

Matt Bliss

From: Andrew Mullet <amullet@sbcglobal.net>
Sent: Wednesday, September 9, 2026 7:14 AM
To: Matt Bliss
Subject: Pyramid Mountain Filing No. 1
Attachments: Colorado Springs Utilities - Water Supply w Storage.xlsx

SEE CORRESPONDENCE BELOW

Andrew Mullet
719.419.2300

Begin forwarded message:

From: Jenny Bishop <jbishop@csu.org>
Subject: FW: Pyramid Mountain Filing No. 1
Date: August 27, 2026 at 9:37:16 AM MDT
To: Andrew Mullet <amullet@sbcglobal.net>, Matthew Roberts <maroberts@csu.org>

Andrew,

We have confirmation that the State agrees Colorado Springs Utilities has enough water to serve your property!

Matt – refresh my memory – do we need to circle back with the County with this validation?

J. Bishop

From: Anderson - DNR, Katharine <katharine.anderson@state.co.us>
Sent: Wednesday, August 26, 2026 5:03 PM
To: Jenny Bishop <jbishop@csu.org>
Subject: Re: Pyramid Mountain Filing No. 1

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Thanks, Jenny! I updated the spreadsheet I've been working on with the storage. Unless I made a mistake, I think everything looks good to go. There is plenty of water for the lot, even if we use 2002 yields with 1978 average storage, and 2000 demand (and there also is enough information to show it is not reasonable to assume those conditions in combination). I think I have reasonable numbers to back up any claims I need to make in writing about water being available.

I've tried to make conservative but reasonable assumptions for the values to use:

- a dry year water supply yield amount (based predominantly on 2002),

- the minimum amount of water available in storage between 1990 and 2025 (occurring in 2003) because that time period aligns better with the larger storage capacity that became available in later years than what was available in 1978.
- the "baseline" demand from the 2017 report because it was similar to the 2012 dry year demand, which was also on the higher end than other years. The 2017 reported baseline demand value also shows the decreasing trend from the maximum 2000 demand amounts.

If you have any comments or concerns about the numbers I've calculated or used in the spreadsheet, please let me know, and I will address them. Thank you for your help!

Thanks again,
Katie

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Katie Anderson (she/her)
Water Resources EIT II, Team 237
Colorado Division of Water Resources
 Phone: 303-866-3581 x8207
 1313 Sherman St., Room 818, Denver, CO 80203
katharine.anderson@state.co.us | dwr.colorado.gov/

On Wed, Aug 26, 2026 at 8:49 AM Jenny Bishop <jbishop@csu.org> wrote:

Katherine,

I have attached a summary of Colorado Springs Utilities' storage. Both the raw numbers and a graph showing how many years of storage Utilities has been able to maintain over the years. Colorado Springs relies heavily on storage to capture water in normal or wet years to be able to meet demands in drier years.

As for discrepancies – yes, the local system yield would make some difference. We also have a very small amount of yield from the South Platte that I did not include in the information I gave you because it is such a small amount compared with the overall Blue River system yield.

Given the size of Utilities' water system, multiple water sources, different basins Utilities has water rights in, multiple diversion structures, the ability to lease both water and storage, it is incredibly difficult to try to summarize potential yield from our system. That is why I included the Integrated Water Resources Report.

J. Bishop

From: Anderson - DNR, Katharine <katharine.anderson@state.co.us>
Sent: Monday, August 24, 2026 6:43 PM

To: Jenny Bishop <jbishop@csu.org>

Subject: Re: Pyramid Mountain Filing No. 1

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Hi Jenny,

I put together the attached spreadsheet based on the documents you have sent to me. I tried to match up the 2019 Water Rights Yield Assessment Report with the original "Water Rights and Water Use Through 2025" spreadsheet.

There were items in the combined "Southslope/Rosemont" section that did not seem to have a section in the 2019 report. I highlighted the missing ones in yellow. For example, "Thomas Patton #1" is listed in the 2019 report under "South Slope," and there are similar "Thomas Patton Ditch No 1" entries in the spreadsheet under "Southslope/Rosemont," but the direct flow amounts are different in the spreadsheet than in the 2019 report. I've left the supply for those particular items blank because I could not find their associated yield amounts.

I calculated different numbers than the 2017 Integrated Water Resources Plan report, which may be because I was looking at a newer report. For the dry 2002 year, the 2017 report Table 3-1, "Historical Legally and Physically Available Inflows" adds to 53,772 ac-ft for 2002, and I calculated 51,981 ac-ft using the 2019 report. These are similar enough to make me think I'm in the right ballpark, but different enough that I am probably missing a few water supply sources, most likely from the "Local System" category of the 2017 Report Table 3-1. Additionally, the 2019 report indicated that some of the 2002 sources yielded higher amounts than the average yield amount, and I've used the lower average amount in those cases, as an attempt to stay conservative for planning purposes.

