

Information regarding the project, and in the form of the 1041 guidelines are below:

2.102 PURPOSE AND INTENT

Widefield Water and Sanitation District proposes to construct and operate a new water storage tank site and associated water line to provide potable water service to new development within their existing service area boundaries. No new water sources or water treatment facilities are proposed as part of this project. The proposed project includes the construction of a 2.0 MG potable water ground storage tank and approximately one mile of water main to connect the tank to the existing potable water system. The tank site will be sized to accommodate one additional ground storage tank (2 MG to 5 MG), one elevated storage tank (0.75 MG to 1.5 MG) and a booster pump station to be built in the future when and if they are needed to allow the District to serve the entirety of the lands within the current service area boundaries of the District. The new tank site will be located on a 3.472-acre easement located within a parcel of land owned by CS2005 Investments, LLC. The easement will be located within SW ¼ of the NW ¼ of Section 1, Township 15 South, Range 65 West of the 6th P.M. The transmission line will be installed along the northern line of the SW ¼ of the SW ¼ and within the NW ¼ of the SW ¼ of Section 1, Township 15S, Range 65W. A vicinity map depicting both the tank sites and water transmission alignment is attached as Appendix A.

2.303 SUBMISSION REQUIREMENTS FOR ALL PERMIT APPLICATIONS; WAIVERS

- (1) Completed application form in the format attached as **Exhibit B** and approved by the Development Services Director.

See Exhibit B.

- (2) The Director may require submission of any plan, study, survey or other information, in addition to the information required by this Section, at the applicant's expense, as in the Director's judgment is necessary to enable it to review and act upon the application.

Noted.

- (3) Any application which requires compliance with § 24-65.5-101, et seq., C.R.S., (Notification to Mineral Owners of Surface Development) shall not be considered to have been submitted as complete until the applicant has provided a certification signed by the applicant confirming that the applicant or its agent has examined the records of the El Paso County Clerk and Recorder for the existence of any mineral estate owners or lessees that own less than full fee title in the property which is the subject of the application, and stating whether or not any such mineral estate owners or lessees exist. In addition, for purposes of the County convening its initial public hearing on any application involving property which mineral estate owners or lessees owning less than full fee title in the property have been certified by the applicant to exist, the application shall not be considered to have been submitted as complete until the applicant has provided an additional signed certification confirming that the applicant has, at least 30 days prior to the initial public hearing, transmitted to the County and to the affected mineral estate owners and lessees the notices required by C.R.S. §24-65.5-101, et seq.

Per the records of the El Paso County Assessor's Office, one-half interest of the mineral rights have been severed from the property on which the tank and associated water line will be constructed on (schedule 5500000385). The specific tank site location is within Section 2, Township 15, Range 65. The owner of half of the mineral rights for this section is listed as follows:

Robert K Weir
2390 Forest St
Denver, CO 80207-3261

Notice of the planned surface developments were sent to Mr. Wier on August 18, 2020. The report from the El Paso County Assessor's office and the certified mail receipt is included in Appendix K

- (4) Information describing the applicant.
- (a) The names, addresses, including email address and fax number, organizational form, and business of the applicant and, if different, the owner of the Project.

Consultant:

JDS Hydro Consultants, Inc.
5540 Tech Center Drive, Suite 100
Colorado Springs, CO 80919
Contact: Gwen Dall, P.E.
Telephone: 719-227-0072
Email: gdall@jdshydro.com

Owner/Applicant:

Widefield Water and Sanitation District
c/o Robert Bannister, District Engineer
8495 Fontaine Blvd., Colorado Springs, CO 80925
Telephone: 719-390-7111
Fax: 719-390-1409

- (b) The names, addresses and qualifications, including those areas of expertise and experience with projects directly related or similar to that proposed in the application package, of individuals who are or will be responsible for constructing and operating the Project.

A construction contractor has not been selected yet. The contractor will be selected through a competitive bidding process that will account for experience with similar projects. The District will be responsible for operation of the tank and waterline. The District's water Operator in Responsible Charge is:

Brandon Bernard
8495 Fontaine Blvd., Colorado Springs, CO 80925
Class A Water Treatment Operator
Class 4 Water Distribution System Operator

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

- (c) Written authorization of the application package by the Project owner, if different than the applicant.

Project owner is the same as applicant.

- (d) Documentation of the applicant's financial and technical capability to develop and operate the Project, including a description of the applicant's experience developing and operating similar projects.

As discussed in section 4(b), the District will own and operate the water tank and potable water line. The District has approximately 125 miles of various sized water pipeline and 6 potable water storage tanks that it operates. The District has operated water facilities for over 20 years. See Appendix M for the District's 2020 Annual Budget Report outlining fees and annual operating costs for the District.

The proposed waterline will be developer financed by Lorson LLC., doing business as the Eagle Development Company.

- (e) Written qualifications of report preparers.

The District has engaged JDS-Hydro Consultants, Inc (JDS) for their technical expertise to design, permit and manage the construction of the proposed tank and waterline. JDS employs nine engineers who hold Professional Engineer's licenses in the State of Colorado. JDS specializes in water and wastewater conveyance and treatment and has designed, permitted and managed the construction of numerous similar facilities to those proposed for this project. Several applicable examples include:

- *JDS served as the engineer of record for the Triview West Water Loop and the Widefield VA Pikes Peak National Cemetery Waterline.*
- *JDS served as the engineer of record for the Triview Sanctuary Point 1.1 MG Concrete Potable Water Storage Tank and the Royal Gorge Bridge and Park 0.12 MG Potable Water Storage Tank.*

JDS-Hydro has prepared 1041 applications for the following projects

- *Sterling Ranch Metropolitan District and Woodmen Hills Tank Site*
- *4-Way Ranch Force Main*

- (5) Information describing the Project.

- (a) Vicinity map showing the proposed site and the surrounding area.

See Appendix A.

- (b) Executive summary of the proposal indicating the scope and need for the Project.

