

Silverado Ranch Filing 2 Final Plat
Water Resources Report: Water Quality Information

Owner/Applicants: Silverado Ranch Inc. (Stan Searle and Gary Lake)

Telephone: (719) 649-9590; email: stansearle@gmail.com

Consultant: Peter Patten, Patten Associates, Inc. (970)846-9111; ppatten@pattenassociates.com

Property Address: No address

Parcel Number: 351600001

Current Zoning and Acreage: PUD/48.9 acres in SRF2

Background

Silverado Ranch is a rural equestrian-oriented PUD of 64 2.5-acre minimum lots southeast of Schriever AFB, bordered on the north by Drennan Road and on the west by Peyton Highway. The PUD zoning and Preliminary Plan were approved in 2008. The Final Plat for Filing No.1 (10 lots) was approved in 2018 and is approximately 50 % built out. Silverado Ranch SRF2 (SRF2) will add 15 lots to the east of the 10 lots in Filing 1. Silverado Hill View, the existing main subdivision road, will be extended to the east to provide access to the 15 new lots.

Adequate Water Supply

Please see the attached email thread in April 2024 (Exhibit A). Lori Seago confirms that no additional water supply information is required.

Required Water Quality Information

Section 8.4.7(B)(3)(d) of the Land Use Code requires the following:

d) Information Regarding Sufficient Quality

The following shall be supplied:

- (1) Chemical analyses of proposed water from each proposed source;
- (2) Evidence of compliance with County and State water quality standards; and
- (3) Discussion of potential for water quality degradation from onsite and off-site sources.

Compliance with Section 8.4.7(B)(3)(d):

- (1) Chemical analyses of proposed water from each proposed source; and**
- (2) Evidence of compliance with County and State water quality standards**

Water samples were taken on June 3, 2024 and provided to El Paso County Public Health Department the same day for chemical analyses. Chemical analyses were conducted on June 4, 2024. The results for the two tests are attached herein as Exhibit B. All test results were within acceptable EPC and State standards.

(3) Discussion of potential for water quality degradation from onsite and off-site sources.

The applicant makes the following statement: "There are no known sources, on adjacent properties or within the subdivision, of surface water that could leach into the ground to the depth of the Laramie-Fox Hills aquifer. All homes in the area are supplied by wells from the aquifer."

ppatten@pattenassociates.com

From: Kylie Bagley <KylieBagley@elpasoco.com>
Sent: Monday, April 29, 2024 9:00 AM
To: ppatten@pattenassociates.com
Cc: stan@searleranch.com; 'Gary lake'
Subject: RE: SF246 Water Resources Report

Peter,

That information will need to be updated within the water resources report, we do not have a separate water quality data document.

Thank you,



Kylie Bagley
Planner III
Planning and Community Development
719-520-6323
Office hours: Monday- Friday 7:30am-4:30pm
<https://planningdevelopment.elpasoco.com>

From: ppatten@pattenassociates.com <ppatten@pattenassociates.com>
Sent: Friday, April 26, 2024 5:36 PM
To: Kylie Bagley <KylieBagley@elpasoco.com>
Cc: stan@searleranch.com; 'Gary lake' <gary@searleranch.com>
Subject: RE: SF246 Water Resources Report

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**Kylie: thanks. We will provide the water quality data.
Please revise the line item in EDARP under Submission Documents to water quality data only.**

**Thanks and have a good weekend,
Peter**

COLORADO SPRINGS
4271 Horse Gulch Loop
Colorado Springs, CO
80924



STEAMBOAT SPRINGS
2145 Resort Drive
Suite 110
Steamboat Springs, CO
80487

PATTEN

associates, inc.

Development & Land Planning Consultants
ppatten@pattenassociates.com 970-846-9111

From: Kylie Bagley <KylieBagley@elpasoco.com>
Sent: Friday, April 26, 2024 2:40 PM
To: ppatten@pattenassociates.com
Subject: FW: SF246 Water Resources Report

Peter,

See the email below from the County Attorney. The water quality information needs to be provided.

Thank you,



Kylie Bagley
Planner III
Planning and Community Development
719-520-6323
Office hours: Monday- Friday 7:30am-4:30pm
<https://planningdevelopment.elpasoco.com>

From: Lori Seago <LoriSeago@elpasoco.com>
Sent: Friday, April 26, 2024 11:40 AM
To: Kylie Bagley <KylieBagley@elpasoco.com>
Subject: RE: SF246 Water Resources Report

Kylie, in discussions with the applicant's water attorney, I told him that I am ok with relying on the portions of the 2006 Water Resources Report that relate to water quantity but that recent water quality information would need to be provided.

