

Referral Agency Response Report**Page 1 of 2****Project Name:** 9375 Cresthill Lane**Project File #:** LE2025-007**Date Sent:** 06/12/2025**Date Due:** 06/26/2025

Agency	Date Received	Agency Response	Response Resolution
Addressing Analyst	06/17/2025	Verbatim Response: No comment.	No action required.
AT&T Long Distance - ROW	06/25/2025	Summary of Response: There should be no conflicts as AT&T has no facilities within the area.	Comments provided to applicant.
Black Hills Energy		No Response Received.	
Building Services		No Response Received.	
CenturyLink		Summary of Response: CenturyLink noted its receipt of the request and that it will endeavor to respond within 30 days	Comments provided to applicant.
Comcast		No Response Received.	
CORE Electric Cooperative	06/25/2025	Verbatim Response: We have received the above-referenced referral request. We have reviewed our records and find that this property is not in our service territory.	No action required.
Douglas County Health Department	06/16/2025	Summary of Response: The Health Department provided comments related to Pollution Prevention for auto-related business.	Comments provided to applicant.
Douglas County School District RE 1		No Response Received.	
Engineering Services	06/16/2025	Summary of Response: No concerns for the project. Construction plans and GESC report and plans will need to be reviewed and approved prior to issuance of permits for the project. See letter attached for detail.	Comments provided to applicant.
Highlands Ranch Community Association		No Response Received.	
Highlands Ranch Metro District	06/24/2025	Verbatim Response: Site civil, architectural and MEP plans must be submitted to the District for review and approval. See letter attached for detail.	Comments provided to applicant.
Highlands Ranch Water and Sanitation District	06/24/2025	Verbatim Response: Site civil, architectural and MEP plans must be submitted to the District for review and approval. See letter attached for detail.	Comments provided to applicant.
Mile High Flood District		No Response Received.	

Referral Agency Response Report**Page 2 of 2****Project Name:** 9375 Cresthill Lane**Project File #:** LE2025-007**Date Sent:** 06/12/2025**Date Due:** 06/26/2025

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Office of Emergency Management	06/12/2025	Verbatim Response: No Comment.	No action required.
Sheriff's Office	06/17/2025	Verbatim Response: Deputy Jeff Pelle reviewed this regarding security with Crime Prevention Through Environmental Design (CEPTD) concepts in mind. I attempted to review the images under the L and E Exhibit, but the images are too blurry to review.	Comments provided to applicant.
Sheriff's Office E911		No Response Received.	
South Metro Fire Rescue	06/13/2025	Verbatim Response: South Metro Fire Rescue (SMFR) has reviewed the provided documents and has no objections to the proposed Location and Extent. Applicants and Contractors are encouraged to contact SMFR regarding the applicable fire code and permit requirements for the proposed project.	Comments provided to applicant.
Xcel Energy-Right of Way & Permits	06/19/2025	Summary of Response: Xcel Energy has existing infrastructure within the project site.	Comments provided to applicant.

From: annb.cwc64.com
To: [Eric Pavlinek](mailto:Eric.Pavlinek)
Cc: [CHOY, PAM](mailto:CHOY_PAM); duanew.cwc64.com; jt.cwc64.com
Subject: 9375 Cresthill Ln Highlands Ranch, Colorado Douglas County eReferral #LE2025-007
Date: Wednesday, June 25, 2025 3:15:30 PM

Hi Eric,

This is in response to your eReferral with a utility map showing any buried AT&T Long Line Fiber Optics near 9375 Cresthill Ln Highlands Ranch, Colorado. The Earth map shows the project area in red. Based on the address and/or map you provided, there should be NO conflicts with the AT&T Long Lines, as we do not have facilities in that area.

Please feel free to contact us with any questions or concerns.

