM

Colorado Wildfire Risk Assessment 2012

www.coloradowildfirerisk.com

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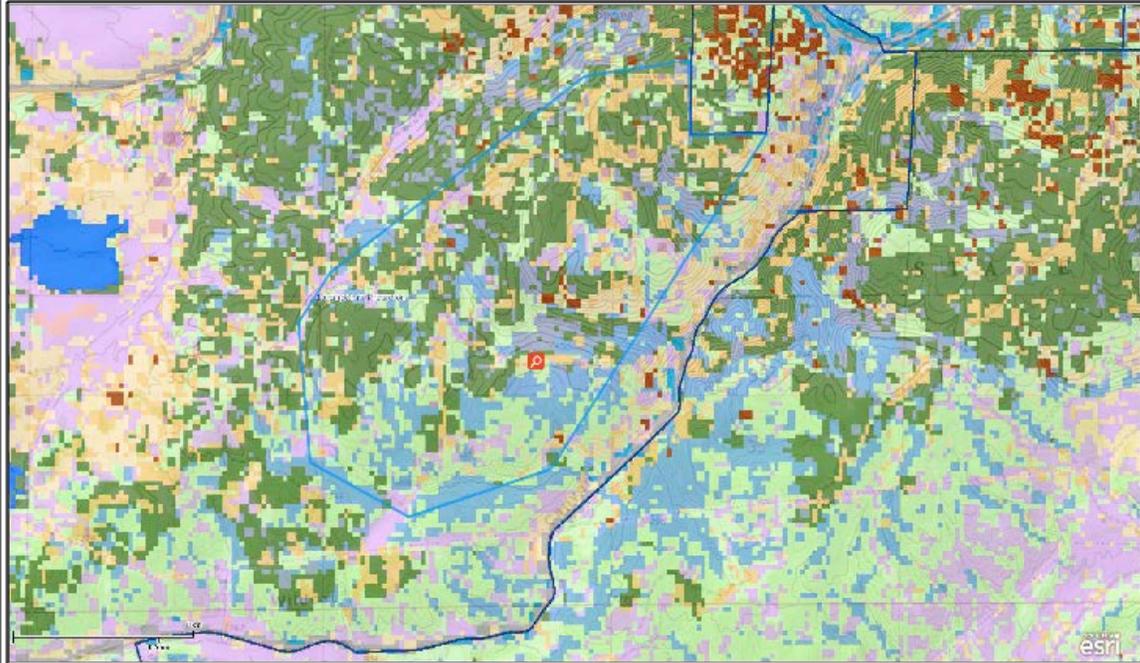


Fire Intensity Scale

-  Lowest Intensity
-  Moderate Intensity
-  Highest Intensity
- 

Rafter J HOA and Vicinity

Vertical Footprint and cover in 816 Acres



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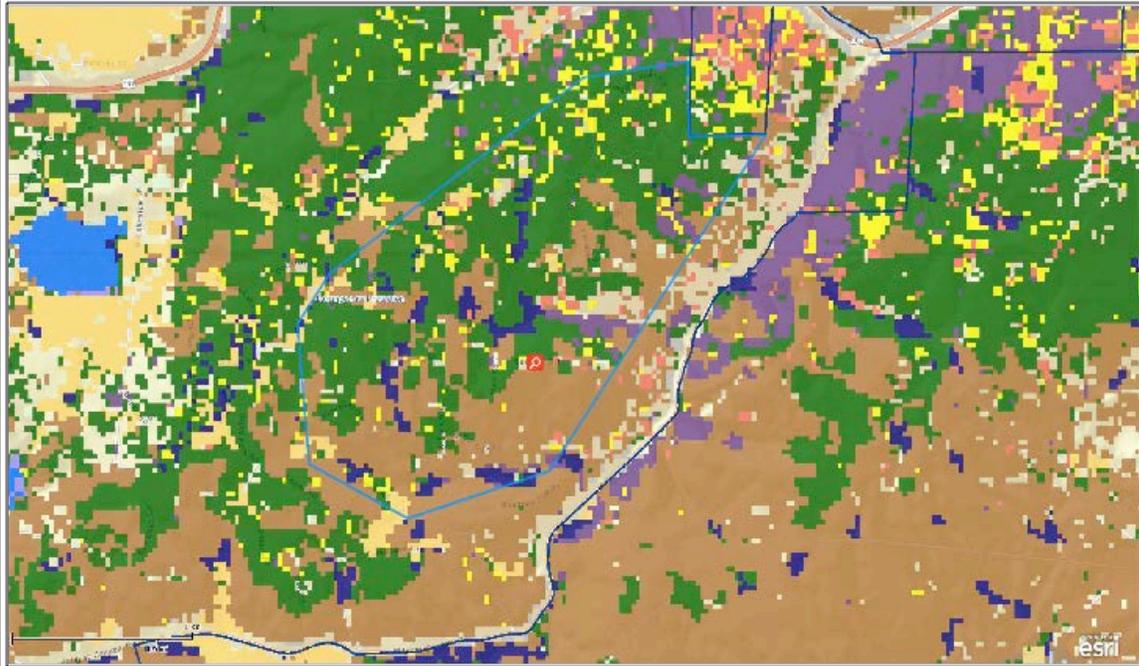


