



December 1, 2025

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

Re: Water Supply Adequacy and Availability
for 15th PD Amendment for Sterling Ranch (Chemours and Burgess Properties)

Brett Thomas:

Dominion Water & Sanitation District (“Dominion” or “DWSD”) is a wholesale water and wastewater provider, whose service area is located in Northwest Douglas County. Dominion was established in 2004 as an overlay district to provide services for the master planned community of Sterling Ranch and those existing communities located within its service area that are on non-renewable declining groundwater supplies.

On January 28th, 2025, the Douglas County Board of County Commissioners designated Dominion as an “Established District” for all future Douglas County Zoning and Subdivision Resolutions¹. Noting that Dominion has:

- Demonstrated its capability to provide ongoing water service to its existing and future customers.
- The request will not be detrimental to the health, safety, or welfare of the present or future inhabitants of the County.

As part of the Established District designation process, Dominion submitted detailed information to the County, its consultants, and the Douglas County Water Commission for review, to include the DWSD “Water Supply Report” (Appendix C to MI 2024-026). The Water Supply Report noted that Dominion has 3,987 AF/yr of water supplies that are sufficient to meet demands for the existing planned build out of Sterling Ranch (12,050 units), Sedalia, The Range, Louviers and Thunderbird with an additional 1,000 AF/yr of water supply available for future customers (Table 3 Water Supply Report).

Sterling Ranch continues to meet and exceed water demand standards in the State with a blended average use of 0.20 AF/SFE. In addition to single family attached, single family detached and multifamily homes the additional 590 acres will also encompass the proposed Zebulon Regional Sports Complex and commercial, retail, hospitality, and light industrial uses. Assuming the aggregated demands for the additional 4,000 units and other uses do not exceed 0.25 AF/SFE Dominion has sufficient firm water supplies to meet these demands.

DWSD remains committed to providing wholesale service to the SR PD, to include this PD Amendment

¹ Resolution No. R-025-008

No. 15, based upon the water supply sources, upon payment of the requisite fees and charges, and compliance with DWSD's rules, regulations, and resolutions, as now or hereinafter constituted. DWSD acknowledges the feasibility of developing and funding the infrastructure necessary to provide the requisite capacity to serve development within its service area and has identified capital improvement projects to meet this projected growth. Costs of these capital improvement projects are included within Dominion's fee structure. It is physically and economically feasible for DWSD to extend service to the proposed development under DWSD's approved service plan for projected demands under the Dominion Adopted Demand Standard².

Dominion Water & Sanitation District

By: Andrea R. Cole
 General Manager

² Resolution adopting demand standards – August 2024.