



February 12, 2024

Ashlyn Mathy, Project Manager
El Paso County Development Services Department
Transmitted via EDARP Portal: epcdevplanreview.com/

Re: Falcon Self Storage and U-Haul Minor Subdivision
File #: MS232
Part of the NW ¼ SW ¼ of Sec. 1, Twp. 13 South, Rng. 65 West, 6th P.M.
Water Division 2, Water District 10
Upper Black Squirrel Creek Designated Basin
CDWR Assigned Referral No. 31194

Dear Ashlyn Mathy:

We have reviewed the referral for a one lot minor subdivision to legalize a 5-acre parcel. The lot is used as an RV storage lot.

This referral does not appear to qualify as a “subdivision” as defined in section 30-28-101(10)(a), C.R.S. Therefore, pursuant to the State Engineer’s March 4, 2005 and March 11, 2011 memorandums to county planning directors, this office will only perform a cursory review of the referral information and provide informal comments. The comments do not address the adequacy of the water supply plan for this project or the ability of the water supply plan to satisfy any County regulations or requirements. In addition, the comments provided herein cannot be used to guarantee a viable water supply plan or infrastructure, the issuance of a well permit, or physical availability of water.

The proposed water supply is service provided by the Woodmen Hills Metropolitan District (“District”). The proposed water use is irrigation. The specific water demand for irrigation was not clear since conflicting Water Supply Information Summaries were provided. A letter dated January 22, 2024 from the District committed to providing 35,343 gallons (0.1085 acre-feet) of water per year for irrigation purposes. This office has no comments on the proposed water supply.

The submittal indicates that a stormwater detention structure is a part of this project. The Applicant should be aware that, unless the structure can meet the requirements of a “storm water detention and infiltration facility” as defined in Designated Basin Rule 5.11, the structure may be subject to administration by this office. The Applicant should review Rule 5.11 to determine whether the structure meets the requirements of the Rule and ensure any notification requirement is met.

Please contact Wenli.Dickinson@state.co.us or (303) 866-3581 x8206 with any questions.

Sincerely,

Ioana Comaniciu, P.E.
Water Resource Engineer

Ec: Upper Black Squirrel Ground Water Management District
Woodmen Hills Metropolitan District file

