



Wilson Ranch Community  
Community Wildfire Risk Assessment  
2020 Update



Updated by:  
Mindy Untalan, Conservation Planner

## Summary

The Wilson Ranch community is located approximately 2 miles west of Mazama, Washington, off of State Route 20.

The community has a total of 137 acres that borders HWY 20 on one side and USFS property on the other. The community has 3 distinct areas of development. The west end of the community is the Freestone Inn, with 17 rooms in the main building and 15 rental cabins. Six of the cabins were built in the 1940's by the original owners Jack and Elsie Winters, well known outfitters who led tourists into the North Cascades.

The central area of Wilson Ranch are home sites around a 4-acre man made lake. Lakeside lots are quite small, and surrounded by community space that is managed by the homeowners' association. Lots back up to the U S F S forest boundary. There are 10 lakeside lots of those 6 have homes and plus 2 under construction. There are 10 forest edge lots and 9 of those have homes plus 1 under construction..

The east end of Wilson Ranch is referred to as Elsie's Meadow, and contains the largest lots at 5 acres. These lots also back up to the forest edge and include a former meadow/pasture that is in the process of succession from meadow to forest. Of these 7 lots, 6 have homes.

The majority of homes in the community are vacation homes. There are currently only three full-time owners in the community. Some of the homes are also are vacation rentals.

*There has been fuels reduction work done since the last community assessment and plans for future work. The community has a 1 day work party organized in the Spring but because of the COVID virus outbreak 2020 they have changed it to a 30 day individual work party which the HOA followed with a letter of things for the residents to focus on.*

Wilson Ranch HOA has incorporated wildfire awareness into its design guidelines in the form of the "Wilson Ranch Landscape Concept" (<http://www.wilsonranch.com/section4.html>) . The guidelines therein recommend routine maintenance to remove dead vegetation, use of fire resistant plants in landscapes, and following Firewise principles for forest maintenance. The guidelines also incorporate the concept of zones. Zone One is the "**Building Zone**, the maximum area permitted to provide for the home, outbuildings and gardens, [where the goal is to] maintain the natural state of the homesite to retain the connection to the existing forest and open space". Zone Two is the "**Forest Management Zone** which includes all the remaining of the privately owned property outside the area the Building Zone, [where the goal is to] minimize thinning of ground cover vegetation and tree removal to frame views rather than total clearing. All trees will be managed to maintain a healthy and diverse forest stand and follow the principles of wildfire prevention (Firewise) and forest health".

*The formal assessment update visit was conducted on May 27, 2020 by Mindy Untalan.*

*It is recommended that the community maintain its status as a recognized Firewise Community USA in Good Standing and continue to pursue these goals.*

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- 1. Risk Assessment Process**
- 2. Observations and Recommendations**
- 3. NFPA assessment form broken up 3 section the Freestone Inn, Lake Lots, Elsie Meadow.**
- 4. Community Maps**

## Risk Assessment Process

The risk assessment was completed using the National Fire Protection Association (NFPA) Residential Wildfire Hazard Assessment Form as a template. The risk assessment form is in Appendix A at the end of this document along with community maps. Digital photographs were taken to assist in the documentation process. The risk assessment form is typically used to assess individual properties; however, an attempt has been made to extrapolate this to the community level. Scores are given for each area along with discussion of specific details related to that scoring area.

During the 2020 update site visit, reviewers referred to the 2014 document and took additional photos and notes to indicate any changes, areas of concern, and improvements. Updates to the 2014 document will be noted with *italics*. Photos with captions in italics are from 2020.

The 2014 community assessment identified the 3 key areas within the community Elsie Meadow, Lake Lots, and Freestone Inn but was scored as a whole of 70 high hazard. Because a different reviewer did the 2020 community assessment and scored the 3 distinct areas individually the scores may not match or not show improvements. Overall all the community has done some of the recommendations made in the 2014 community assessment like updating road signs to be reflective, creating gravel perimeters around some of the homes and cabins, and fuels reduction which all help reduced wildfire risk.

The 2020 community assessment Elsie Meadow received a score of 63 Moderate Hazard, Lake Lots received a score of 91 High Hazard, and Freestone Inn received a score of 81 High Hazard. If defensible space around structures were to be increased across the community, and adding more deck protection and metal skirting on flammable wood siding the score would improve. The community values the privacy screening vegetation and because most lots are small the screening is usually up against structures.

