
STERLING RANCH EAST

FIRE PROTECTION REPORT

MAY 2022

Sterling Ranch East is within the Black Forest Fire Rescue Protection District (BFFRPD). The proposed subdivision lies approximately 4.5 miles from Station No. 1 at 11445 Teachout Road.

BFFRPD is made up entirely of unincorporated areas of El Paso County and covers approximately 50 square miles and provides service to about 10,000 residents. The district is mostly a residential community with some small business and light commercial. BFFRPD has an insurance rating (ISO) of 5 for all properties located within five road miles of any of the stations. The department is supported by a property tax rate of 10.356 mills. The district protects approximately 5,000 structures with an assessed value of approximately \$1.4 billion.

Black Forest Fire/Rescue is a combination Department comprised of 12 career Firefighter/EMTS, 4 career Firefighter/Paramedics, 2 Part-Time employees and 3 Volunteers. The District provides Advanced Life Support emergency transport for both in-district residents/visitors and as a mutual aid partner to El Paso County Fire Departments.

STATIONS (BFFR STRATEGIC PLAN 2018)

The district currently operates out of two stations. Station #1, located at the intersection of Teachout Rd. and Burgess Rd., houses administrative offices, a training and community use room and operations staff. Station #1 was designed to accommodate up to ten personnel and has the design to house up to eight apparatus. Located on the station #1 property (ten acres) is also the district training site and helipad. Station #2, located near the intersection of Hodgen Rd. and Black Forest Road, is designed to accommodate four to six personnel and four apparatus. At present, both stations are adequately designed to manage district operations into the foreseeable future.

RESPONSE TIMES

Current district station locations provide 99% five-mile response coverage, with significant overlap in the central portion of the district. The department responds to about 900 calls a year in Black Forest and also provides Advanced Life Support transport of the sick and injured to area hospitals. All alarm responses are made within an eight-minute average for the district. Even at district build-out, two district stations will adequately cover and serve all areas within the district.

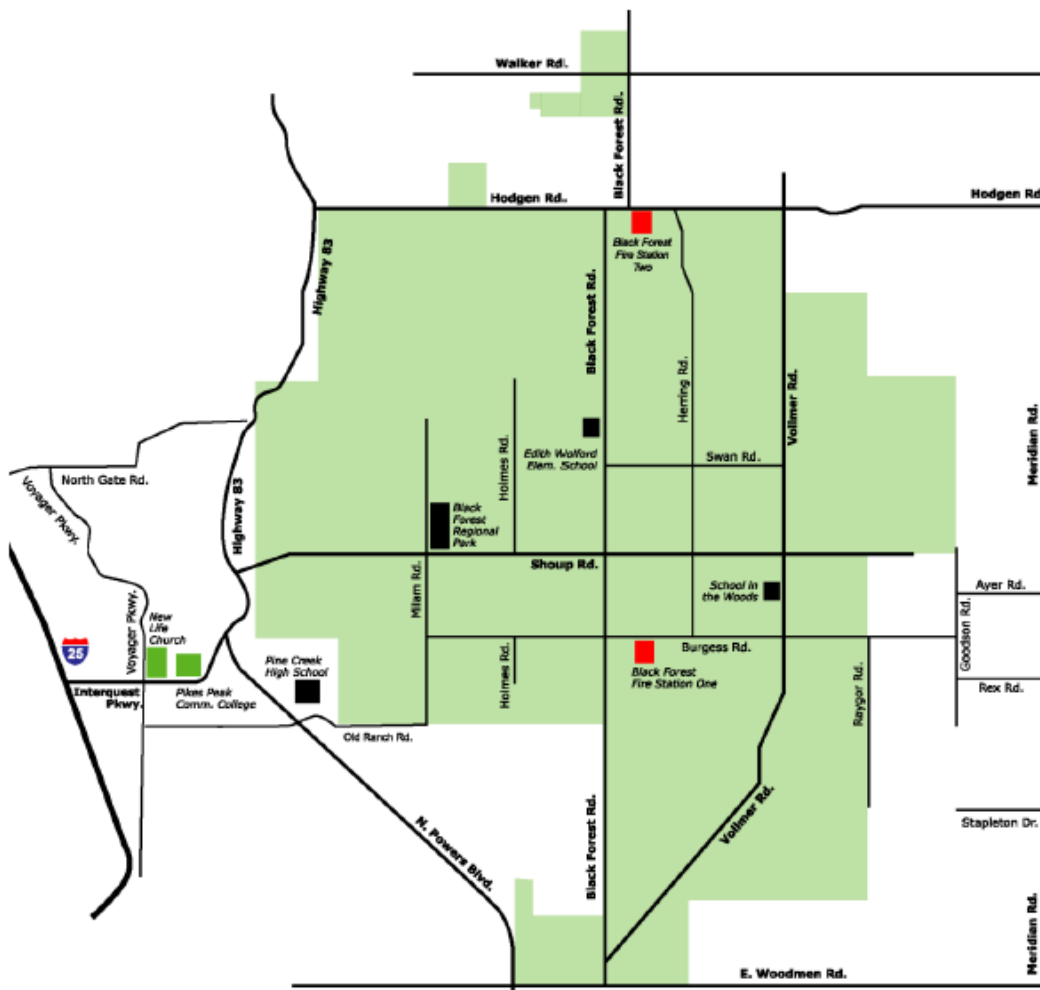
CODE COMPLIANCE

In accordance with Section 6.3.3, Fire Protection and Wildfire Mitigation, of the El Paso County Land Use Development Code (LDC), an analysis of compliance with this section of the LDC and applicable fire codes shall be provided. The intent of this section of the LDC is *“to ensure that proposed development is reviewed in consideration of the wildfire risks and need to provide adequate fire protection in order to:*

- *Regulate development, buildings, and structures so as to minimize the hazard to public health, safety, and welfare;*
- *Ensure that adequate fire protection is available for new development;*
- *Implement wildfire hazard reduction in new development;*
- *Encourage voluntary efforts to reduce wildfire hazards; and*
- *Reduce the demands from the public for relief and protection of structures and facilities.”*



District Response Map for Black Forest Fire Rescue Protection District



The BFFRPD has provided a commitment letter for fire and emergency projection.

FACILITIES

Station 1: 11445 Teachout Road (4.5 miles from site)

Opened in 2003, Station 1 is the primary station that houses the department's administrative offices. The station is staffed 24/7 with full-time career members who respond to all emergencies, including the transport of sick and injured.

Equipment at Station 1 includes:

- Engine 711 (Type 1)
- Engine 741 (Brush truck)
- Engine 745 (Brush truck)
- Engine 715 (Type 3 interface)
- Tender 761 (Water hauler)
- Tender 765 (Water hauler)
- Ambulance 781 (Advanced Life Support)
- Ambulance 780 (Advanced Life Support)
- Chiefs' vehicles
- Utility vehicle



Station 2: 16465 Ridge Run Road (9.5 miles from site)

Opened in 2009, Station 2 is a four-bay station with living area for four personnel. This station is staffed with part-time personnel from 8 a.m. to 8 p.m. daily.

Equipment at Station 2 includes:

- Engine 712
- Engine 742 (Brush truck)
- Tender 762/Reserve Type 1 Engine (Water hauler)
- Ambulance 782 (Advanced Life Support)