Ann Barnowski
Clearwater Consulting Group Inc
120 9th Avenue South
Suite 140
Nampa, ID 83651
Annb@cwc64.com

The attached google earth maps are intended to show approximate locations of the buried AT&T long line fiber optic cable. The maps are provided for informational purposes only. In no way should the maps be used for anything other than general guidelines as to where the fiber is or is not and any other use of these maps is strictly prohibited.

-----Original Message-----

From: epavlinek@douglas.co.us <epavlinek@douglas.co.us>
Sent: Thursday, June 12, 2025 2:13 PM
To: annb.cwc64.com <annb@cwc64.com>
Subject: Douglas County eReferral (LE2025-007) Is Ready For Review

There is an eReferral for your review. Please use the following link to log on to your account:

<https://apps.douglas.co.us/planning/projects/Login.aspx>

Project Number: LE2025-007

Project Name: 9375 Cresthill Lane - Location and Extent

Project Summary: The applicant, Douglas County School District, proposes a 12,000 S.F. building addition to the Highlands Ranch High School for automotive career space.

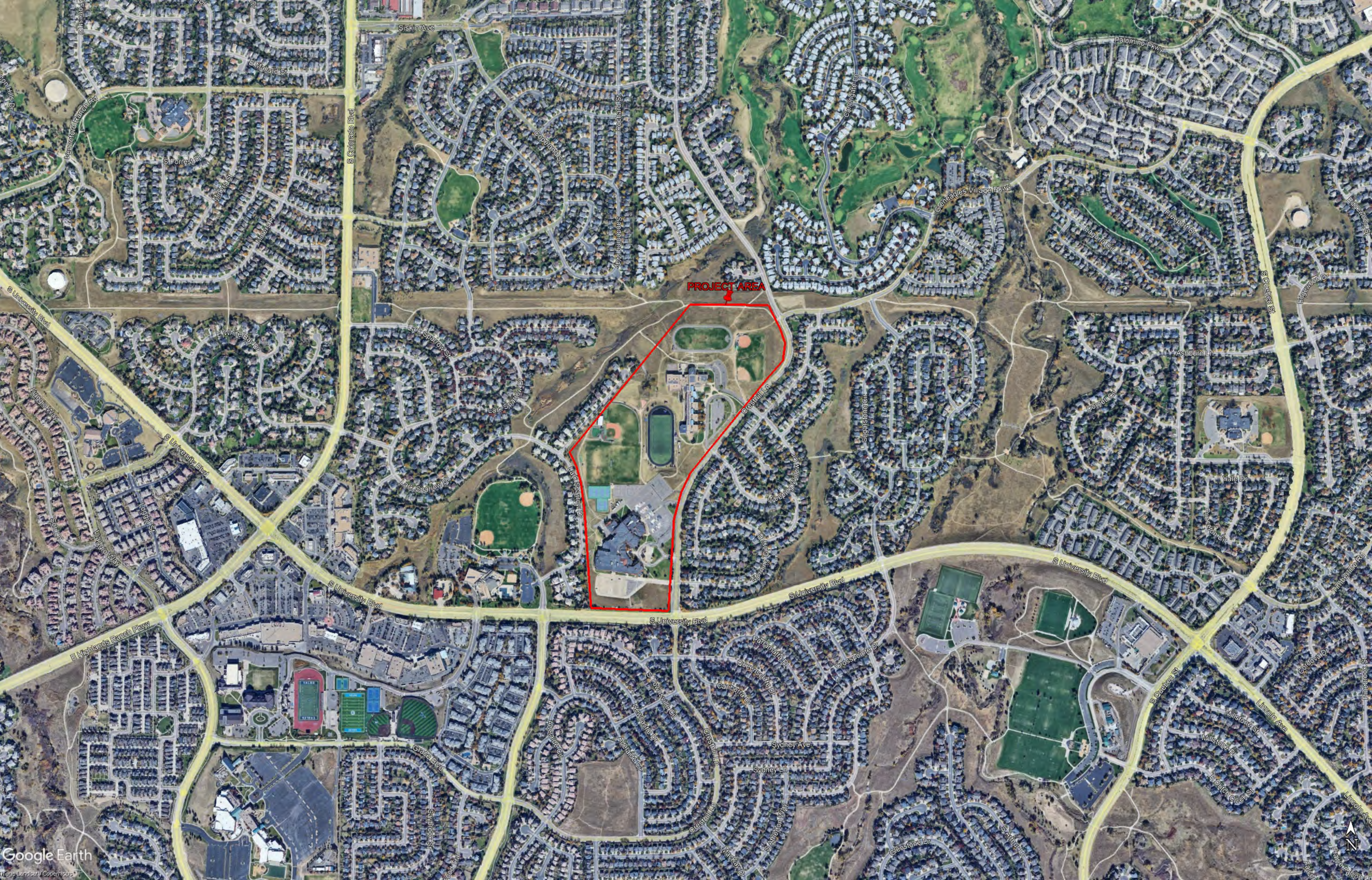
This referral will close on Thursday, June 26, 2025.

