



COLORADO

Division of Water Resources

Department of Natural Resources

1313 Sherman Street, Room 821
Denver, CO 80203

September 20, 2018

Nina Ruiz
El Paso County Development Services Department
DSDcomments@elpasoco.com

RE: Stonebridge Filing 4 at Meridian Ranch (a.k.a. The Enclave at Stonebridge at Meridian Ranch), PUDSP-18-003
Sections 29, 30 & 31 T12S, R64W, 6th P.M.
Water Division 2, Water District 10
Upper Black Squirrel Creek Designated Basin

Dear Ms. Ruiz:

We have reviewed your September 18, 2018 submittal concerning the above referenced proposal for the development of 67.895 acres into 209 single family lots, streets, and parks and open space.

Water Supply Demand

According to the submitted Water Resources Report dated December 2017, the total estimated water requirement is 71 acre-feet/year. This estimate is based on 0.33 acre-feet per year for each of the proposed 209 single family lots and 1.8 acre-feet per year for irrigation of park and open space.

Source of Water Supply

Meridian Service Metropolitan District (“District”) is the proposed water supplier. The District has provided a letter dated November 15, 2017 committing to serve the 209 lots within the proposed Enclave at Stonebridge at Meridian Ranch subdivision at the estimated demand of 71 acre-feet per year. The subdivision lies within the allowed place of use of the District’s water supplies.

The District’s sources of water are a combination of bedrock aquifer allocations from the Denver Basin as well as alluvial sources. The State Engineer’s Office does not have evidence regarding the length of time for which the bedrock aquifer sources will be a physically and economically viable source of water. According to 37-90-107(7)(a), C.R.S., “Permits issued pursuant to this subsection (7) shall allow withdrawals on the basis of an aquifer life of 100 years.” Based on this allocation approach, the annual amounts of water determined are equal to one percent of the total amount, as determined by rule 5.3.2.1 of the Designated Basin Rules, 2 CCR 410-1. Therefore, the water may be withdrawn in those annual amounts for a maximum of 100 years.

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 the bedrock aquifer sources will "meet the average annual demand of the proposed subdivision." However, treating El Paso County's requirement as an allocation approach based on three hundred years, the annual amounts of water available from the bedrock aquifers that may be withdrawn from a maximum period of 300 years are equal to one-third of one percent of the total amount.

Information available in our files indicates the District's water rights total approximately 2,050 acre-feet/year for a period of 300 years (1,850 acre-feet/year from bedrock aquifers and 200 acre-feet/year from the alluvial aquifer), and it has approximately 1,306 acre-feet/year committed to supplying subdivisions and replacement obligations.

The uncommitted annual water supply of 744 acre-feet is more than the estimated annual demand of 71 acre-feet for Stonebridge Filing 4 at Meridian Ranch.

State Engineer's Office Opinion

Based upon the above and pursuant to Section 30-28-136(1)(h)(II), C.R.S., it is our opinion that the proposed water supply is adequate and can be provided without causing injury to decreed water rights.

Our opinion that the water supply is adequate is based on our determination that the amount of water required annually to serve the subdivision is currently physically available, based on current estimated aquifer conditions.

Our opinion that the water supply can be provided without causing injury is based on our determination that the amount of water that is legally available on an annual basis, according to the statutory allocation approach, for the proposed uses on the subdivided land is greater than the annual amount of water required to supply existing water commitments and the demands of the proposed subdivision.

Our opinion is qualified by the following:

The Ground Water Commission has retained jurisdiction over the final amount of water available pursuant to the above-referenced decree, pending actual geophysical data from the aquifer.

The amounts of water in the Denver Basin aquifer, and identified in this letter, are calculated based on estimated current aquifer conditions. For planning purposes the county should be aware that the economic life of a water supply based on wells in a given Denver Basin aquifer may be less than the 100 (or 300) years used for allocation due to anticipated water level declines. We recommend that the county determine whether it is appropriate to require development of renewable water resources for this subdivision to provide for a long-term water supply.

If you, or the applicant, have any questions, please contact Neelha Mudigonda at 303-866-3581 ext. 8206.

Sincerely,



Keith Vander Horst
Chief of Water Supply, Basins

Cc: Division 2
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