



Community & Economic Development Department
Planning & Development
4430 S. Adams County Pkwy.
1st Floor, Suite W2000B
Brighton, CO 80601-8218
PHONE 720.523.6800 | FAX 720.523.6967
adcogov.org

Development Team Review Comments

The following comments have been provided by reviewers of your land use application. At this time, a resubmittal of your application is required before this case is ready to be scheduled for public hearing.

To prepare your resubmittal, you will be expected to provide:

- A response to each comment with a description of the revisions and the page of the response on the site plan;
- Any revised plans or renderings; and
- A list identifying any additional changes made to the original submission other than those required by staff.

Resubmittal documents must be provided electronically through e-mail or a flash drive delivered to the One-Stop Customer Service Center. The following items will be expected by our One-Stop Customer Service Center:

- One digital copy of all new materials
 - All digital materials shall be in a single PDF document
 - The single PDF document shall be bookmarked
 - If a Subdivision Improvements Agreement, Legal Description, or Development Agreement is required, then an additional Microsoft Word version of these documents shall also be provided
 - Electronic copies can be emailed to epermitcenter@adcogov.org as a PDF attachment. If the files are too large to attach, the email should include an unlocked Microsoft OneDrive link. Alternatively, the resubmittal can be delivered to the One-Stop counter on a flash drive.

BOARD OF COUNTY COMMISSIONERS

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Re-submittal Form

Case Name/ Number: Wolf Creek Run West, Filing 3 Preliminary Plat / PLT2024-00006

Case Manager: Greg Barnes

Re-submitted Items:

- Development Plan/ Site Plan
- Plat
- Parking/ Landscape Plan
- Engineering Documents
- Subdivision Improvements Agreement (Microsoft Word version)
- Other: Response to Comments

*** All re-submittals must have this cover sheet and a cover letter addressing review comments.**

Please note the re-submittal review period is 21 days.

The cover letter must include the following information:

- Restate each comment that requires a response
- Provide a response below the comment with a description of the revisions
- Identify any additional changes made to the original document

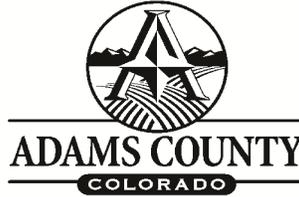
For County Use Only:

Date Accepted:

Staff (accepting intake):

Resubmittal Active: Engineering; Planner; Right-of-Way; Addressing; Building Safety;

Neighborhood Services; Environmental; Parks; Attorney; Finance; Plan Coordination



Development Review Team Comments

Date: 5/30/2024

Project Number: PLT2024-00006

Project Name: Wolf Creek Run West, Filing No. 3 Preliminary Plat

Commenting Division: Planner Review

Name of Reviewer: Greg Barnes

Date: 05/30/2024

Email: gjbarnes@adcogov.org

Resubmittal Required

PLN01: ACTION NEEDED - This request is for a major subdivision preliminary plat to create 40 lots and 3 tracts within the Wolf Creek Run West Planned Unit Development. This request is known as Filing No. 3. The case number assigned to this preliminary plat is PLT2024-00006. Please update the plat to reflect the correct case number. **CASE NUMBER HAS BEEN UPDATED.**

PLN02: ACTION NEEDED - Tract C is to include a loop trail that is considered active recreation for the PUD. Active recreation should be listed as a use in the Tract table. **TABLE UPDATED**

PLN03: ACTION NEEDED - Trail connections to the loop trail can be added through all three Tracts. Additionally, please consider connecting the future disc golf course to Tract C by trail. **ACKNOWLEDGED**

PLN04: ACTION NEEDED - Please include a signature block for the Planning Commission. **ADDED.**

PLN05: FYI - The overall site layout conforms to the Wolf Creek Run West PUD, 1st Amendment layout.

PLN06: ACTION NEEDED - Upon the first review, the State of Colorado's Division of Water Resources has not indicated that the water supply is adequate. Please refer to their letter for additional guidance.

WATER SUPPLY ISSUE HAS BEEN CLARIFIED WITH THE STATE AND THE UPDATED LETTER IS INCLUDED WITH THIS SUBMISSION

Commenting Division: Environmental Analyst Review

Name of Reviewer: Megan Grant

Date: 05/30/2024

Email:

Resubmittal Required

The following comments apply to natural resources:

ENV1. If the Resources Review documentation is complete and available, please include it with your development application(s) for Adams County review. **A COPY OF THE T&E EVALUATION, DATED JULY 29, 2022, PREPARED BY MATRIX IS ATTACHED.**

ENV2. A cross-section of the parcel is located within the Natural Resource Conservation Overlay (NRCO), corresponding to the 100-year floodplain also transecting the parcel. The NRCO aims to protect important wildlife areas, designated floodplains, riparian corridors, and cultural resources. Refer to Sections 3-43 and 4-14-02 of the Adams County Development Standards and Regulations for more details.

IMPROVEMENTS PROPOSED FOR FILING 3 ARE OUTSIDE OF THE FLOODPLAIN.

ENV3. If disturbance of land not previously developed within the NRCO is greater than one combined (1) acre, then a Resources Review must be completed by a qualified professional consultant prior to application submittal so that it may be taken into consideration. See Adams County Development Standards and Regulations Section 4-14-02-03 for Resources Review methodology.

IMPROVEMENTS PROPOSED FOR FILING 3 ARE OUTSIDE OF THE FLOODPLAIN.

ENV4. All development must comply with the NRCO buffers/setbacks requirements for individual protected resources provided in Section 4-14-02-04-02-5. **NOTED**

The following comments apply to water and sewer:

ENV5. Intention of water and sewer through connector's agreement with Eastern Adams County Metro District. Proof of adequate water and sewer supply and availability is required. **THE FIRST AMENDMENT TO THE CONNECTOR'S AGREEMENT ALONG WITH THE UPDATED LETTER FROM COLORADO DWR IS ATTACHED.**

ENV6. The Colorado Division of Water Resources (DWR) has indicated issues with water availability. These comments must be addressed and resolution provided to Adams County for review.

THE FIRST AMENDMENT TO THE CONNECTOR'S AGREEMENT ALONG WITH THE UPDATED LETTER FROM COLORADO DWR IS ATTACHED.

Commenting Division: Environmental Analyst Review

Name of Reviewer: Megan Grant

Date: 05/30/2024

Email:

Comment

The following comments apply to design:

ENV7. Dedicated walking paths extending from/to the proposed amenities and greenspaces is strongly recommended to ensure safe access to these features. **NOTED**

ENV8. Adams County encourages community designs that make it easy for people to include regular physical activity, such as walking and bicycling, in their daily routines. Because research shows that the way we design our communities can encourage regular physical activity, community plans that incorporate pedestrian and bicycle amenities that support the use of a broader pedestrian and bicycle network are strongly encouraged. Neighborhoods best encourage residents to walk and/or bicycle as part of their daily routine when they contain a system of well-designed and well-lit sidewalks and trails that connect with destinations in and adjacent to the community. **NOTED**

ENV9. Adams County recommends the incorporation of bicycle parking into the overall site design for residents and visitors. Bicycle parking locations and design should allow for safe access from external roads and sidewalks and to/from buildings and internal pedestrian paths. **NOTED**

ENV10. The applicant may want to consider crosswalk(s) where pedestrian access and/or sidewalk crosses internal site drive lanes, as these pedestrian crossings may not be easily visible to drivers since they are not at a street intersection. The simplest crossing design would be to post signs and provide striping on the pavement. A safer design alternative would be to provide a raised pedestrian crossing, with striping and a contrasting color, to clearly delineate the crossing. The raised crossing will provide the added benefit of slowing traffic and improving driver awareness of the crossings. **NOTED**

ENV11. Where public transportation systems exist, direct pedestrian access should be provided to increase transit use and reduce unnecessary vehicle trips, and related vehicle emissions. The pedestrian/bicycle networks should be integrated with the existing and future transit plans for the area. **NOTED**

Commenting Division: Environmental Analyst Review

Name of Reviewer: Megan Grant

Date: 05/28/2024 **THESE APPEAR TO BE DUPLICATE COMMENTS. PLEASE SEE RESPONSES ON PREVIOUS PAGE.**

Email:

Complete

ENV1. If the Resources Review documentation is complete and available, please include it with your development application(s) for Adams County review.

ENV2. A cross-section of the parcel is located within the Natural Resource Conservation Overlay (NRCO), corresponding to the 100-year floodplain also transecting the parcel. The NRCO aims to protect important wildlife areas, designated floodplains, riparian corridors, and cultural resources. Refer to Sections 3-43 and 4-14-02 of the Adams County Development Standards and Regulations for more details.

ENV3. If disturbance of land not previously developed within the NRCO is greater than one combined (1) acre, then a Resources Review must be completed by a qualified professional consultant prior to application submittal so that it may be taken into consideration. See Adams County Development Standards and Regulations Section 4-14-02-03 for Resources Review methodology.

ENV4. All development must comply with the NRCO buffers/setbacks requirements for individual protected resources provided in Section 4-14-02-04-02-5.

ENV5. Intention of water and sewer through connector's agreement with Eastern Adams County Metro District.

Commenting Division: Development Engineering Review

Name of Reviewer: Matthew Emmens

Date: 05/30/2024

Email: memmens@adcogov.org

Resubmittal Required

BOARD OF COUNTY COMMISSIONERS

Eva J. Henry
DISTRICT 1

Charles "Chaz" Tedesco
DISTRICT 2

Emma Pinter
DISTRICT 3

Steve O'Dorisio
DISTRICT 4

Lynn Baca
DISTRICT 5

ENG1: Flood Insurance Rate Map – FIRM Panel # (08001C0739H & 08001C0740), Federal Emergency Management Agency, March 5, 2007. According to the above reference, the project site is NOT located within a delineated 100-year flood hazard zone; A floodplain use permit will not be required. **ACKNOWLEDGED.**

There is a floodplain within close proximity to the proposed plat boundary. The 100-yr floodplain line should be shown and labeled on the plat. **SHOWN ON SHEET 2 OF THE PLAT..**

ENG2: The applicant shall be responsible for ensuring compliance with all Federal, State, and Local water quality construction requirements. In the event that the disturbed area of the site exceeds 1 acre and the site is within the Adams County MS4 area, then the applicant shall be responsible to prepare the SWMP plan using the Adams County ESC Template, and obtain both a County SWQ Permit and State Permit COR400000.

The site is NOT located within the Adams County MS4 permit area. An Adams County SWQ Permit is Not required for development of this site. **NOTED**

ENG3: Prior to scheduling the final plat/FDP BOCC hearing, the developer is required to submit for review and receive approval of all construction documents (construction plans and reports). Construction documents shall include, at a minimum, onsite and public improvements construction plans, drainage report, traffic impact study. All construction documents must meet the requirements of the Adams County Development Standards and Regulations. The developer shall submit to the Adams County Development Review Engineering division the following: Engineering Review Application, Engineering Review Fee, electronic copies of all construction documents. The development review fee for an Engineering Review is dependent on the type of project and/or the size of the project. The Development Review fee can be found in the Development Services Fee Schedule, located on the following web page: <http://www.adcogov.org/one-stop-customer-center>. **NOTED**

ENG4: The developer is required to construct roadway improvements adjacent to the proposed site. Roadway improvements will consist of curb, gutter and sidewalk adjacent to the site and, any roadway improvements as required by the approved traffic impact study. **THE DEVELOPER HAS NEGOTIATED WITH THE COUNTY TO IMPROVE 26TH AVE EAST OF THE SITE IN EXCHANGE FOR NOT CONSTRUCTING IMPROVMENTS TO WOLF CREEK ROAD.**

ENG5: Prior to the issuance of any construction or building permits, the developer shall enter into a Subdivision Improvements Agreement (SIA) with the County and provide a security bond for all public improvements.

NOTED

ENG6: No building permits will be issued until all public improvements have been constructed, inspected and preliminarily accepted by the County's Public Works Dept.

NOTED

ENG7: The developer is responsible for the repair or replacement of any broken or damaged section of curb gutter and sidewalk or other County infrastructure damaged during construction.

NOTED

ENG8: LOW IMPACT DEVELOPMENT (LID) STANDARDS AND REQUIREMENTS Section 9-01-03-14:

All construction projects shall reduce drainage impacts to the maximum extent practicable, and implement practices such as:

1. On-site structural and non-structural BMPs to promote infiltration, evapo-transpiration or use of stormwater,
2. Minimization of Directly Connected Impervious Area (MDCIA),
3. Green Infrastructure (GI),
4. Preservation of natural drainage systems that result in the infiltration, evapo-transpiration or use of stormwater in order to protect water quality and aquatic habitat.
5. Use of vegetation, soils, and roots to slow and filter stormwater runoff.
6. Management of stormwater as a resource rather than a waste product by creating functional, attractive, and environmentally friendly developments.
7. Treatment of stormwater flows as close to the impervious area as possible.

LID shall be designed and maintained to meet the standards of these Regulations and the Urban Drainage and Flood Control District's Urban Storm Drainage Criteria Manual, Volume 3.

NOTED

Commenting Division: Neighborhood Services Review

Name of Reviewer: Cornelia Warnke

Date: 05/29/2024

Email:

Complete

There are no open violations at this location at this time. NO Comments.

Commenting Division: ROW Review

Name of Reviewer: David Dittmer

Date: 05/23/2024

Email:

Resubmittal Required

ROW1: Preliminary Plats are heard by both the Planning Commission and Board of County Commissioners. NOTED
Add the Planning Commission block. ADDED AS REQUESTED.