Widefield Water and Sanitation District (WWSD) is an established District in El Paso County which provides water service to its residents among other services. The far eastern portion of the WWSD service area is located at an elevation that is higher than can be served by the existing water storage facilities owned by WWSD. WWSD proposes to establish a tank site and construct an associated water transmission line that will connect the tank site to WWSD's existing potable water system. The proposed tank site and transmission line will occupy part of the SW ¼ of the NW ¼ of Section 1, Township 15 South, Range 65 West of the 6th P.M. on land owned by CS2005 Investments, LLC. The transmission line will be just under 1 mile in length and will be installed along the northern line of the SW ¼ of the SW ¼ and within the NW ¼ of the SW ¼ of Section 1, Township 15S, Range 65W. The tank site will be 3.472 acres and will be accessed from Drennan Road. A vicinity map depicting both the tank sites and water transmission alignment is attached as Appendix A.

The tank site will be sized to accommodate one 2.0 MG ground storage tank, one 2 MG to 5 MG ground storage tank, one 0.75 MG to 1.5 MG elevated storage tank and a booster pump station. One 2.0 MG ground storage tank will be constructed on the site in 2021 and is expected to provide adequate pressure and water storage for fire flow protection and equalization for approximately 2,150 SFEs and the VA Pikes Peak National Cemetery which are/will be situated between the approximate elevations of 5780 and 5860 ft. The second ground storage tank will be constructed if and when development occurs that requires additional water storage. The elevated tank and/or booster pump station will be added to the site if and when development within the far north eastern portion of the WWSA service area occurs that is at an elevation over 5860 feet. For the purpose of establishing the required tank site area, it was assumed that the second ground storage tank would serve an additional approximate 3,300 SFEs and the elevated tank would serve an additional approximate 2,500 SFEs. The exact size of the elevated tank and/or the booster station will be determined when and if they are needed and will be effected by the density and type of development approved by El Paso County within the WWSA Service Area.

This project does not expand or increase the service area of WWSA. Service lines are not proposed to be installed off of the proposed waterline. It is intended to be utilized only as a transmission line to bring water to/from the proposed tank site. WWSA has adequate water rights and water treatment facilities to serve the entirety of their service area so no new water sources or treatment facilities are proposed as part of this project. Upgrades and additions to the existing WWSA infrastructure including booster pump stations, distribution systems and transmission lines will be completed if and when they are required to transfer water to the proposed tank site.

- (c) Plans and specifications of the Project in sufficient detail to evaluate the application against the applicable Review Criteria.

Preliminary construction plans are included as Appendix B. Drawing G3 depicts the future buildout of the tank site.

- (d) Descriptions of alternatives to the Project considered by the applicant. If the Director determines that the nature or extent of the proposal involves the potential for significant damage and warrants examination of other specific, less damaging alternatives, the Director may require the applicant to evaluate and present information on such additional alternatives as part of the application.

There are no realistic alternatives to serving residents from a tank. However, the two alternatives that could be considered are:

- 1. Provide pumping capacity rather than storage. The large area that this tank site proposes to provide water service for would be very inefficient and operationally difficult to serve by pumping from a power standpoint. The pumps would have to run 24 hours a day, 7 days a week. Pumping the water would negate the benefits the tank would provide which include fire protection, water supply during emergencies and reduced water supply requirements.*
- 2. Serve the residents from a neighboring water system. No water system within the vicinity of the service area of the proposed tank is currently capable of providing water service. A new tank would have to be constructed by a neighboring water system in order to provide water service which result in similar infrastructure construction but in a less efficient location.*

Neither alternative is desirable or reasonable.

- (e) Schedules for designing, permitting, constructing and operating the Project, including the estimated life of the Project.

The proposed water tank site and waterline is currently in design. Pending approval of this 1041 application, construction is tentatively planned for Spring of 2021. It is anticipated that construction will be completed by January of 2022.

Assuming just one 2 MG ground storage tank is all that is ever constructed on the site, the anticipated minimum useful life of the tank is 50 years. The maximum life of the tank site that will be established as a result of this project is unknown but would be anticipated as perpetuity since it would be assumed that the tanks on the site would be replaced or maintained as necessary to maintain water service.

- (f) The need for the Project, including a discussion of alternatives to the Project that were considered and rejected; existing/proposed facilities that perform the same or related function; and population projections or growth trends that form the basis of demand projections justifying the Project.

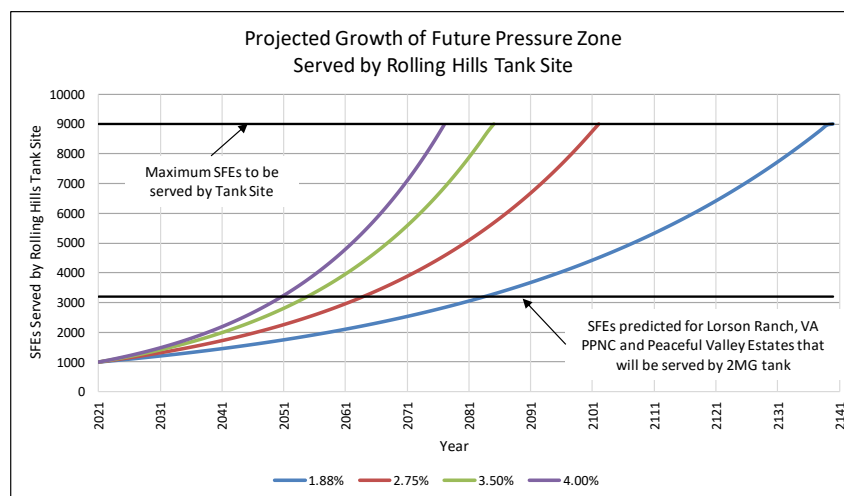
The need for the project is based on the requirement for a new pressure zone to provide water service and fire protection to proposed future development on the eastern side of the District that is at a higher elevation than the existing water system can serve.

The proposed Rolling Hills Tank Site has been sized to accommodate expected buildout demand. The proposed 2 MG tank will provide adequate capacity to serve existing demands at an elevation that could be served by the tank within the WWSA service area and proposed future development within the WWSA service area. The following table and growth curves outline the estimated buildout demand and timeline.

Assumed Future Buildout Demand for Rolling Hills Tank Site Service Area

Facility	SFEs
2 MG Ground Storage Tank	3194 ¹
Future 2-5 MG Ground Storage Tank	3227
Future 0.75-1.5 MG Elevated Tank and/or Booster Pump Station	2572
TOTAL	8993

1. 2155 SFEs plus an assumed 1039 equivalent SFEs to represent the VA PPNC



- (g) Description of relevant conservation techniques to be used in the construction and operation of the Project.

