

Location and Extent Staff Report

Date: January 21, 2026

To: Douglas County Planning Commission

From: Matt Jakubowski, AICP, Chief Planner
Jeanette Bare, AICP, Planning Manager
Steven E. Koster, AICP, Assistant Director of Planning Services

Subject: EVOC and Zebulon Infrastructure – Location and Extent

Project File: LE2025-023

Planning Commission Hearing: **February 2, 2026 @ 6:00 p.m.**

I. EXECUTIVE SUMMARY

Douglas County, represented by its Facilities, Fleet and Emergency Support Services and Public Works Departments, requests approval of a Location and Extent (L & E) for grading and infrastructure improvements in the area of Moore and Waterton Roads in support of the Emergency Vehicle Operation Center (EVOC) and the future Zebulon Regional Sports Complex. The project area is generally southeast of the intersection of Moore Road and Waterton Road between the communities of Sterling Ranch, Plum Valley Heights, and Louviers.

The L & E project area is located within the Chatfield Urban Area of the Douglas County 2040 Comprehensive Master Plan.

II. APPLICATION INFORMATION

A. Applicant

Douglas County Board of County Commissioners
100 Third Street
Castle Rock, CO 80104

B. Authorized Representative

Sean P. Owens, P.E. Special Projects Manager
Douglas County Public Works
100 Third Street
Castle Rock, CO 80104

C. Request

Approval of an L & E for grading and installation of infrastructure to support EVOC and the Zebulon Sports Complex. A vicinity map, zoning map, and aerial map are attached to the staff report to show the location of the proposal.

D. Location

The project area is in northwest Douglas County southeast of the intersection of Moore Road and Waterton Road between the communities of Sterling Ranch, Plum Valley Heights, and Louviers.

E. Project Description

The applicant proposes overlot grading and construction of drainage, water and sewer, other utilities, and roadway infrastructure improvements in the area of Moore and Waterton Roads in support of EVOC and the future Zebulon Sports Complex.

Proposed improvements impact two locations the applicant has described as the “Moore Road Area” and the “Waterton Road Area.” The Moore Road Area includes primary grading of an 8-acre area that will remove a 200,000-cubic yard stockpile of dirt along the west side of EVOC along Moore Road that will support site preparation for the construction of training and support buildings for the EVOC facility in general and the Sheriff’s Office of Emergency Management (OEM), helitack, and search and rescue operations. Moore Road Area grading activity will also result in relocation of the main EVOC access to align with Trail South Drive, removal of the north EVOC entrance, relocation of security fencing along the north side of EVOC, construction of a new road connecting Moore Road and Waterton road along the north side of EVOC, and construction of a new emergency access for EVOC to Waterton Road at the southeast corner of EVOC. The L & E proposal includes extension of water and sanitary sewer lines from Sterling Ranch on the west side of Moore Road to the east to serve EVOC and Zebulon.

Waterton Road Area improvements primarily include the grading of an approximately 50-acre area along the east side of Waterton Road to support the first phase of Zebulon and the widening of Waterton Road adjacent to Zebulon. In addition to the extension of potable water and sanitary sewer to Zebulon, the L & E proposal includes construction of drainage and utilities that will support both EVOC and Zebulon.

Future L & E applications will be required for facilities and improvements within EVOC and Zebulon once site uses and the overall development of the site are refined. At time of these future L & E applications, traffic studies will be provided to address traffic impacts.

Construction may intermittently impact traffic on Moore and Waterton Roads. However, access to properties along Moore Road will not be impacted. Grading, Erosion, and Sediment Control (GESC) standards will be followed to reduce construction impacts on adjoining properties and EVOC.

III. CONTEXT

A. Background

The purpose of the L & E proposal is to support EVOC and the Zebulon Sports Complex. EVOC, constructed in 2017, currently serves as a driver training facility for the Douglas County Sheriff, Colorado Department of Transportation, and other agencies. The L & E proposal supports future expansion of the facility.

The future Zebulon Sports Complex will be located on a portion of the former DuPont/Chemours facility that closed in 1989. Buildings associated with the facility have been demolished and the land remediated. The current L & E proposal includes 46-acres of the property to support the first phase of Zebulon.

B. Adjacent Land Uses and Zoning

The L & E area is zoned Agricultural One (A-1) and General Industrial (GI). However, Sterling Ranch is proposing to rezone the L & E project area (except for the EVOC site) to be included within the Sterling Ranch Planned Development. West of the project area on Moore Road are Plum Valley Heights and existing development in Sterling Ranch. Plum Valley Heights is an established single-family residential subdivision primarily of 5-acres lots zoned Rural Residential (RR). Sterling Ranch Filing 6C, across Moore Road from the L & E area, is under development and is platted for single-family homes on small lots. Single-family residences within Louviers are approximately 1,800 feet from proposed grading activity on the east side of Waterton Road.

IV. PHYSICAL SITE CHARACTERISTICS

A. Site Characteristics and Constraints

The L & E project area consists of undeveloped areas; EVOC; and County facilities and structures utilized for County road operations, maintenance, and materials storage. No existing physical conditions are present in the project area that constrain proposed grading activities and installation of infrastructure.

B. Access

The project area is accessible from Moore Road and Waterton Road.

C. Drainage and Erosion

A Grading, Erosion, and Sediment Control (GESC) Plan and Report have been submitted to County Engineering for review and acceptance. The applicant has coordinated utility plans with providers, which are also under review by County Engineering. A Phase III Drainage Report will be completed with future development and site improvements.

D. Floodplain

No floodplain is present within the project area.

V. PROVISION OF SERVICES

A. Fire Protection

South Metro Fire Rescue (South Metro) provides fire and emergency services to the project area. South Metro has no objection to the proposal, and requests that construction plans for water, hydrants, and road access be provided by the applicant.

B. Sheriff Services

The Douglas County Sheriff's Office (DCSO), DCSO E911, and OEM were sent a referral response request. OEM indicated that it supports the proposal. No response from DCSO or DCSO 911 was received at the writing of the staff report.

C. Water and Sanitation

No additional water or sanitation service demands are generated by the proposal. Water and sewer infrastructure are being installed to serve future development which will require separate County approvals.

D. Utilities

A referral was sent to utility service providers AT&T (telecommunications), CenturyLink (telephone), Comcast (cable), CORE Electric Cooperative, Black Hills Energy (gas), and Xcel Energy (gas). AT&T and Xcel indicated no conflicts with the proposal. A no comment response was received from Comcast. No responses from CORE, Black Hills Energy, and CenturyLink were received at the writing of the staff report.

E. Other Required Processes and Permits

In addition to the L & E approval, a GESC Plan and Report have been submitted to County Engineering for review and acceptance. The applicant has prepared its utility plan in coordination with providers. This must also be accepted by Engineering Services. A Phase III Drainage Report will be submitted with future development.

VI. PUBLIC NOTICE AND INPUT

Courtesy notices of an application in process were sent to property owners adjacent to the project area. At the preparation of the staff report, no members of the public commented on the proposal. The Chatfield Farms 1-A HOA responded that traffic and emergency evacuation planning should be considered in future development of the site. The Louviers Conservation Partnership requested information about road connections within the site, and supports a buffer between development and wildlife habitat.

Referral response requests were sent to referral agencies during the referral period from November 18, 2025 through December 2, 2025. Agency responses are included as an attachment to this staff report. Any additional responses received after the date of this staff report will be provided to the Planning Commission prior to the hearing and added

to the project record. Douglas County Public Works has provided a written response to referral comments received to date.

VII. STAFF ASSESSMENT

Staff has evaluated the application in accordance with Section 32 of the Douglas County Zoning Resolution. The proposed improvements include necessary access, site and infrastructure enhancements for buildout of the EVOC site and access, utility and site preparation of the Zebulon Sports Complex. Should the Planning Commission approve the L & E request, the applicant will submit engineering related items to the County for review prior to commencement of construction of the project. Future L & E requests will be submitted for the construction of specific EVOC and Zebulon facilities.

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Land Use Application

Please complete, sign, and date this application. Return it with the required items on the Submittal Checklist to planningsubmittals@douglas.co.us. Submittals may also be mailed or submitted in person to Planning Resources.

PROJECT INFORMATION

Project Type: _____

Marketing Name: _____

Presubmittal Review Project Number: _____

PROJECT SITE

Address: _____

State Parcel Number(s): _____

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

PROPERTY OWNER(S)

Name(s): _____

Address: _____

Phone: _____

Email: _____

AUTHORIZED REPRESENTATIVE

Name: _____

Company: _____

Address: _____

Phone: _____

Email: _____

A notarized Letter of Authorization is required from the property owner, unless the owner is acting as the representative.

ACKNOWLEDGMENT

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*.

Applicant's Signature

Date

NOTICE: Douglas County Planning does not charge "Approval" fees. Douglas County communicates through our official email accounts ending in @douglas.co.us; beware of phishing scams using similar addresses. If you have questions or concerns about the validity of an email or invoice, please call our public outreach and assistance team at 303-660-7460 or email planning@douglas.co.us.

Project Number (Office Use Only): _____

PROJECT NARRATIVE AND COMMUNITY IMPACT REPORT

Applicant: Douglas County Departments of Facilities, Fleet and Emergency Support Services (FFEMSS) and Public Works Engineering

Staff: Sean P. Owens, P.E., Special Projects Manager (Engineering)
Tim Hallmark, Director of Facilities, Fleet & Emergency Support Services
Dan Avery, Special Projects Manager (Administration)

Project: Moore - Waterton Infrastructure Improvements
PW Engineering Project No. SP 2025 – 023

Project Purpose: Overlot grading and construction of drainage, water and sewer, other utilities, and roadway infrastructure improvements in the area of Moore and Waterton Roads in support of the Emergency Vehicle Operation Center (EVOC) and the future Zebulon Regional Sports Complex.

Request: Approval of a Location & Extent for grading and infrastructure associated with future development of the EVOC training facility and Zebulon Sports Complex

Background:

There are two areas that will be the central part of the location and extent application for grading infrastructure improvements. The improvements associated with this location and extent are in support of future development at the Emergency Vehicle Operation Center (EVOC) and the Zebulon Regional Sports Complex.

Moore Road Area

The 8-acre Moore Road site is vacant except for a portion of the 200,000-cubic yard stockpile of dirt and is located on the west side of the County's Emergency Vehicle Operation Center (EVOC). The EVOC training facility was constructed in 2017 and serves as a driver's training facility for the Sheriff's Office, Colorado Department of Transportation, other agencies, and teen driver training companies. The existing access road into the EVOC is located on the north end of the site.

This site is not currently served with central water and sewer. Mains will be extended to provide these services as part of this project.

Waterton Road Area

The 46-acre Waterton Road site was part of the approximate 400-acre Dupont/Chemours facility that closed in 1989. The buildings on the former Dupont/Chemours site have since been

demolished and the site remediated. Sterling Ranch Development Co. purchased the 400-acre site with the intent of redevelopment and has since negotiated a land exchange with the County to facilitate the development of the Zebulon Sports Complex. The 46-acre site is the first phase of a multi-phase development. The Waterton Road site is not served with central water and sewer, but mains will be extended to provide these services as part of this project.

