

**MERIDIAN RANCH: ROLLING HILLS RANCH FILINGS 1-3**  
**PUD DEVELOPMENT, PRELIMINARY PLAN AND FINAL PLAT**  
**FIRE PROTECTION REPORT**  
**MARCH 2021**

Please update this report to meet the current standards of the LDC: recent Code amendment link:  
<https://assets-planningdevelopment.elpasoco.com/wp-content/uploads/LDC-Resolution/Resolution-21-36.pdf>

**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

**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 23,400 citizens, and protects almost 10,000 structures. Ninety-four percent of the structures within the District are residential and 6 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:

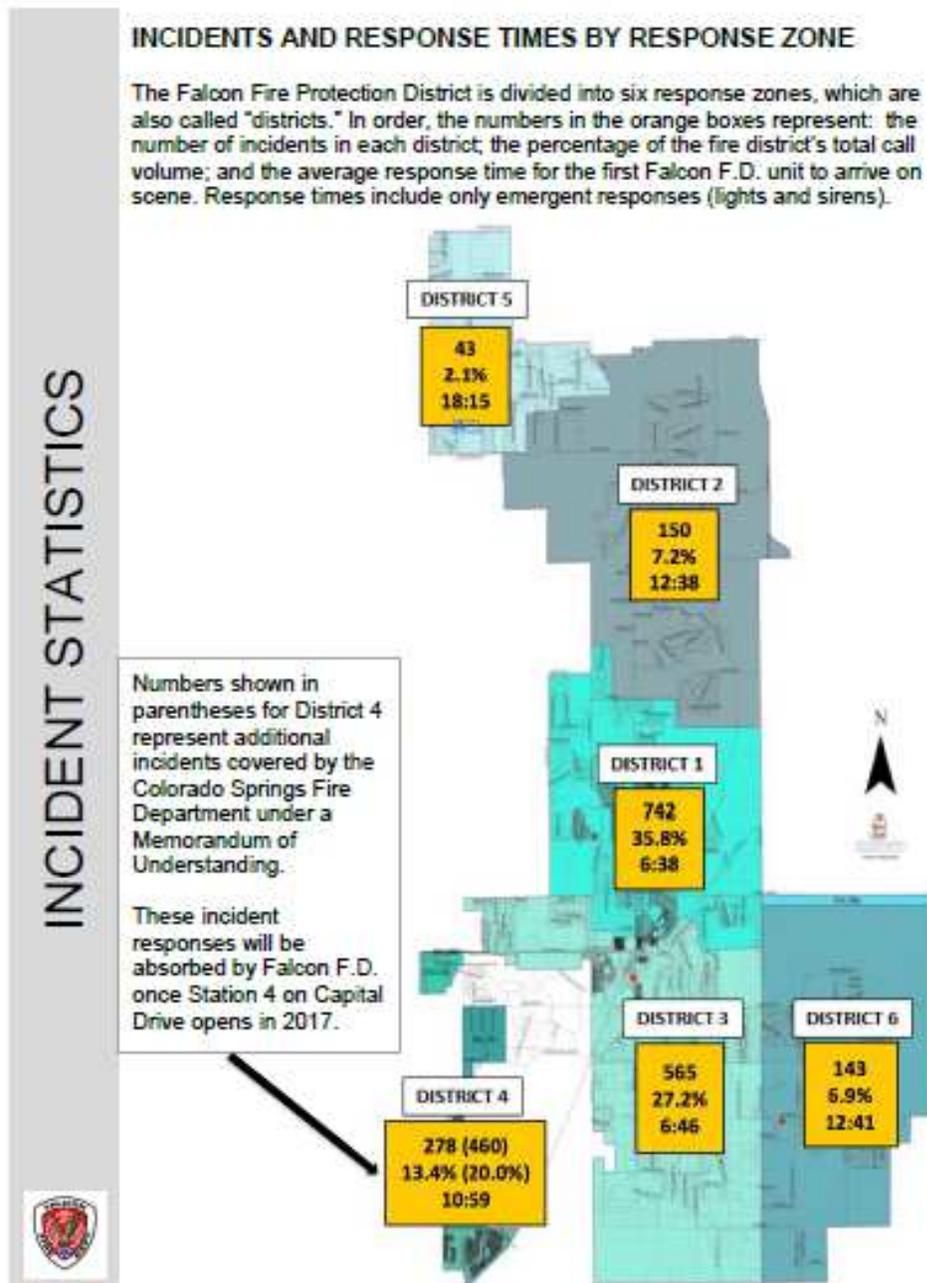
- An engine
- A tender
- A utility truck
- A brush truck

**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 6 minutes 38 seconds.



### **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”. 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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