

## Staff Report Addendum

**Date:** December 12, 2025

**To:** Douglas County Planning Commission

**From:** Mike Pesicka, Principal Planner<sup>MP</sup>  
Jeanette Bare, AICP, Planning Manager<sup>JB</sup>  
Steven E. Koster, AICP, Assistant Director of Planning Services<sup>SK</sup>

**Subject:** **Range Metro District Offsite Utilities Project – Location and Extent – Supplemental Information**

**Project File:** LE2025-024

---

**Planning Commission Hearing:** December 15, 2025 @ 6:00 p.m.

---

The Range Metro District Location and Extent (L & E) application to construct offsite water and sanitary sewer facilities for the Range subdivision in the Range Planned Development went out on referral and comments were provided to the applicant on December 9, 2025. The applicant has provided a re-submittal.

| <b>ATTACHMENTS</b>                                    | <b>PAGE</b> |
|---|-------------|
| Referral Agency Response Report .....                 | 2           |
| Referral Agency Response Letters .....                |             |
| Applicant’s Response to Referral Agency Comments..... |             |
| Public Comments .....                                 |             |
| Updated Location and Extent Plan Exhibit .....        |             |

**Referral Agency Response Report**

**Project Name:** Range Metropolitan District Offsite Utilities Project

**Project File #:** LE2025-024

**Date Sent:** 11/24/2025

**Date Due:** 12/08/2025

|                                 |            |   |  |
|---------------------------------|------------|---|--|
| Addressing Analyst              | 11/24/2025 | <p>Received:</p> <p>The proposed address for this facility is 7522 N US HIGHWAY 85. This address is not to be used for any purpose other than for plan review until after this project is approved. Proposed addresses are subject to changes as necessary for 911 dispatch and life safety purposes.</p> <p>Addresses are recorded by Douglas County following all necessary approvals. Contact DCAddressing@douglas.co.us or 303.660.7411 with questions.</p>   |  |
| AT&T Long Distance - ROW        | 11/25/2025 | <p>Received:</p> <p>This is in response to your eReferral with a utility map showing any buried AT&amp;T Long Line/Core Fiber Optics near Range Metropolitan District Offsite Utilities, Sedalia, Co 80135 (Project LE2025-024). The Earth map shows the project area in red and the buried AT&amp;T Long Line/Core Fiber Optics in yellow. Based on the address and/or map you provided, there should be NO conflicts with the AT&amp;T Long Line facilities.</p>  |  |
| Building Services               | 11/24/2025 | No Comment:   |  |
| CDPHE - All Referrals           | 12/03/2025 | <p>Received:</p> <p>Following is a summary of comments received from CDPHE. For details please reference their response letter dated December 3, 2025.</p> <p>-CDPHE had comments related to land development activities including air quality regulations. Land development activities that are less than 25 contiguous acres and less than 6 months in duration do not need to report air emissions to the Division. Please contact Air Pollution Control Division for more information or if you have questions.</p> |  |
| CenturyLink                     |            | No Response Received:   |  |
| Chatfield Community Association |            | No Response Received:   |  |

**Referral Agency Response Report**

**Project Name:** Range Metropolitan District Offsite Utilities Project

**Project File #:** LE2025-024

**Date Sent:** 11/24/2025

**Date Due:** 12/08/2025

|   |            |   |  |
|---|------------|---|--|
| Cherokee Ridge Estates HOA                                |            | No Response Received:   |  |
| Colorado Department of Transportation CDOT-Region # 1     | 12/01/2025 | Received:<br>I have reviewed the referral for Range Metro District Off Site Utilities Project, Project Number LE2025-024 and have the following comment. Working from or within CDOT ROW will require a utility/special use permit. This includes, but is not limited to survey, landscaping, signal or utility work.                                 |  |
| Colorado Division of Water Resources                      | 11/26/2025 | Received:<br>Our office has no objections to the proposed offsite potable water and sanitary sewer lines installation for the Range development, since no changes to the water supply plan for Range subdivision were identified in this referral. We have previously provided comments to Range subdivision in a letter dated 12/31/2024 (attached). |  |
| Colorado Parks and Wildlife (Northwest DC - District 551) | 12/11/25   | Received.<br>- Thank you for including Colorado Parks and Wildlife in the referral request process for the location and extent project listed above. I have reviewed the documents and referral request, and I wanted to inform you that I have no concerns with this development as it pertains to any wildlife concerns.                            |  |
| Comcast   |            | No Response Received:   |  |

**Referral Agency Response Report**

**Project Name:** Range Metropolitan District Offsite Utilities Project

**Project File #:** LE2025-024

**Date Sent:** 11/24/2025

**Date Due:** 12/08/2025

|  |            |   |  |
|--|------------|---|--|
| CORE Electric Cooperative              | 12/09/2025 | Received:<br>CORE Electric Cooperative has reviewed the contents of the above-referenced referral response packet. Our review focused on maintaining existing facilities, utility easements, electric loading, and service requirements. Please note the following comments and concerns: CORE has existing underground and overhead electric facilities within the subject project area. These utility easements and facilities will remain in place unless the applicant requests modifications in accordance with CORE's current extension policies. CORE Electric Cooperative approves the L&E. The applicant should exercise caution when working near existing electric facilities and maintain the following clearances: 1. 20 feet of working clearance near overhead electric facilities 2. 3 feet of working clearance near underground electric facilities |  |
| Dominion Water and Sanitation District | 12/08/2025 | Received:<br>DWSD supports this project and does not have any comments at this time.  |  |

**Referral Agency Response Report**

**Project Name:** Range Metropolitan District Offsite Utilities Project

**Project File #:** LE2025-024

**Date Sent:** 11/24/2025

**Date Due:** 12/08/2025

|                                  |            |  |  |
|----------------------------------|------------|--|--|
| Douglas County Health Department | 12/02/2025 | <p>Received:<br/>Douglas County Health Department (DCHD) staff have reviewed the application for compliance with pertinent environmental and public health regulations. DCHD has the following comments:</p> <p>-Stream Diversion<br/>A temporary stream diversion is the diverting of the base flow of a perennial stream around a construction site by use of a conduit or a small diversion ditch. The purpose is to maintain stream flow continuity, quality, and habitat and provide a dry working environment for construction and to allow minimal impacts on stream turbidity. Any work with a stream is subject to the rules and regulations of the US Army Corps of Engineers for in-stream modifications (404 permits). Consider timing the installation to minimize impacts, phasing construction activities to reduce the amount of time the stream needs to be diverted, the impacts of constriction of the channel may have on the flow of water creating a higher potential for erosion and movement of sediments, how storm flows may damage or destroy the structure, and regular maintenance and inspection of the structure to maintain its integrity.</p> |  |
|----------------------------------|------------|--|--|

**Referral Agency Response Report**

**Project Name:** Range Metropolitan District Offsite Utilities Project

**Project File #:** LE2025-024

**Date Sent:** 11/24/2025

**Date Due:** 12/08/2025

|                                   |            |  |  |
|-----------------------------------|------------|--|--|
| Engineering Services              | 12/05/2025 | Received:<br>-Engineering documentation (GESC report, GESC plan set, and documents supporting Floodplain Development Permits) will be reviewed upon submittal following L&E approval. -Note that the improvements and installation methods in regulated floodplain are subject to approval of a Floodplain Development Permit by the Douglas County Floodplain Administrator. - The require permits (e.g. GESC, ROW/Construction) may be pulled by the contractor following approval of engineering documentation. |  |
| Louviers Conservation Partnership | 12/04/2025 | Received:<br>Following is a summary of comments received from the Louviers Conservation Partnership. For details please review their email response dated December 4, 2025.<br>-Concerns with proposed closures of and construction impacts to Main Street, and traffic detours that may impact Louviers. The proposed construction may have lasting impacts to the Town of Louviers but not for residents of the Range.   |  |