Proposed Improvements:

The proposed Location and Extent for the Project would initiate overlot grading and infrastructure needed for the sites to be ready for future development by the County (see included exhibits). The following improvements will be included in the Location and Extent:

- 8 acres of grading for future EVOC training and support buildings
- Relocate primary EVOC access a half mile to south and align with W. Trail South Drive
- Relocation of EVOC emergency access to southeastern corner of property near Waterton Rd.
- Construct water and sanitary sewer lines from Sterling Ranch Filing 6C south along Moore Road and east along northern edge of EVOC to Waterton Rd. to serve both the EVOC and Zebulon Sports Complex
- Grading and removal of EVOC entrance and relocation of northern EVOC security fence
- 46 acres of grading for the first phase of the Zebulon Sports Complex
- Extension of waterline in Waterton Rd. to Zebulon Sports Complex
- Extension of sanitary sewer in Waterton Rd. and round the first phase of the Zebulon Sports Complex
- Widening of Waterton Rd. adjacent to Zebulon Sport Complex
- Construction of drainage and other utilities in support of the future EVOC and Zebulon development

Moore Road

Infrastructure and overlot grading for the Moore Road site will prepare for the future construction of facilities to support the EVOC Training Facility and Office of Emergency Management (OEM) services such as the helitac team and search & rescue. With the overlot grading, new access to Moore Rd., just east of W. Trail South Drive is proposed. A new emergency access via the EVOC to Waterton Road is needed. Future training facilities and improvements on the Moore Road site will be presented in future Location and Extent applications as funding allows.

Waterton Road

At the Waterton Road site, the County is proposing to complete the overlot grading and infrastructure to prepare for the future Zebulon Sports Complex. As part of the utility construction, the County will be relocating the north end of the existing EVOC security fence to accommodate water and sewer infrastructure and a new road and intersection at Waterton Road. The proposed road has not been named. Future facilities and improvements for the

Zebulon Sports Complex will be presented in future Location and Extent applications as the design team and partners refine uses and site development.

Community Impact:

With the grading and infrastructure improvements, there may be intermittent construction traffic control impacts on Moore and Waterton Roads. Current access to properties along Moore Road will not be affected. Grading, Erosion and Sediment Control (GESC) standards will be followed to reduce impacts from grading and limit the potential for erosion. The new southern access to EVOC will be completed before current one is closed to preserve access. As there are no active access on Waterton Road, besides the County's Public Works laydown yard, there should be no impact on access.

The community and future development will benefit from improved utility connections and widened roadways. With future Location and Extent applications, traffic studies will be provided that show the proposed impacts and address required mitigation and additional improvements.

Compliance with Master Plan:

The initial grading and infrastructure improvements to the EVOC training facility promote the goal of providing "quality emergency services to County residents in the most cost effective manner possible" (CMP Goal 5-6). This future development will include the construction of training facilities for the Office of Emergency Management, Helitac, Search and Rescue, and the Sheriff's Office.

The associated Waterton Road improvements will implement Policy 6-2A.1 to "ensure that collector and arterial road rights-of-way are wide enough to accommodate all identified street users and functions. These may include vehicles, transit, pedestrian facilities, bike lanes, off street shared use trails, landscaping and roundabouts. Traffic calming features should be included to improve safety and increase pedestrian and bicyclist safety." These roadway improvements will promote and ensure access to Zebulon Sport Complex to a variety of modes of travel.

The initial infrastructure and grading will support the future development of the Zebulon Sports Complex in implementing CMP Policy 2-3A.1, which seeks to "provide parks and trails that are accessible to all, including young children, teenagers, the disabled, and older adults."

Required Reports and Permits

A Phase 3 Drainage Report will be completed with future development and site improvements. GESC Report and Plans have been submitted for review to Engineering and any required changes will be addressed. Utility plans have been coordinated with the providers and are under review with Engineering.

A traffic study is not required with the proposed grading and infrastructure improvements, as there will be minimal offsite traffic impacts. A traffic study will be provided when the buildings and uses are finalized at a future phase.

Comprehensive Master Plan

Land Use Reference Map

Comprehensive Master Plan Areas

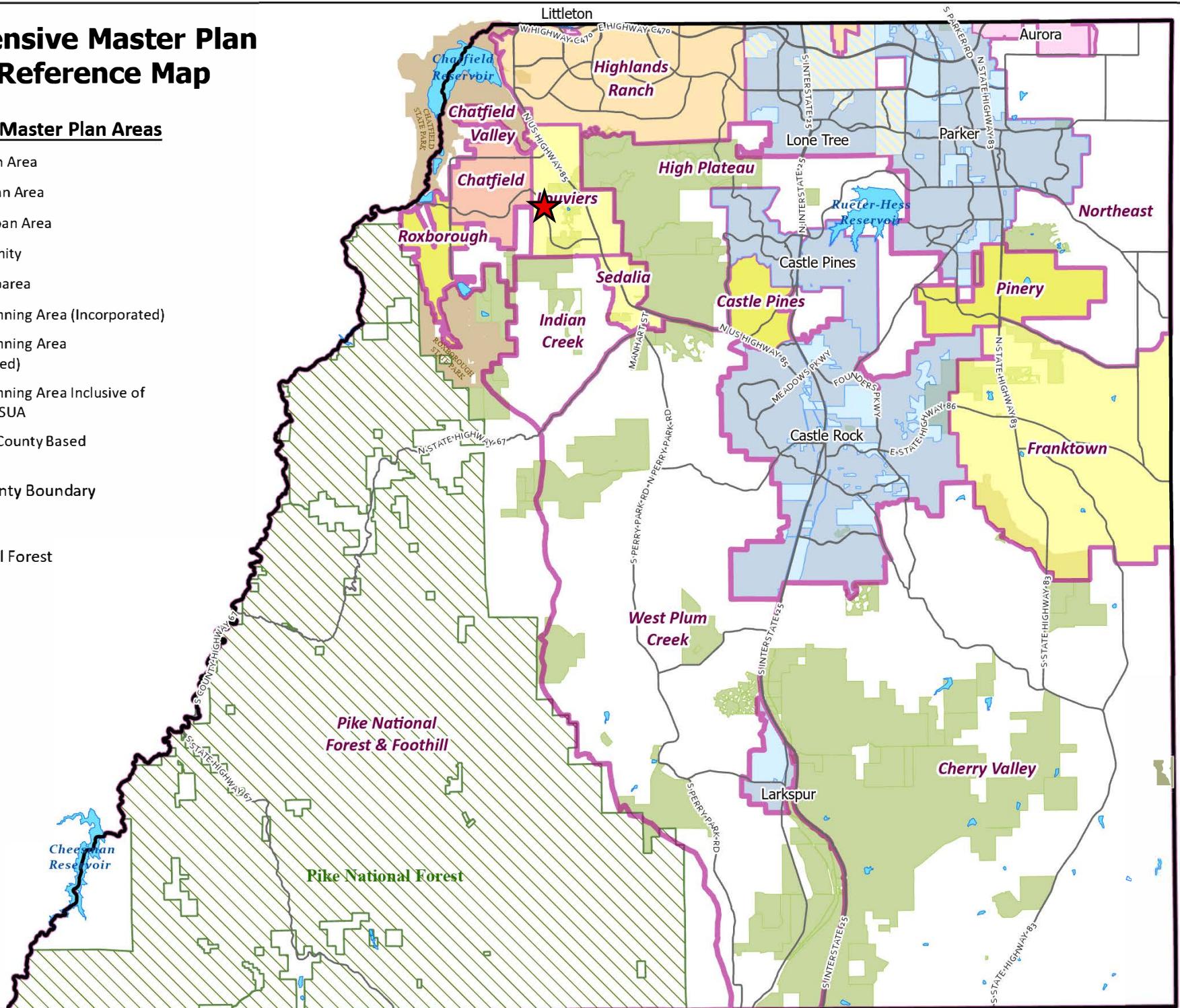
- Primary Urban Area
- Chatfield Urban Area
- Separated Urban Area
- Rural Community
- Nonurban Subarea
- Municipal Planning Area (Incorporated)
- Municipal Planning Area (Unincorporated)
- Municipal Planning Area Inclusive of County PUA / SUA
- Non-Douglas County Based Municipalities
- Douglas County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

Parks

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

Roadways

- Major Roads



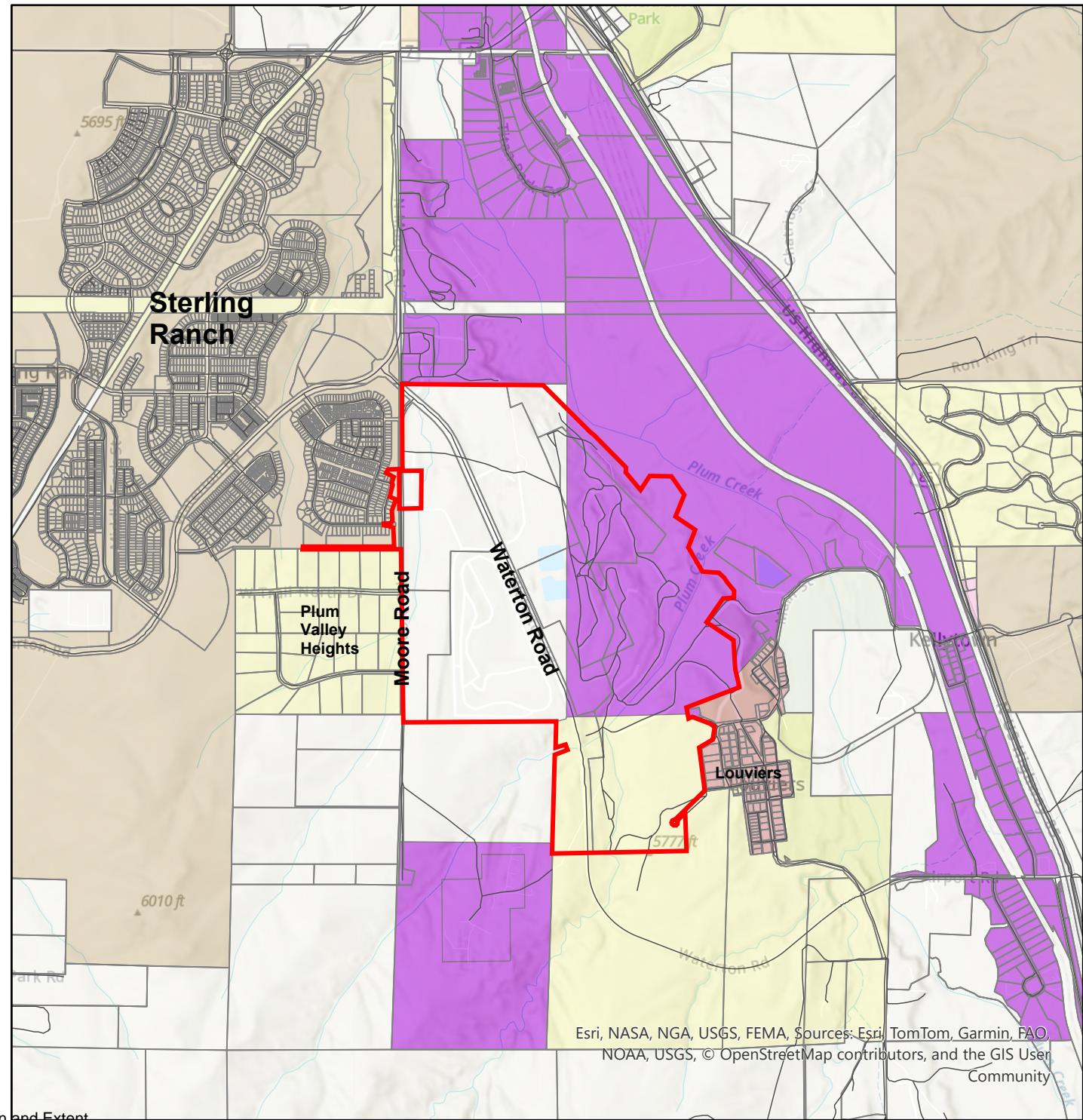
EVOC-ZEBULON INFRASTRUCTURE LOCATION& EXTENT