ROW2: Preliminary Plats are not recorded, remove recording block. REMOVED AS REQUESTED.

ROW3: Even though this filing will eventually be a part of filing 2B, a new legal m/b legal must be provided as a new subdivision. It must tie to a monumented location as a POC and a tie to the POB. ADDED AS REQUESTED.

ROW4: Need to add "BLOCKS" to the dedication as there are blocks shown. ADDED AS REQUESTED.

ROW5: Relocate the ACNOWLEDGEMENT below the owners signature line and the notary affirms and acknowledges the owners signature. It can be restated as affirmation. REVISED AS REQUESTED.

ROW6: Add 'Preliminary' to the name and style of the subdivision REVISED AS REQUESTED.

ROW7: Do not believe any ALLEYS are mapped. Remove Note 10. REMOVED AS REQUESTED.

ROW8: Define a US Foot in Note 5. REVISED AS REQUESTED.

ROW9: Do not provide any citations as to easements dedicated by the 2B plat. We can eliminate a lot of citations. CITATIONS TO REMAIN.

ROW10: Make Block designations more visible. REVISED AS REQUESTED.

ROW 11: Add a land use chart that provides for total acreage and sq. ft. of lots, tracts, roads with ownership and maintenance responsibilities that total to the gross acres within the subdivision. ADDED AS REQUESTED TO SHEET 1

Commenting Division: Addressing Review

Name of Reviewer: David Dittmer

Date: 05/17/2024

Email:

Complete

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Eva J. Henry
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Charles "Chaz" Tedesco
DISTRICT 2

Emma Pinter
DISTRICT 3

Steve O'Dorisio
DISTRICT 4

Lynn Baca
DISTRICT 5

Commenting Division: Attorney Review

Name of Reviewer: Christine Fitch

Date: 05/16/2024

Email:

Resubmittal Required

Updated statement of taxes due needed for current tax year.

ATTACHED

BOARD OF COUNTY COMMISSIONERS

Eva J. Henry
DISTRICT 1

Charles "Chaz" Tedesco
DISTRICT 2

Emma Pinter
DISTRICT 3

Steve O'Dorisio
DISTRICT 4

Lynn Baca
DISTRICT 5

Greg Barnes

From: Yvonne Thurtell
Sent: Wednesday, May 29, 2024 2:10 PM
To: Greg Barnes
Cc: David Dittmer
Subject: RE: For Review: Wolf Creek Run West, Filing 3 Preliminary Plat (PLT2024-00006)
Attachments: Wolf Creek Run West Flg 3-RFC-commented 3.pdf

Sorry I missed the date. Here are a few things we found, I had Chris help me w/this and Laleh is looking over Flg 2A

- Sq Ft does not match Lot 1 Blk 12 Flg 2B **VERIFIED THAT SQFT MATCHES. 579,419 SQFT IS WHAT IS MEASURED FOR BOTH PLATS**
- Add 'Block' in the Dedication **ADDED AS REQUESTED.**
- Incorrect Range under the 'Vicinity Map' (Flg 2A, 2B and Flg 3) **CORRECTED AS REQUESTED.**
- Do the Alleys need to be labeled somewhere on the drawing? Couldn't find Alleys **MENTION OF ALLEYS HAS BEEN REMOVED; THERE ARE NO ALLEYS.**
- Check the Metro Districts name **METRO DISTRICT NAME HAS BEEN CORRECT AS REQUESTED.**
- Pg 4, Block numbers are missing **ADDED AS REQUESTED.**

Will the Addresses be put on the plat? **NO, ADDRESSES ARE TYPICALLY NOT SHOWN ON THE PLAT.**

From: Greg Barnes <GJBarnes@adcogov.org>
Sent: Tuesday, May 7, 2024 10:27 AM
To: Greg Barnes <GJBarnes@adcogov.org>
Subject: For Review: Wolf Creek Run West, Filing 3 Preliminary Plat (PLT2024-00006)

The Adams County Planning Commission is requesting comments on the following application: **Preliminary Plat for major subdivision to create 40 lots on 14.4 acres within the Wolf Creek Run West PUD.**

The Request is located along the northern side of East 26th Avenue, between Wolf Creek and Piggott Roads. The Assessor's Parcel number associated with this land is 0181329200008.

Please forward any written comments on this application to the Community and Economic Development Department at 4430 South Adams County Parkway, Suite W2000A Brighton, CO 80601, or call (720) 523-6800 by May 28, 2024, in order that your comments may be taken into consideration in the review of this case. If you would like your comments included verbatim, please send your response by way of e-mail to GJBarnes@adcogov.org.

Once comments have been received and the staff report written, the staff report and notice of public hearing dates may be forwarded to you upon request. The full text of the proposed request and additional colored maps can be obtained by contacting this office or by accessing the Adams County web site at www.adcogov.org/current-land-use-cases. Thank you for your review of this case.



Greg Barnes Pronouns: he/him/his
Principal Planner, *Community and Economic Development Dept.*
ADAMS COUNTY, COLORADO
4430 S. Adams County Parkway, 1st Floor, Suite W2000A
Brighton, CO 80601-8216
720.523.6853 gjbarnes@adcogov.org
adcogov.org

My work schedule is:

Monday: Alternating weeks of: 7 am – 3:30 pm and off (work from home)



Greg Barnes, Principal Planner
Adams County Community & Economic Development Department
Transmission via: GJBarnes@adcogov.org

May 15, 2024

Re: Wolf Creek Run West Filing 3
Case No. PLT2024-00006
Part of the SE ¼ SW ¼ of Sec. 29, Twp. 3 South, Rng. 62 West, 6th P.M.
Water Division 1, Water District 1
Kiowa Bijou Designated Basin
CDWR Assigned Subdivision No. 31323

Dear Greg Barnes:

We have reviewed your submittal concerning the above referenced proposal for a subdivision to create 40 single-family lots on approximately 14.4 acres, which is a portion of a 180-acre tract of land. This proposed development is part of Wolf Creek Run PUD that this office commented on by letters dated May 9, 2002, May 30, 2003, May 18, 2021 and July 27, 2021. The proposed water supply is service provided by the Eastern Adams County Metropolitan District.

Water Supply Demand

A Water Supply Information Summary Sheet was not submitted. **Prior to further review, the Applicant must specify the proposed water uses and estimated water demand for this filing.**

Source of Water Supply

Source of Water Supply

Eastern Adams County Metropolitan District (“District”) is the proposed water supplier. The District previously provided a letter committing to serve 389 single family lots within Wolf Creek Ranch West Subdivision and referencing the February 17, 2021 Connector’s Agreement with Forestar (USE) Real Estate Group Inc. Wolf Creek Ranch West Filing 1 consists of 102 lots, Filing 2A consists of 108 lots, Filing 2B consists of 78 lots, and Filing 3 consists of 40 lots, totaling 328 lots. Therefore, 61 lots remain.

The District’s sources of water are a combination of bedrock aquifer allocations from the Denver Basin as well as alluvial sources: Determination of Water Right nos. 52-BD, 53-BD, 54-BD, 274-BD, 275-BD, 276-BD, 277-BD, 278-BD, 466-BD, 1152-BD, and 3658-BD; Final Permit nos. 10028-FP, 10029-FP, 20939-RFP, 20939-SFP; and the replacement plan under permit no. 80400-F.



The State Engineer's Office (SEO) does not have evidence regarding the length of time for which the bedrock aquifer sources will be a physically and economically viable source of water. According to section 37-90-107(7)(a), C.R.S., "Permits issued pursuant to this subsection (7) shall allow withdrawals on the basis of an aquifer life of 100 years." Based on this allocation approach, the annual amounts of water determined are equal to one percent of the total amount, as determined by rule 5.3.2.1 of the Designated Basin Rules, 2 CCR 410-1. Therefore, the water may be withdrawn in those annual amounts for a maximum of 100 years as shown on the attached table.

In the *Adams County Development Standards and Regulations*, Effective April 15, 2002, Section 5-04-05-06-04 states:

"Prior to platting, the developer shall demonstrate that...the water supply is dependable in quantity and quality based on a minimum useful life of three-hundred (300) years. A minimum 300-year useful life means the water supply from both a static and dynamic basis will be viable for a minimum 300-year period. The static analysis shall include evaluation of the volume of water that is appropriate for the proposed subdivision. The dynamic analysis shall evaluate whether the appropriate water supply is sustainable for three-hundred (300) years, giving consideration to the location and extent of the aquifer, as well as impacts caused by both current and future pumping by others from the aquifer."

The State Engineer's Office does not have evidence regarding the length of time for which this source will be "dependable in quantity and quality." However, treating Adams County's requirement as an allocation approach based on 300 years, the allowed average annual amount of withdrawal in the determinations would be reduced to one third of that amount. As a result, the water may be withdrawn in that annual amount for a maximum of 300 years as shown on the attached table. The State Engineer's Office has no comment on the quality of the water supply or the required 'dynamic analysis' to evaluate whether the appropriate water supply is sustainable for 300 years.

According to the Wolf Creek Run West Filing No. 2 Water Supply Information letter dated June 18, 2021 ("Letter"), the District has 1,703.5 acre-feet/year available. Information available in our files indicates the District's water rights may produce a total volume of approximately 372,190 acre-feet over a 300-year period (132,430 acre-feet from bedrock aquifers and 239,760 acre-feet from the alluvial aquifer), or an annual amount of 1,957.4 acre-feet/year based on a 100-year aquifer life. The reason for the discrepancy between the amount in the Letter and our calculations is not clear.

Information available to this office indicates the District has approximately 129,903 acre-feet committed to supplying subdivisions (some for a period of 100 years and some for a period of 300 years), including for Wolf Creek Run West Filings 1 and 2A. Therefore, according to information available to this office, the uncommitted supply is 242,287 acre-feet or 807.6 acre-feet/year for a 300-year period.

If the information provided in the Letter is not up to date, the District must provide an updated report documenting their available supplies and commitments.

State Engineer's Office Opinion

Based upon the above and pursuant to section 30-28-136(1)(h)(I) and 30-28-136(1)(h)(II), C.R.S., this office has not received enough information to render an opinion regarding whether the proposed water supply is adequate and can be provided without causing injury to decreed water rights. **In order to obtain a favorable opinion, the Applicant must clarify the proposed water uses and estimated water demand for Filing 3.** Additionally, the District must also provide an updated report of its supplies and commitments if the information on file with the SEO is not up to date.

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

Sincerely,



Ioana Comaniciu, P.E.
Water Resource Engineer

Attachments: SEO Calculations

Ec: Eastern Adams County Metropolitan District file
North Kiowa-Bijou Ground Water Management District

SEO Calcs of Eastern Adams County Metropolitan District Supply v. Demand									
Updated: 5/15/2024		By: Wenli Dickinson							
SUPPLIES									
Determination or Permit no.	Aquifer	NT / NNT Status	Repl. Plan Status	Annual Quantification (af/yr)	Portion controlled by EACMD (af/yr)	100-yr Availability (af/yr)	200-yr Availability (af/yr)	300-yr Availability (af/yr)	Volume Available for 300 yrs (af)
52-BD	Klf	NT	na	108.3	90.10	90.10	45.05	30.03	9,010
53-BD	Ka	NT	na	199.4	195.80	195.80	97.9	65.27	19,580
54-BD	Tkd	NNT-Actual	none yet	46.5	33.60	0	0	0.00	0
274-BD	Klf	NT	na	504.5	262.0	262.00	131	87.33	26,200
275-BD	KaL	NT	na	43.3	43.3	43.30	21.65	14.43	4,330
276-BD	KaU	NNT-4%	na	66.4	66.4	66.40	33.2	22.13	6,640
277-BD	Ka	NNT-4%	na	621.6	294.0	294.00	147	98.00	29,400
278-BD	Tkd	NNT-Actual	none yet	392.5	220.3	0.00	0	0.00	0
466-BD	Ka	NT	na	61.2	61.2	61.20	30.6	20.40	6,120
1152-BD	Lka	NT	na	70.7	70.7	70.70	35.35	23.57	7,070
3658-BD	Lka	NT	na	240.8	240.8	241	120.4	80	24,080
	bedrock subtotal			2355.2	1578.2	1324.3	662.2	441.4	132,430
10028-FP	Alluvium	na	na	48.3	48.3	48.3	48.3	48.3	14,490
10029-FP	Alluvium	na	na	76.4	76.4	76.4	76.4	76.4	22,920
20939-RFP	Alluvium	na	na	113.2	113.2	113.2	113.2	113.2	33,960
20939-SFP	Alluvium	na	na	141.3	141.3	141.3	141.3	141.3	42,390
Replacement Plan (80400-F)	Alluvium			unk		420.0	420.0	420.0	126000
	Alluvial subtotal			379.2	379.2	799.2	799.2	799.2	239,760