Stormwater management plans will be developed and followed during construction and operation to minimize sedimentation from the sites. Typical construction means and methods will be used to reduce the amount of material waste. Typical to tank operation, the tank will be filled by pumps and provide water into the distribution system by gravity. This eliminates the need for a broad range of flow conditions to be met by the existing Rolling Hills Booster Pump Station so that the pump can operate at the most efficient point possible. See Appendix H for the Surface and Subsurface Drainage Analysis for the tank site and access road. See Appendix B, sheets C2, C4, C5 and C6 included in the preliminary construction plans for the preliminary grading and erosion control plans.

- (h) Description of demands that this Project expects to meet and basis for projections of that demand.

WWSD is not implementing this project to increase their service area. As mentioned previously, the project is to serve their existing service area and the tank will allow WWSD to meet existing demand and future demands more reliably. Fire protection and adequate water pressure will be provided to their existing service area. See Appendix J for maps outlining the Rolling Hills Tank Site service area.

The initial tank proposed is a 2 MG Tank and was sized to meet existing demand that could be served by the tank along with development that is anticipated to occur in the near future. This tank was sized to accommodate 2,155 SFEs based on the typical user characteristic for WWSD plus domestic and irrigation service for the VA Pikes Peak National Cemetery. The demands are outlined in the table below.

The following user characteristics were considered:

- *Average Day Demand = 0.204 gpm/SFE*
- *Maximum Day Demand = 2.3 * ADD = 0.47 gpm/SFE*
- *Peak Hour Flow = 3.43 * ADD = 0.70 gpm/SFE*

Demands Considered for Initial 2 MG Tank

ENTITY	ADD (gpm)	ADD (MGD)	MDD (gpm)	MDD (MGD)
Proposed Future Development	424	0.61	978	1.41
Peaceful Valley Lakes Estates	16	0.02	37	0.05
VA PPNC - Irrigation	200	0.29	500	0.72
VA PPNC - Domestic	16	0.02	37	0.05
TOTALS	656	0.94	1,552	2.23

The 2 MG tank allows for 0.18 MG to meet a residential fire flow of 1,500 gpm for 2 hours and 0.06 MG or 1 ft of dead storage to accommodate piping for a passive mixing system. 0.82 MG is included for equalization or operational fluctuation. If the equalization was reduced, additional SFEs could be served.

Initial 2 MG Ground Storage Tank Size

Requirement	Volume (MG)
Fire Flow (1,500 gpm for 2 hours)	0.18
Volume for ADD	0.94
Equalization	0.82
Dead Storage	0.06
TOTAL	2

- (i) List of adjacent property owners and their mailing addresses.

Adjacent property ownership to proposed Rolling Hills Tank (obtained from the El Paso County Assessor's record as of 03/05/2020):

1. Schedule: 5400000149

Owner:

BLH NO 5 LLC

Mailing Address:

111 S TEJON ST STE 222 COLORADO SPRINGS CO, 80903-2246

2. Schedule: 5400000150

Owner:

COLORADO CENTRE METRO DISTRICT

Mailing Address:

4770 HORIZONVIEW DR COLORADO SPRINGS CO, 80925-1053

3. Schedule: 5400000253

Owner:

BLH NO 1 LLC

Mailing Address:

111 S TEJON ST STE 222 COLORADO SPRINGS CO, 80903-2246

4. Schedule: 5400000254

Owner:

BLH NO 1 LLC

Mailing Address:

111 S TEJON ST STE 222 COLORADO SPRINGS CO, 80903-2246

5. Schedule: 5436003026

Owner:

COLE LONNIE RANDOLPH

COLE PATRICIA LOUISE

Mailing Address:

3420 LONE FEATHER DR COLORADO SPRINGS CO, 80929-8901

6. Schedule: 5436003025

Owner:

COLE LONNIE R

COLE PATRICIA L

Mailing Address:

3420 LONE FEATHER DR COLORADO SPRINGS CO, 80929-8901

7. Schedule: 5436001028**Owner:****GUIER WESLEY****GUIER ANGELA****Mailing Address:****3475 LONE FEATHER DR COLORADO SPRINGS CO, 80929-8901****8. Schedule: 4400000277****Owner:****WHITE WALLACE E****Mailing Address:****PO BOX 5042 COLORADO SPRINGS CO, 80931-5042****9. Schedule: 4500000111****Owner:****ELLCOTT FIRE PROFECTION DIST****Mailing Address:****2920 LONE FEATHER DR COLORADO SPRINGS CO, 80929-9703****10. Schedule: 4500000110****Owner:****GRAVES JOSEPH H SR****GRAVES DEE C****Mailing Address:****3875 HAMMER RANCH RD COLORADO SPRINGS CO, 80929-9714****11. Schedule: 4500000115****Owner:****RUSH ANN J****Mailing Address:****3870 HAMMER RANCH RD COLORADO SPRINGS CO, 80929-9714****12. Schedule: 4500000089****Owner:****DILKS JAIME ELIZABETH****DILKS JON DAVID****Mailing Address:****3915 S MERIDIAN RD COLORADO SPRINGS CO, 80929-9718****13. Schedule: 4500000088****Owner:****TEAKELL JOAN E****Mailing Address:****3955 S MERIDIAN RD COLORADO SPRINGS CO, 80929-9718****14. Schedule: 4500000095****Owner:****EDWARDS RICKY L****EDWARDS TRACY L****Mailing Address:****1009 ANTRIM LOOP COLORADO SPRINGS CO, 80910-2198**

15. Schedule: 4500000125**Owner:****BJ RANCHES LLC****Mailing Address:****970 SUMMER GAMES DR COLORADO SPRINGS CO, 80905-7381****16. Schedule: 5500000324****Owner:****BULL HILL LLC****Mailing Address:****3 WIDFIELD BLVD COLORADO SPRINGS CO, 80911-2126****17. Schedule: 5500000383****Owner:****CS 2005 INVESTMENTS LLC****C/O ROBERT M EVANS****Mailing Address:****250 PILOT ROAD ST#140 LAS VEGAS NV, 89119-3543****18. Schedule: 5500000408****Owner:****BLH NO 2 LLC****Mailing Address:****111 S TEJON ST STE 222 COLORADO SPRINGS CO, 80903-2246****19. Schedule: 5500000384****Owner:****UNITED STATES OF AMERICA****Mailing Address:****810 VERMONT AVE NW WASHINGTON DC, 20420-0001****20. Schedule: 5500000314****Schedule: 5500000315 Schedule: 5500000320****Schedule: 5500000316 Schedule: 5500000321****Schedule: 5500000317 Schedule: 5500000322****Schedule: 5500000318 Schedule: 5500000323****Schedule: 5500000319****Owner:****CS 2005 INVESTMENTS LLC****C/O ROBERT M EVANS****Mailing Address:****250 PILOT ROAD ST#140 LAS VEGAS NV, 89119-3543****(6) Property rights, other permits and approvals.**

- (a) Description of property rights that are necessary for or that will be affected by the Project, including easements and property rights proposed to be acquired through negotiation or condemnation.

