

MEMMO

To: Cody Spaid, Planner I
From: Omar Yusuf, City Planner
Subject: 8121 Quebec Rezone and Conditional Use
Date: October 12th, 2021

To the Adams County Planning Commission

Thank you for allowing Commerce City to comment on the rezoning and conditional use for the location at 8121 Quebec Street that may have an impact on our jurisdiction. The city has the following comments:

- 1) Staff is supportive of a rezoning at this property to industrial, but questions why the property is not being annexed into Commerce City, especially with the additional landscaping being shown on the plan and the related water needed to support such landscaping. Please have the applicant and/or county respond on this situation.

If you have any questions, please contact me at oyusuf@c3gov.com or (303) 227-7187





October 13, 2021

Cody Spaid
Adams County Community and Economic Development
4430 South Adams County Parkway, Suite W2000A
Brighton, CO 80601

RE: 8121 Quebec Street Rezone, PRC2021-00007
TCHD Case No. 7264 & 7265

Dear Mr. Spaid,

Thank you for the opportunity to review and comment on the requests for the Rezone from Agriculture-1 to Industrial-1, and Conditional Use Permit for outdoor storage, in excess of 100% of the building area located at 8121 Quebec Street. Tri-County Health Department (TCHD) staff has reviewed the application for compliance with applicable environmental and public health regulations and principles of healthy community design. After reviewing the application, TCHD has the following comments.

Healthy Equity

Industrial land uses can lead to a variety of environmental burdens such as noise, reduced air quality, exposure to hazardous materials, heavy traffic, and soil and water contamination.¹ Research has shown that living near industrial land uses may be associated poor public health outcomes including cancer, cardiovascular and respiratory disease, injury, and poor mental health.² These risks tend to be disproportionately concentrated in poor neighborhood and communities of color.³

In addition to the more immediate health impacts, the hazardous conditions associated with industrial land use can lead to displacement.⁴ Displacement is associated health impacts such as the loss of social networks, stress, poor mental health, and chronic disease.⁵ These impacts can last for generations. Because of the potential impacts on health equity, TCHD has the following comments and recommendations on noise and air quality.

Noise – Loud Use

Regular exposure to elevated sound levels can have a negative impact on both physical and mental health by increasing the risk of stress, hearing impairment, hypertension,

¹ Rossen, L. & K. Pollack. 2012. Making the Connection Between Zoning and Health Disparities. *Environmental Justice* 5, 3: 119-127.

² Rossen & Pollack, 2012.

³ Rossen & Pollack, 2012.

⁴ Prevention Institute. 2017. Healthy Development without Displacement. Accessed 5/29/18:

<https://www.preventioninstitute.org/sites/default/files/publications/Healthy%20Development%20without%20Displacement%20-%20realizing%20the%20vision%20of%20healthy%20communities%20for%20all.pdf>.

⁵ Prevention Institute, 2017.

ischemic heart disease, and sleep disturbance. Colorado's noise abatement statute (CRS 25-12-103) sets maximum permissible noise levels for various land uses at different time periods. Noises that exceed these levels are considered to be a public nuisance. Noise levels from commercial uses are considered a public nuisance if they exceed 60 db(A) beyond 25 feet of the property boundary during the day (7 a.m. – 7 p.m.). At night (7 p.m. - 7 a.m.), the nuisance level is 55 db(A). A noise analysis should be conducted to evaluate the potential impact of noise from the proposed use to surrounding areas. TCHD recommends that the applicant consider how noise mitigation measures could aid in the mitigation of nuisance noises. These measures could include setbacks, sound walls, vegetative barriers, construction design, operational practices, or similar measures.

Air Pollution

Exposure to air pollution is associated with a number of health problems including asthma, lung cancer, and heart disease. The location of the site is in close proximity to a residential neighborhood. TCHD recommends that the applicant consider mitigation measures that could aid in the mitigation of air pollution impact on the surrounding neighbors. These measures could include developing a control strategy and plan, include compliance and enforcement programs, and facilitate communication with the neighbors in cases of air pollution nuisance complaints.

Please feel free to contact me at 720-200-1537 or pmoua@tchd.org if you have any questions about TCHD's comments.