If you have any questions, please contact me.

Sincerely,

Eric Pavlinek

Planning Services
100 Third Street
Castle Rock, CO 80104
303-660-7460 (main)



PROJECT AREA



From: [Easement, Nre](#)
To: [Eric Pavlinek](#)
Cc: [Canary, Stephanie](#)
Subject: FW: P866471/RE: ANV/**Douglas County eReferral (LE2025-007) Is Ready For Review
Date: Monday, June 16, 2025 10:47:35 AM
Attachments: [image001.png](#)

From: Viola, Ashley <Ashley.Viola@lumen.com>
Sent: Friday, June 13, 2025 8:56 AM
To: Easement, Nre <Nre.Easement@lumen.com>
Subject: P866471/RE: ANV/**Douglas County eReferral (LE2025-007) Is Ready For Review

Good morning,

We have received your request for an encroachment and have set up a Lumen project accordingly. Your project number is P866471, and it should be referenced in all emails sent in for review.

Please do not reply to this email. Your project owner is Stephanie Canary, and they can be reached by email at Stephanie.Canary@lumen.com with any questions that you may have regarding this project.

Requests are addressed in the order received; Lumen will endeavor to respond within 30 days.

Have a great day!

Best Regards,

Ashley Viola
Project Coordinator
Faulk & Foster
214 Expo Circle, Suite 7
West Monroe, LA 71291
Ashley.Viola@lumen.com



Our fee policy applies to Lumen dedicated easements only.

If your request involves public ROW or a Public Utility easement, the fee does not apply.
If this is the case, please reply all to advise.

From: epavlinek@douglas.co.us <epavlinek@douglas.co.us>

Sent: Thursday, June 12, 2025 3:13 PM

To: Easement, Nre <Nre.Easement@lumen.com>

Subject: ANV/**Douglas County eReferral (LE2025-007) Is Ready For Review

There is an eReferral for your review. Please use the following link to log on to your account:

[https://urldefense.com/v3/_https://apps.douglas.co.us/planning/projects/Login.aspx_!!CdLFVIQ!UHlnpdRhobwaklqsecrjg3O_JEolNwO6BCZWbLlpXbep1cKfKTj5oxeh6lg89W_k8n2qNJZ2rSL_DnBR_H9pvg\\$](https://urldefense.com/v3/_https://apps.douglas.co.us/planning/projects/Login.aspx_!!CdLFVIQ!UHlnpdRhobwaklqsecrjg3O_JEolNwO6BCZWbLlpXbep1cKfKTj5oxeh6lg89W_k8n2qNJZ2rSL_DnBR_H9pvg$)

Project Number: LE2025-007

Project Name: 9375 Cresthill Lane – Location and Extent

Project Summary: The applicant, Douglas County School District, proposes a 12,000 S.F. building addition to the Highlands Ranch High School for automotive career space.