Higher scores equal higher risk:

Low hazard = less than 39 points

Moderate hazard = 40-69 points

High hazard = 70-112 points

Extreme hazard = greater than 112 points

## Observations & Recommendations

### Means of Access

#### Ingress and Egress:

*Observations-* The main entrance to the community is well-marked due to the presence of the Freestone Inn on site. The main entrance is Early Winters Drive, off of State Route 20 (North Cascades Highway). This leads to five of the lakeside lots/homes, the Freestone Inn, and the one-way loop to the Inn's rental cabins.

Freestone Lake Drive branches off to the south to wrap around the lake and provide access to the other lakeside lots and most forest edge lots. Wilson Ranch Drive branches east from Freestone Lake Dr. for access to 3 forest edge lots and all of the 5 acres lots in Elsie's Meadow.

Emergency access roads are located at the east and west ends of the community. These are gated but not locked.

No new roads have been constructed since the 2014 community assessment.

*Recommendations-* Adding emergency exit signs on the main drive pointing in the direction of a emergency exit and notify guests and temporary renters of the two exits in case of emergency.

**Score: 0**



*Map of HOA. Red arrow is identifying main entrance. Blue points are location of emergency exits.*

#### Road Width:

*Observations-* Early Winters Drive is 24'+ wide, except where it narrows to a one way loop in the rental cabin area. This loop area is about 10-15' wide. Freestone Lake Drive is 20-24' wide. Wilson Ranch Rd. is 20' wide until it turns to gravel and narrows to about 10-15' wide. *From last assessment noticed vegetation thinning along road shoulder. More work can be done to improve shoulder width. Observed grassy areas in places along the road which could be used for fire truck turn around.*



*Road near Freestone cabin.*



*Open space near Freestone Inn*

*Recommendations-*Thinning vegetation 30 ft from roadside will increase evacuation safety in a wildfire event. *Identify suitable locations for fire engine turnarounds and maintain these areas by mowing. Identify these areas with a sign. Fire crews can be reluctant in turning around in a open areas for fear of sinking in or damaging septic systems.*

**Score:**

**4 Freestone Inn**

**2 Elsie Meadow**

**2 Lake Lots**

**All-Season Road Condition:**

*Observations-* Except for the section of Wilson Ranch Road that provides access to the 5-acres lots in Elsie's Meadow, all roads in the community are paved. The Elsie's Meadow section is gravel. All grades are less than 5%. This has not changed from the last community assessment from 2014.

*Recommendation-* The paved, gravel and low slope roads are excellent for emergency vehicle access. Road surfaces appears to be in good repair.

**Score:**

**0 Freestone Inn**

**2 Elsie Meadow**

**0 Lake Lots**

**Fire Service Access:**

*Observations-* Fire service access evaluates driveway length and turnaround ability. Fire service access to the community is good. Individual driveways were not assessed, but in general, the driveways in Wilson Ranch are very short. Road width and turnarounds are sufficient for larger fire service vehicles. Most residential driveways are less than 50 feet long. In areas where driveways cross the irrigation ditch, there are concrete bridges which are sufficient to support 35-ton concrete trucks.

*Recommendation-* For the lots with the longest driveways, ensure there are turnarounds or loop driveways at each residence as needed. Prune trees along roads to 14' high for fire truck access. For reference, fire trucks are the size of large motor homes.

**Score:**

**0 Freestone Inn**

**0 Elsie Meadow**

**2 Lake Lots**

**Street Signs/House Numbers:**

*Observations-* Brown reflective house numbers were near driveway entrance on all the homes for the lake lots and Elsie Meadow. It was one of the recommendations made from the 2014 community assessment that the HOA took action on. Also there is now reflective street signs as well.

*Signs on the rental cabins that are part of the Freestone Inn are carved wood. Most cabins appeared to have a sign both on the cabin itself and at the end of the driveway. Some of these are lighted.*

*Recommendations-* Recommend adding reflective address signs to the cabins as well. Also adding reflective street signs identifying emergency exists as well.