Lori

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From: Kylie Bagley <KylieBagley@elpasoco.com>
Sent: Friday, April 26, 2024 11:15 AM
To: Lori Seago <LoriSeago@elpasoco.com>
Subject: SF246 Water Resources Report

Lori,

I received word from the applicant that you are ok with the water resources report that was provided with this document, this contradicts your comments on EDARP. I just wanted to check in to see if they need to submit a new report.

Thanks!



Kylie Bagley
Planner III
Planning and Community Development
719-520-6323
Office hours: Monday- Friday 7:30am-4:30pm
<https://planningdevelopment.elpasoco.com>



1675 W. Garden of the Gods Road Suite 2044
 Colorado Springs, CO 80907 (719) 578-3120

REPORTING FORM FOR INORGANIC ANIONS IN WATER
 EPA ID # CO00025

PWSID# -		RESULTS TO: Gary Lake		
SAMPLE INFORMATION: 20045 Drennan Rd Colorado Springs, CO 80928		PHONE: (719) 314-8194		
		FAX/EMAIL: gary@searleranch.com		
		COLLECTED BY: Gary		
		SAMPLE COLLECTION DATE: 06/03/2024		
SITE DESCRIPTION: <input type="checkbox"/> Public System <input type="checkbox"/> Private <input type="checkbox"/> Surface <input type="checkbox"/> Stream <input type="checkbox"/> GWUDI <input type="checkbox"/> Other		SAMPLE COLLECTION TIME: 1239		
		MATRIX: Groundwater		
		RESIDUAL CHLORINE:		
CUSTOMER: Gary Lake 13180 Oil Well Rd Calhan, CO 80808		SAMPLE RECEIVED DATE: 06/03/2024		
		RECEIVED TIME: 1349 TECH: 743		
		RECEIVED TEMP: 23.9 °C		
		DILUTIONS: 1:1, 1:10		
COMMENTS:				
TESTED		COMPLETED		TECH
DATE: 06/04/2024		DATE: 06/04/2024		
TIME: 1333		TIME: 1640		ID: 850
LAB SAMPLE #: 18059		SAMPLE POINT NAME:		
SAMPLE POINT ID: RTOR		FACILITY TYPE:		
FACILITY ID: DS001		FACILITY NAME:		

ANALYTE	RESULTS	MCL	MSL	STANDARD	LAB MRL
Nitrate	< 0.2 mg/L			300.0	

BDL - Below Detection Limit
 MRL - Minimum Reporting Limit

MCL - Maximum Contamination Unit per EPA
 MSL - Maximum Secondary Unit per EPA
 Q - Quality Control Limit Exceeded

H - Holding Time Exceeded
 NT - No Test

STANDARD BACTERIOLOGICAL WATER TEST METHOD:SM-9223B

El Paso County Public Health Laboratory EPA ID# CO00025

1675 West Garden of the Gods Road, Suite 2044, Colorado Springs, CO 80907 - (719) 578-3120

PWSID

- Raw
- Finished
- LT2
- Quantitative

Sample Point ID: RTOR

Sample Taken Date: 06/03/2024 Time: 1239

Address where sample was taken: 20045 Drennan Rd Colorado Springs CO 80928

Sample site location: Hydrant

Collector Name: Gary

Chlorine: mg/L

- Well City Recreational
- Surface/Spring Cistern Wastewater

Results to: Gary Lake

Phone: (719) 314-8194

Mailing address: 13180 Oil Well Rd

City/State/Zip: Calhan, CO 80808

Fax/Email: gary@searleranch.com

Comments:

Date 06/03/2024 Time 1349 Rc'd 743

Date 06/03/2024 Time 1619 Tested 850

Date 06/04/2024 Time 1029 Comp 860

Lab Sample # 18059

ColiIert Results Per 100ml

- Absence: Absence of coliform bacteria
- Presence: Presence of coliform bacteria & non-compliance with drinking water standards.

MPN/100 ml:

- Absence: E. Coli: Escherichia coli bacteria
- Presence: E. Coli: Escherichia coli bacteria

MPN/100 ml: