

Location and Extent Staff Report

Date: October 6, 2025
To: Douglas County Planning Commission
From: Brett Thomas, AICP, Chief Planner *BT*
Jeanette Bare, AICP, Planning Manager *JB*
Steven E. Koster, AICP, Assistant Director of Planning Services *SK*
Subject: 5960 N US Highway 85 – Location and Extent
Project File: LE2025-019

Planning Commission Hearing:

October 20, 2025 @ 6:00 p.m.

I. EXECUTIVE SUMMARY

Sedalia Water and Sanitation District (District) requests approval of a Location and Extent (L & E) application for Phase 2 of the Sedalia Critical Water Delivery Project consisting of a 500,000-gallon water storage tank and 6,175 linear feet of 12-inch water transmission main. The facility will connect the proposed water storage tank to a permanent interconnect in Sedalia. The water storage tank is located on a District easement; additional easements from property owners will be required to connect the transmission main to the Sedalia water distribution system. The proposed improvements are located in the Sedalia Rural Community as designated in the 2040 Douglas County Comprehensive Master Plan (CMP).

II. APPLICATION INFORMATION

A. Applicant

Sedalia Water and Sanitation District
PO Box 222
Sedalia, Colorado 80135

B. Applicant's Representative

Mary Kasal, k2 Civil Consultants
3801 E. Florida Avenue, Suite 425
Denver, Colorado 80210

C. Request

Approval of an L & E application to construct a 500,000 gallon water storage tank and 6,175 linear feet of 12-inch water transmission main.

D. Location

The proposed water storage tank is located southeast of the Sedalia Recycling Center and Depository and northeast of CORE Electric's offices, approximately 2,500 feet north of the intersection of N US Highway 85 and Manhart Street. The transmission main runs west from the proposed water storage tank, south along Delva Way, then southeast along the north side of N US Highway 85 till it turns south to connect with the interconnect in Hunt Street in Sedalia. A vicinity map, zoning map, and aerial map are attached to the staff report and show the general location of the project area.

E. Project Description

The District proposes 6,175 linear feet of a 12-inch water transmission main to connect a proposed 500,000-gallon water storage tank to the existing water supply infrastructure. The transmission line traverses properties zoned Agricultural One (A-1), Planned Development (PD), Light Industrial (LI), and Sedalia Community (CMTY).

The water storage tank has a maximum height of 41 feet. The applicant notes the water storage tank will be partially buried and painted a neutral color to blend with the natural landscape. The Douglas County Zoning Resolution requires water storage tanks must be buried unless the requirement is waived due to geological or topographical conditions that would prevent burial. The applicant indicates the tank is unable to be buried due to such conditions.

The District easement for the water storage tank is approximately 211 by 207 feet. The A-1 zone district requires a 100-foot setback from property lines; however, the water storage tank is proposed approximately 30 feet from the east property line.

The applicant indicates three properties currently served by wells are intended to be provided service by the District. The water storage tank is proposed to significantly improve firefighting capabilities within Sedalia to have adequate capacity to store West Douglas County Fire Protection District's recommended fire flow volume. Timing for construction of the project is tied to availability of funding.

III. CONTEXT

A. Background

Construction for Phase 1 of the Sedalia Critical Water Delivery Project is anticipated to begin in late 2026 and involves replacement of aging and undersized existing water mains within Sedalia and includes an emergency interconnect to Dominion Water and Sanitation District's (Dominion) Eastern Regional Pipeline which connects Sedalia to a renewable water source. Phase 1 does not require the submittal of an L & E application. This Phase 2 is proposed to expand water transmission and storage components to the system.

B. Adjacent Land Uses and Zoning

The proposed water storage tank is located on a District easement on property owned by the Sedalia Recycling Center and Depository which operates north and west of the

easement. To the south and east of the water storage tank is land owned by the Cherokee Ranch and Castle Foundation. In addition to rights-of-way, the transmission line runs across properties within the A-1, PD, LI, and CMTY zoning districts.

IV. PHYSICAL SITE CHARACTERISTICS

A. Site Characteristics and Constraints

No existing physical conditions are present that constrain construction of the proposed water storage tank and water transmission main. Construction of the water transmission main will primarily consist of open-cut trenching through ungraded areas of private property. A 400-foot trenchless installation is planned where the pipeline crosses underneath right-of-way for BNSF railroad and N US Highway 85.

B. Access

A portion of the project will be constructed within right-of-way, primarily N US Highway 85 and Hunt Street. The remainder of the project will require easements on private property. Negotiations for the required easements are in process.

C. Drainage and Erosion

The project is not expected to impact drainage as the area will be restored to existing conditions. A Grading, Erosion, Sediment Control (GESC) plan and report will be prepared and submitted to Douglas County Engineering for approval prior to construction.

D. Floodplain

No mapped floodplain is present on-site.

V. PROVISION OF SERVICES

A. Fire Protection

West Douglas County Fire District (WDCFD) provides firefighting and emergency medical services to the project area. WDCFD noted no concerns with the project as proposed.

B. Sheriff Services

The Douglas County Sheriff's Office (DCSO) provides emergency services to the site. At the writing of the staff report, no response had been received from the DCSO. The Office of Emergency Management noted no comment.

C. Water and Sanitation

The applicant states the project will improve the efficiency and effectiveness of the District to provide safe drinking water to the residents of Sedalia while also improving firefighting capabilities.

D. Utilities

Area utility service providers were provided a referral on this application. Black Hills Energy noted no comment and AT&T noted no conflict with its facilities. CenturyLink noted it will endeavor to review the application within 30 days.

E. Other Required Processes and Permits

In addition to the L & E approval, the following permits and other approvals may be required prior to commencement of construction:

- Engineering: Approval of GESC Plan and Report and any other necessary permits required by Public Works Engineering
- Building Division: Building permits for structures
- Any necessary easements obtained

VI. PUBLIC NOTICE AND INPUT

Courtesy notices of an application in process were sent to adjacent property owners. No comments have been received as of the date of preparation of this staff report. Referral response requests were sent to required referral agencies on September 29, 2025. Referral responses are due at the conclusion of the referral period on October 13, 2025, or prior to the Planning Commission hearing.

Referral agency responses received to date are attached to the staff report for reference. Agency responses received through the end of the referral period will be provided to the Planning Commission prior to the hearing and added to the project record.

VII. STAFF ASSESSMENT

Staff evaluated the application in accordance with Section 32 of the DCZR. The applicant indicates that the location and design the facilities are dictated by the constraints of its easement area and elevation requirements for the tank. Should the Planning Commission approve the L & E request, the applicant will be required to receive approval of all necessary permits prior to commencement of the project.

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LAND USE APPLICATION

Please complete, sign, and date this application. Return it with the required items listed on the Submittal Checklist to planningsubmittals@douglas.co.us. Submittals may also be mailed or submitted in person to Planning Services. **NOTE: The Planning Commission or the Board of County Commissioners should not be contacted regarding an open application.**

OFFICE USE ONLY

PROJECT TITLE: _____

PROJECT NUMBER: _____

PROJECT TYPE: Potable Water Infrastructure**MARKETING NAME:** Sedalia Critical Water Delivery Project - Phase 2**PRESUBMITTAL REVIEW PROJECT NUMBER:** PS2025-192**PROJECT SITE:**Address: Zoned, Unsubdivided portions of Sedalia, Colorado 80135State Parcel Number(s): 2353-144-99-021, 2353-14100-005, 2353-14299-004, 2353-14400-036, 2353-14100-010, 2353-13000-011, 2353-14401-006

Subdivision/Block#/Lot# (if platted): _____

PROPERTY OWNER(S):Name(s): Sedalia Water and Sanitation DistrictAddress: PO Box 222, Sedalia, Colorado 80135Phone: 303-688-2506

Email: _____

AUTHORIZED REPRESENTATIVE: (Notarized Letter of Authorization is required from the property owner, unless the owner is acting as the representative)

Name: Mary KasalAddress: 3801 E. Florida Avenue, Suite 425 Denver, Colorado 80210Phone: 303-656-3208

Email: _____

To the best of my knowledge, the information contained on this application is true and correct. I have received the County's information sheet regarding the *Preble's Meadow Jumping Mouse*.