**Score:**

**5 Freestone Inn**

**0 Elsie Meadow**

**0 Lake Lots**



*Reflective address sign Elsie Meadow.*



*Reflective address signs Lake lots.*



*Wood address sign Freestone cabins.*



*Reflective street signs in community.*

**Vegetation (Fuel Models)**

**Vegetation**

*Some of the properties within the community have installed irrigation since the last community assessment in 2014. Those properties have a more green lawn within 5-30 ft of the structure.*

Elsie Meadow: This area is a combination of meadow grasses (fescues, wheatgrass, etc) and wildflowers, especially yarrow, which are beginning to be outcompeted by a shrub layer primarily of *Cenothus velutinus*, along with interspersed young ponderosa pine and aspen/cottonwood. The riparian corridor runs along the base of the mountain through this area. *The Cenouthus has over grown the open space of the meadow since the assessment in 2014. Cenouthus is highly flammable and can carry fire especially with a lot of dead material inside the clumps of growth. But it is excellent habitat plant for deer and the flowers has pollinator value. Recommendation of cutting back the Cenouthus and periodically mow it to keep it down. To help reduce growth planting of trees may help.*



*Riparian corridor.*

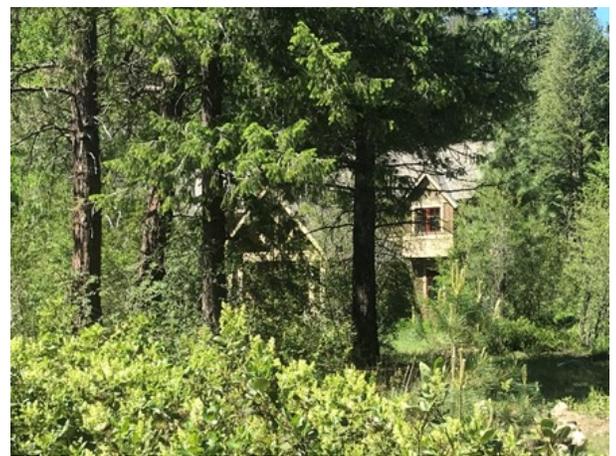


*Meadow.*

Lake Lots: Vegetation is conifer forest composed of ponderosa pine, douglas fir with and understory cenothus, Oregon box, and serviceberry. A irrigation ditch runs along the base of the mountain that includes quaking aspen, cottonwood, rose, thimbleberry, birch. Some of the lots are around a man-made lake as well.



*Lake lot.*



*Home lot.*

**Freestone Inn:** Vegetation is conifer forest similar to the lake lots above. The Inn is situated above the lake and a lot of the individual cabins are along the creek and irrigation ditch.



*Freestone Inn near lake.*



*Irrigation ditch behind cabins.*



*USFS property near community.*



*Thinning work done HOA open space.*

The community borders United States Forest Service (USFS) land. *USFS did forest thinning recently near community. USFS has reduced some fuel loads but a large amount of slash is on the ground. After thinning there has been improvements but still a concern for fire spread.*

*Recommendations-Improvements have been made since the 2014 community assessment. The community cannot take action on neighboring USFS property. Recommend continue to create defensible space on residents own property by pruning trees and removing understory from the base of trees. Remove branches hanging over or touching structures and propane tanks. General recommendation is 5ft of nonflammable perimeter around structure and propane tanks. 5-30 ft well maintained lawn with grass cut low and vegetation pruned back. 30-100 ft fuels reduction and thinning trees so they are spaced 20 ft apart, pruning and brush removal. These actions will reduce the intensity of wildfires and significantly reduce the risk to the community. The Community has yearly spring clean up days for residents to participate in. Continue to encourage residents to take part in the event.*

*Recommend thinning more of the open spaces within the community. It was noted that some of the open spaces have had fuel reduction work done but needs to continue through the rest of the areas.*

**Score:**

**15 Freestone Inn**

**10 Elsie Meadow**

**20 Lake Lots**

## Defensible Space

*Observations-* Defensible space refers to that area between a house and an oncoming wildfire where the vegetation has been heavily modified to reduce the wildfire threat and allow fire fighters to safely operate. Individual homes were not assessed in the evaluation a more of a general overview was done of three different areas.

