DOUGLAS COUNTY
COLORADO

Use by Special Review Amendment Staff Report

Date:	April 13, 2026
To:	Douglas County Board of County Commissioners
Through:	Douglas J. DeBord, County Manager
From:	Kati Carter, AICP, Director of Community Development
CC:	Brett Thomas, AICP, Chief Planner Jeanette Bare, AICP, Planning Manager Steven E. Koster, AICP, Deputy Director of Community Development
Subject:	**Zoning Resolution Waiver for 5970 N US Highway 85, 6th Amendment – USR Amendment for the Sedalia Recycling Center and Depository**
Project File:	**US2025-001**

Planning Commission Hearing:	**April 6, 2026 @ 6:00 p.m.**
Board of County Commissioners Hearing:	**April 28, 2026 @ 2:30 p.m.**

I. EXECUTIVE SUMMARY

The applicant proposes to amend the Use by Special Review (USR) for the 124.2-acre Sedalia Recycling Center and Depository (SRCD), located at 5970 N US Highway 85, to increase the permit area to approximately 165.9 acres, with 88.3 acres available for landfill activities. The site is located north of Sedalia, approximately 1,500 feet north of the intersection of N US Highway 85 and Delva Way. The site is part of the Sedalia Rural Community as designated on the Douglas County 2040 Comprehensive Maser Plan.

As part of the USR Amendment, the applicant is requesting a waiver of certain provisions of Section 21, Use by Special Review, of the Douglas County Zoning Resolution (DCZR). Specifically, the applicant requests a waiver of the provision in Section 2107.30 which requires the applicant to receive a recommendation of approval for a certificate of designation from the Colorado Department of Health and Environment (CDPHE) prior to applying for a USR. Should the waiver be granted, the full USR request would be brought back for consideration at subsequent Planning Commission and Board of County Commissioners' public hearings. The CDPHE recommendation and certificate of designation approval would be obtained prior to final approval of the USR.

The Planning Commission heard the application at its April 6, 2026, public hearing and voted to recommend approval of the waiver request by a vote of 5 to 0.

II. APPLICATION INFORMATION

A. Applicant

Sedalia Land Co.
1235 North Loop W, Suite 205
Houston, Texas 77008

B. Applicant's Representative

Dalton Ellis, PE, Region Engineer
Waste Connections, Inc
5970 N US Highway 85
Sedalia, Colorado 80135

C. Request

Approval of a waiver of the provision in Section 2107.30 which requires the applicant to receive a recommendation of approval for a certificate of designation from the Colorado Department of Health and Environment (CDPHE) prior to applying for a USR.

The applicant indicates that the detailed nature of the submittals required for CDPHE review and certificate of designation approval are more appropriate to be provided toward the end of the USR process, rather than before the USR application has been submitted. The waiver will allow all other elements of the USR to be submitted and reviewed by the public, referral agencies, Planning Commission, and Board prior to the Board's approval of the certificate of designation for the landfill as required by CDPHE regulations.

D. Process

A USR application is processed pursuant to Section 21 of the Zoning Resolution. Section 21 states the intent of the process is "to provide for uses in specific zone districts that shall require a public notice and hearing and the approval of the Board of County Commissioners subject to subject to such conditions and safeguards as may be imposed by the Board." Major amendments to an approved USR follow the same process as that required for new USR applications. For landfills, Section 2107.30 states that landfills are allowed provided, "that such use is approved by the Douglas County Health Department and is located 500 feet from all lot lines or 1,000 feet from any existing residential land use, whichever is greater. Prior to applying for a use by special review, the applicant must first receive a recommendation of approval for the certificate of designation from the Colorado Department of Health. Any proposal must be in compliance with the Douglas County Comprehensive Master Plan."

The waiver process is set forth in Section 122 of the DCZR. Waivers may be requested by an applicant in conjunction with any application subject to the standards or other criteria established with the DCZR. Section 122.03 sets forth a series of findings that must be made by the Board in order to approve a waiver request. Specifically, Section 122 provides that "The Board, at a public hearing on a specific application, may hear

the request for a waiver from the standards and decide to accept or reject the request, or make modifications to the waiver request."

E. Location

The project area is located approximately 1,500 feet north of the intersection of N US Highway 85 and Delva Way near Sedalia. The attached CMP vicinity map, zoning map, and aerial map highlight site location and existing conditions.

F. Project Description

The applicant requests approval of a USR amendment to expand the landfill permit area of the SRCD. The current facility encompasses an approximately 124.2-acre USR permit area, with approximately 66.9 acres available for disposal. The USR amendment application proposes to increase the USR permit area to approximately 165.9 acres with 88.3 acres available for disposal activities. The site, including the additional land to be added to the permit area, is zoned Agricultural One (A-1). "Landfill" is a use allowed subject to USR approval within the A-1 zone district.

A certificate of designation is issued by the Board of County Commissioners to authorize the use of land for a solid waste disposal site or facility. The certificate of designation is issued if the technical standards set out in regulation are met and after local issues are considered and satisfied. The certificate of designation is issued by the Board, based on the recommendation of the CDPHE to approve the application. If the CDPHE disapproves the application, the Board cannot issue the certificate of designation. The Board may also deny the certificate of designation even if it has been approved by the CDPHE.

The applicant requests that the Board waive the requirement that a recommendation of approval for the certificate of designation from the CDPHE be received prior to the County processing the USR amendment. If the waiver request is approved, the USR application will come back before the Planning Commission and Board for a decision on the specifics of the USR application request. The certificate of designation is required to be approved by the Board prior to final approval of the record copy of the USR plan exhibit by the Director of Community Development per proposed condition #2.

Per Section 122.01, the applicant is required to provide a written request that explains in detail the extent of the waiver, and the grounds for the requested waiver. The applicant's assessment of the waiver is attached to this staff report and noted in the staff analysis section below. Generally, the applicant requests Board permission to process the USR amendment application prior to submitting the certificate of designation application to the CDPHE.

III. CONTEXT

A. Background

The original USR application for a limited-use landfill and recycling facility was approved by the Board in 2004 and the site improvement plan component was approved in 2005. Subsequent amendments to the USR were approved in 2005, 2016, and 2018 for changes to the site including the addition of accessory structures, realignment of easements, and adjustments to the phasing plan.

B. Adjacent Land Uses and Zoning

The project site is bordered by the Cherokee Ranch and Castle Foundation along its entire north and east property lines, along a majority of its south property line, and a portion of its west property line. Beyond the Cherokee Ranch and Castle property to the south are CORE Electric Cooperative offices. Also to the south of the site is the Sedalia Business Park PD and the future location of the County's biochar facility. To the west of the site is additional land owned by Cherokee Ranch and Castle Foundation. The applicant, Sedalia Land Co, owns four residential parcels and there are two additional residential parcels under separate ownership. The following table reflects those zone districts and land uses surrounding the PD.

Zoning and Land Use

Direction	Zoning	Land Use
North	Agricultural One (A1)	Cherokee Ranch and Castle Foundation
East	Agricultural One (A1)	Cherokee Ranch and Castle Foundation
South	Agricultural One (A1) Planned Development (PD)	Cherokee Ranch and Castle Foundation Sedalia Business Park (Future Biochar Facility)
West	Agricultural One (A1)	Cherokee Ranch and Castle Foundation, Residential

IV. PHYSICAL SITE CHARACTERISTICS

The site is currently operated as the Sedalia Recycling Center and Depository, which accepts non-putrescible construction and demolition waste. The SRCD is authorized to fill to an elevation of 6,060 feet and the deepest excavation is 5,870 feet. The maximum height and deepest excavations are not proposed to change as part of the proposed expansion.

V. PROVISION OF SERVICES

The site is served by CORE Electric Cooperative, Xcel Energy, Douglas County Sheriff's Office, West Douglas County Fire District, CenturyLink, and Comcast. None of these agencies objected to the waiver request. If the waiver request is approved, additional review from these agencies will occur through a final referral of the USR application. All

referral agency comments are outlined in the referral response report and referral response letters attached to this staff report.

VI. PUBLIC NOTICE AND INPUT

Courtesy notices of an application in process were sent to adjacent property owners during the 21-day referral period. Correspondence was received from two abutting landowners who primarily had comments regarding the process, setbacks, and potential noise.

Referral response requests were sent to referral agencies on May 19, 2025. All referral responses have been included as an attachment to the staff report or are provided in the referral response report, also attached to the staff report. In general, referral responses received provided comments related to the proposed USR amendment, not the request for a waiver. Mailed, published, and posted notices of the public hearings are required in compliance with Section 2113 of the DCZR.

VII. PLANNING COMMISSION

This item was presented to the Planning Commission at a hearing on April 6, 2026. The Planning Commission voted to recommend approval of the waiver by a vote of 5 to 0. No members of the public provided testimony at the public hearing. Planning Commission members asked clarifying questions of staff and the applicant related to the Use by Special Review application. The Commissioners acknowledged that the details of the USR application would be reviewed at a subsequent public hearing with the current request limited to only the waiver request.

VIII. STAFF ANALYSIS

Pursuant to Section 122 of the DCZR, the waiver may be approved only upon the finding, based upon the evidence presented, that the following criteria are met.

122.03.01: The waiver does not have the effect of nullifying the intent and purpose of this Resolution.

Staff Comment: Section 2107.30 of the DCZR requires the applicant must first receive a recommendation of approval for the certificate of designation from the CDPHE. The applicant's waiver request notes that there are many approvals required to permit the expansion of a landfill, including those from Douglas County, the Douglas County Health Department, and the CDPHE. The request is not to waive the requirement for a certificate of designation; rather, it allows the applicant to defer the timing of the recommendation of approval from CDPHE so that the County can review and approve the proposed expansion prior to submittal to the CDPHE. Once the certificate of designation is approved, required technical corrections to the USR exhibit would be made prior to final approval of the record copy of the USR exhibit by the Director of Community Development.

122.03.2: The granting of the waiver will not be detrimental to the public safety, health, or welfare or injurious to other property.
Staff Comment: The granting of the waiver is not detrimental to the public safety, health, or welfare or injurious to other property. All applicable requirements and approval standards associated with the USR application are required to be met prior to final approval of the Use by Special Review.

122.03.3: The conditions upon which the request for a waiver is based are unique to the property for which the waiver is sought and are not applicable to other property.
Staff Comment: The waiver request is specific to the proposed development on the subject property as depicted on the USR plan exhibit (US2025-001). The unique request does not waive any development standards or other requirements, it defers the timing for the recommendation of approval for the certificate of designation from the CDPHE.

122.03.4: A particular noneconomic hardship to the owner would result from a strict application of this Resolution.
Staff Comment: The applicant indicates that to efficiently process the proposed expansion, the recommendation of approval for the certificate of designation from the CDPHE and approval of the certificate of designation by the Board should be the final step.

122.03.5: The waiver will not in any manner vary the provisions of the Zoning Resolution of County Building Code.
Staff Comment: The waiver request does not fall under the variance provisions as defined within Section 26, Variance Standards and Procedures, of the DCZR. The applicant will be required to comply with all other DCZR requirements and Douglas County building codes through the USR and building permit processes.

122.03.6: The proposed development will be in conformance with the Douglas County Master Plan.
Staff Comment: The site is located within the Sedalia Rural Community as designated with the 2040 CMP. Approval of the waiver will not nullify the requirement for the application to conform with the 2040 CMP.

Approval standards for a USR are set forth in Section 2102 of the DCZR. These standards will be assessed as part of a future staff report on the full USR request.

IX. STAFF ASSESSMENT

Staff has evaluated the waiver request in accordance with Section 122 of the DCZR. Should the Board find that the approval standards for the waiver request are met, the following proposed conditions should be considered for inclusion in the motion:

1. All other applicable requirements and approval standards associated with the Use by Special Review application (US2025-001) currently in process shall be met prior to final approval of the Use by Special Review.

2. The recommendation of approval on the certificate of designation from the Colorado Department of Public Health and Environment shall be received and the certificate of designation shall be approved by the Board of County Commissioners prior to final approval of the record copy of the Use by Special Review plan exhibit.

3. All commitments and promises made by the applicant or the applicant's representative during the public hearing and/or agreed to in writing and included in the public record have been relied upon by the Board of County Commissioners in approving the application; therefore, such approval is conditioned upon the applicant's full satisfaction of all such commitments and promises.

ATTACHMENTS **PAGE**

DOUGLAS COUNTY
COLORADO

Department of Community Development

www.douglas.co.us

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: USR Application

MARKETING NAME: Sedal ia Land Company

PRESUBMITTAL REVIEW PROJECT NUMBER: PS24-223 Waste Connections - USR

PROJECT SITE:

Address: 5970 North US Highway 85, Sedalia, CO 80135

State Parcel Number(s): 235314100005, 235314100004, 235314100002, 235314100001

Subdivision/Block#/Lot# *(if platted)*: N/A

PROPERTY OWNER(S):

Name(s): Sedalia Land Co

Address: 1235 North Loop W, Suite 205, Houston, TX 77008

Phone: 720-733-8584

Email:

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

Name: Dalton Ellis and Jason Edwards

Address: 5970 North US Highway 85, Sedalia, CO 80135; 6420 Southwest Blvd., Suite 206, Fort Worth, TX 76109

Phone: 720-236-7359; 817-735-9770

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.*

Dalton Ellis
Applicant Signature

1/30/2025
Date

SEDALIA RECYCLING CENTER AND DEPOSITORY
DOUGLAS COUNTY, COLORADO

USE BY SPECIAL REVIEW AMENDMENT

NARRATIVE AND PLAN EXHIBIT

01-09-2026

Prepared for

Sedalia Land Company

January 2025

Revised December 2025

Prepared by

Weaver Consultants Group, LLC
6420 Southwest Boulevard, Suite 206
Fort Worth, Texas 76109
817-735-9770

WCG Project No. 0601-361-11-34-01

CONTENTS

01-09-2026

1 INTRODUCTION

1.1 Purpose

The purpose of this application is to provide the initial frame work for a future, full, and detailed Use by Special Review (USR) Application for the proposed expansion of the Sedalia Recycling Center and Depository (SRCD). Central to that proposed expansion are the waiver requests from minimum allowable set back standards and the order of operations for the Certificate of Designation (CD) approval process. This USR submittal is being made to secure general acceptance of the waiver requests for proposed setbacks and CD process before a full, detailed USR is submitted to consider the expansion of the SRCD. The proposed expansion of the SRCD will occur onto adjacent properties owned by SLC. The adjacent properties have single family residences on them.

The adjacent properties are currently zoned A1 – Agriculture One. Per the Douglas County Zoning Resolution, a landfill is an authorized use in A1 zoning with an approved USR.

The location of the USR Boundary and the portion of the USR Boundary to be designated for landfilling is shown on Drawing 2 included in Appendix A. The following information is provided in this Plan to meet the requirements of the USR regulations.

- Section 2 (Operational Plan) – includes detailed information about the design and continued development of the SRDC.
- Section 3 (Land Use) – includes a description of the land use and zoning information in and adjacent to the USR Boundary.
- Appendix A (Drawings) – includes site plans (including excavation and final cover grades) infrastructure improvements, and photo simulations for the proposed expansion of the SRDC

Additionally, this Plan describes how the site will meet the regulatory criteria set forth in Colorado Revised Statutes (CRS) Title 30, Article 20, Part 1, and Code of Colorado Regulations (CCR) Title 6, Section 1007-2, Part 1. The operation of the landfill includes provisions for preventing unauthorized waste from being brought into the facility; fire prevention and control; procedures for controlling stormwater runoff, dust, odors, and vectors; monitoring gas and groundwater; and litter control and prevention.

1.2 Owner/Operator Information

The existing Sedalia Recycling Center and Depository is owned and operated by Sedalia Land Company. SLC has operated this facility since 2004.

1.3 Facility Operations

The SRCD is now and will continue to be operated by trained and certified personnel. This Plan includes a summary of operational procedures in place for the SRCD as presented in Section 2. Note that the Engineering Design and Operations Plan (EDOP) issued by the CDPHE incorporates a comprehensive operating plan that presents in greater detail all aspects of landfill operation, maintenance and recordkeeping, and includes periodic inspections by CDPHE's enforcement group. Copies of the complete EDOP and operational records are maintained at the SRCD and are available for inspection.

1.4 Required Authorizations

The USR application and submittal of this Plan are the initial steps in obtaining the required permits for a landfill expansion. A summary list of CDPHE and other permits that will be obtained by SLC before the landfill expansion is approved are listed below.

- CDPHE Revised EDOP. CDPHE will issue the operating permit for this landfill expansion. In addition to issuing the operating permit, CDPHE's enforcement group will inspect the facility periodically to verify that the landfill is operating consistent with the operating permit and all applicable regulations.
- Certificate of Designation. Douglas County will issue the CD for the proposed development of the SRCD. Per the waiver request, Douglas County will review the USR application before an approved EDOP is issued by CDPHE. The County will have an opportunity to verify that the EDOP is in conformance with the USR once the EDOP is approved by CDPHE and a CD application is submitted.
- Colorado Division of Reclamation Mining and Safety (DRMS) Construction Materials Operation Permit. Portions of the proposed SRCD Expansion is currently permitted as a mining operation for construction materials (clay). Before developing within the proposed expansion area, the permit with DRMS will be reissued to allow for landfilling once clay materials have been removed.
- Douglas County Health Department. The proposed SRCD Expansion will need to be approved by the local health department. In the past, this has been approved by the Tri-County Health Department (TCHD). However, with TCHD's dissolution at the end of 2022, it is assumed Douglas County's Health Department will issue this approval.

2 OPERATIONAL PLAN

2.1 Existing Site Conditions

The SRCD is situated on approximately 205.5 acres some 10 miles south of Denver, Colorado and one-half mile north of Sedalia, Colorado on the north side of State Highway 85. On September 3, 2004, the Douglas County Commissioners issued the original Certificate of Designation (CD) for the facility with 23 conditions of approval. Additionally, the County issued 18 conditions of approval to the Use by Special Review (USR) application. The EDOP was originally approved by the Colorado Department of Public Health and Environment (CDPHE) and Douglas County in 2005. Subsequent leachate collection system and Site Operation Plan (alternate daily cover and Leachate Sampling and Analysis Plan) revisions were approved in 2006. The Soil and Liner Quality Assurance Plan for the SRCD was updated in 2024. A site plan showing the currently permitted property and waste footprint is included as Drawing 2 in Appendix A. As shown on Drawing 2, the facility maintains permitted minimum setbacks of 105 feet, 45 feet, 35 feet and 150 feet from the east, north, west and south USR boundary lines, respectively, and the limit of waste.

2.2 Current and Future Landfilling

The SRCD is authorized to use compacted clay liner as the cell liner system. The facility accepts non-putrescible construction and demolition waste. The SRCD is authorized to fill to an elevation of 6,060 ft-msl, and the deepest excavation is 5,870 ft-msl. The maximum height and deepest excavation are not proposed to change as a part of the proposed expansion of the SRCD. The waste disposal footprint is permitted to be 67 acres on the 205.5-acre property. This is proposed to increase to 88 acres.

2.2.1 Surface Water Management

Because of the limited amount of precipitation in the area (approximately 18" total annual) and the predominance of vegetation and relatively-permeable near-surface soils across the site, little or no run-off occurs. Most snowmelt evaporates or percolates directly into the soils and only a limited number of severe summer storms are intense and severe enough to generate surface run-off.

Ponds will be constructed to collect and control storm water from the facility footprint during the different stages of site development. Run-on into the facility area will be routed around the facility, via diversion ditches, to natural drainage

features on the western side of the property. Surface run-off from the vicinity of the depository flows into Plum Creek, which is a low flow stream except during precipitation events. The drainage from Plum Creek ultimately flows to the South Platte River. There will be no discharge from the site to Plum Creek due to onsite ponds and improvements.

2.2.2 Groundwater Monitoring

The purpose of the groundwater monitoring system is to verify the integrity of the landfill containment system and to confirm that groundwater is not adversely impacted by the proposed or permitted landfill. The current system incorporates a groundwater monitoring system, consisting of six monitoring wells. The locations of the groundwater monitoring wells are shown on Drawing 1. The expansion of the landfill onto the adjacent property will require that new monitoring wells be installed along the perimeter of the landfill at intervals and depths to be determined as a component of the updated EDOP, and compliant with the CDPHE Regulations.

2.2.3 Landfill Gas Migration Monitoring

Monitoring of gas migration at the landfill permit boundary is performed to demonstrate that landfill gases are not migrating from the landfill onto adjacent properties and structures. The existing and proposed gas probe locations are shown on the Drawings in Appendix A. Additionally, probes will be installed on the adjacent Property to ensure the proposed landfill gases are managed and monitored properly. Probe locations for the expansion area will be determined as part of the updated EDOP.

2.2.4 Air Criteria and Odor Control

The SRCD is subject to CDPHE Air Pollution Control Division (APCD) concerning burning and air pollution control and thus will ensure that the operation of the facility does not violate applicable requirements of the approved State Implementation Plan developed under the Clean Air Act, §110, as amended, and Colorado regulations that prohibit the open burning of waste.

SRCD operated in compliance with Construction Permit 08DG1021 issued by APCD, which mandates the monitoring of useable emissions, waste acceptance, fugitive particulate matter emissions, and odor control. Additionally, the SRCD adheres to an Air Pollutant Emissions Notice, which is updated as needed to align with CDPHE APCD regulations.