However, the average total supply is quite different from both reports: the 2017 report adds to 151,559, and I calculated 143,414, predominantly from the 2019 report + the Fryingpan Arkansas water amount indicated in the 2017 report. I'm not really sure where the difference might be unless it's similar to the possible missing sources in the "Local System" category.

Based on the reports, and the above assumptions about average vs. dry year amounts, the worst case dry year water supply appears to be somewhere around 51,915 ac-ft.

Usually, we use the worst case scenario as a water supply value for planning purposes and subdivision referral approval letters. However, I know both reports indicated CSU has a lot of storage. The 2017 report said there was a goal of having at least 1 year of demand in storage, but I didn't see a section outlining the actual historical amount of water owned by CSU that is in storage each year. If we had that kind of information, and if it shows there has been at least a certain amount of water available in storage every year to cover any missing annual water supply during dry years, then we could incorporate some of those storage amounts with the worst case scenario supply to get closer to the 95,000 ac-ft amounts that have been mentioned.

I hope this makes sense. Please let me know if you think there are some errors or assumptions being made in the attached spreadsheet, and I'll try to correct them.

Thank you,
Katie

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Colorado Division of Water Resources
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1313 Sherman St., Room 818, Denver, CO 80203
katharine.anderson@state.co.us | dwr.colorado.gov/

On Tue, Aug 18, 2026 at 10:09 AM Anderson - DNR, Katharine
<katharine.anderson@state.co.us> wrote:

Thank you, Jenny! That is helpful to know. I'll add all of this correspondence into our CSU folder for future reference. It aligns with language in the letter from CSU, so that makes sense. I'll double-check with my boss one last time to see if we could directly use the numbers you have quoted for this particular one-lot instance. Otherwise, I blocked off a section of time next week to go through all of the info you have sent to make a colossal spreadsheet.

Thanks again,
Katie

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On Tue, Aug 18, 2026 at 9:43 AM Jenny Bishop <jbishop@csu.org> wrote:

Katie,

Sounds like a crazy summer for you! I hope it's calming down a bit!

Regarding future water commitments, our City Code specifically does not allow the reservation of water supplies for developments. Water supplies are not committed until a meter is put in. I wanted to let you know because I am not trying to be evasive about water commitments, rather that just because there may be planned developments we do allocate water supplies to those potential developments until they are actually putting taps in.

It was for that reason that I included information about Utilities ability to reliably deliver 95,000 acre-feet of treated water to customers even through times of drought and additional operational constraints. Utilities customers are using about 70,000 acre-feet per year. Even with additional homes being constructed, we haven't seen much movement in the 70,000 acre-feet per year demands. Outdoor conservation is offsetting the additional housing.

Please contact me if you have any questions.

J. Bishop

From: Anderson - DNR, Katharine <katharine.anderson@state.co.us>

Sent: Friday, August 14, 2026 9:42 AM

To: Jenny Bishop <jbishop@csu.org>

Subject: Re: Pyramid Mountain Filing No. 1

[External Email - Be careful! DO NOT open attachments or click links from unknown senders or unexpected email.]

Hi Jenny,

We have had constant emergencies this summer, and therefore I have not had time to review all the materials. As long as we can calculate the amount of water currently available, the amount of water already committed, and the amount of surplus, then we should have what we need. Based on my initial scan through the documents, it looks like most of that information is there, but I will need to compile it into a table. The only thing that maybe seems a little vague is if there are any "future commitments," or estimated commitments for developments currently underway but not yet showing their peak water demand.

Thank you,
Katie

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On Tue, Aug 11, 2026 at 10:11 AM Jenny Bishop <jbishop@csu.org> wrote:

Hi Katie,

I wanted to check in and see where you were with reviewing the materials? The owner of the property has reached out to see if we can provide him the assurances he needs to satisfy both El Paso County and State that there are water supplies available to serve this property.

Thank you for your assistance!

J. Bishop

From: Anderson - DNR, Katharine <katharine.anderson@state.co.us>
Sent: Friday, July 10, 2026 5:08 PM
To: Jenny Bishop <jbishop@csu.org>
Subject: Re: Pyramid Mountain Filing No. 1

[External Email - Be careful! DO NOT open attachments or click links from unknown senders or unexpected email.]

Hi Jenny,

Yes, I received this report. Thank you for sending it to me! Between the first spreadsheet and this report, I believe we now have what we were looking for, and I'll try to align the report volumes to the spreadsheet you had sent earlier to discuss with the Div. 2 office. I'll let you know if any other questions come up.