Freestone Inn: The Inn itself has good defensible space. The Inn is surrounded by irrigated green lawn. The Inn has non flammable perimeter of gravel and patio stone. *Noticed a cumulation of pine needles that will need to be removed. The pine needles are flammable and can ignite if a ember lands on them. The Inn had over hanging vegetation. By trimming back the vegetation will help improve defensible space. The crawl space vents on the Inn had 3/4 inch mesh. Recommend all vents have 1/8-inch metal mesh installed. The individual cabins have non flammable perimeter round each one except around the deck. There are plans to add gravel around the decks soon. Some the cabins had a build up of pine needles on the gravel perimeter and roof. Recommend maintenance plan to keep the pine needles off roof and off gravel perimeter. An optional metal skirting could be added along the bottom of the cabins reduce chances of flames making contact with flammable wood siding. Check vents on the cabins to see if 1/8-inch metal mesh is used to prevent embers getting into crawl and attic spaces.*



*Pine needles on gravel perimeter around cabin*



*Pine needles on cabin roof*

Lake Lots: *Several of the homes have irrigation for the lawn. Majority of the homes have wood siding and composite or metal roof. Some of the homes had vegetation touching siding or overhang on structures. A lot of the homes have decks that are opened underneath.*



*Home with over hanging vegetation.*



*Home with defensible space.*

Elsie Meadow: The homes are on larger lots sitting in dry grass. One side of the meadow is bordered by the USFS with high 20 on the opposite side. Some of the homes had gravel perimeter with green lawn cut low.



*Home with non flammable perimeter but over grown vegetation.*



*Home with non flammable perimeter and grass cut low.*

*Recommendations- Defensible space was noticeably increased since last community assessment. Non-flammable perimeter of rock has been added to 70% of the homes and Inn's cabins. Remember to keep pine needles off the gravel perimeter. The accumulation of pine needles will make the gravel perimeter flammable. It was identified that lots are very small and residents prefer to have screening vegetation for privacy from neighbors and roads which plants are in close proximity to the homes. If residents are not willing to remove some of the vegetation encourage them to trim branch's that over hang the home and clearing leaf litter and pine needles from under plants will help reduce risk. Continue increase homes defensible space. Encourage residents that do not have the 5 foot non flammable perimeter to install one around the home and outbuildings.*

*Adding metal skirting around bottom of homes especial on homes with wood siding will help prevent a ground fire from reaching the siding. Close openings under decks with metal skirting or 1/8 metal mesh to reduce leave litter accumulation and embers getting under deck in a wildfire event.*

*Continue increase homes defensible space with the 5 foot non flammable perimeter, 5-30 foot grass cutting with well maintained vegetation will reduce risk in a wildfire event. Increasing defensible space will lead to the most significant reduction in wildfire risk.*

*Most residents and vacation cabins have an evacuation plan that the Okanogan Conservation District has handed out. Make sure to have residents add the removal of flammable mats, brooms, and patio furniture if there was an evacuation or if they are gone extended amounts of time during fire season. Embers could ignite the flammable furniture.*

#### **Score:**

**15 Freestone Inn**

**5 Elsie Meadow**

**25 Lake Lots**

#### **Topography**

##### **Slope**

*Observations- Built areas are flat. Homes back up to USFS land where it begins to slope upward, gradually in the first 300 +/- feet then much more steeply thereafter.*

*Recommendations- Keeping 30+ defensible space where the homes are backed up against USFS property by mowing and trimming vegetation.*

**Score:**

- 4 Freestone Inn**
- 1 Elsie Meadow**
- 1 Lake Lots**

**Additional Rating Factors**

**Topography That Aversely Affects Wildland Fire Behavior**

*Observations-* The topography where the community is located is generally flat.. While the hillside adjoining the community is quite steep, no additional topography affecting wildland fire behavior within the community boundaries was identified.

*Recommendations-* This has not changed from the last community assessment in 2014.

**Score:**

- 2 Freestone Inn**
- 5 Elsie Meadow**
- 5 Lake Lots**

**Area With History of High Fire Occurrence**

*Observations -* In Okanogan county humans are the leading cause of wildfire. Within human caused wildfires, escape debris burning is the leading cause of wildfire. Lightning represents about 30% of fire starts.

Most timber stands in the area include Ponderosa pine and Douglas fir. USFS Lost River Driveway project has done forest thinning that borders the community. The community has done fuels reduction in there open spaces and the residents have been working on creating more defensible space around their homes. Areas still need to be thinned within the community.

*Recommendations -* Residents within Wilson Ranch can help prevent fire starts by being extra careful during fire season. Community members should follow forest protections rules and regulations and continue to create defensible space around there homes.

**Score:**

- 5 Freestone Inn**
- 5 Elsie Meadow**
- 5 Lake Lots**

**Area of Unusually Severe Fire Weather and Wind**

*Observations –* Information provided by experienced wildland fire fighters and recent fires indicate that the Methow Valley is subject to severe fire weather and wind, particularly during drought.