Total Supply				2734.4	1957.4				372,190
COMMITMENTS									
Subdivision	Filing	# of lots served by EACMD	# of acres	Date of SEO opinion	Annual Commitment (af/yr)	Total commitment for 100 yrs (af)	Total commitment for 200 yrs (af)	Total commitment for 300 yrs (af)	Total commitment (af)
Adams County									
100 year commitments									
Strasburg East (aka Coyote Ridge)	1	0			0	0			0
Strasburg East (aka Coyote Ridge)	2	0			0	0			0
Strasburg East (aka Coyote Ridge)	3	74	18.82	5-Nov-2001	33.3	3,330			3,330
Strasburg East (aka Coyote Ridge)	4	0		5-Nov-2001	0	0			0
Strasburg East (aka Coyote Ridge)	5	44			19.8	1,980			1,980
Strasburg East (aka Coyote Ridge)	6	45			20.25	2,025			2,025
Strasburg East (aka Coyote Ridge)	7	43			19.35	1,935			1,935
Strasburg East (aka Coyote Ridge)	8	46	12.98	3-Dec-2013	20.7	2,070			2,070
Subtotal					113.4	11,340			11,340
300 year commitments									
Wolf Creek Run PUD		0	192.5	3/9/2002 and 5/30/2003					
Wolf Creek Run	1	50			25			7,500	7,500
Wolf Creek Run	2	17			8.5			2,550	2,550
Wolf Creek Run	3	75			37.5			11,250	11,250
Wolf Creek Run	4	70			35			10,500	10,500
Blackstone Ranch		0	108	8-Feb-2005	see comments				
Blackstone Ranch	1	43			20.21			6,063	6,063
Blackstone Ranch	2A	43			21.5			6,450	6,450
Blackstone Ranch	2B	33			16.5			4,950	4,950
Blackstone Ranch	3	88			66			19,800	19,800
Wolf Creek Run West	1	103	199.8	3-Sep-2019	55.5			16,650	16,650
Wolf Creek Run West	2A	108	180	10-Oct-2023	54			16,200	16,200
Wolf Creek Run West	2B	78	54		0			16,650	16,650
Wolf Creek Run West	3	40	14.4		0			0	0
Blackstone Ranch	4	75			0			0	0
Subtotal					339.71			118,563	118,563
Arapahoe County									
200 year commitments									
The Trails at Strasburg		0	1568	2-Nov-2006	0	0	0		0
Subtotal					0	0			0
Total Commitments (af/yr)					453.11				129,903
UNCOMMITTED SUPPLY					1,504				242,287



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

Hazardous and Solid Waste

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

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

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

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

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

<https://www.colorado.gov/pacific/cdphe/sw-recycling-forms-apps>.

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

Water Quality

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

<https://cdphe.colorado.gov/water-quality-control-commission-regulations>.



Clean Water Requirements

Stormwater

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

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

For CEOS support please see the following WQCD website:

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

or contact:

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

CEOS Phone: 303-691-7919

Permits Phone: 303-692-3517

Domestic Wastewater

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

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

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

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

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

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



Drinking Water Requirements

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

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

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

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

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

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

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

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

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

Air Quality

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

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



Air Pollutant Emissions Notices (APENs) and Permits

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

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

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

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

In addition to these reporting thresholds, a Land Development APEN (Form APCD-223) may be required for land development. Under Colorado air quality regulations, land development refers to all land clearing activities, including but not limited to land preparation such as excavating or grading, for residential, commercial or industrial development. Land development activities release fugitive dust, a pollutant regulation by APCD. Small land development activities are not subject to the same reporting and permitting requirements as large land activities. Specifically, land development activities that are less than 25 contiguous acres and less than 6 months in duration do not need to report air emissions to APCD.

It is important to note that even if a permit is not required, fugitive dust control measures included the Land Development APEN Form APCD-223 must be followed at the site. Fugitive dust control techniques commonly included in the plan are included in the table below.

Control Options for Unpaved Roadways	
Watering	Use of chemical stabilizer
Paving	Controlling vehicle speed
Graveling	
Control Options for Mud and Dirt Carry-Out Onto Paved Surfaces	
Gravel entry ways	Washing vehicle wheels
Covering the load	Not overfilling trucks
Control Options for Disturbed Areas	



Watering	Application of a chemical stabilizer
Revegetation	Controlling vehicle speed
Compaction	Furrowing the soil
Wind Breaks	Minimizing the areas of disturbance
	Synthetic or Natural Cover for Slopes

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

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

Asbestos and Lead-Based Paint

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

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

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

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

Environmental Justice and Health Equity

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



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

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

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

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

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

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

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



We have included some general resources for your reference.

Resources:

[CDPHE Environmental Justice Website](#)

[CDPHE's Health Equity Resources](#)

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

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





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

Greg Barnes
Principal Planner
Adams County Community and Economic Development Dept
4430 S. Adams County Parkway

VIA EMAIL

RE: For Review: Wolf Creek Run West, Filing 3 Preliminary Plat (PLT2024-00006)

Dear Greg Barnes,

The Colorado Department of Public Health and Environment’s Air Pollution Control Division (APCD or Division) received a request for conformity review request concerning the proposed Wolf Creek Run West project as described in your correspondence dated May 7, 2024. The Division has reviewed the project letter and respectfully offers the following comments. Please note that the following Air Quality Control Commission (AQCC) regulations may not be inclusive of the regulations the proposed project will be subject to. It is the responsibility of the involved parties to determine what regulations they are subject to and follow them accordingly.

Land Development

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

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



Synthetic or Natural Cover for Slopes

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

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

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



COLORADO GEOLOGICAL SURVEY

1801 Moly Road
Golden, Colorado 80401



Matthew L. Morgan
State Geologist and
Director

May 28, 2024

Greg Barnes, Principal Planner
Adams County
Community & Economic Development Department
GJBarnes@adcogov.org

Location:
39.7548, -104.3519

Subject: Wolf Creek Run West, Filing 3 – Preliminary Plat
Case No. PLT2024-00006, Adams County, CO; CGS Unique No. AD-24-0019

Dear Greg:

The Colorado Geological Survey has reviewed the Wolf Creek Run West, Filing 3 preliminary plat referral. I understand the applicant proposes 40 residential lots on 14.4 acres within the Wolf Creek Run West PUD, northwest of Strasburg.

The site does not contain steep slopes, is not undermined, is outside of the Wolf Creek 100-year flood hazard limits, and is not exposed to any known geologic hazards that would preclude the proposed residential use and density. **CGS therefore has no objection to plat approval.**

Mineral resource potential. According to the Atlas of Sand, Gravel, and Quarry Aggregate Resources, Colorado Front Range Counties (Schwochow et al, Colorado Geological Survey Special Publication 5-A, 1974, Plate 2), the subject site does not contain a mapped aggregate resource.

No geologic or geotechnical information was included with the current referral documents. CGS has previously reviewed a “Preliminary Subsurface Exploration Program and Geotechnical Recommendations” report by Ground Engineering (April 16, 2001), prepared for the overall Wolf Creek Run or Wolf Creek Run West project. Potential constraints that will need to be considered as development progresses include:

Collapsible and expansive soils. The site is mapped as underlain by eolian (wind-deposited) sand. Wind deposits tend to be loose, fine-grained, and hydrocompactive, meaning they can lose strength, settle, compress, or collapse when water infiltrates the soils. Some of Ground’s soil samples “exhibited index parameters in or near the ranges within which soils in the region have been observed to collapse.” Thick columns of compressible or collapsible soils can result in significant settlement and structural damage.

Alternatively, clay minerals and clayey pockets within the surficial soils may exhibit volume changes (shrink-swell cycles) in response to changes in water content. Claystone, carbonaceous shale and lignite of the Dawson arkose are present at unknown depth beneath the surficial soils. If claystone or shale layers capable of producing high swell pressures are present within a few feet of foundation bearing elevations, they can cause significant structural damage if not properly characterized and mitigated. Lignite is a relatively soft, low-strength material present as layers and discontinuous lenses within the Dawson, and is unsuitable as a foundation bearing material.

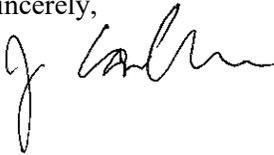
Lot-specific geotechnical investigations consisting of drilling, sampling, lab testing and analysis will be needed, once building locations have been identified, to: determine the thickness and extent to which the

soils beneath proposed structures are subject to collapse under loading and/or wetting; characterize soil and bedrock engineering properties such as density, strength, water content, swell/consolidation potential and corrosivity; determine depths to groundwater, bedrock, and any impermeable layers that might lead to development of a perched water condition; verify the feasibility of full-depth basements, if planned; and provide earthwork, foundation, floor system, subsurface drainage, and pavement recommendations for design. It is imperative that grading, surface drainage, and subsurface drainage are correctly designed, constructed and maintained to minimize wetting of potentially collapsible and expansive soils in the immediate vicinity of foundation elements.

Groundwater. Groundwater was observed in four of Ground's borings at depths of 26 to 30 feet below existing grades. However, due to the site's close proximity to Wolf Creek and an unnamed, intermittent drainage to the east, groundwater levels should be expected to fluctuate seasonally, and perched water is likely to accumulate above clayey, less permeable soil layers and on top of the bedrock surface as a result of landscape irrigation and a reduction in evaporation due to pavements and other impermeable surfaces. Individual foundation perimeter drain systems should be constructed to help prevent infiltration of perched water (if basements are planned), and to help control wetting of potentially collapsible or expansive soils in the immediate vicinity of foundation elements. It is critical that perimeter drains are sloped to discharge to an interior pumped sump or a gravity outlet that discharges water as far as possible away from all structures.

Thank you for the opportunity to review and comment on this project. If you have questions or require additional review, please call me at (303) 384-2643, or e-mail carlson@mines.edu.

Sincerely,



Jill Carlson, C.E.G.
Engineering Geologist

Greg Barnes

From: Brooks Kaufman <BKaufman@core.coop>
Sent: Friday, May 10, 2024 7:54 AM
To: Greg Barnes
Subject: RE: For Review: Wolf Creek Run West, Filing 3 Preliminary Plat (PLT2024-00006)

Please be cautious: This email was sent from outside Adams County

Good morning Greg

CORE Electric Cooperative has no comments.

Respectfully

Brooks Kaufman

Lands and Rights of Way Manager

800.332.9540 MAIN
720.733.5493 DIRECT
303.912.0765 MOBILE

www.core.coop



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From: Greg Barnes <GJBarnes@adcogov.org>
Sent: Tuesday, May 7, 2024 10:27 AM
To: Greg Barnes <GJBarnes@adcogov.org>
Subject: For Review: Wolf Creek Run West, Filing 3 Preliminary Plat (PLT2024-00006)

[CAUTION:] This email is from an external source. Do not open links or attachments unless you trust the sender and confirm the content's safety.

The Adams County Planning Commission is requesting comments on the following application: **Preliminary Plat for major subdivision to create 40 lots on 14.4 acres within the Wolf Creek Run West PUD.**

The Request is located along the northern side of East 26th Avenue, between Wolf Creek and Piggott Roads. The Assessor's Parcel number associated with this land is 0181329200008.

Please forward any written comments on this application to the Community and Economic Development Department at 4430 South Adams County Parkway, Suite W2000A Brighton, CO 80601, or call (720) 523-6800 by May 28, 2024, in order that your comments may be taken into consideration in the review of this case. If you would like your comments included verbatim, please send your response by way of e-mail to GJBarnes@adcogov.org.



Strasburg School District 31J
*Strasburg 31J will develop responsible and productive members of society,
who are empowered to achieve their full potential.*

May 14, 2024

Adams County Planning Commission
4430 South Adams County Parkway
1st Floor, Suite 2000B
Brighton, Colorado 80601

CASE: WOLF CREEK RUN WEST, FILING NO. 3 PRELIMINARY PLAT
CASE NUMBER: PLT2024-00006

The application proposes residential development for property located within the School District boundaries and will have an impact on the School District's responsibility to provide adequate school facilities. The District currently utilizes \$2537.50 per dwelling unit. Based upon this density, we calculate the following dedication requirement:

$$\$2537.50 \times 40 = \$101,500$$

It is requested that full payment(s) be made prior to the recording of the final plat and PUD plan.

The School District requests the opportunity to amend and supplement this request as a way to mitigate the impact the development will have on the schools if modifications are made to the plans or agreements. The District looks forward to working with the property owner to address the requirements as they move through the site planning and platting process.

Sincerely,

Dan Hoff

Superintendent

School Strasburg School District 31J

Nancy Taylor

Chief Financial Officer

School Strasburg School District 3

Greg Barnes

From: Patrick Conroy <pconroy@svfd8.org>
Sent: Tuesday, May 14, 2024 3:08 PM
To: Greg Barnes
Subject: Re: For Review: Wolf Creek Run West, Filing 3 Preliminary Plat (PLT2024-00006)

Please be cautious: This email was sent from outside Adams County

No comments on this at this time from Strasburg Fire.



Patrick Conroy, MS, EMT-P, NAFI-CFEI, IAAI-CFI®
Fire Chief
ICC Certified Fire Marshal
ICC Certified Building Code Official
Colorado Fire Plans Examiner

From: Greg Barnes <GJBarnes@adcogov.org>
Sent: Tuesday, May 7, 2024 10:26 AM
To: Greg Barnes <GJBarnes@adcogov.org>
Subject: For Review: Wolf Creek Run West, Filing 3 Preliminary Plat (PLT2024-00006)

The Adams County Planning Commission is requesting comments on the following application: **Preliminary Plat for major subdivision to create 40 lots on 14.4 acres within the Wolf Creek Run West PUD.**

The Request is located along the northern side of East 26th Avenue, between Wolf Creek and Piggott Roads. The Assessor's Parcel number associated with this land is 0181329200008.

Please forward any written comments on this application to the Community and Economic Development Department at 4430 South Adams County Parkway, Suite W2000A Brighton, CO 80601, or call (720) 523-6800 by May 28, 2024, in order that your comments may be taken into consideration in the review of this case. If you would like your comments included verbatim, please send your response by way of e-mail to GJBarnes@adcogov.org.