Sincerely,

Pang Moua, MPP
Land Use and Built Environment Specialist

cc: Sheila Lynch, Keith Homersham, TCHD

South Adams County Water & Sanitation District

Distribution & Collection

10200 E 102nd Ave. · Henderson, CO 80640 · (720) 206 – 0595 · www.sacwsd.org



Re:	PRC2021-00007
Date:	10/13/2021
Review Type:	Conditional Use Permits
Applicant Name:	Villalobos Properties LLC
Applicant Address:	5472 Lincoln St., Denver, CO 80216
Project Name:	Outdoor Storage: 8121 Quebec St.
Project Location:	8121 Quebec St.
Reviewer:	Jeff Nelson, Development Review Supervisor

SACWSD Rules & Regulations can be found here:

<https://www.sacwsd.org/DocumentCenter/View/776/Rules-and-Regulations?bidId=>

SACWSD Design & Construction Standards can be found here:

<https://www.sacwsd.org/DocumentCenter/View/773/SACWSD-Design-Standards-and-Specifications?bidId=>

SACWSD Service Application can be found here:

<https://www.sacwsd.org/DocumentCenter/View/912/Development-Service-Application-2021?bidId=>

SACWSD Developer Checklist can be found here:

<https://www.sacwsd.org/DocumentCenter/View/774/General-DevelopmentChecklist?bidId=>

General comments to the referenced review can be found below. Any response from the applicant must be sent to SACWSD Development by emailing Development@sacwsd.org.

General Comments:

1. Determine whether the parcel is included in the District. If not, initiate the inclusion process and become included within the District's service area. This process typically takes between 90-180 days to complete. If the parcel is not included, offsite utility construction may be required to provide adequate fire flow's to this site.
2. Identify the source and amount of water owned in order to serve the entire development as envisioned and present evidence to support ownership of adequate Equivalent Residential Units (ERUs).
3. Complete the District's service application with corresponding design plans including site, potable water, irrigation water, and wastewater utility plans, plumbing plans, and District standard details.
4. Design and construct the District's water and sewer infrastructure in accordance with current approved Design Standards and Construction Specifications.
5. Per SACWSD rules and regulations each building will be required to have individual water meters and sanitary sewer service lines.
6. Pay appropriate connection fees and pass all required inspections.

Special Comments:

No Special Comments.

If you have any questions about the comments given, please contact the SACWSD Development department at **(720) 206 – 0595** or email Development@sacwsd.org.

Sincerely,

Jeff Nelson

Development Review Supervisor

COLORADO GEOLOGICAL SURVEY

1801 Moly Road
Golden, Colorado 80401



Karen Berry
State Geologist

October 13, 2021

Cody Spaid
Adams County Community and Economic Development
4430 S. Adams County Parkway
Brighton, CO 80601

Location:
SE SE Section 29,
T2S, R67W, 6th P.M.
39.8436, -104.9041

Subject: 8121 Quebec – Rezone and Conditional Use
Case Number PRC2021-00007; Adams County, CO; CGS Unique No. AD-22-0029

Dear Cody:

Colorado Geological Survey has reviewed the 8121 Quebec Rezone and Conditional Use PRC2021-00007 referral. I understand the applicant proposes the following: Rezone from Agricultural-1 (A1) to Industrial-1 (I1), and Conditional Use Permit for outdoor storage, in excess of 100% of the building area.

No geologic hazards or unusual geotechnical constraints are known or suspected to be present which would preclude the proposed rezone and existing/proposed use(s). **CGS therefore has no objection to approval of PRC2021-00007 as proposed.**

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 Publications 5-A, Plate 2, and 5-B, Commerce Quadrangle, 1974), the subject property is located within a mapped “E3” resource area, described as a wind-deposited sand.

A determination of whether the property contains an economic mineral resource is outside the scope of CGS review. A site-specific investigation would be required to verify the presence or absence of a mineral resource. However, even if a resource were determined to be present, the site’s small size (3.9 acres) and close proximity to existing residential development (due to noise, air quality, and visual impact concerns) likely preclude economic extraction.

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,

A handwritten signature in black ink, appearing to read "Jill Carlson".

Jill Carlson, C.E.G.
Engineering Geologist