The proposed waterline will require easements for the tank site, pipeline and access road. Appendix C contains the legal description and proposed easement agreements. The easement agreements will be finalized after a response is received from the county to allow for changes to be made to the easement agreements if required. A crossing license application was executed with Tri-State on August 13, 2020 which grants permission to cross the Tri-State power line easement and is included in Appendix C. An Encroachment Application was

submitted to Xcel Energy on July 22, 2020 for permission to cross their power lines and is also included in Appendix C. Nustar Energy has been contacted regarding crossing their line and noted that no specific crossing agreement was required. The City of Colorado Springs has been contacted regarding the access from Drennan Road. The City will give approval through their review of the 1041.

- (b) A list of all other federal, state and local permits and approvals that will be required for the Project, together with any proposal for coordinating these approvals with the County permitting process. Copies of any permits or approvals related to the Project that have been granted.

The following permits or approvals will be obtained for the proposed potable water tank and waterline:

- *Design approval from the CDPHE for the potable water tank*
- *Building permit from Pikes Peak Regional Building Department for the Potable Water Tank*
- *Erosion and Stormwater Quality Control Permit – El Paso County*
- *Groundwater Discharge Permit – CDPHE*
- *Site Development Plan*
- *Construction Activity Permit (Air Quality) – El Paso County*
- *Work in Right of Way Permit – City of Colorado Springs*

- (c) Copies of relevant official federal and state consultation correspondence prepared for the Project; a description of all mitigation required by federal, state and local authorities; and copies of any draft or final environmental assessments or impact statements required for the Project.

The Office of Archeology and Historic Preservation was contacted to determine if previously recorded cultural resource sites exist within 100 feet of the proposed project, as discussed in Section 12 of this document. The response letter is provided in Appendix D. No environmental assessments, impact studies, or mitigation is required for this project since no waters, wetlands, or habitat for threatened and endangered species exist in the project area and no federal funding would be used for the project.

The mitigation that will be required for this project is limited to BMPs for stormwater. BMPs, including revegetation will be implemented as required by El Paso County (ESQCP).

- (7) Land Use.

- (a) Provide a map at a scale relevant to the Project and acceptable to the Department describing existing land uses and existing zoning of the proposed Project area and the Project service area, including peripheral lands which may be impacted. The land use map shall include but need not necessarily be limited to the following categories: residential, commercial, industrial, extractive, transportation, communication and utility, institutional, open space, outdoor recreation, agricultural, forest land and water bodies. Show all special districts (school, fire, water, sanitation, etc.) within the Project area.

Appendix E contains a map depicting all zoned land uses in the vicinity of the proposed waterline. Additionally, the District boundaries are shown.

- (b) All immediately affected public land boundaries should be indicated on the map. Potential impacts of the proposed development upon public lands will be visually illustrated on the map as well as described in the text.

The only public land impacted by the proposed water line is the access permit to be obtained from the City of Colorado Springs for the access to the site off of Drennan Road. During construction of the driveway access within the ROW, warning cones will be required for the safety of the workers. See drawing in C23 within the Preliminary Construction Plans included in Appendix B for a drawing showing the proposed culvert and driveway access.

- (c) Specify whether and how the proposed Project conforms to the El Paso County Master Plan.

The County Master Plan most applicable to this project is the El Paso County Water Master Plan, An Element of the County Master Plan, February 2019 ("WMP"). A review of Section 7.3, Summary of All Goals and Policies, contained in the WMP indicates the general consistency of this project with the WMP. The goals and policies that appear most relevant to this project are:

Goal 1.1 – Ensure an adequate water supply in terms of quantity, dependability and quality for existing and future development.

Policy 1.1.1 – Adequate water is a critical factor in facilitating future growth and it is incumbent upon the County to coordinate land use planning with water demand, efficiency and conservation.

This project is intended to provide water service to WWSD's existing service area to ensure adequate pressure and fire protection storage for existing and future developments. This project allows WWSD to provide water pressure and create a reliable water system for its existing service area.

Goal 4.4 – Protect and enhance the quality, quantity, and dependability of water supplies. Policy 4.4.1 – Encourage and support, as appropriate, legislation that preserves and protects all drinking water sources in the County.

The project will allow WWSD to provide a reliable water system to its existing service area.

In addition to meeting the specific above-mentioned goals of the WMP, the proposed project is consistent with the El Paso County Master Plan.

Section 10 of the El Paso County Policy Plan was reviewed. The goals and policies that seem most relevant to this project are:

Goal 10.2 Promote planning and management approaches which protect the integrity of the County's water and wastewater systems and ensure that the levels of water and wastewater service are adequate to meet the needs of existing and future County residents.

This project will ensure that WWSD can provide adequate water service to the land that is within the eastern portion of their service area and located within El Paso County.

Policy 10.3.3

Reduce the adverse visual impacts of water storage tanks and other facilities through a combination of careful site selection, design, screening and use of natural colors.

The 2 MG ground storage tank that is proposed to be constructed in 2021 is proposed as a concrete tank that will be painted a neutral color to blend in with the surrounding landscape.

The 2003 Highway 94 Comprehensive Plan was reviewed. The goals and policies that seemed most relevant to this project are:

10. Ensure the viability of proposed central water and wastewater services

Objective 10.1. Encourage the consolidation of regional water and sanitation systems over the proliferation of small, individual systems

This project proposes the installation of a water tank to serve a large portion of land within the WWSD's existing service area and does not proliferate small, individual systems.