This referral will close on Thursday, June 26, 2025.

If you have any questions, please contact me.

Sincerely,

Eric Pavlinek

Planning Services
100 Third Street
Castle Rock, CO 80104
303-660-7460 (main)

This communication is the property of Lumen Technologies and may contain confidential or privileged information. Unauthorized use of this communication is strictly prohibited and may be unlawful. If you have received this communication in error, please immediately notify the sender by reply e-mail and destroy all copies of the communication and any attachments.

June 16, 2025

Eric Pavlinek
100 Third St.
Castle Rock, CO 80104

RE: LE2025-007

Dear Mr. Pavlinek

Thank you for the opportunity to review and comment on the application for a Location & Extent for Highlands Ranch High School for automotive career space. Douglas County Health Department (DCHD) staff have reviewed the application for compliance with pertinent environmental and public health regulations. After reviewing the application, DCHD has the following comments.

Pollution Prevention for Auto-related Businesses

Businesses that conduct auto maintenance and repair are at risk for leaking fluids such as fuels, antifreeze, brake fluids, and cleaning agents which may be harmful to exposed site workers, pollute the soil on the site, or be discharged into nearby water sources. For the safety of site workers and the public, we recommend that the applicant adopt any of the following practices that are not already in place:

1. As it is received, inspect each vehicle for potential leaks. The inspection should be conducted over an impervious area, e.g., a concrete slab with curbs, where spills and leaks will be contained and will not infiltrate into the ground. In addition, drip pans should be used pending repair of vehicles brought in for service, and absorbents should be on hand to clean up fluid leaks or spills that might occur. All repairs should be conducted indoors.
2. Develop a spill response plan to promptly repair any detected leaks. If a leak cannot be repaired, completely drain all fluid(s) from the vehicle before placing it in storage.
3. Develop a plan to recover and either recycle or properly dispose of waste automotive fluids and cleaning agents. Waste fluid management should include the following:
 - a. Collection and recycling of waste petroleum-based products including used oil, transmission and brake fluids, and radiator coolants;
 - b. Placement of these fluids in Department of Transportation (DOT) approved waste receptacles;
 - c. Disposal of all waste fluids in accordance with applicable federal, state and local regulations;
 - d. Place absorbents and rags used to clean up spills in DOT approved receptacles, store them so as to prevent fire hazards, and dispose of them regularly in accordance with applicable federal, state and local regulations.
 - e. Installation of a sand/oil interceptor
4. Secondary containment is required for storage of automotive fluids

-
5. If painting occurs on site, an Air Pollution Emission Notes (APEN) to the Air Pollution Control Division (APCD) of Colorado Department of Public Health and Environment (CDPHE) is required.

More information is available at <https://cdphe.colorado.gov/hazardous-waste-management-used-oil-guidance>.

Please contact me at 720-907-4888 or bfreyer@douglas.co.us if you have any questions about our comments.

Sincerely,



Brent Freyer
Environmental Health Specialist II
Douglas County Health Department

June 16, 2025

Thomas Lysne, AIA
Authorized Representative
Hollis + Miller Architects
115 Wilcox Street, Suite 210
Castle Rock, CO 80104

DV 2025-256

Subject: 9375 Cresthill Lane – Location & Extent

Dear Thomas,

Plan Review Summary:

Submitted to Engineering	-	6/12/25
Comments Sent Out	-	6/16/25

Engineering has reviewed this project and have the following concerns and comments:

Location & Extent Comment

Comment #1-Engineering has reviewed the Location and Extent and have no concerns. The following items will need to be submitted for review and approval prior to permits being issued for the project:

- Construction Plans
- GESC Plans & GESC Report

If you have any questions, please give me a call.