Once comments have been received and the staff report written, the staff report and notice of public hearing dates may be forwarded to you upon request. The full text of the proposed request and additional colored maps can be obtained by contacting this office or by accessing the Adams County web site at www.adcogov.org/current-land-use-cases. Thank you for your review of this case.



Greg Barnes Pronouns: he/him/his
Principal Planner, *Community and Economic Development Dept.*
ADAMS COUNTY, COLORADO
4430 S. Adams County Parkway, 1st Floor, Suite W2000A
Brighton, CO 80601-8216
720.523.6853 gjbarnes@adcogov.org



Right of Way & Permits

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

May 28, 2024

Adams County Community and Economic Development Department
4430 South Adams County Parkway, 1st Floor, Suite W2000A
Brighton, CO 80601

Attn: Greg Barnes

Re: Wolf Creek Run West, Filing 2B, Final Plat, Case # PLT2024-00007

Public Service Company of Colorado's (PSCo) Right of Way & Permits Referral Desk has reviewed the plan for **Wolf Creek Run West, Filing 2B** 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

Greg Barnes

From: April Ballinger <aballinger@msiho.com>
Sent: Tuesday, May 14, 2024 12:53 PM
To: Greg Barnes
Subject: Wolf Creek Run West Filing 3
Attachments: WCW filing 3.pdf

You don't often get email from aballinger@msiho.com. [Learn why this is important](#)

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Hello,

I am the community manager for Wolf Creek Run and Wolf Creek Run West in Strasburg. I wanted to reach out to you and suggest that this new development change the name as we already have Wolf Creek Run and Wolf Creek Run West is it already confusing for owners and utility companies to keep these communities straight. It would be greatly appreciated if the name was changed to something other than Wolf Creek Run "anything" to something totally different.

*Did I provide **5-star** service? If so, please leave a review on [Yelp](#) or [Google](#), and please be sure to **mention me by name**.*

Thank you,
April Ballinger †
Community Manager
MSI, LLC
11002 Benton St.
Westminster, CO 80020
Direct: (720) 974-4199
Fax: (303) 420-6611
aballinger@msiho.com

My office hours are Monday thru Friday 7:30 am to 4:00 pm. I am out on property inspections every Thursday.

After-hours emergency: (303) 420-4433

Website Assistance: engagesupport@goenumerate.com or call (855) 373-5722, choose 1 for Support , then 2 for Engage.



Greg Barnes

From: Ann Whigham <annwhighamwcv@gmail.com>
Sent: Thursday, May 16, 2024 1:54 PM
To: Greg Barnes
Subject: Request for Comments, Wolf Creek Run West Filing No.3 Preliminary Plat

You don't often get email from annwhighamwcv@gmail.com. [Learn why this is important](#)

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Dear GJ Barnes,

I would like to request that you change the name to avoid confusion. There is already a Wolf Creek Run and a Wolf Creek Run West, so something different to distinguish the new area would be appropriate.

Thank you,

Ann Whigham
Vice President
Wolf Creek Run West Board of Directors
annwhighamwcv@gmail.com
720-469-5082

Greg Barnes

From: Barcus, Krystle <Krystle.Barcus@gaylordhotels.com>
Sent: Friday, May 24, 2024 10:21 AM
To: Greg Barnes
Subject: Comments Wolf Creek Run West Filing No.3 Prelim Plat

You don't often get email from krystle.barcus@gaylordhotels.com. [Learn why this is important](#)

Please be cautious: This email was sent from outside Adams County

Case #: PLT2024-00006

Mr. Barnes,

As the President of the HOA of Wolf Creek Run West. All of the homeowners including myself are not in favor of the name being the same. These will be different developments. We kindly ask that the name of this new development be changed to something other than Wolf Creek as the development across from us is also Wolf Creek Run.

I am also concerned that with two of the three being so close to our park and only one smaller park for over 200 homes our park will be overrun. There needs to be more options for all these new homes being built as our smaller development will be responsible to maintain our park with a huge influx of people right next to our park. We also hope they will have a different entrance into their community.

Hiring Now – [Click here to apply online](#)

KRYSTLE BARCUS | Director of Event Planning- Catering
Gaylord Rockies Resort & Convention Center
6700 North Gaylord Rockies Boulevard, Aurora, CO 80019
C (816) 564-7782



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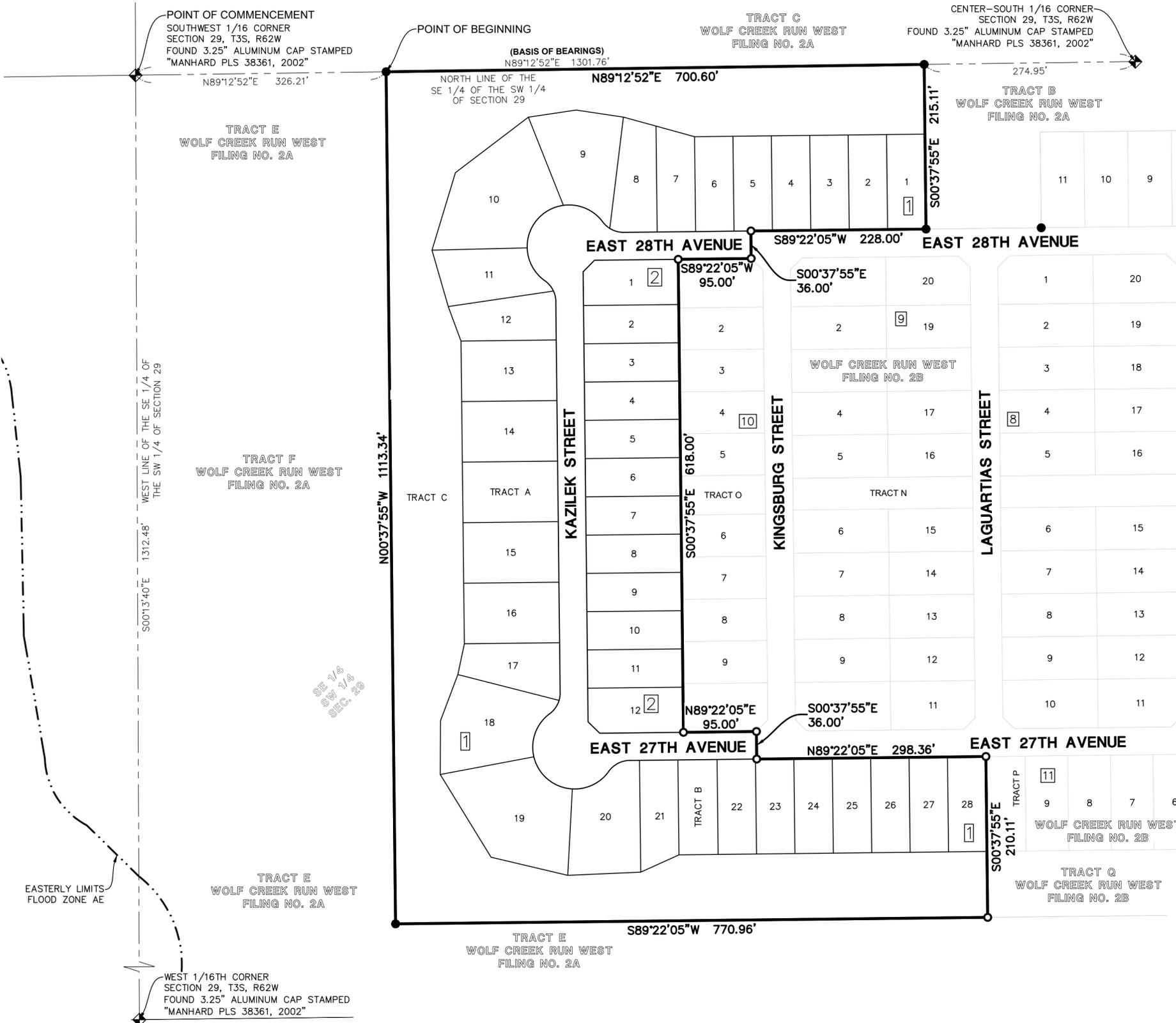
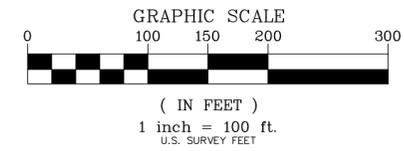
WOLF CREEK RUN WEST FILING NO. 3 PRELIMINARY PLAT

CASE NO.: *PLT2024-00006*

A REPLAT OF LOT 1, BLOCK 12, WOLF CREEK RUN WEST FILING NO. 2B,
LOCATED IN THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 29,
TOWNSHIP 3 SOUTH, RANGE 62 WEST OF THE SIXTH PRINCIPAL MERIDIAN,
COUNTY OF ADAMS, STATE OF COLORADO
SHEET 2 OF 4

LEGEND

- = FOUND SECTION CORNER AS NOTED
- = FOUND 1.25" YELLOW PLASTIC CAP STAMPED, "PLS 38567"
- = SET 1.25" ORANGE PLASTIC CAP STAMPED, "PLS 38495"
- = BLOCK NUMBER
- = SUBDIVISION BOUNDARY LINE
- = PLATTED LOT LINE
- = RIGHT OF WAY LINE
- = SECTION LINE
- = ADJOINING LOT LINE
- = EASEMENT LINE HEREBY DEDICATED



DRAWN BY		REVISIONS		DATE		COUNTY COMMENTS	
DRAWN BY	MKW	REVISIONS		DATE	7/2/24	COUNTY COMMENTS	MKW
<p>WOLF CREEK RUN WEST FILING NO. 3</p> <p>COUNTY OF ADAMS, STATE OF COLORADO</p> <p>PRELIMINARY PLAT</p>							
PROJ MGR. SLJ PROJ ENG. MKW DRAWN BY. MKW DATE. 4/18/24 SCALE. 1"=100'		SHEET <h1 style="text-align: center;">2 OF 4</h1> EPL.ACC001.01					

Manhard CONSULTING

7600 East Orchard Road, Suite 150-A, Greenwood Village, CO 80111, ph:303.708.0500, manhard.com
Civil Engineering | Surveying & Geospatial Services | GIS
Water Resource Management | Construction Management

7/2/2024, 12:40 PM Dwg Name: P:\Eplaccc01\Surv\Final Drawings\Plat of Subdivision\ Preliminary Plat\WCRW F3\1-Eplaccc01-5101-F3.dwg Updated By: mwccod

FOR AND ON BEHALF OF
MANHARD CONSULTING

FIRST AMENDMENT TO CONNECTOR'S AGREEMENT

THIS FIRST AMENDMENT TO CONNECTOR'S AGREEMENT ("Agreement") is made as of the 2nd day of November, 2023, by and between EASTERN ADAMS COUNTY METROPOLITAN DISTRICT a quasi-municipal corporation and political subdivision of the State of Colorado (the "District") and EAST PEAK LAND DEVELOPMENT LLC, a Colorado limited liability company and its successors and assigns (the "Applicant"). The Applicant and District are sometimes referred to herein as a "Party" or the "Parties."

RECITALS.

WHEREAS, the Applicant is under contract to purchase certain property described in Exhibit A hereto (the "Property") located in Adams County Colorado that is part of the entire property that is the subject of the Connector's Agreement dated February 17, 2021 (the "Connector's Agreement") by and between the District and the seller of the Property, Forestar (USA) Real Estate Group, Inc. ("Forestar"); and

WHEREAS, the Connector's Agreement provides in Section IV, paragraph 3 that all successors in interest to Forestar, as the original Applicant, in the ownership of the entire property, or portions thereof, will acquire their interests and obligations subject to the conditions, requirements and limitations of the Connector's Agreement and that the Connector's Agreement constitutes covenants running with the property or any portion thereof; and

WHEREAS, upon closing on the purchase of the Property, Applicant will be the successor in interest to Forestar in the Property; and

WHEREAS, Applicant and the District wish to amend the Connector's Agreement to reflect certain modifications that both Parties desire to implement to the Connector's Agreement upon the closing of the purchase of the Property by Applicant; and

WHEREAS, the Connector's Agreement provides in Section III, paragraph 2, subparagraph K that any amendment of the Connector's Agreement is to be made by mutual agreement entered into with the same formality as that employed in the execution of the Connector's Agreement.

AGREEMENT

NOW THEREFORE, in consideration of the mutual promises and exchanged considerations as set forth below and in the Connector's Agreement, the Parties hereby agree to amend the Connector's Agreement as follows:

A. Section II, paragraph 1 (Service Limitations). This paragraph shall be amended to change the number of single family equivalents subject to the provisions of the Connector's

Agreement from three hundred and eighty-nine (389) to four hundred and thirty-three (433). All other provisions of this paragraph shall remain unchanged.

B. Section II, paragraph 4 (Service Facilities), subparagraph A. This paragraph shall be amended to add the following as sub-subparagraph A.(i):

(i) The definition of Service Facilities, and the obligations with respect thereto, shall include the construction by Applicant, at the Applicant's sole cost and expense, of a sanitary sewage lift station in generally the location as shown on **Exhibit B** hereto, or such other location as approved by the Parties, and in accordance with the design specifications approved by the District, in order to serve all necessary single family equivalents that cannot gravity flow to the District's waste water treatment facility and developed on the Property. The construction of the lift station shall be subject to all provisions, conditions and requirements of the Connector's Agreement, including but not limited to all "Conditions of Service" set forth in Section II, paragraph 6 (Commencement of Construction); Section II, paragraph 7 (Transfer of Facilities); and Section II, paragraph 8 (Completion of Facilities).