**Referral Agency Response Report**

**Project Name:** Range Metropolitan District Offsite Utilities Project

**Project File #:** LE2025-024

**Date Sent:** 11/24/2025

**Date Due:** 12/08/2025

|   |                   |  |  |
|---|-------------------|--|--|
| <p>Louviers Water and Sanitation District</p> | <p>12/08/2025</p> | <p>Received:<br/>Here are comments for the above referenced project on behalf of Louviers Water and Sanitation District:<br/> <ul style="list-style-type: none"> <li>•The water connection shown is to the proposed DWSD to Louvier Emergency Water line and is located in Waterton Road ROW and not near the LWSD tank. If this connection location remains, there shall not be any impact to the proposed Emergency Water Line that is required to be extended to the Louviers Water Storage Tanks.</li> <li>•The sanitary sewer line is shown ending at the Louviers Wastewater Treatment Lagoon. LWSD has no agreement in place to allow this sewer end at the lagoon site. LWSD has no agreement with DWSD to allow a future DWSD lift station on its property. While there is an understanding this could happen, there are no formal agreements in place that would allow this to happen. No infrastructure or wastewater is allowed to be conveyed to the site until an agreement is completed with LWSD and the necessary respective parties.</li> </ul> </p> |  |
| <p>Mile High Flood District</p>               | <p>12/09/2025</p> | <p>Received:<br/>This letter is in response to the request for our comments concerning the referenced project. We have reviewed this referral only as it relates to an MHFD drainageway and for maintenance eligibility of storm drainage features, in this case:<br/> <ul style="list-style-type: none"> <li>- Outfall to Indian Creek</li> <li>- Outfall to Louviers Gulch</li> </ul>                     We have no comments to the referenced project and do not need to see future submittals.                 </p>   |  |
| <p>Office of Emergency Management</p>         | <p>11/24/2025</p> | <p>No Comment:</p>   |  |
| <p>Plum Valley Heights HOA</p>                |                   | <p>No Response Received:</p>   |  |

**Referral Agency Response Report**

**Project Name:** Range Metropolitan District Offsite Utilities Project

**Project File #:** LE2025-024

**Date Sent:** 11/24/2025

**Date Due:** 12/08/2025

|  |            |  |  |
|--|------------|--|--|
| Sheriff's Office                         |            | No Response Received:  |  |
| Sheriff's Office E911                    |            | No Response Received:  |  |
| South Metro Fire Rescue                  | 12/02/2025 | <p>Received:<br/>                     South Metro Fire Rescue (SMFR) has reviewed the provided documents and has conditional non-objection to the proposed Location and Extent. Comment below shall be addressed prior to completion of construction plans for the proposed utilities.</p> <p>COMMENT:</p> <ul style="list-style-type: none"> <li>• Fire hydrants shall be installed along Waterton Rd and Airport Rd connected to the proposed waterline at intervals specified in the Douglas County Fire Code. Hydrant Locations shall be approved by SMFR.</li> </ul> <p>Applicants and Contractors are encouraged to contact SMFR regarding the applicable permit requirements for the proposed project. Construction plans shall be reviewed and approved by SMFR as applicable prior to construction of any water mains and the required fire hydrants.</p> |  |
| Sterling Ranch Community Authority Board | 12/08/2025 | <p>Received:<br/>                     Dear Members of the Planning Commission:<br/>                     -The Sterling Ranch Community Authority Board (CAB) manages the public improvements, services, and facilities for the Sterling Ranch community, ensuring the well-being of the Districts, residents, and property owners.<br/>                     -Thank you for the opportunity to comment on this proposed project. The Sterling Ranch CAB will work closely with the Dominion Water and Sanitation District to ensure that all project details align with the Rules and Regulations of both entities.</p>  |  |
| US Army Corp of Engineers                |            | No Response Received:  |  |

**Referral Agency Response Report**

**Project Name:** Range Metropolitan District Offsite Utilities Project

**Project File #:** LE2025-024

**Date Sent:** 11/24/2025

**Date Due:** 12/08/2025

|                                    |            |  |  |
|------------------------------------|------------|--|--|
| USDOI Fish & Wildlife Service      |            | No Response Received:  |  |
| Wildfire Mitigation                | 12/01/2025 | Received:<br>Douglas County Wildfire Mitigation has reviewed the submitted materials. No additional comment at this time.  |  |
| Xcel Energy-Right of Way & Permits | 12/08/2025 | Received:<br>Public Service Company of Colorado's (PSCo) Right of Way & Permits Referral Desk has determined there is a potential conflict with the above captioned project. PSCo owns and operates intermediate pressure natural gas distribution facilities, as well as other natural gas distribution lines, along the proposed project route. To ensure safety and proper coordination, please provide detailed plans showing the location of these PSCo facilities in relation to the project scope, the planned work, and any anticipated impacts on the existing lines.<br><br>As a safety precaution, PSCo would like to remind the developer to contact Colorado 811 for utility locates prior to construction. |  |

**From:** [James Peabody](#)  
**To:** [Michael Pesicka](#); [LENNY V.](#); [Lana S.](#); [duanew.cwc64.com](#); [jt.cwc64.com](#)  
**Subject:** Re: Douglas County eReferral (Project Number LE2025-024) Is Ready For Review  
**Date:** Tuesday, November 25, 2025 1:19:41 PM

---

**Caution:** This email originated outside the organization. Be cautious with links and attachments.

Mike,

This is in response to your eReferral with a utility map showing any buried AT&T Long Line/Core Fiber Optics near **Range Metropolitan District Offsite Utilities, Sedalia, Co 80135 (Project LE2025-024)**. The Earth map shows the project area in red and the buried AT&T Long Line/Core Fiber Optics in yellow. Based on the address and/or map you provided, there should be NO conflicts with the AT&T Long Line facilities.

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

**\*\*\* Map disclaimer: The attached google earth maps are intended to show approximate locations of the buried AT&T Long Line/Core 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. \*\*\***

*Thank you,*

[James Peabody](#)  
**Clearwater Consulting Group, Inc.**  
**120 9th Ave. South, Suite #140**  
**Nampa, ID 83651**  
**C: (951) 201-1279**  
**E: [jamesp@cw64.com](mailto:jamesp@cw64.com)**

**\*\*\* This message and any attachments are confidential and intended solely for the use of the individual or entity to whom they are addressed. If you have received this email in error, please notify the sender immediately and delete the message from your system. \*\*\***

---

**From:** James Peabody <[jamesp@cw64.com](mailto:jamesp@cw64.com)>  
**Sent:** Tuesday, November 25, 2025 1:18 PM  
**To:** [mpesicka@douglas.co.us](mailto:mpesicka@douglas.co.us) <[mpesicka@douglas.co.us](mailto:mpesicka@douglas.co.us)>  
**Subject:** Re: Douglas County eReferral (Project Number LE2025-024) Is Ready For Review

Mike,

This is in response to your eReferral with a utility map showing any buried AT&T Long Line/Core Fiber Optics near **Range Metropolitan District Offsite Utilities, Sedalia, Co 80135 (Project LE2025-024)**. The Earth map shows the project area in red and the buried AT&T Long Line/Core Fiber Optics in yellow. Based on the address and/or map you provided, there should be NO conflicts with the AT&T Long Line facilities.