The application of daily cover (6 inches soil or an approved alternative) and the control of ponded water at the site will greatly minimize the potential for generation of objectionable or nuisance odors from the SRCD. Most odors typically originate near the working face and are produced by incoming waste. These odors usually dissipate within a few hundred feet. If a particular load or source of incoming waste

is expected to be odorous, the operator will, when possible, be notified prior to its arrival to allow time for preparation of a trench within the working face to deposit the load. The odorous material will then immediately be covered with additional waste and/or cover soil.

2.2.5 Site Access and Traffic Patterns

The main public roadway providing access to the site is U.S. Highway 85, and the traffic patterns into the site have been well-established over the past 20 years. The scalehouse, offices and maintenance facilities are located near the site entrance and along the western edge of the currently permitted property as shown on Drawing 2 (Appendix A) and will be relocated south as shown on Drawing 3.

The site access road includes a paved roadway (Delta Way) that transitions into a crushed stone landfill perimeter road. The paved access road serves as mud control for waste hauling vehicles prior to exiting the landfill site and returning to U.S. Highway 85. The crushed stone perimeter road is maintained for all-weather access by site personnel. Stockpiles of crushed stone, concrete rubble, masonry demolition debris, or other similar material may be available for use in maintaining passable access roads. Grading equipment or other appropriate equipment will be used, as necessary, to control or remove mud accumulations on the perimeter access road around the landfill and the paved landfill access road.

Vehicle access to the landfill is controlled at the site entrance by signs that direct all landfill traffic to the scalehouse during site operating hours. As a part of this project, the entrance will be relocated south onto adjacent property. Personnel on duty at the entrance regulate access to the landfill as well as inspecting arriving loads for compliance with the EDOP. Outside operating hours, the gate to the site will be locked to prevent unauthorized vehicle access**.**

2.2.6 Fire Protection and Personnel Safety

The SRCD is operated and will continue to be operated in compliance with a comprehensive Fire Protection Plan as set forth in the EDOP. The Fire Protection Plan incorporates fire protection training of employees, fire protection standards, fire safety rules, procedures addressing waste load fires and fires at the disposal face of the landfill, preventative procedures and agency notification and recordkeeping requirements.

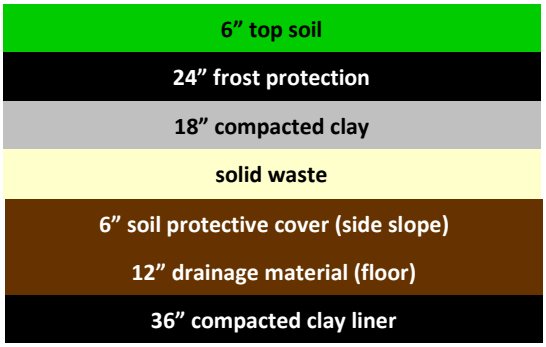
The EDOP also includes extensive requirements for personnel safety including safe work practices, equipment and vehicle safety, site access controls, hazardous materials communications, preparedness and prevention measures, and recordkeeping requirements.

2.3 Landfill Expansion and Site Development Plan

The expansion of the SRCD, as proposed in this Plan, will include the development of the adjacent property under an amended USR application to incorporate new waste disposal cells. This Plan sets forth the overall design and operating characteristics of the landfill. Drawings showing the proposed landfill configuration (including site plan, bottom liner grades, and final grades of the expanded landfill) are presented in Appendix A. A summary of the expanded landfill configuration is provided below.

- The current property boundary of the SRCD facility encompasses 205.5 acres with a currently permitted area available for disposal of about 67 acres. With this USR amendment the total USR boundary will increase by approximately 42 acres and the permitted waste disposal area will increase approximately 21 acres to a total of 88 acres.
- The minimum elevation of the landfill excavation grades will remain at approximately 5,870 ft-msl (i.e., the top of the excavation in deepest sump, as shown on Drawing 2).
- The maximum elevation of the final cover is not proposed to change and will remain at 6,060 ft-msl (as shown on Drawing 3).
- The USR expansion disposal cells will be constructed with a compacted clay liner system as shown below.
- Above grade waste disposal will conform to the lines and grades set forth on Drawing 3 in Appendix A. Exterior fill slopes will not exceed 25 percent (4H:1V) from the toe of the perimeter berm embankment to the top of the slope. The slope of the landfill top deck will be constructed at a 10 percent maximum slope.
- A final cover system (e.g., compacted clayey soil barrier layer/frost protected layer, topsoil) will be constructed over the filled waste area as shown in Drawing 2 included in Appendix A. The final cover system is designed to minimize storm water infiltration into the underlying waste.
- Setback distances from the USR boundary to the proposed expansion limit of waste will be equal or greater than those in the current USR. The west setback will increase from a minimum of 35 feet to a minimum of 200 feet. The north setback will increase from a minimum of 45 feet to a minimum of 520 feet. The south and east setbacks of 150 feet and 105 feet will not change from the existing USR minimum setbacks.

The design objective of the containment systems is to isolate the solid waste and remove leachate (defined as water that has contacted solid waste) that may collect above the liner system. A detail of the combined liner and final cover systems is provided in the adjacent detail.



The liner and cover systems will be designed to meet or exceed all state and federal regulations.

3 LAND USE

3.1 Location and Zoning

The SRCD and the adjacent property lie within Douglas County. The landfill is located at 5970 US-85, Sedalia, Colorado, approximately 1,600 feet north and 900 feet east of the U.S. Highway 85. The current zoning of the properties (A1 – Agriculture One) allows for the continued development of the landfill, including the proposed expansion with the proposed USR amendment. Aside from this USR amendment, no other zoning related permits are required for this project.

3.2 Surrounding Land Use

The properties surrounding the landfill and proposed USR Properties are generally undeveloped or having low-density residential uses. US-85 acts as a major transportation corridor that separates commercial/residential areas located south and west of US-85 from the landfill, which is located north of US-85. The land use within one-mile of the landfill can be generally characterized as low-density residences, commercial and agricultural.

A comprehensive land use study will be prepared for the expansion in support of the USR and EDOP amendment applications, that will address adjacent land uses, business types, schools, daycare facilities, churches, cemeteries, archaeological sites, water bodies, and other relevant features.

Weaver Consultants Group

January 9, 2026
Project No. 0601-606-11-34-03

Jeanette Bare
Principal Planner
Douglas County – Planning Services Division
100 Third Street, 2nd Floor
Castle Rock, CO 80104

Re: Zoning Regulations Waiver Requests
Sedalia Recycling Center and Depository
Douglas County, Colorado

Dear Ms. Bare:

On behalf of Sedalia Land Company, Inc., the purpose of this letter is to request a waiver from a portion of Douglas County Zoning Regulation 2107.30. This regulation requires that a landfill receives recommendation of approval for a Certificate of Designation (CD) from the Colorado Department of Public Health and Environment (CDPHE) before the landfill can apply to Douglas County for a Use by Special Review (USR). This regulation also requires minimum setbacks from lot lines and existing residents. These waivers, if granted, would defer the requirement for a recommendation of approval of a CD until after Douglas County has approved the USR Application and decrease the minimum setbacks to the currently-permitted values or greater, as shown in the USR exhibit.

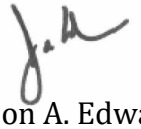
The Sedalia Recycling Center and Depository (SRCD) is an existing non-hazardous, non-putrescible solid waste landfill located at 5970 North Highway 85, Sedalia, CO. The SRCD is proposing to apply for a USR on adjacent properties to allow for the expansion of the SRCD disposal footprint. Many separate approvals are required to permit the expansion of a landfill, including those from Douglas County and the CDPHE. To efficiently complete the expansion application process, recommendation for approval of the CD from CDPHE and approval of the CD by Douglas County should be the final step. Sedalia Land Company is seeking a waiver from the Douglas County Zoning Regulation requirement that CDPHE issues a recommendation of approval of a CD before the USR application can be made. The waiver will allow for Douglas County to review, issue comments on, and approve the proposed landfill development prior to submittal to CDPHE.

Assuming approval is granted for the USR application, all other authorizations for the proposed expansion are obtained, and the CDPHE recommends approval of a CD, Sedalia Land Company would then make any necessary updates to the previously approved USR application and allow Douglas County to have a final review of the USR, consistent with Zoning Regulations. This proposed waiver would retain the intent of the zoning regulations and provide an efficient process for the expansion application.

The waiver from the setback regulations is being made to allow for the currently-permitted setback distances of 105 feet, 45 feet, 35 feet, and 150 feet to continue to be used for the SRCD for the east, north, west, and south sides, respectively, of the USR boundary. As a part of the proposed landfill development, the north and west setbacks are proposed to increase the 520 feet and 200 feet, respectively.

We appreciate your consideration of this request. If you have any questions or need any more information, please do not hesitate to contact me.

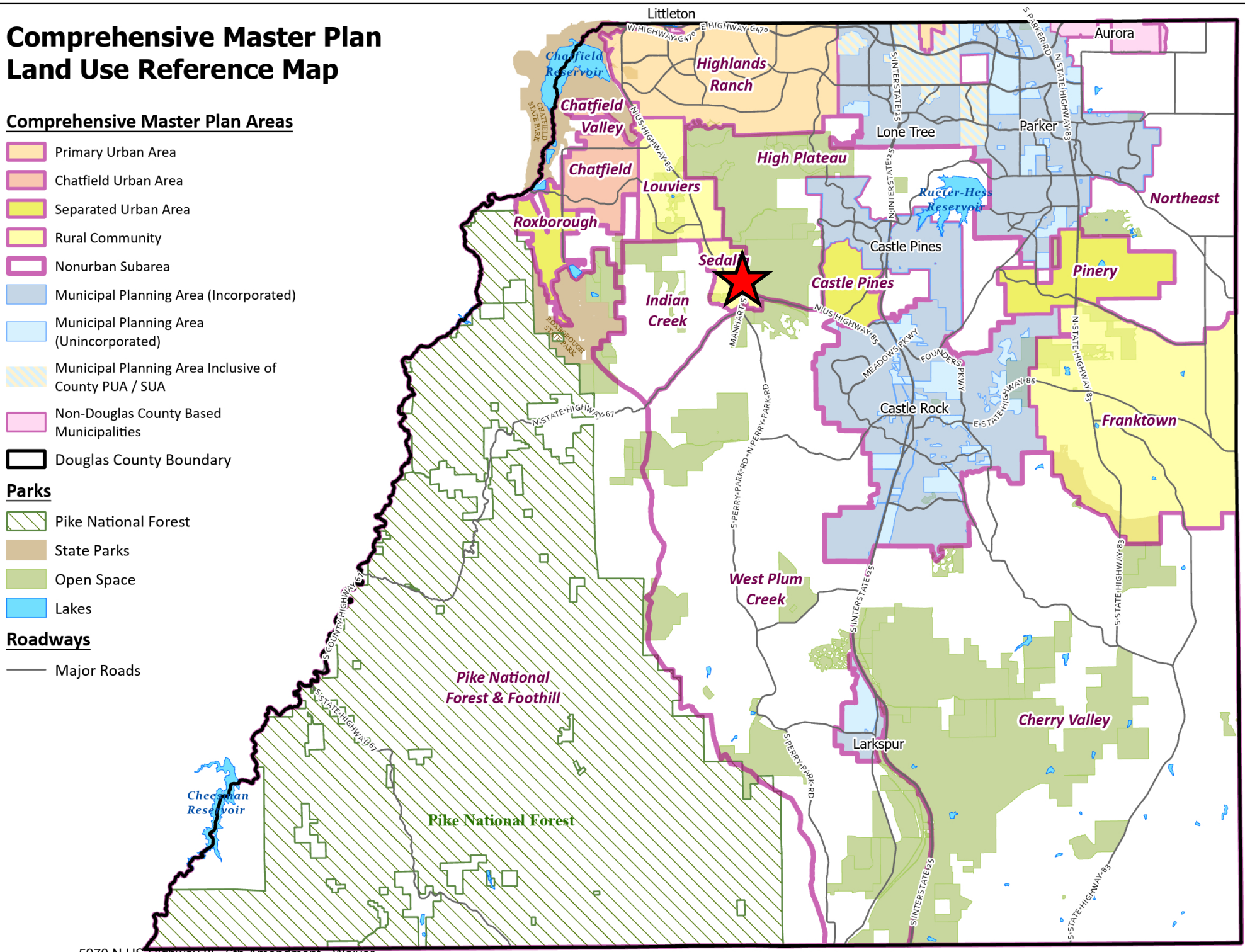
Sincerely,
Weaver Consultants Group, LLC



Jason A. Edwards, P.E.
Senior Engineer

cc: Mark Adams, Sedalia Land Company, Inc.
Dalton Ellis, P.E., Sedalia Land Company, Inc.

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

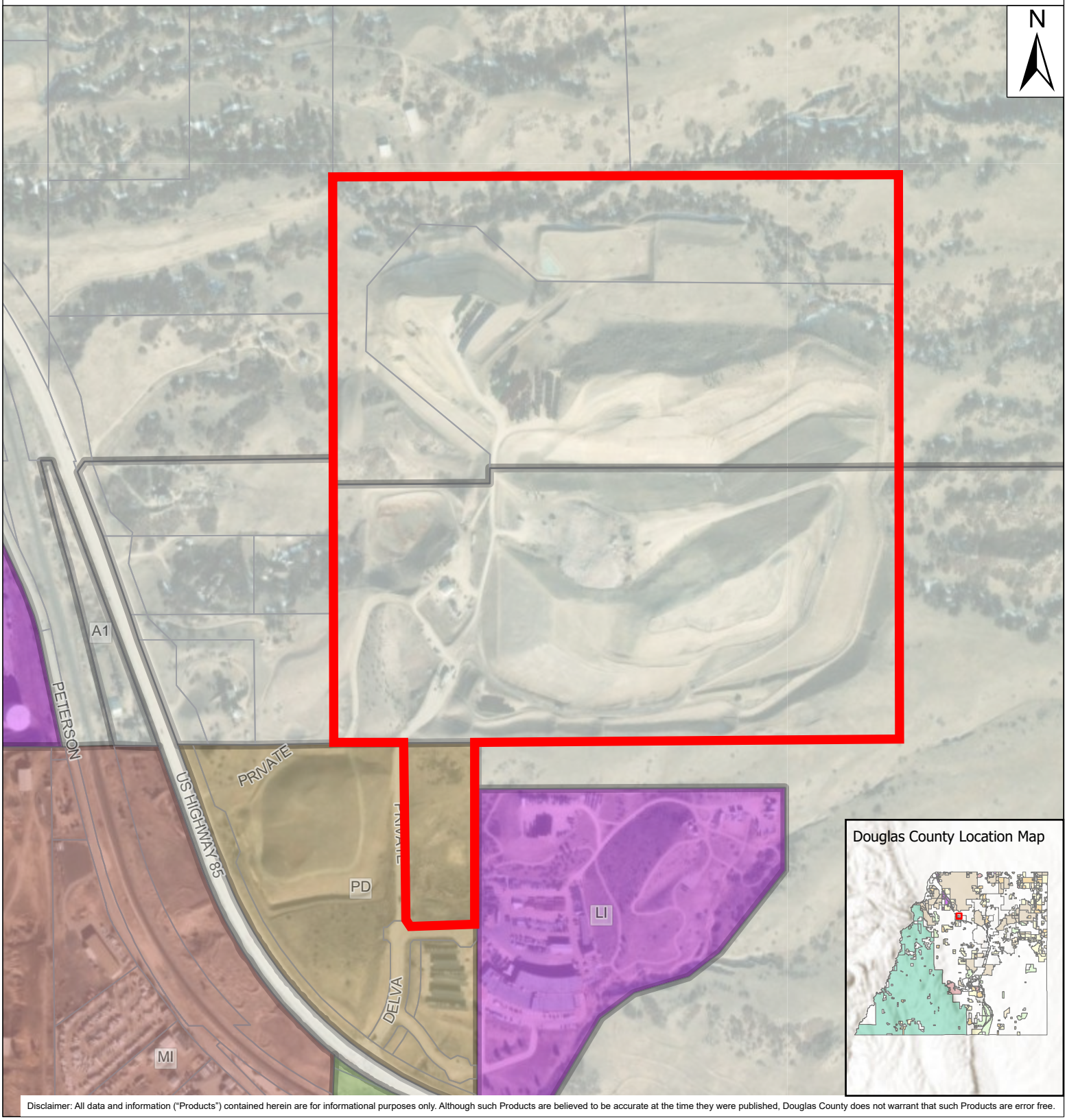
- Pike National Forest
- State Parks
- Open Space
- Lakes

Roadways

- Major Roads

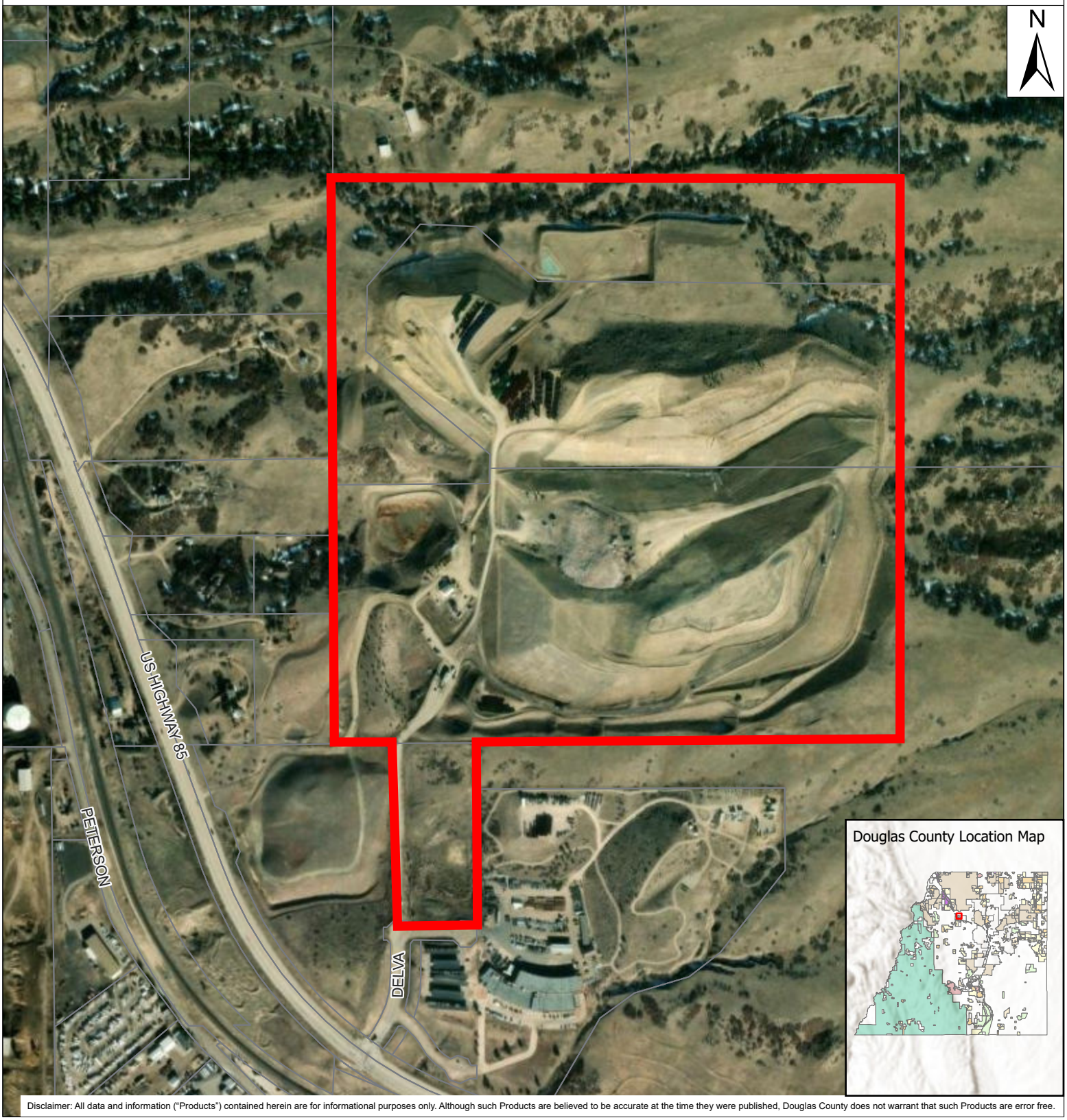
5970 N US Highway 85, 2nd Amendment
US2025-001

DOUGLAS COUNTY COLORADO



- CMTY - SEDALIA COMMUNITY
- MI - SEDALIA MIXED INDUSTRIAL
- PD - PLANNED DEVELOPMENT
- A1 - AGRICULTURAL ONE
- B - BUSINESS
- LI - LIGHT INDUSTRIAL
- GI - GENERAL INDUSTRIAL

5970 N US Highway 85, 2nd Amendment US2025-001



Disclaimer: All data and information ("Products") contained herein are for informational purposes only. Although such Products are believed to be accurate at the time they were published, Douglas County does not warrant that such Products are error free.