Surface Fuels

- FM 1
- FM 2
- FM 3
- FM 4
- FM 5
- FM 6
- FM 7
- FM 8
- FM 9
- FM 10
- FM 11
- FM 12
- GR1
- GR2
- GS1
- GS2
- SI15
- TU1
- TU5
- TL1
- FM 96 Urban
- FM 97 Agriculture
- FM 98 Water
- FM 99 Barren

Rafter J HOA and Vicinity

General vegetation and landcover/n 816 Acres



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www.coloradowildfirerisk.com

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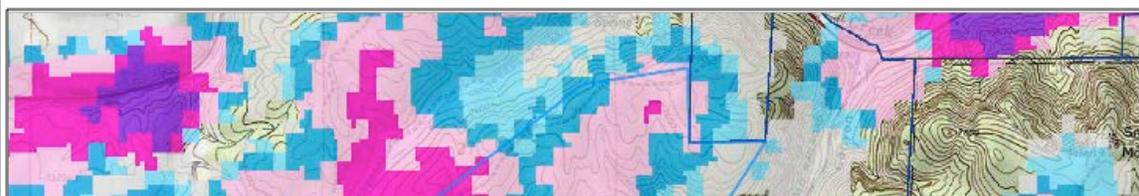


Vegetation

- Sparse vegetation
- Woodland Forest
- Pine Forest
- Juniper Forest
- Shrub and chapparal
- Savana sagebrush steppe
- Prairie grasslands
- Riparian Forest
- Grasslands
- Wooded wetlands
- Herbaceous wetlands
- Chihuanhuan Desert
- Water
- Developed
- Barren
- Agriculture

Rafter J HOA and Vicinity

Wildland Urban Interface where humans and their structures meet or intermix with wildland fuels.



Wildland Urban Interface	
	Less than 1 house/40 ac.
	1 house/40 ac to 1 house/20 ac.
	1 house/20 ac to 1 house/10 ac.
	1 house/10 ac to 1 house/5 ac.
	1 house/5 ac to 1 house/2 ac.
	1 house/2 ac to 3 houses/ac.
	More than 3 houses/ac.