C. Section III, paragraph 2 (District Operation and Maintenance of the Water and Sewer Facilities), subparagraph K. This paragraph shall be amended to change the Service Limit from "shall not exceed four hundred and twenty-nine (429) single family equivalents in the aggregate" to "shall not exceed four hundred and thirty-three (433) single family equivalents in the aggregate." All other provisions of this paragraph shall remain unchanged.

D. Section IV, paragraph 12 (Notices). This paragraph shall be amended as follows:

To Applicant:

East Peak Land Development LLC
Attention: Carlton Babbs and Kevin Chinoy
1771 S. Humbolt Street
Denver, CO 80210
Email: kchinoy@WHMSFL.com
cbabbs@eastpeakland.com

To District:

Eastern Adams County Metropolitan District
100 St. Paul Street, Suite 100
Denver, CO 80206
Attention: Ryan Stachelski
E-mail: Ryan.Stachelski@paulscorp.com

With a copy to:

Spencer Fane LLP
1700 Lincoln St., Suite 2000
Denver, CO 80203
Attention: Ron Fano
E-mail: rfano@spencerfane.com

E. Except as modified by this Agreement, the terms and conditions of the Connector's Agreement remain in full force and effect.

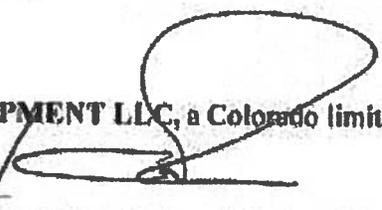
F. This Agreement shall only become effective upon the closing of the sale of the Property to Applicant.

G. All recitals and exhibits are incorporated herein.

IN WITNESS WHEREOF, the Parties hereto have caused this Agreement to be executed as of the day and year first above written.

APPLICANT:

EAST PEAK LAND DEVELOPMENT LLC, a Colorado limited liability company

By: Carlton Babbs 

Name: Carlton Babbs

Title: Member

Date: 11-2-23

STATE OF COLORADO)
COUNTY OF Denver)ss.

On this day, before me, a Notary Public, duly commissioned, qualified and acting, with and for said County and State, appeared in person the within named Carlton Babbs, to me well known, who stated he/she was the Member of **EAST PEAK LAND DEVELOPMENT LLC**, a Colorado limited liability company, and was duly authorized in such capacity to execute the foregoing instrument for and in the name and on behalf of the company, and further stated and acknowledged he/she had so signed, executed and delivered the foregoing instrument for the consideration, uses and purposes therein mentioned and set forth.

IN TESTIMONY WHEREOF, I have hereunto set my hand and official seal this 2nd day of November, 2023.

Wendi Sullivan
Notary Public

My commission expires:
05/26/2024
(SEAL)

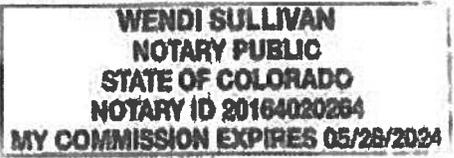
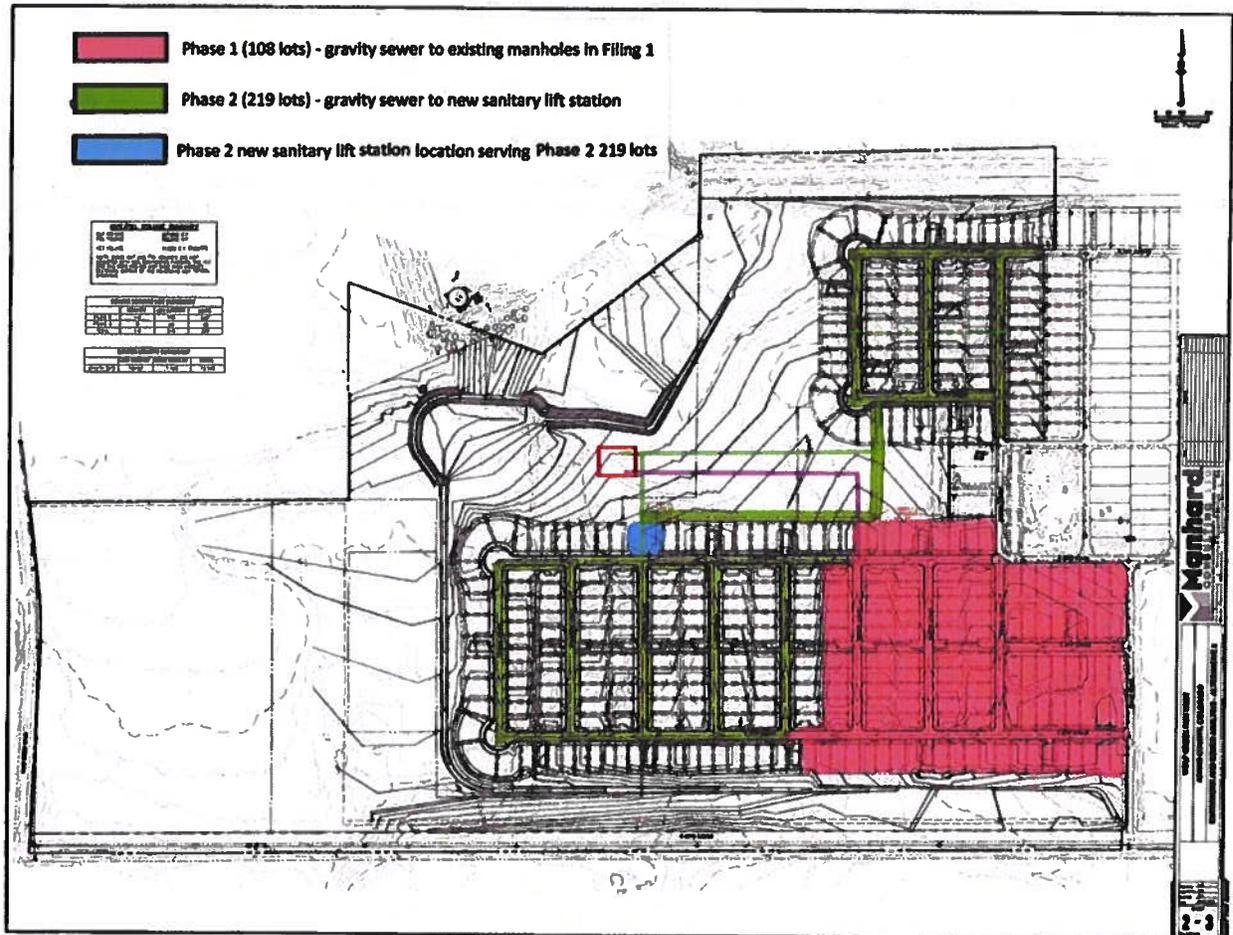


EXHIBIT B (Proposed Location of Lift Station)



SEO Calcs of Eastern Adams County Metropolitan District Supply v. Demand									
Updated: 6/20/2024		By: idc							
SUPPLIES									
Determination or Permit no.	Aquifer	NT / NNT Status	Repl. Plan Status	Annual Quantification (af/yr)	Portion controlled by EACMD (af/yr)	100-yr Availability (af/yr)	200-yr Availability (af/yr)	300-yr Availability (af/yr)	Volume Available for 300 yrs (af)
52-BD	Klf	NT	na	108.3	90.10	90.10	45.05	30.03	9,010
53-BD	Ka	NT	na	199.4	195.80	195.80	97.9	65.27	19,580
54-BD	Tkd	NNT-Actual	none yet	46.5	33.60	0	0	0.00	0
274-BD	Klf	NT	na	504.5	262.0	262.00	131	87.33	26,200
275-BD	KaL	NT	na	43.3	43.3	43.30	21.65	14.43	4,330
276-BD	KaU	NNT-4%	na	66.4	66.4	66.40	33.2	22.13	6,640
277-BD	Ka	NNT-4%	na	621.6	294.0	294.00	147	98.00	29,400
278-BD	Tkd	NNT-Actual	none yet	392.5	220.3	0.00	0	0.00	0
466-BD	Ka	NT	na	61.2	61.2	61.20	30.6	20.40	6,120
1152-BD	Lka	NT	na	70.7	70.7	70.70	35.35	23.57	7,070
3658-BD	Lka	NT	na	240.8	240.8	241	120.4	80	24,080
	bedrock subtotal			2355.2	1578.2	1324.3	662.2	441.4	132,430
10028-FP	Alluvium	na	na	48.3	48.3	48.3	48.3	48.3	14,490
10029-FP	Alluvium	na	na	76.4	76.4	76.4	76.4	76.4	22,920
20939-RFP	Alluvium	na	na	113.2	113.2	113.2	113.2	113.2	33,960
20939-SFP	Alluvium	na	na	141.3	141.3	141.3	141.3	141.3	42,390
Replacement Plan (80400-F)	Alluvium			unk		420.0	420.0	420.0	126000
	Alluvial subtotal			379.2	379.2	799.2	799.2	799.2	239,760
Total Supply				2734.4	1957.4				372,190

COMMITMENTS									
Subdivision	Filing	# of lots served by EACMD	# of acres	Date of SEO opinion	Annual Commitment (af/yr)	Total commitment for 100 yrs (af)	Total commitment for 200 yrs (af)	Total commitment for 300 yrs (af)	Total commitment (af)
Adams County									
100 year commitments									
Strasburg East (aka Coyote Ridge)	1	0			0	0			0
Strasburg East (aka Coyote Ridge)	2	0			0	0			0
Strasburg East (aka Coyote Ridge)	3	74	18.82	5-Nov-2001	33.3	3,330			3,330
Strasburg East (aka Coyote Ridge)	4	0		5-Nov-2001	0	0			0
Strasburg East (aka Coyote Ridge)	5	44			19.8	1,980			1,980
Strasburg East (aka Coyote Ridge)	6	45			20.25	2,025			2,025
Strasburg East (aka Coyote Ridge)	7	43			19.35	1,935			1,935
Strasburg East (aka Coyote Ridge)	8	46	12.98	3-Dec-2013	20.7	2,070			2,070
Subtotal					113.4	11,340			11,340
300 year commitments									
Wolf Creek Run PUD		0	192.5	3/9/2002 and 5/30/2003					
Wolf Creek Run	1	50			25			7,500	7,500
Wolf Creek Run	2	17			8.5			2,550	2,550
Wolf Creek Run	3	75			37.5			11,250	11,250
Wolf Creek Run	4	70			35			10,500	10,500
Blackstone Ranch		0	108	8-Feb-2005	see comments				
Blackstone Ranch	1	43			20.21			6,063	6,063
Blackstone Ranch	2A	43			21.5			6,450	6,450
Blackstone Ranch	2B	33			16.5			4,950	4,950
Blackstone Ranch	3	88			66			19,800	19,800
Wolf Creek Run West	1	103	199.8	3-Sep-2019	55.5			16,650	16,650
Wolf Creek Run West	2A	108	180	10-Oct-2023	54			16,200	16,200
Wolf Creek Run West	2B	179	54		89.5			16,650	16,650
Wolf Creek Run West	3	40	14.4		20			6,000	6,000
Blackstone Ranch	4	75			0			0	0
Subtotal					449.21			124,563	124,563
Arapahoe County									
200 year commitments									
The Trails at Strasburg		0	1568	2-Nov-2006	0	0	0		0
Subtotal					0	0			0
Total Commitments (af/yr)					562.61				135,903
UNCOMMITTED SUPPLY					1,395				236,287



June 24, 2024

Greg Barnes, Principal Planner
Adams County Community & Economic Development Department
Transmission via: GJBarnes@adcogov.org

Re: Wolf Creek Run West Filing 3
Case No. PLT2024-00006
Part of the SE ¼ SW ¼ of Sec. 29, Twp. 3 South, Rng. 62 West, 6th P.M.
Water Division 1, Water District 1
Kiowa Bijou Designated Basin
CDWR Assigned Subdivision No. 31323

Dear Greg Barnes:

We have reviewed the additional information submitted on June 11, 2024 and June 20, 2024 concerning the above referenced proposal for a subdivision to create 40 single-family lots on approximately 14.4 acres, which is a portion of a 180-acre tract of land. This proposed development is part of Wolf Creek Run PUD that this office commented on by letters dated May 9, 2002, May 30, 2003, May 18, 2021 and July 27, 2021. Also this office provided comments to Wolf Creek Run West Filing 3 by out letter dated May 15, 2024. The comments in this letter supersedes our comments dated May 15, 2024 The proposed water supply is service provided by the Eastern Adams County Metropolitan District.

Water Supply Demand

A Water Supply Information Summary Sheet was not submitted. However, according to the additional information from June 11, 2024, the estimated water demand for filing 3 would be 60 acre-feet. In addition, according to previous information received in this office it appears that for every equivalent residential unit (“ERU”) the Eastern Adams County Metropolitan District (“District”) allocates from its legal supply and in perpetuity 1.5 AF to each ERU located in Adams County. Therefore, for purposes of reviewing the District’s water supply commitments we assume 0.5 acre-feet per year for 300 years is allocated to each of the 40 lots, for a total water commitment of 20 acre-feet.

