

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

RE: Pre-Application Submittal for Widefield Water and Sanitation District Rolling Hills Portable Water Storage Tank, Pursuant to the El Paso County Land Development Code Appendix B, Guidelines and Regulations for Areas and Activities of State Interest ("1041")  
Dated October 2, 2020

December 3, 2020

Dear Ms. Parsons:

A preliminary 1041 application for the Widefield Water and Sanitation District Rolling Hills 2MG Potable Water Tanks and Inlet Pipeline was submitted to El Paso County Planning and Development Department on September 2, 2020 per direction by the Department. Comments on the preliminary 1041 application were received on October 2, 2020. The comments requested revisions to the preliminary 1041 application and required a comment response letter stating how each comment was addressed. This letter is intended to serve as the comment response letter. Comments received from the El Paso County Planning and Development Department are included in italics for clarification.

*Review of Section 2.303 Requirements*

- 1) *The proposed Permit Application did include the application in the format of Exhibit B. The application also needs to be signed by the land owner(s). Regarding Exhibit B, No. 2 it is unclear if 2 tanks are proposed in addition to the line and booster pump? Later in the application there is discussion of a second tank- please include that now so a future 1041 is not required. If so please identify the size of both.*

*Exhibit B has been signed by WWSD. A signature from the landowner, CS2005 is still pending. At this time, one 2MG ground storage tank will be constructed. The site is designed to accommodate and a second ground storage tank (2 MG to 5 MG), an elevated tank (0.75 MG to 1.5 MG) and a booster pump station.*

- 2) *Submittal matrix has been provided by PCD in EDARP.*

*See documents uploaded to EDARP.*

- 3) *Provided. Please upload in EDARP where appropriate.*

*See documents uploaded to EDARP.*

- 4) *Information describing the applicant:*

*a) Provided.*

*b) Response acknowledged. Please revise to include a statement that the names, addresses, and qualifications of the contractor(s) will be provided to the County.*

*The statement included in the preliminary application read as follows:*

**The name, address and qualifications of the construction contractor shall be provided to the County once they are selected if required.**

The statement was updated to read as follows:

**The name, address and qualifications of the construction contractor shall be provided to the County once they are selected.**

- c) *Please provide a signed copy of the Permit Application (Exhibit B) and revise pursuant to the staff comment number 2.303 - 1 above.*

See Exhibit B as submitted with the requested signature.

- d) *Not addressed. Provide the description and documentation identifying the financial and technical capability to develop and operate the project. Label as Exhibit “ ”, reference the exhibit in the response. How does the district (enterprise) generate the fees? What are the fees and annual operating costs currently and estimate post improvements?*

The 2020 Annual Budget Report for the Widefield Water and Sanitation District was added as an attachment and the response was updated to reference it.

- e) *Please provide “written qualifications” of the report preparers. What are the specific credentials of those individuals that make them qualified to prepare the reports for this project and what similar 1041 projects have the report preparer’s worked on?*

The information outlining the report preparer’s qualifications that was previously listed in Section D has been moved and located under Section E. Similar 1041 projects that JDS-Hydro Consultants have worked on have been added.

5) *Information describing the Project:*

- a) *Provide vicinity map that includes the connecting terminus of the lines. Identify the District boundary, and location of tank and treatment facility property on the vicinity map.*

See Appendix A as included in the pre-application submittal. The District service area boundary was highlighted and small map of the District was added to assist in understanding the drawing. Please note that a treatment facility is not proposed for this project and is therefore not included in Appendix A.

- b) *Add the request to build two tank sites, booster pump station, and lines, and its capacity to the executive summary. Add location, address, and size of the property to which these new facilities shall be built. Provide a timeline of construction. The response partially addresses the scope of the project; however, please revise to address the “need for the Project”. What is creating the need for these facilities? What is existing and future SFE demands? The water storage capacity existing and needed is not discussed. An immediate need for a 2.0MG tanks is stated, what is the anticipated tank size? When would it likely be needed. Rephrase this portion to state what is existing, what is needed and what will be built to meet future capacity. Where is the current treatment facility? How much water does the District currently treat? Is a new treatment facility be anticipated, and if so where would it be located? How much will it treat? And how large is the facility? Will the existing facility remain?*

The executive summary was updated to include the information requested.