LE2025-023
ZONING MAP



LEGEND

- Major Roads
- Parcels - PARCELS
- A1 - AGRICULTURAL ONE
- LRR - LARGE RURAL RESIDENTIAL
- RR - RURAL RESIDENTIAL
- SR - SUBURBAN RESIDENTIAL
- B - BUSINESS
- GI - GENERAL INDUSTRIAL
- PD - PLANNED DEVELOPMENT
- PROJECT AREA



EVOC-ZEBULON INFRASTRUCTURE LOCATION& EXTENT

LE2025-023
AERIAL MAP



LEGEND

- Major Roads
- Parcels - PARCELS
- PROJECT AREA



Referral Agency Response Report**Page 1 of 7****Project Name:** EVOC - Zebulon Infrastructure**Project File #:** LE2025-023**Date Sent:** 11/18/2025**Date Due:** 12/2/2025

Agency	Date Received	Agency Response	Response Resolution
Addressing Analyst	11/20/2025	No Comment.	No action necessary.
Arrowhead Shores		No Response Received.	No action necessary.
AT&T Long Distance - ROW	11/21/2025	Received: Following is an excerpt the referral comments received from AT&T. See full letter for detail. No conflicts.	No action necessary.
Backcountry Association, Inc		No Response Received.	No action necessary.
Black Hills Energy		No Response Received.	No action necessary.
Braley Acres HOA		No Response Received.	No action necessary.
Building Services	11/21/2025	Received (verbatim response): There is no structure currently proposed on this property. The Building Division has no comments at this time.	No action necessary.

Referral Agency Response Report**Page 2 of 7****Project Name:** EVOC - Zebulon Infrastructure**Project File #:** LE2025-023**Date Sent:** 11/18/2025**Date Due:** 12/2/2025

Agency	Date Received	Agency Response	Response Resolution
CDPHE - All Referrals	11/18/2025 and 12/02/2025	<p>Received: Following is a summary of the referral comments received from the Colorado Department of Public Health and Environment (CDPHE).</p> <p>CDPHE provided general requirements and guidelines for hazardous and solid waste, water quality, including stormwater, wastewater, and drinking water, as well as air quality, other hazardous materials (asbestos and lead-based paint), and health equity.</p> <p>CDPHE Air Pollution Control Division (APCD - Comments provided on 12-2-25) General comments were provided by APCD regarding Colorado air quality regulations, and that land development activities greater than 25 contiguous acres over a period greater than 6 months require an air emissions report to the State. APCD also provided recommended dust control measures for disturbance. Forms and permitting information regarding air quality reporting were cited.</p>	Applicant will comply with any applicable regulations and laws during future development. Applicant indicates a state storm water permit will be required, and all air pollution regulations will be followed.
CenturyLink		No Response Received.	No action necessary.
Chatfield Community Association		No Response Received.	No action necessary.
Chatfield East HOA		No Response Received.	No action necessary.

Referral Agency Response Report**Page 3 of 7****Project Name:** EVOC - Zebulon Infrastructure**Project File #:** LE2025-023**Date Sent:** 11/18/2025**Date Due:** 12/2/2025

Agency	Date Received	Agency Response	Response Resolution
Chatfield Farms 1-A	12/02/2025	Received (verbatim response): The Chatfield Farms 1A HOA Board has reviewed project LE2025-023 and is very much in favor of the EVOC plans but has concerns about the build-out of Zebulon. Currently, there are significant concerns about whether our neighborhood can evacuate the Roxborough area with the build-out of Sterling Ranch given that the number and size of the evacuation routes are limited. The Chatfield Farms 1A HOA supports the County's 2050 transportation plans for the area, specifically the widening of West Waterton Rd, Titan Rd/US 85 improvements, and the Airport Rd/US 85 improvements. To ensure the safety of our residents, the County needs to ensure those transportation improvements are completed prior to any new traffic expected from Zebulon. If Zebulon is allowed to begin operations without all those transportation projects completed, it is very likely to increase fatalities if a wildfire occurs in the Roxborough area, which is at high risk for wildfires and similar in nature to the area burned by the Marshall fire.	Traffic impacts will be evaluated and required traffic improvements determined as part of the future development review process for Zebulon.
Chatfield Farms 1-B HOA		No Response Received.	No action necessary.
Chatfield Farms Estates HOA		No Response Received.	No action necessary.
Chatfield Watershed Authority		No Response Received.	No action necessary.
Cherokee Ridge Estates HOA		No Response Received.	No action necessary.

Referral Agency Response Report**Page 4 of 7****Project Name:** EVOC - Zebulon Infrastructure**Project File #:** LE2025-023**Date Sent:** 11/18/2025**Date Due:** 12/2/2025

Agency	Date Received	Agency Response	Response Resolution
Colorado Parks and Wildlife (Northwest DC - District 551)	12/01/2025	<p>Received:</p> <p>Following is a summary of the referral comments received from Colorado Parks and Wildlife. See the full letter for detail.</p> <p>- CPW maintains previous recommendations made as part of the DR2024-002 proposal.</p> <p>- CPW has concerns about increased development near wildlife corridors, of which the project area is within range of habitat, especially Elk Production Area High Priority Habitat. CPW recommends no human activities in this area between May 15 and June 30. In general, CPW recommends care during construction to minimize disturbance adjacent to the Plum Creek Corridor and Waterton Road wildlife underpasses.</p> <p>- Due to the importance of the habitat and species found within the Plum Creek Wildlife Corridor, CPW recommends no surface occupancy or ground disturbance within 500 feet of the ordinary high-water mark, and implementation of appropriate stormwater and sediment control BMPs (particularly grading the Waterton Road site).</p>	<p>Applicant will meet applicable stormwater and drainage requirements. No disturbance is proposed within any 100-year or 500-year floodplain areas.</p> <p>Care will be taken during construction to avoid impacts to wildlife corridors and underpasses. Applicant indicates Zebulon is over 1,200 feet from the nearest Waterton Road wildlife underpass, and the EVOC parcel is approximately 2,200 feet from the nearest Waterton Road wildlife underpass. Applicant further indicates construction of the EVOC emergency access to Waterton Road is over 800' from the nearest Waterton Road wildlife underpass.</p> <p>It is typically during the development review process that specific site design elements such as landscaping, buffers, and lighting are considered.</p>
Comcast	12/02/2025	No Comment.	No action necessary.
CORE Electric Cooperative		No Response Received.	No action necessary.
Dominion Water and Sanitation District	12/02/2025	<p>Received:</p> <p>Following is a summary of the response received from Dominion Water and Sanitation.</p> <p>Technical comments provided on Sheet 4 of Water and Sanitary Drawings attached to response.</p>	Applicant indicates that construction plans for the water and sanitary sewer mains will be submitted to Dominion Water & Sanitation District for approval prior to construction to make sure the District's standards are met.
Douglas County Conservation District	12/01/2025	No Comment.	No action necessary.

Referral Agency Response Report**Page 5 of 7****Project Name:** EVOC - Zebulon Infrastructure**Project File #:** LE2025-023**Date Sent:** 11/18/2025**Date Due:** 12/2/2025

Agency	Date Received	Agency Response	Response Resolution
Douglas County Parks and Trails	12/01/2025	Received (verbatim response): Parks has no concerns with this project.	No action necessary.
Engineering Services	12/03/2025	Received: Following is a summary of comments received from Douglas County Engineering. See the full letter for detail. EVOC Training Facility Exhibit Engineering will review the site specific GESC Plans for EVOC once finalized by Collins Engineering. No concerns with initial exhibit. Zebulon Phase 1 - GESC Plans, GESC Report & Offsite Utility Plans Includes technical comments and questions on the GESC Plans, GESC Report, and Utility Plans submitted for the application.	Applicant indicates that Grading, Offsite Utilities GESC plans and reports will be submitted for review and approval by Engineering Services prior to construction.
Highlands Ranch Community Association		No Response Received.	No action necessary.
Louviers Conservation Partnership	12/04/25	Received (verbatim response): Louviers Conservation Partnership (LCP) has reviewed the documents for the Douglas County Public Works Engineering request for grading and infrastructure improvements associated with future EVOC and Zebulon Park development and has the following comments: Review of the Zebulon grading plan the southeast corner where street A and Street C intersect looks like there may be a road stub. Is this for drainage or is the road expected to be extended in the future? The Zebulon grading is right next to a major wildlife corridor that has been preserved for the wildlife habitat. Adding a buffer protecting the wildlife is highly encouraged.	Street A may be extended in the future to the southwest to tie into Waterton Road. Approximately 185 acres of land between Zebulon and Louviers is proposed as conserved land, which will support the wildlife corridor. It is typically during the development review process that specific site design elements such as landscaping or buffers are considered.
Mile High Flood District	12/08/25	Following is an excerpt of comments received from the Mile High Flood District: We have no comments to the referenced project and do not need to see future submittals.	No action necessary.