Project Name: 5970 N US Hwy 85, 2nd Amendment
Project File #: US2025-001
Date Sent: 05/19/2025 **Date Due:** 06/09/2025

Agency	Date Received	Agency Response	Response Resolution
Addressing Analyst	05/22/2025	No comment.	No action necessary.
AT&T Long Distance - ROW	05/21/2025	**Summary of response letter:** AT&T reviewed the request and noted no conflict with the request.	No action necessary.
Black Hills Energy		No response received.	
Building Services	05/21/2025	**Verbatim response:** Permit is required. Please visit Douglas County's web site for requirements and contact 303-660-7497 if you have any questions.	Necessary permits will be applied for following approvals related to the USR amendment.
CDPHE - All Referrals	06/04/2025	**Summary of response letter:** CDPHE noted air and land development permits may be required for the proposed project. Comments were provided related to fugitive dust and APENs (Air Pollutant Emission Notices) and permit forms.	The applicant acknowledged air and land permits will be required, in addition to a revision to the facility's Engineering Design and Operations Plan (EDOP) to permit the expansion of the facility's disposal footprint. The applicant indicated it maintains a current air permit for the existing facility.
CenturyLink	07/03/2025	**Summary of response letter:** CenturyLink indicated that it has no objections.	No action necessary.
Chatfield Watershed Authority		No response received.	
Colorado Department of Transportation CDOT-Region # 1	06/06/2025	**Summary of response letter:** CDOT provided comments related to disturbance within the right-of-way, stormwater management plan, drainage, access permits, and vehicle queueing.	The applicant clarified there will not be disturbance in the right-of-way and that the existing northern access is only used for occasional maintenance. The applicant prepared an updated traffic study and acknowledged a stormwater management plan will be prepared.
Colorado Division of Water Resources	06/11/2025	**Summary of response letter:** The Division of Water Resources stated as long as the existing well (#62607-F) is used in accordance with its ascribed permit and the water for the project is obtained from a qualified legal source, it has no comments on the proposed project.	No action necessary.
Colorado Geological Survey	06/03/2025	No comment.	No action necessary.
Colorado Parks and Wildlife (Northwest DC - District 551)	05/24/2025	**Summary of response letter:** CPW noted it has no concerns with the project as it pertains to wildlife issues.	No action necessary.

Project Name: 5970 N US Hwy 85, 2nd Amendment
Project File #: US2025-001
Date Sent: 05/19/2025 **Date Due:** 06/09/2025

Agency	Date Received	Agency Response	Response Resolution
Comcast		No response received.	
CORE Electric Cooperative	05/23/2025	**Verbatim response:** CORE Electric Cooperative has reviewed the contents in the above-referenced referral response packet. We reviewed the project for maintaining our existing facilities, utility easements, electric loading, and service requirements. We are advising you of the following concerns and comments: CORE has existing overhead electric facilities on the subject property. CORE will maintain these existing utility easements and facilities unless otherwise requested by the applicant to modify them under the CORE's current extension policies. The proposed expansion will affect existing overhead electric facilities and will be required to be relocated for the proposed weigh station. CORE and the applicant will address the relocation of the existing overhead electric facilities at electric design. CORE approves the Use by Special Review.	The applicant acknowledged relocation of existing overhead lines is being coordinated with CORE.
Division of Reclamation, Mining, & Safety		No response received.	
Douglas County Conservation District	06/09/2025	**Summary of response letter:** The Conservation District submitted advisory comments related to soil suitability, phased grading, erosion control, and low impact development techniques.	The applicant acknowledged detailed plans and reports will be developed as part of the permitting process with CDPHE and Douglas County.
Douglas County Health Department	06/04/2025	**Summary of response letter:** The DCHD provided comments related to stormwater impacts and mosquito control for stormwater facilities.	The applicant acknowledged a drainage plan will be reviewed and approved by CDPHE and Douglas County. Mosquito control measures will be incorporated into the detailed site development and operations plan.
Douglas County Historic Preservation	06/09/2025	**Summary of response letter:** The Curator noted no concerns at this time for cultural resources and has no further recommendations.	No action necessary.

Project Name: 5970 N US Hwy 85, 2nd Amendment
Project File #: US2025-001
Date Sent: 05/19/2025 **Date Due:** 06/09/2025

Agency	Date Received	Agency Response	Response Resolution
Douglas County Parks and Trails	05/20/2025	**Verbatim response:** Parks has no concerns about this request.	No action necessary.
Engineering Services	06/09/2025	No comment.	No action necessary.
History Colorado		No response received.	
Mile High Flood District		No response received.	
Office of Emergency Management	05/19/2025	No comment.	No action necessary.
Open Space and Natural Resources		No response received.	
Sedalia Property Owners Coalition		No response received.	
Sedalia Water & Sanitation District		No response received.	
Sheriff's Office		No response received.	
Sheriff's Office E911		No response received.	
West Douglas County FD	06/09/2025	**Verbatim response:** We have no issues with this project as proposed.	No action necessary.
Xcel Energy-Right of Way & Permits	06/04/2025	**Summary of response letter:** Xcel reviewed the request and noted no apparent conflict with the application.	No action necessary.

Brett Thomas

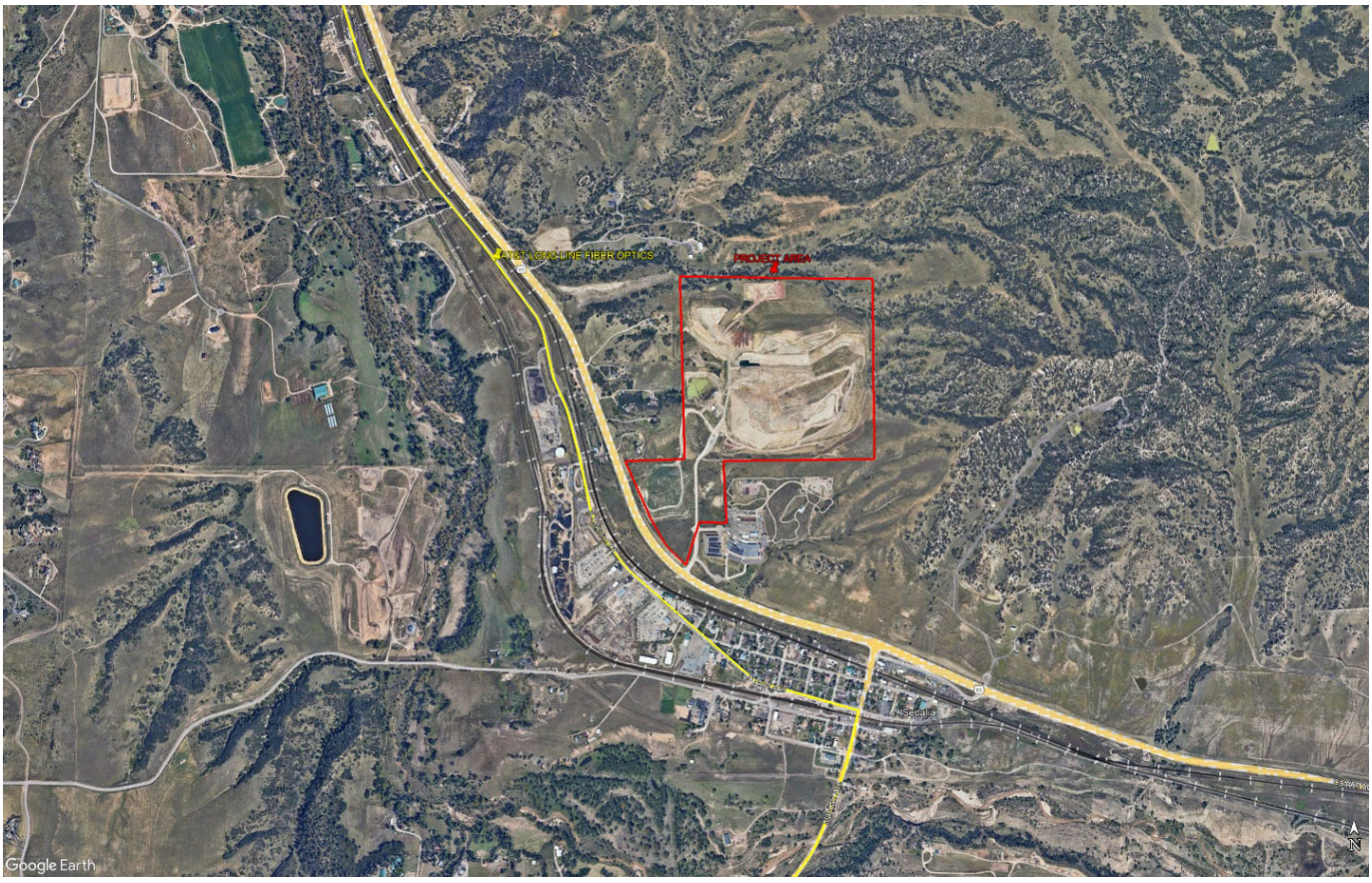
From: annb cwc64.com <annb@cwc64.com>
Sent: Wednesday, May 21, 2025 5:12 PM
To: Brett Thomas <bthomas@douglas.co.us>
Cc: Pam Choy (pc2914@att.com) <pc2914@att.com>; duanew cwc64.com <duanew@cwc64.com>; jt cwc64.com <jt@cwc64.com>
Subject: HWY 85 Sedalia, Colorado Douglas County eReferral #US2025-001

Hi Brett,

This is in response to your eReferral with a utility map showing any buried AT&T Long Line Fiber Optics near 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.

COLORADO
Department of Public Health & Environment

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

Brett Thomas
Chief Planner
Douglas County Planning Services
100 Third Street Castle Rock, CO 80104

VIA EMAIL
RE: Douglas County eReferral (US2025-001) Is Ready For Review

Dear Brett Thomas,

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 Sedalia Recycling Center and Depository expansion project as described in your correspondence dated May 19, 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

July 3, 2025

Brett Thomas, AICP, Chief Planner
Planning Services
100 Third Street
Castle Rock CO 80104

Sent To: bthomas@douglas.co.us
Copied To: Ben.Hoselton@lumen.com

P866196
No Reservations/No Objection

No Reservations/No Objection for: US25-001 N USH 85 / Use by Special Review (USR) Amendment to expand the landfill permit area of the Sedalia Recycling Center and Depository/ 5970 N US Highway 85, Sedalia, CO/ Douglas County SRN 2353-141-00-004, -005

Dear Mr. Thomas:

Qwest Corporation, d/b/a CenturyLink QC ("CenturyLink") has reviewed the request for comment on the project described above and has determined that it has No Reservations/No Objections.

It is the intent and understanding of CenturyLink that this Letter of No Objection shall not reduce our rights to any existing easement or rights we have on this site or in the area.

This Letter of No Comment/No Objection response is submitted WITH THE STIPULATION that if CenturyLink facilities are found and/or damaged within the area as described, the Applicant will notify Lumen and bear the cost of relocation and repair of said facilities.

If you have any questions and/or if the Aerial Drop Conflicts, please contact Ben Hoselton at Ben.Hoselton@lumen.com or Stephanie Canary at (352) 425-8763 or stephanie.canary@lumen.com.

Sincerely yours,

CenturyLink Right of Way Team

EXHIBIT P866196 Page 1 of 3

Not to Scale-For Illustration Only

EXHIBIT P866196 Page 2 of 3

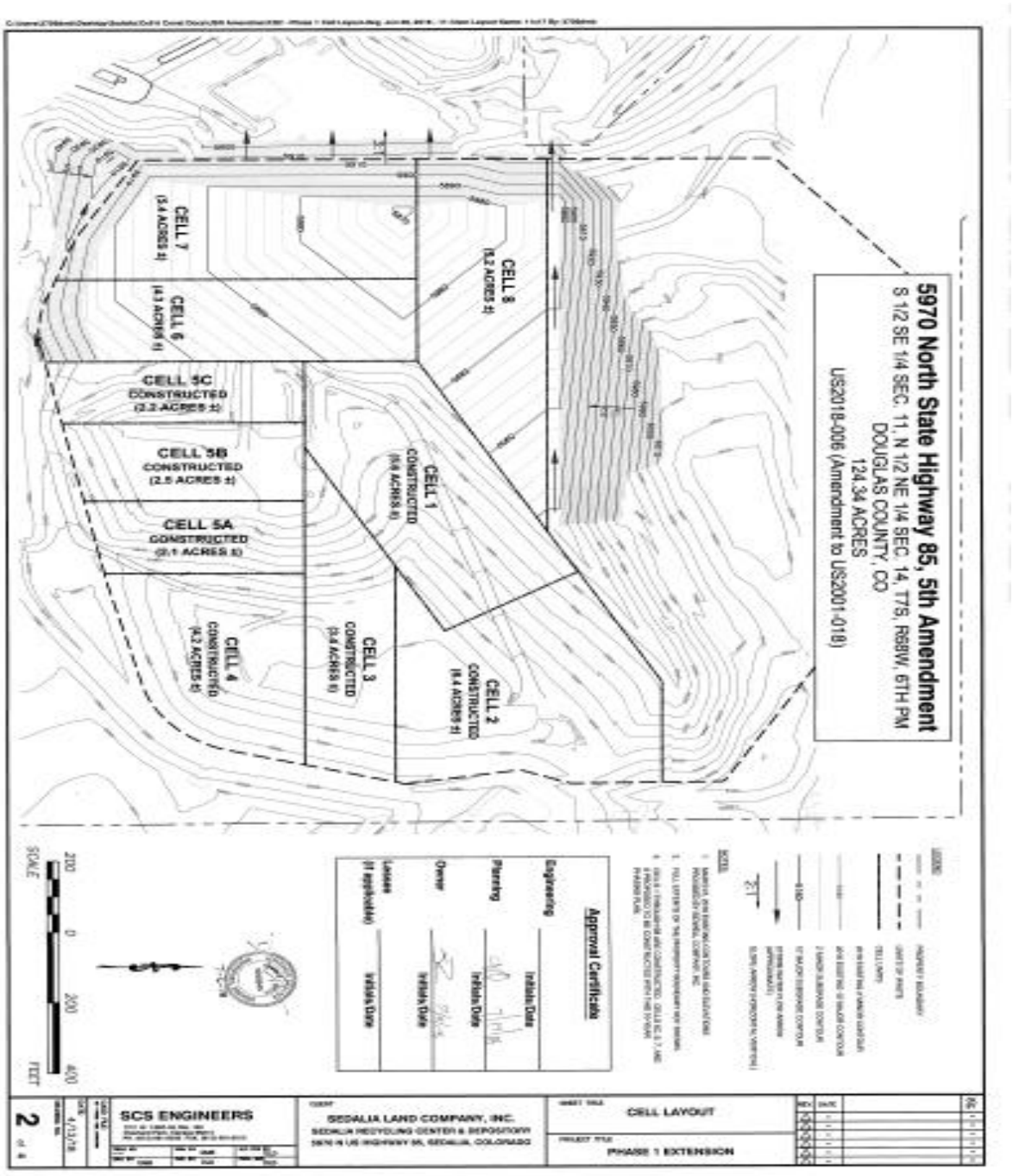


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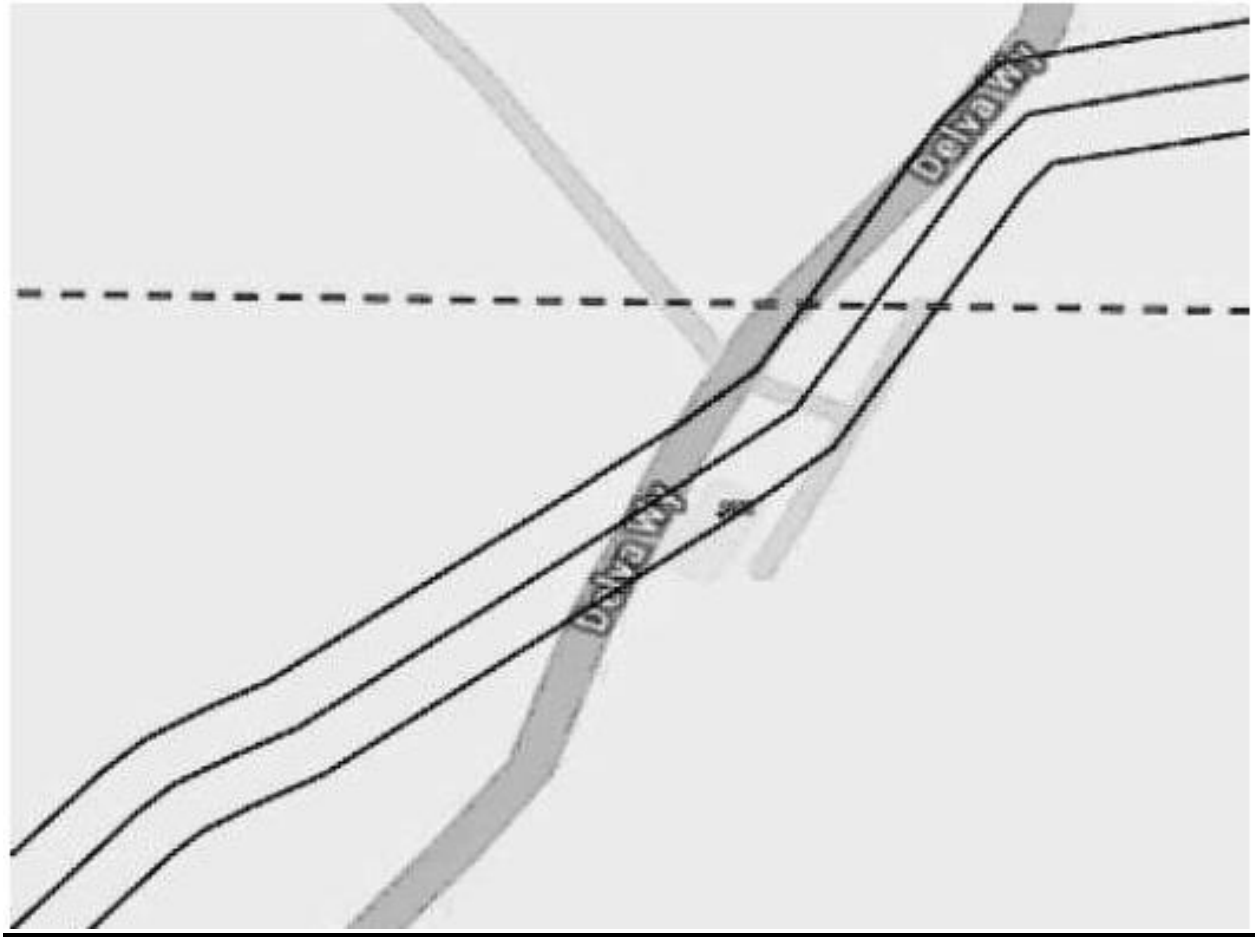
EXHIBIT P866196 Page 3 of 3
Lumen Exhibit

NO RESERVATIONS, UNLESS THE AERIAL DROP CONFLICTS(DOTTED LINE BELOW).



Not to Scale-For Illustration Only

Traffic & Safety
Region 1
2829 W Howard Place, 2nd Floor
Denver, Colorado 80204

COLORADO
Department of Transportation
Region 1

Project Name: 5970 N US Highway 85

Print Date: 6/6/2025 **Highway**: 085 **Mile Marker**: 190.896

A comment response letter is REQUIRED along with the next submittal.

Review POC: Varner, Jessica

Environmental Comments:

Planning has no concerns

For ANY ground disturbance/work within CDOT ROW---

Required:

Arch/History/Paleo:

Since this is a permit, a file search for Arch, Paleo and History is required. If the file search identifies anything, a more extensive report will be required. If nothing is identified, then the file search should be sufficient. For the file search contact:

Cultural/History File Search: https://www.historycolorado.org/file-access Email: hc_filesearch@state.co.us

Paleo File Search: Colorado University Museum of Natural History - https://www.colorado.edu/cumuseum/research-collections/paleontology/policies-procedure Email: jacob.vanveldhuizen@colorado.edu and from the Denver Museum of Nature and Science – Email: kristen.mackenzie@dmns.org https://www.dmns.org/science/locality-search-request/

If there is NO ground disturbance within CDOT ROW, the applicant shall submit an email/memo to the R1 Environmental Permit Review Specialist stating this.

Info for Applicant/Contractor:

The Permittee shall complete a stormwater management plan (SWMP) which must be prepared with good engineering, hydrologic, and pollution control practices and include at a minimum the following components: qualified stormwater manager; spill prevention and response plan; materials handling; potential sources of pollution; implementation of control measures; site description; and site map.

In addition, the Permittee shall comply with all local/state/federal regulations and obtain all necessary permits. Permittee shall comply with CDOT's MS4 Permit. When working within a local MS4 jurisdictional boundary, the permittee shall obtain concurrence from the local MS4 that the local MS4 will provide construction stormwater oversight. The local MS4 concurrence documentation shall be retained with the SWMP.

Clear Zone: It is the responsibility of the engineer/architect who stamps the plans to ensure that: any new landscaping/trees are outside of the clear zones for any State Highway/CDOT ROW and that the new landscaping/trees do not interfere with site lines from any State Highway/CDOT ROW.

Landscape: Any new or changes to existing landscaping within CDOT ROW must be reviewed and approved by CDOT. Landscaping plans should be submitted and should include details of all proposed plant species and seed mixes/ratios.

Hydraulics Comments:

Robert_Rivera 6-4-2025:

The on-site ponds must be located outside CDOT right-of-way. The minor water surface elevation and the major water surface elevation may not encroach onto CDOT right-of-way.

Runoff to be released at or below existing flow rate conditions.

Permits Comments:

6/5/25 - JT

It looks like there is an additional access point at MP 191.174 along 85. What is this access being used for?

6.5.25

- Is there an existing state highway access permit for Hwy 85 and Delva Way? -- Aaron Eyl 6.5.25

Residential Engineer Comments:

5/21/2025 JB - No roadway design concerns right now. Along with Traffic, I am also wary of moving the scalehouse closer to US-85 and if it would impact US-85. I would need to further review this design if any modifications to US-85 auxiliary lanes occur.