This project will serve new development but does not propose any new development as part of the project. Additional master plans were reviewed to ensure consistency of the project as follows:

- ***El Paso County Policy Plan Section 6 – Growth and Land Use: This project does not propose any new growth beyond the development of the 3.47 acre tank site which will accommodate only water facilities.***
- ***Major Transportation Corridor Plan – The anticipate traffic increase as a result of this project is not significant. The tank site will be accessed only by WWSD operations to visually inspect the tank or perform required maintenance.***
- ***Parks Master Plan – No parks are proposed or impacted as part of this project.***
- ***Master Plan for Mineral Extraction – No mineral extraction is proposed or impacted as part of this project.***

- (d) Specify whether and how the proposed Project conforms to applicable regional and state planning policies.

The Applicant is not aware of applicable regional and state planning policies to this project. This project does not include new treatment or the addition of new water sources and only serves to allow WWSD to serve their existing service area.

The Pikes Peak Area Council of Governments Strategic Plan was reviewed but the project does not propose any new water treatment so no applicable sections regarding water quality were noted. The Colorado Water Plan was reviewed but the project does not propose any new water sources or development so no applicable sections were noted.

- (e) Specify whether and how the proposed Project conforms to applicable federal land management policies.

No federal lands are anticipated to be affected by the proposed projects.

- (f) If relevant to the Project design, describe the agricultural productivity capability of the land in the Project area, using Soils Conservation Service soils classification data.

The parcel of land that the tank site will be located on is currently used as agricultural grazing land. When the tank site is built out, the entire tank site will be fenced so the agricultural grazing land will be reduced by no more than 4 acres. The proposed water transmission line will be underground except for the hydrant locations and will have no impact to agricultural productivity. See the drainage report included in Appendix H for soil classification data.

- (g) Describe the probability that the Project may be significantly affected by earthquakes, floods, fires, snow, slides, avalanches, rockslides or landslides and any measures that will be taken to reduce the impact of such events upon the Project.

It is unlikely that the project would experience the occurrences listed above other than snow and possibly fire and flooding. The proposed tank site and waterline alignment does not enter any mapped 100-year floodplains and therefore is highly unlikely to experience flooding. The proposed waterline will be buried a minimum of 5 ft below grade so even if flooding occurs, the likelihood of it affecting the waterline is negligible. Additionally, the proposed project will be located in an un-forested area and the waterline itself will provide hydrants for fire suppression. For the reasons given above, the above described occurrences are unlikely to adversely impact the project.

- (h) Specify if excess service capabilities created by the proposed Project will prove likely to generate sprawl or strip development.

The proposed tank site is sized to accommodate facilities that will be required to provide water pressure to areas within the WWSD existing service area that is at higher elevations than can currently be served. No service area expansion is planned and all property the project proposes to serve is currently zoned PUD. See Appendix J for maps of the proposed Tank Service Area. No development is proposed as part of this project beyond the 3.47 acre tank site. The future tanks will be sized based on the density of the development approved by El Paso County for the areas within the tank service area.

- (i) Specify whether the demand for the Project is associated with development within or contiguous to existing service areas.

The proposed project will serve future and existing development in the District's existing service area. The specific area that the tank site will serve is shown in Appendix J1. The following table outlines the estimates of SFEs that were utilized for each portion of land within the tank site service area depicted on the map in Appendix J1 to estimate the build out demand.

Estimate of Demands to be Served by Tank Site

Entity	Schedule #	Area in Acres	Estimated Density (SFE/Acre)	SFEs
Ground Storage				
CS2005 (F)	5500000385	218.00	3.96	863
CS2005 (D)	5500000383	48.00	3.96	190
CS2005 (E)	5500000383	50.00	3.96	198
Bull Hill	5500000324	564.51	3.50	1976
Lorson (A)	5500000403	28.67	6.63	90
Lorson (B)				100
Love in Action	5500000367, 368, 369, 370, 371	392.28	4.60	1806
Lorson Filing 3 (Eastern Portion)	5500000431	21.88	3.70	81
Peaceful Lakes Estates	Multiple	487.00	0.16	78
VA PPNC Irrigation	5500000384	380.00		1039
Average			3.81	
Total SFEs to be served by Ground Storage		1810		6421
Elevated Tank				
VA PPNC - Domestic	5500000384	380.00	N/A	78
CS2005 (A)	5500000385	412.00	3.96	1632
CS2005 (B)	5500000385	165.00	3.96	653
CS2005 (C)	5500000383	27.00	3.96	107
Bull Hill	5500000324	29.00	3.50	102
Average			3.85	
Total SFEs to be served by Elevated Storage		1013.00		2572
Total SFEs to be served by Rolling Hills Tank Site				8993

- (8) The applicant shall supply a surface and subsurface drainage analysis.

The proposed potable water storage tank increases the impervious surface of the site. A drainage analysis is included in Appendix H and a geotechnical report is included in Appendix F. The proposed waterline will not add any impervious surface and will not significantly change the existing grade. Any disturbed area shall be re-vegetated to match the existing vegetation.

- (9) Financial feasibility of the Project.

- (a) Relevant bond issue, loan and other financing approvals or certifications (ex: approved bond issues; bond counsel opinion).

The proposed 2 MG tank and associated inlet pipeline is estimated to cost \$3,560,000 and will be funded by Lorson LLC. doing business as Eagle Development Company which is a developer of land within the tank site service area owned by Love In Action (as noted on drawing J1). As required by state statute, the project will be 100% bonded and all funds, including contingency, will be escrowed with WWSD in advance of bid award. The Eagle

Development Company will fund only the construction of the 2 MG ground storage tank, the associated transmission line and the access road. The additional ground storage tank, the elevated tank and/or the booster pump station will be constructed at a later time and the funding source for these projects will be determined at that time. See Appendix N for the executed "Agreement of District Built Facilities Funded by a Developer" between Lorson LLC. and WWSD.

- (b) Business plan that generally describes the financial feasibility of the Project.

Per the agreement included in Appendix N, the District will not award the project for construction unless all funds are escrowed in advance of the bid award with the District. Lorson LLC. doing business as Eagle Development Company has the funds necessary to construct the project. Fees for water service charged by WWSD will cover the operation costs of the waterline and tank.

- (10) Local infrastructure and services impacts. An impact analysis that addresses the manner in which the applicant will comply with the relevant Permit Application Review Criteria. The impact analysis shall include the following information: description of existing capacity of and demand for local government services including but not limited to roads, schools, water and wastewater treatment, water supply, emergency services, transportation, infrastructure, and other services necessary to accommodate the Project within El Paso County.