Referral Agency Response Report**Page 6 of 7****Project Name:** EVOC - Zebulon Infrastructure**Project File #:** LE2025-023**Date Sent:** 11/18/2025**Date Due:** 12/2/2025

Agency	Date Received	Agency Response	Response Resolution
Office of Emergency Management	11/18/2025	Received (verbatim response): OEM supports this project	No action necessary.
Open Space and Natural Resources	12/01/2025	<p>Received:</p> <p>Following is a summary of the referral comments received from Douglas County Open Space and Natural Resources (OSNR). See full letter for detail.</p> <p>The Plum Creek wildlife corridor is one of the most important wildlife corridors in Douglas County, and because the project site is adjacent to the corridor, it is important to mitigate impacts via the following:</p> <ul style="list-style-type: none">- Reduce development density adjacent to the corridor- Reduce, light, noise, and scent infiltration- Tree and shrub screening- And screening with berms adjacent to the corridor <p>OSNR suggests consideration of all measures throughout various stages of the process. Berming would only be possible at this stage. OSNR is available to assist in a planting plan and list at a later stage if it would be helpful.</p>	<p>Applicant indicates it will work with OSNR during final design phases to help mitigate any perceived impacts to the wildlife corridor.</p> <p>OSNR recommendations are typically considered during site-specific development review of the site.</p>
Plum Valley Heights HOA		No Response Received.	No action necessary.
Public Works Operations	11/20/2025	No Comment.	No action necessary.
Ravenna Homeowners Master Association		No Response Received.	No action necessary.
Roxborough 16B HOA		No Response Received.	No action necessary.
Roxborough Park Foundation		No Response Received.	No action necessary.
Roxborough Ridge HOA		No Response Received.	No action necessary.
Roxborough Village Filing 14B HOA		No Response Received.	No action necessary.
Roxborough Village First HOA		No Response Received.	No action necessary.

Referral Agency Response Report**Page 7 of 7****Project Name:** EVOC - Zebulon Infrastructure**Project File #:** LE2025-023**Date Sent:** 11/18/2025**Date Due:** 12/2/2025

Agency	Date Received	Agency Response	Response Resolution
Roxborough Water & Sanitation District	11/19/2025	No Comment.	No action necessary.
Sheriff's Office		No Response Received.	No action necessary.
Sheriff's Office E911		No Response Received.	No action necessary.
South Metro Fire Rescue	12/02/2025	<p>Received (verbatim response): South Metro Fire Rescue (SMFR) has reviewed the provided documents and has no objection to the proposed Location and Extent.</p> <p>Applicants and Contractors are encouraged to contact SMFR regarding the applicable permit requirements for the proposed project.</p> <p>Construction plans shall be reviewed and approved by SMFR as applicable prior to construction of any water mains, fire hydrants, roads for required fire access, or structures.</p>	Applicant indicates construction plans will be submitted to SMFR for review and approval prior to construction. No structures are proposed with this L&E.
Sterling Ranch Community Authority Board		No Response Received.	No action necessary.
Sunshine Acres HOA		No Response Received.	No action necessary.
The Plum Creek/View Ridge Voice		No Response Received.	No action necessary.
Xcel Energy- Right of Way & Permits	11/26/2025	<p>Received: Following is a summary of comments received from Xcel Energy. See full letter for detail.</p> <p>No conflicts. Owner-developer must contact Xcel for any new service, or modification of service. Xcel must be contacted for any new easements required. Xcel recommends contacting 811 for utility locates.</p>	No action necessary. However, applicant will communicate with Xcel as needed during the project to assure no conflicts and to obtain locates.

From: James Peabody
Sent: Friday, November 21, 2025 10:28 AM
To: Matt Jakubowski; duanew cwc64.com; jt cwc64.com; Lana S.; LENNY V.
Subject: Re: Douglas County eReferral (LE2025-023) Is Ready For Review
Attachments: EVOC – Zebulon Infrastructure.jpg

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

Matt,

This is in response to your eReferral with a utility map showing any buried AT&T Long Line/Core Fiber Optics near **EVOC Zebulon Infrastructure, Louviers, CO 80131 (Project # LE2025-023)**. 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@cwc64.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: duanew cwc64.com <duanew@cwc64.com>
Sent: Thursday, November 20, 2025 1:39 PM
To: annb cwc64.com <annb@cwc64.com>; James Peabody <jamesp@cwc64.com>
Subject: FW: Douglas County eReferral (LE2025-023) Is Ready For Review

Please do not hesitate to contact me with any questions or concerns!

Thank you!!

Duane Ward
Clearwater Consulting Group Inc
120 9th Ave South
STE 140
Nampa Id 83687
Duanew@cwc64.com
208-866-2956

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

From: mjakubow@douglas.co.us <mjakubow@douglas.co.us>
Sent: Tuesday, November 18, 2025 2:22 PM
To: duanew cwc64.com <duanew@cwc64.com>
Subject: Douglas County eReferral (LE2025-023) Is Ready For Review

There is an eReferral for your review. Please use the following link to log on to your account:
<https://apps.douglas.co.us/planning/projects/Login.aspx>

Project Name: EVOC – Zebulon Infrastructure Location and Extent

Project File #: LE2025-023

Project Summary: Douglas County Departments of Facilities, Fleet and Emergency Support Services and Public Works Engineering proposes overlot grading and construction of drainage, water and sewer, other utilities, and roadway infrastructure improvements in the area of Moore and Waterton Roads in support of the Emergency Vehicle Operation Center (EVOC) and the future Zebulon Regional Sports Complex. The project area is generally south and east of the intersection of Moore Road and Waterton Road.

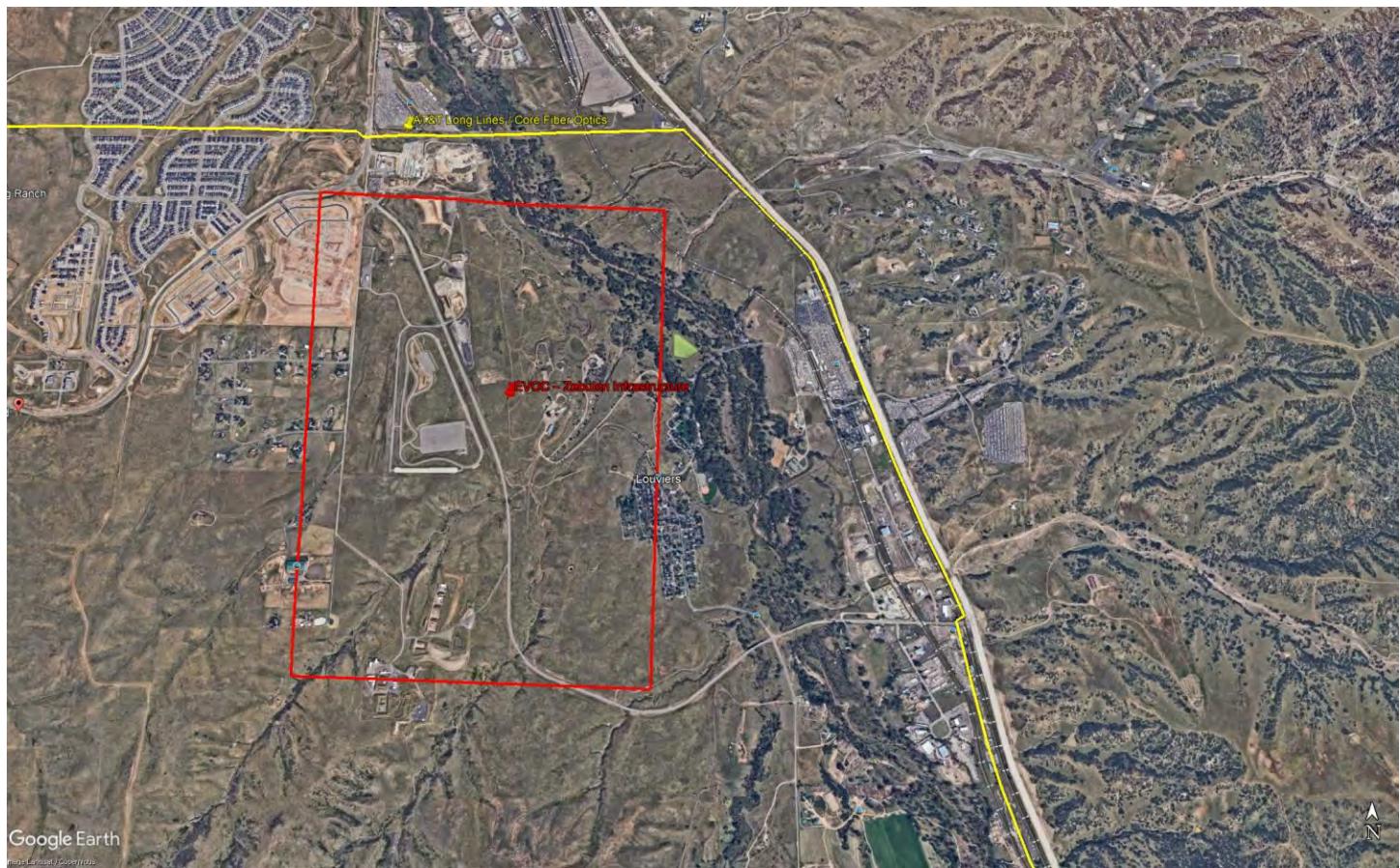
This referral will close on Tuesday, December 2, 2025.

If you have any questions, please contact me.

Sincerely,

Matt Jakubowski, AICP | Chief Planner

Douglas County Department of Community Development Planning Services Division Address | 100 Third St., Castle Rock, CO 80104 Phone | 303-660-7460 Email | mjakubow@douglas.co.us



EVOC and Zebulon Infrastructure - Location and Extent

Project File: LE2025-023

Planning Commission Staff Report - Page 22 of 53

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.hmwmd@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-reg>.



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-reg> 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-reg>.

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 Ombudsman, 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](#)





COLORADO

Department of Public
Health & Environment

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

Matt Jakubowski
Chief Planner
Douglas County Department of Community Development
100 Third St., Castle Rock, CO 80104

VIA EMAIL

RE: Douglas County eReferral (LE2025-023) Is Ready For Review

Dear Matt Jakubowski,

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 Zebulon Infrastructure Location and Extent project as described in your correspondence dated November 18, 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 regulation 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



Synthetic or Natural Cover for Slopes

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 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





COLORADO
Parks and Wildlife
Department of Natural Resources

Northeast Regional Office
6060 Broadway
Denver, CO 80216
PH: (303) 291-7227

December 1, 2025

Matt Jakubowski, AICP
Chief Planner
Douglas County Department of Community Development
Planning Services Division
100 Third Street
Castle Rock, CO 80104

RE: CPW's Comments on Project File LE2025-023, EVOC - Zebulon Infrastructure

Dear Mr. Jakubowski:

Thank you for the opportunity to comment on the development proposal for EVOC - Zebulon Infrastructure (Project File LE2025-023). The mission of Colorado Parks and Wildlife (CPW) is to perpetuate the wildlife resources of the state, to provide a quality state parks system, and to provide enjoyable and sustainable outdoor recreation opportunities that educate and inspire current and future generations to serve as active stewards of Colorado's natural resources. CPW has a statutory responsibility to manage all wildlife species in Colorado, and to promote a variety of recreational opportunities throughout Colorado. The protection of wildlife habitats, wildlife, and access to hunting recreation are of great importance to CPW. CPW recommends that all proposed projects be assessed to avoid, minimize, or mitigate impacts to sensitive wildlife habitats and species.