AT&T LONG LINE/CORE FIBER OPTICS

RANGE METRO





Dedicated to protecting and improving the health and environment of the people of Colorado

Mike Pesicka  
Principal Planner  
Douglas County Planning Services  
100 Third Street Castle Rock, CO 80104

**VIA EMAIL**

RE: Douglas County eReferral (Project Number LE2025-024) Is Ready For Review

Dear Mike Pesicka,

The Colorado Department of Public Health and Environment’s Air Pollution Control Division (APCD or Division) received a request for an air quality administrative review concerning the proposed Range Metro District Offsite Utilities project as described in your correspondence dated November 24, 2025. The Division has reviewed the project letter and respectfully offers the following comments. Please note that the following Air Quality Control Commission (AQCC) regulations may not be inclusive of the regulations the proposed project will be subject to. It is the responsibility of the involved parties to determine what regulations they are subject to and follow them accordingly.

**Land Development**

We also note that projects similar to this proposal often involve land development. Under Colorado air quality regulations, land development refers to all land clearing activities, including but not limited to land preparation such as excavating or grading, for residential, commercial or industrial development. Land development activities release fugitive dust, a pollutant regulated by the Division. Small land development activities are not subject to the same reporting and permitting requirements as large land activities. Specifically, land development activities that are less than 25 contiguous acres and less than 6 months in duration do not need to report air emissions to the Division. It is important to note that even if a permit is not required, fugitive dust control measures including the Land Development APEN Form APCD-223 must be followed at the site. Fugitive dust control techniques commonly included in the plan are included in the table below.

| Control Options for Unpaved Roadways                           |                                      |
|--|--------------------------------------|
| Watering   | Use of chemical stabilizer           |
| Paving   | Controlling vehicle speed            |
| Graveling  |                                      |
| Control Options for Mud and Dirt Carry-Out Onto Paved Surfaces |                                      |
| Gravel entry ways  | Washing vehicle wheels               |
| Covering the load  | Not overfilling trucks               |
| Control Options for Disturbed Areas                            |                                      |
| Watering   | Application of a chemical stabilizer |
| Revegetation   | Controlling vehicle speed            |
| Compaction   | Furrowing the soil                   |
| Wind Breaks  | Minimizing the areas of disturbance  |

4300 Cherry Creek Drive S., Denver, CO 80246-1530 P 303-692-2000 [www.colorado.gov/cdphe](http://www.colorado.gov/cdphe)  
Jared Polis, Governor | Jill Hunsaker Ryan, MPH, Executive Director



Please refer to the website <https://cdphe.colorado.gov/apens-and-air-permits> for information on land use APENs and permit forms. Click on “Land Development” to access the land development specific APEN form. Please contact KC Houlden, Construction Permits Unit Supervisor, at 303-692-4092, [kenneth.houlden@state.co.us](mailto:kenneth.houlden@state.co.us) if you have any specific questions about APENs and permit forms.

If you have any other questions or need additional information, please use the contact info listed above, or e-mail or call me directly. Thank you for contacting the Air Pollution Control Division about your project.

Sincerely,  
Brendan Cicione  
Air Quality and Transportation Planner  
General SIP Unit  
Air Pollution Control Division  
Colorado Department of Public Health and Environment  
303-691-4104 // [brendan.cicione@state.co.us](mailto:brendan.cicione@state.co.us)



**From:** [Varner - CDOT, Jessica](#)  
**To:** [Michael Pesicka](#)  
**Cc:** [Steven Loeffler - CDOT](#); [Joseph Tripple - CDOT](#)  
**Subject:** Range Metro District Offsite Utilities Project, Project Number LE2025-024  
**Date:** Monday, December 1, 2025 2:13:54 PM

---

**Caution:** This email originated outside the organization. Be cautious with links and attachments.

Hi Mike,

I have reviewed the referral for Range Metro District Off Site Utilities Project, Project Number LE2025-024 and have the following comment.

- Working from or within CDOT ROW will require a utility/special use permit. This includes, but is not limited to survey, landscaping, signal or utility work. Application is made online at the following link:

[https://socgov.my.site.com/portal/s/login/?  
ec=302&startURL=%2Fportal%2Fs%2F](https://socgov.my.site.com/portal/s/login/?ec=302&startURL=%2Fportal%2Fs%2F)

Thank you for the opportunity to review this referral.

Thank you,

**Jessica Varner**  
Permits Unit- Region 1



P 720.541.0441 | F 303.757.9053  
2829 W. Howard Pl. 2nd Floor, Denver, CO 80204  
[Jessica.varner@state.co.us](mailto:Jessica.varner@state.co.us) | [www.codot.gov](http://www.codot.gov) | [www.cotrip.org](http://www.cotrip.org)

**From:** [Comaniciu - DNR, Ioana](#)  
**To:** [Michael Pesicka](#)  
**Subject:** Re: Douglas County eReferral (Project Number LE2025-024) Is Ready For Review  
**Date:** Wednesday, November 26, 2025 3:26:53 PM  
**Attachments:** [Range Sub.pdf](#)

**Caution:** This email originated outside the organization. Be cautious with links and attachments.

Good Afternoon,

We have reviewed the proposed Location and Extent (L&E) for the installation of offsite potable water and sanitary sewer lines for the Range residential development. This referral does not appear to qualify as a "subdivision" as defined in Section 30-28-101(10)(a), C.R.S. Therefore, pursuant to the State Engineer's March 4, 2005 and March 11, 2011 memorandums to county planning directors, this office will only perform a cursory review of the referral information and provide informal comments. The comments do not address the adequacy of the water supply plan for this project or the ability of the water supply plan to satisfy any County regulations or requirements. In addition, the comments provided herein cannot be used to guarantee a viable water supply plan or infrastructure, the issuance of a well permit, or physical availability of water.

Our office has no objections to the proposed offsite potable water and sanitary sewer lines installation for the Range development, since no changes to the water supply plan for Range subdivision were identified in this referral. We have previously provided comments to Range subdivision in a letter dated 12/31/2024 (attached).

Please contact me at this office if you have any questions.

Best regards,

Ioana Comaniciu, P. E.

Water Resource Engineer

P 303-866-3581 x 8246

1313 Sherman St., Suite 821 Denver CO 80203

[ioana.comaniciu@state.co.us](mailto:ioana.comaniciu@state.co.us) | <https://dwr.colorado.gov>

On Mon, Nov 24, 2025 at 9:09 AM <[mpesicka@douglas.co.us](mailto:mpesicka@douglas.co.us)> wrote:

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\\_!!PUG2raq7KiCZwBk!fUfHtaKT6fTBq9DNDaVfyldiukdq3bdM\\_TcDhLq2dl928c8UOaRvV1\\_hF7\\_GE3mhGKjph-PlgiskfnU7TFwiYYS](https://urldefense.com/v3/https://apps.douglas.co.us/planning/projects/Login.aspx_!!PUG2raq7KiCZwBk!fUfHtaKT6fTBq9DNDaVfyldiukdq3bdM_TcDhLq2dl928c8UOaRvV1_hF7_GE3mhGKjph-PlgiskfnU7TFwiYYS)

Project number LE2025-024, Range Metro District Offsite Utilities Project. The Range Metro District proposes a Location and Extent (L&E) for the installation of offsite potable water and sanitary sewer lines for the Range residential development located at 7440 N. US Highway 85

This referral will close on Monday, December 8, 2025

If you have any questions, please contact me.

Sincerely,

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



December 31, 2024

Mike Pesicka, Principal Planner  
Douglas County Planning Department  
Transmitted via email: [mpesicka@douglas.co.us](mailto:mpesicka@douglas.co.us)

Kristofer Carlstedt, P.E.  
Rick Engineering  
Transmitted via email: [kcarlstedt@rickengineering.com](mailto:kcarlstedt@rickengineering.com)

**Re: Range Preliminary Plan**

**Project No. SB2024-048**

Part of the SE  $\frac{1}{4}$  of Sec. 34, Twp. 6 South, Rng. 68 West, 6<sup>th</sup> P.M.