Sincerely,



Chuck Smith
Development Review Engineer

cc: Eric Pavlinek, Project Planner

DV25256

DOUGLAS COUNTY PLANNING REFERRALS

REFERRAL NUMBER: LE2025-007

DATE RECEIVED: 06/20/25

PROJECT NAME: 9375 Cresthill Lane – Location and Extent – Highlands Ranch High School

PLANNER: DC

DUE DATE: June 24, 2025

Parks & Parkways Manager

Dirk Ambrose

No comment

Natural Resource Manager

Nick Adamson

No comment

Director of Operations & Maintenance

Ken Standen

No Comment

Director of Parks, Recreation & Open Space

Neil Alderson

Construction and Facilities Maintenance - Manager

Tyler Ensign

Public Works Manager of Development Engineering
Forrest Dykstra

Director of Engineering & Public Works
Ryan Edwards

Public Works HR Water - Project Engineer
Austin Long

No comment

Public Works HR Water - Project Manager
Jon Klassen

Site civil, architectural and MEP plans must be submitted to the District for review and approval.
Jon Klassen
Project Manager

Finance Department

SOUTH METRO FIRE RESCUE

FIRE MARSHAL'S OFFICE



Eric Pavlinek, Project Planner
Douglas County Department of Community Development, Planning Services
100 Third St
Castle Rock Co 80104
303.660.7460
303.660.9550 Fax

Project Name: 9375 Cresthill Lane – Location and Extent
Project File #: **LE2025-007**
S Metro Review # REFSI25-00111

Review date: June 13, 2025

Plan reviewer: Aaron Miller
720.989.2246
aaron.miller@southmetro.org

Project Summary: The applicant, Douglas County School District, requests approval of a Location and Extent (L & E) application for a building expansion at the Highlands Ranch High School. Improvements include a 12,000 S.F. building addition and outdoor storage area for automotive career space.

Code Reference: Douglas County Fire Code, 2018 International Fire Code, and 2021 International Building Code with amendments as adopted by Douglas County.

South Metro Fire Rescue (SMFR) has reviewed the provided documents and has no objections to the proposed Location and Extent. Applicants and Contractors are encouraged to contact SMFR regarding the applicable fire code and permit requirements for the proposed project.



Right of Way & Permits

1123 West 3rd Avenue
Denver, Colorado 80223
Telephone: 303.285.6612
violeta.ciocanu@xcelenergy.com

June 19, 2025

Douglas County Planning Services
100 Third Street
Castle Rock, CO 80104

Attn: Eric Pavlinek

Re: 9375 Cresthill Lane - Location and Extent, Case # LE2025-007

Public Service Company of Colorado's (PSCo) Right of Way & Permits Referral Desk has reviewed the plan for **9375 Cresthill Lane - Location and Extent**. Please be aware PSCo owns and operates existing natural gas and electric distribution facilities along and within property lines.

The property owner/developer/contractor must complete the application process for any new natural gas or electric service, or modification to existing facilities, including relocation, via xcelenergy.com/InstallAndConnect. It is then the responsibility of the developer to contact the Designer assigned to the project for approval of design details.

If additional easements need to be acquired by separate PSCo document (i.e. transformer), a Right-of-Way Agent will need to be contacted by the Designer.

As a safety precaution, PSCo would like to remind the developer to call the Utility Notification Center by dialing 811 for utility locates prior to construction.

Violeta Ciocanu (Chokanu)
Right of Way and Permits
Public Service Company of Colorado dba Xcel Energy
Office: 303-285-6612 – Email: violeta.ciocanu@xcelenergy.com

Douglas County School District: Highlands Ranch High School – CTE Addition

Project: Highlands Ranch High School
9374 Cresthill Lane
Highlands Ranch, CO 80130

Owner: Douglas County School District
620 Wilcox Street
Castle Rock, CO 80104

Applicant: Thomas W. Lysne, AIA
Hollis+Miller Architects
115 Wilcox St. Suite 210
Castle Rock CO 80104

RE: L and E Submittal – PS2025-037 – **Referral Agency Response**

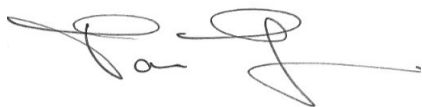
To whom it may concern,

This letter is our response to the L and E submittal Referral Agency Response Report dated 06.26.2025. The response is intended to be supplemental information prior to the planning commission hearing scheduled for July 7th, 2025.