This project provides overlot grading and infrastructure improvements in support of future development at the Emergency Vehicle Operation Center (EVOC) and the Zebulon Regional Sports Complex, in the vicinity of Moore and Waterton Roads. Grading will include 8 acres for future EVOC structures and 46 acres for the first phase of the Zebulon Sports Complex. Central water and sanitary sewer lines will be extended in support of these facilities. Road construction will relocate primary and emergency access routes to EVOC and widen Waterton Road adjacent to Zebulon Sports Complex.

CPW previously provided comment on the overarching Chatfield Urban Area Expansion proposal (Project File DR2024-002) and maintains its prior recommendations. This project area lies within overall range for elk, mule deer, white-tailed deer, and black bear.



Laura Clellan, Acting Director, Colorado Parks and Wildlife

Parks and Wildlife Commission: Richard Reading, Chair · James 'Jay' Tutchton, Vice-Chair · Eden Vardy, Secretary · Jessica Beaulieu · Frances Silva Blayne · John Emerick · Tai Jacober · Dallas May · Jack Murphy · Gabriel Otero · Murphy Robinson

Furthermore, the Moore Road grading area and Southeast EVOC access site lie within Elk Production Area High Priority Habitat, in which CPW recommends no human activities from May 15 to June 30. Overall construction activities should take care to minimize disturbance to the adjacent Plum Creek Wildlife Corridor and Waterton Road wildlife underpasses.

Colorado's recently updated 2025 State Wildlife Action Plan identifies certain Aquatic Native Species Conservation Waters. This High Priority Habitat is designated for the recovery, conservation, protection, or enhancement of native fish species, and for aid in conservation of other native aquatic species, such as amphibians, crustaceans, or mollusks. These surface water features provide critical habitat for native aquatic wildlife while also providing valuable habitat for mammals, birds, and reptiles. Northern Leopard Frog and Plains Topminnow, both designated Tier 1 Species of Greatest Conservation Need, have been documented in Plum Creek. CPW therefore recommends no surface occupancy and no ground disturbance year-round within 500 feet of the ordinary high-water mark, and implementation of appropriate stormwater and sediment control BMPs, particularly while grading at the Waterton Road site.

Thank you again for the opportunity to comment on the EVOC - Zebulon Infrastructure project. Please do not hesitate to contact CPW about ways to continue managing the property in order to maximize wildlife value while minimizing potential conflicts. If you have any further questions, please contact District Wildlife Manager Wayne Soong at (720) 728-9637.

Sincerely,



Matt Martinez
Area Wildlife Manager

CC: M. Leslie, S. Schaller, M. Kaknes, W. Soong



Jeff Davis, Director, Colorado Parks and Wildlife

Parks and Wildlife Commission: Richard Reading, Chair · James 'Jay' Tutchton, Vice-Chair · Eden Vardy, Secretary · Jessica Beaulieu · Frances Silva Blayne

John Emerick · Tai Jacober · Dallas May · Jack Murphy · Gabriel Otero · Murphy Robinson

REFERRAL RESPONSE REQUEST – LOCATION & EXTENT

 Date sent: November 18, 2025

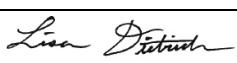
 Comments due by: **December 2, 2025**
 Fax: 303.660.9550

Project Name: EVOC – Zebulon Infrastructure Location and Extent

Project File #: LE2025-023

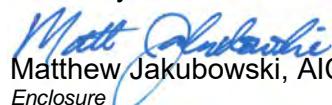
Project Summary: Douglas County Departments of Facilities, Fleet and Emergency Support Services and Public Works Engineering proposes overlot grading and construction of drainage, water and sewer, other utilities, and roadway infrastructure improvements in the area of Moore and Waterton Roads in support of the Emergency Vehicle Operation Center (EVOC) and the future Zebulon Regional Sports Complex. The project area is generally south and east of the intersection of Moore Road and Waterton Road.

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: See attached comment on Sheet 4 of the Water and Sanitary Sewer Drawings.	
<input type="checkbox"/> See letter attached for detail.	
Agency: Dominion Water and Sanitation District	Phone #: 720-250-8681
Your Name: Lisa Dietrich (please print)	Your Signature: 
	Date: 12/1/2025

Agencies should be advised that failure to submit written comments prior to the due date, or to obtain the applicant's written approval of an extension, will result in written comments being accepted for informational purposes only.

Sincerely,


 Matthew Jakubowski, AICP, Chief Planner
Enclosure

REFERRAL RESPONSE REQUEST – LOCATION & EXTENT

 Date sent: November 18, 2025

 Comments due by: **December 2, 2025**
 Fax: 303.660.9550

Project Name: EVOC – Zebulon Infrastructure Location and Extent

Project File #: LE2025-023

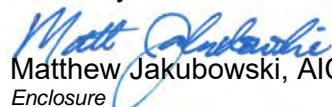
Project Summary: Douglas County Departments of Facilities, Fleet and Emergency Support Services and Public Works Engineering proposes overlot grading and construction of drainage, water and sewer, other utilities, and roadway infrastructure improvements in the area of Moore and Waterton Roads in support of the Emergency Vehicle Operation Center (EVOC) and the future Zebulon Regional Sports Complex. The project area is generally south and east of the intersection of Moore Road and Waterton Road.

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: _____ _____	
<input checked="" type="checkbox"/> See letter attached for detail.	
Agency: DC Public Works ENG.	Phone #: 303.660.7490 Ext. 3305
Your Name: Bradley Jackson, PE <i>(please print)</i>	Your Signature: <i>Bradley A. Jackson</i> Date: 12/03/2025

Agencies should be advised that failure to submit written comments prior to the due date, or to obtain the applicant's written approval of an extension, will result in written comments being accepted for informational purposes only.

Sincerely,


 Matthew Jakubowski, AICP, Chief Planner
Enclosure

MEMORANDUM

To: Matt Jakubowski, AICP, Chief Planner

From: Brad Jackson, PE, Development Review Supervisor
Brad J

CC: Sean Owens, P.E., Special Projects Manager
DV File (DV25-543)

Date: 12/03/2025

RE: EVOC – Zebulon Infrastructure (L&E)

The Douglas County Department of Public Works Engineering has reviewed the EVOC – Zebulon Infrastructure (L&E) Project and has the following comments:

EVOC Training Facility Exhibit:

1. Engineering will review the site specific GESC Plans for the EVOC Training Facility once they are finalized by Collins Engineering. Engineering has no concerns with the initial exhibit provided.

Zebulon Phase 1 – GESC Plans:

2. Grading for phase 1 will need to be limited to 40 acres of disturbance if no onsite soil mitigation is required. Contractor can provide maps to the inspector to demonstrate a rolling 40 acres of disturbance.

Sheet G3.0

3. Provide temp culverts in locations where construction vehicles may need to cross diversion ditches.
4. How will the diversion ditch that flows from the Phase 1 of Zebulon to the Future Waterton Business Park area be maintained during construction. The road will eventually get cut in and the storm sewer will also need to be installed.

Sheet G3.2

5. Where will the detention pond access road be located?
6. Why is the storm sewer along street A not located in the low point of the street but on either side of the low point?
7. Is the storm sewer that drains street A to be extended to the detention pond?

Sheet G4.1

8. Set the Silt Fence outside the location for the North EVOC Road grading.
9. Is the North EVOC Road to be graded and paved with this L&E or just graded?

Sheet G4.2

10. Do we need Silt Fence along both sides of Waterton Road?
11. Can the Silt Fence and Limits of Construction be located closer to the proposed sanitary line along the North side of Waterton Road or is this space needed for the trench for the sanitary installation?

Sheet G5.0

12. Please include the DC standard Bore/Trench GESC Details.

Zebulon Phase 1 – GESC Report:

13. Provide the source for the fill material within the soils section.
14. Since this is a Douglas County run project no fiscal security will be required to be posted.

Zebulon Phase 1 – Offsite Utility Plans:

Sheet 5

15. Show storm crossing on the yellowcress street sanitary extension.
16. Label future aurora waterline on Moore Road sanitary sewer plan & profile.
17. Is the pavement repair on Moore and Waterton Roads due to a large trench needed for installation of the deep sanitary sewer?
18. Do we have the ultimate cross sections for Moore Road and Waterton Road to determine where the valves and manholes will sit within the future road cross section.

Sheet 6

19. Label the sanitary crossing of Moore Road as a open trench.
20. Show future storm crossing is the sanitary is to cross the new 84" storm sewer on the North EVOC Road.
21. Do we want to provide seeding in locations to be under future pavement?

Sheet 7

22. Does Waterton Road get widened in this location in the future to where the sanitary line would be under future pavement, this line is shallow and could impact a future road section.

Sheet 8

23. Is Dominion ok with the proposed grade on the sanitary sewer?

Sheet 11

24. How will the 30+ feet deep sanitary sewer be installed?

Sheet 15

25. Label future storm sewer size along Waterton Road on the sanitary plan & profile.

Sheet 16

26. Why does the sanitary sewer deflect horizontally into Waterton Road at the North EVOC Road Intersection with Waterton?

If the applicant has any questions regarding these comments, please feel free to have them contact me directly. Thank you for the opportunity to review this request.

MEMORANDUM

DATE: December 1, 2025

TO: Matt Jakubowski, Planner IV

FROM: Andy Hough, Environmental Resources Coordinator *AH*

THRU: Dan Dertz, Director *AH for*

SUBJECT: Referral Response – LE2025-023 EVOC - Zebulon Infrastructure Grading Project

Thank you for the opportunity to comment on this project. Plum Creek is a very significant Douglas County Master Plan designated wildlife corridor in Douglas County. It connects everything from Chatfield State Park on the extreme north end of the county to all parts south, including tens of thousands of acres of protected wildlife habitat. Chatfield State Park is part of the Master Plan designated wildlife habitat conservation area, as are a string of protected properties in the Louviers to Roxborough Park area (see included Plateau Ranch wildlife corridor area map). Two wildlife underpasses along US Highway 85 connect directly to the Plum Creek corridor. Its tributaries are also connected to a system of eight other wildlife underpasses across the Southern Connector and I-25 in the Gap section south of Castle Rock. Because this project will occur on land immediately adjacent to this important wildlife corridor, mitigation of impacts to the corridor is important.

Reduction of wildlife impacts from the overall project would typically include such measures as:

- Reducing/feathering density adjacent to the corridor
- Reducing light, noise, and scent infiltration
- Tree and shrub screening
- And screening with berms adjacent to the corridor.

Open Space and Natural Resources (OSNR) suggests that all such measures be considered and incorporated into planning throughout the various steps of this process. At this stage only berthing would be possible. OSNR suggests a network of undulating berms adjacent to the corridor be incorporated into the grading plan. These berms could later be vegetated with native trees, shrubs, grasses, and forbs. Mitigation of this nature screens the corridor from development and human activity, allowing wildlife and people to coexist more effectively in closer proximity.

These plantings and created landforms can be designed to enhance the aesthetics and ambiance of this facility, making it feel more secluded, beautiful, and serene. OSNR Staff would be willing to help design a planting plan and develop an appropriate plant list at a later stage if it would be helpful. Thank you for your consideration of these comments and requests.