Thanks again!
Katie

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katharine.anderson@state.co.us | dwr.colorado.gov/

On Fri, Jul 10, 2026 at 11:34 AM Jenny Bishop <jbishop@csu.org> wrote:

Hi Katie,

Happy Friday!

I sent you a fairly large report yesterday that provided an analysis of yield from our various water rights, and included Water Court case numbers. I wanted to make sure you received it.

Thanks for the follow up!

J. Bishop

From: Anderson - DNR, Katharine <katharine.anderson@state.co.us>

Sent: Wednesday, July 8, 2026 4:56 PM

To: Jenny Bishop <jbishop@csu.org>

Subject: Re: Pyramid Mountain Filing No. 1

[External Email - Be careful! DO NOT open attachments or click links from unknown senders or unexpected email.]

Hi Jenny,

Thank you for sending this information! I ran this by my supervisor. She said we must have the case numbers so we can read through the decrees and associate volume amounts for each of the ditch shares. Do you happen to have the case numbers associated with the Water Rights tabs?

I'd imagine the volume amounts for the ditches fluctuate each year, but we will need to have some kind of volume information associated with the flow rates.

Thank you,
Katie

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Colorado Division of Water Resources

Phone: 303-866-3581 x8207
1313 Sherman St., Room 818, Denver, CO 80203
katharine.anderson@state.co.us | dwr.colorado.gov/

On Wed, Jul 8, 2026 at 3:27 PM Jenny Bishop <jbishop@csu.org> wrote:

Katie,

I am attaching a spreadsheet that includes the tabulation of our diversion rights (and some storage rights) from both Divisions 2 and 5. Also included is our yearly tabulation of water consumption from 1950 – 2025 as well as an analysis of the 5 year rolling average of water demands. You will see that our water demands have significantly decreased since 2012. The decrease in annual water demands is due to increased irrigation efficiency, some conversion of landscaping, and indoor water fixtures efficiencies. We had originally thought water demands were going to rebound after 2012, but they really haven't.

Please let me know if this is the sort of information you are looking for in order to validate the fact that there are ample supplies for Pyramid Mountain Filing No. 1. If this is what you need I am happy to get a formal letter written for the file.

Thank you for your help in resolving this!

J. Bishop

From: Anderson - DNR, Katharine <katharine.anderson@state.co.us>

Sent: Wednesday, July 1, 2026 12:52 PM

To: Jenny Bishop <jbishop@csu.org>

Subject: Re: Pyramid Mountain Filing No. 1

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Hi Jenny,

Thank you for emailing me. Knowing how large the Colorado Springs Utilities service area is, I would imagine there is a whole lot of information. The 2017 report did not include a list of the water rights that were reviewed in the analysis, so we would at least need the list of water rights used in that particular report to help us determine what amount of water is available to verify the report's results. Also, if you have any information that can help show the 70,000 to 72,000 ac-ft amount of water use over the last 5 years, that would be helpful.

We will need to read through the decrees and well permits, and create a spreadsheet based on what we find. It takes a while to go through everything for large water service providers. Also, the information doesn't need to be in a report format -- if anything, it would be easier if it were in spreadsheets, CSV files, or something similar.

It maybe seems like a lot for one small parcel's water supply, but we cannot write a letter saying there is water currently available without also having data to back up that statement.

Thank you,
Katie

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katharine.anderson@state.co.us | dwr.colorado.gov/

On Wed, Jul 1, 2026 at 11:40 AM Jenny Bishop <jbishop@csu.org> wrote:

Katie,

Since we seem to be playing phone tag I thought an email might be helpful.

The only reason I hesitate in providing a full list of water rights and commitments for Colorado Springs Utilities is because that is a LOT of information. Our 2017 Integrated Water Resources Plan (link here: [Integrated Water Resource Plan \(IWRP\)](#)) concluded that we have robust water rights and infrastructure to be able to reliably meet demands of up to 95,000 acre-feet per year. We can meet these demands even with substantial outages and through drought conditions. Over the past 5 years, our customer demand has been hovering around 70,000 – 72,000 acre-feet of water. This means we have more than 20,000 acre-feet of water that is available for use.

It is very rare that Colorado Springs Utilities needs to provide an extensive Water Resources report since Springs Utilities very rarely provides water for development in El Paso County and outside of the City of Colorado Springs, so I don't believe we have a report similar to what you are asking for readily available.

Please let me know if there is a way that Utilities can provide assurance that there are water supplies available without a full blown report.

Thank you, so much, for your help! I appreciate it!

Jenny Bishop, P.E. | Engineer IV
[Colorado Springs Utilities](#) | Water Resource Planning
1521 South Hancock Expressway | MC: 1813 | Colorado Springs, CO 80903
O (719) 668-8575

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