Mary E. Kasal 
Digitally signed by Mary E. Kasal
DN: c=US, cn=Mary E. Kasal, o=H2 Civil Consultants + OJH2
Civil Consultants, email=emkasal@H2civilconsultants.com
Date: 2025.09.25 12:02:59-06'00'

9.25.25

Applicant Signature

Date

100 Third Street, Castle Rock, Colorado 80104 • 303.660.7460

Sedalia Critical Water Delivery Project – Phase 2

Sedalia Water and Sanitation District
Douglas County, Colorado

Project Narrative

On behalf of Sedalia Water and Sanitation District (“District”), Kimley-Horn has prepared this Project Narrative and Locations and Extent Report in accordance with Location and Extent Submission to Douglas County for Phase 2 of the proposed Sedalia Critical Water Delivery Project.

The project involves crucial enhancements to Sedalia’s water infrastructure aimed at promoting the well-being and safety of residents. Phase 1 of the project involves replacement of aging and undersized existing water mains within Sedalia and includes an emergency interconnect to Dominion Water and Sanitation District’s Eastern Regional Pipeline which connects Sedalia to a renewable water source. Phase 2 of the project, for which this location and extent submission was created for, is aimed toward enhancing the efficiency and effectiveness of the water supply system, ensuring that residents have access to safe drinking water while also bolstering firefighting capabilities to protect against potential emergencies.

The proposed improvements within Phase 2 of the project include 6,175 linear feet of 12-inch water transmission main which will connect the Phase 1 improvements to a proposed 500,000-gallon ground water storage tank that will be able to supply water to the District via its hydraulic grade being located on a hill north of Sedalia. Water levels within the tank will be controlled with a control valve within the Eastern Regional Pipeline interconnect vault. In Phase 2, the emergency interconnect will become a permeant interconnect. As part of this project three properties currently served by wells are intended to be provided service by the District. The proposed tank will significantly improve firefighting capabilities within Sedalia as the existing aging 142,000-gallon storage tank does not have adequate capacity to store West Douglas County Fire Protection District’s recommended fire flow volume.

Potential Impacts

Construction Methods

Construction of the transmission main will primarily consist of open-cut trenching through ungraded areas within easements on private property however the alignment also includes one open-trench crossing of Douglas County right-of-way (“ROW”) in Delva Way and a 400 linear foot trenchless installation where the pipeline crosses underneath BNSF railroad ROW and CDOT Highway 85. The tank is anticipated to be an AWWA D110 style concrete tank with a maximum height of 41 feet, including the vent, hatches, and other appurtenances on top of the tank. It will be partially buried on the north side of the tank and it planned to be a neutral color that will blend in with the natural landscape. Construction of Phase 1 of the project is anticipated to begin in late 2026/early 2027, however the District does not have construction

budget for Phase 2 therefore the anticipated timeline for Phase 2 is in the future when the District is able to secure the funding for the associated construction costs.

Easements and Permitting

The proposed tank site is located on a District easement with a portion of the tank transmission main alignment also being located within existing District easements. Additional easements from property owners will be required to connect the transmission main to the Phase 1 water distribution system and the District is currently in contact and coordinating with all property owners. Permitting for the project will be required with both BNSF railroad and CDOT where the pipeline crosses their ROW however in both areas, trenchless installation methods will be utilized. An engineering review with Douglas County will also be required for the water infrastructure Construction plans and GESC plans.

Traffic Impact

This project is not intended to increase traffic loads or change traffic patterns after construction. During construction, there will be increased traffic to the site due to construction related vehicles. There are no lane closures anticipated as part of Phase 2 of the project.

Community Impact

The purpose of this project is to improve the efficiency and effectiveness of the District to provide safe drinking water to the residents of Sedalia while also improving firefighting capabilities providing a positive impact on the Sedalia community. All transmission main piping will be located below grade after installation. The visibility of the water storage tank will be minimized by being partially buried and a neutral color for the tank that will blend with the natural landscape.

Compliance With Masterplan

This project complies with the 2040 Douglas County Comprehensive Master Plan. Within the policies outlined for the Sedalia rural community in the master plan, Policy 4-3A.4 encourages long-term infrastructure improvements that result in overall enhancement of the fire-district ratings. This project directly supports this policy by installing water infrastructure and water storage that can be utilized to fight fires within Sedalia and improve the fire district's rating. Additionally, Policy 4-3C.2 encourages landowners to obtain central water services. Phase 2 of the project will provide water service to three properties that are currently served by on-site wells north of Highway 85 pending agreements with those land owners. Activities involved with this project will not violate the endangered species act protecting the Preble's Meadow Jumping Mouse.

Comprehensive Master Plan Land Use Reference Map

Comprehensive Master Plan Areas

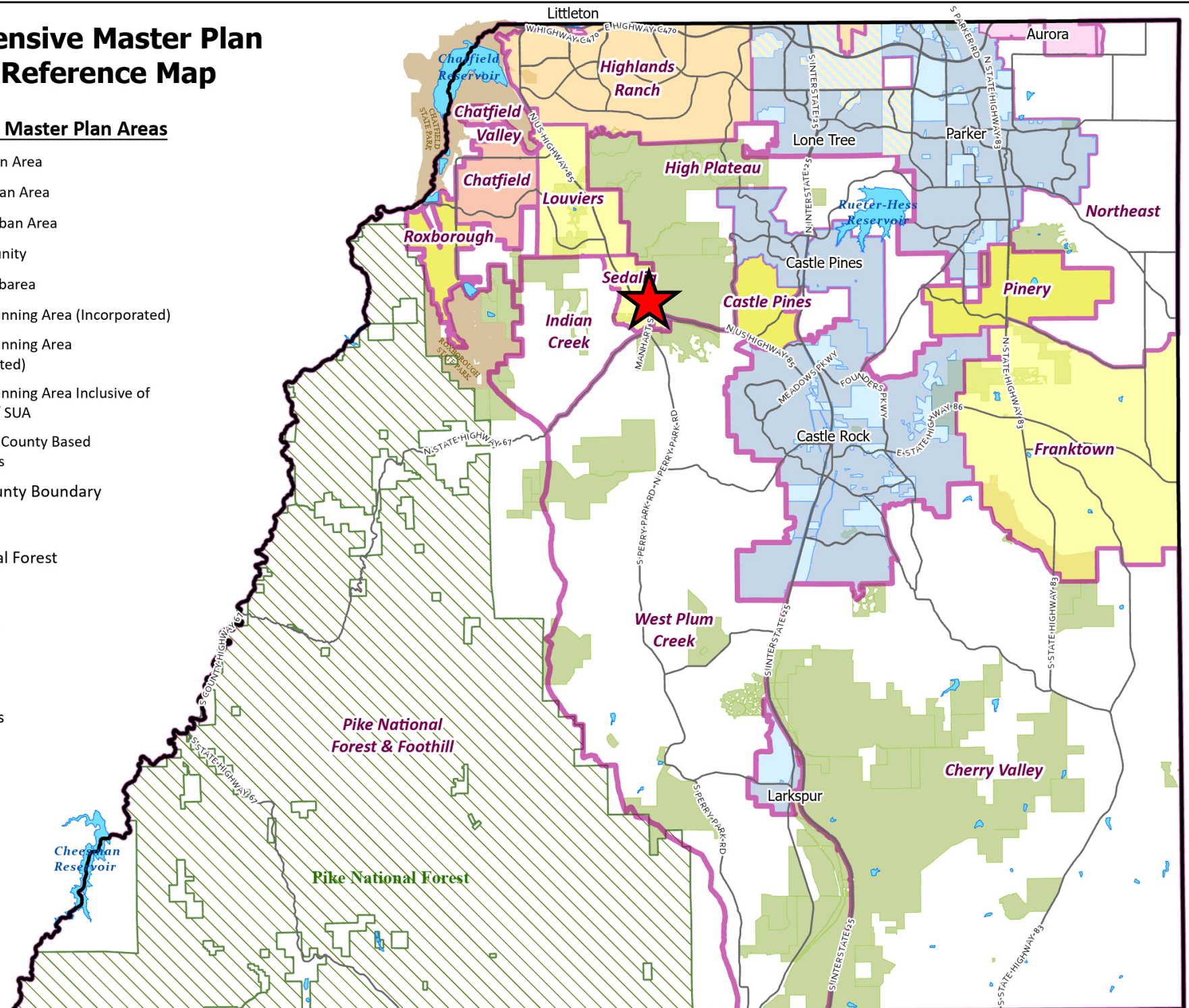
- Primary Urban Area
- Chatfield Urban Area
- Separated Urban Area
- Rural Community
- Nonurban Subarea
- Municipal Planning Area (Incorporated)
- Municipal Planning Area (Unincorporated)
- Municipal Planning Area Inclusive of County PUA / SUA
- Non-Douglas County Based Municipalities
- Douglas County Boundary