Traffic Comments:

5/20/2025 GRilling

1. Relocation of scalehouse places it roughly 800ft closer to US85.

-Confirm that vehicle queueing will not occur out to the highway (provide supporting evidence)

-Confirm that vehicle queue will not impact access to CORE electric (provide supporting evidence)

2. Projected traffic volume

-CDOT utilizes OTIS's projection function for this, found here:

https://dtdapps.coloradodot.info/otis/TrafficData

-2045 traffic on the west side of SH67 (MP 190.367 to 193.992) is 21,862. Truck percentage is 7.6

-2045 traffic on the east side of SH67 (MP 187.778 to 190.367) is 26,160. Truck percentage is 7.5

3. Table 2-2, conceptual traffic impact assessment

-Why does this use 2024/2044 when table 2-1 used 2025/2045?

-Overall roadway capacity (and landfill traffic relative to it) isn't the bottleneck for landfill operations, nor the largest impact to the highway.

-The impact will be felt at the US85 & Delva Way signal, specifically with the turning movements. Precise impacts depend upon signal timing and other conditions, but the rule of thumb is that a single left turn lane can handle 300-350vph. At that point, start looking into double left turn lanes.

-Regarding operations of the highway, specifically the intersection, an analysis would look at how many vehicles are turning left into Delva during a peak hour between both the landfill and CORE. It would also look at how many are making the SB left out of Delva and onto US85 during the peak. These are the movements most likely to be overwhelmed by traffic accessing the landfill.

4. What volumes were projected with the Delva Way access permit? Or with CORE's permit when they expanded? Is this landfill expansion within the permitted threshold?

COLORADO
Division of Water Resources
Department of Natural Resources

June 11, 2025

Brett Thomas, Chief Planner
Douglas County Planning Services
Transmission via email: bthomas@douglas.co.us

Re: Case No.: US2025-001, Use by Special Review Amendment – Sedalia Recycling Center and Depository
The S ½ of the SE ¼, Sec. 11, Twp. 7S, Rng. 68W, 6th P.M., and the N ½ of the NE ¼ Sec. 14, Twp. 7S, Rng. 68W, 6th P.M., Douglas County
Water Division 1, Water District 8

Dear Brett Thomas:

We have received your May 19, 2025 submittal concerning the above referenced proposal for a Use by Special Review Amendment to expand the landfill permit area of the Sedalia Recycling Center and Depository on a parcel known as 5970 N. US Highway 85, Douglas County.

Our office previously provided comments for the Sedalia Recycling Center Rezone project (case no. ZR09-007) in a letter dated September 9, 2009. The comments outlined in that letter remain in effect.

This referral does not appear to qualify as a "subdivision" as defined in Section 30-28-101(10)(a), C.R.S. Therefore, pursuant to the State Engineer's March 4, 2005 and March 11, 2011 memorandums to county planning directors, this office will only perform a cursory review of the referral information and provide informal comments. The comments do not address the adequacy of the water supply plan for this project

or the ability of the water supply plan to satisfy any County regulations or requirements. In addition, the comments provided herein cannot be used to guarantee a viable water supply plan or infrastructure, the issuance of a well permit, or physical availability of water.

No water supply source or water supply demands were provided in the application documents. Therefore, the proposed water supply source and water supply demands are unknown. According to the previous referral for case no. ZR09-007, the proposed water source for the Recycling Center is an existing well, permit no. 62607-F and the planned acquisition of some amount of water from the decree entered in case no. 03CW169. Our records indicate that the subject property is inside the Sedalia Water & Sanitation District.

A review of our records indicates that well permit no. 62607-F is located on the subject property. Well permit no. 62607-F was issued on May 9, 2005 in accordance with the decree entered in case nos. 85CW322 and 94CW228 pursuant to CRS 37-90-137(4) and (10) as an additional well to Well A-1 Well A-2 for municipal, agricultural, industrial, commercial, irrigation, stock watering, recreation, fish and wildlife, and fire protection uses, with an average annual withdrawal not to exceed 78.9 acre-feet and a maximum pumping rate of 200 GPM.

The application materials indicate that a stormwater detention structure will be constructed as a part of this project. The applicant should be aware that unless the structure can meet the requirements of a "storm water detention and infiltration facility" as defined in section 37-92-602(8), C.R.S., the structure may be subject to administration by this office. The applicant should review DWR's Administrative Statement Regarding the Management of Storm Water Detention Facilities and Post-Wildland Fire Facilities in Colorado to ensure that the notification, construction and operation of the proposed structure meets statutory and administrative requirements.

The Applicant is encouraged to use the Colorado Stormwater Detention and Infiltration Facility Notification Portal to meet the notification requirements.

So long as well no. 62607-F is used in accordance with its ascribed permit and the water for the project is obtained from a qualified legal source, our office has no comments on the proposed project.

Please contact Mike Matz at 303-866-3581 x8241 or at michael.matz@state.co.us with any questions.

Sincerely,

Ioana Comaniciu, P.E.
Water Resources Engineer

Ec: Referral no. 34072
Permit no. 62607-F

Brett Thomas

From: Olson - DNR, Justin <justin.olson@state.co.us>
Sent: Saturday, May 24, 2025 12:36 PM
To: Brett Thomas <bthomas@douglas.co.us>
Cc: Matt Martinez <matt.martinez@state.co.us>
Subject: Douglas County Land Use eReferral (US2025-001)

Mr. Thomas,

Thank you for including Colorado Parks and Wildlife in the referral request process for the proposed Use by Special Permit under Project Number US2025-001. I have reviewed the documents and referral request, and I wanted to inform you that CPW has no concerns with this project as it pertains to any wildlife issues. If you have any further questions or need more information, do not hesitate to let me know. Thank you for your time.

Justin Olson
District Wildlife Manager
Littleton District - Area 5
P 303.291.7131 | F 303.291.7114
6060 Broadway, Denver, CO 80216
justin.olson@state.co.us | cpw.state.co.us

DOUGLAS COUNTY
COLORADO

www.douglas.co.us

Department of Community Development
Planning Services

REFERRAL RESPONSE REQUEST

Date sent: May 19, 2025

Comments due by: **June 9, 2025**
Fax: 303.660.9550

Project Name: 5970 N US Highway 85, 2nd Amendment
Project File #: US2025-001

Project Summary:

A Use by Special Review (USR) Amendment to expand the landfill permit area of the Sedalia Recycling Center and Depository located at 5970 N US Highway 85. The current facility encompasses an approximately 124.2-acre USR permit area, with approximately 66.9 acres available for disposal. The applicant requests to increase the USR permit area to approximately 165.9 acres with 88.3 acres available for disposal. The applicant is requesting the Board of County Commissioners (Board) establish lesser setbacks from the west lot line, as well as the existing residences to the west of the site.

The applicant is also requesting the Board grant a waiver to defer the requirement of Section 2107.30 of the *Douglas County Zoning Resolution* which requires the applicant receive a recommendation of approval for the certificate of designation from the Colorado Department of Public Health and Environment (CDPHE) prior to applying for a USR. The applicant would be required to obtain a recommendation of approval for the certificate of designation from the CDPHE prior to final approval of the record copy of the USR Plan Exhibit by the Director of Community Development.

Two sets of public hearings are anticipated. The first public hearings will focus on the *DCZR* waiver. If approved, the second public hearings will consider the full USR application.

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

☐	No Comment	
☐	Please be advised of the following concerns:	
☒	See letter attached for detail.	
Agency: Douglas County Conservation District		**Phone #:** (303) 218.2622
Your Name: David Shohet, President		**Your Signature:** Signed by: David.Shohet 6E6067CEE3D2404...
(please print)		**Date:** 6/6/2025

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,

Brett Thomas, AICP, Chief Planner

DOUGLAS
—CONSERVES—
DOUGLAS COUNTY CONSERVATION DISTRICT
PO Box 688 / 7519A E. Hwy 86 Franktown, CO 80116 / Phone 303-218-2622

DATE: June 9, 2025

RE: US2025-001

The Douglas County Conservation District (the District) provides subdivision referral responses as directed by Senate Bill 35. District comments are made on the suitability of soils for the proposed land uses, floodwater management, and watershed protection. The District also often submits advisory comments regarding rural water supply issues, agricultural land use conversion, and endangered species protection if the development plan affects those issues.

According to U.S.D.A. Natural Resources Conservation Service (NRCS) soils survey (enclosed Pages 38 - 43), units in the area are very limited to somewhat limited for supporting the land uses described in this referral. In addition, the NRCS notes that this type of land use can result in the pollution of ground water. Due to the limitations on the above soils on the site, alternatives to mitigate the limitations of the soil will be required in your engineering design or construction techniques.

Topsoil should be stripped to a depth of 6 inches and all stockpiles should have side slopes no steeper than 3:1 and seeded. All disturbed areas should be seeded and mulched with weed free hay mulch at 4,000 lbs. /acre. Recommended seeding dates for Colorado are November 1 to May 1, when the soil is not frozen. Grasses should be seeded when soil moisture and temperature are optimum for germination, unless a dormant planting is desired. Grass seed should be drilled at a depth of ¼ to ½ inch deep and if broadcasted, double the seeding rate. For more information on grass seed selections and seeding rates please contact the Douglas County Conservation District.

The District recommends disturbed land be mulched or revegetated within 45 days of disturbance.

The District recommends using a phased grading approach. By limiting the area being graded to 15 acres or less and seeding with native grasses the land area disturbed is minimized. The development site is 189.056 acres.

There is no Integrated Noxious Weed Control plan and it is recommended that an integrated weed management program be reviewed and approved by the Douglas County Weed Inspector

DOUGLAS
—CONSERVES—
DOUGLAS COUNTY CONSERVATION DISTRICT
PO Box 688 / 7519A E. Hwy 86 Franktown, CO 80116 / Phone 303-218-2622

and/or Weed Advisory board, the County Extension Agent, NRCS, or a qualified weed management professional prior to the land use authority approval.

Vehicle tracking control stations need to be installed at all entrance and exit points on the site. The station should consist of a pad of 3 to 6-inch rock or a vehicle control pad/mat to strip mud from tires prior to vehicles leaving the construction site to prevent spreading of noxious weeds.

The channels of many of the major streams are not stable and undergo substantial shifts in alignment during flood events. Upstream development increases the magnitude and frequency of local flooding. Floods that exceed the computed 100-year storm do regularly occur. Note that the project slopes from east to west; floods would flow downstream into the Upper South Platte Watershed. The District does not support development proposals that are located in or near drainages or development that disturbs wetlands.

Silt fences or other forms of erosion barriers need to be planned and installed as a temporary sediment control device used on construction sites to protect water quality.

The District strongly recommends that Low Impact Development (LID) techniques be implemented for economic and conservation benefits.

Thank you for the opportunity to review this project. Direct any questions to Heather Kelly, District Manager, at Admin@DouglasConserves.org or (303) 218 – 2622.

United States Department of Agriculture

NRCS

Natural Resources Conservation Service

A product of the National Cooperative Soil Survey, a joint effort of the United States Department of Agriculture and other Federal agencies, State agencies including the Agricultural Experiment Stations, and local participants

Custom Soil Resource Report for Castle Rock Area, Colorado

US2025-001

Preface

Soil surveys contain information that affects land use planning in survey areas. They highlight soil limitations that affect various land uses and provide information about the properties of the soils in the survey areas. Soil surveys are designed for many different users, including farmers, ranchers, foresters, agronomists, urban planners, community officials, engineers, developers, builders, and home buyers. Also, conservationists, teachers, students, and specialists in recreation, waste disposal, and pollution control can use the surveys to help them understand, protect, or enhance the environment.

Various land use regulations of Federal, State, and local governments may impose special restrictions on land use or land treatment. Soil surveys identify soil properties that are used in making various land use or land treatment decisions. The information is intended to help the land users identify and reduce the effects of soil limitations on various land uses. The landowner or user is responsible for identifying and complying with existing laws and regulations.

Although soil survey information can be used for general farm, local, and wider area planning, onsite investigation is needed to supplement this information in some cases. Examples include soil quality assessments (http://www.nrcs.usda.gov/wps/portal/nrcs/main/soils/health/) and certain conservation and engineering applications. For more detailed information, contact your local USDA Service Center (https://offices.sc.egov.usda.gov/locator/app?agency=nrcs) or your NRCS State Soil Scientist (http://www.nrcs.usda.gov/wps/portal/nrcs/detail/soils/contactus/?cid=nrcs142p2_053951).

Great differences in soil properties can occur within short distances. Some soils are seasonally wet or subject to flooding. Some are too unstable to be used as a foundation for buildings or roads. Clayey or wet soils are poorly suited to use as septic tank absorption fields. A high water table makes a soil poorly suited to basements or underground installations.

The National Cooperative Soil Survey is a joint effort of the United States Department of Agriculture and other Federal agencies, State agencies including the Agricultural Experiment Stations, and local agencies. The Natural Resources Conservation Service (NRCS) has leadership for the Federal part of the National Cooperative Soil Survey.

Information about soils is updated periodically. Updated information is available through the NRCS Web Soil Survey, the site for official soil survey information.

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Contents

How Soil Surveys Are Made

Soil surveys are made to provide information about the soils and miscellaneous areas in a specific area. They include a description of the soils and miscellaneous areas and their location on the landscape and tables that show soil properties and limitations affecting various uses. Soil scientists observed the steepness, length, and shape of the slopes; the general pattern of drainage; the kinds of crops and native plants; and the kinds of bedrock. They observed and described many soil profiles. A soil profile is the sequence of natural layers, or horizons, in a soil. The profile extends from the surface down into the unconsolidated material in which the soil formed or from the surface down to bedrock. The unconsolidated material is devoid of roots and other living organisms and has not been changed by other biological activity.

Currently, soils are mapped according to the boundaries of major land resource areas (MLRAs). MLRAs are geographically associated land resource units that share common characteristics related to physiography, geology, climate, water resources, soils, biological resources, and land uses (USDA, 2006). Soil survey areas typically consist of parts of one or more MLRA.

The soils and miscellaneous areas in a survey area occur in an orderly pattern that is related to the geology, landforms, relief, climate, and natural vegetation of the area. Each kind of soil and miscellaneous area is associated with a particular kind of landform or with a segment of the landform. By observing the soils and miscellaneous areas in the survey area and relating their position to specific segments of the landform, a soil scientist develops a concept, or model, of how they were formed. Thus, during mapping, this model enables the soil scientist to predict with a considerable degree of accuracy the kind of soil or miscellaneous area at a specific location on the landscape.

Commonly, individual soils on the landscape merge into one another as their characteristics gradually change. To construct an accurate soil map, however, soil scientists must determine the boundaries between the soils. They can observe only a limited number of soil profiles. Nevertheless, these observations, supplemented by an understanding of the soil-vegetation-landscape relationship, are sufficient to verify predictions of the kinds of soil in an area and to determine the boundaries.

Soil scientists recorded the characteristics of the soil profiles that they studied. They noted soil color, texture, size and shape of soil aggregates, kind and amount of rock fragments, distribution of plant roots, reaction, and other features that enable them to identify soils. After describing the soils in the survey area and determining their properties, the soil scientists assigned the soils to taxonomic classes (units). Taxonomic classes are concepts. Each taxonomic class has a set of soil characteristics with precisely defined limits. The classes are used as a basis for comparison to classify soils systematically. Soil taxonomy, the system of taxonomic classification used in the United States, is based mainly on the kind and character of soil properties and the arrangement of horizons within the profile. After the soil

scientists classified and named the soils in the survey area, they compared the individual soils with similar soils in the same taxonomic class in other areas so that they could confirm data and assemble additional data based on experience and research.

The objective of soil mapping is not to delineate pure map unit components; the objective is to separate the landscape into landforms or landform segments that have similar use and management requirements. Each map unit is defined by a unique combination of soil components and/or miscellaneous areas in predictable proportions. Some components may be highly contrasting to the other components of the map unit. The presence of minor components in a map unit in no way diminishes the usefulness or accuracy of the data. The delineation of such landforms and landform segments on the map provides sufficient information for the development of resource plans. If intensive use of small areas is planned, onsite investigation is needed to define and locate the soils and miscellaneous areas.

Soil scientists make many field observations in the process of producing a soil map. The frequency of observation is dependent upon several factors, including scale of mapping, intensity of mapping, design of map units, complexity of the landscape, and experience of the soil scientist. Observations are made to test and refine the soil-landscape model and predictions and to verify the classification of the soils at specific locations. Once the soil-landscape model is refined, a significantly smaller number of measurements of individual soil properties are made and recorded. These measurements may include field measurements, such as those for color, depth to bedrock, and texture, and laboratory measurements, such as those for content of sand, silt, clay, salt, and other components. Properties of each soil typically vary from one point to another across the landscape.

Observations for map unit components are aggregated to develop ranges of characteristics for the components. The aggregated values are presented. Direct measurements do not exist for every property presented for every map unit component. Values for some properties are estimated from combinations of other properties.

While a soil survey is in progress, samples of some of the soils in the area generally are collected for laboratory analyses and for engineering tests. Soil scientists interpret the data from these analyses and tests as well as the field-observed characteristics and the soil properties to determine the expected behavior of the soils under different uses. Interpretations for all of the soils are field tested through observation of the soils in different uses and under different levels of management. Some interpretations are modified to fit local conditions, and some new interpretations are developed to meet local needs. Data are assembled from other sources, such as research information, production records, and field experience of specialists. For example, data on crop yields under defined levels of management are assembled from farm records and from field or plot experiments on the same kinds of soil.

Predictions about soil behavior are based not only on soil properties but also on such variables as climate and biological activity. Soil conditions are predictable over long periods of time, but they are not predictable from year to year. For example, soil scientists can predict with a fairly high degree of accuracy that a given soil will have a high water table within certain depths in most years, but they cannot predict that a high water table will always be at a specific level in the soil on a specific date.

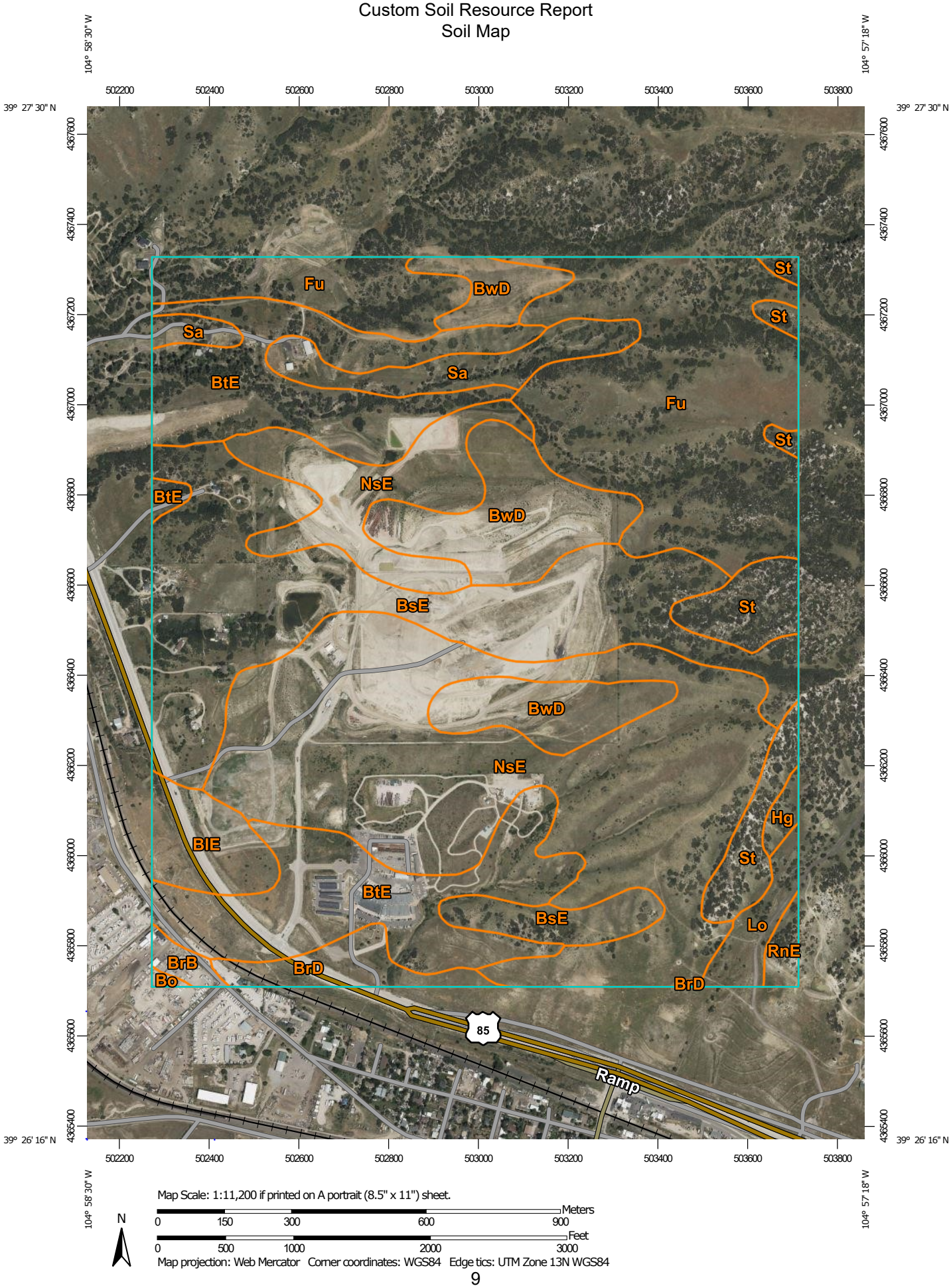
After soil scientists located and identified the significant natural bodies of soil in the survey area, they drew the boundaries of these bodies on aerial photographs and

identified each as a specific map unit. Aerial photographs show trees, buildings, fields, roads, and rivers, all of which help in locating boundaries accurately.

