

## MEMORANDUM

TO: Andrew Mullet

FROM: Matt Bliss, PE (DiNatale Water Consultants)

SUBJECT: Water Resources Report for Pyramid Mountain Road (Parcel 8323000026)

DATE: February 25, 2026 (Revised May 6, 2026)

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The proposed development at the above-referenced parcel (Property) will obtain its water supply from Colorado Springs Utilities (CSU). The Property is approximately 17 acres located in the SW1/4 of Section 23, Township 13 South, Ranch 68 West of the 6<sup>th</sup> PM in El Paso County and includes proposed construction of a single-family residence, barn, and at a later date, a guest house. Outdoor irrigation is anticipated to be limited using low-water use vegetation with minimal hose watering. The Property was recently included in the Cascade Metro District No. 1 (Cascade). Cascade is the original water provider for the area but turned over all water delivery infrastructure to CSU in 2020<sup>1</sup>. Cascade currently exists only to collect revenue from property in the district to pay for water distribution system improvements that were required for CSU to take over water delivery obligations in the area. **Figure 1** shows the CSU water delivery infrastructure, including importantly an 8-inch ductile iron pipe (DIP) in Pyramid Mountain Road, adjacent to the Property. There are two fire hydrants adjacent to the Property.

A water availability letter dated August 26, 2025 from CSU indicates that water service is available to the Property. The letter indicates water is available on a first-come, first-served basis. I contacted CSU representatives who indicated that obtaining a water contract would simply be a matter of making payment for the water taps. I obtained an estimate of these fees from CSU (attached). Upon payment of these fees, the water supply will be committed to the property by CSU. CSU personnel indicated that the availability letter is their version of a will-serve notice and their first-come, first-served policy is their long-standing position and there is no lack of water supply to commit upon payment of fees at this time.

El Paso County development code Section 8.4.7 includes several requirements related to proof of water supply for the proposed development to be presented in a water resources report. The purpose of the water resources report is to “provide the data necessary for the

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<sup>1</sup> <https://cascademd1.colorado.gov/faqs>

Planning Commission and the BoCC to determine whether the proposed water supply is sufficient in terms of quality, quantity, and dependability..." This letter and attachments serves as the water resources report.

Provision of water by CSU to the property is sufficient to conclude water is available, dependable and of sufficient quality for the proposed residential uses. CSU is the largest water provider in El Paso County and one of the largest water providers in the state of Colorado. CSU's water supply system includes multiple reservoirs, sources of water from the Pikes Peak watershed, Arkansas River, and headwaters of the Colorado River basin. CSU's 2017 Integrated Water Resources Plan<sup>2</sup> shows that overall system water use has declined since its peak in approximately 2000 from 88,000 acre-feet per year (AFY) to roughly 70,000 AFY in 2015. CSU has water supply plans to provide for future growth up to 159,000 AFY.

There are several requirements in Section 8.4.7 intended to demonstrate water availability, dependability and water quality. In my opinion, the provision of water by CSU directly responds to all such requirements and makes many of the requirements unnecessary. There is no question that water service from CSU satisfies all criteria for quantity, quality, and dependability. Nonetheless, the following are responsive to these requirements in Section 8.4.7:

**8.4.7(B)(3)(b): Quantity of water.** Water demand at the Property will be met by CSU. The single-family home will utilize low-water use (xeriscape) landscaping with minimal hose watering. Thus, the majority of the water demand will be from indoor use. The primary home is approximately 2,800 square feet with 3.5 bathrooms. Water demand for indoor use can be conservatively estimated at 6,000 gallons per month (72,000 gallons per year). Including up to 8,000 gallons for low-use outdoor watering, annual water demand would be 80,000 gallons, equivalent to 0.25 acre-feet (AF). The indoor water use component aligns with estimates from several Front Range water providers. See below for discussion of water use using the default El Paso County or Division of Water Resources (DWR) amounts.

The proposed development includes a barn and a future guest house. The future guest house is anticipated to have 1.5 bathrooms. No livestock is currently planned for the barn. To assess potential future maximum demand, we assumed full occupancy of a future guest house and limited livestock watering associated with the barn. Guest house water use would be lower than the primary house due to smaller size and lower number of bathrooms, conservatively estimated at 4,000 gallons per month for indoor use and another 4,000 gallons for similar limited outdoor watering use as the primary home (52,000 gallons). We estimated livestock watering for four large domestic animals at 0.05 AF pursuant to the Guide to Colorado Well Permits, Water rights, and Water

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<sup>2</sup> <https://www.csu.org/hubfs/Document%20Library/IWRP.pdf?hsLang=en>

Administration, adding 16,000 gallons per year. In total, maximum anticipated water demand for the property is 148,000 gallons per year, equivalent to 0.45 AF per year.