Parks

- Pike National Forest
- State Parks
- Open Space
- Lakes

Roadways

- Major Roads



5960 N US Highway 85

Project File LE2025-019, Location and Extent

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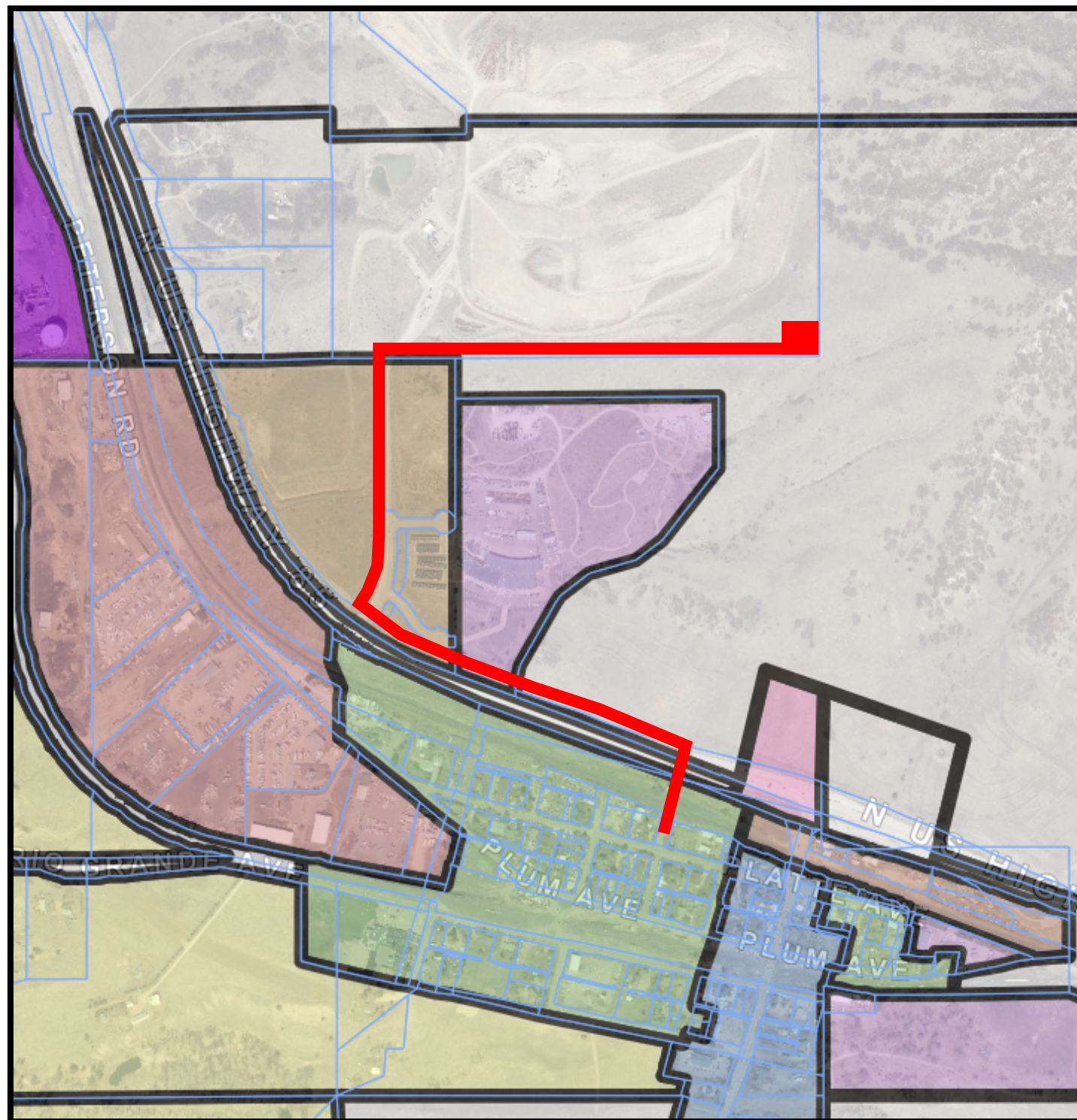
5960 N US HIGHWAY 85

LE2025-019 ZONING MAP



LEGEND

- PROJECT SITE
- A1 - AGRICULTURAL ONE
- LRR - LARGE RURAL RESIDENTIAL
- RR - RURAL RESIDENTIAL
- ER - ESTATE RESIDENTIAL
- SR - SUBURBAN RESIDENTIAL
- MF - MULTIFAMILY
- LSB - LIMITED SERVICE BUSINESS
- B - BUSINESS
- C - COMMERCIAL
- LI - LIGHT INDUSTRIAL
- GI - GENERAL INDUSTRIAL
- CMTY - SEDALIA COMMUNITY
- D - SEDALIA DOWNTOWN
- HC - SEDALIA HIGHWAY COMMERCIAL
- MI - SEDALIA MIXED INDUSTRIAL
- PD - PLANNED DEVELOPMENT



5960 H US HIGHWAY 85

LE2025-019
AERIAL MAP

LEGEND

-  PROJECT SITES
-  MAJOR ROADS
-  OTHER ROADS



Initial Referral Agency Response Report**Page 1 of 1****Project Name:** 5960 N US Highway 85**Project File #:** LE2025-019**Date Sent:** 09/29/2025**Date Due:** 10/13/2025

