

Referral Agency Response Report**Project Name:** Pinery Meadows, TR IN S1/2 10-7-66**Project File #:** LE2024-022**Date Sent:** 09/16/2024**Date Due:** 09/30/2024

Agency	Date Received	Agency Response	Response Resolution
Addressing Analyst	09/24/2024	Received: The address for the well is: 6453 SCOTT AVE. Contact: DCAddressing@douglas.co.us or 303.660.7449.	No action necessary
Assessor	09/27/2024	No Comment	No action necessary
AT&T Long Distance - ROW	09/19/2024	Received: This is in response to your eReferral with a utility map showing any buried AT&T Long Line Fiber Optics near 6453 Scott Ave Parker, 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. Ann Barnowski Clearwater Consulting Group Inc 120 9th Avenue South Suite 140 Nampa, ID 83651 Annb@cw64.com	No action necessary
Black Hills Energy		No Response Received	No action necessary
Building Services	09/25/2024	Received: Permit required for gate, and for any electrical work. Please call 303-660-7497 if you have any questions.	Forwarded to applicant to address <u>APPLICANT RESPONSE:</u> <i>Acknowledged, all permits will be obtained prior to construction.</i>

Referral Agency Response Report**Project Name:** Pinery Meadows, TR IN S1/2 10-7-66**Project File #:** LE2024-022**Date Sent:** 09/16/2024**Date Due:** 09/30/2024

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CenturyLink	09/17/2024	Received: We have received your request for an Encroachment and have set up a Lumen project accordingly. Your project number is P863373 and it should be referenced in all emails sent n for review. Your project owner is Stephanie Canary and they can be reached by email at stephanie.canary@lumen.com with any questions that you may have regarding this project. Kelley Franklin Faulk & Foster Project Coordinator Kelley.Franklin@lumen.com Kelley.Franklin@FaulkandFoster.com Direct 318.807.2619 Fax 318.807.2705	No action necessary
Cherry Creek Basin Water Quality Authority		No Response Received	No action necessary
Colorado Department of Transportation CDOT-Region # 1	09/17/2024	Received: CDOT has reviewed referral LE2024-002 and has no comment. This location is off the state highway system.	No action necessary

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<p>Colorado Parks and Wildlife (East DC - Dist 549)</p>	<p>09/30/2024</p>	<p>Summary of Comment Letter:</p> <p>There is an active bald eagle nest within ¼ mile of the proposed site. Spatial buffers from development and other human activities are a proven management tool to address impacts on breeding activities at raptor nest sites. CPW has established recommended buffer zones and seasonal restrictions for raptors in Colorado, including bald eagles. CPW developed these raptor guidelines to assist with compliance with the Federal Bald and Golden Eagle Protection Act and the Migratory Bird Treaty Act. To avoid impacts to nesting bald eagles, CPW recommends:</p> <p>No surface occupancy within ¼ mile of an active eagle nest, and no human activities within ½ mile of the nest from December 1st to July 31st.</p> <p>CPW recommends landscape buffers and observing seasonal restrictions to minimize disturbance. To minimize disturbance for all birds, CPW recommends all security lighting for on-ground structures and equipment during and after construction be motion- sensitive, down shielded, and of a minimum intensity to reduce nighttime bird attraction and eliminate constant nighttime illumination.</p> <p>Other raptors and migratory birds are protected from take, harassment, and nest disruption at both the state and federal levels. If any other active nest is discovered within the development area, CPW</p>	<p>Forwarded to applicant to address</p> <p><i>APPLICANT RESPONSE:</i> <i>Acknowledged, Pinery Water has contracted with ERO Resources to ensure compliance with all County, CPW, and Fish and Wildlife regulations and criteria related to these species.</i></p>
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		<p>recommends that buffer zones around the nest site be implemented during any period of activity that may interfere with the nesting season. This will prevent the intentional or unintentional destruction of an active nest. If a prairie dog colony is discovered within the project area, the potential may also exist for the presence of burrowing owls. Burrowing owls live on flat, treeless land with short vegetation, and nest underground in burrows dug by prairie dogs, badgers, and foxes. Burrowing owls are classified as a state threatened species and are protected by both state and federal laws, including the Migratory Bird Treaty Act. These laws prohibit the killing of burrowing owls or disturbance of their nests. Therefore, if any earth-moving will begin between March 15th and August 31st, a burrowing owl survey should be performed. Guidelines for performing a burrowing owl survey can be obtained from your local District Wildlife Manager. If prairie dog colonies are active, CPW recommends humane euthanasia of live animals before any earth-moving occurs. The possibility of donating carcasses to a raptor rehabilitation facility or the black-footed ferret recovery program may also exist. If interested, please contact the local District Wildlife Manager for more information and any required permits or forms. Please note that a permit from CPW will be required for any live relocation of prairie dogs to another site within the county and if outside of the county,</p>	
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Agency	Date Received	Agency Response	Response Resolution
		approval from the receiving Board of County Commissioners would be required. Matt Martinez, Area Wildlife Manager - Area 5 P 303.291.7122 C 303.325.4185 6060 Broadway, Denver CO 80216 matt.martinez@state.co.us cpw.state.co.us	
Comcast		No Response Received	No action necessary
CORE Electric Cooperative	09/20/2024	No Comment	No action necessary