Part of the W  $\frac{1}{2}$  of Sec. 2 and E  $\frac{1}{2}$  of Sec. 3, Twp. 7 South, Rng. 68 West, 6<sup>th</sup> P.M.

Water Division 1, Water District 8

DWR Assigned Referral No. 27563 - 4<sup>th</sup> Letter

Dear Mike Pesicka and Kristofer Carlstedt:

We have reviewed the December 30, 2024 re-referral for the Range Preliminary Plan, which proposes to subdivide approximately 399 acres into 550 single-family lots, 38.81 acres of rights-of-way, and 242.88 acres of open space. The proposed water supply is service provided by the Dominion Water and Sanitation District.

This letter supersedes our September 30, 2024 comments on the water supply for this development (related Project No. ZR2020-023).

**Water Demand**

According to the letter dated December 26, 2024 (“Will Serve Letter”) from the Dominion Water & Sanitation District (“Dominion”), Dominion will provide up to 137.5 acre-feet/year



based on 0.25 acre-feet per single-family equivalent (SFE)<sup>1</sup> for residential use including residential irrigation. An additional 60.1 acre-feet/year will be provided through a separate irrigation tap for irrigated areas. Therefore, the total water demand is 197.6 acre-feet/year.

### Water Supply

The proposed water supply is service provided by Dominion and is supported by the December 26, 2024 Will Serve Letter. The Will Serve Letter acknowledges Dominion's intent and ability to provide wholesale water and wastewater services to the development.

According to the December 24, 2024 Water Supply Report ("Report"), Dominion's firm supplies total 2,457 acre-feet/year, which include 480 acre-feet/year from two intergovernmental agreements ("IGA") with the City of Aurora ("Aurora"), 700 acre-feet/year from a Firming Service Commitment Intergovernmental Agreement (FSC IGA) with the Town of Castle Rock ("Castle Rock"), and 1,381 acre-feet/year of Cherokee Ranch water, summarized in Table 1 and below:

1. The Aurora First IGA water consists of Aurora's water rights located in Park County to be fully consumable and delivered to Dominion on a permanent basis under the IGA.
2. The Aurora Second IGA water consists of Aurora's Hock Hocking Mine Portal (case no. W-1318), Randall and Nicholas Ditch (CA0341), and Red Hill (CA0341) water to be fully consumable and delivered to Dominion on a permanent basis under the IGA.
3. The Castle Rock FSC IGA water consists of fully consumable water delivered by Castle Rock to Dominion over a 10-year block under the IGA, firmed up by Dominion's WISE project water and nontributary Arapahoe water decreed in case no. 98CW219.
4. The Cherokee Ranch water is Denver Basin aquifer water purchased by Dominion from Castle Rock from the Cherokee Ranch decree case no. 98CW219 and modified in 03CW117. Note that a total of 449 acre-feet of 97CW74 groundwater will be conveyed

---

<sup>1</sup> The standard 0.25 acre-feet/year/SFE rate has been adopted for certain areas within Dominion's service area, which includes The Range.

to Dominion for use in its conjunctive system. An augmentation plan is required prior to the withdrawal of the not-nontributary Denver aquifer water decreed in case no. 97CW74. Table 1 does not include the 97CW74 water.)

According to the Report, Dominion has committed to serve Sterling Ranch Filing Nos. 1-7 with a total demand of 1,596.1 acre-feet/year at the residences and 1,699.8 acre-feet/year at the wastewater treatment plant (including an average system loss of 6.1%). Therefore, after committing to serve The Range, 559.6 acre-feet/year or approximately 23% of Dominion’s firm supply remains uncommitted.

**Table 1 - Dominion’s Current Total Water Supply**

| <b>Source</b>                    | <b>Water Supply<br/>(acre-feet/year)</b> | <b>Firm Supply*<br/>(acre-feet/year)</b>          |
|----------------------------------|--|---|
| Aurora First IGA                 | 230                                      | 230   |
| Aurora Second IGA                | 250                                      | 250   |
| Castle Rock FSC IGA              | 700                                      | 665   |
| Hock Hocking                     | 62.5                                     | 0.0   |
| South Platte Junior Water Rights | 743.8                                    | 0.0   |
| WISE Water                       | 625                                      | 0.0   |
| Cherokee Ranch Water**           | 1,381                                    | 1,312   |
| <b>Total</b>                     | <b>3,992.3</b>                           | <b>2,457</b>                                      |
| <b>Development</b>               | <b>Commitment<br/>(acre-feet/year)</b>   | <b>Firm Supply Remaining<br/>(acre-feet/year)</b> |
| Sterling Ranch                   | 1,699.8                                  | 757.2   |
| The Range                        | 197.6                                    | 559.6   |

\*After assessing conveyance losses and excluding Hock Hocking and SP Junior Water Rights (infrastructure not yet developed) and WISE water.

\*\*Does not include 97CW74 water at this time.

Our records indicate that well permit nos. 271201, 271162, 271163, and 271164 are located on the subject property. These wells are constructed in the not-nontributary Denver aquifer. Section 37-92-602(3)(b)(III), Colorado Revised Statutes (C.R.S.) requires that the cumulative effect of all wells in a subdivision be considered when evaluating material injury to decreed water rights. Therefore, the wells must either be re-permitted pursuant to a court-approved augmentation plan or be plugged and abandoned in accordance with the Water Well Construction Rules prior to subdivision approval. According to information submitted

previously, the wells will be plugged and abandoned prior to subdivision approval. A Well Abandonment Report must be submitted to this office prior to the subdivision approval to ensure the wells operating under permit nos. 271201, 271162, 271163, and 271164 were properly plugged and abandoned.

### State Engineer's Opinion

Based upon the above and pursuant to subsections 30-28-136(1)(h)(I) and 30-28-136(1)(h)(II), C.R.S., it is our opinion that the proposed water supply is adequate and can be provided without causing injury to decreed water rights so long as well nos. 271201, 271162, 271163, and 271164 are properly plugged and abandoned prior to subdivision approval.

Our opinion that the water supply is adequate is based on our determination that the amount of water required annually to serve the subdivision is currently physically available, based on current estimated aquifer conditions.

Our opinion that the water supply can be provided without causing injury is based on our determination that the amount of water that is legally available on an annual basis, according to the statutory allocation approach, for the proposed uses is greater than the annual amount of water required to supply existing water commitments and the demands of the proposed subdivision.

Our opinion is qualified by the following:

The Division 1 Water Court has retained jurisdiction over the final amount of water available pursuant to the above-referenced water rights, pending actual geophysical data from the aquifer.

The amounts of water in the Denver Basin aquifer, and identified in this letter, are calculated based on estimated current aquifer conditions. The source of water is from a non-renewable aquifer, the allocations of which are based on a 100-year aquifer life. The county should be aware that the economic life of a water supply based on wells in a given Denver Basin aquifer may be less than the 100 years used for allocation due to

anticipated water level declines. We recommend that the county determine whether it is appropriate to require development of renewable water resources for this subdivision to provide for a long-term water supply.

### Additional Comments

The application materials indicate that stormwater detention structures may be a part of this project. The Applicant should be aware that unless the structures can meet the requirements of a “storm water detention and infiltration facility” as defined in section 37-92-602(8), C.R.S., the structure may be subject to administration by this office. The Applicant should review DWR’s Administrative Statement Regarding the Management of Storm Water Detention Facilities and Post-Wildland Fire Facilities in Colorado to ensure that the notification, construction and operation of the proposed structure meets statutory and administrative requirements. The Applicant is encouraged to use the Colorado Stormwater Detention and Infiltration Facility Notification Portal to meet the notification requirements.