Agency	Date Received	Agency Response	Response Resolution
Addressing Analyst	09/30/2025	Verbatim response: The proposed address for the water storage tank is 5960 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. Addresses are recorded by Douglas County following all necessary approvals. Contact DCAddressing@douglas.co.us or 303.660.7411 with questions.	Comments provided to applicant.
AT&T Long Distance - ROW	10/01/2025	Summary of response letter: There should be no conflicts with the AT&T long line facilities.	Comments provided to applicant.
Black Hills Energy	10/01/2025	No comment.	No action required.
Building Services		No response received as of staff report preparation.	
CenturyLink	10/02/2025	Summary of response letter: Acknowledged receipt of the request and will endeavor to respond within 30 days.	Comments provided to applicant.
Colorado Department of Public Health and Environment	09/30/2025	Summary of response letter: CDPHE generated standard comments, which include sections on water quality and drinking water requirements.	Comments provided to applicant.
Colorado Department of Transportation	09/30/2025	Summary of response letter: CDOT notes any utility work in the CDOT right-of-way will require a utility permit.	Comments provided to applicant.
Comcast		No response received as of staff report preparation.	
CORE Electric Cooperative		No response received as of staff report preparation.	
Douglas County Sheriffs Office		No response received as of staff report preparation.	
Dominion Water and Sanitation District		No response received as of staff report preparation.	
Douglas County Health Department	10/01/2025	Summary of response letter: Douglas County Health provided comments stating any well that is no longer being used must be properly plugged and a Well Abandonment Report filed.	Comments provided to applicant.
Engineering Services		No response received as of staff report preparation.	
Office of Emergency Management	09/30/2025	No comment.	No action required.
Sedalia Property Owners Coalition		No response received as of staff report preparation.	
Town of Castle Rock		No response received as of staff report preparation.	
West Douglas County Fire Department	10/06/2025	Verbatim response: We have no concerns with this project as proposed.	No action required.
Xcel Energy-Right of Way & Permits		No response received as of staff report preparation.	

Brett Thomas

From: annb cwc64.com <annb@cwc64.com>

Sent: Wednesday, October 1, 2025 2:05 PM

To: Brett Thomas <bthomas@douglas.co.us>

Cc: CHOY, PAM <pc2914@att.com>; duanew cwc64.com <duanew@cwc64.com>; jt cwc64.com <jt@cwc64.com>

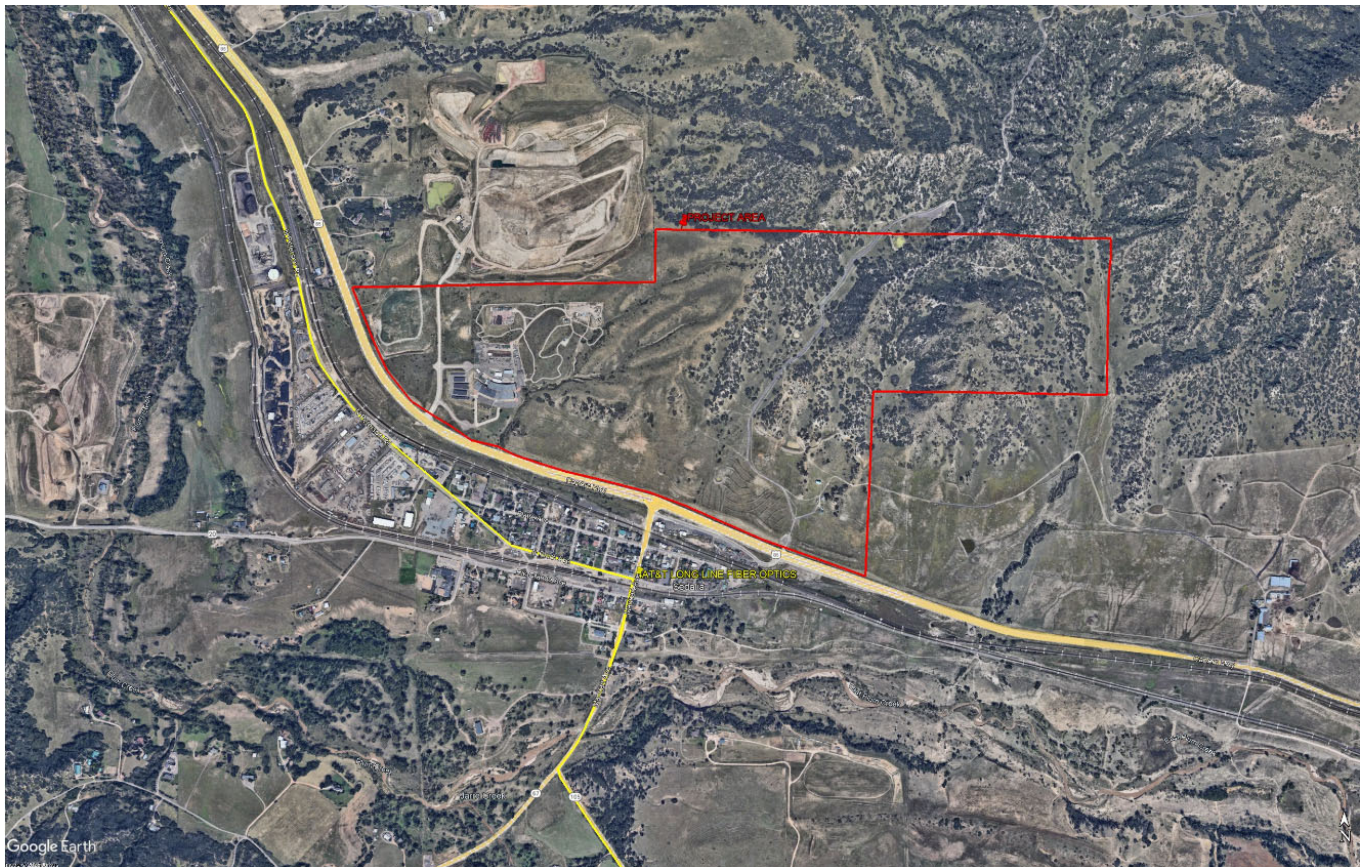
Subject: N US HWY 85 Sedalia, Colorado Douglas County eReferral

Hi Brett,

This is in response to your eReferral with a utility map showing any buried AT&T Long Line Fiber Optics near N US HWY 85 Sedalia, Colorado. The Earth map shows the project area in red and the buried AT&T Long Line 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.

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.

Brett Thomas

From: Easement, Nre <Nre.Easement@lumen.com>
Sent: Thursday, October 2, 2025 9:23 AM
To: Brett Thomas <bthomas@douglas.co.us>
Cc: McLean, April <April.McLean@lumen.com>
Subject: FW: P867971/**Douglas County eReferral (LE2025-019) 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 P867971, and it should be referenced in all emails sent in for review.

Please do not reply to this email. Your project owner is April McLean, and they can be reached by email at April.McLean@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,

Sarah Kaplan
Project Coordinator
Faulk & Foster
214 Expo Circle, Suite 7
West Monroe, LA 71291
Sarah.Kaplan@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.

Brett Thomas

From: Loeffler - CDOT, Steven <steven.loeffler@state.co.us>
Sent: Tuesday, September 30, 2025 7:01 AM
To: Brett Thomas <bthomas@douglas.co.us>
Cc: Joseph Tripple - CDOT <joseph.tripple@state.co.us>; Jessica Varner - CDOT <jessica.varner@state.co.us>
Subject: Re: Douglas County eReferral (LE2025-019) Is Ready For Review

Brett,

I have reviewed the referral for Phase 2 of the Sedalia Critical Water Delivery Project and have the following comment.

Any utility work in the CDOT Right of Way will require a utility permit from our office. Application is made online at the following link: <https://socgov.my.site.com/portal/s/login/?ec=302&startURL=%2Fportal%2Fs%2F>

Thank you for the opportunity to review this referral.

Steve Loeffler
Permits Unit- Region 1



P 303.757.9891 | F 303.757.9053
2829 W. Howard Pl. 2nd Floor, Denver, CO 80204
steven.loeffler@state.co.us | www.codot.gov | www.cotrip.org



From: Localreferral - CDPHE, CDPHE <cdphe_localreferral@state.co.us>
Sent: Tuesday, September 30, 2025 2:08 PM
To: Brett Thomas <bthomas@douglas.co.us>
Subject: Re: Douglas County eReferral (LE2025-019) Is Ready For Review

Thank you for contacting the Colorado Department of Public Health and Environment (CDPHE). CDPHE's general comments are available [here](#). CDPHE's oil and gas related comments are available [here](#). We will continue to review this referral to determine whether additional comments are necessary. If additional comments are necessary, we will submit them by the referral deadline.