Soil Map

The soil map section includes the soil map for the defined area of interest, a list of soil map units on the map and extent of each map unit, and cartographic symbols displayed on the map. Also presented are various metadata about data used to produce the map, and a description of each soil map unit.

Custom Soil Resource Report
Soil Map



MAP LEGEND

Area of Interest (AOI)
- Area of Interest (AOI)

Soils
- Soil Map Unit Polygons
- Soil Map Unit Lines
- Soil Map Unit Points

Special Point Features
- Blowout
- Borrow Pit
- Clay Spot
- Closed Depression
- Gravel Pit
- Gravelly Spot
- Landfill
- Lava Flow
- Marsh or swamp
- Mine or Quarry
- Miscellaneous Water
- Perennial Water
- Rock Outcrop
- Saline Spot
- Sandy Spot
- Severely Eroded Spot
- Sinkhole
- Slide or Slip
- Sodic Spot
- Spoil Area
- Stony Spot
- Very Stony Spot
- Wet Spot
- Other
- Special Line Features

Water Features
- Streams and Canals

Transportation
- Rails
- Interstate Highways
- US Routes
- Major Roads
- Local Roads

Background
- Aerial Photography

MAP INFORMATION

The soil surveys that comprise your AOI were mapped at 1:20,000.

Please rely on the bar scale on each map sheet for map measurements.

Source of Map: Natural Resources Conservation Service
Web Soil Survey URL:
Coordinate System: Web Mercator (EPSG:3857)

Maps from the Web Soil Survey are based on the Web Mercator projection, which preserves direction and shape but distorts distance and area. A projection that preserves area, such as the Albers equal-area conic projection, should be used if more accurate calculations of distance or area are required.

This product is generated from the USDA-NRCS certified data as of the version date(s) listed below.

Soil Survey Area: Castle Rock Area, Colorado
Survey Area Data: Version 17, Aug 29, 2024

Soil map units are labeled (as space allows) for map scales 1:50,000 or larger.

Date(s) aerial images were photographed: Mar 1, 2023—Sep 1, 2023

The orthophoto or other base map on which the soil lines were compiled and digitized probably differs from the background imagery displayed on these maps. As a result, some minor shifting of map unit boundaries may be evident.

Map Unit Legend

Map Unit Symbol	Map Unit Name	Acres in AOI	Percent of AOI
BlE	Blakeland sandy loam, 1 to 15 percent slopes	13.3	2.3%
Bo	Blakeland-Orsa association, 1 to 4 percent slopes	0.5	0.1%
BrB	Bresser sandy loam, cool, 1 to 3 percent slopes	2.8	0.5%
BrD	Bresser sandy loam, cool, 5 to 9 percent slopes	10.3	1.8%
BsE	Bresser-Louviers complex, 7 to 30 percent slopes	96.9	16.8%
BtE	Bresser-Truckton sandy loams, 5 to 25 percent slopes	87.9	15.2%
BwD	Buick-Satanta loams, 3 to 9 percent slopes	49.7	8.6%
Fu	Fondis-Kutch association	102.1	17.6%
Hg	Hilly gravelly land	2.1	0.4%
Lo	Loamy alluvial land	7.3	1.3%
NsE	Newlin-Satanta complex, 5 to 20 percent slopes	163.1	28.2%
RnE	Renohill-Manzanola clay loams, 3 to 20 percent slopes	2.9	0.5%
Sa	Sampson loam	17.9	3.1%
St	Stapleton-Bresser association	21.9	3.8%
Totals for Area of Interest		**578.7**	**100.0%**

Map Unit Descriptions

The map units delineated on the detailed soil maps in a soil survey represent the soils or miscellaneous areas in the survey area. The map unit descriptions, along with the maps, can be used to determine the composition and properties of a unit.

A map unit delineation on a soil map represents an area dominated by one or more major kinds of soil or miscellaneous areas. A map unit is identified and named according to the taxonomic classification of the dominant soils. Within a taxonomic class there are precisely defined limits for the properties of the soils. On the landscape, however, the soils are natural phenomena, and they have the characteristic variability of all natural phenomena. Thus, the range of some observed properties may extend beyond the limits defined for a taxonomic class. Areas of soils of a single taxonomic class rarely, if ever, can be mapped without including areas of other taxonomic classes. Consequently, every map unit is made up of the soils or miscellaneous areas for which it is named and some minor components that belong to taxonomic classes other than those of the major soils.

Most minor soils have properties similar to those of the dominant soil or soils in the map unit, and thus they do not affect use and management. These are called noncontrasting, or similar, components. They may or may not be mentioned in a particular map unit description. Other minor components, however, have properties and behavioral characteristics divergent enough to affect use or to require different management. These are called contrasting, or dissimilar, components. They generally are in small areas and could not be mapped separately because of the scale used. Some small areas of strongly contrasting soils or miscellaneous areas are identified by a special symbol on the maps. If included in the database for a given area, the contrasting minor components are identified in the map unit descriptions along with some characteristics of each. A few areas of minor components may not have been observed, and consequently they are not mentioned in the descriptions, especially where the pattern was so complex that it was impractical to make enough observations to identify all the soils and miscellaneous areas on the landscape.

The presence of minor components in a map unit in no way diminishes the usefulness or accuracy of the data. The objective of mapping is not to delineate pure taxonomic classes but rather to separate the landscape into landforms or landform segments that have similar use and management requirements. The delineation of such segments on the map provides sufficient information for the development of resource plans. If intensive use of small areas is planned, however, onsite investigation is needed to define and locate the soils and miscellaneous areas.

An identifying symbol precedes the map unit name in the map unit descriptions. Each description includes general facts about the unit and gives important soil properties and qualities.

Soils that have profiles that are almost alike make up a *soil series*. Except for differences in texture of the surface layer, all the soils of a series have major horizons that are similar in composition, thickness, and arrangement.

Soils of one series can differ in texture of the surface layer, slope, stoniness, salinity, degree of erosion, and other characteristics that affect their use. On the basis of such differences, a soil series is divided into *soil phases*. Most of the areas shown on the detailed soil maps are phases of soil series. The name of a soil phase commonly indicates a feature that affects use or management. For example, Alpha silt loam, 0 to 2 percent slopes, is a phase of the Alpha series.

Some map units are made up of two or more major soils or miscellaneous areas. These map units are complexes, associations, or undifferentiated groups.

A *complex* consists of two or more soils or miscellaneous areas in such an intricate pattern or in such small areas that they cannot be shown separately on the maps. The pattern and proportion of the soils or miscellaneous areas are somewhat similar in all areas. Alpha-Beta complex, 0 to 6 percent slopes, is an example.

An *association* is made up of two or more geographically associated soils or miscellaneous areas that are shown as one unit on the maps. Because of present or anticipated uses of the map units in the survey area, it was not considered practical or necessary to map the soils or miscellaneous areas separately. The pattern and relative proportion of the soils or miscellaneous areas are somewhat similar. Alpha-Beta association, 0 to 2 percent slopes, is an example.

An *undifferentiated group* is made up of two or more soils or miscellaneous areas that could be mapped individually but are mapped as one unit because similar interpretations can be made for use and management. The pattern and proportion

of the soils or miscellaneous areas in a mapped area are not uniform. An area can be made up of only one of the major soils or miscellaneous areas, or it can be made up of all of them. Alpha and Beta soils, 0 to 2 percent slopes, is an example.

Some surveys include *miscellaneous areas*. Such areas have little or no soil material and support little or no vegetation. Rock outcrop is an example.

Castle Rock Area, Colorado

BIE—Blakeland sandy loam, 1 to 15 percent slopes

Map Unit Setting

National map unit symbol: jqy4
Elevation: 5,500 to 6,600 feet
Mean annual precipitation: 15 to 19 inches
Mean annual air temperature: 47 to 50 degrees F
Frost-free period: 120 to 135 days
Farmland classification: Not prime farmland

Map Unit Composition

Blakeland and similar soils: 80 percent
Minor components: 20 percent
Estimates are based on observations, descriptions, and transects of the mapunit.

Description of Blakeland

Setting

Landform: Hills, hillsides
Landform position (three-dimensional): Side slope, crest
Down-slope shape: Linear
Across-slope shape: Linear
Parent material: Alluvium and/or eolian deposits

Typical profile

H1 - 0 to 13 inches: sandy loam
H2 - 13 to 24 inches: loamy coarse sand
H3 - 24 to 60 inches: loamy coarse sand

Properties and qualities

Slope: 1 to 15 percent
Depth to restrictive feature: More than 80 inches
Drainage class: Well drained
Runoff class: Low
Capacity of the most limiting layer to transmit water (Ksat): High (2.00 to 6.00 in/hr)
Depth to water table: More than 80 inches
Frequency of flooding: None
Frequency of ponding: None
Available water supply, 0 to 60 inches: Low (about 4.9 inches)

Interpretive groups

Land capability classification (irrigated): 4e
Land capability classification (nonirrigated): 6e
Hydrologic Soil Group: A
Ecological site: R049XB210CO - Sandy Foothill
Hydric soil rating: No

Minor Components

Truckton

Percent of map unit: 10 percent
Hydric soil rating: No

Bresser
Percent of map unit: 5 percent
Hydric soil rating: No

Stapleton
Percent of map unit: 5 percent
Hydric soil rating: No

Bo—Blakeland-Orsa association, 1 to 4 percent slopes

Map Unit Setting
National map unit symbol: jqy5
Elevation: 5,500 to 6,600 feet
Mean annual precipitation: 15 to 19 inches
Mean annual air temperature: 47 to 50 degrees F
Frost-free period: 120 to 135 days
Farmland classification: Not prime farmland

Map Unit Composition
Blakeland and similar soils: 50 percent
Orsa and similar soils: 35 percent
Minor components: 15 percent
Estimates are based on observations, descriptions, and transects of the mapunit.

Description of Blakeland

Setting
Landform: Alluvial fans, hills
Landform position (three-dimensional): Base slope
Down-slope shape: Linear
Across-slope shape: Linear
Parent material: Alluvium and/or eolian deposits

Typical profile
H1 - 0 to 13 inches: sandy loam
H2 - 13 to 24 inches: loamy coarse sand
H3 - 24 to 60 inches: loamy coarse sand

Properties and qualities
Slope: 1 to 4 percent
Depth to restrictive feature: More than 80 inches
Drainage class: Well drained
Runoff class: Very low
Capacity of the most limiting layer to transmit water (Ksat): High (2.00 to 6.00 in/hr)
Depth to water table: More than 80 inches
Frequency of flooding: None
Frequency of ponding: None
Available water supply, 0 to 60 inches: Low (about 4.9 inches)

Interpretive groups

Land capability classification (irrigated): 4s
Land capability classification (nonirrigated): 4e
Hydrologic Soil Group: A
Ecological site: R049XB210CO - Sandy Foothill
Hydric soil rating: No

Description of Orsa

Setting

Landform: Alluvial fans, hills
Landform position (three-dimensional): Base slope
Down-slope shape: Linear
Across-slope shape: Linear
Parent material: Alluvium derived from arkosic sedimentary rock

Typical profile

H1 - 0 to 20 inches: coarse sandy loam
H2 - 20 to 60 inches: gravelly loamy coarse sand

Properties and qualities

Slope: 1 to 2 percent
Depth to restrictive feature: More than 80 inches
Drainage class: Somewhat excessively drained
Runoff class: Very low
Capacity of the most limiting layer to transmit water (Ksat): High (2.00 to 6.00 in/hr)
Depth to water table: More than 80 inches
Frequency of flooding: None
Frequency of ponding: None
Available water supply, 0 to 60 inches: Low (about 4.4 inches)

Interpretive groups

Land capability classification (irrigated): 4s
Land capability classification (nonirrigated): 4e
Hydrologic Soil Group: A
Ecological site: R049XB210CO - Sandy Foothill
Hydric soil rating: No

Minor Components

Bresser

Percent of map unit: 5 percent
Hydric soil rating: No

Kassler

Percent of map unit: 5 percent
Hydric soil rating: No

Sandy alluvial land

Percent of map unit: 5 percent
Hydric soil rating: No

BrB—Bresser sandy loam, cool, 1 to 3 percent slopes

Map Unit Setting

National map unit symbol: 2tlpj
Elevation: 5,500 to 6,500 feet
Mean annual precipitation: 15 to 19 inches
Mean annual air temperature: 48 to 52 degrees F
Frost-free period: 100 to 130 days
Farmland classification: Farmland of statewide importance

Map Unit Composition

Bresser, cool, and similar soils: 90 percent
Minor components: 10 percent
Estimates are based on observations, descriptions, and transects of the mapunit.

Description of Bresser, Cool

Setting

Landform: Terraces, hillslopes
Landform position (two-dimensional): Footslope
Landform position (three-dimensional): Base slope, tread
Down-slope shape: Linear
Across-slope shape: Linear
Parent material: Tertiary aged alluvium derived from arkose

Typical profile

Ap - 0 to 5 inches: sandy loam
Bt1 - 5 to 8 inches: sandy loam
Bt2 - 8 to 27 inches: sandy clay loam
Bt3 - 27 to 36 inches: sandy loam
C - 36 to 80 inches: loamy coarse sand

Properties and qualities

Slope: 1 to 3 percent
Depth to restrictive feature: More than 80 inches
Drainage class: Well drained
Runoff class: Low
Capacity of the most limiting layer to transmit water (Ksat): Moderately high to high (0.60 to 6.00 in/hr)
Depth to water table: More than 80 inches
Frequency of flooding: None
Frequency of ponding: None
Calcium carbonate, maximum content: 5 percent
Maximum salinity: Nonsaline to very slightly saline (0.1 to 2.0 mmhos/cm)
Available water supply, 0 to 60 inches: Low (about 5.4 inches)

Interpretive groups

Land capability classification (irrigated): 2e
Land capability classification (nonirrigated): 4s

Hydrologic Soil Group: B
Ecological site: R049XB210CO - Sandy Foothill
Hydric soil rating: No

Minor Components

Truckton
Percent of map unit: 5 percent
Landform: Terraces, hillslopes
Landform position (two-dimensional): Footslope
Landform position (three-dimensional): Base slope, tread
Down-slope shape: Linear
Across-slope shape: Linear
Ecological site: R049XB210CO - Sandy Foothill
Hydric soil rating: No

Sampson
Percent of map unit: 5 percent
Landform: Alluvial fans, terraces
Landform position (two-dimensional): Toeslope
Landform position (three-dimensional): Base slope, tread
Down-slope shape: Linear
Across-slope shape: Linear
Ecological site: R049XC202CO - Loamy Foothill Palmer Divide
Hydric soil rating: No

BrD—Bresser sandy loam, cool, 5 to 9 percent slopes

Map Unit Setting
National map unit symbol: 2tlpk
Elevation: 5,500 to 6,960 feet
Mean annual precipitation: 15 to 19 inches
Mean annual air temperature: 48 to 52 degrees F
Frost-free period: 100 to 130 days
Farmland classification: Not prime farmland

Map Unit Composition
Bresser, cool, and similar soils: 85 percent
Minor components: 15 percent
Estimates are based on observations, descriptions, and transects of the mapunit.

Description of Bresser, Cool

Setting
Landform: Interfluves
Landform position (two-dimensional): Shoulder, backslope
Landform position (three-dimensional): Interfluve
Down-slope shape: Linear
Across-slope shape: Linear
Parent material: Tertiary aged alluvium derived from arkose

Typical profile

Ap - 0 to 5 inches: sandy loam
Bt1 - 5 to 8 inches: sandy loam
Bt2 - 8 to 27 inches: sandy clay loam
Bt3 - 27 to 36 inches: sandy loam
C - 36 to 80 inches: loamy coarse sand

Properties and qualities

Slope: 5 to 9 percent
Depth to restrictive feature: More than 80 inches
Drainage class: Well drained
Runoff class: Medium
Capacity of the most limiting layer to transmit water (Ksat): Moderately high to high (0.60 to 6.00 in/hr)
Depth to water table: More than 80 inches
Frequency of flooding: None
Frequency of ponding: None
Calcium carbonate, maximum content: 5 percent
Maximum salinity: Nonsaline to very slightly saline (0.1 to 2.0 mmhos/cm)
Available water supply, 0 to 60 inches: Low (about 5.4 inches)

Interpretive groups

Land capability classification (irrigated): 4e
Land capability classification (nonirrigated): 4e
Hydrologic Soil Group: B
Ecological site: R049XB210CO - Sandy Foothill
Hydric soil rating: No

Minor Components

Ascalon

Percent of map unit: 10 percent
Landform: Interfluves
Landform position (two-dimensional): Shoulder
Landform position (three-dimensional): Interfluve
Down-slope shape: Linear
Across-slope shape: Linear
Ecological site: R049XB210CO - Sandy Foothill
Hydric soil rating: No

Truckton

Percent of map unit: 5 percent
Landform: Interfluves
Landform position (two-dimensional): Backslope
Landform position (three-dimensional): Interfluve
Down-slope shape: Linear
Across-slope shape: Linear
Ecological site: R049XB210CO - Sandy Foothill
Hydric soil rating: No

BsE—Bresser-Louviers complex, 7 to 30 percent slopes

Map Unit Setting

National map unit symbol: jqy8
Elevation: 5,500 to 6,600 feet
Mean annual precipitation: 15 to 19 inches
Mean annual air temperature: 47 to 52 degrees F
Frost-free period: 120 to 135 days
Farmland classification: Not prime farmland

Map Unit Composition

Bresser and similar soils: 45 percent
Louviers and similar soils: 30 percent
Minor components: 25 percent
Estimates are based on observations, descriptions, and transects of the mapunit.

Description of Bresser

Setting

Landform: Hills
Landform position (three-dimensional): Side slope
Down-slope shape: Linear
Across-slope shape: Linear
Parent material: Sandy eolian deposits

Typical profile

H1 - 0 to 8 inches: sandy loam
H2 - 8 to 30 inches: sandy clay loam
H3 - 30 to 60 inches: loamy sand

Properties and qualities

Slope: 7 to 15 percent
Depth to restrictive feature: More than 80 inches
Drainage class: Well drained
Runoff class: Medium
Capacity of the most limiting layer to transmit water (Ksat): Moderately high to high (0.20 to 2.00 in/hr)
Depth to water table: More than 80 inches
Frequency of flooding: None
Frequency of ponding: None
Available water supply, 0 to 60 inches: Moderate (about 7.6 inches)

Interpretive groups

Land capability classification (irrigated): None specified
Land capability classification (nonirrigated): 6e
Hydrologic Soil Group: B
Ecological site: R049XB210CO - Sandy Foothill
Hydric soil rating: No

Description of Louviers

Setting

Landform: Hills, knobs
Landform position (three-dimensional): Side slope
Down-slope shape: Linear
Across-slope shape: Linear
Parent material: Residuum weathered from noncalcareous shale

Typical profile

H1 - 0 to 4 inches: clay
H2 - 4 to 12 inches: clay
H3 - 12 to 16 inches: weathered bedrock

Properties and qualities

Slope: 15 to 30 percent
Depth to restrictive feature: 10 to 20 inches to paralithic bedrock
Drainage class: Well drained
Runoff class: Very high
Capacity of the most limiting layer to transmit water (Ksat): Moderately low to moderately high (0.06 to 0.20 in/hr)
Depth to water table: More than 80 inches
Frequency of flooding: None
Frequency of ponding: None
Available water supply, 0 to 60 inches: Very low (about 1.9 inches)

Interpretive groups

Land capability classification (irrigated): None specified
Land capability classification (nonirrigated): 6e
Hydrologic Soil Group: D
Ecological site: R049XB208CO - Clayey Foothill
Hydric soil rating: No

Minor Components

Newlin

Percent of map unit: 10 percent
Hydric soil rating: No

Buick

Percent of map unit: 10 percent
Hydric soil rating: No

Satanta

Percent of map unit: 5 percent
Hydric soil rating: No

BtE—Bresser-Truckton sandy loams, 5 to 25 percent slopes

Map Unit Setting

National map unit symbol: jqy9
Elevation: 5,500 to 6,600 feet
Mean annual precipitation: 15 to 19 inches
Mean annual air temperature: 47 to 52 degrees F
Frost-free period: 120 to 135 days
Farmland classification: Not prime farmland

Map Unit Composition

Bresser and similar soils: 50 percent
Truckton and similar soils: 35 percent
Minor components: 15 percent
Estimates are based on observations, descriptions, and transects of the mapunit.