- c) *Provide the preliminary site plan reference here (the hydrant symbol is not in the prelim plan set- add please. Provide a build out map (new exhibit) showing both tanks, lines hydrants, boosters, hydrants, any needed future treatment, maintenance buildings, etc.... Why are hydrants proposed along the alignment?*

The response was edited and all references to hydrants were deleted. We added a drawings to the preliminary construction drawings labeled G3 that shows the future tank site buildout. No future treatment or maintenance buildings are proposed. The hydrant symbol is on the cover sheet of the preliminary construction plan set. Hydrants are proposed along the water transmission line since they are utilized in water line construction and will be required for operational maintenance when the line is put into service.

d) *Response acknowledged.*

e) *Partially addressed. Provide estimated maximum life of the project.*

The maximum life of the project is assumed as perpetuity. The response was updated to note this.

f) *Incomplete Response. Population projections are/ growth trends in the area that the district serves as it relates to the need for this project.*

A table outlining the estimated build out demand for the Rolling Hills Tank Site area was included along with a chart showing growth projections.

g) *Response acknowledged. Include storm water / drainage conservation techniques in the construction practices please. Preliminary Grading and erosion control plans should be provided for the lines and tanks. The exhibits referenced in the reply.*

The response was updated to reference Appendix B, sheets C2, C4,C5 and C6 included in the preliminary construction plans that include the preliminary grading and erosion control plans.

h) *Response Incomplete. What about Lorson Ranch overall development, north of Peaceful Valley and south of this proposed project, are they also proposed to be served by the tanks? Please note that approval of a 1041 Permit for the facilities does not constitute subdivision water supply review for proposed subdivisions. Provide a map identifying the future area the tank will serve include existing and future subdivision plats.*  
The response was updated to include a reference to Appendix J which depicts the Rolling Hills Tank Site Service Area. Appendix J was updated to include future subdivision plats in the Lorson Ranch area east of the power lines.

i) *Addressed.*

6) *Property rights, other permits, and approvals:*

a) *Provide the names of the owners to which the easements are proposed to correspond to. The appendix does not include draft agreements, but rather proposed easements anticipated to be implemented (recorded).*

Appendix C has been updated to include the draft agreements for the easements.

b) *Response incomplete. Add a construction activity permit, work in the right of way permit(s), ESQCP, MS4, access permit(s), site development plan(s), and any other required permits by the County upon review of the site development plan(s).*

A construction activity permit and site development plan was added to the list along with a work in right of way permit that would be obtained from the City of Colorado Springs for installation of the road access from Drennan Road.

- c) *Response acknowledged (Specifics shall be addressed at the site development plan stage for the water line and tanks).*

7) *Land Use*

- a) *Please provide a map with all the contents as listed. A zone map was provided for another project which is incomplete.*

A map of the land use categories for the land that is within the tank site service area was submitted as Appendix E in the pre-submittal and was specifically prepared for this project. More explanation is needed on what needs to be included if this is not sufficient.

- b) *Provide map please and / or reference an exhibit. A zone map was provided for another project which is incomplete.*

The only public land that will be impacted is an area approximately 18' x 20' that is in the right of way along Drennan Road that is within the City of Colorado Springs. Drawing C23 within the Preliminary Construction Plans included in Appendix B was referenced for a drawing showing the proposed culvert and driveway access.