Additionally, should any stream restoration activities occur as part of this project, the Applicant should be aware that activities which expose groundwater, detain surface flows, or divert or consume groundwater or surface water, may be subject to an order by from DWR unless such activities are in connection with a stream restoration project in accordance with Senate Bill 23-270 codified in section 37-92-602(9), C.R.S. For the complete definition of minor stream restoration activities, refer to section 37-92-602(9)(b)(I), C.R.S. More information regarding DWR’s authority regarding these types of projects is available on our Pond Management & Restoration Projects webpage. The Applicant should communicate stream restoration project activities with Division 1 Office and Water Commissioner, Paolo Clavijo ([Paolo.Clavijo@state.co.us](mailto:Paolo.Clavijo@state.co.us)).

Please contact [Wenli.Dickinson@state.co.us](mailto:Wenli.Dickinson@state.co.us) or (303) 866-3581 x8206 with any questions.

Sincerely,



Ioana Comaniciu, P.E.

Water Resource Engineer

Ec: Files for well permit nos. 271201, 271162, 271163, 271164, and 64618-F  
Dominion file

**From:** [Brooks Kaufman](#)  
**To:** [Michael Pesicka](#)  
**Subject:** RE: Douglas County eReferral (Project Number LE2025-024) Is Ready For Review  
**Date:** Tuesday, December 9, 2025 6:43:21 AM

---

Caution: This email originated outside the organization. Be cautious with links and attachments.

Good morning, Mike  
I'm sorry for the delayed response.

CORE Electric Cooperative has reviewed the contents of the above-referenced referral response packet. Our review focused on maintaining existing facilities, utility easements, electric loading, and service requirements. Please note the following comments and concerns:

CORE has existing underground and overhead electric facilities within the subject project area. These utility easements and facilities will remain in place unless the applicant requests modifications in accordance with CORE's current extension policies.

CORE Electric Cooperative approves the L&E. The applicant should exercise caution when working near existing electric facilities and maintain the following clearances:

1. 20 feet of working clearance near overhead electric facilities
2. 3 feet of working clearance near underground electric facilities

Respectfully

Brooks Kaufman  
Lands and Rights of Way Manager

800.332.9540 MAIN  
720.733.5493 DIRECT  
303.912.0765 MOBILE

<http://www.core.coop/>.

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

From: [mpesicka@douglas.co.us](mailto:mpesicka@douglas.co.us) <[mpesicka@douglas.co.us](mailto:mpesicka@douglas.co.us)>  
Sent: Monday, November 24, 2025 9:08 AM  
To: Brooks Kaufman <[BKaufman@core.coop](mailto:BKaufman@core.coop)>  
Subject: Douglas County eReferral (Project Number LE2025-024) Is Ready For Review

[CAUTION:] This email is from an external source. Avoid clicking links or opening attachments unless you trust the sender and verify the content's safety.

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 LE2025-024, Range Metro District Offsite Utilities Project. The Range Metro District proposes a Location and Extent (L&E) for the installation of offsite potable water and sanitary sewer lines for the Range residential development located at 7440 N. US Highway 85

This referral will close on Monday, December 8, 2025

If you have any questions, please contact me.

Sincerely,

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



December 8, 2025

Douglas County Planning Services  
Attention: Brett Thomas  
100 Third Street  
Castle Rock, CO 80104

Re: eReferral LE2025-025

Dear Mr. Pesicka,

Thank you for the opportunity to comment on the Location and Extent application for the Range MD Offsite Utilities Project.

Dominion Water & Sanitation District (Dominion) congratulates the Range Metropolitan District for taking appropriate steps to provide long-term reliable water supply and sanitary services for its customers. Through thoughtful evaluations of water sources, the Range MD is taking the right steps to secure their future. Dominion has been working collaboratively with the Range to provide renewable water and reliable wastewater services for their community.

Dominion continues to advance an amendment to the service agreement that is amenable to all parties and remains committed to providing wholesale water and wastewater service to the Range. Dominion will continue to work with its neighboring communities to achieve Douglas County's vision for regional, renewable water and safe, sustainable sanitary service.

Respectfully,

Andrea Cole  
General Manager  
Dominion Water & Sanitation District

9250 E. Costilla Ave., Ste 400 - Greenwood Village, CO 80112

December 2nd, 2025

Mike Pesicka  
100 Third St.  
Castle Rock, CO 80104

RE: LE2025-024

Dear Mr. Pesicka

Thank you for the opportunity to review and comment on the Range Metropolitan District Offsite Utilities project . Douglas County Health Department (DCHD) staff have reviewed the application for compliance with pertinent environmental and public health regulations. DCHD has the following comments:

**Stream Diversion**

A temporary stream diversion is the diverting of the base flow of a perennial stream around a construction site by use of a conduit or a small diversion ditch. The purpose is to maintain stream flow continuity, quality, and habitat and provide a dry working environment for construction and to allow minimal impacts on stream turbidity. Any work with a stream is subject to the rules and regulations of the US Army Corps of Engineers for in-stream modifications (404 permits). Consider timing the installation to minimize impacts, phasing construction activities to reduce the amount of time the stream needs to be diverted, the impacts of constriction of the channel may have on the flow of water creating a higher potential for erosion and movement of sediments, how storm flows may damage or destroy the structure, and regular maintenance and inspection of the structure to maintain its integrity.

Caden Thompson  
Environmental Health Specialist I  
Douglas County Health Department

## REFERRAL RESPONSE REQUEST – LOCATION AND EXTENT

Date sent: November 24, 2025

Comments due by: **December 8, 2025**

**Project Name:** Location and Extent – Range Metro District Offsite Utilities Project

**Project File #:** LE2025-024

**Project Summary:** The Range Metro District proposes a Location and Extent (L&E) for the installation of offsite potable water and sanitary sewer lines for the Range residential development located at 7440 N. US Highway 85.

Information on the identified development proposal located in Douglas County is enclosed. Please review and comment in the space provided.

|  |  |
|--|--|
| <input type="checkbox"/> No Comment  |  |
| <input checked="" type="checkbox"/> Please be advised of the following concerns:<br>Engineering documentation (GESC report, GESC plan set, and documents supporting Floodplain Development Permits) will be reviewed upon submittal following L&E approval.<br>Note that the improvements and installation methods in regulated floodplain are subject to approval of a Floodplain Development Permit by the Douglas County Floodplain Administrator.<br>The required permits (e.g. GESC, ROW/Construction) may be pulled by the contractor following approval of engineering documentation. |  |
| <input type="checkbox"/> See letter attached for detail.   |  |
| <b>Agency:</b> Douglas County Public Works   | <b>Phone #:</b> 303-660-7490   |
| <b>Your Name:</b> Ken Murphy, P.E.<br><i>(please print)</i>  | <b>Your Signature:</b>  |
|  | <b>Date:</b> 04 DEC 2025   |

A public hearing on this request will be held before the Douglas County Planning Commission on **Monday, December 15, 2025, at 6:00 pm.** **This public hearing will be held on-line and in person. See the County website or contact the Planning Department for more information.**

Sincerely,

*Mike Pesicka*

Mike Pesicka  
Principal Planner  
Planning Services

**From:** [Michael Gerstner](#)  
**To:** [Sarah Shepherd](#); [Matthew Collitt](#); [Michael Pesicka](#)  
**Subject:** RE: Douglas County eReferral (Project Number LE2025-024) Is Ready For Review  
**Date:** Monday, December 8, 2025 4:12:57 PM  
**Attachments:** [image873875.png](#)

---

**Caution:** This email originated outside the organization. Be cautious with links and attachments.

Mike,

Here are comments for the above referenced project on behalf of Louviers Water and Sanitation District:

- The water connection shown is to the proposed DWSD to Louvier Emergency Water line and is located in Waterton Road ROW and not near the LWSD tank. If this connection location remains, there shall not be any impact to the proposed Emergency Water Line that is required to be extended to the Louviers Water Storage Tanks.
- The sanitary sewer line is shown ending at the Louviers Wastewater Treatment Lagoon. LWSD has no agreement in place to allow this sewer end at the lagoon site. LWSD has no agreement with DWSD to allow a future DWSD lift station on its property. While there is an understanding this could happen, there are no formal agreements in place that would allow this to happen. No infrastructure or wastewater is allowed to be conveyed to the site until an agreement is completed with LWSD and the necessary respective parties.