Description of Bresser

Setting

Landform: Terraces
Landform position (three-dimensional): Riser, tread
Down-slope shape: Linear
Across-slope shape: Linear
Parent material: Sandy eolian deposits

Typical profile

H1 - 0 to 8 inches: sandy loam
H2 - 8 to 30 inches: sandy clay loam
H3 - 30 to 60 inches: loamy sand

Properties and qualities

Slope: 5 to 15 percent
Depth to restrictive feature: More than 80 inches
Drainage class: Well drained
Runoff class: Medium
Capacity of the most limiting layer to transmit water (Ksat): Moderately high to high (0.20 to 2.00 in/hr)
Depth to water table: More than 80 inches
Frequency of flooding: None
Frequency of ponding: None
Available water supply, 0 to 60 inches: Moderate (about 7.6 inches)

Interpretive groups

Land capability classification (irrigated): None specified
Land capability classification (nonirrigated): 6e
Hydrologic Soil Group: B
Ecological site: R049XB210CO - Sandy Foothill
Hydric soil rating: No

Description of Truckton

Setting

Landform: Terraces
Landform position (three-dimensional): Riser, tread
Down-slope shape: Linear
Across-slope shape: Linear
Parent material: Alluvium derived from arkosic sedimentary rock

Typical profile

H1 - 0 to 4 inches: sandy loam
H2 - 4 to 19 inches: sandy loam
H3 - 19 to 60 inches: sandy loam

Properties and qualities

Slope: 10 to 25 percent
Depth to restrictive feature: More than 80 inches
Drainage class: Well drained
Runoff class: Low
Capacity of the most limiting layer to transmit water (Ksat): High (2.00 to 6.00 in/hr)
Depth to water table: More than 80 inches
Frequency of flooding: None
Frequency of ponding: None
Available water supply, 0 to 60 inches: Low (about 6.0 inches)

Interpretive groups

Land capability classification (irrigated): None specified
Land capability classification (nonirrigated): 6e
Hydrologic Soil Group: A
Ecological site: R049XB210CO - Sandy Foothill
Hydric soil rating: No

Minor Components

Newlin

Percent of map unit: 5 percent
Hydric soil rating: No

Blakeland

Percent of map unit: 5 percent
Hydric soil rating: No

Stapleton

Percent of map unit: 4 percent
Hydric soil rating: No

Aquic haplustolls

Percent of map unit: 1 percent
Landform: Swales
Hydric soil rating: Yes

BwD—Buick-Satanta loams, 3 to 9 percent slopes

Map Unit Setting

National map unit symbol: jqyf
Elevation: 5,500 to 6,800 feet
Mean annual precipitation: 15 to 19 inches
Mean annual air temperature: 47 to 50 degrees F
Frost-free period: 120 to 135 days
Farmland classification: Not prime farmland

Map Unit Composition

Buick and similar soils: 50 percent
Satanta and similar soils: 40 percent
Minor components: 10 percent
Estimates are based on observations, descriptions, and transects of the mapunit.

Description of Buick

Setting

Landform: Ridges, interfluves
Down-slope shape: Linear
Across-slope shape: Linear
Parent material: Eolian deposits over alluvial material silty

Typical profile

H1 - 0 to 4 inches: loam
H2 - 4 to 15 inches: silty clay loam
H3 - 15 to 22 inches: loam
H4 - 22 to 60 inches: sandy clay loam

Properties and qualities

Slope: 3 to 9 percent
Depth to restrictive feature: More than 80 inches
Drainage class: Well drained
Runoff class: Medium
Capacity of the most limiting layer to transmit water (Ksat): Moderately high (0.20 to 0.60 in/hr)
Depth to water table: More than 80 inches
Frequency of flooding: None
Frequency of ponding: None
Calcium carbonate, maximum content: 10 percent
Maximum salinity: Nonsaline to very slightly saline (0.0 to 2.0 mmhos/cm)
Available water supply, 0 to 60 inches: High (about 9.9 inches)

Interpretive groups

Land capability classification (irrigated): 4e
Land capability classification (nonirrigated): 4e
Hydrologic Soil Group: C
Ecological site: R049XC202CO - Loamy Foothill Palmer Divide

Hydric soil rating: No

Description of Satanta

Setting

Landform: Ridges, interfluves
Down-slope shape: Linear
Across-slope shape: Linear
Parent material: Eolian deposits derived from mixed

Typical profile

H1 - 0 to 9 inches: loam
H2 - 9 to 30 inches: clay loam
H3 - 30 to 60 inches: loam

Properties and qualities

Slope: 6 to 9 percent
Depth to restrictive feature: More than 80 inches
Drainage class: Well drained
Runoff class: Medium
Capacity of the most limiting layer to transmit water (Ksat): Moderately high to high (0.60 to 2.00 in/hr)
Depth to water table: More than 80 inches
Frequency of flooding: None
Frequency of ponding: None
Calcium carbonate, maximum content: 10 percent
Available water supply, 0 to 60 inches: High (about 10.2 inches)

Interpretive groups

Land capability classification (irrigated): None specified
Land capability classification (nonirrigated): 4e
Hydrologic Soil Group: B
Ecological site: R049XC202CO - Loamy Foothill Palmer Divide
Hydric soil rating: No

Minor Components

Bresser

Percent of map unit: 3 percent
Hydric soil rating: No

Fondis

Percent of map unit: 3 percent
Hydric soil rating: No

Newlin

Percent of map unit: 3 percent
Hydric soil rating: No

Aquic haplustolls

Percent of map unit: 1 percent
Landform: Swales
Hydric soil rating: Yes

Fu—Fondis-Kutch association

Map Unit Setting

National map unit symbol: jqyq
Elevation: 5,500 to 6,800 feet
Mean annual precipitation: 15 to 19 inches
Mean annual air temperature: 47 to 50 degrees F
Frost-free period: 120 to 135 days
Farmland classification: Not prime farmland

Map Unit Composition

Fondis and similar soils: 50 percent
Kutch and similar soils: 35 percent
Minor components: 15 percent
Estimates are based on observations, descriptions, and transects of the mapunit.

Description of Fondis

Setting

Landform: Draws, valley sides
Down-slope shape: Linear
Across-slope shape: Linear
Parent material: Eolian deposits over coarse-silty outwash derived from arkose

Typical profile

H1 - 0 to 7 inches: loam
H2 - 7 to 24 inches: clay
H3 - 24 to 60 inches: sandy clay loam

Properties and qualities

Slope: 5 to 15 percent
Depth to restrictive feature: More than 80 inches
Drainage class: Well drained
Runoff class: High
Capacity of the most limiting layer to transmit water (Ksat): Moderately low to moderately high (0.06 to 0.20 in/hr)
Depth to water table: More than 80 inches
Frequency of flooding: None
Frequency of ponding: None
Calcium carbonate, maximum content: 15 percent
Maximum salinity: Nonsaline to very slightly saline (0.0 to 2.0 mmhos/cm)
Available water supply, 0 to 60 inches: High (about 9.2 inches)

Interpretive groups

Land capability classification (irrigated): None specified
Land capability classification (nonirrigated): 6e
Hydrologic Soil Group: C
Ecological site: R049XB208CO - Clayey Foothill
Hydric soil rating: No

Description of Kutch

Setting

Down-slope shape: Linear
Across-slope shape: Linear
Parent material: Fine-textured residuum weathered from calcareous shale

Typical profile

H1 - 0 to 6 inches: sandy loam
H2 - 6 to 32 inches: clay
H3 - 32 to 36 inches: weathered bedrock

Properties and qualities

Slope: 5 to 40 percent
Depth to restrictive feature: 20 to 40 inches to paralithic bedrock
Drainage class: Well drained
Runoff class: Very high
Capacity of the most limiting layer to transmit water (Ksat): Moderately low to moderately high (0.06 to 0.20 in/hr)
Depth to water table: More than 80 inches
Frequency of flooding: None
Frequency of ponding: None
Calcium carbonate, maximum content: 15 percent
Gypsum, maximum content: 2 percent
Maximum salinity: Nonsaline to slightly saline (0.0 to 4.0 mmhos/cm)
Available water supply, 0 to 60 inches: Low (about 5.6 inches)

Interpretive groups

Land capability classification (irrigated): None specified
Land capability classification (nonirrigated): 6e
Hydrologic Soil Group: D
Ecological site: R049XB208CO - Clayey Foothill
Hydric soil rating: No

Minor Components

Bresser

Percent of map unit: 5 percent
Hydric soil rating: No

Newlin

Percent of map unit: 5 percent
Hydric soil rating: No

Hilly gravelly land

Percent of map unit: 4 percent
Hydric soil rating: No

Aquic haplustolls

Percent of map unit: 1 percent
Landform: Swales
Hydric soil rating: Yes

Hg—Hilly gravelly land

Map Unit Setting

National map unit symbol: jqyw
Elevation: 5,500 to 6,600 feet
Mean annual precipitation: 15 to 18 inches
Mean annual air temperature: 48 to 51 degrees F
Frost-free period: 120 to 135 days
Farmland classification: Not prime farmland

Map Unit Composition

Hilly gravelly land: 80 percent
Minor components: 20 percent
Estimates are based on observations, descriptions, and transects of the mapunit.

Description of Hilly Gravelly Land

Setting

Landform: Hills
Landform position (three-dimensional): Side slope, base slope, crest
Down-slope shape: Linear
Across-slope shape: Linear

Typical profile

H1 - 0 to 7 inches: cobbly sandy loam
H2 - 7 to 24 inches: cobbly clay loam
H3 - 24 to 28 inches: weathered bedrock

Properties and qualities

Slope: 5 to 50 percent
Depth to restrictive feature: 20 to 40 inches to paralithic bedrock
Drainage class: Well drained
Runoff class: Medium
Capacity of the most limiting layer to transmit water (Ksat): Moderately low to high (0.06 to 2.00 in/hr)
Calcium carbonate, maximum content: 5 percent
Maximum salinity: Nonsaline to very slightly saline (0.0 to 2.0 mmhos/cm)
Available water supply, 0 to 60 inches: Very low (about 2.7 inches)

Interpretive groups

Land capability classification (irrigated): None specified
Land capability classification (nonirrigated): 7e
Hydrologic Soil Group: D
Ecological site: R049XY213CO - Cobbly Foothill
Hydric soil rating: No

Minor Components

Bresser
Percent of map unit: 4 percent
Hydric soil rating: No

Kutch
Percent of map unit: 4 percent
Hydric soil rating: No

Fondis
Percent of map unit: 4 percent
Hydric soil rating: No

Newlin
Percent of map unit: 4 percent
Hydric soil rating: No

Truckton
Percent of map unit: 3 percent
Hydric soil rating: No

Aquic haplustolls
Percent of map unit: 1 percent
Landform: Swales
Hydric soil rating: Yes

Lo—Loamy alluvial land

Map Unit Setting
National map unit symbol: jqzb
Elevation: 7,000 to 8,000 feet
Mean annual precipitation: 17 to 19 inches
Mean annual air temperature: 44 to 46 degrees F
Frost-free period: 115 to 120 days
Farmland classification: Not prime farmland

Map Unit Composition
Loamy alluvial land: 80 percent
Minor components: 20 percent
Estimates are based on observations, descriptions, and transects of the mapunit.

Description of Loamy Alluvial Land

Setting
Landform: Swales, flood plains
Down-slope shape: Linear
Across-slope shape: Linear

Typical profile
H1 - 0 to 20 inches: sandy loam
H2 - 20 to 40 inches: stratified loamy sand to clay loam

H3 - 40 to 60 inches: sand and gravel

Properties and qualities

Slope: 1 to 5 percent
Drainage class: Well drained
Runoff class: Very low
Capacity of the most limiting layer to transmit water (Ksat): Moderately high to high (0.20 to 6.00 in/hr)
Depth to water table: About 48 to 72 inches
Frequency of flooding: Frequent
Calcium carbonate, maximum content: 5 percent
Maximum salinity: Nonsaline to slightly saline (0.0 to 4.0 mmhos/cm)
Available water supply, 0 to 60 inches: Moderate (about 6.0 inches)

Interpretive groups

Land capability classification (irrigated): None specified
Land capability classification (nonirrigated): 4w
Hydrologic Soil Group: C
Ecological site: R049XY036CO - Overflow
Hydric soil rating: No

Minor Components

Sampson

Percent of map unit: 7 percent
Hydric soil rating: No

Bresser

Percent of map unit: 7 percent
Hydric soil rating: No

Sandy alluvial land

Percent of map unit: 5 percent

Fluvaquentic haplustolls

Percent of map unit: 1 percent
Landform: Terraces
Hydric soil rating: Yes

NsE—Newlin-Satanta complex, 5 to 20 percent slopes

Map Unit Setting

National map unit symbol: jqzh
Elevation: 5,500 to 6,600 feet
Mean annual precipitation: 15 to 19 inches
Mean annual air temperature: 49 to 51 degrees F
Frost-free period: 120 to 135 days
Farmland classification: Not prime farmland

Map Unit Composition

Newlin and similar soils: 50 percent
Satanta and similar soils: 30 percent

Minor components: 20 percent
Estimates are based on observations, descriptions, and transects of the mapunit.

Description of Newlin

Setting

Landform: Knobs, drainageways
Down-slope shape: Linear
Across-slope shape: Linear
Parent material: Unconformable sandy and gravelly and/or mixed source alluvium

Typical profile

H1 - 0 to 8 inches: gravelly sandy loam
H2 - 8 to 17 inches: gravelly sandy clay loam
H3 - 17 to 22 inches: gravelly sandy loam
H4 - 22 to 60 inches: very gravelly sand

Properties and qualities

Slope: 5 to 20 percent
Depth to restrictive feature: More than 80 inches
Drainage class: Well drained
Runoff class: Medium
Capacity of the most limiting layer to transmit water (Ksat): Moderately high to high (0.20 to 2.00 in/hr)
Depth to water table: More than 80 inches
Frequency of flooding: None
Frequency of ponding: None
Available water supply, 0 to 60 inches: Low (about 3.8 inches)

Interpretive groups

Land capability classification (irrigated): None specified
Land capability classification (nonirrigated): 6e
Hydrologic Soil Group: B
Ecological site: R049XC202CO - Loamy Foothill Palmer Divide
Hydric soil rating: No

Description of Satanta

Setting

Landform: Knobs, drainageways
Down-slope shape: Linear
Across-slope shape: Linear
Parent material: Eolian deposits derived from mixed

Typical profile

H1 - 0 to 9 inches: loam
H2 - 9 to 30 inches: clay loam
H3 - 30 to 60 inches: loam

Properties and qualities

Slope: 5 to 10 percent
Depth to restrictive feature: More than 80 inches
Drainage class: Well drained
Runoff class: Medium
Capacity of the most limiting layer to transmit water (Ksat): Moderately high to high (0.60 to 2.00 in/hr)
Depth to water table: More than 80 inches
Frequency of flooding: None

Frequency of ponding: None
Calcium carbonate, maximum content: 10 percent
Available water supply, 0 to 60 inches: High (about 10.2 inches)

Interpretive groups

Land capability classification (irrigated): None specified
Land capability classification (nonirrigated): 4e
Hydrologic Soil Group: B
Ecological site: R049XY214CO - Gravelly Foothill
Hydric soil rating: No

Minor Components

Bresser

Percent of map unit: 6 percent
Hydric soil rating: No

Buick

Percent of map unit: 6 percent
Hydric soil rating: No

Truckton

Percent of map unit: 6 percent
Hydric soil rating: No

Aquic haplustolls

Percent of map unit: 2 percent
Landform: Swales
Hydric soil rating: Yes

RnE—Renohill-Manzanola clay loams, 3 to 20 percent slopes

Map Unit Setting

National map unit symbol: jqzz
Elevation: 5,500 to 6,200 feet
Mean annual precipitation: 15 to 17 inches
Mean annual air temperature: 48 to 50 degrees F
Frost-free period: 120 to 135 days
Farmland classification: Not prime farmland

Map Unit Composition

Renohill and similar soils: 50 percent
Manzanola and similar soils: 30 percent
Minor components: 20 percent
Estimates are based on observations, descriptions, and transects of the mapunit.

Description of Renohill

Setting

Landform: Valley sides, drainageways
Down-slope shape: Linear

Across-slope shape: Linear
Parent material: Weathered, calcareous clayey shale

Typical profile
H1 - 0 to 3 inches: clay loam
H2 - 3 to 12 inches: clay loam
H3 - 12 to 24 inches: clay loam
H4 - 24 to 28 inches: unweathered bedrock

Properties and qualities
Slope: 3 to 20 percent
Depth to restrictive feature: 20 to 40 inches to paralithic bedrock
Drainage class: Well drained
Runoff class: High
Capacity of the most limiting layer to transmit water (Ksat): Moderately low to moderately high (0.06 to 0.20 in/hr)
Depth to water table: More than 80 inches
Frequency of flooding: None
Frequency of ponding: None
Calcium carbonate, maximum content: 15 percent
Maximum salinity: Nonsaline to very slightly saline (0.0 to 2.0 mmhos/cm)
Available water supply, 0 to 60 inches: Low (about 4.3 inches)

Interpretive groups
Land capability classification (irrigated): None specified
Land capability classification (nonirrigated): 6e
Hydrologic Soil Group: D
Ecological site: R049XB208CO - Clayey Foothill
Hydric soil rating: No

Description of Manzanola

Setting
Landform: Ridges, valley sides
Down-slope shape: Linear
Across-slope shape: Linear
Parent material: Alluvium derived from sedimentary rock and/or eolian deposits

Typical profile
H1 - 0 to 8 inches: clay loam
H2 - 8 to 42 inches: clay loam
H3 - 42 to 60 inches: clay loam

Properties and qualities
Slope: 3 to 20 percent
Depth to restrictive feature: More than 80 inches
Drainage class: Well drained
Runoff class: High
Capacity of the most limiting layer to transmit water (Ksat): Moderately low to moderately high (0.06 to 0.20 in/hr)
Depth to water table: More than 80 inches
Frequency of flooding: None
Frequency of ponding: None
Calcium carbonate, maximum content: 25 percent
Gypsum, maximum content: 2 percent
Maximum salinity: Very slightly saline to moderately saline (2.0 to 8.0 mmhos/cm)
Available water supply, 0 to 60 inches: High (about 10.7 inches)

Interpretive groups

Land capability classification (irrigated): None specified
Land capability classification (nonirrigated): 6e
Hydrologic Soil Group: C
Ecological site: R049XB208CO - Clayey Foothill
Hydric soil rating: No

Minor Components

Buick

Percent of map unit: 5 percent
Hydric soil rating: No

Fondis

Percent of map unit: 5 percent
Hydric soil rating: No

Newlin

Percent of map unit: 5 percent
Hydric soil rating: No

Other soils

Percent of map unit: 3 percent
Hydric soil rating: No

Aquic haplustolls

Percent of map unit: 2 percent
Landform: Swales
Hydric soil rating: Yes

Sa—Sampson loam

Map Unit Setting

National map unit symbol: jr02
Elevation: 5,500 to 6,600 feet
Mean annual precipitation: 15 to 19 inches
Mean annual air temperature: 48 to 50 degrees F
Frost-free period: 120 to 135 days
Farmland classification: Farmland of statewide importance

Map Unit Composition

Sampson and similar soils: 80 percent
Minor components: 20 percent
Estimates are based on observations, descriptions, and transects of the mapunit.

Description of Sampson

Setting

Landform: Stream terraces on drainageways
Landform position (three-dimensional): Tread

Down-slope shape: Linear
Across-slope shape: Linear
Parent material: Weathered alluvium derived from arkose

Typical profile
H1 - 0 to 9 inches: loam
H2 - 9 to 28 inches: clay loam
H3 - 28 to 38 inches: loam
H4 - 38 to 60 inches: silt loam

Properties and qualities
Slope: 1 to 4 percent
Depth to restrictive feature: More than 80 inches
Drainage class: Well drained
Runoff class: Low
Capacity of the most limiting layer to transmit water (Ksat): Moderately high to high (0.60 to 2.00 in/hr)
Depth to water table: More than 80 inches
Frequency of flooding: None
Frequency of ponding: None
Calcium carbonate, maximum content: 15 percent
Maximum salinity: Nonsaline to very slightly saline (0.0 to 2.0 mmhos/cm)
Available water supply, 0 to 60 inches: High (about 9.5 inches)

Interpretive groups
Land capability classification (irrigated): 3e
Land capability classification (nonirrigated): 3c
Hydrologic Soil Group: B
Ecological site: R049XC202CO - Loamy Foothill Palmer Divide
Hydric soil rating: No

Minor Components

Englewood
Percent of map unit: 8 percent
Hydric soil rating: No

Bresser
Percent of map unit: 7 percent
Hydric soil rating: No

Loamy alluvial land
Percent of map unit: 4 percent
Hydric soil rating: No

Aquic haplustolls
Percent of map unit: 1 percent
Landform: Swales
Hydric soil rating: Yes

St—Stapleton-Bresser association

Map Unit Setting

National map unit symbol: jr09
Elevation: 5,500 to 6,600 feet
Mean annual precipitation: 15 to 19 inches
Mean annual air temperature: 49 to 51 degrees F
Frost-free period: 120 to 135 days
Farmland classification: Not prime farmland

Map Unit Composition

Stapleton and similar soils: 60 percent
Bresser and similar soils: 25 percent
Minor components: 15 percent
Estimates are based on observations, descriptions, and transects of the mapunit.

