

SERVICE PLAN COMMENTS

1.	I. Executive Summary – Question regarding development of property east of channel and district location	The commercial property is wholly within Sterling Ranch Metropolitan District No. 3.
2.	I. Executive Summary – Add multi-family units	There are no multi-family units in District Nos. 4 & 5.
3.	I. Executive Summary – Are school sites included in the Districts?	There is a 10-acre school site planned within District No. 4’s boundaries.
4.	I. Executive Summary – Ask owner if you want to add covenant enforcement and security powers	It is anticipated the HOA will provide covenant enforcement powers but we have covenant enforcement and security powers in the service plan in case this changes.
5.	I. Executive Summary – Is there a maximum fee the Districts will impose?	The District services will be funded through a combination of fees and tax revenue. It is uncertain at this time what the exact amounts of such fees will be.
6.	III.A – State which District does what, how large	Sterling Ranch Metropolitan District No. 3 serves as the operating district and it is intended that District Nos. 4 & 5 will enter into an IGA with District No. 3 to continue that status. District Nos. 4 & 5 are intended to be utilized primarily for funding purposes. District No. 4 will consist of approximately 275.92 acres and District No. 5 will consist of approximately 299.679 acres.
7.	III.B – Description of need for Districts needs to be more robust as there are adjacent districts in existence	There are no adjacent districts willing to finance and construct the public improvements that are necessary for the Project, including Sterling Ranch Metropolitan District Nos. 1-3. Sterling Ranch Metropolitan District Nos. 1-3 are in the process of developing and due to slowdown in economic conditions, changes in development projections, and increases in construction costs, they will not be able to fund the improvements in the areas proposed for the new Districts.
8.	III.B – Consider letters from adjacent districts refusing to provide services	See above response. Sterling Ranch Metropolitan District Nos. 1-3 are unable to finance or construct the improvements needed for the development.
9.	III.D – Which District is the control district? What will each do?	Sterling Ranch Metropolitan District No. 3 serves as the operating district for Sterling Ranch Metropolitan District Nos.

		1 & 2 and it is intended that District Nos. 4 & 5 will enter into an IGA with District No. 3 to serve as the operating district as well. District Nos. 4 & 5 are intended to be utilized primarily for funding purposes.
10.	III.E.1 – Are the existing Sterling Ranch Districts owners of the water rights? Is an IGA anticipated or are the new Districts to own the water rights?	FAWWA will provide water and sanitary sewer services to the Districts. The water rights associated with the property have been transferred to FAWWA to facilitate service and FAWWA has sufficient water rights to serve the property within the Districts.
11.	III.E.1 – Is an IGA anticipated or are the new Districts to treat and reuse wastewater? Is any portion of property within the Districts anticipated to be on OWTS?	FAWWA will provide sanitary sewer services to the Districts. The Districts will not be utilizing on-site treatment systems.
12.	III.E.3 – Add the Districts will build two major east-west corridors	Added.
13.	III.E.4 – Which District will operate and maintain the drainage improvements?	Per statute, FAWWA is authorized to provide such services. FAWWA may operate and maintain the stormwater and drainage improvements depending on the availability of financing and revenue.
14.	III.E.5 – There are a couple more grant and IGAs that may need to be added.	Please advise.
15.	III.E.8 – add “internet, fiber optics”	Added.
16.	III.E.9 – confirm HOA will be created for the development. Confirm which District will provide covenant enforcement, if applicable.	An HOA will be created to serve the development and the HOA is anticipated to provide covenant enforcement.
17.	III.J – add “possibly EPC Community Services (Parks)”	Added.
18.	III.J.2 – delete provision re Town of Monument	Deleted.
19.	III.J.4 – need more information, provide explanation of why other districts, City, or County cannot serve property	There are no other governmental entities within the area, including the County, nearby towns and cities, or special districts, that are able and willing to finance and construct the Public Improvements that are needed to serve the property within the Districts’ boundaries. Although the Sterling Ranch Metropolitan District Nos. 1-3 (“District Nos. 1-3”) are adjacent to the Districts, District Nos. 1-3 are not able or willing to

		finance or construct the Public Improvements. District Nos. 1-3 are in the process of developing and due to a slowdown in economic conditions, changes in development projections, and increases in construction costs, District Nos. 1-3 will not be able to fund the improvements in the areas proposed for the Districts. However, to avoid duplication of services and create inefficiencies, Sterling Ranch Metropolitan District No. 3 is anticipated to serve as the operating district as it does with Sterling Ranch Metropolitan District Nos. 1 & 2 and FAWWA is anticipated to provide water and sanitary sewer services to the property within the Districts' boundaries.
20.	IV.A – Are there water tanks, lines, and a treatment facility currently located within the development? Is the MVEA substation installed?	A FAWWA water tank is located at the northern boundary of District No. 5. It is anticipated that there will be additional water tanks at that location and a treatment facility, all to be operated by FAWWA. The MVEA substation is constructed and operational in District No. 4.
21.	IV.D – SKP is approved; the alignment for Briargate Stapleton Corridor has been established by multi-jurisdictional stakeholder committee	Revised.
22.	IV.D – Zoning is not correct.	Revised.
23.	VII. – Add “Adjacent” to the title	Added
24.	VII.A – Should Upper Black Squirrel GWMD be included?	No, the property is not located within Upper Black Squirrel GWMD according the Assessor’s records.
25.	VII.A – Can you provide location of School District No. 20 overlap?	Schedule Nos. 5233000015 and 5228000038
26.	VII.A – Suggestion to add following language to be customized: “The provision of water to the Project is not proposed to rely upon groundwater resources within the Upper Black Squirrel Creek Aquifer, instead relying on decreed water resources from deeper aquifers in the Denver Basin and/or centralized water service via an IGA with an existing water provider.	Added the following language: The provision of water to the Project is not proposed to rely upon groundwater resources within the Upper Black Squirrel Creek Aquifer, instead relying on decreed water resources from deeper aquifers in the Denver Basin and/or centralized water service via an IGA with an existing water