PLATEAU RANCH WILDLIFE CORRIDOR - AREA MAP

Legend

- Plateau Ranch Wildlife Corridor
- Pike Natl Forest & Parks
- Protected Open Space
- Private Land
- Plum Creek Corridor



0 0.5 1 2 Miles

N

PIKE NATIONAL FOREST
(USFS)

ROXBOROUGH STATE PARK
(Colorado Parks & Wildlife)

CHATFIELD STATE PARK
(Colorado Parks & Wildlife)

STERLING RANCH
(Private Development)

PLATEAU RANCH

RED MESA &
SHARPTAIL
OPEN SPACE
(Douglas County)

ELK
RUN
(Conservation Easement)
DUPONT
OPEN
SPACE
(Douglas County)

DUPONT
OPEN
SPACE
(Conservation Easement)
WOODHOUSE
WILDLIFE AREA
(Colorado Parks
& Wildlife)

LAMBERT
RANCH
(Conservation Easement)

HIGHLANDS RANCH
BACKCOUNTRY
WILDERNESS
(Conservation Easement)

DANIELS
PARK
(City and County of Denver)

CHEROKEE RANCH
(Conservation Easement)

THE KEEP
(Conservation Easement)
DUNCAN
(Conservation Easement)

From: Randy Johnson
Sent: Thursday, December 4, 2025 12:40 PM
To: Matt Jakubowski
Subject: Louviers Conservation Partnership LE2025-023 EVOC L&E Comments

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

Matt,

Louviers Conservation Partnership (LCP) has reviewed the documents for the Douglas County Public Works Engineering request for grading and infrastructure improvements associated with future EVOC and Zebulon Park development and has the following comments:

Review of the Zebulon grading plan the southeast corner where street A and Street C intersect looks like there may be a road stub. Is this for drainage or is the road expected to be extended in the future?

The Zebulon grading is right next to a major wildlife corridor that has been preserved for the wildlife habitat. Adding a buffer protecting the wildlife is highly encouraged.

Randy Johnson
Director
Louviers Conservation Partnership

December 8, 2025

<i>For MHFD staff use only.</i>	
Project ID:	106664
Submittal ID:	10013896

To: Douglas County
Via email
Subject: MHFD Review Comments
Re: EVOC – ZEBULON INFRASTRUCTURE LOCATION AND EXTENT (Partner Case No. LE2025-023)

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:

- Outfall to Sterling Gulch East Tributary

We have no comments to the referenced project and do not need to see future submittals.

Please feel free to contact me with any questions.

Sincerely,

Laura Hinds, P.E.
Project Manager, Mile High Flood District
lhinds@mhfd.org

REFERRAL RESPONSE REQUEST – LOCATION & EXTENT

 Date sent: November 18, 2025

 Comments due by: **December 2, 2025**
 Fax: 303.660.9550

Project Name: EVOC – Zebulon Infrastructure Location and Extent

Project File #: LE2025-023

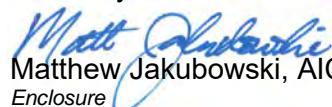
Project Summary: Douglas County Departments of Facilities, Fleet and Emergency Support Services and Public Works Engineering proposes overlot grading and construction of drainage, water and sewer, other utilities, and roadway infrastructure improvements in the area of Moore and Waterton Roads in support of the Emergency Vehicle Operation Center (EVOC) and the future Zebulon Regional Sports Complex. The project area is generally south and east of the intersection of Moore Road and Waterton Road.

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

<input checked="" type="checkbox"/> No Comment	
<input type="checkbox"/> Please be advised of the following concerns: _____ _____	
<input type="checkbox"/> See letter attached for detail.	
Agency: <u>Roxborough Water & Sanitation District</u>	Phone #: <u>303.979.7286</u>
Your Name: <u>Mike Marcum</u> <i>(please print)</i>	Your Signature: <u></u>
	Date: <u>11/19/2025</u>

Agencies should be advised that failure to submit written comments prior to the due date, or to obtain the applicant's written approval of an extension, will result in written comments being accepted for informational purposes only.

Sincerely,


 Matthew Jakubowski, AICP, Chief Planner
Enclosure

SOUTH METRO FIRE RESCUE

FIRE MARSHAL'S OFFICE



Matthew Jakubowski, AICP, Chief Planner
Douglas County Department of Community Development, Planning Services
100 Third St
Castle Rock Co 80104
303.660.7460
303.660.9550 Fax

Project Name: EVOC – Zebulon Infrastructure Location and Extent
Project File #: **LE2025-023**
S Metro Review #: REFOTH25-00293

Review date: December 2, 2025

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

Project Summary: Douglas County Departments of Facilities, Fleet and Emergency Support Services and Public Works Engineering proposes overlot grading and construction of drainage, water and sewer, other utilities, and roadway infrastructure improvements the area of Moore and Waterton Roads in support of the Emergency Vehicle Operation Center (EVOC) and the future Zebulon Regional Sports Complex. The project area is generally south and east of the intersection of Moore Road and Waterton Road.

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

South Metro Fire Rescue (SMFR) has reviewed the provided documents and has no objection to the proposed Location and Extent.

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, fire hydrants, roads for required fire access, or structures.



Right of Way & Permits

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

November 26, 2025

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

Attn: Matt Jakubowski

Re: EVO - Zebulon Infrastructure Location and Extent, Case # LE2025-023

Public Service Company of Colorado's (PSCo) Right of Way & Permits Referral Desk has reviewed the plans for the above-mentioned project and currently has **no apparent conflict**.

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

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

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

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

MEMORANDUM

DATE: December 22, 2025

TO: Matt Jakubowski, AICP, Chief Planner

FROM: Sean P. Owens, PE, Special Projects Manager

SUBJECT: EVOC – Zebulon Infrastructure L&E – Referral Agency Comments & Questions – Responses, File # LE2025-023

Copy: Tim Halmark, Curt Weitkunat

ATTACH: N/A

CDPHE:

The County will follow all requirements and guidelines for hazardous and solid waste, water quality, and air quality during construction. A state storm water permit will be required, and all air pollution regulations will be followed.

Chatfield Farms 1-A HOA:

The County's 2050 Transportation Master Plan has identified roadway improvements that will support the build out of the Chatfield Valley over time. These roadway improvements will be completed in various stages, which is typical of developing areas within the County. The revenue generated by the development helps ensure the funding of these long-range projects.

Colorado Parks & Wildlife (NW DC – District 551):

The Zebulon Sports Complex parcel is approximately 800 feet from the 100-year flood plain of Plum Creek, well above the ordinary high-water mark. The EVOC Parcel is 4,000 feet from the Plum Creek 100-year flood plain, also.

The Zebulon Sports Complex parcel is over 1,200 feet from the nearest Waterton Road wildlife underpass. The EVOC parcel is 2,200 feet from the nearest Waterton Road wildlife underpass. The construction of the EVOC emergency access to Waterton Road is over 800' from the nearest Waterton Road wildlife underpass.

Dominion Water & Sanitation District:

Construction plans for the water and sanitary sewer mains will be submitted to Dominion Water & Sanitation District for approval prior to construction to make sure the District's standards are met.

DC Engineering Services:

Grading, Offsite Utilities GESC plans and reports will be submitted for review and approval by Engineering Services prior to construction.

Louviers Conservation Partnership:

Street A may be extended in the future to the southwest to tie into Waterton Road.

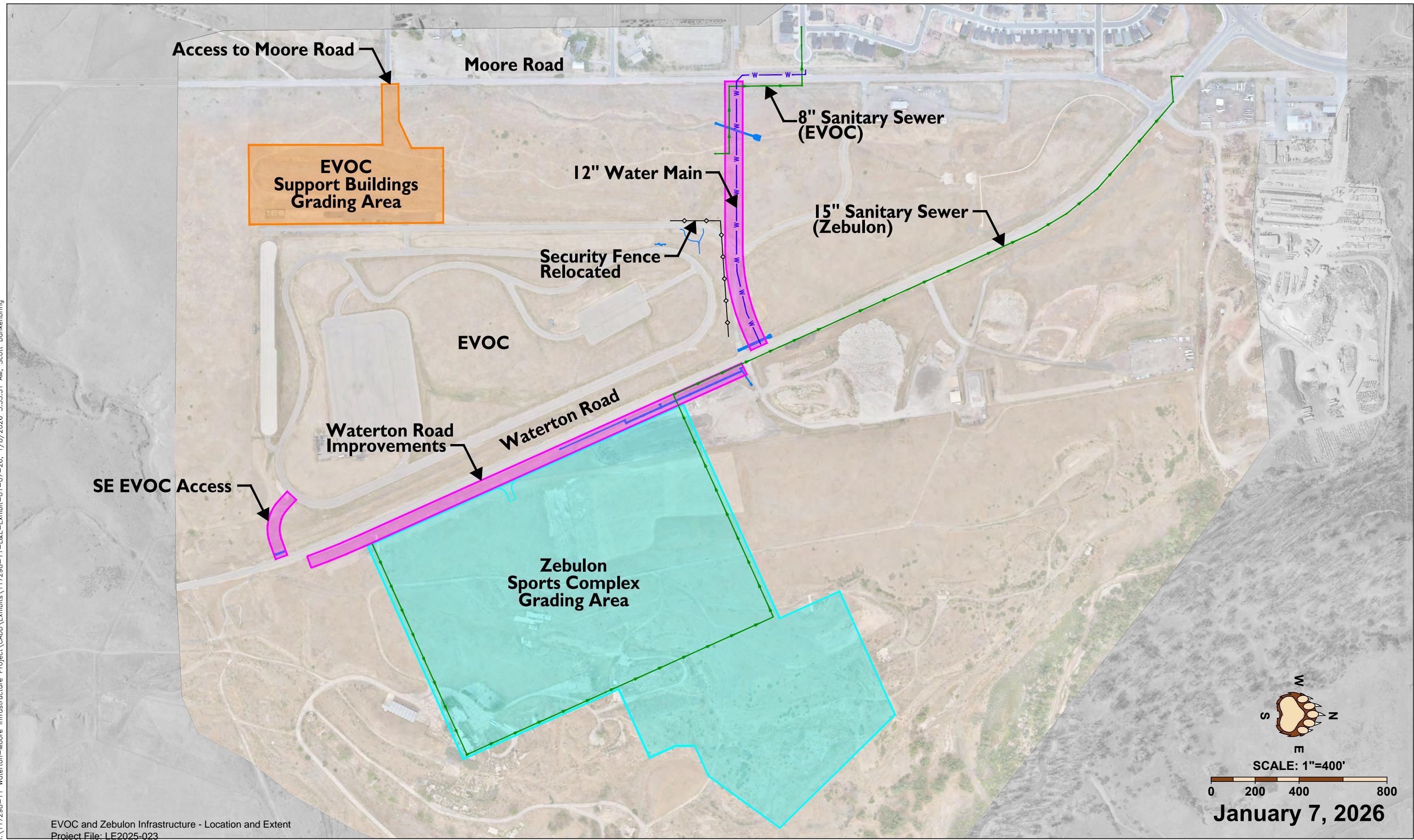
Approximately 200 acres of the Chemours Parcel between Zebulon and Louviers will be preserved as part of the wildlife corridor.