Source of Water Supply

Eastern Adams County Metropolitan District (“District”) is the proposed water supplier. According to the November 2, 2023 First Amendment to the Connector’s Agreement with East Peak Land Development, the District appears to be committed to serve 433 single family lots within Wolf Creek Run West Development. Wolf Creek Ranch West Filing 1 consists of 102 lots, Filing 2A consists of 108 lots, Filing 2B consists of 179 lots, and Filing 3 consists of 40 lots, totaling 429 lots.

The District’s sources of water are a combination of bedrock aquifer allocations from the Denver Basin as well as alluvial sources: Determination of Water Right nos. 52-BD, 53-BD, 54-BD, 274-BD, 275-BD, 276-BD,



277-BD, 278-BD, 466-BD, 1152-BD, and 3658-BD; Final Permit nos. 10028-FP, 10029-FP, 20939-RFP, 20939-SFP; and the replacement plan under permit no. 80400-F.

The State Engineer's Office (SEO) does not have evidence regarding the length of time for which the bedrock aquifer sources will be a physically and economically viable source of water. According to section 37-90-107(7)(a), C.R.S., "Permits issued pursuant to this subsection (7) shall allow withdrawals on the basis of an aquifer life of 100 years." Based on this allocation approach, the annual amounts of water determined are equal to one percent of the total amount, as determined by rule 5.3.2.1 of the Designated Basin Rules, 2 CCR 410-1. Therefore, the water may be withdrawn in those annual amounts for a maximum of 100 years as shown on the attached table.

In the *Adams County Development Standards and Regulations*, Effective April 15, 2002, Section 5-04-05-06-04 states:

"Prior to platting, the developer shall demonstrate that...the water supply is dependable in quantity and quality based on a minimum useful life of three-hundred (300) years. A minimum 300-year useful life means the water supply from both a static and dynamic basis will be viable for a minimum 300-year period. The static analysis shall include evaluation of the volume of water that is appropriate for the proposed subdivision. The dynamic analysis shall evaluate whether the appropriate water supply is sustainable for three-hundred (300) years, giving consideration to the location and extent of the aquifer, as well as impacts caused by both current and future pumping by others from the aquifer."

The State Engineer's Office does not have evidence regarding the length of time for which this source will be "dependable in quantity and quality." However, treating Adams County's requirement as an allocation approach based on 300 years, the allowed average annual amount of withdrawal in the determinations would be reduced to one third of that amount. As a result, the water may be withdrawn in that annual amount for a maximum of 300 years as shown on the attached table. The State Engineer's Office has no comment on the quality of the water supply or the required 'dynamic analysis' to evaluate whether the appropriate water supply is sustainable for 300 years.

According to the Wolf Creek Run West Filing No. 2 Water Supply Information letter dated June 18, 2021 ("Letter"), the District has 1,703.5 acre-feet/year available. Information available in our files indicates the District's water rights may produce a total volume of approximately 372,190 acre-feet over a 300-year period (132,430 acre-feet from bedrock aquifers and 239,760 acre-feet from the alluvial aquifer), or an annual amount of 1,957.4 acre-feet/year based on a 100-year aquifer life. After subtracting the nontributary water for which a replacement plan is required the total amount water available to the District would be 1,703.5 acre-feet/year.

Information available to this office indicates the District has approximately 135,903 acre-feet committed to supplying subdivisions (some for a period of 100 years and some for a period of 300 years), including for Wolf Creek Run West Filings 1, 2A, and 2B. Therefore, according to information available to this office, the uncommitted supply is 236,287 acre-feet or 787.62 acre-feet/year for a 300-year period.

If the information provided in the Letter is not up to date, the District must provide an updated report documenting their available supplies and commitments.

State Engineer's Office Opinion

Based upon the above and pursuant to Section 30-28-136(1)(h)(I), C.R.S. and Section 30-28-136(1)(h)(II), C.R.S., it is our opinion that the proposed water supply is adequate and can be provided without causing injury to decreed water rights.

Our opinion that the water supply is adequate is based on our determination that the amount of water required to serve the subdivision over a period of 300 years is currently physically available, based on current estimated aquifer conditions.

Our opinion that the water supply can be provided without causing injury is based on our determination that the amount of water that is legally available over a period of 300 years is greater than the amount of water required to supply the District's existing water commitments (some for a period of 100 years and some for a period of 300 years) and the demands of the proposed subdivision over a period of 300 years.

Our opinion is qualified by the following:

The Ground Water Commission has retained jurisdiction over the final amount of water available to the bedrock aquifer, pending actual geophysical data from the aquifer.

The amounts of water in the Denver Basin aquifer, and identified in this letter, are calculated based on estimated current aquifer conditions. The source of water is from a non-renewable aquifer, the allocations of which are based on a 100 year aquifer life. The county should be aware that the economic life of a water supply based on wells in a given Denver Basin aquifer may be less than the 100 years (or 300 years) used for allocation due to anticipated water level declines. We recommend that the county determine whether it is appropriate to require development of renewable water resources for this subdivision to provide for a long-term water supply.

Please contact me at (303) 866-3581 x8246 or ioana.comaniciu@state.co.us with any questions.

Sincerely,



Ioana Comaniciu, P.E.
Water Resource Engineer

Attachments: SEO Calculations

Ec: Eastern Adams County Metropolitan District file
North Kiowa-Bijou Ground Water Management District

July 29, 2022

Mr. Carlton Babbs
Partner
East Peak Land Development, LLC
1771 South Humboldt Street
Denver, Colorado

**Subject Threatened and Endangered Species Evaluation for
Wolf Creek Run
Approximately 71.50 Acres of Adams County Parcel 0181329200008
Strasburg, Adams County, Colorado**

Dear Mr. Babbs:

Matrix Design Group, Inc. (Matrix) was retained by the East Peak Development, LLC to complete a threatened and endangered (T&E) species evaluation for Wolf Creek Run which included approximately 71.50 acres of the parcel identified by the Adams County Assessor's office as 0181329200008, located in Strasburg, Adams County, Colorado (Figure 1, Subject Property).

Introduction

Matrix completed the following tasks as part of the T&E species evaluation for the Subject Property:

- Obtained an Information for Planning and Consultation (IPaC) report from the U.S. Fish and Wildlife Service (USFWS) for the Subject Property.
- Completed a review of listed federally listed T&E species presented in IPaC.
- Completed a site visit to evaluate the Subject Property for the likely presence of federally listed T&E species or critical habitat for the federally listed T&E species.
- Prepared an evaluation for selected threatened species or species of concern identified by the Colorado Division of Parks and Wildlife.
- Prepared an evaluation of migratory birds, raptors, and eagles.
- Prepared a summary report related to the evaluation of the T&E species.

Summary of IPaC

Matrix obtained a specific IPaC for the Subject Property, a copy of which is included in Attachment 1. The primary information used to generate the list of T&E species was the known or expected range of each species in relation to the county in which the Subject Property is located.

The federally listed T&E and candidate species that the USFWS identified that may be located at the Subject Property are listed in Table 1.

Table 1: Federally Threatened, Endangered, and Candidate Species Potentially Found at Wolf Creek Run Or Potentially Affected By Activities In The Area

Scientific Name	Common Name	Status	Habitat	Potential to be Impacted
Birds				
<i>Charadrius melodus</i>	Piping plover	T	Sandy lakeshore beaches and river sandbars	No
<i>Grus Americana</i>	Whooping crane	E	Mudflats around reservoirs and in agricultural areas	No
Fish				
<i>Scaphirhynchus albus</i>	Pallid sturgeon	E	Large, turbid, free-flowing rivers with strong current and gravel or sandy substrate	No
Mammals				
<i>Canis lupus</i>	Gray wolf	E	Habitat generalists of the northern hemisphere	No
<i>Zapus hudsonius preblei</i>	Preble's meadow jumping mouse	T	Well-developed riparian communities of grasses, forbs, and shrubs	No
Plants				
<i>Platanthera praeclara</i>	Western prairie fringed orchid	T	Moist to wet prairies and meadows	No
<i>Spiranthes diluvialis</i>	Ute ladies'-tresses	T	Moist to wet alluvial meadows, floodplains of perennial stream, and around springs and lakes below 7,800 feet in elevation	No
Insects				
<i>Danaus plexippus</i>	Monarch butterfly	C	Open fields, prairies, meadows, marshes, and roadsides that host milkweed species	No

Notes: C: Candidate
 T: Threatened
 E: Endangered

In addition to the federal listed T&E Species the IPaC also provided a list of migratory birds that might be located at the Subject Property. The bird species identified by the IPaC included the Bald eagle and the Red-headed woodpecker.

Migratory birds, including their nests and eggs, are protected under the Migratory Bird Treaty Act (MBTA), which prohibits the unpermitted take of migratory birds or their eggs. The definition of take includes the intent or attempt to pursue, hunt, shoot, wound, kill, trap, capture, or collect (50 Code of Federal Regulations [CFR] 10.12).

Site Reconnaissance

On July 15, 2022, Matrix Senior Biologist Joseph Ehrenberger completed a site visit at the Subject Property to verify the presence of federally listed T&E species or critical habitat identified by the USFWS. During the site visit, Matrix made observation of the vegetation and habitat that would be considered critical or likely to be used by the federally listed T&E species. Matrix also made observations of migratory birds. A photographic log is included as Attachment 2.

During the site visit no evidence of the presence of the federally listed T&E species or their critical habitat was observed at the Subject Property.

Matrix did make observation of a prairie dog town. Matrix observed an active black-tailed prairie dog town in the north central and northwestern portions of the Subject Property, and on the adjacent property to the north. Matrix listened and searched for burrowing owls and the evidence of their presence at the Subject Property (i.e., feathers, feces, and pellets at the opening to burrows), and none were observed. According to *The Second Colorado Breeding Bird Atlas* (ed. Lynn E. Wickersham), this species is documented to have abandoned its nest as early as August 10, but Colorado Parks and Wildlife uses October 31 as a generalized nesting date. The cited resource used above is based on actual data for the species in Colorado compiled over decades. Breeding by the burrowing owl, or by any other bird species, may vary and therefore field verification is warranted depending on planned land disturbance activities if they occur from March through August.

Neither Bald eagles, Ferruginous hawks, Lesser yellowlegs, Long-billed curlews, nor red-headed woodpeckers were observed during the Matrix visit.

Conclusions and Recommendations

No species identified on the USFWS IPaC species list are likely to be found at the Subject Property. The Subject Property is currently agricultural and projected for development with no potential loss of habitat for these species.

No nesting migratory birds or raptors were observed at the Subject Property. To prevent unintended take of nesting birds and to comply with the MBTA, it is recommended to remove vegetation outside the nesting bird season, which in Colorado is defined as March through August or a survey should be completed to verify no active nests are present.

Matrix appreciates the opportunity to assist East Peak Development, LLC with this project. Should you have any questions about this report feel free to contact us at 303-572-0200 or nick.talocco@matrixdesigngroup.com.

Sincerely,

Matrix Design Group, Inc.

Nick Talocco

Joseph Ehrenberger
Senior Ecologist

Nick Talocco, PE
Senior Project Manager

Enclosures:

Figure 1 – Subject Property Map

Attachment 1 – USFWS Information for Planning and Consultation

Attachment 2 - Photographic Log

FIGURE

ATTACHMENT 1 - IPaC

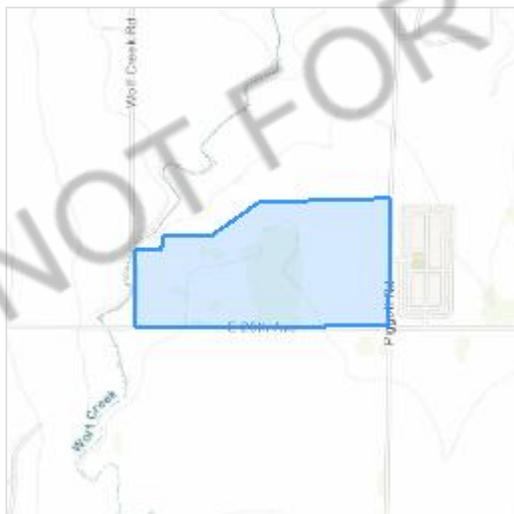
IPaC resource list

This report is an automatically generated list of species and other resources such as critical habitat (collectively referred to as *trust resources*) under the U.S. Fish and Wildlife Service's (USFWS) jurisdiction that are known or expected to be on or near the project area referenced below. The list may also include trust resources that occur outside of the project area, but that could potentially be directly or indirectly affected by activities in the project area. However, determining the likelihood and extent of effects a project may have on trust resources typically requires gathering additional site-specific (e.g., vegetation/species surveys) and project-specific (e.g., magnitude and timing of proposed activities) information.

Below is a summary of the project information you provided and contact information for the USFWS office(s) with jurisdiction in the defined project area. Please read the introduction to each section that follows (Endangered Species, Migratory Birds, USFWS Facilities, and NWI Wetlands) for additional information applicable to the trust resources addressed in that section.

Location

Adams County, Colorado



Local office

Colorado Ecological Services Field Office

☎ (303) 236-4773

📅 (303) 236-4005

MAILING ADDRESS

Denver Federal Center
P.O. Box 25486
Denver, CO 80225-0486

PHYSICAL ADDRESS

134 Union Boulevard, Suite 670
Lakewood, CO 80228-1807

NOT FOR CONSULTATION

Endangered species

This resource list is for informational purposes only and does not constitute an analysis of project level impacts.