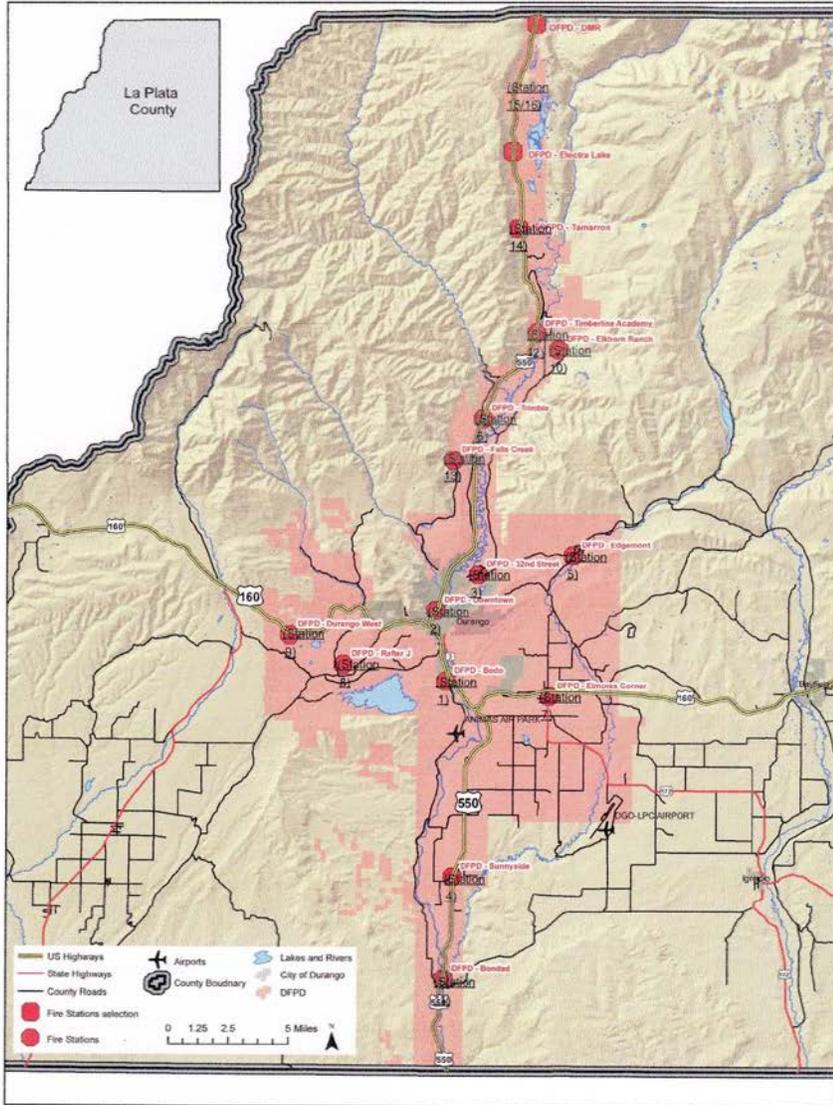
APPENDIX 2

DISTRICT MAP

(<http://www.durangofirerescue.org/>)

MENU

Click on any point on the District Map to reveal station information.



Station 8

615 W. Fork Road



Highlighted area on map represents District 8 in relation to the entire Fire District



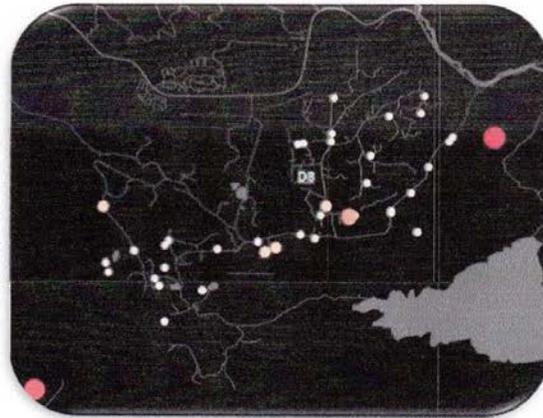
Built in 1986, this 2,000-square foot facility consists of one back-in type apparatus bay and houses an engine and a tender. Also, located on this property is a 625-sq. ft. auxiliary building constructed in the late 70s.

PROVIDING INITIAL VOLUNTEER RESPONSE TO:

- DISTRICT 8 (WILDCAT/RAFTER J)

THIS STATION CURRENTLY HOUSES:

- AN ENGINE (E8)
- A TACTICAL TANKER (T8)
- A BRUSH TRUCK (B8)