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Douglas County Historic Preservation	09/30/2024	<p>Summary of Comment Letter: A Class II survey is expected during the Pinery Meadows Preliminary Plan process. At this time, the Douglas County Curator recommends to closely monitor any ground disturbance during the construction of the well. If any resources are found, please contact a professional archaeologist. There is potential for buried archaeological resources related to prehistoric activities in the project area and potential for the discovery of subsurface cultural deposits during ground moving activities. 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.</p>	<p>Forwarded to applicant to address</p> <p><u>APPLICANT RESPONSE:</u> <i>Understood, we will closely monitor all activities as requested.</i></p>

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Date Due: 09/30/2024

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Engineering Services	09/17/2024	Received: Engineering has reviewed this project and have the following concerns and requirements: Location & Extent Comments Comment #1-The engineering review fee (\$1000.00) will need to be paid prior to our approval of this L&E. Comment #2-The following items will need to be submitted for review and approval prior to permits being issued for the project: GESC Plans GESC - Opinion of Probable Cost If you have any questions, please give me a call. Sincerely, Chuck Smith Development Review Engineer	Forwarded to applicant to address <i>APPLICANT RESPONSE: Acknowledged, the fee was paid via Receipt #2024-0014545 on 09/17/2024 and the consultant engineer is completing the required GESC plans and OPC for review.</i>
Mile High Flood District	09/24/2024	No Comment	No action necessary
Misty Pines HOA	09/27/2024	No Comment	No action necessary
Office of Emergency Management	09/17/2024	Received: OEM has no concerns with this project	No action necessary
Pinery 8B HOA		No Response Received	No action necessary
Pinery West HOA		No Response Received	No action necessary
Pinewood Townhome HOA		No Response Received	No action necessary
Pradera Homeowners' Association		No Response Received	No action necessary
Sheriff's Office		No Response Received	No action necessary
Sheriff's Office E911		No Response Received	No action necessary
South Metro Fire Rescue	09/17/2024	Received: South Metro Fire Rescue (SMFR) has reviewed the provided documents and has no objection to the proposed Location and Extent.	No action necessary
Stone Creek Metropolitan District		No Response Received	No action necessary

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The Pinery HOA	09/30/2024	No Comment	No action necessary
Town of Parker Development Review	09/30/2024	No Comment	No action necessary
Town of Parker Public Works		No Response Received	No action necessary
Xcel Energy-Right of Way & Permits	09/25/2024	<p>Received: Public Service Company of Colorado's (PSCo) Right of Way & Permits Referral Desk has reviewed the above-mentioned project and currently has no apparent conflict. 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.</p> <p>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</p>	<p>Forwarded to applicant to address</p> <p><i>APPLICANT RESPONSE: Understood, Utility locates will be called in prior to any digging takes place.</i></p>