Description of Stapleton

Setting

Landform: Valley sides, knobs, ridges
Down-slope shape: Linear
Across-slope shape: Linear
Parent material: Weathered alluvium derived from arkose

Typical profile

H1 - 0 to 7 inches: sandy loam
H2 - 7 to 16 inches: sandy loam
H3 - 16 to 60 inches: gravelly sandy loam

Properties and qualities

Slope: 8 to 30 percent
Depth to restrictive feature: More than 80 inches
Drainage class: Well drained
Runoff class: Low
Capacity of the most limiting layer to transmit water (Ksat): Moderately high to high (0.60 to 6.00 in/hr)
Depth to water table: More than 80 inches
Frequency of flooding: None
Frequency of ponding: None
Available water supply, 0 to 60 inches: Low (about 5.7 inches)

Interpretive groups

Land capability classification (irrigated): None specified
Land capability classification (nonirrigated): 6e
Hydrologic Soil Group: A
Ecological site: R049XB210CO - Sandy Foothill
Hydric soil rating: No

Description of Bresser

Setting

Landform: Valley sides
Down-slope shape: Linear
Across-slope shape: Linear
Parent material: Sandy alluvium and/or sandy eolian deposits

Typical profile

H1 - 0 to 8 inches: sandy loam
H2 - 8 to 30 inches: sandy clay loam
H3 - 30 to 60 inches: loamy sand

Properties and qualities

Slope: 8 to 15 percent
Depth to restrictive feature: More than 80 inches
Drainage class: Well drained
Runoff class: Medium
Capacity of the most limiting layer to transmit water (Ksat): Moderately high to high (0.20 to 2.00 in/hr)
Depth to water table: More than 80 inches
Frequency of flooding: None
Frequency of ponding: None
Available water supply, 0 to 60 inches: Moderate (about 7.6 inches)

Interpretive groups

Land capability classification (irrigated): None specified
Land capability classification (nonirrigated): 6e
Hydrologic Soil Group: B
Ecological site: R049XB210CO - Sandy Foothill
Hydric soil rating: No

Minor Components

Loamy alluvial land

Percent of map unit: 14 percent
Hydric soil rating: No

Aquic haplustolls

Percent of map unit: 1 percent
Landform: Swales
Hydric soil rating: Yes

Soil Information for All Uses

Suitabilities and Limitations for Use

The Suitabilities and Limitations for Use section includes various soil interpretations displayed as thematic maps with a summary table for the soil map units in the selected area of interest. A single value or rating for each map unit is generated by aggregating the interpretive ratings of individual map unit components. This aggregation process is defined for each interpretation.

Sanitary Facilities

Sanitary Facilities interpretations are tools designed to guide the user in site selection for the safe disposal of sewage and solid waste. Example interpretations include septic tank absorption fields, sewage lagoons, and sanitary landfills.

Sanitary Landfill (Area) (US2025-001)

ENG - Engineering

In an "area sanitary landfill," solid waste is placed in successive layers on the surface of the soil. The waste is spread, compacted, and covered daily with a thin layer of soil from a source away from the site. A final cover of soil material at least 2 feet thick is placed over the completed landfill. A landfill must be able to bear heavy vehicular traffic. It can result in the pollution of ground water. Ease of excavation and revegetation should be considered.

The ratings are based on the soil properties that affect trafficability and the risk of pollution. These properties include flooding, saturated hydraulic conductivity (Ksat), depth to a water table, ponding, slope, and depth to bedrock or a cemented pan. Flooding is a serious problem because it can result in pollution in areas downstream from the landfill. If Ksat is too rapid or if fractured bedrock, a fractured cemented pan, or the water table is close to the surface, the leachate can contaminate the water supply. Slope is a consideration because of the extra grading required to maintain roads in the steeper areas of the landfill. Also, leachate may flow along the surface of the soils in the steeper areas and cause difficult seepage problems.

The ratings are both verbal and numerical. Rating class terms indicate the extent to which the soils are limited by all of the soil features that affect the specified use. "Not limited" indicates that the soil has features that are very favorable for the specified use. Good performance and very low maintenance can be expected. "Somewhat limited" indicates that the soil has features that are moderately favorable for the specified use. The limitations can be overcome or minimized by special planning, design, or installation. Fair performance and moderate maintenance can be expected. "Very limited" indicates that the soil has one or more features that are unfavorable for the specified use. The limitations generally cannot be overcome without major soil reclamation, special design, or expensive installation procedures. Poor performance and high maintenance can be expected.

Numerical ratings indicate the severity of individual limitations. The ratings are shown as decimal fractions ranging from 0.01 to 1.00. They indicate gradations between the point at which a soil feature has the greatest negative impact on the use (1.00) and the point at which the soil feature is not a limitation (0.00).

The map unit components listed for each map unit in the accompanying Summary by Map Unit table in Web Soil Survey or the Aggregation Report in Soil Data Viewer are determined by the aggregation method chosen. An aggregated rating class is shown for each map unit. The components listed for each map unit are only those that have the same rating class as listed for the map unit. The percent composition of each component in a particular map unit is presented to help the user better understand the percentage of each map unit that has the rating presented.

Other components with different ratings may be present in each map unit. The ratings for all components, regardless of the map unit aggregated rating, can be viewed by generating the equivalent report from the Soil Reports tab in Web Soil Survey or from the Soil Data Mart site. Onsite investigation may be needed to validate these interpretations and to confirm the identity of the soil on a given site.

Custom Soil Resource Report
Map—Sanitary Landfill (Area) (US2025-001)

MAP LEGEND

Area of Interest (AOI)
- Area of Interest (AOI)

Soils

Soil Rating Polygons
- Very limited
- Somewhat limited
- Not limited
- Not rated or not available

Soil Rating Lines
- Very limited
- Somewhat limited
- Not limited
- Not rated or not available

Soil Rating Points
- Very limited
- Somewhat limited
- Not limited
- Not rated or not available

Water Features
- Streams and Canals

Transportation
- Rails
- Interstate Highways
- US Routes
- Major Roads
- Local Roads

Background
- Aerial Photography

MAP INFORMATION

The soil surveys that comprise your AOI were mapped at 1:20,000.

Please rely on the bar scale on each map sheet for map measurements.

Source of Map: Natural Resources Conservation Service
Web Soil Survey URL:
Coordinate System: Web Mercator (EPSG:3857)

Maps from the Web Soil Survey are based on the Web Mercator projection, which preserves direction and shape but distorts distance and area. A projection that preserves area, such as the Albers equal-area conic projection, should be used if more accurate calculations of distance or area are required.

This product is generated from the USDA-NRCS certified data as of the version date(s) listed below.

Soil Survey Area: Castle Rock Area, Colorado
Survey Area Data: Version 17, Aug 29, 2024

Soil map units are labeled (as space allows) for map scales 1:50,000 or larger.

Date(s) aerial images were photographed: Mar 1, 2023—Sep 1, 2023

The orthophoto or other base map on which the soil lines were compiled and digitized probably differs from the background imagery displayed on these maps. As a result, some minor shifting of map unit boundaries may be evident.

Tables—Sanitary Landfill (Area) (US2025-001)

Map unit symbol	Map unit name	Rating	Component name (percent)	Rating reasons (numeric values)	Acres in AOI	Percent of AOI
BlE	Blakeland sandy loam, 1 to 15 percent slopes	Very limited	Blakeland (80%)	Seepage (1.00)	13.3	2.3%
Bo	Blakeland-Orsa association, 1 to 4 percent slopes	Very limited	Blakeland (50%)	Seepage (1.00)	0.5	0.1%
			Orsa (35%)	Seepage (1.00)		
				Dusty (0.02)		
BrB	Bresser sandy loam, cool, 1 to 3 percent slopes	Somewhat limited	Bresser, cool (90%)	Dusty (0.09)	2.8	0.5%
			Truckton (5%)	Dusty (0.02)		
BrD	Bresser sandy loam, cool, 5 to 9 percent slopes	Somewhat limited	Bresser, cool (85%)	Dusty (0.09)	10.3	1.8%
			Ascalon (10%)	Dusty (0.09)		
			Truckton (5%)	Dusty (0.02)		
BsE	Bresser-Louviers complex, 7 to 30 percent slopes	Somewhat limited	Bresser (45%)	Slope (0.37)	96.9	16.8%
				Dusty (0.08)		
BtE	Bresser-Truckton sandy loams, 5 to 25 percent slopes	Somewhat limited	Bresser (50%)	Slope (0.16)	87.9	15.2%
				Dusty (0.08)		
BwD	Buick-Satanta loams, 3 to 9 percent slopes	Somewhat limited	Buick (50%)	Dusty (0.38)	49.7	8.6%
			Satanta (40%)	Dusty (0.24)		
Fu	Fondis-Kutch association	Somewhat limited	Fondis (50%)	Dusty (0.30)	102.1	17.6%
				Slope (0.16)		
Hg	Hilly gravelly land	Very limited	Hilly gravelly land (80%)	Depth to bedrock (1.00)	2.1	0.4%
				Slope (1.00)		
				Seepage (1.00)		
				Dusty (0.21)		
Lo	Loamy alluvial land	Very limited	Loamy alluvial land (80%)	Flooding (1.00)	7.3	1.3%
				Depth to saturated zone (1.00)		
				Seepage (1.00)		
				Dusty (0.02)		
NsE	Newlin-Satanta complex, 5 to 20 percent slopes	Somewhat limited	Newlin (50%)	Slope (0.84)	163.1	28.2%
				Dusty (0.07)		
			Satanta (30%)	Dusty (0.26)		
RnE	Renohill-Manzanola	Somewhat limited	Renohill (50%)	Slope (0.63)	2.9	0.5%

Map unit symbol	Map unit name	Rating	Component name (percent)	Rating reasons (numeric values)	Acres in AOI	Percent of AOI
	clay loams, 3 to 20 percent slopes			Dusty (0.31)		
			Manzanola (30%)	Slope (0.63)		
				Dusty (0.33)		
Sa	Sampson loam	Very limited	Sampson (80%)	Seepage (1.00)	17.9	3.1%
				Dusty (0.26)		
St	Stapleton-Bresser association	Very limited	Stapleton (60%)	Slope (1.00)	21.9	3.8%
				Dusty (0.03)		
Totals for Area of Interest					**578.7**	**100.0%**

Rating	Acres in AOI	Percent of AOI
Somewhat limited	515.6	89.1%
Very limited	63.1	10.9%
Totals for Area of Interest	**578.7**	**100.0%**

Rating Options—Sanitary Landfill (Area) (US2025-001)

Aggregation Method: Dominant Condition

Component Percent Cutoff: None Specified

Tie-break Rule: Higher

References

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United States Department of Agriculture, Natural Resources Conservation Service. National soil survey handbook, title 430-VI. http://www.nrcs.usda.gov/wps/portal/nrcs/detail/soils/scientists/?cid=nrcs142p2_054242

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National Flood Hazard Layer FIRMette

FEMA

104°58'9"W 39°27'7"N

104°57'32"W 39°26'39"N

Feet
0 250 500 1,000 1,500 2,000

1:6,000

Basemap Imagery Source: USGS National Map 2023

5970 N US Highway 85, 6th Amendment - Waiver
Project File US2025-001, Use by Special Review
Board of County Commissioners Staff Report - Page 89 of 102

Legend

SEE FIS REPORT FOR DETAILED LEGEND AND INDEX MAP FOR FIRM PANEL LAYOUT

SPECIAL FLOOD HAZARD AREAS
- Without Base Flood Elevation (BFE) *Zone A, V, A99*
- With BFE or Depth *Zone AE, AO, AH, VE, AR*
- Regulatory Floodway

OTHER AREAS OF FLOOD HAZARD
- 0.2% Annual Chance Flood Hazard, Areas of 1% annual chance flood with average depth less than one foot or with drainage areas of less than one square mile *Zone X*
- Future Conditions 1% Annual Chance Flood Hazard *Zone X*
- Area with Reduced Flood Risk due to Levee. See Notes. *Zone X*
- Area with Flood Risk due to Levee *Zone D*

OTHER AREAS
- NO SCREEN Area of Minimal Flood Hazard *Zone X*
- Effective LOMRs
- Area of Undetermined Flood Hazard *Zone D*

GENERAL STRUCTURES
- Channel, Culvert, or Storm Sewer
- Levee, Dike, or Floodwall

OTHER FEATURES
- 20.2 Cross Sections with 1% Annual Chance
- 17.5 Water Surface Elevation
- Coastal Transect
- 513 Base Flood Elevation Line (BFE)
- Limit of Study
- Jurisdiction Boundary
- Coastal Transect Baseline
- Profile Baseline
- Hydrographic Feature

MAP PANELS
- Digital Data Available
- No Digital Data Available
- Unmapped

N

The pin displayed on the map is an approximate point selected by the user and does not represent an authoritative property location.

This map complies with FEMA's standards for the use of digital flood maps if it is not void as described below. The basemap shown complies with FEMA's basemap accuracy standards

The flood hazard information is derived directly from the authoritative NFHL web services provided by FEMA. This map was exported on 6/6/2025 at 1:53 PM and does not reflect changes or amendments subsequent to this date and time. The NFHL and effective information may change or become superseded by new data over time.

This map image is void if the one or more of the following map elements do not appear: basemap imagery, flood zone labels, legend, scale bar, map creation date, community identifiers, FIRM panel number, and FIRM effective date. Map images for unmapped and unmodernized areas cannot be used for regulatory purposes.

DOUGLAS COUNTY
HEALTH DEPARTMENT COLORADO

June 4, 2025

Brett Thomas
100 Third St.
Castle Rock, CO 80104

RE: US2025-001

Dear Mr. Thomas,

Thank you for the opportunity to review and comment on the request for the expansion of the Sedalia Recycling Center & Depository. Douglas County Health Department (DCHD) staff have reviewed the application for compliance with pertinent environmental and public health regulations. After reviewing the application, DCHD has the following comments.

Stormwater Impacts on Nearby Waterway
Development of the subject parcel will potentially result in an increase of stormwater and snowmelt runoff that may contribute significant pollutant loadings to Plum Creek. These pollutants include bacteria, nutrients, metals, and oxygen consuming contaminants.
A Conceptual Drainage Plan has been submitted. This plan will be reviewed and approved by CDPHE.

Mosquito Control – Stormwater Facilities
Although we do not anticipate that the stormwater features will provide significant habitat for the breeding of mosquitoes, it is possible for limited areas with shallow, stagnant water, and decaying organic matter to provide suitable mosquito breeding habitat. To reduce the potential for human exposures to West Nile and other mosquito-borne viruses, DCHD recommends that the applicant develop an integrated mosquito plan for the stormwater features.

Please feel free to contact me at 720-907-4886 or bfreyer@douglas.co.us if you have any questions about our comments.

Sincerely,

Brent Freyer
Environmental Health Specialist II
Douglas County Health Department

June 9, 2025

Brett Thomas, Chief Planner
100 Third Street
Castle Rock, CO 80104

Re: SB2024-024 Perry Park Filing 1

Dear Mr. Thomas:

The letter provides comments regarding the request for an Amendment to expand the landfill permit area of the Sedalia Recycling Center and Depository located at 5970 N US Highway 85. The current facility encompasses an approximately 124.2-acre USR permit area, with approximately 66.9 acres available for disposal. The applicant requests to increase the USR permit area to approximately 165.9 acres with 88.3 acres available for disposal.

Upon researching the cultural resources on the property and the surrounding area, it has been determined that the property has not been surveyed for cultural resources. Due to the surface disturbance from driving machinery and vehicles over the proposed area, the Curator has no concerns at this time for cultural resources and has no further recommendations.

Should buried artifacts and features be discovered, we recommend completion of the appropriate Colorado Office of Archaeology and Historic Preservation (OAHP) Data Management and Historic and/or Prehistoric Component forms, following OAHP guidelines, with accompanying sketch maps and photographs. Completed forms are submitted to OAHP to ensure that Douglas County's historic or prehistoric data is included in the Colorado OAHP state-wide database of cultural resources.

Thank you in advance for your attention to the preservation and protection of Douglas County's cultural resources for future generations.

Sincerely,

Brittany Cassell

Brittany Cassell, Curator

DV25-083

DOUGLAS COUNTY
COLORADO

www.douglas.co.us

Department of Community Development
Planning Services

REFERRAL RESPONSE REQUEST

Date sent: May 19, 2025

Comments due by: **June 9, 2025**
Fax: 303.660.9550

Project Name: 5970 N US Highway 85, 2nd Amendment
Project File #: US2025-001

Project Summary:

A Use by Special Review (USR) Amendment to expand the landfill permit area of the Sedalia Recycling Center and Depository located at 5970 N US Highway 85. The current facility encompasses an approximately 124.2-acre USR permit area, with approximately 66.9 acres available for disposal. The applicant requests to increase the USR permit area to approximately 165.9 acres with 88.3 acres available for disposal. The applicant is requesting the Board of County Commissioners (Board) establish lesser setbacks from the west lot line, as well as the existing residences to the west of the site.

The applicant is also requesting the Board grant a waiver to defer the requirement of Section 2107.30 of the *Douglas County Zoning Resolution* which requires the applicant receive a recommendation of approval for the certificate of designation from the Colorado Department of Public Health and Environment (CDPHE) prior to applying for a USR. The applicant would be required to obtain a recommendation of approval for the certificate of designation from the CDPHE prior to final approval of the record copy of the USR Plan Exhibit by the Director of Community Development.

Two sets of public hearings are anticipated. The first public hearings will focus on the *DCZR* waiver. If approved, the second public hearings will consider the full USR application.

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

☒	No Comment	
☐	Please be advised of the following concerns:	
☐	See letter attached for detail.	
Agency:	ENGINEERING	**Phone #:** 4318
Your Name:	AL PETERSON *(please print)*	**Your Signature:**
		Date: 6/9/25

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,

Brett Thomas, AICP, Chief Planner

100 Third Street, Castle Rock, Colorado 80104 • 303.660.7460

Right of Way & Permits

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

June 4, 2025

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

Attn: Brett Thomas

Re: 5970 N US Highway 85, 2nd Amendment, Case # US2025-001

Public Service Company of Colorado's (PSCo) Right of Way & Permits Referral Desk has reviewed the plans for **5970 N US Highway 85, 2nd Amendment** and currently has **no apparent conflict**. Please be aware PSCo owns and operates existing natural gas and electric distribution facilities within the

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

Brett Thomas

From: Mark Blohm <mwblohm@gmail.com>
Sent: Thursday, May 29, 2025 10:57 AM
To: Brett Thomas <bthomas@douglas.co.us>
Cc: Steven Blohm <stvnblohm@gmail.com>
Subject: Project US2025-001, Landfill 2nd amendment

Hi Brett,
I left a message on your vmail yesterday. I am the trustee of the Florence F Blohm Family Trust which owns property adjacent to this project. Some questions for you:
* Do you have dates for the hearings yet? Can I attend remotely (i.e. Zoom or other)?
* What is the current setback, and are they proposing changing those and to what? I read somewhere about 140' setbacks from property lines?
*It would be helpful if the applicant provided elevation drawings (elevation cross-sections through the proposed landfill to the existing landowner houses). The existing elevations are already an eyesore.
*We are also worried about excessive noise from construction and operations (filling) at the proposed extension. Maybe elevation cross-sections would help us out with this.

We will likely have more questions as this progresses.
Thanks,
Mark Blohm

Brett Thomas

From: Amy Terry - Realtor <amyaterry@gmail.com>
Sent: Tuesday, June 10, 2025 11:39 AM
To: Planning Commission <PlanningCommission@douglas.co.us>
Subject: Sedalia Landfill Expansion Questions/Options

Hello,

I am the owner of 6222 N Us Hwy 85. The property just west of the landfill. I am aware that they bought the clay mine that borders my property and they're looking to expand all the way up to the property line. I would love to have input on this expansion as I make future plans for my property.

I know they're using where the original house is now sitting as a set back, but my long term goal is build on the North East corner of my lot that has the best views and sides to open space (unfortunately the south border already is surrounded by the landfill) With their current proposal I would have a landfill right up against that property line running from North to South. This was obviously not the case when I purchased the property.

Anyhow, I would love to know my options to be involved in the decision making process and how we can come to some sort of compromise.

Warmly,

Amy Terry
Broker Associate | Team Leader at
THE **AGENCY**
Redefining Real Estate
m:303.882.3954 | **e:**AmyATerry@gmail.com
TheAgencyRE.com

Weaver Consultants Group

January 9, 2026
Project No.: 0601-361-11-34-01

Mr. Brett Thomas
Chief Planner – Planning Services Division
Douglas County Government
100 Third Street, 2nd Floor
Castle Rock, CO 80104

Re: US2025-01 Referral Comments
Sedalia Recycling Center and Depository

Dear Mr. Thomas:

The purpose of this letter, submitted on behalf of the Sedalia Land Company (SLC), is to provide acknowledgement of and responses to referral comments for the USR Amendment Application, case number US2025-01.

Request for comments from referral agencies were distributed on May 19, 2025, and responses were received between May 19 and June 11. Most agencies did not provide comments or did not respond to the request for comments. The list below includes summaries of comments received and, where appropriate, how the comments will be addressed.

Referral Comments:

- **AT&T Long Distance ROW: "…there should be NO conflicts with the AT&T long line facilities."** No response required.

- **Douglas County Building Services: "Permit is required…"** A building permit application will be developed for the proposed relocation of the entrance facilities before construction of those facilities begins.

- **CDPHE: Air and Land Development Permits may be required for this project.** Air and land permits in addition to a revision to the facility's Engineering Design and Operations Plan to permit the expansion of the facility's disposal footprint, will be approved by CDPHE prior to beginning activities outside of the currently permitted limit of waste. SLC maintains a current air permit for the existing Sedalia Recycling Center and Depository (SRCD).

- **Colorado Department of Transportation (CDOT)**
  - **Environmental: If no disturbance within CDOT right-of-way, submit an email stating such.** A memo stating no disturbance within CDOT right-of-way will occur is attached to this letter.