Please confirm you have received these comments and please let us know if you have any questions.

Thank you,



**Michael Gerstner, PE**  
Principal  
**TST Infrastructure**  
5655 S Yosemite St, Suite 101  
Greenwood Village, CO 80111  
Tel: 303.799.5197  
[tstinfrastucture.com](http://tstinfrastucture.com)

---

**From:** Sarah Shepherd <sees@ccrider.us>  
**Sent:** Monday, November 24, 2025 12:23 PM

**To:** Michael Gerstner <MGerstner@tstinfrastucture.com>; Jeffrey Erb <jerb@erblawllc.com>;  
Circuit Rider of Colorado General Mailbox <info@ccrider.us>; Haley Treocarichi  
<htreocarichi@erblawllc.com>  
**Subject:** Fwd: Douglas County eReferral (Project Number LE2025-024) Is Ready For Review

FYI, please let us know if you can't access the filing!

----- Forwarded message -----

**From:** **Circuit Rider of Colorado General Mailbox** <[info@ccrider.us](mailto:info@ccrider.us)>  
**Date:** Mon, Nov 24, 2025 at 11:00 AM  
**Subject:** Fwd: Douglas County eReferral (Project Number LE2025-024) Is Ready For  
Review  
**To:** Sarah Shepherd <[sees@ccrider.us](mailto:sees@ccrider.us)>

FYI

Regards,

**REFERRAL RESPONSE REQUEST – LOCATION AND EXTENT**

Date sent: November 24, 2025

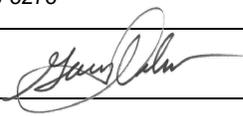
Comments due by: **December 8, 2025**

**Project Name:** Location and Extent – Range Metro District Offsite Utilities Project

**Project File #:** LE2025-024

**Project Summary:** The Range Metro District proposes a Location and Extent (L&E) for the installation of offsite potable water and sanitary sewer lines for the Range residential development located at 7440 N. US Highway 85.

Information on the identified development proposal located in Douglas County is enclosed. Please review and comment in the space provided.

|  |  |
|--|--|
| <input type="checkbox"/> No Comment  |  |
| <input type="checkbox"/> Please be advised of the following concerns:<br><br>_____ |  |
| <input type="checkbox"/> See letter attached for detail.                           |  |
| <b>Agency:</b> Sterling Ranch Community Authority Board                            | <b>Phone #:</b> (720)830-5275  |
| <b>Your Name:</b> Gary Debus<br><br><i>(please print)</i>                          | <b>Your Signature:</b>  |
|  | <b>Date:</b> 12/8/2025   |

A public hearing on this request will be held before the Douglas County Planning Commission on **Monday, December 15, 2025, at 6:00 pm.** **This public hearing will be held on-line and in person. See the County website or contact the Planning Department for more information.**

Sincerely,

*Mike Pesicka*

Mike Pesicka  
Principal Planner  
Planning Services



Douglas County  
Department of Community Development, Planning Services  
Attn: Mike Pesicka, Principal Planner  
100 Third Street  
Castle Rock, CO 80104

Project Number: LE2025-024  
Project Name: Range Metro District Offsite Utilities Project – Location and Extent

Dear Members of the Planning Commission:

The Sterling Ranch Community Authority Board (“CAB”) manages the public improvements, services, and facilities for the Sterling Ranch community, ensuring the well-being of the Districts, residents, and property owners.

Thank you for the opportunity to comment on this proposed project. The Sterling Ranch CAB will work closely with the Dominion Water and Sanitation District to ensure that all project details align with the Rules and Regulations of both entities.

Kind regards,

A handwritten signature in black ink, appearing to read "Gary Debus", is written over a light blue rectangular background.

Gary Debus  
General Manager  
Sterling Ranch Community Authority Board

Project Name: Range Metropolitan District Offsite Utilities Project

Project File #: LE2025-024

Date Sent: 11/24/2025

Date Due: 12/08/2025

| Agency                   | Date Received | Agency Response  | Response Resolution   |
|--------------------------|---------------|--|---|
| Addressing Analyst       | 11/24/2025    | <p>Received:<br/>The proposed address for this facility is 7522 N US HIGHWAY 85. This address is not to be used for any purpose other than for plan review until after this project is approved. Proposed addresses are subject to changes as necessary for 911 dispatch and life safety purposes.</p> <p>Addresses are recorded by Douglas County following all necessary approvals. Contact DCAddressing@douglas.co.us or 303.660.7411 with questions.</p>   | Understood.   |
| AT&T Long Distance - ROW | 11/25/2025    | <p>Received:<br/>This is in response to your eReferral with a utility map showing any buried AT&amp;T Long Line/Core Fiber Optics near Range Metropolitan District Offsite Utilities, Sedalia, Co 80135 (Project LE2025-024). The Earth map shows the project area in red and the buried AT&amp;T Long Line/Core Fiber Optics in yellow. Based on the address and/or map you provided, there should be NO conflicts with the AT&amp;T Long Line facilities.</p>  | Acknowledged. Survey has been completed for the project area. QLA SUE is being completed at this time.  |
| Building Services        | 11/24/2025    | No Comment:  | Acknowledged.   |
| CDPHE - All Referrals    | 12/03/2025    | <p>Received:<br/>Following is a summary of comments received from CDPHE. For details please reference their response letter dated December 3, 2025.</p> <p>-CDPHE had comments related to land development activities including air quality regulations. Land development activities that are less than 25 contiguous acres and less than 6 months in duration do not need to report air emissions to the Division. Please contact Air Pollution Control Division for more information or if you have questions.</p> | Understood. Relevant permits will be completed as the project progresses in design and/or construction. |

Project Name: Range Metropolitan District Offsite Utilities Project

Project File #: LE2025-024

Date Sent: 11/24/2025

Date Due: 12/08/2025

| Agency  | Date Received | Agency Response  | Response Resolution   |
|---|---------------|--|---|
| CenturyLink   |               | No Response Received:  | Acknowledged.   |
| Chatfield Community Association                           |               | No Response Received:  | Acknowledged.   |
| Cherokee Ridge Estates HOA                                |               | No Response Received:  | Acknowledged.   |
| Colorado Department of Transportation CDOT-Region # 1     | 12/01/2025    | Received:<br>I have reviewed the referral for Range Metro District Off Site Utilities Project, Project Number LE2025-024 and have the following comment. Working from or within CDOT ROW will require a utility/special use permit. This includes, but is not limited to survey, landscaping, signal or utility work.  | Understood. Relevant permits will be completed as the project progresses in design and/or construction. |
| Colorado Division of Water Resources                      | 11/26/2025    | Received:<br>Our office has no objections to the proposed offsite potable water and sanitary sewer lines installation for the Range development, since no changes to the water supply plan for Range subdivision were identified in this referral. We have previously provided comments to Range subdivision in a letter dated 12/31/2024 (attached).  | Acknowledged.   |
| Colorado Parks and Wildlife (Northwest DC - District 551) |               | Thank you for including Colorado Parks and Wildlife in the referral request process for the location and extent project listed above. I have reviewed the documents and referral request, and I wanted to inform you that I have no concerns with this development as it pertains to any wildlife concerns. If you have any further questions or need more information, do not hesitate to let me know. Thank you for your time. | Acknowledged.   |
| Comcast   |               | No Response Received:  | Acknowledged.   |