REFERRAL RESPONSE REQUEST – LOCATION AND EXTENT

Date sent: **September 16, 2024**

Comments due by: **September 30, 2024**

Project Name: *Pinery Meadows, TR IN S ½ 10-7-66, Pinery Water & Wastewater District (PWWD) Shallow Well 14 - Location and Extent*

Project File #: **LE2024-022**

Project Summary: PWWD requests approval of a Location and Extent to construct a shallow well (Shallow Well 14) within the Pinery Meadows Planned Development. The well will tie into the district’s overall system and will supplement water provided to the district’s overall customer base. Using the district’s storage rights, during the dry season, water will be released from Walker Reservoir into Cherry Creek, and the new well will be used to withdraw the water from Cherry Creek for use by the Pinery to serve its residents. The site is located at 6453 Scott Avenue, Parker, SPN: 2349-100-00-025 and will be accessed from Scott Avenue.

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

<input checked="" type="checkbox"/> No Comment	
<input type="checkbox"/> Please be advised of the following concerns: _____	
<input type="checkbox"/> See letter attached for detail.	
Agency: CDOT	Phone #: 720-703-5737
Your Name: Aaron Eyl <i>(please print)</i>	Your Signature: <i>aaron eyl</i>
	Date: 9.16.23

A public hearing on this request will be held before the Douglas County Planning Commission on Monday, **October 7, 2024, at 6:00 pm; located at 100 Third Street, Castle Rock, CO 80104 in the Commissioner’s Hearing Room.**

Sincerely,

Carolyn Washee-Freeland
Carolyn Washee-Freeland, AICP
Senior Planner
303-660-7460
cfreeland@douglas.co.us
Enclosure

September 17, 2024

Robert Krulish
Engineering Project Manager
Pinery Water & Wastewater District
5242 Old Schoolhouse Road
Parker, CO 80134

DV 2024-415

Subject: Pinery Meadows – Shallow Well 14 – Location & Extent

Dear Robert,

Plan Review Summary:

Submitted to Engineering - 9/16/24
Comments Sent Out - 9/17/24

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

Location & Extent Comments

Comment #1-The engineering review fee (\$1000.00) will need to be paid prior to our approval of this L&E.

Comment #2-The following items will need to be submitted for review and approval prior to permits being issued for the project:

- GESC Plans
- GESC - Opinion of Probable Cost

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

Sincerely,



Chuck Smith
Development Review Engineer

cc: Carolyn Washee – Freeland, AICP, Senior Planner

DV24415



Right of Way & Permits

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

September 25, 2024

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

Attn: Carolyn Washee-Freeland

Re: Pinery Meadows, Case # LE2024-022

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

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

Carolyn Freeland

From: annb cwc64.com <annb@cwc64.com>
Sent: Thursday, September 19, 2024 10:35 AM
To: Carolyn Freeland
Cc: Pam Choy (pc2914@att.com); duanew cwc64.com; jt cwc64.com
Subject: 6453 Scott Ave Parker, Colorado Douglas County eReferral #LE2024-022
Attachments: 6453 Scott Ave Parker, Colorado.jpg

Hi Carolyn,

This is in response to your eReferral with a utility map showing any buried AT&T Long Line Fiber Optics near 6453 Scott Ave Parker, 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.