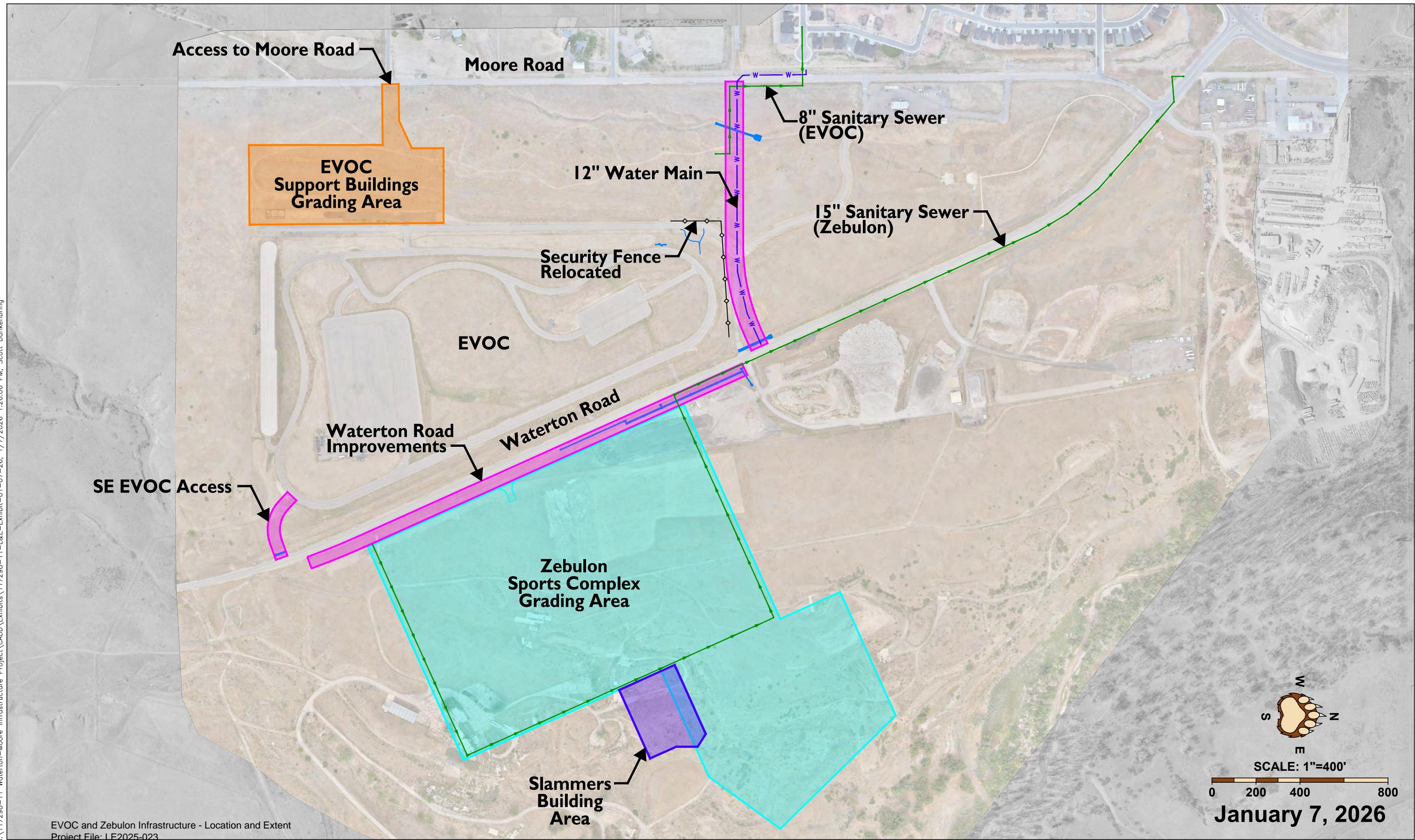
DC Open Space and Natural Resources (OSNR):

The project team will work with OSNR during final design phases to help mitigate any perceived impacts to the wildlife corridor.

South Metro Fire Rescue (SMFR):

Construction plans will be submitted to SMFR for review and approval prior to construction starts. No structures are being proposed with this L&E.



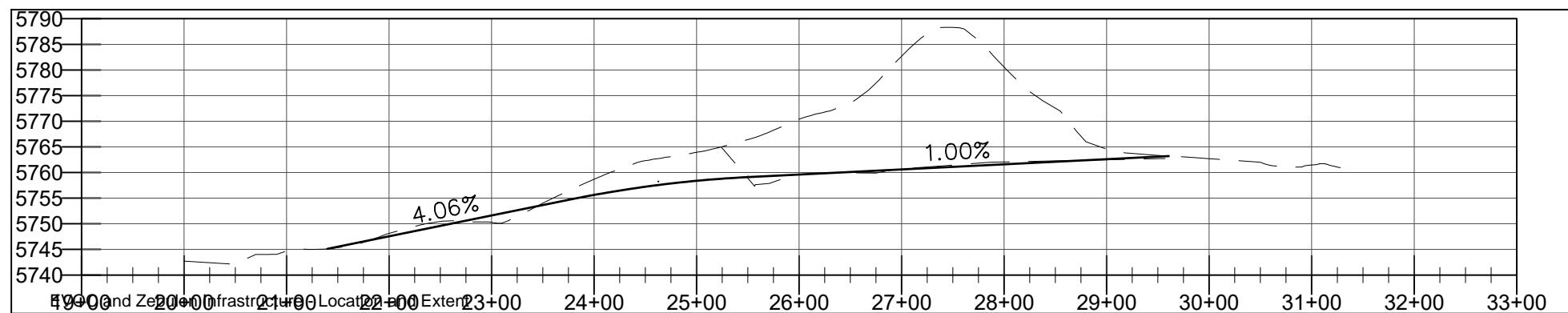
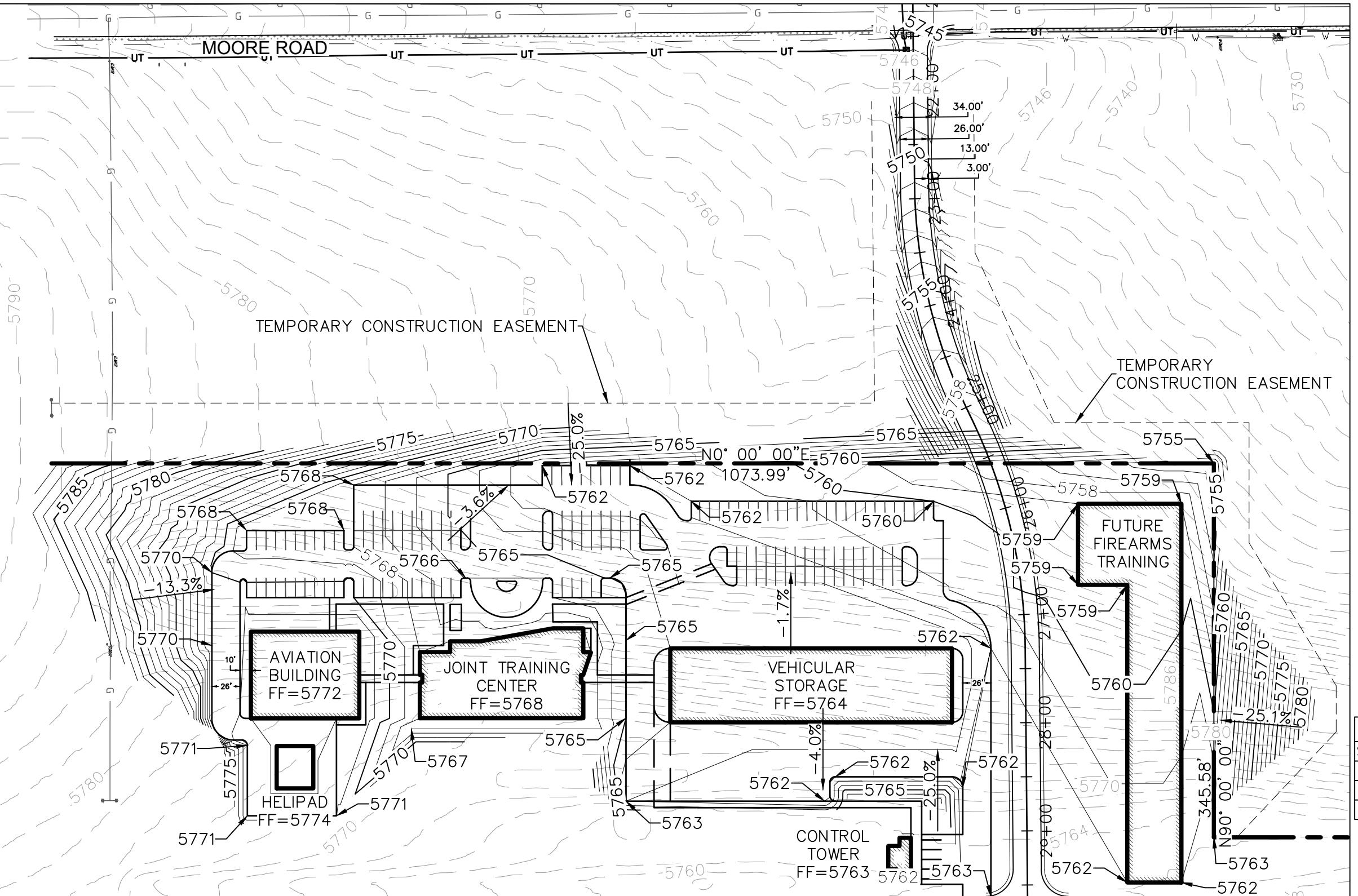