Project Name: Range Metropolitan District Offsite Utilities Project

Project File #: LE2025-024

Date Sent: 11/24/2025

Date Due: 12/08/2025

| Agency                                 | Date Received | Agency Response  | Response Resolution   |
|--|---------------|--|---|
| CORE Electric Cooperative              | 12/09/2025    | <p>Received:</p> <p>CORE Electric Cooperative has reviewed the contents of the above-referenced referral response packet. Our review focused on maintaining existing facilities, utility easements, electric loading, and service requirements. Please note the following comments and concerns: CORE has existing underground and overhead electric facilities within the subject project area. These utility easements and facilities will remain in place unless the applicant requests modifications in accordance with CORE's current extension policies. CORE Electric Cooperative approves the L&amp;E. The applicant should exercise caution when working near existing electric facilities and maintain the following clearances: 1. 20 feet of working clearance near overhead electric facilities 2. 3 feet of working clearance near underground electric facilities</p> | <p>Understood. Survey has been completed for the project area. QLA SUE is being completed at this time. If any existing utility impacts are identified, coordination will be completed with CORE.</p> |
| Dominion Water and Sanitation District | 12/08/2025    | <p>Received:</p> <p>DWSD supports this project and does not have any comments at this time.</p>  | <p>Acknowledged.</p>  |

Project Name: Range Metropolitan District Offsite Utilities Project

Project File #: LE2025-024

Date Sent: 11/24/2025

Date Due: 12/08/2025

| Agency                           | Date Received | Agency Response  | Response Resolution   |
|----------------------------------|---------------|--|---|
| Douglas County Health Department | 12/02/2025    | <p>Received:<br/>                     Doulgas County Health Department (DCHD) staff have reviewed the application for compliance with pertinent environmental and public health regulations. DCHD has the following comments:</p> <p>-Stream Diversion<br/>                     A temporary stream diversion is the diverting of the base flow of a perennial stream around a construction site by use of a conduit or a small diversion ditch. The purpose is to maintain stream flow continuity, quality, and habitat and provide a dry working environment for construction and to allow minimal impacts on stream turbidity. Any work with a stream is subject to the rules and regulations of the US Army Corps of Engineers for in-stream modifications (404 permits). Consider timing the installation to minimize impacts, phasing construction activities to reduce the amount of time the stream needs to be diverted, the impacts of constriction of the channel may have on the flow of water creating a higher potential for erosion and movement of sediments, how storm flows may damage or destroy the structure, and regular maintenance and inspection of the structure to maintain its integrity.</p> | Understood. Relevant permits will be completed as the project progresses in design and/or construction. |

Referral Agency Response Report

Project Name: Range Metropolitan District Offsite Utilities Project

Project File #: LE2025-024

Date Sent: 11/24/2025

Date Due: 12/08/2025

| Agency               | Date Received | Agency Response  | Response Resolution   |
|----------------------|---------------|--|---|
| Engineering Services | 12/05/2025    | <p>Received:</p> <ul style="list-style-type: none"> <li>-Engineering documentation (GESC report, GESC plan set, and documents supporting Floodplain Development Permits) will be reviewed upon submittal following L&amp;E approval.</li> <li>-Note that the improvements and installation methods in regulated floodplain are subject to approval of a Floodplain Development Permit by the Douglas County Floodplain Administrator.</li> <li>- The require permits (e.g. GESC, ROW/Construction) may be pulled by the contractor following approval of engineering documentation.</li> </ul> | <p>Understood. Relevant permits will be completed as the project progresses in design and/or construction. Engineering submittals including the requested documents will be completed as the design progresses.</p> |

Project Name: Range Metropolitan District Offsite Utilities Project

Project File #: LE2025-024

Date Sent: 11/24/2025

Date Due: 12/08/2025

| Agency                                   | Date Received | Agency Response  | Response Resolution   |
|--|---------------|--|---|
| <p>Louviers Conservation Partnership</p> |               | <p>Waterline Installation:<br/>                     During waterline trench installation single lane closures on Airport Road may result in Sterling Ranch traffic detouring through Louviers. When vehicles detour through Louviers they are usually going over the speed limit.</p> <p>Sewer Line Installation:<br/>                     The Proposed Sanitary Sewer Installation Method Exhibit shows Open Cut Trench Installation directly under the roads along Main Street and LaVaun Drive. Is there a way to install the sewer line next to the roads without digging a trench down the middle of the roads? Digging a trench in the middle of the roads will compromise the existing road surface. If the sewer line is located under the road surface the manhole covers should be located off the line of travel where car tires normally travel. Will only the trench be patched or will the entire road surface be replaced bringing the roads back to pre-construction condition? If only the trench is patched the road will deteriorate due to the compromised surface.</p> <p>The sewer line running directly under Main Street will always impact Louviers residents in the future as they drive the road but will not impact Range residents who will not normally be driving on Main Street.</p> | <p>The waterline and sanitary sewer alignments shown in these exhibits have been aligned based on locations of existing utilities and extent of ROW where the alignments are in roadways. Alignments are located outside of roadways where possible. Manhole locations and pavement replacement will be completed per Dominion Water and Sanitation District and Douglas County standards and specifications.</p> |

Project Name: Range Metropolitan District Offsite Utilities Project

Project File #: LE2025-024

Date Sent: 11/24/2025

Date Due: 12/08/2025

| Agency                                 | Date Received | Agency Response  | Response Resolution  |
|--|---------------|--|--|
| Louviers Water and Sanitation District | 12/08/2025    | <p>Received:<br/>Here are comments for the above referenced project on behalf of Louviers Water and Sanitation District:</p> <ul style="list-style-type: none"> <li>•The water connection shown is to the proposed DWSD to Louvier Emergency Water line and is located in Waterton Road ROW and not near the LWSD tank. If this connection location remains, there shall not be any impact to the proposed Emergency Water Line that is required to be extended to the Louviers Water Storage Tanks.</li> <li>•The sanitary sewer line is shown ending at the Louviers Wastewater Treatment Lagoon. LWSD has no agreement in place to allow this sewer end at the lagoon site. LWSD has no agreement with DWSD to allow a future DWSD lift station on its property. While there is an understanding this could happen, there are no formal agreements in place that would allow this to happen. No infrastructure or wastewater is allowed to be conveyed to the site until an agreement is completed with LWSD and the necessary respective parties.</li> </ul> | Waterline connection location comments acknowledged. It is understood that an agreement between DWSD and LWSD is not currently in place. We are in coordination with DWSD and will modify the location of the future lift station connection as needed if an agreement is not reached. |
| Mile High Flood District               |               | No Comment.  | Acknowledged.  |
| Office of Emergency Management         | 11/24/2025    | No Comment:  | Acknowledged.  |
| Plum Valley Heights HOA                |               | No Response Received:  | Acknowledged.  |