El Paso County has a presumptive indoor use of 0.26 AF for indoor use (approximately 85,000 gallons per year or about 7,100 gallons per month) which in our experience is significantly higher than typical indoor residential use. The DWR standard rate of 0.3 AF for household use is even higher. In our opinion, both these estimates neglect per capita water use reduction over the past 25 years due to increased water conservation efforts, including low-water use plumbing fixtures being incorporated into building codes. Furthermore, both El Paso and the DWR use 0.05 AF per 1,000 square feet of irrigated area. This is equivalent to 30 inches of water application which is typical of turf, not low-water use plantings. The homeowner is proposing to install low-water use irrigation on a limited basis, therefore 0.05 AF for irrigation would be sufficient for more than 1,000 square feet of low water use landscaping. We used this value as a conservatively high irrigation amount. Using the El Paso or DWR estimates, total water use (standard indoor use) for both the primary and guest house plus 0.05 AF for outdoor irrigation and 0.05 AF for stock watering use would result in annual water requirements of 0.62 to 0.70 AF per year, respectively.

A typical ¾-inch tap from CSU is capable of supplying more than 0.70 AF amount of water annually although a 1-inch tap may be desired to ensure flow and pressure at the residences, depending on the plumbing system design of the residences. Figure 1 shows the location of the existing CSU water mains adjacent to the property. A larger tap size may be desired for instantaneous flow demands at the primary and guest house, to be determined by the mechanical engineer of record. The development is not proposing to use any on-site groundwater or surface water resources as part of the total water supply. There are no existing wells on the property.

**8.4.7(B)(3)(c): Dependability of water supply. Subpart i)** The water availability letter from CSU in conjunction with the tap fee estimate and discussions with CSU personnel provides proof of the right to acquire the water tap from CSU. **Subparts ii and iii)** CSU has extensive financial and water supply resiliency analysis typical of a large public utility. Additional specific information on the CSU water supply system is available on their website ([www.csu.org/water-service](http://www.csu.org/water-service)) and in the integrated water resources plan referenced above. **Subpart iv)** not applicable – groundwater is not the source of water. **Subpart v)** 1) water service availability letter and estimate of tap fees from CSU is attached. 2) CSU's address is 1521 South Hancock Expressway, MC 1812, Colorado Springs, CO 80903. Items 3) through 5) are not readily available from CSU. As described in the above-referenced CSU integrated water resources plan, CSU currently provides 70,000 AFY which is lower than its system peak water use in 2000 of roughly 88,000 AFY, which it considers its baseline water supply. As a municipal water provider, CSU provides water on a year-round continuous basis. Based on the information in the plan and the service availability letter it is clear that CSU is able to commit 0.45 AF of water to this development. **Subpart vi)** Short-term supply for fire is evidenced by the fire hydrants located on Pyramid Mountain

Road (see Figure 1). CSU personnel confirmed that flow from the northern of the two hydrants is 1,100 gallons per minute. Flow information was not readily available for the southern hydrant.

**8.4.7(B)(3)(d): Information Regarding Sufficient Quality.** As a public water provider for the majority of the population of El Paso County, CSU meets and exceeds drinking water quality standards. The most recent version of its water quality report is available on its website<sup>3</sup>.

**8.4.7(B)(3)(e): Public and Private Commercial Water Providers.** The Property will be served by CSU, the largest water provider in El Paso County. Although CSU does not appear to have a single general water resources report as requested under this section, abundant information related to the utility's ability to serve water to hundreds of thousands of current and future residents is available in the above-references integrated water resources plan and on CSU's website ([www.csu.org/water-service](http://www.csu.org/water-service)). CSU has provided a letter indicating water is available for the Property, subject to payment of tap fees.

**8.4.7(B)(3)(f): Review of Water Resource Report.** The Colorado Department of Natural Resources (DWR) provided a comment letter in response to a previous water resources report provided for the property. The DWR letter states that it has not received an update from the Cascade Metro District since 2006 and therefore cannot comment on water availability. As described above, Cascade transferred water service to CSU in 2006 and no longer provides water service. The DWR also notes that the CSU water availability letter did not make a specific water commitment. As explained above, CSU will commit the water upon payment of the applicable tap fees shown in the water tap fee estimate. In my opinion, additional review by the DWR of CSU's water supply system is unnecessary to establish sufficiency of water service from CSU.

**8.4.7(B)(4)(d): Documents Needed for Review by the OCA.** This provision lists many documents needed for review, including well permits, water rights decrees and state engineer's office opinions. Water for the property will be provided by CSU. No on-site groundwater or surface water will be used for the water supply and no water rights are sought by the property owner. CSU owns many water rights to supply its system and individual evaluation of each CSU water right is not necessary to determine CSU's ability to provide a water supply of sufficient quantity, dependability, and quality to the Property.

**Conclusion:**

- The Property will be served water by Colorado Springs Utilities (CSU).

