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**MERIDIAN RANCH: ROLLING HILLS RANCH FILINGS 1-3**

**PUD DEVELOPMENT, PRELIMINARY PLAN AND FINAL PLAT**

***FIRE PROTECTION REPORT***

**MAY 2021**

**PROPERTY OWNER:**

Meridian Ranch Investments Inc.  
PO BOX 80036,  
San Diego, CA 92138

**DEVELOPER:**

GTL Development, Inc.  
3575 Kenyon Street,  
San Diego, CA 92110

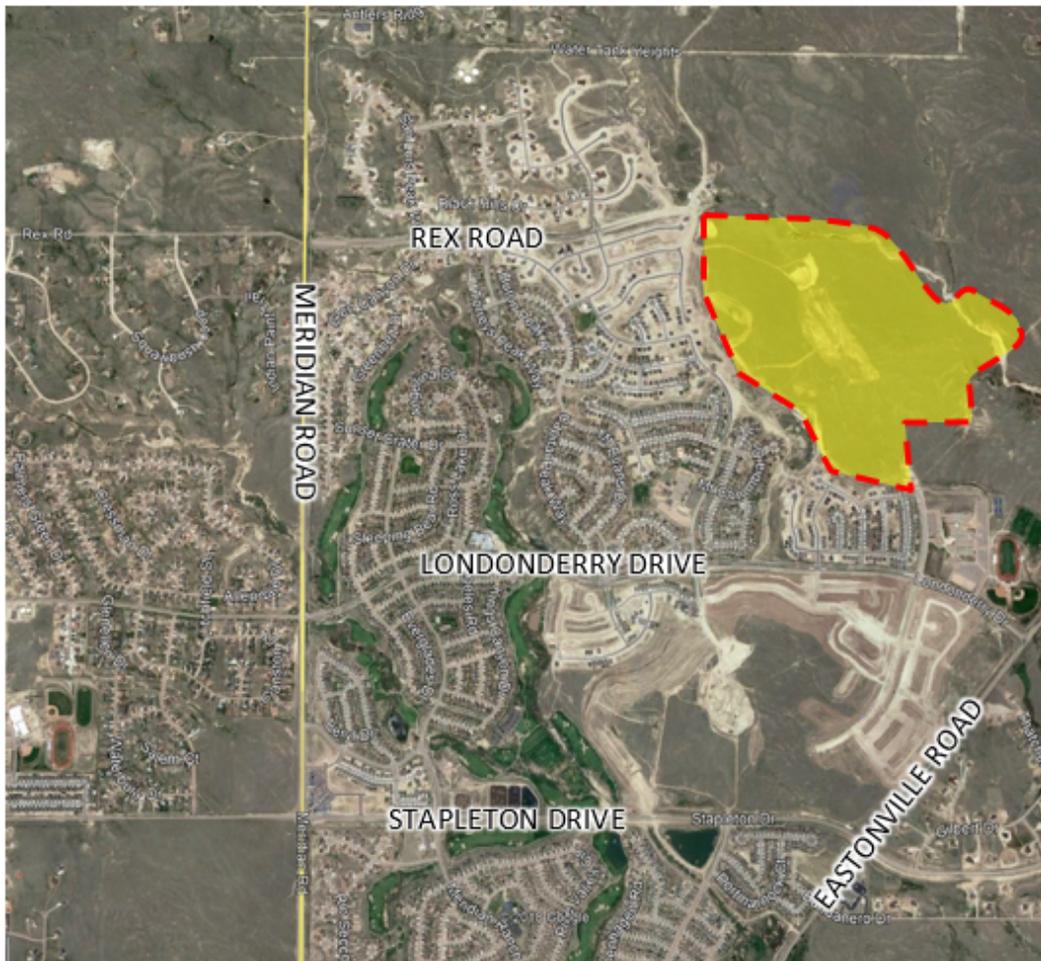
**CONSULTANT:**

N.E.S. Inc.  
619 North Cascade Avenue,  
Colorado Springs, CO 80903

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**LOCATION**

The Rolling Hills Ranch development is located southeast of the intersection of Rex Road and Sunrise Ridge Drive, Peyton, Colorado. The site comprises of approximately 251 acres and is zoned PUD