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 | **COLORADO**
cdphe_localreferral@state.co.us | colorado.gov/cdphe

Thank you for contacting the Colorado Department of Public Health and Environment (CDPHE). Please note that the following requirements and recommendations apply to many but not all projects referred by local governments. Also, they are not intended to be an exhaustive list and it is ultimately the responsibility of the applicant to comply with all applicable rules and regulations. CDPHE's failure to respond to a referral should not be construed as a favorable response.

Hazardous and Solid Waste

The applicant must comply with all applicable hazardous and solid waste rules and regulations.

Hazardous waste regulations are available here:
<https://www.colorado.gov/pacific/cdphe/hwregs>.

Solid waste regulations are available here:
<https://www.colorado.gov/pacific/cdphe/swregs>.

Applicable requirements may include, but are not limited to, properly characterizing all wastes generated from this project and ensuring they are properly managed and disposed of in accordance with Colorado's solid and hazardous waste regulations.

If this proposed project processes, reclaims, sorts, or recycles recyclable materials generated from industrial operations (including, but not limited to construction and demolition debris and other recyclable materials), then it must register as an industrial recycling facility in accordance with Section 8 of the Colorado Solid Waste Regulations. The industrial recycling registration form is available here:
<https://www.colorado.gov/pacific/cdphe/sw-recycling-forms-apps>.

If you have any questions regarding hazardous and/or solid waste, please contact CDPHE's Hazardous Materials and Waste Management Division (HMWMD) by emailing comments.hmwmdd@state.co.us or calling 303-692-3320.

Water Quality

The applicant must comply with all applicable water quality rules and regulations. The Water Quality Control Division (WQCD) administers regulatory programs that are generally designed to help protect both Colorado's natural water bodies (the clean water program) and built drinking water systems. Applicants must comply with all applicable water quality rules and regulations relating to both clean water and drinking water. All water quality regulations are available here:
<https://cdphe.colorado.gov/water-quality-control-commission-regulations>.



Clean Water Requirements

Stormwater

Applicable clean water requirements may include, but are not limited to, obtaining a stormwater discharge permit if construction activities disturb one acre or more of land or if they are part of a larger common plan of development that will disturb one or more acres of land. In determining the area of construction disturbance, WQCD looks at the entire plan, including disturbances associated with utilities, pipelines or roads constructed to serve the facility.

Please use the Colorado Environmental Online Services (CEOS) to apply for new construction stormwater discharge permits, modify or terminate existing permits and change permit contacts.

For CEOS support please see the following WQCD website:

<https://cdphe.colorado.gov/cor400000-stormwater-discharge>

or contact:

Email: cdphe_ceos_support@state.co.us or cdphe_wqcd_permits@state.co.us

CEOS Phone: 303-691-7919

Permits Phone: 303-692-3517

Domestic Wastewater

Some projects with wastewater collection may have domestic wastewater treatment works (i.e., treatment plant, interceptor sewer, or lift station) with a design capacity to receive greater than 2,000 gallons per day (gpd) and are subject to state-wide site location, design, and permitting requirements implemented by the Water Quality Control Division. State review and approval of the site location application and design is required by the Colorado Water Quality Control Act (Act), Section 25-8-702, C.R.S. which states in part that:

“No person shall commence the construction of any domestic wastewater treatment works or the enlargement of the capacity of an existing domestic wastewater treatment works, unless the site location and the design for the construction or expansion have been approved by the division.”

State review may also be necessary for projects with multiple on-site wastewater treatment systems (OWTS) on a single property, unless the OWTS meet the requirements of division’s “Site Application Policy 6: Multiple On-Site Wastewater Treatment Systems” (Policy 6).

If applicable, the project would need to meet all applicable regulatory requirements including, but not limited to, site location and design review, discharge permitting, having a certified operator; and routine monitoring and reporting. For questions regarding domestic wastewater regulation applicability or other assistance and resources, visit these websites:

<https://cdphe.colorado.gov/design>

<https://cdphe.colorado.gov/clean-water-permitting-sectors>



Drinking Water Requirements

The definition of a public water system is self-implementing. It is the responsibility of all water systems in Colorado to assess whether their system is a public water system and to comply with the regulations accordingly. There is not a notification process whereby a system only becomes a public water system if the Department notifies that system. A system becomes subject to regulation as a public water system at the point the system begins operating a system meeting the definition of a public water system under Regulation 11.

Some projects may also need to address drinking water regulations if the proposed project meets the definition of a “Public Water System” per the Colorado Primary Drinking Water Regulations (Regulation 11):

A Public Water System means a system for the provision to the public of water for human consumption through pipes or other constructed conveyances, if such system has at least fifteen service connections or regularly serves an average of at least 25 individuals daily at least 60 days per year. A public water system is either a community water system or a non-community water system. Such term does not include any special irrigation district. Such term includes:

(a) Any collection, treatment, storage, and distribution facilities under control of the supplier of such system and used primarily in connection with such system.

(b) Any collection or pretreatment storage facilities not under such control, which are used primarily in connection with such system.

If applicable, the project would need to meet all applicable requirements of Regulation 11 including, but not limited to, design review and approval; technical, managerial and financial review and approval; having a certified operator; and routine monitoring and reporting. If it is determined that your facility meets the definition of a public water system please submit a drinking water inventory update form to the department. For questions regarding drinking water regulation applicability or other assistance and resources, visit these websites:

<https://cdphe.colorado.gov/drinking-water>

<https://cdphe.colorado.gov/dwtrain>

If you have any other questions regarding either clean or drinking water quality, please contact CDPHE’s WQCD by emailing cdphe.commentswqcd@state.co.us or calling 303-692-3500.

Air Quality

The applicant must comply with all relevant state and federal air quality rules and regulations. Air quality regulations are available here:

<https://www.colorado.gov/pacific/cdphe/aqcc-regs>.



Air Pollutant Emissions Notices (APENs) and Permits

Applicable requirements may include, but are not limited to, reporting emissions to the Air Pollution Control Division (APCD) by completing an APEN. An APEN is a two in one form for reporting air emissions and obtaining an air permit, if a permit will be required. While only businesses that exceed the Air Quality Control Commission (AQCC) reporting thresholds are required to report their emissions, all businesses - regardless of emission amount - must always comply with applicable AQCC regulations.

In general, an APEN is required when uncontrolled actual emissions for an emission point or group of emission points exceed the following defined emission thresholds:

Table 1 APEN Thresholds		
Pollutant Category	UNCONTROLLED ACTUAL EMISSIONS	
	Attainment Area	Non-attainment Area
Criteria Pollutant	2 tons per year	1 ton per year
Lead	100 pounds per year	100 pounds per year
Non-Criteria Pollutant	250 pounds per year	250 pounds per year

Uncontrolled actual emissions do not take into account any pollution control equipment that may exist. A map of the Denver Metropolitan Ozone Non-attainment area can be found on the following website: http://www.colorado.gov/airquality/ss_map_wm.aspx.

In addition to these reporting thresholds, a Land Development APEN (Form APCD-223) may be required for 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 regulation by APCD. 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 APCD.

It is important to note that even if a permit is not required, fugitive dust control measures included 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
	Synthetic or Natural Cover for Slopes

Additional information on APENs and air permits can be found on the following website: <https://www.colorado.gov/pacific/cdphe/air/do-you-need-an-apen>. This site explains the process to obtain APENs and air quality permits, as well as information on calculating emissions, exemptions, and additional requirements. You may also view AQCC Regulation Number 3 at <https://www.colorado.gov/pacific/cdphe/aqcc-regs> for the complete regulatory language.