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

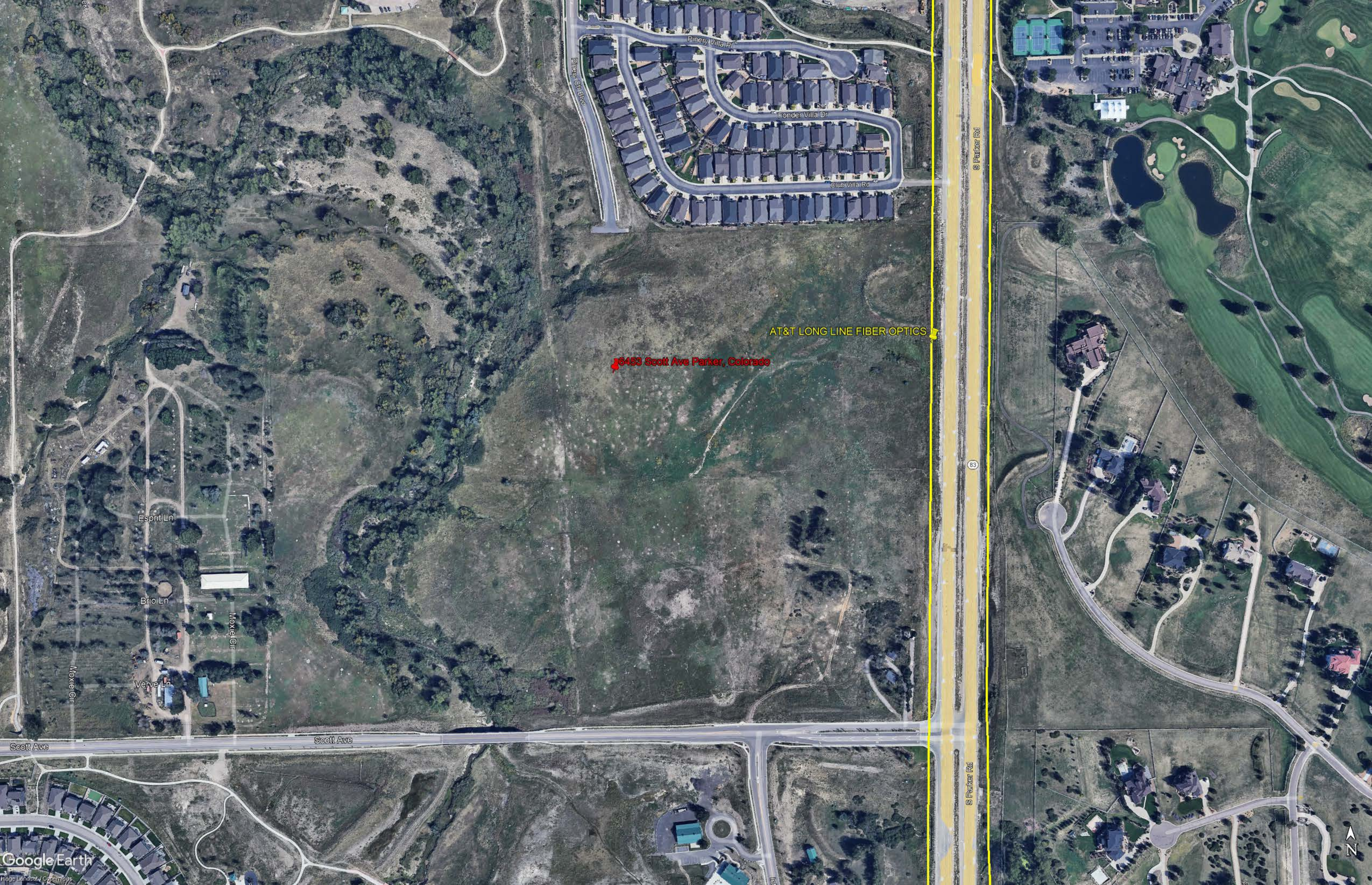
From: cfreeland@douglas.co.us <cfreeland@douglas.co.us>
Sent: Monday, September 16, 2024 2:39 PM
To: annb cwc64.com <annb@cwc64.com>
Subject: Douglas County eReferral (Project Number LE2024-022) Is Ready For Review

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

LE2024-022, Pinery Meadows, TR IN S 1/2, 10-7-66, Pinery Water & Wastewater District (PWWD) - Location and Request for a New Well (Shallow Well 14)

PWWD requests approval of a Location and Extent to construct a shallow well (Shallow Well 14) within the Pinery Meadows Planned Development. The well will tie into the district's overall system and will supplement water provided to the district's overall customer base. Using the district's storage rights, during the dry season, water will be released from Walker Reservoir into Cherry Creek, and the new well will be used to withdraw the water from Cherry Creek for use by the Pinery to serve its residents. The site is located at 6453 Scott Avenue, Parker, SPN: 2349-100-00-025 and will be accessed from Scott Avenue.