GRADING EXHIBIT
EVOC TRAINING FACILITY
MOORE ROAD
STERLING RANCH

2025

DOUGLAS COUNTY, CO

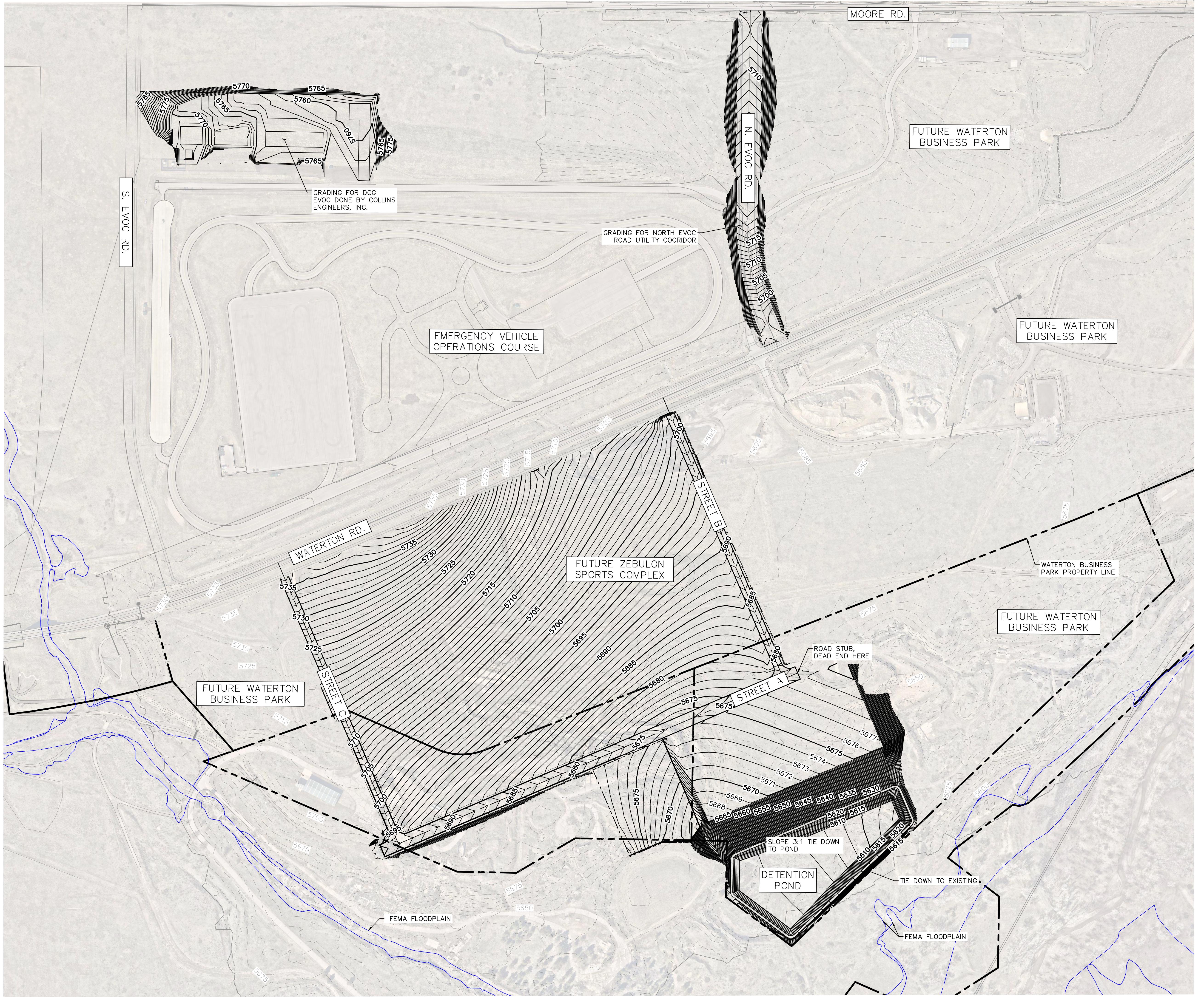
EARTHWORK	
SURFACE AREA	359,676 SQFT
CUT	163,384 CUYD
FILL	82 CUYD
NET	163,301 CUT



EXISTING UTILITY LOCATIONS:

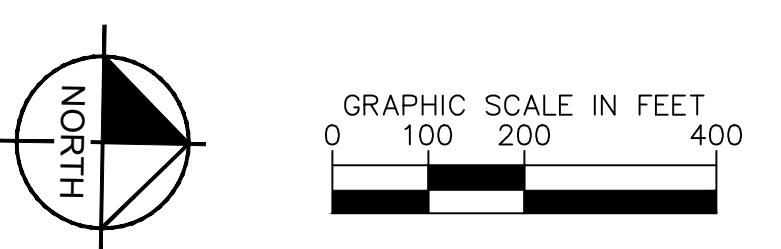
COLLINS ENGINEERS INC. ASSUMES NO
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(HORIZONTAL OR VERTICAL). THE EXISTING UTILITIES
SHOWN ON THIS DRAWING HAVE BEEN PLOTTED FROM
THE BEST AVAILABLE INFORMATION. IT IS HOWEVER
THE RESPONSIBILITY OF THE CONTRACTOR TO FIELD
VERIFY THE LOCATION OF ALL UTILITIES PRIOR TO THE
COMMENCEMENT OF ANY CONSTRUCTION ACTIVITIES.

drawn by: BEG
checked by: BMF
approved by:
QA/QC by:
project no.: 25-16755
drawing no.:
date: 11/06/2025



Project File: K:\NCO_Civil\196393008_Waterton Business Park\CADD\Exhibits\Grading Exhibit + Collins Grading\2026-0107 Zebulon - Grading Exhibit.dwg Jan 08, 2026 Laiken.0Rourke
XREFS: WB_X-PLAN09_ZEB WB_HR09_ZEB WB_FEMA09_ZEB X-B-ZEB-393008
VOC: THIS DOCUMENT, TOGETHER WITH THE CONCEPTS AND DESIGNS PRESENTED HEREIN, AS AN INSTRUMENT OF SERVICE, IS INTENDED ONLY FOR THE SPECIFIC PURPOSE AND CLIENT FOR WHICH IT WAS PREPARED. REUSE OF AND IMPROPER RELIANCE ON THIS DOCUMENT WITHOUT WRITTEN AUTHORIZATION AND ADAPTATION BY KIMLEY-HORN AND ASSOCIATES, INC. SHALL BE WITHOUT LIABILITY TO KIMLEY-HORN AND ASSOCIATES, INC.

EVC and Zebulon Infrastructure - Location and Extent
Project File: LE2025-023



EBUJI ON SPORTS COMPLEX - PHASE 1

EBUON SPORTS COMPLEX - PHASE 1

GRADING EXHIBIT

DOUGLAS COUNTY, CO

Kimlow & Lorn

The logo for Kimley-Horn, featuring the company name in a bold, sans-serif font. The letters 'K' and 'H' are in a dark gray color, while the rest of the letters are in a red color. A red arrow graphic is positioned to the right of the 'K' and 'H' letters.

© 2026 KIMLEY-HORN AND ASSOCIATES, INC.
3325 SOUTH TIMBERLINE ROAD, SUITE 130

3325 SOUTH TIMBERLINE ROAD, SUITE 150
FORT COLLINS, CO 80525 (970) 822-7911

DESIGNED DRAWN CHECKED
KH TEAM KH TEAM CARS

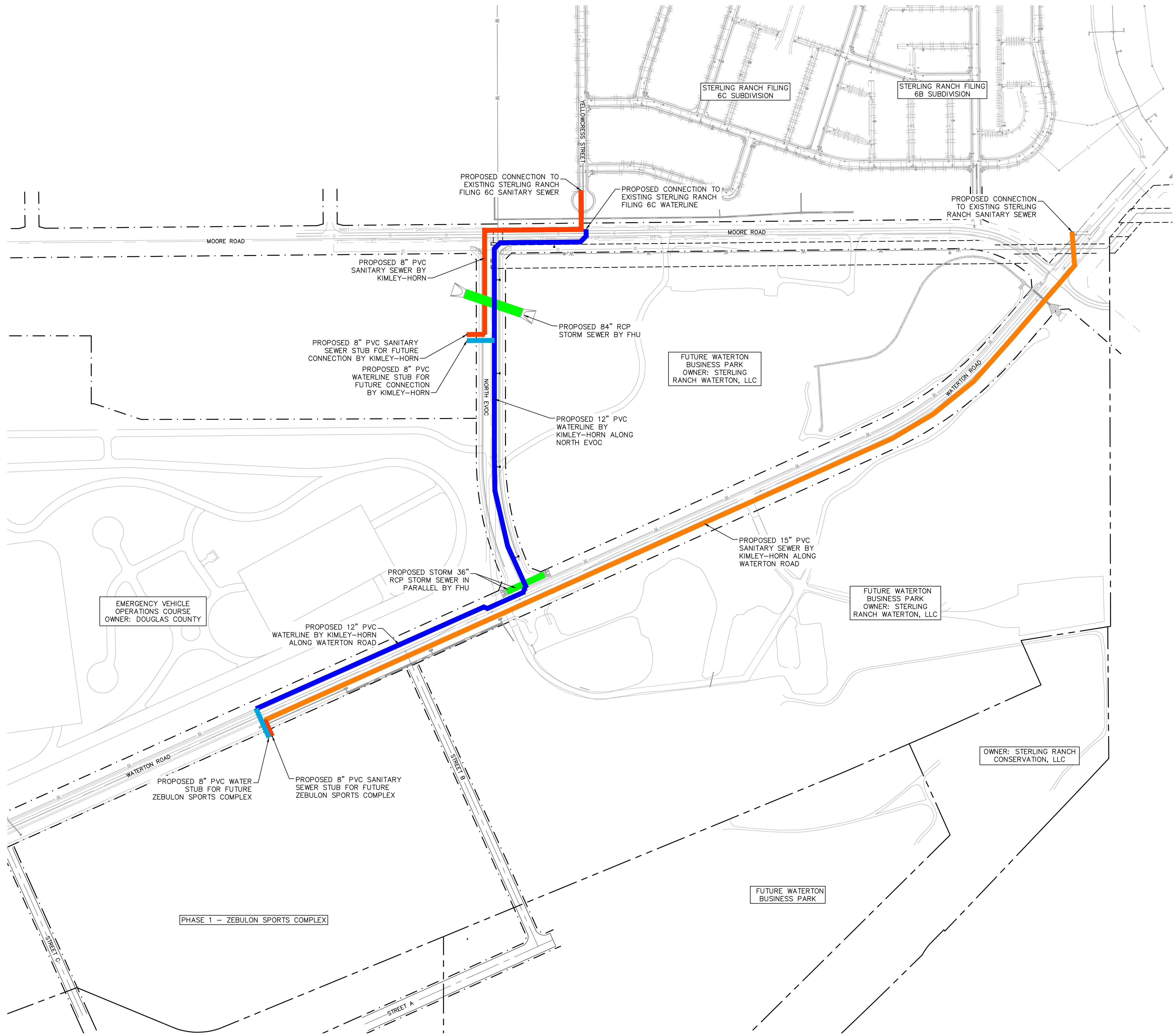
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SCALE (V): N/A

NOT FOR INSTRUCTION	SCORE (V): N/A	DATE: 01/08/2026	SHEET N
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01/08/2026
PROJECT NO. 1

Horn and Associates, Inc.	067760010
DWG. NAME	

2026-0107 Zebulon- Grading Exhibit.dwg of 1



GRAPHIC SCALE IN FEET
0 100 200 400

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

ZEBUGON SPORTS COMPLEX - PHASE 1

UTILITY EXTENSION EXHIBIT

DOUGLAS COUNTY, CO

Kimley»Horn

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3325 SOUTH TIMBERLINE ROAD, SUITE 130
FORT COLLINS, CO 80525 (970) 822-7911

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DWG. NAME			
Zebulon - Overall Utility Exhibit.dwg			
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