



October 25, 2024

Kari Parsons

El Paso County Development Services Department

2880 International Circle, Suite 110

Colorado Springs, CO 80910-3127

Sent via online portal at: <https://epcdevplanreview.com/Agencies/Home>

RE: Villages at Sterling Ranch East PUD
Preliminary Plan
Sec. 34, Twp. 12S, Rng. 65W, 6th P.M.
Water Division 2, Water District 10
CDWR Assigned Subdivision No. 30370

To Whom It May Concern:

We have received updated referral materials regarding the above-referenced proposal to subdivide a 39.2± acre tract of land into now 227 high density residential lots (and 38 Accessory Dwelling Units). According to the submittal, the proposed supply of water and wastewater disposal is to be served by the Falcon Area Water and Wastewater Authority (“FAWWA”). This office previously provided comments regarding this subdivision on July 26, 2022 and July 8, 2024. This letter will supersede those prior comments.

Water Supply Demand

According to the Water Supply Information Sheet received by this office, the estimated water demand for the development is 62.8 acre-feet/year (based on the Districts SFE equivalency for high-density lots) for 227 residential lots and 4.84 acre-feet/year for turf/native grass irrigation. The total estimated demand is 67.64 acre-feet/year. The waste water will return to FAWWA’s central system. Accessory dwelling units (“ADU”, 38 claimed) were not included in the water supply estimate.

Source of Water Supply

The source of water for the proposed development is to be served by Falcon Area Water and Wastewater Authority. A revised letter of commitment dated August 30, 2024 from FAWWA was provided with the referral materials. The letter commits 67.64 acre-feet/year, which is equal to the estimated demand for the development. According to the submittal, FAWWA will provide water from a number of Denver Basin aquifers to a central system and provide water to the proposed development.

According to the updated Water Resources Report prepared by RESPEC dated August 30, 2024, FAWWA has a total of 1034.34 acre acre-feet/year of commitment. According to the Report, there are 929.2 acre-feet/year of uncommitted supply available to FAWWA based



on an estimated total available supply of 1,963.54 acre-feet/year of supply available to FAWWA. Therefore, there appears to be more than sufficient legal supply to supply this development on a 300-year basis. However, it is unclear if the ADU's are accounted for in the estimates.

In the *El Paso County Land Development Code*, effective November, 1986, Chapter 5, Section 49.5, (D), (2) states: “-Finding of Sufficient Quantity - The water supply shall be of sufficient quantity to meet the average annual demand of the proposed subdivision for a period of three hundred (300) years.”

The State Engineer's Office does not have evidence regarding the length of time for which this source will “meet the average annual demand of the proposed subdivision.” However, treating El Paso County's requirement as an **allocation** approach based on 300 years, the allowed average annual amount of withdrawal would be reduced to one third of that amount which is greater than the annual demand of FAWWA's commitments. As a result, the water may be withdrawn in those annual amounts for 300 years.

Additional Comments

Should the development include construction and/or modification of any storm water structure(s), the applicant should be aware that, unless the structure can meet the requirements of a “storm water detention and infiltration facility” as defined in section 37-92-602(8), Colorado Revised Statutes, the structure may be subject to administration by this office. The applicant should review DWR's *Administrative Statement Regarding the Management of Storm Water Detention Facilities and Post-Wildland Fire Facilities in Colorado*, located at <https://dnrweblink.state.co.us/dwr/ElectronicFile.aspx?docid=3576581&dbid=0> to ensure that the notification, construction and operation of the proposed structure meets statutory and administrative requirements. The applicant is encouraged to use *Colorado Stormwater Detention and Infiltration Facility Notification Portal*, located at <https://maperture.digitaldataservices.com/gvh/?viewer=cswdif>, to meet the notification requirements.

State Engineer's Office Opinion

Based upon the above and pursuant to section 30-28-136(1)(h)(I) and 30-28-136(1)(h)(II), C.R.S., this office has not received enough information to render an opinion regarding whether the proposed water supply is adequate and can be provided without causing injury to decreed water rights. **In order to obtain a favorable opinion, the Applicant must provide the following information:**

1. Clarify if the total water demand/commitment was intended to be for 227 residential units only, or an additional 38 accessory dwelling units for a total of 265 total units.
2. Provide an updated commitment letter from FAWWA.

Should you or the applicant have questions regarding any of the above, please feel free to contact me directly at Ivan.Franco@state.co.us or (303) 866-3581 x8243 with any questions.

Sincerely,

A handwritten signature in black ink, appearing to read "Ivan Franco".

Ivan Franco, P.E.
Water Resource Engineer

cc: FAWWA File