*Recommendation -* The weather cannot be controlled. Unfortunately, major catastrophic fires quickly overwhelm local fire resources. By increasing home survivability, property owners within the community won't have to depend upon these resources. This has not changed from the last community assessment.

**Score:**

- 4 Freestone Inn**
- 4 Elsie Meadow**
- 4 Lake Lots**

## **Separation of Adjacent Structures**

*Observations* - Individual homes and structures were not assessed for separation from adjacent structures. However, the lots around the lake have the most density, which increases risk because homes provide additional sources of fuel. If one structure ignites, the radiant heat and embers from the home will threaten several adjacent structures and property. These structures, should they ignite, will threaten additional homes and forested areas. Each homeowner needs to be aware of their garages, shops and other buildings on their property and maintain defensible space around each. Neighbors should work together in creating defensible space around their homes. The lots within the Elsie Meadow are larger and more spaced apart.

*Recommendation*- It is recommended that residents get individual assessments to identify key things they can work on to reduce risk. Residents cannot move their home to create more space between structures but they can work with their neighbors to increase defensible space. *The community has a yearly clean up day where residents work together to reduce risk. It is encourage that neighbors communicate with each other on the clean up day to work together to reduce risk between the homes by removing fuel loads.*

**Score:**

**2 Freestone Inn**

**0 Elsie Meadow**

**3 Lake Lots**

## **Roofing Material**

### **Construction Material**

*Observations* - The majority of roofing materials are metal or composition shingle within this community which has not changed since the last community assessment. *Notice pine needle build up on several of the roofs with in the community.*

*Recommendations* - Continue to use non-combustible roofing material. Residents need to continue to keep roofs and gutters clean.

**Score: 0**

## **Setbacks from Slopes**

*Observations* - Since most of the building sites in the development are on relatively flat ground, this is of minimal concern.

**Score: 0**

## **Available Fire Protection**

### **Water Source Availability (On Site)**

*Observations* -*The community has 3 risers for fire suppression in Wilson Ranch residential areas, two on Freestone Lake Drive and one on Early Winters Drive. There is also a riser in the lawn area at the Freestone Inn making it a total of 4 risers. The risers appear to take 4" hose line. Fire engine could possible pump from the man made lake in the center of the community if needed.*

*Recommendations*- Maintain and periodically test the operation of the water risers. Consider adding additional water sources to other parts of the community.

**Score:**

**3 Freestone Inn**

**10 Elsie Meadow**

**10 Lake Lots**

## Organized Response Resources

*Observations-* Wilson Ranch is located within the Okanogan Fire District 6 protection boundary. The closest station is in Mazama, approximately 2 miles south on SR 20. Fire District 6 has some paid staff and a number of volunteers.

*Recommendation -* Support the local fire district. Encourage community members to volunteer.

**Score: 1**

## Fixed Fire Protection

*Observations –* Fixed fire protection that meets NFPA 13, 13R and 13D refers to interior fire sprinklers systems for structural protection from wildfire. Individual homes were not checked to see if they have interior sprinkler systems. In general most homes do not have interior sprinkler systems.

*Recommendation -* No recommendation are given.

**Score: 5**

## Utilities (Gas and Electric)

*Observations-* Electrical lines are underground within the community. Some homes have propane tanks. Majority are put up against the home. *Since the last community assessment some residents have buried their tanks.*

*Recommendations—*Propane tanks should be located at least 30 feet from structures and have fuel breaks around the tanks and trim over hanging branches to prevent direct flame contact during a wildfire. Propane tanks could be placed underground to reduce risk as well.