This referral will close on September 30, 2024.



6453 Scott Ave Parker, Colorado

AT&T LONG LINE FIBER OPTICS

Pinery Ct Blvd

Pinery Villa Pl

Fonder Villa Dr

Club Villa Rd

S Parker Rd

83

S Parker Rd

Esprit Ln

Brio Ln

Moxie Cir

Verve Ln

Moxie Cir

Scott Ave

Scott Ave

Google Earth

Image Landsat / Copernicus





COLORADO

Parks and Wildlife

Department of Natural Resources

Northeast Regional Office
6060 Broadway
Denver, CO 80216
P 303.291.7227

September 30, 2024

Carolyn Washee-Freeland
Senior Planner
Douglas County Planning Services
100 Third Street
Castle Rock, CO 80104

RE: Pinery Meadows, TR IN S 1/2, 10-7-66, (Shallow Well 14), Project # (LE2024-022)

Dear Ms. Washee-Freeland,

Thank you for the opportunity for Colorado Parks and Wildlife (CPW) to comment on the proposed Pinery Meadows, TR IN S 1/2, 10-7-66, - Shallow Well 14. The mission of CPW is to perpetuate the wildlife resources of the state, to provide a quality state parks system, and to provide enjoyable and sustainable outdoor recreation opportunities that educate and inspire current and future generations to serve as active stewards of Colorado's natural resources. CPW has a statutory responsibility to manage all wildlife species in Colorado, and to promote a variety of recreational opportunities throughout Colorado. One way we achieve this goal is by responding to referral comment requests, as is the case for this project.

It is our understanding that this project is for a new alluvial well and pipeline for the Pinery Water and Wastewater District located at 6453 Scott Avenue, Parker, within the Pinery Meadows Planned Development.

CPW would expect a variety of wildlife species to utilize this site on a regular basis, most notably, small to mid-sized mammals, songbirds and raptors. There is also potential for larger mammals, such as deer to visit the site, as the site is located in the overall range for both mule deer and whitetail deer. The main concern would be the likely disturbance of nesting bald eagles.

Bald Eagles

There is an active bald eagle nest within ¼ mile of the proposed site. Spatial buffers from development and other human activities are a proven management tool to address impacts on breeding activities at raptor nest sites. CPW has established recommended buffer zones and seasonal restrictions for raptors in Colorado, including bald eagles. CPW developed these raptor guidelines to assist with compliance with the Federal Bald and Golden Eagle Protection Act and the Migratory Bird Treaty Act. To avoid impacts to nesting bald eagles, CPW recommends:



Jeff Davis, Director, Colorado Parks and Wildlife

Parks and Wildlife Commission: Dallas May, Chair · Richard Reading, Vice-Chair · Karen Bailey, Secretary · Jessica Beaulieu
Marie Haskett · Tai Jacober · Jack Murphy · Gabriel Otero · Murphy Robinson · James Jay Tutchtou · Eden Vardy

- No surface occupancy within ¼ mile of an active eagle nest, and no human activities within ½ mile of the nest from December 1st to July 31st.

CPW recommends landscape buffers and observing seasonal restrictions to minimize disturbance. To minimize disturbance for all birds, CPW recommends all security lighting for on-ground structures and equipment during and after construction be motion-sensitive, down shielded, and of a minimum intensity to reduce nighttime bird attraction and eliminate constant nighttime illumination.