- **Environmental: Prepare a Stormwater Management Plan.** A Stormwater Management Plan and a site-wide Drainage Analysis will be completed for this project prior to any ground disturbance.
- **Hydraulics: Locate ponds outside CDOT right-of-way and release discharges below existing flow rate conditions.** Ponds will be located outside of CDOT right-of-way, and a detailed Drainage Report will be prepared to demonstrate no increase to existing/permitted discharge rates.
- **Permits: Are there existing access permits for the project and what is the northern access point used for?** The current facility access, via the intersection of Delva Way and US Highway 85, was permitted and constructed in approximately 2006. Before that time, the northern access point served as the main entrance to the SRCD. The north access point is not currently used except for occasional maintenance access.
- **Residential Engineer/Traffic: CDOT wants to confirm no impacts to Highway 85 via queuing backup onto US 85 or to the signal at the intersection of Delva Way and Highway 85.** Weaver Consultants Group has prepared the attached, revised Traffic Study to address the received comments. It is important to note that the proposed rezoning and expansion of the SRDC will not add any additional traffic to the roadway system, nor change the existing traffic patterns used to access the facility for the last 30 years.

- **Colorado Parks and Wildlife: "…CPW has no concerns with this project…"** No response required.

- **CORE Electric Cooperative: CORE approved the USR amendment application and noted that overhead lines will need to be relocated in the future.** Relocation of existing overhead lines is being coordinated with CORE.

- **Douglas County Conservation District: The district provided recommendations for erosion control, phased grading, and low impact development techniques.** Detailed plans for managing grading, erosion, and sediment control will be developed as a part of Permit Applications to Douglas County and CDPHE as a part of this project. The District's recommendations will be considered and applied to the detailed plans for the proposed site development, consistent with how the SRDC has operated for the past 30 years.

- **Douglas County Health Department: The Department issued comments related to Stormwater Quality and Mosquito Control.** The Stormwater Quality issue is being reviewed by CDPHE. Mosquito control measures will be incorporated into the detailed site development and operations plans.

- **Douglas County Historic Preservation: "…no concerns at this time for cultural resources…"** No response required.

- **Douglas County Parks and Trails: No concerns.** No response required.
- **West Douglas County FD: No issues.** No response required.
- **Xcel Energy Right-Of-Way & Permits: "...no apparent conflict."** No response required.
- **Century Link: "no reservations/no objection."** No response required.

In addition to the referral agencies listed above, two adjacent property owners provided feedback on the proposed SRCD project. Interests, including noise, visibility, and setbacks were raised. SLC has worked with the landowners and is committed to continue working with them to address their concerns. The narrative has also been revised to provide clarity to the existing and proposed setbacks for this facility.

If you have any questions about the proposed responses to the above listed comments, please feel free to contact us.

Sincerely,
Weaver Consultants Group, LLC

Jason A Edwards, P.E.
Senior Engineer

Attachments: Attachment 1 – CDOT Memo
Attachment 2 – Revised USR Application

cc: Dalton Ellis, P.E., Sedalia Land Company

Weaver Consultants Group

6420 SOUTHWEST BLVD., STE. 206
FORT WORTH, TEXAS 76109
PHONE: (817) 735-9770
FAX: (817) 735-9775

MEMORANDUM

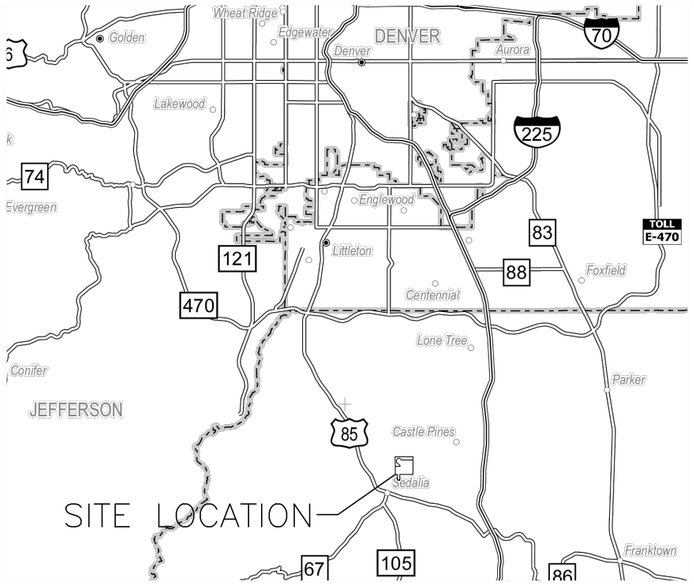
To:	Jessica Varner Colorado Department of Transportation (CDOT)	**Date:**	January 6, 2026
From:	Charles R. Marsh, P.E. Jason A. Edwards, P.E. Weaver Consultants Group, LLC (WCG)	**Project No:**	0601-361-11-34-01
Re:	CDOT Right of Way Disturbance Sedalia Recycling Center and Depository (Sedalia Landfill)		

The purpose of this memo is to indicate to CDOT that there will be no ground disturbance within CDOT right of way as a part of the proposed development of the Sedalia Landfill. If any additional information is required, please contact us.

COLORADO LICENSED
CHARLES R. MARSH
0054978
PROFESSIONAL ENGINEER

01-09-2026

5970 NORTH STATE HIGHWAY 85, 6TH AMENDMENT
S ½ SE ¼ SEC. 11, N ½ NE¼ SEC. 14, T7S, R68W, 6TH PM
DOUGLAS COUNTY, CO
165.9 ACRES
US 2025 001 (AMENDMENT TO US 2018-006)



VICINITY MAP

N.T.S.

INDEX TO DRAWINGS

DRAWING NO.	DRAWING TITLE
1	COVER SHEET
2	PERMITTED COMPLETION PLAN
3	PROPOSED COMPLETION PLAN

APPROVAL CERTIFICATE

THE USE BY SPECIAL REVIEW AS DEPICTED HEREON WAS APPROVED BY THE BOARD OF COUNTY COMMISSIONERS ON _____, 2 ___.

_____
Director of Community Development

- The use by special review is subject to yearly review, or as otherwise defined by the Board of County Commissioners as part of its approval of the use by special review, to ensure compliance with the approval standards and conditions of approval.
- Construction shall commence pursuant to the use by special review within 3 years from the date of approval, or within the extended effective approval period, or the use by special review shall terminate.
- The use by special review shall terminate when the use of the land changes or when the time period established by the Board of County Commissioners through the approval process expires. The owner shall notify the Zoning Division of a termination of the use. When the Zoning Division is notified of a termination of use or observes that the use has been terminated during the annual review, a written notice of termination shall be sent to the landowner.
- Acceptance of site construction drawings by Douglas County Engineering shall be required (as applicable) prior to issuance of building permits. Acceptance of site construction drawings expires three (3) years after the date of signature.
- Signs shown hereon are NOT approved. All signs require approval of a sign permit in accordance with the Sign Standards section of the Douglas County Zoning Resolution.

The undersigned as the owner or owner's representative of the lands described herein hereby agree on behalf of itself, its successors and assigns to develop and maintain the property described hereon in accordance and compliance with this approved Plan Exhibit and the Douglas County Zoning Resolution.

(for Corporate or LLC owner, print corporation or LLC name)

By: _____(signature)_____
Title: _____
Date: _____

ATTEST: (if corp.)

Secretary/Treasurer

STATE OF COLORADO)
) ss.
COUNTY OF_____)

Acknowledged before me this ___ day of _____, 20___, by _____ as _____ and _____ as _____ of _____, a _____ corporation/LLC.

My commission expires: _____

Witness my hand and official seal.

_____
Notary Public

(For Individual Owner)

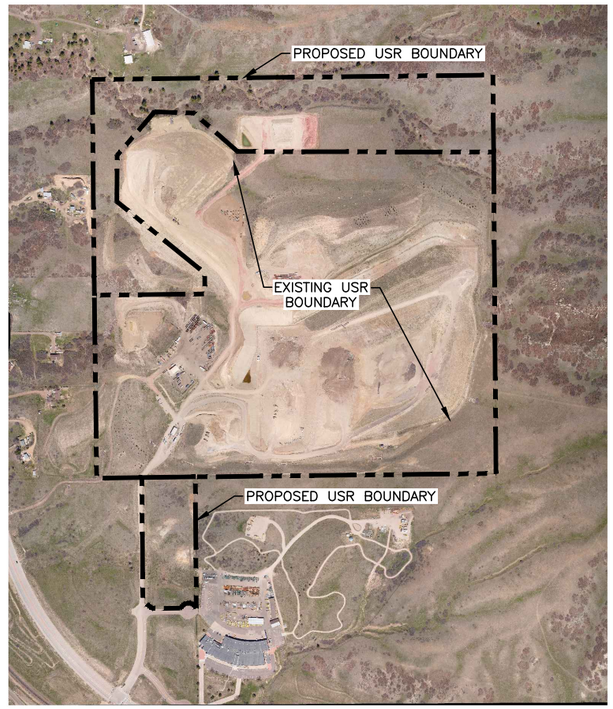
(signature of owner(s))

Acknowledged before me this _____ day of _____, 20___, by _____.

My commission expires: _____

Witness my hand and official seal.

_____
Notary Public



SITE MAP

0 500 1000
SCALE IN FEET

PREPARED BY

Weaver Consultants Group

6420 SOUTHWEST BLVD., SUITE 206
FORT WORTH, TEXAS 76109
(817) 735-9770
(817) 735-9775 (FAX)

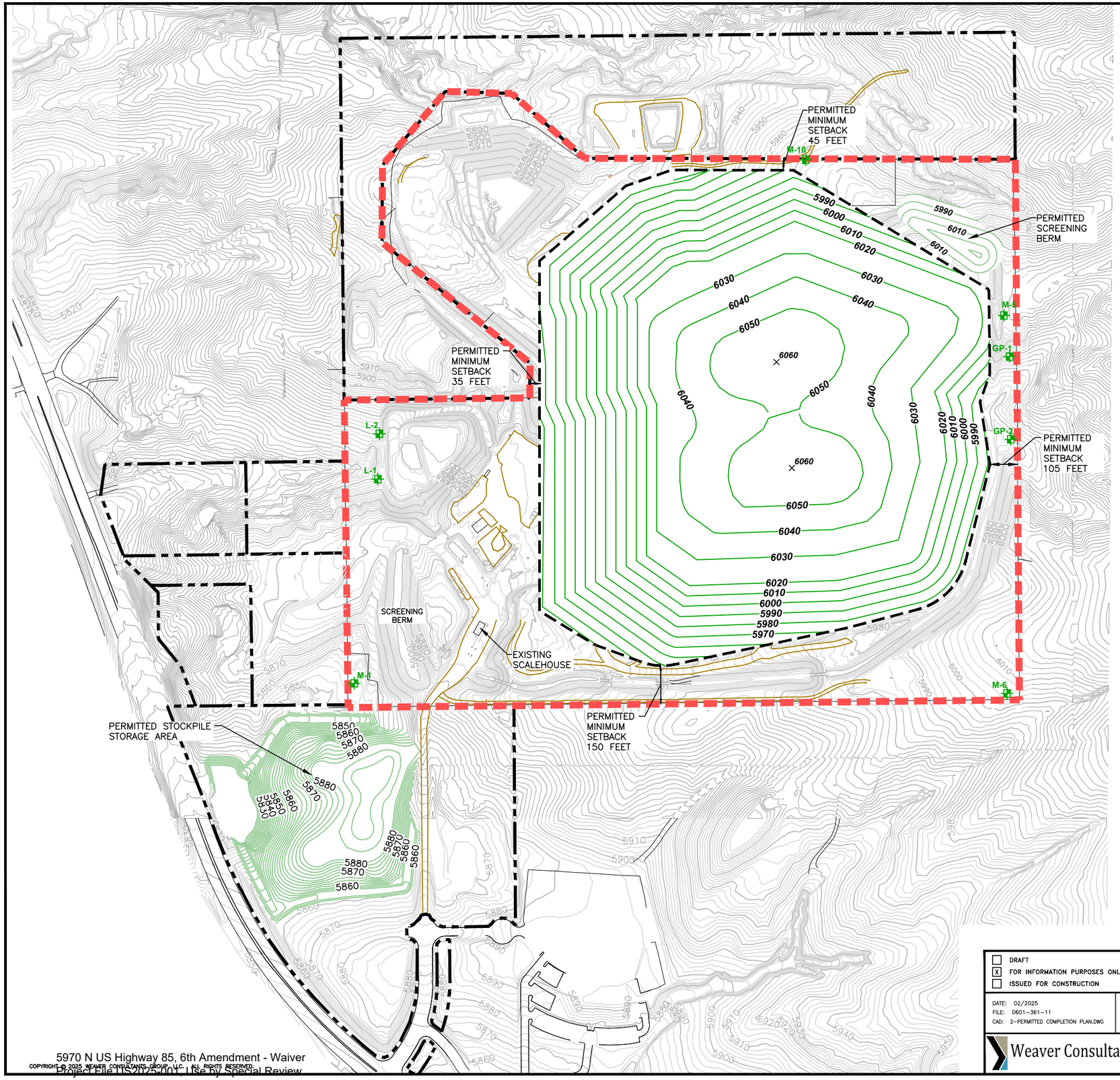
PURPOSE:

THE PURPOSE OF THIS APPLICATION IS TO EXPAND THE EXISTING USR BOUNDARY TO ADJACENT PROPERTIES TO ALLOW FOR FURTHER DEVELOPMENT OF THE SEDALIA RECYCLING CENTER AND DEPOSITORY, PROVIDING LONG-TERM DISPOSAL SERVICES FOR THE REGION.

PREPARED FOR

SEDALIA RECYCLING CENTER AND DEPOSITORY
5970 STATE HIGHWAY 85
SEDALIA, CO 80315
(720) 733-8584

MARCH 2025, REVISION 1



5970 NORTH STATE HIGHWAY 85, 6TH AMENDMENT
S ½ SE ¼ SEC. 11, N ½ NE ¼ SEC.14, T7S, R68W, 6TH PM
DOUGLAS COUNTY, CO
165.9 ACRES
US2025-001 (AMENDMENT TO US2018-006)

N

0 200 400
SCALE IN FEET

LEGEND

- PROPERTY BOUNDARY
- PERMITTED LIMIT OF WASTE
- 6050 — PERMITTED TOP OF FINAL COVER GRADES
- 6000 — COMPOSITE TOPOGRAPHY (SEE NOTE 1)
- EXISTING USR BOUNDARY
- M-1 — EXISTING NETWORK MONITORING WELL, PROBE, OR PIEZOMETER

NOTES:

1. COMPOSITE TOPOGRAPHY IS A COMPOSITE OF 2008, 2012 THROUGH 2015, 2018 THROUGH 2021 SURVEYS.

COLORADO LICENSED
CHARLES R. MARSH
0054978
PROFESSIONAL ENGINEER

01-09-2026

Approval Certificate

Planning _____ Initials/Date

Owner _____ Initials/Date

Lessee *(if applicable)* _____ Initials/Date

- [ ] DRAFT
- [X] FOR INFORMATION PURPOSES ONLY
- [ ] ISSUED FOR CONSTRUCTION

DATE: 02/2025
FILE: 0601-361-11
CAD: 2-PERMITTED COMPLETION PLAN.DWG
DRAWN BY: JBM
DESIGN BY: JBM
REVIEWED BY: JAE

Weaver Consultants Group

PREPARED FOR
SEDALIA LAND COMPANY

REVISIONS		
NO.	DATE	DESCRIPTION
1	12/2025	REVISED USR TITLE BLOCK

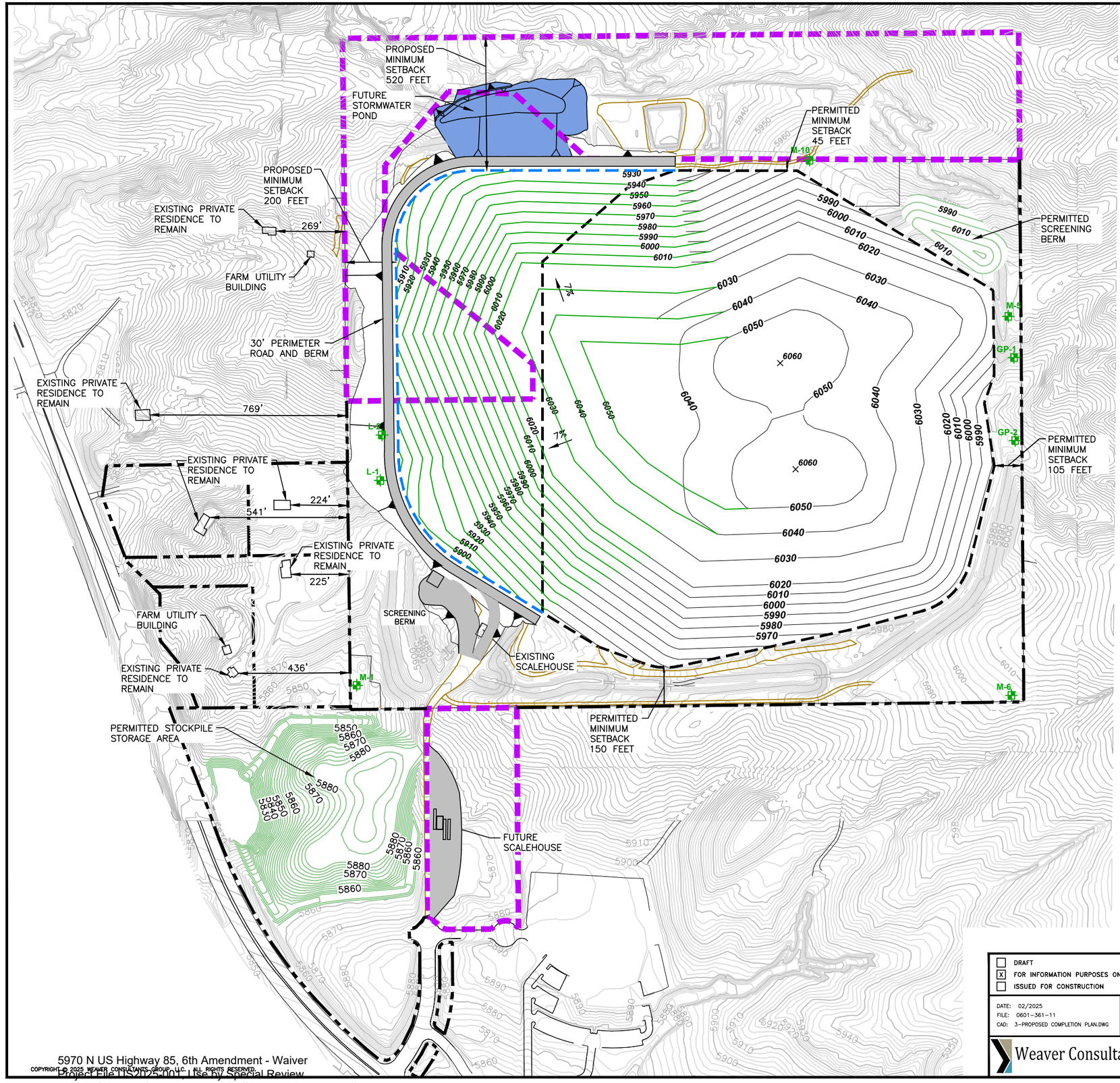
PERMITTED COMPLETION PLAN

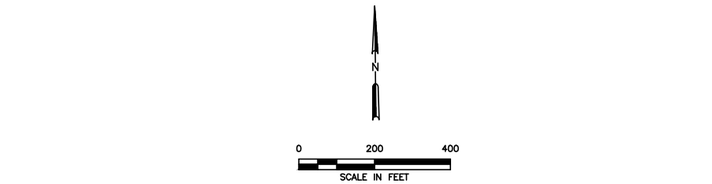
SEDALIA RECYCLING CENTER AND DEPOSITORY
DOUGLAS COUNTY, COLORADO

WWW.WCGRP.COM

DRAWING 2

5970 NORTH STATE HIGHWAY 85, 6TH AMENDMENT
S ½ SE ¼ SEC. 11, N ½ NE ¼ SEC.14, T7S, R68W, 6TH PM
DOUGLAS COUNTY, CO
165.9 ACRES
US2025-001 (AMENDMENT TO US2018-006)





LEGEND

- PROPERTY BOUNDARY
- PERMITTED LIMIT OF WASTE
- PROPOSED EXPANSION LIMIT OF WASTE
- 6050 — PERMITTED TOP OF FINAL COVER GRADES
- 6000 — COMPOSITE TOPOGRAPHY (SEE NOTE 1)
- 6050 — PROPOSED EXPANSION TOP OF FINAL COVER GRADES
- ROADS
- PROPERTY TO BE ADDED TO USR BOUNDARY
- M-1 — EXISTING NETWORK MONITORING WELL, PROBE, OR PIEZOMETER

NOTES:

1. COMPOSITE TOPOGRAPHY IS A COMPOSITE OF 2008, 2012 THROUGH 2015, 2018 THROUGH 2021 SURVEYS.

COLORADO LICENSED
CHARLES R. MARSH
0054978
PROFESSIONAL ENGINEER

01-09-2026

Approval Certificate

Planning	Initials/Date
Owner	Initials/Date
Lessee *(if applicable)*	Initials/Date

- [ ] DRAFT
- [X] FOR INFORMATION PURPOSES ONLY
- [ ] ISSUED FOR CONSTRUCTION

DATE: 02/2025
FILE: 0601-361-11
CAD: 3-PROPOSED COMPLETION PLAN.DWG
DRAWN BY: SRF
DESIGN BY: JAE
REVIEWED BY: JAE

PREPARED FOR
SEDALIA LAND COMPANY

REVISIONS		
NO.	DATE	DESCRIPTION
1	12/2025	REVISED USR TITLE AND RESIDENCE DESCRIPTIONS

Weaver Consultants Group

PROPOSED COMPLETION PLAN

SEDALIA RECYCLING CENTER AND DEPOSITORY
DOUGLAS COUNTY, COLORADO

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DRAWING 3