The Rolling Hills Ranch subdivision is within the Falcon Fire Protection District service area. The 133-square-mile fire district extends from Peyton Highway on the east to County Line Road on the north to Black Forest Road on the west and one mile north of Colorado Highway 94 on the south. The District serves more than 66,300 citizens, and protects almost 16,100 structures. Eighty two percent of the structures within the District are residential and 2 percent are commercial buildings.

The following stations and equipment are maintained by the District:

**Station 1:** This is the primary staffed station for District 1. The new station provides reduced response times to the most populated areas that also generate the highest call volumes.

Apparatus at Station 1 include:

- An engine
- A water tender (water truck)
- A brush truck
- An AMR ambulance
- A utility truck
- Battalion Chief Command vehicle

**Station 2:** Apparatus at Station 2 include:

- A 4-wheel drive engine
- A water tender
- A brush truck

**Station 3/Headquarters/Training Facility:** With the opening of Station 1, the Falcon Fire Department's building on Old Meridian Road becomes a true headquarters facility that includes administration functions such as human relations and payroll. It will continue to host monthly Falcon Fire Protection District Board meetings, and serve as the Department's primary classroom and training facility for emergency medical services, fire, hazardous materials and technical rescue disciplines. It also serves as the fleet maintenance and repair facility for minor work on apparatus and equipment. Apparatus at Station 3 include:

- An engine
- A tender
- A utility truck
- A brush truck
- An ambulance

**STATION 4:** Falcon Fire Department's newest station is located on Capital Drive north of Constitution Avenue. It is the primary response station for areas along the Marksheffel corridor that are in the jurisdiction of the Falcon Fire Protection District. Groundbreaking for the station took place June 15, 2016 and the station became operational on May 13, 2017. The station has a Community Room and a First Aid room. Falcon F.D. apparatus at Station 4 include:

- An engine
- A tender
- A brush truck
- An **ambulance**

**Station 6 (formally Station 3):** Apparatus at Station 6 include:

- A water tender
- A brush truck

## RESPONSE TIMES

Below is an extract from the Fire District's Annual Report, which provides details of incidents and response times. Meridian Ranch is within District 1 where the average response time is 5 minutes 26 seconds per the current 2021 average times.