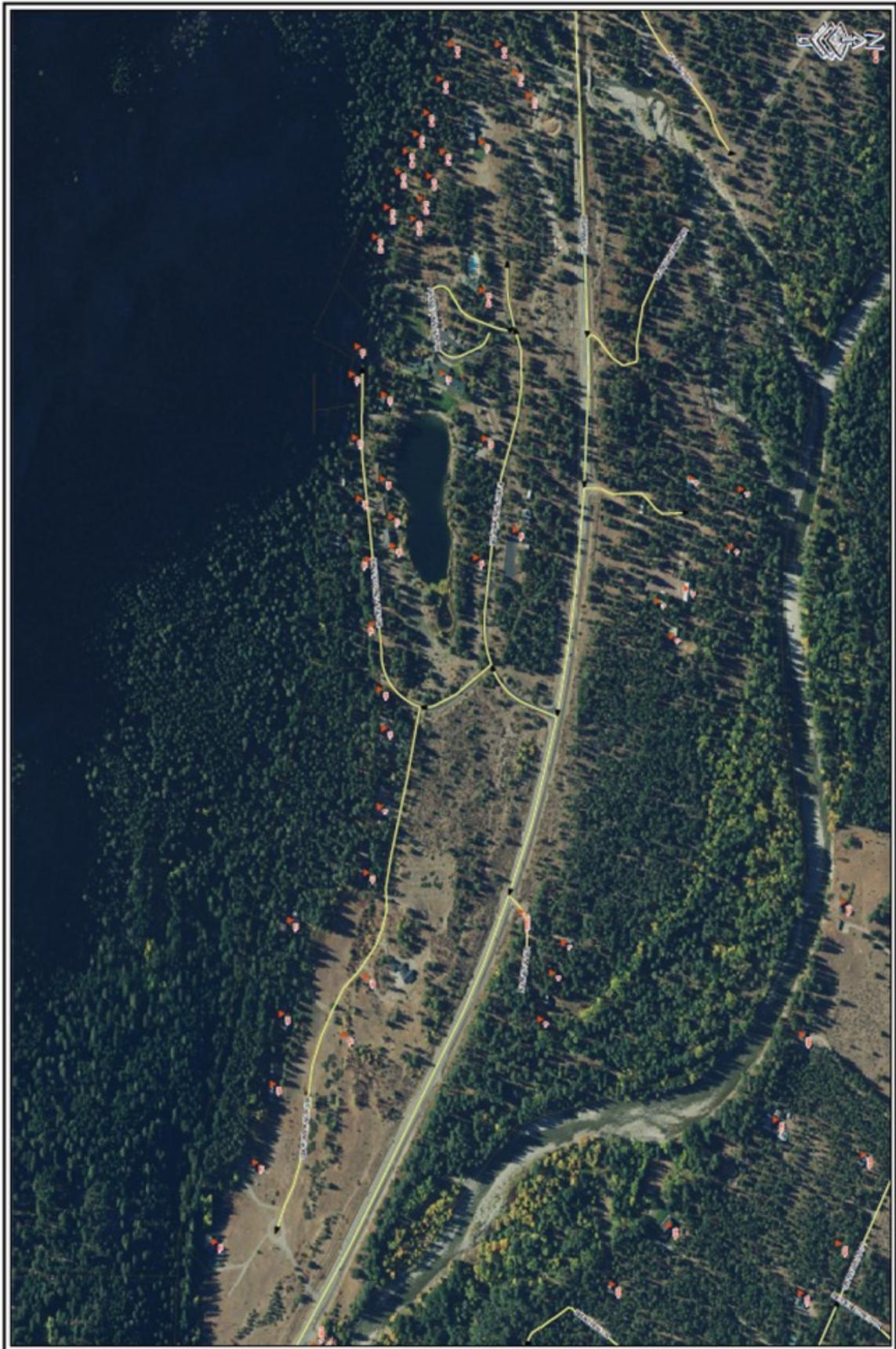
**Score: 3**

## Overall recommendations:

- Encourage homeowners to have individual home risk assessments conducted. These are done by the Okanogan Conservation District, Fire District 6, and Washington State Department of Natural Resources at no cost.
- *Encourage homeowners to create defensible space around their property. Landowners with small lots should work with their neighbors in creating defensible space because what your neighbor does on their property could affect yours as well.*
- *Enclose spaces under decks with metal skirting or 1/8-inch metal mesh.*
- *Adding 1/8 metal mesh to vents to prevent embers from getting into home during a wildfire event.*
- *Reduce vegetation along road shoulders where ever possible this well help with evacuation in a wildfire event. 30 feet on both sides of the road are recommended.*
- *Privacy vegetation should be trimmed back so it is not over hanging structures or the road ways. Remove leaf litter around the base of the plants.*