The primary information used to generate this list is the known or expected range of each species. Additional areas of influence (AOI) for species are also considered. An AOI includes areas outside of the species range if the species could be indirectly affected by activities in that area (e.g., placing a dam upstream of a fish population even if that fish does not occur at the dam site, may indirectly impact the species by reducing or eliminating water flow downstream). Because species can move, and site conditions can change, the species on this list are not guaranteed to be found on or near the project area. To fully determine any potential effects to species, additional site-specific and project-specific information is often required.

Section 7 of the Endangered Species Act **requires** Federal agencies to "request of the Secretary information whether any species which is listed or proposed to be listed may be present in the area of such proposed action" for any project that is conducted, permitted, funded, or licensed by any Federal agency. A letter from the local office and a species list which fulfills this requirement can **only** be obtained by requesting an official species list from either the Regulatory Review section in IPaC (see directions below) or from the local field office directly.

For project evaluations that require USFWS concurrence/review, please return to the IPaC website and request an official species list by doing the following:

1. Draw the project location and click CONTINUE.
2. Click DEFINE PROJECT.
3. Log in (if directed to do so).
4. Provide a name and description for your project.
5. Click REQUEST SPECIES LIST.

Listed species¹ and their critical habitats are managed by the [Ecological Services Program](#) of the U.S. Fish and Wildlife Service (USFWS) and the fisheries division of the National Oceanic and Atmospheric Administration (NOAA Fisheries²).

Species and critical habitats under the sole responsibility of NOAA Fisheries are **not** shown on this list. Please contact [NOAA Fisheries](#) for [species under their jurisdiction](#).

-
1. Species listed under the [Endangered Species Act](#) are threatened or endangered; IPaC also shows species that are candidates, or proposed, for listing. See the [listing status page](#) for more information. IPaC only shows species that are regulated by USFWS (see FAQ).

2. [NOAA Fisheries](#), also known as the National Marine Fisheries Service (NMFS), is an office of the National Oceanic and Atmospheric Administration within the Department of Commerce.

The following species are potentially affected by activities in this location:

Mammals

NAME	STATUS
<p>Gray Wolf <i>Canis lupus</i></p> <p>This species only needs to be considered if the following condition applies:</p> <ul style="list-style-type: none"> Lone, dispersing gray wolves may be present throughout the state of Colorado. If your activity includes a predator management program, please consider this species in your environmental review. <p>There is final critical habitat for this species. The location of the critical habitat is not available. https://ecos.fws.gov/ecp/species/4488</p>	Endangered
<p>Preble's Meadow Jumping Mouse <i>Zapus hudsonius preblei</i></p> <p>Wherever found</p> <p>There is final critical habitat for this species. The location of the critical habitat is not available. https://ecos.fws.gov/ecp/species/4090</p>	Threatened

Birds

NAME	STATUS
<p>Piping Plover <i>Charadrius melodus</i></p> <p>This species only needs to be considered if the following condition applies:</p> <ul style="list-style-type: none"> Project includes water-related activities and/or use in the N. Platte, S. Platte, and Laramie River Basins which may affect listed species in Nebraska. <p>There is final critical habitat for this species. The location of the critical habitat is not available. https://ecos.fws.gov/ecp/species/6039</p>	Threatened
<p>Whooping Crane <i>Grus americana</i></p> <p>There is final critical habitat for this species. The location of the critical habitat is not available. https://ecos.fws.gov/ecp/species/758</p>	Endangered

Fishes

NAME	STATUS
<p>Pallid Sturgeon <i>Scaphirhynchus albus</i></p> <p>Wherever found</p> <p>This species only needs to be considered if the following condition applies:</p> <ul style="list-style-type: none"> Project includes water-related activities and/or use in the N. Platte, S. Platte, and Laramie River Basins which may affect listed species in Nebraska. <p>No critical habitat has been designated for this species. https://ecos.fws.gov/ecp/species/7162</p>	Endangered

Insects

NAME	STATUS
<p>Monarch Butterfly <i>Danaus plexippus</i></p> <p>Wherever found</p> <p>No critical habitat has been designated for this species. https://ecos.fws.gov/ecp/species/9743</p>	Candidate

Flowering Plants

NAME	STATUS
<p>Ute Ladies'-tresses <i>Spiranthes diluvialis</i></p> <p>Wherever found</p> <p>No critical habitat has been designated for this species. https://ecos.fws.gov/ecp/species/2159</p>	Threatened
<p>Western Prairie Fringed Orchid <i>Platanthera praeclara</i></p> <p>Wherever found</p> <p>No critical habitat has been designated for this species. https://ecos.fws.gov/ecp/species/1669</p>	Threatened

Critical habitats

Potential effects to critical habitat(s) in this location must be analyzed along with the endangered species themselves.

THERE ARE NO CRITICAL HABITATS AT THIS LOCATION.

Migratory birds

Certain birds are protected under the Migratory Bird Treaty Act¹ and the Bald and Golden Eagle Protection Act².

Any person or organization who plans or conducts activities that may result in impacts to migratory birds, eagles, and their habitats should follow appropriate regulations and consider implementing appropriate conservation measures, as described [below](#).

1. The [Migratory Birds Treaty Act](#) of 1918.
2. The [Bald and Golden Eagle Protection Act](#) of 1940.

Additional information can be found using the following links:

- Birds of Conservation Concern <https://www.fws.gov/program/migratory-birds/species>
- Measures for avoiding and minimizing impacts to birds <https://www.fws.gov/library/collections/avoiding-and-minimizing-incidental-take-migratory-birds>
- Nationwide conservation measures for birds <https://www.fws.gov/sites/default/files/documents/nationwide-standard-conservation-measures.pdf>

The birds listed below are birds of particular concern either because they occur on the [USFWS Birds of Conservation Concern \(BCC\)](#) list or warrant special attention in your project location. To learn more about the levels of concern for birds on your list and how this list is generated, see the FAQ [below](#). This is not a list of every bird you may find in this location, nor a guarantee that every bird on this list will be found in your project area. To see exact locations of where birders and the general public have sighted birds in and around your project area, visit the [E-bird data mapping tool](#) (Tip: enter your location, desired date range and a species on your list). For projects that occur off the Atlantic Coast, additional maps and models detailing the relative occurrence and abundance of bird species on your list are available. Links to additional information about Atlantic Coast birds, and other important information about your migratory bird list, including how to properly interpret and use your migratory bird report, can be found [below](#).

For guidance on when to schedule activities or implement avoidance and minimization measures to reduce impacts to migratory birds on your list, click on the PROBABILITY OF PRESENCE SUMMARY at the top of your list to see when these birds are most likely to be present and breeding in your project area.

NAME

BREEDING SEASON (IF A
BREEDING SEASON IS
INDICATED FOR A BIRD ON
YOUR LIST, THE BIRD MAY

BREED IN YOUR PROJECT AREA SOMETIME WITHIN THE TIMEFRAME SPECIFIED, WHICH IS A VERY LIBERAL ESTIMATE OF THE DATES INSIDE WHICH THE BIRD BREEDS ACROSS ITS ENTIRE RANGE. "BREEDS ELSEWHERE" INDICATES THAT THE BIRD DOES NOT LIKELY BREED IN YOUR PROJECT AREA.)

Bald Eagle *Haliaeetus leucocephalus*

This is not a Bird of Conservation Concern (BCC) in this area, but warrants attention because of the Eagle Act or for potential susceptibilities in offshore areas from certain types of development or activities.

<https://ecos.fws.gov/ecp/species/1626>

Breeds Oct 15 to Jul 31

Red-headed Woodpecker *Melanerpes erythrocephalus*

This is a Bird of Conservation Concern (BCC) throughout its range in the continental USA and Alaska.

Breeds May 10 to Sep 10

Probability of Presence Summary

The graphs below provide our best understanding of when birds of concern are most likely to be present in your project area. This information can be used to tailor and schedule your project activities to avoid or minimize impacts to birds. Please make sure you read and understand the FAQ "Proper Interpretation and Use of Your Migratory Bird Report" before using or attempting to interpret this report.

Probability of Presence (■)

Each green bar represents the bird's relative probability of presence in the 10km grid cell(s) your project overlaps during a particular week of the year. (A year is represented as 12 4-week months.) A taller bar indicates a higher probability of species presence. The survey effort (see below) can be used to establish a level of confidence in the presence score. One can have higher confidence in the presence score if the corresponding survey effort is also high.

How is the probability of presence score calculated? The calculation is done in three steps:

1. The probability of presence for each week is calculated as the number of survey events in the week where the species was detected divided by the total number of survey events for that week. For example, if in week 12 there were 20 survey events and the Spotted

Towhee was found in 5 of them, the probability of presence of the Spotted Towhee in week 12 is 0.25.

- To properly present the pattern of presence across the year, the relative probability of presence is calculated. This is the probability of presence divided by the maximum probability of presence across all weeks. For example, imagine the probability of presence in week 20 for the Spotted Towhee is 0.05, and that the probability of presence at week 12 (0.25) is the maximum of any week of the year. The relative probability of presence on week 12 is $0.25/0.25 = 1$; at week 20 it is $0.05/0.25 = 0.2$.
- The relative probability of presence calculated in the previous step undergoes a statistical conversion so that all possible values fall between 0 and 10, inclusive. This is the probability of presence score.

To see a bar's probability of presence score, simply hover your mouse cursor over the bar.

Breeding Season (■)

Yellow bars denote a very liberal estimate of the time-frame inside which the bird breeds across its entire range. If there are no yellow bars shown for a bird, it does not breed in your project area.

Survey Effort (|)

Vertical black lines superimposed on probability of presence bars indicate the number of surveys performed for that species in the 10km grid cell(s) your project area overlaps. The number of surveys is expressed as a range, for example, 33 to 64 surveys.

To see a bar's survey effort range, simply hover your mouse cursor over the bar.

No Data (-)

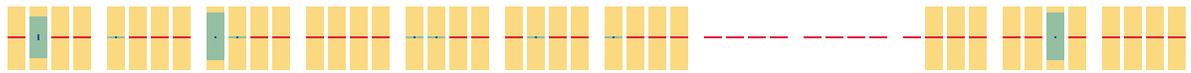
A week is marked as having no data if there were no survey events for that week.

Survey Timeframe

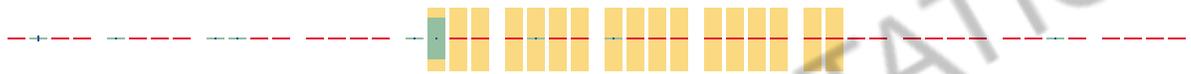
Surveys from only the last 10 years are used in order to ensure delivery of currently relevant information. The exception to this is areas off the Atlantic coast, where bird returns are based on all years of available data, since data in these areas is currently much more sparse.



Bald Eagle
 Non-BCC
 Vulnerable
 (This is not a
 Bird of
 Conservation
 Concern (BCC)
 in this area, but
 warrants
 attention
 because of the
 Eagle Act or for
 potential
 susceptibilities
 in offshore
 areas from
 certain types of
 development
 or activities.)



Red-headed
 Woodpecker
 BCC Rangewide
 (CON) (This is a
 Bird of
 Conservation
 Concern (BCC)
 throughout its
 range in the
 continental
 USA and
 Alaska.)



Tell me more about conservation measures I can implement to avoid or minimize impacts to migratory birds.

[Nationwide Conservation Measures](#) describes measures that can help avoid and minimize impacts to all birds at any location year round. Implementation of these measures is particularly important when birds are most likely to occur in the project area. When birds may be breeding in the area, identifying the locations of any active nests and avoiding their destruction is a very helpful impact minimization measure. To see when birds are most likely to occur and be breeding in your project area, view the Probability of Presence Summary. [Additional measures](#) or [permits](#) may be advisable depending on the type of activity you are conducting and the type of infrastructure or bird species present on your project site.

What does IPaC use to generate the migratory birds potentially occurring in my specified location?

The Migratory Bird Resource List is comprised of USFWS [Birds of Conservation Concern \(BCC\)](#) and other species that may warrant special attention in your project location.

The migratory bird list generated for your project is derived from data provided by the [Avian Knowledge Network \(AKN\)](#). The AKN data is based on a growing collection of [survey, banding, and citizen science datasets](#) and is queried and filtered to return a list of those birds reported as occurring in the 10km grid

cell(s) which your project intersects, and that have been identified as warranting special attention because they are a BCC species in that area, an eagle ([Eagle Act](#) requirements may apply), or a species that has a particular vulnerability to offshore activities or development.

Again, the Migratory Bird Resource list includes only a subset of birds that may occur in your project area. It is not representative of all birds that may occur in your project area. To get a list of all birds potentially present in your project area, please visit the [AKN Phenology Tool](#).

What does IPaC use to generate the probability of presence graphs for the migratory birds potentially occurring in my specified location?

The probability of presence graphs associated with your migratory bird list are based on data provided by the [Avian Knowledge Network \(AKN\)](#). This data is derived from a growing collection of [survey, banding, and citizen science datasets](#).

Probability of presence data is continuously being updated as new and better information becomes available. To learn more about how the probability of presence graphs are produced and how to interpret them, go to the Probability of Presence Summary and then click on the "Tell me about these graphs" link.

How do I know if a bird is breeding, wintering, migrating or present year-round in my project area?

To see what part of a particular bird's range your project area falls within (i.e. breeding, wintering, migrating or year-round), you may refer to the following resources: [The Cornell Lab of Ornithology All About Birds Bird Guide](#), or (if you are unsuccessful in locating the bird of interest there), the [Cornell Lab of Ornithology Neotropical Birds guide](#). If a bird on your migratory bird species list has a breeding season associated with it, if that bird does occur in your project area, there may be nests present at some point within the timeframe specified. If "Breeds elsewhere" is indicated, then the bird likely does not breed in your project area.