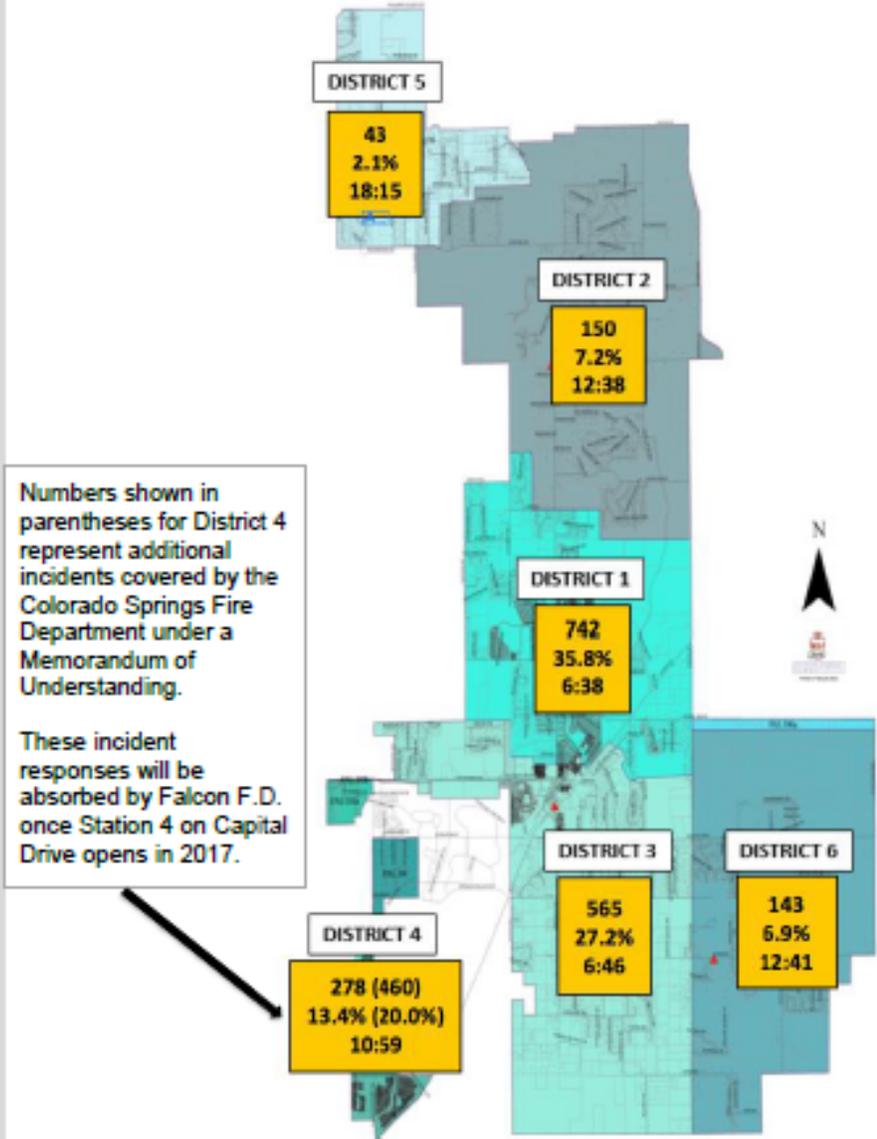
Currently the 2021 average District wide response times are at 10 minutes and 56 seconds. Response times have improved since the most recent 2016 Annual Report. Updated 2021 District response times are as listed below with the supportive and most recent 2016 Annual report following.

- **District 1:** 5 minutes and 26 seconds
- **District 2:** 10 minutes and 18 seconds
- **District 3:** 6 minutes
- **District 4:** 5 minutes and 33 seconds
- **District 5:** 15 minutes and 57 seconds
- **District 6:** 11 minutes and 56 seconds

INCIDENT STATISTICS

**INCIDENTS AND RESPONSE TIMES BY RESPONSE ZONE**

The Falcon Fire Protection District is divided into six response zones, which are also called "districts." In order, the numbers in the orange boxes represent: the number of incidents in each district; the percentage of the fire district's total call volume; and the average response time for the first Falcon F.D. unit to arrive on scene. Response times include only emergent responses (lights and sirens).



**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.”*

The proposed Filing 3 lots are part of a larger Meridian Ranch Subdivision and more specific and recently approved Rolling Hills PUD Development. In accordance with the Colorado State Forest Service’s (CSFS) online Wildfire Risk Assessment Portal, the wildfire risk for the Meridian Ranch Subdivision is identified as “Lowest Risk”, thus the burn probability for the entire site is “low” to “very low”. Due to the level of improvements for this suburban development the risk is further reduced by the nature of development of roadways and housing. Any fuel that was assessed for this area that could be considered contributing to the risk is mitigated through the implementation of roadways and housing lots. Implementation of accessible roadways provides needed buffers from wildfire fuel sources and also provides additional access to areas for potential wildfire hazards. Ignition zones as noted in the Colorado State Forest Service Mitigation suggestions become greatly reduced from what was once open grasslands. Areas of open grassland fuel sources are reduced, increased buffers provided and access and adequate services for needed fire protection are provided.

The Falcon Fire Protection District has provided a commitment letter for fire and emergency projection. The FFPD utilizes the 2009 International Fire Code with Local Amendments their inspections and plan review.

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