Roads: A driveway permit for access off of Drennan Road will be obtained from the City of Colorado Springs. A tank access road will be built on the site but will be used for private, operations-staff only vehicles that will visit the site periodically. The tank site area will be unmanned, and public access will be prohibited by gates and fencing.

Schools: There are no schools within the proposed limits of construction and as such, the proposed project will have no impact on schools.

Water and Wastewater Treatment: Water treatment will not be affected during construction of this project or during long-term operation of the waterline. The proposed project will have no impact on wastewater treatment.

Water Supply: The proposed project will have no impact on water supply during construction or operation. As noted previously, the project will serve existing and future development within the existing WWSD service area boundaries. See Appendix J for maps of the proposed tank site service area.

Emergency Services: The proposed project includes fire hydrants along the alignment which will be installed for the purpose of pipeline construction and maintenance but can be used for fire suppression which will benefit Fire Services. No other emergency services will be impacted by construction or operation of the project.

Transportation: During construction, the proposed project may have minor, short-term impacts on transportation such as minor delays due to short duration heavy truck traffic. All applicable permits will be acquired for all oversized loads. Operation of the proposed project will have no impact on transportation.

Infrastructure: All existing below ground infrastructure in the project area will be located prior to construction. Based on preliminary investigation, several utilities will be crossed including a

gas line owned by Nustar and powerlines owned by TriState and Xcel Energy. Permission from each entity that will be crossed will be obtained in advance of construction. The project will allow WWSD to provide water pressure and create a reliable water system for existing customers and future development within its existing service area. This project will improve the capability and reliability of the infrastructure within WWSD's water system.

Other Services: The Applicant is not aware of any additional infrastructure or services which will be impacted by the proposed project.

- (11) Recreational Opportunities. Description of the impacts and net effect of the Project on present and potential recreational opportunities.

The project will have no impact on recreational opportunities.

- (12) Areas of Paleontological, Historic or Archaeological Importance. Description of the impacts and net effect of the Project on sites of paleontological, historic or archaeological interest.

The Office of Archeology and Historic Preservation was contacted in May 2020 to determine if previously recorded cultural resource sites exist within 100 feet of the proposed project. According to the State Historic Preservation Officer (SHPO), three surveys had conducted previously in the vicinity. However, there are no recorded sites of Paleontological, Historic, or Archaeological Importance within 100 feet of the proposed project. This project would have no effect on listed cultural resources. In the event a paleontological or archeological site is discovered during construction of the project, all activities would cease and the SHPO would be contacted to determine how to proceed.

- (13) Nuisance. Descriptions of noise, glare, dust, fumes, vibration, and odor levels anticipated to be caused by the Project.

During construction, typical amounts of noise and dust will be generated. The contractor shall be required to perform dust abatement as necessary to limit the amount of dust generated during construction. Noise levels will be typical of heavy equipment. Contractor working hours will be established to limit noise impact to daytime hours. During operation, the proposed waterline and tank shall generate negligible, if any, nuisances.

- (14) Air Quality. Description of the impacts and net effect that the Project would have on air quality during both construction and operation, and under both average and worst case conditions, considering particulate matter and aerosols, oxides, hydrocarbons, oxidants, and other chemicals, temperature effects and atmospheric interactions.

No adverse impacts on air quality are anticipated other than temporary dust issues during construction discussed in item 13 and fumes from construction equipment typical to this type of construction. As noted earlier, a Construction Activity Permit, and an ESQCP will be obtained for construction of the project which will address dust mitigation.

- (15) Visual Quality. Description of the impacts and net effect that the Project would have on visual quality, considering viewsheds, scenic vistas, unique landscapes or land formations within view of the Project area.

The view of the mountains, while not specifically designated as a scenic vista, is important. The tank will be within the scenic mountain views for property owners to the east of the tank site but

the overhead power lines to the west of the tank already interrupts the scenic view. The 2 MG tank proposed to be constructed in 2021 will be constructed of concrete and painted a neutral color to allow to blend in with surrounding landscape and will be buried by 3 feet. The 2 MG tank cannot be constructed at a lower elevation and still meet the required service pressure and fire flow for the areas that it will serve. Further burial of the tank would require importing fill and constructing retaining walls and would not reduce the visual impact of the tank. See drawing S4 in the preliminary construction plans included in Appendix B for an elevation view of the proposed 2MG tank.

The proposed pipeline would be installed underground and after construction is complete, the areas in and along the new waterline will have the same views as before. No unique landscapes or land formations were observed in the proposed project area.

(16) Surface Water Quality.

- (a) Map and/or description of all surface waters relevant to the Project, including description of provisions of the applicable regional water quality management plan, and NPDES Phase II Permit and necessary El Paso County Erosion and Stormwater Quality Control Permit (“ESQCP”), Section 404 Federal Clean Water Act Permit that applies to the Project and assessment of whether the Project would comply with those provisions.

The project area, which encompasses the proposed tank site, waterline easement, and access road easement, was investigated by a qualified biologist on June 2, 2020 for the purpose of delineating all waterbodies and wetlands and identifying suitable habitat for federally listed threatened and endangered species.

No waters or wetlands were observed within the project area. Two shallow swales were observed but do not exhibit Ordinary High-Water Marks (OHWM). Therefore, these swales are not subject to Section 404 of the Clean Water Act. No Section 404 permit would be required for this project.

The project will comply with all applicable regulations and standards regarding water quality and an ESQCP will be obtained from El Paso County for construction.

- (b) Existing data monitoring sources.

WWSD is not aware of any surface water monitoring stations adjacent to the project site.

- (c) Descriptions of the immediate and long-term impact and net effects that the Project would have on the quantity and quality of surface water under both average and worst case conditions.

The proposed tank and associated water transmission line will not impact surface water quality or quantity. During construction, erosion control measures will be in place to prevent the transport of sediment during storm events. After construction is complete, all disturbed areas (outside of roadways) will be revegetated and returned to their original state.

There is no grading involved with the pipeline. Therefore, the direction of all surface water flows will remain unchanged.

(17) Groundwater Quality.

- (a) Map and/or description of all groundwater, including any and all aquifers relevant to the Project. At a minimum, the description should include:

- i. Seasonal water levels in each portion of the aquifer affected by the Project.