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<sup>3</sup> <https://www.csu.org/hubfs/Document-Library/Water-Quality-Report.pdf?hsLang=es>

- CSU provided a letter dated August 26, 2025 stating water is available to the Property on a first-come, first served basis. Water is available and will be committed upon payment of the applicable tap fee.
  - An existing CSU water main is located in Pyramid Mountain Road, adjacent to the Property.
  - Two fire hydrants are located on Pyramid Mountain Road, adjacent to the Property
- The water supply provided by CSU is sufficient to provide:
    - Quantity of water needed (0.45 AFY)
    - Dependability of water supply (multiple sources, major regional water provider with extensive planning and resiliency planning efforts)
    - Quality of water (large municipal water provider exceeds drinking water standards)

Please feel free to provide this letter to the County and if needed, representatives from the County can contact me directly at the phone number on the bottom of the first page of this letter.

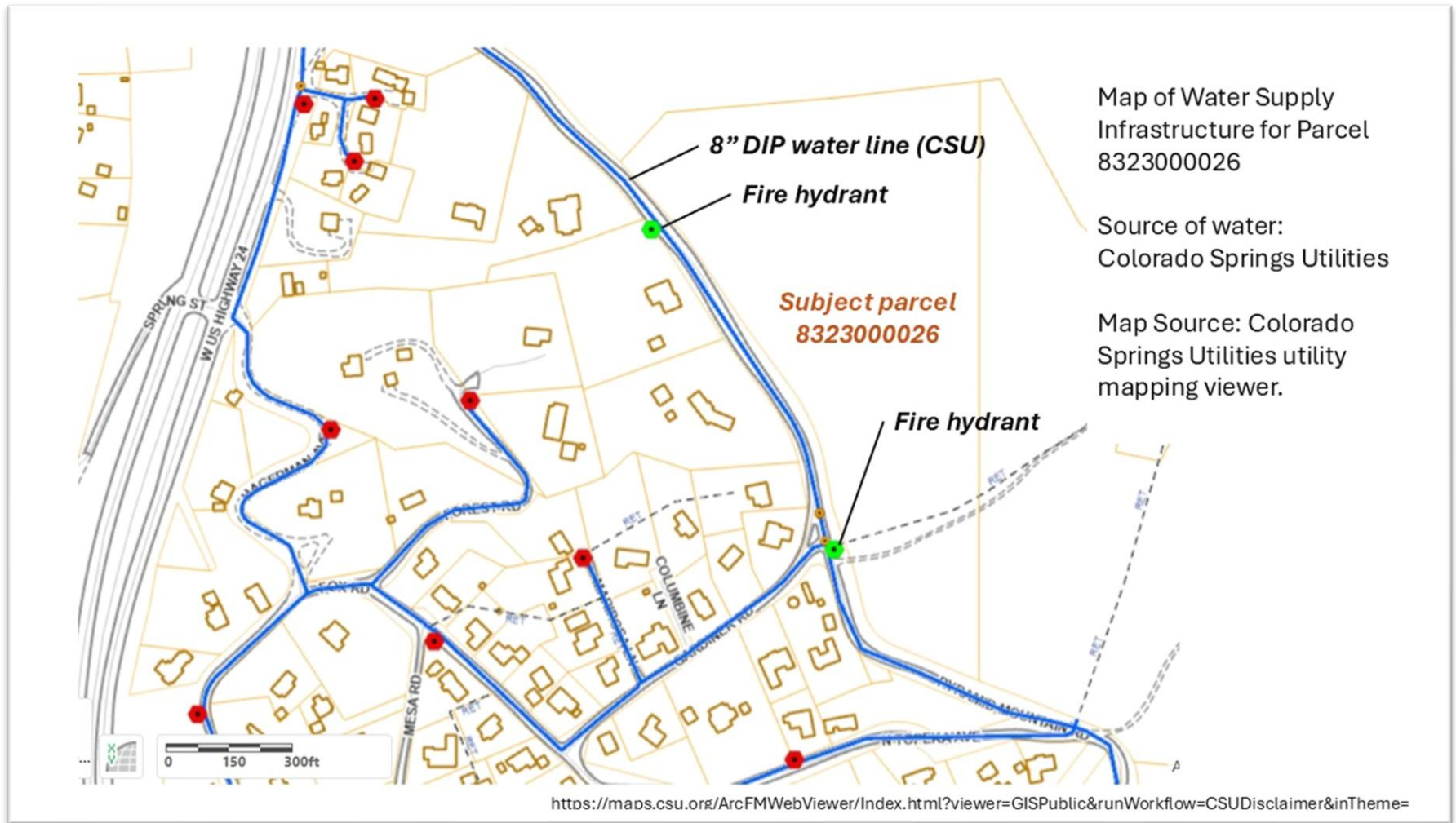


Figure 1. Water Supply Infrastructure near the Property