



May 31, 2022

Kari Parsons, Planner III
El Paso County Development Services Department
Transmitted via the EPC EDARP Portal: <https://epcdevplanreview.com/>

Re: Grandview Reserve, Filing No. 1 (File # PUDSP2110) - 5th Letter
Parts of the S ½ of Sec. 21 and N ½ of Sec. 28, Twp. 12S, Rng. 64W, 6th P.M.
Water Division 2, Water District 10
Upper Black Squirrel Creek Designated Basin

Dear Kari Parsons:

We have reviewed the May 25, 2022 re-referral concerning the above-referenced proposal to subdivide 189.47 acres into 565 single-family lots, an institutional parcel for a church or similar use, a recreational parcel, and parks and open space as part of the first phase of the Grandview Reserve PUD. This office 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 January 3, 2022. This letter supersedes the previous letters regarding Filing No. 1.

Water Supply Demand

The proposed water uses for Filing No. 1 are single-family residential, commercial use in a recreational center, commercial use in a church, and fire protection. The estimated water requirement for domestic and commercial uses 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).

Source of Water Supply

The proposed water supplier is the Grandview Reserve Metropolitan District (GRMD) consisting of 4 subdistricts with the initial district serving Filing No. 1. GRMD District No. 1 was formed by Order and Decree in the El Paso District Court dated November 24, 2021 consisting of 269.667 acres in parts of Section 32 and 28, Twp. 12S, Rng. 64W, 6th P.M. Proposed Grandview Reserve Filing 1 is within GRMD District No. 1. According to the March 2, 2022 letter from Emilie B. Polley with Monson, Cummins, Shohet & Farr, LLC (Polley Letter) GRMD has no other existing obligation beyond Grandview Reserve Filing 1.

According to the Water Resource Report updated March 9, 2022 ("Report"), GRMD will operate large capacity Arapahoe aquifer wells to meet the demands of Filing No. 1. The Report indicates a total of 466.67 acre-feet/year based on a 300-year supply (140,000 acre-feet total) of water will be available to GRMD from the Arapahoe aquifer 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.



Determination of Water Right no. 511-BD allows 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 does not allow fire protection or municipal use by the GRMD. The GRMD has filed an application to change the allowed beneficial uses of Determination of Water Right no. 511-BD (receipt no. 10018690), which is pending review upon the submittal of additional information requested from the applicant.

The present demand on the District consists of 203.79 acre-feet/year which is less than the supply available to the GRMD from the Arapahoe aquifer under Determination of Water Right no. 511-BD of 466.67 acre-feet/year.

State Engineer's Office Opinion

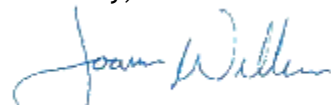
Based on the above and pursuant to sections 30-28-136(1)(h)(I), C.R.S. and 30-28-136(1)(h)(II), C.R.S., it is our opinion that the proposed water supply is not adequate and cannot be provided without causing injury to decreed water rights. **It appears that in order to obtain a favorable opinion of the subdivision water supply plan, the GRMD must provide evidence that the proposed water source can legally be used for the proposed uses.**

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.

Sincerely,



Joanna Williams, P.E.
Water Resource Engineer

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