- c) *Not Provided. The El Paso County Master Plan represents a compilation of documents (a.k.a. Master Plan elements), which are all available at: <https://planningdevelopment.elpasoco.com/resources-and-references/#1516982531779-52cc0e87-01af>*

*The response does not address most of the Master Plan elements, such as: 1) the County-wide Policy Plan (and specific policies and goals therein, including, but not limited to, Section 10 Water and Wastewater Facilities and Service and Section 6 Growth and Land Use), 2) Parks Master Plan (need to generally address), and 3) the Master Plan for Mineral Extraction (also need to generally address). The discussion of conformance to the Highway 94 Small Area Master Plan, Water Master Plan (what region-appropriate policies for that region?), Major Transportation Corridors Plan.*

Additional responses were adding addressing the list of master plan elements noted in the above comment.

- d) *Not Addressed. PPACG plan not discussed. Is there A State water conservation plan?*

Additional responses specifically outlining why the PPACG and the Colorado Water Plan are not applicable were added.

- e) *Addressed*

- f) *Addressed*

- g) *Addressed*

- h) *The response does not address the requirement, which is to discuss if excess service capabilities will generate sprawl. With this project, will there be excess service capabilities that may be utilize by sprawl-type development in the future, or will the capacity of the project be sized to only account for the approved*

*development in Lorson Ranch, Rolling Hills, etc? Is this a contiguous extension of existing urban development within an area designated as such by the Highway 94 Small Area Master Plan.*

As noted in the response, the tank site is sized to accommodate facilities required to provide water service to the area within the existing WWSD service area boundaries (see Appendix J). No development beyond the 3.47 acre tank site is proposed. Any development proposed within the tank site service area will be subject to the El Paso County Planning approval process.

- i) *Incomplete response. Provide real projections and today's demands. What developments?*

A table outlining the estimated SFEs for each parcel included on the map in Appendix J was added.

- 8) *Surface and Subsurface Drainage Analysis*

*A preliminary drainage memo with this 1041 application as an exhibit has been provided for review. The drainage meet should meet ECM and DCM standards for the line and tank site. A Geo tech report should also be referenced in the response?*

The response was updated to reference the geotechnical report included in Appendix F.

- 9) *Financial Feasibility of the Project*

- a) *Not addressed. The project exceeds \$?. How is the project being financed? Bond? Mill levy? What duration?*

The "Agreement of District Built Facilities Funded by a Developer" between Lorson LLC. and WWSD was added as Appendix N and referenced in the response.

- b) *Who is Eagle Development Company they are not listed as an owner or applicant? What is the business plan to finance the project?*

The response was updated to note that the project will be funded by Lorson LLC. who is doing business as the Eagle Development Company. The response also references Appendix N which is the "Agreement of District Build Facilities Funded by a Developer" between Lorson LLC. and WWSD.

- 10) *Local infrastructure and services impacts*

*Incomplete. Label the support documentation that should be referenced in the response as exhibit and reference the exhibit(s). Is the Fire District requesting Hydrants? Is there correspondence?*

The fire district did not request fire hydrants and there is no correspondence with them. They are required for the construction and maintenance of the water line and incidentally could be utilized for fire suppression. The response was updated to note this. The tank site service area map included in Appendix J was referenced in the response to water supply.

- 11) *Recreational Opportunities*

Response acknowledged.

- 12) *Areas of Paleontological, Historic or Archaeological Importance*

Response acknowledged.

- 13) *Nuisance*

*Response Acknowledged.*

*14) Air Quality*

*Response Acknowledged.*

*15) Visual Quality*

*Address the water tanks. Can the water tanks be fully or partially constructed underground? If not, please provide justification. Provide an exhibit for the elevations of each structure or facility.*

*The response was updated to note the bury depth of 3 feet and why it cannot be buried further. Drawing S4 in the Appendix B was referenced for a tank elevation view.*

*16) Surface Water Quality*

*Addressed*

*17) Groundwater Quality*

*Please address all components of 2.303 (17). If necessary, to identify ground water table levels, a soils and geo report (test boring) may be included as an exhibit. This may be justification as to why the tanks cannot be underground. Is this area impacted by the contamination from the fire-retardant chemicals?*

*The response references the Geotech report included in Appendix F.*

*18) Water Quantity*

*Not Addressed- No details as to the Districts sources and quantities were provided.*