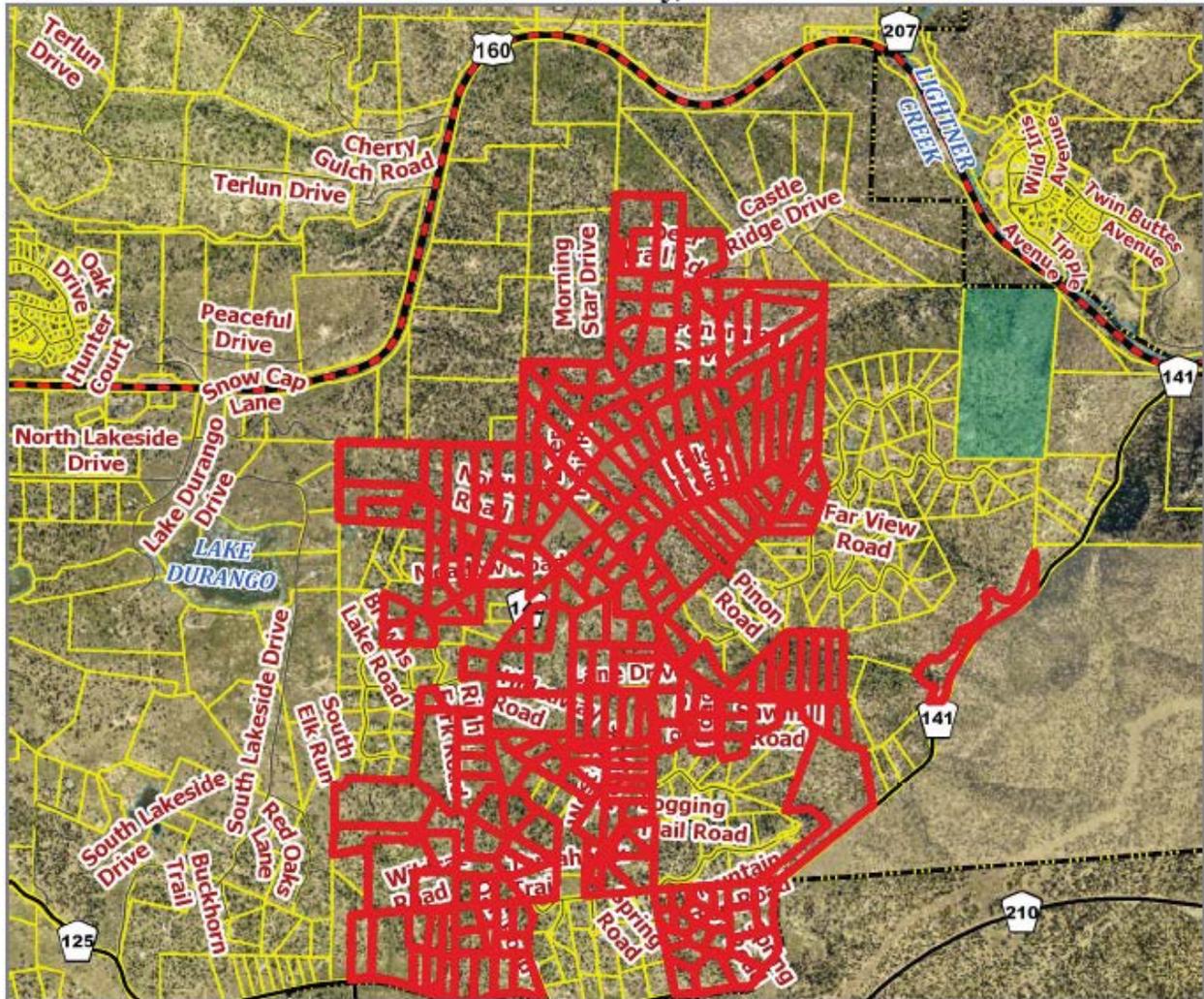


This map indicates where emergency incidents occurred in District 8. The larger the dot, the more incidents occurred.

Incident Type Code Group	2016	2015	2014	2013	2012
300: Rescue & EMS	51	34	39	30	28
600: Good Intent Call	13	17	16	18	20
700: False Alarm & False Call	5	4	10	3	4
100: Fires	4			1	1
400: Hazard	1	1	3	2	5
500: Service Call	1	6	7	1	
Grand Total	75	62	75	55	58

APPENDIX 3

La Plata County, CO



king mountain estates