The attached table summarizes all the comments from the referral agencies and our clarification and/or response to their comments.

It is our sincere intention to meet all the referral agency comments as they have been explained to us and work with DCPD to further clarify any additional comments they may have. We fully understand and appreciate the development review process. Don't hesitate to reach out to us with any on-going questions you may have.

Sincerely,



Thomas W. Lysne, AIA
Hollis+ Miller Architects

Agency	Date Received	Agency Response	HMA Response to comments
Addressing Analyst	06/17/2025	No Response:	Noted
AT&T Long Distance ROW	06/25/2025	There should be no conflicts as AT&T has no facilities within the area.	Noted
Black Hills Energy		No Response Received	Noted
Building Services		No Response Received	Noted
Century Link		Century Link Noted its receipt of the request and that it will endeavor to respond within 30 Days. No further comments have been received	Noted
Comcast		No Response Received	Noted
CORE Electric Cooperative	06/25/2025	Verbatim Response: We have received the abovereferenced referral request. We have reviewed our records and find that this property is not in our service territory	Noted
Douglas County Health Department	06/16/2025	The Health Department provided comments related to Pollution Prevention for auto-related business.	Noted: All comments have been passed on to DCSD regarding operation and maintenance of an automotive facility.
Douglas County School District RE 1		No Response Received.	Noted
Engineering Services	06/16/2025	No concerns for the project. Construction plans and GESC report and plans will need to be reviewed and approved prior to issuance of permits for the project.	Noted: Construction plans will be submitted through Douglas County Building Department prior to issuance of permit.
Highlands Ranch Community Association		No Response Received.	Noted
Highlands Ranch Metro District	06/24/2025	Site civil, architectural and MEP plans must be submitted to the District for review and approval.	Construction plans will be submitted to Highlands Ranch Metro District for review and approval
Highlands Ranch Water and Sanitation District	06/24/2025	Site civil, architectural and MEP plans must be submitted to the District for review and approval.	Construction plans will be submitted to Highlands Ranch Water and Sanitation District for review and approval
Mile High Flood District		No Response Received.	Noted

Office of Emergency Management	06/12/2025	No Comment.	Noted
Sheriff's Office	06/17/2025	Deputy Jeff Pelle reviewed this regarding security with Crime Prevention Through Environmental Design (CEPTD) concepts in mind. I attempted to review the images under the L and E Exhibit, but the images are too blurry to review.	Noted: HMA has reviewed project with DCSD – Security Staff and are following CEPTD principles. A Secure Vestibule will be provided at the main corridor entrance and Reception Drop off. Cameras will be provided at the exterior monitoring the main entrances and outdoor storage yard. L and E Exhibit images can be provided upon request.
Sheriff's Office E911		No Response Received.	Noted
South Metro Fire Rescue	06/13/2025	South Metro Fire Rescue (SMFR) has reviewed the provided documents and has no objections to the proposed Location and Extent. Applicants and Contractors are encouraged to contact SMFR regarding the applicable fire code and permit requirements for the proposed project.	HMA has received SMFD L and E comments. We have since then reached out to SMFD regarding the fire protection and fire alarm system. We intend to continue to meet with them through the building permitting process.
Xcel Energy-Right of Way & Permits	06/19/2025	Summary of Response: Xcel Energy has an existing infrastructure within the project site.	Noted: The property owner / contractor is aware they must complete a natural gas/electric service application prior to any work being completed on site. A right-of-way agent will be contacted by the designer.