If you have any questions regarding Colorado's APEN or air permitting requirements or are unsure whether your business operations emit air pollutants, please call the Small Business Assistance Program (SBAP) at 303- 692-3175 or 303-692-3148.

Asbestos and Lead-Based Paint

In Colorado there are regulations regarding the appropriate removal and handling of asbestos and lead-based paint as part of a demolition, renovation, or remodeling project. These regulations are presented in AQCC Number 8 (asbestos) and Number 19 (lead-based paint) which can be found on the following website: <https://www.colorado.gov/cdphe/aqcc-regs>.

These regulations may require the use of, or inspection by, companies or individuals that are certified to inspect or remove these hazards **prior to renovation or demolition**. APCD must also be notified of abatement or demolition activities prior to beginning any work in the case of asbestos. For additional guidance on these regulations and lists of certified companies and individuals please visit the following website for asbestos: <https://www.colorado.gov/cdphe/categories/services-and-information/environment/asbestos> and the following website for lead-based paint: <https://www.colorado.gov/pacific/cdphe/categories/services-and-information/lead>.

If you have any questions about Colorado's asbestos and lead-based paint regulations or are unsure whether you are subject to them please call the Indoor Environment Program at 303-692-3100.

If you have more general questions about air quality, please contact CDPHE's APCD by emailing cdphe.commentsapcd@state.co.us or calling 303-692-3100.

Environmental Justice and Health Equity

CDPHE is dedicated to promoting and protecting the health and environment for all Coloradans. As part of those efforts, we strive to achieve health equity and environmental justice.



ENVIRONMENTAL JUSTICE is the fair treatment and meaningful involvement of all people regardless of race, color, national origin or income. Environmental justice recognizes that all people have a right to breathe clean air, drink clean water, participate freely in decisions that affect their environment, live free of dangerous levels of toxic pollution, experience equal protection of environmental policies, and share the benefits of a prosperous and vibrant pollution-free economy.

HEALTH EQUITY is when all people, regardless of who they are or what they believe, have the opportunity to attain their full health potential. Achieving health equity requires valuing all people equally with focused and ongoing efforts to address inequalities.

The Environmental Justice Act (HB21-1266) builds upon these efforts by declaring a statewide policy to advance environmental justice, defining disproportionately impacted communities, and creating an Environmental Justice Action Task Force, Environmental Justice Ombudsperson, and Environmental Justice Advisory Board. The Environmental Justice Act also directs the Air Quality Control Commission to promulgate certain rules to reduce emissions in disproportionately impacted communities, and to revise its approach to permitting actions in disproportionately impacted communities. The Environmental Justice Act further requires the Air Quality Control Commission to conduct enhanced outreach in disproportionately impacted communities for rulemakings and contested permitting actions.

The Environmental Justice Act's definition of disproportionately impacted communities includes low-income communities, communities of color, and housing cost-burdened communities, as well as communities that experience cumulative impacts and with a history of environmental racism. CDPHE's [Climate Equity Data Viewer](#) can be used to identify census block groups that meet those three criteria.

CDPHE notes that certain projects have potential to impact communities of color and low-income communities that are already disproportionately impacted by cumulative impacts across environmental media and challenges outside the environmental context. It is our strong recommendation that your organization consider the potential for disproportionate environmental and health impacts on specific communities within the project scope and take action to avoid, mitigate, and minimize those impacts.

To ensure the meaningful involvement of disproportionately impacted communities, we recommend that you interface directly with the communities in the project area to better understand community perspectives on the project to receive feedback on how it may impact them during development and construction as well as after completion. This feedback should be taken into account wherever possible, and reflected in changes made to the project plan to implement the feedback.

Additionally, to ensure the fair treatment of disproportionately impacted communities, we recommend that you consider substantive measures to avoid, minimize, and mitigate impacts to disproportionately impacted communities. This may include considering alternative facility siting locations, using best management practices to reduce impacts to air, water, soil, noise, light, or odor, or offsetting impacts by reducing impacts from other nearby facilities as appropriate.



We have included some general resources for your reference.

Resources:

[CDPHE Environmental Justice Website](#)

[CDPHE's Health Equity Resources](#)

[CDPHE's "Sweet" Tools to Advance Equity](#)

[EPA's Environmental Justice and NEPA Resources](#)



October 1st, 2025

Brett Thomas
100 Third St.
Castle Rock, CO 80104

RE: LE2025-019

Dear

Mr. Thomas

Thank you for the opportunity to review and comment on the Phase 2 Sedalia Critical Water Delivery Project. 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 comment/s.

Well Abandonment

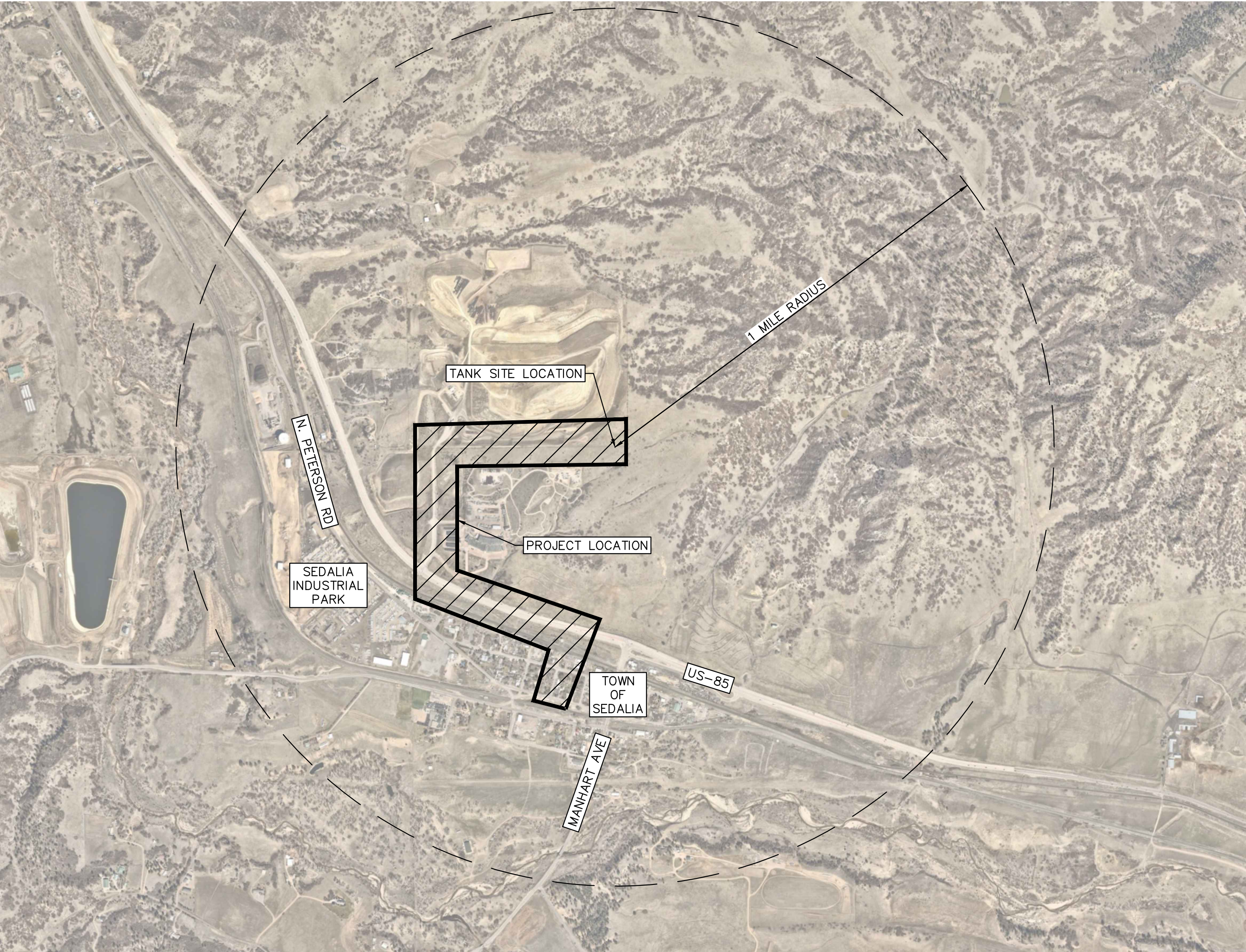
Any well that is no longer being used must be properly plugged and a Well Abandonment Report (GWS-09) must be filed with the Colorado Division of Water Resources. Please visit the DWR web site at <https://dwr.colorado.gov/services/well-permitting> for more information.