Appendix A



*Map provided by Wilson Ranch.*

**WILSON RANCH PROPERTY**



SCALE: 1 INCH = 573 FEET  
AERIAL: DNR 2004  
5/7/2010



*Map provided by Wilson Ranch.*



### Residential Wildfire Hazard Assessment Form

Landowner / Community Name: Wilson Ranch HOA		Qtr-Qtr / Sec / Town / Range		Prevention Officer M.V.	
Is this a reassessment? (circle) YES NO		Lat. / Long.		Date 5/27/2020	
Address Lake lots		Waypoint ID		Resident Contact Made (circle) Yes   No	
Cheney Methow Spokane BIA	Chewelah Mica	Colville BIA Mt. Spokane Tonasket	Rams Compartment (circle) Curlew LK Niemile Other:	Cusick Huckleberry Northport Omak	Kettle Oroville Lincoln Springdale

A. Means of Access	0	1	2	3	4	5
1. Ingress and egress	0	0	0	0	0	0
Two or more roads in/out	7	7	7	7	7	7
One road in/out	0	0	0	0	0	0
2. Road width	0	0	0	0	0	0
Greater than 24 feet	2	2	2	2	2	2
Between 20 and 24 feet	4	4	4	4	4	4
Less than 20 feet	0	0	0	0	0	0
3. All-season road condition	0	0	0	0	0	0
Surfaced, grade <5%	2	2	2	2	2	2
Non-surfaced, grade <5%	2	2	2	2	2	2
Non-surfaced, grade >5%	5	5	5	5	5	5
Other than all-season	7	7	7	7	7	7
4. Fire service access	0	0	0	0	0	0
<= 300 ft. with turnaround	0	0	0	0	0	0
>= 300 ft. with turnaround	2	2	2	2	2	2
<= 300 ft. no turnaround	4	4	4	4	4	4
>= 300 ft. no turnaround	5	5	5	5	5	5
5. Street signs	0	0	0	0	0	0
Present (4 in. in size and reflective)	0	0	0	0	0	0
Not present	5	5	5	5	5	5
<b>B. Vegetation (Fuel Models)</b>						
1. Predominant vegetation						
Light	5	5	5	5	5	5
Medium	10	10	10	10	10	10
Heavy	20	20	20	20	20	20
Slash	25	25	25	25	25	25
Column 1 Total: 25						
<b>2. Defensible space</b>						
More than 100 ft.						
More than 71 - 100 ft.	1	1	1	1	1	1
30 - 70 ft.	3	3	3	3	3	3
Less than 30 ft.	10	10	10	10	10	10
Column 2 Total: 14						
<b>C. Topography</b>						
1. Slope						
Less than 9%	1	1	1	1	1	1
Between 10 - 20%	4	4	4	4	4	4
Between 21 - 30%	7	7	7	7	7	7
Between 31 - 40%	8	8	8	8	8	8
Greater than 41%	10	10	10	10	10	10
<b>D. Additional Rating Factors</b>						
1. Topography that adversely affects wildland fire behavior						
2. Area with history of higher fire occurrence	0-5	0-5	0-5	0-5	0-5	0-5
3. Areas of unusually severe fire weather and wind	0-5	0-5	0-5	0-5	0-5	0-5
4. Separation of adjacent structures	0-5	0-5	0-5	0-5	0-5	0-5
<b>E. Roofing Material</b>						
1. Construction material						
Class A roof	0	0	0	0	0	0
Class B roof	3	3	3	3	3	3
Class C roof	15	15	15	15	15	15
Non-rated	25	25	25	25	25	25
<b>F. Existing Building Construction</b>						
1. Materials						
Noncombustible siding/deck	0	0	0	0	0	0
Noncombustible siding/wood deck	5	5	5	5	5	5
Combustible siding and deck	10	10	10	10	10	10
Column 2 Total: 15						
<b>G. Available Fire Protection</b>						
1. Water source availability (on site)						
More than 30 ft. to slope	1	1	1	1	1	1
Less than 30 ft. to slope	5	5	5	5	5	5
Not applicable	0	0	0	0	0	0
<b>2. Setback from slopes &gt;30%</b>						
More than 30 ft. to slope	1	1	1	1	1	1
Less than 30 ft. to slope	5	5	5	5	5	5
Not applicable	0	0	0	0	0	0
<b>3. Fixed fire protection</b>						
500 gpm pressurized hydrants < 1000 ft apart	0	0	0	0	0	0
250 gpm pressurized hydrants < 1000 ft apart	1	1	1	1	1	1
More than 250 gpm non-pressurized, 2 hrs	3	3	3	3	3	3
Less than 250 gpm non-pressurized, 2 hrs	5	5	5	5	5	5
No hydrants available	10	10	10	10	10	10
<b>2. Organized response resources</b>						
Station within 5 miles of structure	1	1	1	1	1	1
Station greater than 5 miles	3	3	3	3	3	3
3. Fixed fire protection	0	0	0	0	0	0
Sprinkler system (NFPA 13, 13R, 13D)	0	0	0	0	0	0
None	5	5	5	5	5	5
<b>H. Utilities (Gas and Electric)</b>						
All underground utilities						
One underground, one aboveground	3	3	3	3	3	3
All aboveground	5	5	5	5	5	5
Column 3 Total: 15						
<b>Total Score</b>						
91						
<b>Risk Rating</b>						
High						