Other raptors and migratory birds are protected from take, harassment, and nest disruption at both the state and federal levels. If any other active nest is discovered within the development area, CPW recommends that buffer zones around the nest site be implemented during any period of activity that may interfere with the nesting season. This will prevent the intentional or unintentional destruction of an active nest.

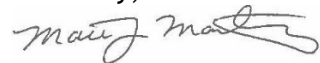
Prairie Dogs and Burrowing Owls

If a prairie dog colony is discovered within the project area, the potential may also exist for the presence of burrowing owls. Burrowing owls live on flat, treeless land with short vegetation, and nest underground in burrows dug by prairie dogs, badgers, and foxes. Burrowing owls are classified as a state threatened species and are protected by both state and federal laws, including the Migratory Bird Treaty Act. These laws prohibit the killing of burrowing owls or disturbance of their nests. Therefore, if any earth-moving will begin between March 15th and August 31st, a burrowing owl survey should be performed. Guidelines for performing a burrowing owl survey can be obtained from your local District Wildlife Manager.

If prairie dog colonies are active, CPW recommends humane euthanasia of live animals before any earth-moving occurs. The possibility of donating carcasses to a raptor rehabilitation facility or the black-footed ferret recovery program may also exist. If interested, please contact the local District Wildlife Manager for more information and any required permits or forms. Please note that a permit from CPW will be required for any live relocation of prairie dogs to another site within the county and if outside of the county, approval from the receiving Board of County Commissioners would be required.

Thank you again for the opportunity to comment on the Pinery Meadows, TR IN S 1/2, 10-7-66, - Shallow Well 14. Please do not hesitate to contact us about ways to continue managing the property in order to maximize wildlife value while minimizing potential conflicts. If you have any further questions, please contact District Wildlife Manager Katie Doyle at (303) 291-7132 or katie.doyle@state.co.us.

Sincerely,



Matt Martinez
Area Wildlife Manager

Cc: M. Leslie, S. Schaller, K. Doyle

September 30, 2024

Carolyn Washee-Freeland
Senior Planner
Douglas County Community Development
100 Third Street
Castle Rock, CO 80104

Re: Project LA2024-022, Pinery Meadows

Dear Ms. Washee-Freeland:

The letter provides comments regarding Pinery Water & Wastewater District (PWWD) - Location and Request for a New Well (Shallow Well 14) PWWD requests approval of a Location and Extent to construct a shallow well (Shallow Well 14) within the Pinery Meadows Planned Development.

A Class II survey is expected during the Pinery Meadows Preliminary Plan process. At this time, the Douglas County Curator recommends to closely monitor any ground disturbance during the construction of the well. If any resources are found, please contact a professional archaeologist.

There is potential for buried archaeological resources related to prehistoric activities in the project area and potential for the discovery of subsurface cultural deposits during ground moving activities. 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

SOUTH METRO FIRE RESCUE

FIRE MARSHAL'S OFFICE



Carolyn Washee-Freeland, AICP, Senior Planner
Douglas County Department of Community Development, Planning Services
100 Third St
Castle Rock Co 80104
303.660.7460
303.660.9550 Fax

Project Name: Pinery Meadows, TR IN S ½ 10-7-66, Pinery Water & Wastewater District (PWWD)
Shallow Well 14 - Location and Extent

Project File #: **LE2024-022**
S Metro Review # REFOTH24-00155

Review date: September 17, 2024

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

Project Summary: PWWD requests approval of a Location and Extent to construct a shallow well (Shallow Well 14) within the Pinery Meadows Planned Development. The well will tie into the district's overall system and will supplement water provided to the district's overall customer base. Using the district's storage rights, during the dry season, water will be released from Walker Reservoir into Cherry Creek, and the new well will be used to withdraw the water from Cherry Creek for use by the Pinery to serve its residents. The site is located at 6453 Scott Avenue, Parker, SPN: 2349-100-00-025 and will be accessed from Scott Avenue.

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

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