



January 3, 2022

Kari Parsons, Planner III  
El Paso County Development Services Department  
Transmitted via the EPC EDARP Portal

**Re: Grandview Reserve, Filing No. 1 (File # PUDSP2110) - 4<sup>th</sup> Letter**  
Parts of the S½ of Sec. 21 and N½ of Sec. 28, Twp. 12S, Rng. 64W, 6<sup>th</sup> P.M.  
Water Division 2, Water District 10  
Upper Black Squirrel Creek Designated Basin

Dear Kari Parsons:

We have reviewed the December 16, 2021 referral concerning the above-referenced proposal to subdivide 189.47 acres into 568 single-family lots, an institutional parcel for a church or similar use, and open space (570 tracts total). This office previously provided comments on the entire Grandview Reserve PUD containing 768.23 acres on May 22, 2019. This office previously provided comments on Grandview Reserve Filing No. 1 on September 16, 2021 and October 8, 2021. This letter supersedes the previous letters regarding Filing No. 1.

### Water Supply Demand

According to Table 1b of the Water Resource Grandview Reserve PUD/Preliminary Plan report prepared by HR Green LLC last amended on Updated December 10, 2021 (“Report”) and the September 29, 2021 letter from Chris D. Cummins to El Paso County Development Services, the proposed water uses for Filing No. 1 are single-family residential, use in a recreational center, and use in a church. The estimated water requirement for Filing No. 1 is 203.79 acre-feet/year based on a rate of 0.353 acre-feet/year per Single Family Equivalent (SFE).

The Report also proposes the following uses for the entire Grandview Reserve development: use in 3,260 single-family residences, a school, recreation center, church, and commercial uses. The estimated water requirement for the entire development is 1,178.60 acre-feet/year based on a rate of 0.353 acre-feet/year per SFE.

### Source of Water Supply

The proposed water supplier is the Grandview Reserve Metropolitan District (GRMD), which is a new metropolitan district pending approval from El Paso County. The GRMD will consist of 4 subdistricts with the initial district serving Filing No. 1. According to a letter from the GRMD to 4 Site Investments LLC dated July 20, 2021, GRMD commits to serve the entire Grandview Reserve development subject to approval of the formation of the district.

According to the Grandview Reserve Filing 1 Letter of Intent dated December 10, 2021 and the Report, GRMD will operate large capacity Arapahoe and Laramie-Fox Hills aquifer wells to meet the district’s demands. The Report indicates a total of 904.17 acre-feet/year (based on a 300-year supply) of water will be available to GRMD from Determinations of Water Rights for the Arapahoe and Laramie-Fox Hills aquifers:



1. There is 466.67 acre-feet/year based on a 300-year supply (140,000 acre-feet total) of nontributary Arapahoe aquifer available to GRMD from Determination of Water Right No. 511-BD, as evidenced by the special warranty deed dated December 9, 2021 conveying 140,000 acre-feet of 511-BD from between 4 Site Investments, LLC and GRMD (Exhibit 4 of the Report). Determination of Water no. 511-BD allocated 2,615 acre-feet/year from the nontributary Arapahoe aquifer allowing domestic, livestock watering, lawn irrigation, commercial, industrial, replacement, augmentation uses, and municipal use by 4-Way Ranch Metropolitan District and Woodmen Hills Metropolitan District on the 8,905-acre Overlying Land. While the proposed subdivision is within the Overlying Land Area of 511-BD, 511-BD currently does not allow municipal use by GRMD.
2. The Report states there is 437.50 acre-feet/year (based on a 300-year supply) of nontributary Laramie-Fox Hills water available to GRMD from Determination of Water Right No. 510-BD. Determination of Water no. 510-BD allocated 2,429 acre-feet/year from the nontributary Laramie-Fox Hills aquifer allowing domestic, livestock watering, lawn irrigation, commercial, industrial, replacement, augmentation uses, and municipal use by 4-Way Ranch Metropolitan District and Woodmen Hills Metropolitan District on the 8,905-acre Overlying Land. While the proposed subdivision is within the Overlying Land Area of 510-BD, 510-BD currently does not allow municipal use by GRMD. Additionally, this groundwater is currently owned by 4 Way Ranch. The referral material indicates 4 Site Investments is under contract to purchase such right; however no evidence of GRMD's ownership or control of the right was provided. In order to obtain a favorable opinion from this office on the subdivision water supply plan, evidence of GRMD's ownership or control of the right must be provided.

The present demand on the District consists of the 203.79 acre-feet/year associated with proposed Filing 1. The anticipated demand on the District at full buildout is 1,178.60 acre-feet/year, which exceeds the supply available to the GRMD.

Additionally, the applicant should be aware that Determinations of Water Right nos. 510-BD and 511-BD allow the following uses: domestic, livestock watering, lawn irrigation, commercial, industrial, replacement, augmentation and municipal by the Four-Way Ranch Metropolitan District and Woodmen Hills Metropolitan District, and do not allow municipal use by the GRMD. Therefore if GRMD will use water from Determination of Water Right Nos. 510-BD and 511-BD for municipal purposes, the Determinations must first be amended to allow municipal use by the GRMD. The Applicant should clarify if the water will be used only for those uses allowed by Determination of Water Right nos. 510-BD and 511-BD or provide evidence that the Determinations have been amended to include municipal use by GRMD. Note that the allowed uses do not include fire protection or other uses common to municipalities.

#### **State Engineer's Office Opinion**

Based on the above and pursuant to section 30-28-136(1)(h)(I), C.R.S. and section 30-28-136(1)(h)(II), C.R.S., the State Engineer's Office has not received enough information to render an opinion regarding the potential for causing material injury to decreed water rights, or the adequacy of the proposed water supply. Prior to further review of the subdivision water supply plan the following information is required:

1. Evidence of approval of the formation of the GRMD district.

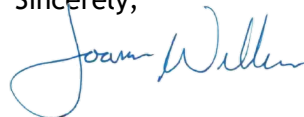
2. A complete summary of the water rights owned and controlled by GRMD and evidence of that ownership or control.
3. Anticipated demand due to commitments for service entered into by GRMD that are not yet supplied.
4. Clarification of the proposed uses by the Grandview Reserve subdivision and evidence that the proposed water sources can legally be used for such purposes.

**Additional Comments**

According to the submitted material, storm water detention structure(s) will be developed on the site. 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.

If you or the Applicant have any questions, please contact Wenli Dickinson at (303) 866-3581 x8206 or at [Wenli.Dickinson@state.co.us](mailto:Wenli.Dickinson@state.co.us).

Sincerely,



Joanna Williams, P.E.  
Water Resource Engineer

Ec: Referral No. 26508  
Upper Black Squirrel Ground Water Management District