It is unlikely that groundwater will be encountered or affected during construction since no groundwater was encountered in soil bores (See Geotechnical Report in Appendix F). No aquifers will be impacted either during construction or operation of the proposed tank and associated water transmission line. A State construction dewatering permit will be acquired if groundwater is encountered and necessary for construction.

- ii. Artesian pressure in said aquifers.

N/A

- iii. Groundwater flow directions and levels.

Generally, the groundwater flows from north to south in the project area. Groundwater was not encountered in any soil bores during the Geotechnical investigation.

- iv. Existing aquifer recharge rates and methodology used to calculate recharge to the aquifer from any recharge sources.

N/A

- v. For aquifers to be used as part of a water storage system, methodology and results of tests used to determine the ability of the aquifer to impound groundwater and aquifer storage capacity.

N/A

- vi. Seepage losses expected at any subsurface dam and at stream-aquifer interfaces and methodology used to calculate seepage losses in the affected streams, including description and location of measuring devices.

N/A

- vii. Existing groundwater quality and classification.

The groundwater in the project area is EPA Class II – Potential or current drinking water.

- viii. Location of all water wells potentially affected by the Project and their uses.

There are no water wells that will be impacted by the proposed project. Construction of the proposed waterline is unlikely to expose groundwater given that it was not encountered during exploratory drilling. Even if it is exposed, a State Construction

Dewatering permit will be obtained if necessary to ensure that any potential impacts to groundwater are mitigated.

The water to be conveyed by the proposed project is from existing sources including surface water and Widefield and Jimmy Camp Basin Wells. WWSD will not change the operation of their wells because of the proposed project. The District's use of their wells would remain the same whether or not this project is constructed.

- (b) Description of the impacts and net effect of the Project on groundwater.

In the unlikely event that groundwater is exposed during construction, a State construction dewatering permit will be obtained if necessary and compliance with the permit will mitigate the impacts to groundwater. Outside of construction, there are no anticipated effects of the project on groundwater.

- (18) Water Quantity.

- (a) Map and/or description of existing stream flows and reservoir levels relevant to the Project.

The project will not rely on stream flows and reservoirs, so this item is not applicable.

- (b) Map and/or description of existing minimum stream flows held by the Colorado Water Conservation Board.

Since the stream flow will not be affected by the project, this item is not applicable.

- (c) Descriptions of the impacts and net effect that the Project would have on water quantity.

The only impact to water quantity that may occur as a result of the proposed project is that groundwater dewatering may be necessary during construction. As stated above, a State construction dewatering permit will be acquired if necessary. WWSD will not bring on any new water sources to specifically provide water for this project as this project does not require any new water sources. The District currently utilizes only 48% of it's available physical water supply. See Appendix O for a letter sent to El Paso County regarding these matters and Appendix P for WWSD's 2019 Water and Wastewater Report.

- (d) Statement of methods for efficient utilization of water, including recycling and reuse.

The proposed project will have minimal impact on the efficiency of water use as it will not change the District's water supply system except for adding storage. The District will continue to implement water efficiency best management practices.

- (19) Floodplains, Wetlands and Riparian Areas; Terrestrial and Aquatic Animals, Plant Life and Habitat. Applicant shall only provide description of foregoing natural conditions, animal and plant life at, but not to exceed, the level of detail required by other federal or state Permits or reviews which are applicable to the Project.

According to the Federal Emergency Management Agency (FEMA) online floodplain mapper accessed in June 2020, the project lies within Zone X, defined as areas outside the 100-year floodplain. Appendix G contains the current Flood Insurance Rate Map (FIRM) within the project area.

A field survey was conducted on June 2, 2020 to identify surface water resources and potential threatened and endangered species habitat within the project area. No waters, wetlands, or riparian areas were identified within the project area. During the field survey, few species of wildlife were observed including a black-tailed prairie dog (Cynomys ludovicianus) and a lark sparrow (Chondestes grammacus). No aquatic animal species were observed. Vegetation found within the project area includes grass and herbaceous species typical of vegetative assemblages in pastures routinely grazed by livestock. These species include buffalo grass (Bouteloua dactyloides), grama grass (Bouteloua sp.), Texas croton (Croton texensis), prairie sage (Artemisia ludoviciana) and yellow sweetclover (Melilotus officinale). Prickly pear (Opuntia sp.), cholla (Cylindropuntia sp.), and yucca (Yucca glauca) were also observed. No trees were found in the project area.

The Bald and Golden Eagle Protection Act, enacted in 1940, prohibits impacts to these eagle species without a permit from the U.S. Fish and Wildlife Service (USFWS). No habitat for Bald Eagles (Haliaeetus leucocephalus) or Golden Eagles (Aquila chrysaetos) was observed in the vicinity of the project and therefore, this project will not affect these species.

The Migratory Bird Treaty Act prohibits the take (including killing, capturing, selling, trading, and transport) of protected migratory birds and their nests without prior authorization by the USFWS. A migratory bird and nest survey was conducted in the project area in June 2020. Prairie dog holes were observed that Burrowing Owls (Athene cunicularia) and Ferruginous Hawks (Buteo regalis) may utilize for burrowing/nesting habitat. However, no evidence of owls or hawks was observed in this area. Additionally, no trees grow within the project area that migratory birds could potentially nest in. No bird nests were observed on the ground. For these reasons, the proposed project is considered unlikely to affect migratory birds.

According to the official species listed obtained from the USFWS Information for Planning and Consultation (IPaC) website accessed on June 3, 2020, there are eight threatened and endangered species that could potentially occur in the project area (Table 1). There are no critical habitats within the project area. As shown in Table 1, no suitable habitat for any of these listed species was identified within the project area. Therefore, the proposed project will not affect any federally listed species.