	<p>Therefore, there should be little to no impact to the Upper Black Squirrel Creek Groundwater Management District.”</p> <p>“Development of the Project will significantly increase the value of the property included within the Districts’ boundaries, which will result in a substantial increase in the tax revenue for El Paso County (Falcon) School District No. 39, Academy District 20, Pikes Peak Library District, and BLK Forest Fire Protection District as a result of the current mill levies.”</p> <p>Also, include a sentence on the impacts to County for SOT short term and long term financial summary as this will be asked at the hearing.</p>	<p>provider. Therefore, there should be little to no impact to the Upper Black Squirrel Creek Groundwater Management District.</p> <p>Complete build-out of the Project is projected to significantly increase the value of the property included within the Districts’ boundaries, which will result in a substantial increase in the tax revenue for the overlapping taxing entities, including El Paso County School No. 49, Academy School No. 20, Pikes Peak Library District, and Black Forest Fire Protection District, as a result of the current mill levies. In addition, although the County will experience a decrease in its specific ownership tax collections if the Project is developed, the County will experience a much more significant increase in its property tax collections if the Project is developed.</p>
27.	Label exhibits based on Table of Contents	Revised.
28.	Boundary Map – label existing Districts	Included information regarding overlap, see table in upper right corner for information regarding filings.
29.	Boundary Map – explain how overlap is addressed/how exclusion process works	The property will be excluded from Sterling Ranch Metropolitan District No. 2. This is done by a petition from the property owner. Upon the approval of District No. 2, a motion will be filed with the court, requesting an order to exclude the property from District No. 2’s boundaries.
30.	Exhibit A-3 – Provide the basic improvement maps (water, wastewater, streets, utility, open space/trails, stormwater and drainage)	Revised.
31.	Exhibit A-4 – Need a more detailed map of future inclusion area that better depicts surrounding area	Revised.
32.	Exhibit B – In which District will the commercially zoned property to the east of the channel be located?	The commercial property is wholly within Sterling Ranch Metropolitan District No. 3.
33.	Exhibit B – Confirm buildouts stated in Exhibit B are consistent with the two	Confirmed.

	financial analysis's provided and identify the Districts.	
LETTER OF INTENT COMMENTS		
1.	Provide more justification/detail for how application meets 2022 Special District Policies	Additional detail added.
2.	Can you specify which improvements are in which District, e.g., are there channel improvements, region ponds, major road corridors, water lines, pump stations, tanks, etc.?	The improvements listed are within both Districts with the exception of the corridors and Parkways.
3.	Do these Districts need to be created if Sterling Ranch 1-3 are adjacent?	There are no other governmental entities within the area, including the County, nearby towns and cities, or special districts, that are able and willing to finance and construct the Public Improvements that are needed to serve the property within the Districts' boundaries. Although the Sterling Ranch Metropolitan District Nos. 1-3 ("District Nos. 1-3") are adjacent to the Districts, District Nos. 1-3 are not able or willing to finance or construct the public improvements. District Nos. 1-3 are in the process of developing and due to a slowdown in economic conditions, changes in development projections, and increases in construction costs, District Nos. 1-3 will not be able to fund the improvements in the areas proposed for the Districts.
4.	If FAWWA is providing services, why do you need a district? Does the District design, construct the infrastructure or does the developer?	FAWWA is not in a position to finance and construct the water and sewer infrastructure needed to develop the property. The District or the developer may construct the infrastructure.
5.	Is the District providing fire protection/security, covenant enforcement/community building or constructing a facility, hydrants, etc.?	An HOA is anticipated to provide covenant enforcement. Black Forest Fire Protection District will provide fire protection services.
6.	Add language from Master Plan that discusses special districts; development paying for itself, etc. ("Development Paying for Itself")	Added

7.	Regarding the Water Master Plan, what region is this on? Is there growth predicted? Is water available in that region?	Additional detail added.
8.	Identify the roads on the Major Transportation Corridor Plan that the District will fund design and construction of (Briargate Parkway)	Additional detail added.
9.	Which design and construction of parks and trails will the Districts likely be funding and maintaining from the Parks Master Plan?	Additional detail added.
10.	Please provide detailed information specific to this application regarding C.R.S. § 32-1-203.	Additional detail added.
11.	Why can you not join the surrounding districts?	See responses above.
PCD ENGINEERING DIVISION		
1.	Revise “culvers” to “culverts” on page 8	Revised