Low Hazard: <39 Points; Moderate Hazard: 40 - 69 Points; High Hazard: 70 - 112 Points; Extreme Hazard ≥113 Points  
 NOTES:

Column 1	24
Column 2	48
Column 3	19
<b>Total</b>	<b>91</b>

**Residential Wildfire Hazard Assessment Form**

Landowner / Community Name: <b>Wilson Ranch HOA</b> Is this a reassessment? (circle) <b>YES</b> NO Address: <b>Freestone Inn</b>	Qtr-Qtr / Sec / Town / Range  Lat. / Long.  Waypoint ID	Prevention Officer MW Date <b>5/27/2020</b> Resident Contact Made (circle) <b>YES</b>   No	Rams Compartment (circle) Cheney Methow Spokane BIA Chewelah Mica Colville BIA Mt. Spokane Tonasket Curlew LK Ninemile Cusick Huckleberry Northport Omak Kettle Oroville Lincoln Springdale
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A. Means of Access	2. Defensible space	C. Topography	D. Additional Rating Factors	E. Roofing Material	F. Existing Building Construction	G. Available Fire Protection	H. Utilities (Gas and Electric)				
1. Ingress and egress Two or more roads in/out One road in/out	More than 100 ft. More than 71 - 100 ft. 30 - 70 ft. Less than 30 ft.	1. Slope Less than 9% Between 10 - 20% Between 21 - 30% Between 31 - 40% Greater than 41%	1. Topography that adversely affects wildland fire behavior 2. Area with history of higher fire occurrence 3. Areas of unusually severe fire weather and wind 4. Separation of adjacent structures	1. Construction material Class A roof Class B roof Class C roof	1. Materials Noncombustible siding/deck Noncombustible siding/wood deck Combustible siding and deck	1. Water source availability (on site) 500 gpm pressurized hydrants < 1000 ft. apart. 250 gpm pressurized hydrants < 1000 ft. apart More than 250 gpm non-pressurized, 2 hrs Less than 250 gpm non-pressurized, 2 hrs No hydrants available 2. Organized response resources Station within 5 miles of structure	1. All underground utilities One underground, one aboveground All aboveground				
2. Road width Greater than 24 feet Between 20 and 24 feet Less than 20 feet	1 3 10 25	1 4 7 8 10	0-5 0-5 0-5 0-5	0 3 15 25	0 5 10	0 5 10	0 3 5				
3. All-season road condition Surfaced, grade < 5% Surfaced, grade > 5% Non-surfaced, grade < 5% Non-surfaced, grade > 5% Other than all-season	0 2 4	4 7 8 10	2 5 5 5	0 3 15 25	0 5 10	0 5 10	0 3 5				
4. Fire service access < = 300 ft. with turnaround > = 300 ft. with turnaround < = 300 ft. no turnaround > = 300 ft. no turnaround	0 2 4 5	2 4 7 8	2 5 5 5	0 3 15 25	0 5 10	0 5 10	0 3 5				
5. Street signs Present (4 in. in size and reflective) Not present	0 5	2 4	2 5	0 3 15 25	0 5 10	0 5 10	0 3 5				
B. Vegetation (Fuel Models) 1. Predominant vegetation Light Medium Heavy Slash	5 10 20 25	15	0 3 15 25	0 5 10	0 5 10	0 5 10	0 3 5				
Column 1 Total:				Column 2 Total:				Column 3 Total:			
Total Score				81				Risk Rating			
				High							

Low Hazard: <39 Points; Moderate Hazard: 40 - 69 Points; High Hazard: 70 - 112 Points; Extreme Hazard ≥113 Points

Column 1	27
Column 2	42
Column 3	12
Total	81

