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June 12, 2019

Kari Parsons
El Paso County Planning and Community Development Department
2880 International Circle, Suite 110
Colorado Springs, CO 80910

Re: The Ranch – Sketch Plan

Dear Ms. Parsons:

This firm represents the Upper Black Squirrel Creek Ground Water Management District (“the UBS District”), a formed and operating ground water management district with the powers enumerated in the Colorado Ground Water Management Act, C.R.S. § 37-90-101 *et seq.* The UBS District previously reviewed and commented upon PRI #4, LLC’s (“Applicant’s”) sketch plan application for the Ranch and has recently reviewed the updated materials provided by the Applicant in support of this application. Because the Applicant has not responded to or acknowledged the UBS District’s previous comments, the District reiterates those comments in this letter.

Water and Wastewater Service for the Ranch

The Ranch is located within the UBS District and, as explained in the Applicant’s letter of intent submitted with its application, will consist of 2,144 residential units on 610 acres located one mile west of Meridian Road and one mile north of Woodmen Road. As noted in the provided water and wastewater commitment letters, water and wastewater services will be provided to the Ranch by the Sterling Ranch Metropolitan District No. 1. Regarding wastewater service, wastewater from the Ranch will be intercepted along the development’s southern boundary by Meridian Service Metropolitan District (“Meridian”). Sterling Ranch Metropolitan District has contracted with Meridian to provide wastewater treatment services to the Ranch, through Meridian’s participation in Cherokee Metropolitan District’s (“Cherokee”) wastewater treatment facility.

Cherokee’s treatment facility discharges wastewater within the UBS Basin, and the treated wastewater discharged from Cherokee’s facility is currently noncompliant with the applicable water quality standards set forth in the Water Quality Control Commission’s (“WQCC’s”) Regulation Nos. 41 and 42. Compliance with all applicable site-specific water quality standards is essential to ensure that water quality within the UBS Basin is not unreasonably impaired. Further,

no reuse of the water discharged into the designated basin is allowed without an approved replacement plan.

The UBS District reserves the right to provide additional comments at a later date founded upon information not readily ascertainable from the above-referenced application.

Sincerely,

A handwritten signature in blue ink, appearing to read "J Thompson".

Lisa M. Thompson
for
TROUT RALEY

cc: UBSCGWMD Board of Directors