Please feel free to contact me at 720-643-2490 or cthompson@douglas.co.us if you have any questions about our comments.

Sincerely,

Caden Thompson
Environmental Health Specialist I
Douglas County Health Department

CRITICAL WATER DELIVERY AND SYSTEM IMPROVEMENTS: PHASE 2
SEDALIA WATER AND SANITATION DISTRICT
LOCATION & EXTENT PLAN
COUNTY OF DOUGLAS, STATE OF COLORADO



VICINITY MAP
1" = 1,000'



BENCHMARK

NORTH AMERICAN VERTICAL DATUM OF 1988. VERTICAL CONTROL BASED UPON NGS DESIGNATION "C397", ELEVATION = 5818.25. A STAINLESS STEEL ROD LOCATED APPROXIMATELY 1300' NORTHWEST FROM THE INTERSECTION OF PLATTE AVENUE AND PLUM AVENUE, IN BETWEEN THE BNSF RAILROAD AND PLUM AVENUE.

BASIS OF BEARINGS

COLORADO STATE PLANE CENTRAL COORDINATES NAD 83 (2011).

CP KR1
N: 1585255.24
E: 3151984.97

THIS DRAWING IS AT MODIFIED STATE PLANE. TO REDUCE TO STATE PLANE COORDINATES, SCALE AT 0.99967547612 (1.0003246292) ABOUT THE ORIGIN 0,0.

SITE LOCATION

PROJECT SITE IS LOCATED WITHIN SECTION 14, TOWNSHIP 7 SOUTH, RANGE 68 WEST OF THE 6TH P.M. SEDALIA, DOUGLAS COUNTY, COLORADO.

AGENCIES

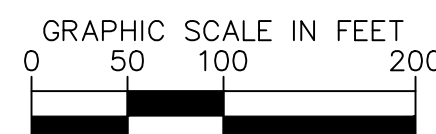
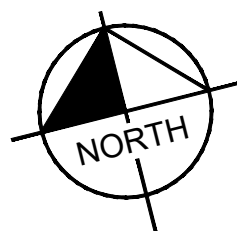
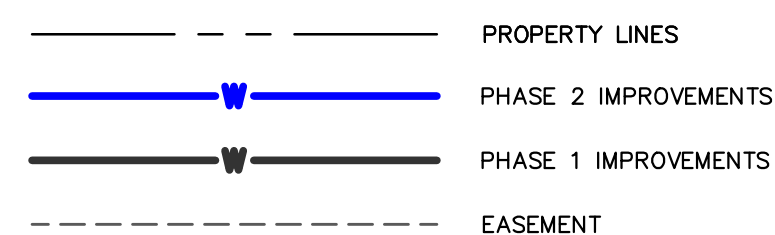
- CIVIL ENGINEER: KIMLEY-HORN AND ASSOCIATES, INC.
6200 SOUTH SYRACUSE WAY, SUITE 300
GREENWOOD VILLAGE, CO, 80111
ADAM MONCHAK: (303) 228-2300
- OWNER: SEDALIA WATER AND SANITATION DISTRICT
K2 CIVIL CONSULTANTS, INC.
3801 E. FLORIDA AVENUE, SUITE 425
DENVER, CO 80210
MARY KASAL: (303) 656-3208
- SURVEYOR: TOPOGRAPHIC, CO.
520 STACY COURT, UNIT B
LAFAYETTE, CO 80026
ERIC PURCELL: (303) 666-0379
- SUE: UNDERGROUND CONSULTING SOLUTIONS
5778 KELLY AVENUE
LITTLETON, CO 80125
KELLY GOFF: (303) 904-7422
- GEOTECHNICAL: KUMAR & ASSOCIATES, INC.
2390 SOUTH LIPAN STREET
DENVER, CO 80223
JUSTIN CUPICH: (303) 742-9700
- ENVIRONMENTAL: PINYON ENVIRONMENTAL, INC.
3222 S. VANCE STREET, SUITE 200
LAKEWOOD, CO 80227
SEAN FALLON: (720) 382-1064



CAUTION: NOTICE TO CONTRACTOR

THE CONTRACTOR IS SPECIFICALLY CAUTIONED THAT THE LOCATION AND/OR ELEVATION OF EXISTING UTILITIES AS SHOWN ON THESE PLANS IS BASED ON RECORDS OF THE VARIOUS UTILITY COMPANIES AND, WHERE POSSIBLE, MEASUREMENTS TAKEN IN THE FIELD. THE INFORMATION IS NOT TO BE RELIED ON AS BEING EXACT OR COMPLETE. THE CONTRACTOR SHALL CALL UTILITY NOTIFICATION CENTER OF COLORADO (UNCC) AT 1-800-922-1987 OR DIAL 811 FOR UTILITY LOCATES 48 HOURS PRIOR TO ANY EXCAVATION WORK. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO RELOCATE ALL EXISTING UTILITIES WHICH CONFLICT WITH THE PROPOSED IMPROVEMENTS SHOWN ON THE PLANS.

DRAWN BY: _____ ZMT _____ 9/23/2025		DESIGNED BY: _____ ARD _____ 9/23/2025		CHECKED BY: _____ ATM _____ 9/23/2025		PROJECT No.: _____ 196932000 _____		SCALE: _____ AS SHOWN		SEAL		PRELIMINARY		FOR REVIEW ONLY NOT FOR CONSTRUCTION		Kimley»Horn Kimley-Horn and Associates, Inc.		ISSUED FOR CONSTRUCTION		SHEET C0.0		COVER SHEET		CRITICAL WATER DELIVERY AND SYSTEM IMPROVEMENTS: PHASE 2 SEDALIA WATER AND SANITATION DISTRICT		Kimley»»Horn 6200 S Syracuse Way, Suite 300 Greenwood Village, CO 80111 Tel. No. (303) 228-2300		DATE		DESCRIPTION	