*This project does not propose any new water treatment facilities and does not propose to bring on any new sources to provide water for the project so details as to the District's sources and quantities are not applicable to this project. Appendix O was included as an attachment and referenced.*

*19) Floodplains, Wetlands and Riparian Areas: Terrestrial and Aquatic Animals, Plant Life and Habitat*  
*Addressed*

*20) Soils, Geologic Conditions and Natural Hazards*  
*Addressed*

*21) Hazardous Materials*

*Response Acknowledged.*

*22) Monitoring and Mitigation Plan*

*a) See comments above to item 15 regarding the potential for burying or partially burying the tanks.*

*The response was updated to note impacts to the view of the mountains and mitigation including the bury depth of 3 feet. Drawing S4 in the Appendix B was referenced for a tank elevation view.*

*b) What is the methodology used to address impacts? What are the mitigation measures to address visual (and odor) impacts? Color, height, landscape?*

*The response discusses visual impact mitigation.*

*c) Provided.*



23) *Additional Information*

*Noted*

- *Please verify that a complete appendix with the complete document(s) is loaded onto each line item, there appears to be supplemental information at the end of the packet which should be combined with the appropriate report.*

*Review of Section 3.201 Requirements*

1-3) *Not Provided*

Responses have been added to the include answers to those in section 3.201.

*Review of Section 4.201 Requirements*

1) *CDNR and CDPHE Review and Comment*

*Response acknowledged. Please update the response to identify where the project is in the CDPHE and CDNR review process and please provide copies of all CDPHE approvals upon receipt. Please note that receipt by the County of copies of all CDPHE approvals will be a permit condition if such approvals are not received prior to permit issuance.*

The response was updated to include reference to the CDPHE approval received on September 29, 2020 and a copy of the approval was included in Appendix I.

2) *Scope of Proposal*

a) *Please revise exhibits as noted above and address in the response.*

The response was updated to reference the preliminary construction plans in Appendix B and the tank site service area map in Appendix J.

b) *Provide the map exhibit.*

The response was updated to reference the tank site service area map in Appendix J.

c) *Response acknowledged.*

d) *Provide a brief summary of existing capacity and buildout of the distribution lines and tank site relevant to the Districts current capacity,*

The response was updated to include a discussion of areas within the proposed tank site service area that WWSD currently provides water service to and it was noted that the proposed 2 MG potable water tank and associated transmission line are required to serve additional areas. Section 2.102 (7) (i) was referenced for a list of demands that will be served by the proposed tank site. A table of WWSD's current water treatment capacity and percent of capacity currently utilized was added to the response. Appendix P was referenced in the response.

e) *Correct the statement regarding commitments: The District has committed to many existing developments*

A list of the District's commitments to serve within the proposed Rolling Hills Tank service area was added to the response.

f) *Noted.*

g) *Response Brief. Add the exhibit from the Districts annual report maybe? reference to the response.*

Appendix P was referenced in the response.

- 3) *Demonstration of Need*  
*Response acknowledged.*
- 4) *Water Used by Project*  
*Not Provided. Response referenced incomplete.*  
The response was updated.
- 5) *Loss of Agriculture Productivity*  
*Addressed.*
- 6) *Financial Impact Analysis*  
*Partially addressed. Provide supporting documentation. Label as an exhibit(s). Responses referenced do not include the documentation or analysis.*  
Appendix L1 was added and referenced in the response that includes printouts from the assessor's website of the assessed value of the property within the tank site service area.  
Appendix L2 was added and referenced in the response that includes a preliminary cost estimate.  
The District will not take on debt to construct the tank and associated pipeline since it will be developer funded and no significant maintenance costs are anticipated for 60+ years so no analysis was completed on the anticipated revenues in relation to the cost of the project.

Thank you for your continued review of the 1041 application for the Widefield Water and Sanitation District Rolling Hills 2MG Potable Water Tank and Inlet Piping.

Sincerely,

Gwen J. Dall, P.E.  
JDS-Hydro Consultants, Inc.