Table 1. Listed Species of Potential Occurrence in the Project Area

Species	Federal Status	Suitable Habitat	Habitat within Project Area?
Least Tern (Sterna antillarum)*	Endangered	Sandy or pebbly beaches, well above the water line, around lakes and reservoirs or on sandy soil sandbars in river channels	No
Mexican Spotted Owl (Strix occidentalis lucida)	Threatened	Mixed conifer forests, Madrean pine-oak forests, and rocky canyons	No
Piping Plover (Charadrius melodus)*	Threatened	Sandy lakeshore beaches, sandbars within riverbeds or even sandy wetland pastures. An important aspect of this habitat is that of sparse vegetation	No
Whooping Crane (Grus americana)*	Endangered	Mudflats around reservoirs and in agricultural areas. While wintering, they live on salt flats that are dominated by coastal salt	No

		<i>grass. Their nesting grounds are wetland communities dominated by bulrush</i>	
Greenback Cutthroat Trout (<i>Oncorhynchus clarkia stomias</i>)	Threatened	<i>Cold, clear, gravely headwater streams and mountain lakes which provide an abundant food supply of insects</i>	No
Pallid Sturgeon (<i>Scaphirhynchus albus</i>)*	Endangered	<i>Pallid sturgeons evolved and adapted to living close to the bottom of large, silty rivers with natural a hydrograph. Their preferred habitat has a diversity of depths and velocities formed by braided channels, sand bars, sand flats and gravel bars</i>	No
Ute Ladies'-tresses (<i>Spiranthes diluvialis</i>)	Threatened	<i>Occurs along riparian edges, gravel bars, old oxbows, high flow channels, and moist to wet meadows along perennial streams. It typically occurs in stable wetland and seepy areas associated with old landscape features within historical floodplains of major rivers. Also found in wetland and seepy areas near freshwater lakes or springs</i>	No
Western Prairie Fringed Orchid (<i>Platanthera praeclara</i>)*	Threatened	<i>Moist tallgrass prairies and sedge meadows</i>	No

**These species only need to be considered under the following conditions: Water-related activities/use in the N. Platte, S. Platte, and Laramie River Basins may affect listed species in Nebraska*

(20) Soils, Geologic Conditions and Natural Hazards.

- (a) Map and/or description of soils, geologic conditions, and natural hazards including but not limited to soil types, drainage areas, slopes, avalanche areas, debris fans, mud flows, rock slide areas, faults and fissures, seismic history, and wildfire hazard areas, all as relevant to the Project area.

Appendix F contains a soils report that described the geologic conditions for the tank site.

- (b) Descriptions of the risks to the Project from natural hazards.

The threat of the proposed project being affected by natural hazards is minimal. Given that the project is not located near any known faults or rock formations, seismic activity and rock slides are little to no threat. The project area commonly experiences snow and rainfall but given the relatively gentle topography, severe flooding and mudslides also pose a minimal threat. The proposed tank site and associated water transmission line does not enter any mapped 100-year floodplains so it is unlikely that flooding would occur in the project area. The project area does experience wildfires. The proposed project will allow fire services to better respond to wildfires in the area because of the hydrants. Since the water line is 5 feet minimum below grade and the tank is filled with water, it is very unlikely that a fire would pose a risk.

- (c) Descriptions of the impacts and net effect of the Project on soil and geologic conditions in the area.

The project will have no adverse impacts on soil and geologic conditions. Gravel will be imported to improve access around the tank and on the tank road. If the soil excavated below the tank is not suitable for fill, it may be exported from the site.

(21) Hazardous Materials.

- (a) Description of all solid waste, hazardous waste, petroleum products, hazardous, toxic, and explosive substances to be used, stored, transported, disturbed or produced in connection with the Project, including the type and amount of such substances, their location, and the practices and procedures to be implemented to avoid accidental release and exposure.

During construction, fuel and lubricant for construction equipment are the only materials meeting the above description onsite. All stored fuel and lubricant will be stored and maintained onsite in accordance with State and local regulations which includes secondary containment if stored in great enough volumes.

After construction is completed, the proposed project will not require any hazardous material or petroleum products for its operation.

- (b) Location of storage areas designated for equipment, fuel, lubricants, and chemical and waste storage with an explanation of spill containment plans and structures.

The proposed project does not require any storage of fuel, lubricants, hazardous materials, and the like after construction is completed. During construction, the fuel and lubricants for equipment will be stored in a designated staging area(s). The exact size and location of the staging area(s) will be determined once the project is awarded to a construction contractor.

(22) Monitoring and Mitigation Plan.

- (a) Description of all mitigation that is proposed to avoid, minimize or compensate for adverse impacts of the Project and to maximize positive impacts of the Project.

The view of the mountains, while not specifically designated as a scenic vista, is important. The tank will be within the scenic mountain views for property owners to the east of the tank site but the overhead power lines to the west of the tank already interrupts the scenic view. The 2 MG tank proposed to be constructed in 2021 will be constructed of concrete and painted a neutral color to allow to blend in with surrounding landscape and will be buried by 3 feet. See drawing S4 in the preliminary construction plans included in Appendix B for an elevation view of the proposed 2MG tank.

Beyond visual impacts to the scenic vista, the proposed tank site and associated water transmission line does not create significant potential adverse impacts. The only adverse impact that is at all likely is the tank overflowing or a pipe break causing erosion and water loss. In order to monitor for either occurrence, the District has pressure sensors that monitor tank level and pressure at the existing pump station that will be used to fill the proposed tank. If the pipe were to break or the tank overflow, the pressure transmitters would report to the District's supervisory control and data acquisition (SCADA) system. When pressure or tank level exceeds the normal operating conditions, the operators will be alerted by the SCADA system.

- i. Describe how and when mitigation will be implemented and financed.

The 2MG tank that will be installed in 2021 will be painted a neutral color and buried by 3 feet during construction. Landscaping will be completed as required by the Site Development Plan. The described SCADA system and pressure transmitter is already in place. A pressure sensor and transmitter will be added to the tank. A solar powered radio system will be installed to transmit the tank level to the central SCADA system.

- ii. Describe impacts that are unavoidable that cannot be mitigated.

N/A

- (b) Description of methodology used to measure impacts of the Project and effectiveness of proposed mitigation measures.

The tank will be painted a neutral color and will be buried by 3 feet to reduce the visual impact of the tank. Landscaping around the tank site will be completed as required by the site development plan.

Through the use of instrumentation, real-time alarms and SCADA, the District will account for any volume of water lost from the unlikely event of a pipe break or tank overflow.

- (c) Description, location and intervals of proposed monitoring to ensure that mitigation will be effective.

As stated above, the existing SCADA system will alert the operators in the event that pressure or flow exceeds the normal operating parameters. The District uses the SCADA system for daily operation so a failure in the SCADA system will be quickly identified and rectified by the District.

- (23) Additional Information. The Director may request that the applicant supply additional information related to the Project if the Director and/or the Permit Authority will not be able to make a determination on any one of the applicable Review Criteria without the additional information. Such additional information may include applicant's written responses to comments by a referral agency.

Noted.