811 Know what's below.
Call before you dig.

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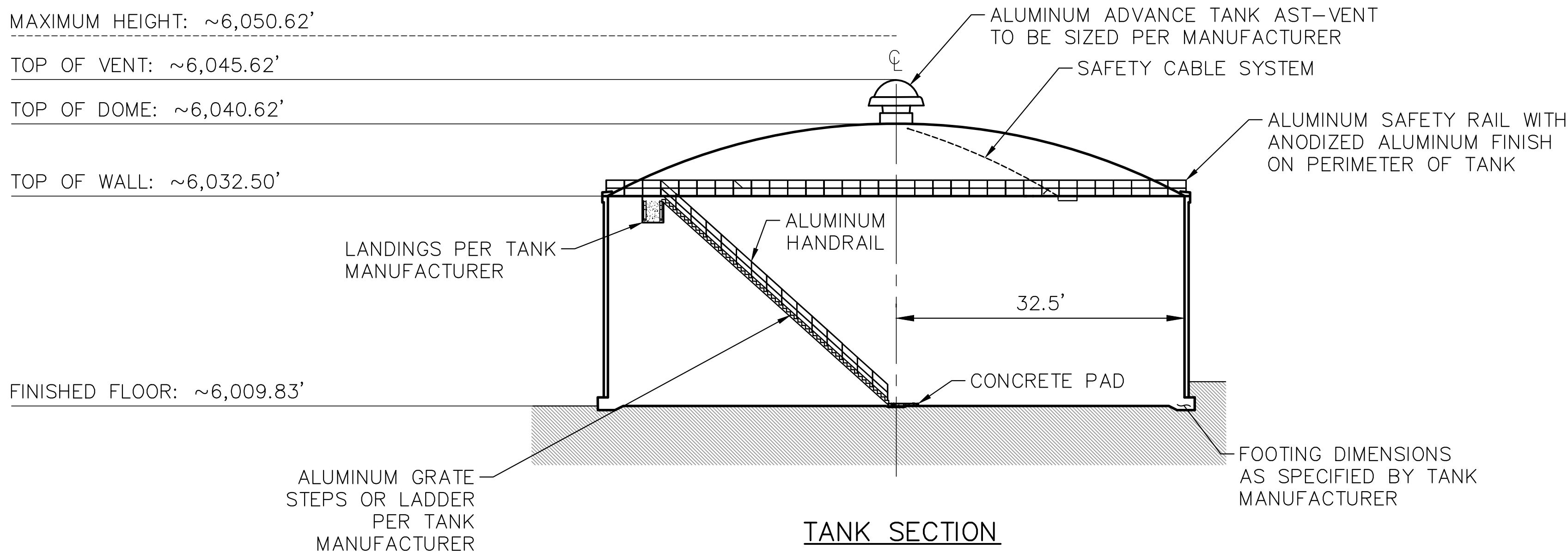
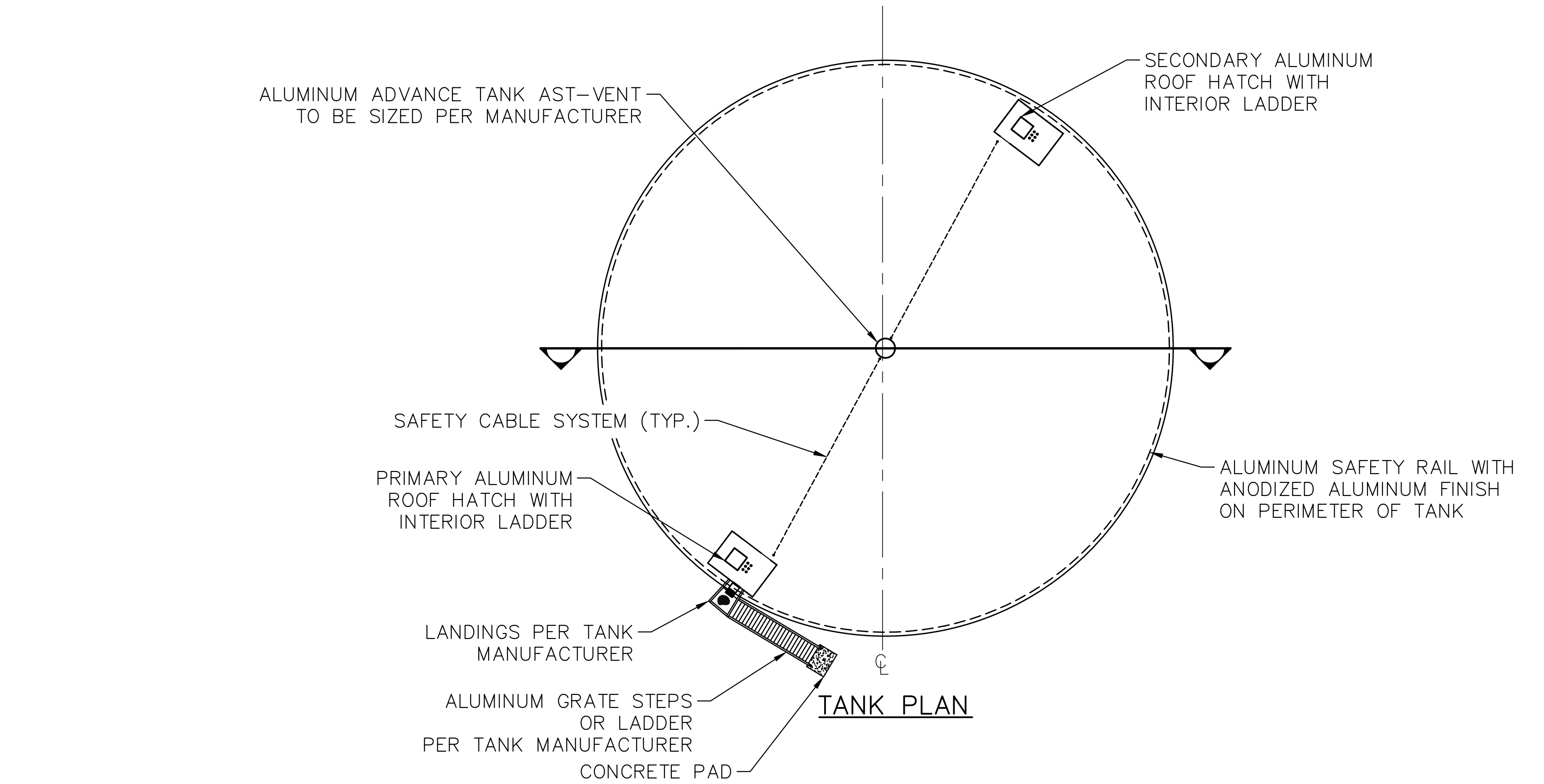
**CRITICAL WATER DELIVERY AND
SYSTEM IMPROVEMENTS: PHASE 2
SEDALIA WATER AND SANITATION DISTRICT**

CHECKED BY:	ATM	9/24/2025
PROJECT No.:	196932000	SCALE: AS SHOWN

PRELIMINARY
FOR REVIEW ONLY
NOT FOR
CONSTRUCTION
Kimley»Horn
Kimley-Horn and Associates, Inc.
ISSUED FOR
CONSTRUCTION
SHEET
PH1 MAP

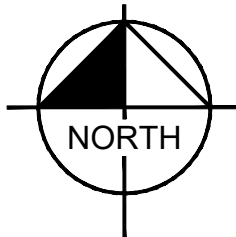
[illegible]

Kimley»»Horn
2200 S Syracuse Way, Suite 300 | Greenwood Village, CO 80111 | Tel. N
(303) 278-2300



- NOTES:**
1. STAIR DETAILS AND STAIR STRUCTURAL DESIGN, INCLUDING STAIR PAD/LANDING, TO BE PERFORMED BY TANK MANUFACTURER.
 2. TANK STRUCTURE HEIGHT WILL BE CONFIRMED DURING THE CONSTRUCTION PHASE.

AWWA D110, TYPE III TANK
DETAIL
SCALE: NTS





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SEAL									
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Kimley»Horn Kimley-Horn and Associates, Inc.									
ISSUED FOR CONSTRUCTION									
SHEET C3.0									
TANK SECTION DETAIL				Kimley»Horn 6200 S Syracuse Way, Suite 300 Greenwood Village, CO 80111 Tel. No. (303) 228-2300					
CRITICAL WATER DELIVERY AND SYSTEM IMPROVEMENTS: PHASE 2				SEDALIA WATER AND SANITATION DISTRICT					
DATE		DESCRIPTION							