What are the levels of concern for migratory birds?

Migratory birds delivered through IPaC fall into the following distinct categories of concern:

1. "BCC Rangewide" birds are [Birds of Conservation Concern](#) (BCC) that are of concern throughout their range anywhere within the USA (including Hawaii, the Pacific Islands, Puerto Rico, and the Virgin Islands);
2. "BCC - BCR" birds are BCCs that are of concern only in particular Bird Conservation Regions (BCRs) in the continental USA; and
3. "Non-BCC - Vulnerable" birds are not BCC species in your project area, but appear on your list either because of the [Eagle Act](#) requirements (for eagles) or (for non-eagles) potential susceptibilities in offshore areas from certain types of development or activities (e.g. offshore energy development or longline fishing).

Although it is important to try to avoid and minimize impacts to all birds, efforts should be made, in particular, to avoid and minimize impacts to the birds on this list, especially eagles and BCC species of rangewide concern. For more information on conservation measures you can implement to help avoid and minimize migratory bird impacts and requirements for eagles, please see the FAQs for these topics.

Details about birds that are potentially affected by offshore projects

For additional details about the relative occurrence and abundance of both individual bird species and groups of bird species within your project area off the Atlantic Coast, please visit the [Northeast Ocean Data Portal](#). The Portal also offers data and information about other taxa besides birds that may be helpful to you in your project review. Alternately, you may download the bird model results files underlying the portal maps through the [NOAA NCCOS Integrative Statistical Modeling and Predictive Mapping of Marine Bird Distributions and Abundance on the Atlantic Outer Continental Shelf](#) project webpage.

Bird tracking data can also provide additional details about occurrence and habitat use throughout the year, including migration. Models relying on survey data may not include this information. For additional information on marine bird tracking data, see the [Diving Bird Study](#) and the [nanotag studies](#) or contact [Caleb Spiegel](#) or [Pam Loring](#).

What if I have eagles on my list?

If your project has the potential to disturb or kill eagles, you may need to [obtain a permit](#) to avoid violating the Eagle Act should such impacts occur.

Proper Interpretation and Use of Your Migratory Bird Report

The migratory bird list generated is not a list of all birds in your project area, only a subset of birds of priority concern. To learn more about how your list is generated, and see options for identifying what other birds may be in your project area, please see the FAQ "What does IPaC use to generate the migratory birds potentially occurring in my specified location". Please be aware this report provides the "probability of presence" of birds within the 10 km grid cell(s) that overlap your project; not your exact project footprint. On the graphs provided, please also look carefully at the survey effort (indicated by the black vertical bar) and for the existence of the "no data" indicator (a red horizontal bar). A high survey effort is the key component. If the survey effort is high, then the probability of presence score can be viewed as more dependable. In contrast, a low survey effort bar or no data bar means a lack of data and, therefore, a lack of certainty about presence of the species. This list is not perfect; it is simply a starting point for identifying what birds of concern have the potential to be in your project area, when they might be there, and if they might be breeding (which means nests might be present). The list helps you know what to look for to confirm presence, and helps guide you in knowing when to implement conservation measures to avoid or minimize potential impacts from your project activities, should presence be confirmed. To learn more about conservation measures, visit the FAQ "Tell me about conservation measures I can implement to avoid or minimize impacts to migratory birds" at the bottom of your migratory bird trust resources page.

Coastal Barrier Resources System

Projects within the [John H. Chafee Coastal Barrier Resources System](#) (CBRS) may be subject to the restrictions on federal expenditures and financial assistance and the consultation requirements of the Coastal Barrier Resources Act (CBRA) (16 U.S.C. 3501 et seq.). For more information, please contact the local [Ecological Services Field Office](#) or visit the [CBRA Consultations website](#). The CBRA website provides tools such as a flow chart to help determine whether consultation is required and a template to facilitate the consultation process.

THERE ARE NO KNOWN COASTAL BARRIERS AT THIS LOCATION.

Data limitations

The CBRS boundaries used in IPaC are representations of the controlling boundaries, which are depicted on the [official CBRS maps](#). The boundaries depicted in this layer are not to be considered authoritative for in/out determinations close to a CBRS boundary (i.e., within the "CBRS Buffer Zone" that appears as a hatched area on either side of the boundary). For projects that are very close to a CBRS boundary but do not clearly intersect a unit, you may contact the Service for an official determination by following the instructions here: <https://www.fws.gov/service/coastal-barrier-resources-system-property-documentation>

Data exclusions

CBRS units extend seaward out to either the 20- or 30-foot bathymetric contour (depending on the location of the unit). The true seaward extent of the units is not shown in the CBRS data, therefore projects in the offshore areas of units (e.g., dredging, breakwaters, offshore wind energy or oil and gas projects) may be subject to CBRA even if they do not intersect the CBRS data. For additional information, please contact CBRA@fws.gov.

Facilities

National Wildlife Refuge lands

Any activity proposed on lands managed by the [National Wildlife Refuge](#) system must undergo a 'Compatibility Determination' conducted by the Refuge. Please contact the individual Refuges to discuss any questions or concerns.

THERE ARE NO REFUGE LANDS AT THIS LOCATION.

Fish hatcheries

THERE ARE NO FISH HATCHERIES AT THIS LOCATION.

Wetlands in the National Wetlands Inventory

Impacts to [NWI wetlands](#) and other aquatic habitats may be subject to regulation under Section 404 of the Clean Water Act, or other State/Federal statutes.

For more information please contact the Regulatory Program of the local [U.S. Army Corps of Engineers District](#).

Please note that the NWI data being shown may be out of date. We are currently working to update our NWI data set. We recommend you verify these results with a site visit to determine the actual extent of wetlands on site.

This location overlaps the following wetlands:

OTHER

[Palustrine](#)

A full description for each wetland code can be found at the [National Wetlands Inventory website](#)

Data limitations

The Service's objective of mapping wetlands and deepwater habitats is to produce reconnaissance level information on the location, type and size of these resources. The maps are prepared from the analysis of high altitude imagery. Wetlands are identified based on vegetation, visible hydrology and geography. A margin of error is inherent in the use of imagery; thus, detailed on-the-ground inspection of any particular site may result in revision of the wetland boundaries or classification established through image analysis.

The accuracy of image interpretation depends on the quality of the imagery, the experience of the image analysts, the amount and quality of the collateral data and the amount of ground truth verification work conducted. Metadata should be consulted to determine the date of the source imagery used and any mapping problems.

Wetlands or other mapped features may have changed since the date of the imagery or field work. There may be occasional differences in polygon boundaries or classifications between the information depicted on the map and the actual conditions on site.

Data exclusions

Certain wetland habitats are excluded from the National mapping program because of the limitations of aerial imagery as the primary data source used to detect wetlands. These habitats include seagrasses or submerged aquatic vegetation that are found in the intertidal and subtidal zones of estuaries and nearshore coastal waters. Some deepwater reef communities (coral or tubercid worm reefs) have also been excluded from the inventory. These habitats, because of their depth, go undetected by aerial imagery.

Data precautions

Federal, state, and local regulatory agencies with jurisdiction over wetlands may define and describe wetlands in a different manner than that used in this inventory. There is no attempt, in either the design or products of this inventory, to define the limits of proprietary jurisdiction of any Federal, state, or local government or to establish the geographical scope of the regulatory programs of government agencies. Persons intending to engage in activities involving modifications within or adjacent to wetland areas should

seek the advice of appropriate federal, state, or local agencies concerning specified agency regulatory programs and proprietary jurisdictions that may affect such activities.

NOT FOR CONSULTATION

ATTACHMENT 2 – PHOTOGRAPHIC LOG

Piggott Road and 26th Avenue
Site Reconnaissance Photographic Log



Photo 1: North of the Subject Property looking south



Photo 2: South of Subject Property looking north.



Photo 3: West of Subject Property looking east.



Photo 4: Northwest corner of Subject Property looking west at Wolf Creek.



Photo 5: Buried Utility lines on the southern portion of the Subject Property.



Photo 6: Row Crops on the Subject Property.

**Piggott Road and 26th Avenue
Site Reconnaissance Photographic Log**



Photo 7: Grading activities and newly paved roads and sidewalks present on the eastern portion of Subject Property.



Photo 8: View to the north from the northeastern portion of the Subject Property.



Photo 9: Further signs of buried utilities on the southern portion of the Subject Property.



Photo 10: Pumping Equipment to the northwest of the Subject Property.



TREASURER & PUBLIC TRUSTEE

ADAMS COUNTY, COLORADO

Certificate Of Taxes Due

Account Number R0208855
 Parcel 0181329200008
 Assessed To
 PAULS DEVELOPMENT EAST LLC
 100 SAINT PAUL ST, STE 300
 DENVER, CO 80206-5136

Certificate Number 2024-243351
 Order Number
 Vendor ID 35
 ICE MORTGAGE TECHNOLOGY
 601 RIVERSIDE AVE.
 JACKSONVILLE, FL 32204

Legal Description

Situs Address

SECT,TWN,RNG:29-3-62 DESC: PARC IN SEC 29 DESC AS FOLS BEG AT A PT 30 FT E OF AND 30 FT S OF THE NW COR SD SEC 29 SD PT BEING THE TRUE POB TH E 2629/32 FT TO A PT ON N/S C/L OF SD SEC 29 TH S 2639/50 FT TH E 2543/36 FT TO A PT ON W ROW LN OF PIGGOTT RD TH S 2615/81 FT TH W 2554/66 FT TH W 2490/07 FT TO A PT ON E ROW LN OF 60 FT WIDE ROADWAY TH THE FOL 3 COURSES ALG THE E ROW LN TH N 03D 19M E 727/26 FT TO A P C TH ALG THE ARC OF CURVE TO LEFT HAV A C/A OF 09D 35M RAD OF 1504 FT AND AN ARC LN GO 251/86 FT WHOSE CHD BRS N 251/56 FT TH N 06D 15M W 303/50 FT TH E 1203/91 FT TH N 1312/50 FT TH W 1281/12 FT TH N 2655/19 FT TO THE TRUE POB TOG WITH A PARC BEING A PORT OF THE SW4 OF SEC 39 DESC AS FOLS BEG AT A PT 30 FT E OF AND 30 FT N OF THE SW COR SD SEC 29 SD PT BEING THE TRUE POB TH 1347/38 FT TO A PT OF INTERSEC WITH THE ROW LN OF 60 FT WIDE ROADWAY TH THE FOL 3 COURSES ALG W LN TH S 06D 15M E 378/68 FT TO A P C TH ALG ARC OF CURVE TO RT HAV A C/A OF 09D 35M RAD OF 1444 FT AND AN ARC LN OF 241/81 FT TH S 03D 19M W 730/75 FT TH W 5/05 FT TO THE TRUE POB EXC PARCS 341/824A EXC PT PLATTED AS WOLF CREEK RUN WEST FLG 1 REC 2020000102832 270/3589A

Year	Tax	Interest	Fees	Payments	Balance
Tax Charge					
2023	\$945.92	\$0.00	\$0.00	(\$945.92)	\$0.00
Total Tax Charge					\$0.00
Grand Total Due as of 04/03/2024					\$0.00

Tax Billed at 2023 Rates for Tax Area 401 - 401

Authority	Mill Levy	Amount	Values	Actual	Assessed
RANGEVIEW LIBRARY DISTRICT	3.6530000	\$38.79	AG DRY FARMING	\$40,221	\$10,620
FIRE DISTRICT 8 - STRASBURG	12.6140000	\$133.96	LAND		
ADAMS COUNTY	26.8350000	\$284.99	Total	\$40,221	\$10,620
NORTH KIOWA BIJOU GROUND WA	0.0190000	\$0.20			
SD 31	40.9390000	\$434.77			
STRASBURG PARK & RECREATION	5.0100000	\$53.21			
Taxes Billed 2023	89.0700000	\$945.92			

ALL TAX SALE AMOUNTS ARE SUBJECT TO CHANGE DUE TO ENDORSEMENT OF CURRENT TAXES BY THE LIENHOLDER OR TO ADVERTISING AND DISTRRAINT WARRANT FEES. CHANGES MAY OCCUR; PLEASE CONTACT THE TREASURER'S OFFICE PRIOR TO MAKING A PAYMENT AFTER AUGUST 1. TAX LIEN SALE REDEMPTION AMOUNTS MUST BE PAID BY CASH OR CASHIER'S CHECK.

SPECIAL TAXING DISTRICTS AND THE BOUNDARIES OF SUCH DISTRICTS MAY BE ON FILE WITH THE BOARD OF COUNTY COMMISSIONERS, THE COUNTY CLERK, OR, THE COUNTY ASSESSOR.

This certificate does not include land or improvements assessed under a separate account number, personal property taxes, transfer tax, or, miscellaneous tax collected on behalf of other entities, special or local improvement district assessments, or mobile homes, unless specifically mentioned.

I, the undersigned, do hereby certify that the entire amount of taxes due upon the above described parcels of real property and all outstanding lien sales for unpaid taxes as shown by the records in my office from which the same may still be redeemed with the amount required for redemption on this date are as noted herein. In witness whereof, I have hereunto set my hand and seal.

TREASURER & PUBLIC TRUSTEE, ADAMS COUNTY, Alexander

L Villagran



4430 S. Adams County Parkway
 Brighton, CO 80601