Project Name: Range Metropolitan District Offsite Utilities Project

Project File #: LE2025-024

Date Sent: 11/24/2025

Date Due: 12/08/2025

|                                  |                  |   |   |
|----------------------------------|------------------|---|---|
| <p>Poet, Susan &amp; Randall</p> | <p>12/9/2025</p> | <p>1. The proposed sanitary sewer line bisects our property, which we consider undesirable, as you are likely aware.</p> <p>2. Our concerns include specific routing and restoration of the initial construction. Routing and construction activities need to include preservation of any significant trees or shrubs, significant in this case being tentatively defined as anything higher than 4 feet. Restoration of all work areas and damage to original conditions. This includes grade and surface conditions (grass and other appropriate vegetation). There is not to be a "roadway" of any sort within or along the proposed easement. Access during construction and for maintenance is acceptable, but semipermanent or permanent, visible, vehicular access ways are not. Easement agreements must also include restoration of any sewer related disturbances for the duration of the sewer installation. For example, if there is maintenance required and there are mud ruts/tire tracks, excavation/refill zones, and any other sewer related activity, restoration to grade and vegetation conditions of the adjacent undisturbed areas is required. Any additional service or construction other than that related to the initial sanitary sewer is explicitly prohibited. Restoration to be done in a timely fashion, i.e. essentially original conditions reestablished within 3 growing seasons, with grass and vegetation corresponding to adjacent areas. If for some reason this is not essentially accomplished, continued active restoration efforts are required. Where the sewer crosses the western fence along Highway 85, install appropriate gates for construction and any future access at the easement to</p> | <p>We understand the Poets' concerns and have proactively met with them on multiple occasions to discuss and coordinate solutions. The requested conditions will be incorporated into the easement agreement and will be reflected into the engineering plans and specifications as the project proceeds.</p> |
|----------------------------------|------------------|---|---|

Project Name: Range Metropolitan District Offsite Utilities Project

Project File #: LE2025-024

Date Sent: 11/24/2025

Date Due: 12/08/2025

| Agency                  | Date Received | Agency Response   | Response Resolution  |
|-------------------------|---------------|---|--|
|                         |               | allow for personnel and vehicular access without the need for utilizing our driveway.<br>3. Access notification to us is required for each entry period.<br>4. Fence integrity and open trench protection will be required if there are cattle on the property.   |  |
| Sheriff's Office        |               | No Response Received:   | Acknowledged.  |
| Sheriff's Office E911   |               | No Response Received:   | Acknowledged.  |
| South Metro Fire Rescue | 12/02/2025    | Received:<br>South Metro Fire Rescue (SMFR) has reviewed the provided documents and has conditional non-objection to the proposed Location and Extent. Comment below shall be addressed prior to completion of construction plans for the proposed utilities.<br><br>COMMENT:<br><ul style="list-style-type: none"> <li>• Fire hydrants shall be installed along Waterton Rd and Airport Rd connected to the proposed waterline at intervals specified in the Douglas County Fire Code. Hydrant Locations shall be approved by SMFR.</li> </ul> Applicants and Contractors are encouraged to contact SMFR regarding the applicable permit requirements for the proposed project. Construction plans shall be reviewed and approved by SMFR as applicable prior to construction of any water mains and the required fire hydrants. | Understood. Coordination with SMFR will continue as the project works through design to meet the requirements of the fire protection district. Relevant permits will be completed as the project progresses in design and/or construction. |

Project Name: Range Metropolitan District Offsite Utilities Project

Project File #: LE2025-024

Date Sent: 11/24/2025

Date Due: 12/08/2025

| Agency                                   | Date Received | Agency Response   | Response Resolution |
|--|---------------|---|---------------------|
| Sterling Ranch Community Authority Board | 12/08/2025    | Received:<br>Verbatim:<br>Dear Members of the Planning Commission:<br>-The Sterling Ranch Community Authority Board (CAB) manages the public improvements, services, and facilities for the Sterling Ranch community, ensuring the well-being of the Districts, residents, and property owners.<br>-Thank you for the opportunity to comment on this proposed project. The Sterling Ranch CAB will work closely with the Dominion Water and Sanitation District to ensure that all project details align with the Rules and Regulations of both entities. | Acknowledged.       |
| US Army Corp of Engineers                |               | No Response Received:   | Acknowledged.       |
| USDOI Fish & Wildlife Service            |               | No Response Received:   | Acknowledged.       |
| Wildfire Mitigation                      | 12/01/2025    | Received:<br>Douglas County Wildfire Mitigation has reviewed the submitted materials. No additional comment at this time.   | Acknowledged.       |

Project Name: Range Metropolitan District Offsite Utilities Project

Project File #: LE2025-024

Date Sent: 11/24/2025

Date Due: 12/08/2025

| Agency                             | Date Received | Agency Response  | Response Resolution   |
|------------------------------------|---------------|--|---|
| Xcel Energy-Right of Way & Permits |               | <p>Public Service Company of Colorado's (PSCo) Right of Way &amp; Permits Referral Desk has determined there is a potential conflict with the above captioned project. PSCo owns and operates intermediate pressure natural gas distribution facilities, as well as other natural gas distribution lines, along the proposed project route. To ensure safety and proper coordination, please provide detailed plans showing the location of these PSCo facilities in relation to the project scope, the planned work, and any anticipated impacts on the existing lines.</p> <p>As a safety precaution, PSCo would like to remind the developer to contact Colorado 811 for utility locates prior to construction.</p> | <p>Understood. Survey has been completed for the project area. QLA SUE is being completed at this time. If any existing utility impacts are identified, coordination will be completed with Xcel. Design submittal documents will be provided to Xcel as requested.</p> |

**From:** [Randall Poet](#)  
**To:** [Michael Pesicka](#)  
**Cc:** [Sue Poet](#)  
**Subject:** LE2025-024, L&E Range Metro District Offsite Utilities  
**Date:** Tuesday, December 9, 2025 11:14:03 AM

---

**Caution:** This email originated outside the organization. Be cautious with links and attachments.

December 9, 2025

Douglas County

Department of Community Development

Planning Services

Attn: Mike Pesicka, Principal Planner

Regarding Project # LE2025-024

Location and Extent – Range Metro District Offsite Utilities Project

Mike,

We are the property owners at 7680 N US Hwy 85, Sedalia, CO, bordering the Range project on the west, between the Range and US Hwy 85.

Regarding the proposed installation of the Range Metro District offsite sanitary sewer line across our property:

1. The proposed sanitary sewer line bisects our property, which we consider undesirable, as you are likely aware.
2. Our concerns include specific routing and restoration of the initial construction.
  - o Routing and construction activities need to include preservation of any significant trees or shrubs, significant in this case being tentatively defined as anything higher than 4 feet.
  - o Restoration of all work areas and damage to original conditions. This includes grade and surface conditions (grass and other appropriate vegetation). There is not to be a “roadway” of any sort within or along the proposed easement. Access during construction and for maintenance is acceptable, but semipermanent or permanent, visible, vehicular access ways are not.
  - o Easement agreements must also include restoration of any sewer related disturbances for the duration of the sewer installation. For example, if there is maintenance required and there are mud ruts/tire tracks, excavation/refill zones, and any other sewer related activity, restoration to grade and vegetation conditions of the adjacent undisturbed areas is required.
  - o Any additional service or construction other than that related to the initial sanitary sewer is explicitly prohibited.
  - o Restoration to be done in a timely fashion, i.e. essentially original conditions reestablished within 3 growing seasons, with grass and vegetation corresponding to adjacent areas. If for some reason this is not essentially accomplished, continued active restoration efforts are required.
  - o Where the sewer crosses the western fence along Highway 85, install appropriate gates for construction and any future access at the easement

to allow for personnel and vehicular access without the need for utilizing our driveway.

3. Access notification to us is required for each entry period.
4. Fence integrity and open trench protection will be required if there are cattle on the property.

We appreciate the opportunity to provide our comments on this project.

Regards,

Susan and Randall Poet