

PRAIRIE RIDGE Minor Subdivision

WATER QUALITY REPORT

**For
Prairie Ridge
Subdivision**

January 25, 2021

Prepared By:



13511 Northgate Estates Dr., Ste. 250, Colorado Springs, Colorado 80921

Executive Summary:

Water Quality Report – Prairie Ridge Subdivision

Chris D. Cummins of Monson, Cummins & Shohet, LLC, on behalf of the Applicant, Sonship Properties c/o Justin Ensor, (“Owner”), provides the following Water Quality Report in support of the Prairie Ridge subdivision. The undersigned has been practicing water law almost exclusively, for over 17 years, and has substantial experience with Denver Basin groundwater resources, augmentation plans, designated basin replacement plans, subdivision proceedings, and rural water usage, and therefore should be considered a “qualified professional” as concerns water resources, as discussed at Section 8.4.7(B)(1)(c) of the El Paso County Land Development Code. This Report, prepared in conjunction with other professionals, is intended to demonstrate to the El Paso County Planning Commission and the BoCC, the sufficiency in terms of quality of the water rights and resources to be utilized in the proposed Prairie Ridge Subdivision (the “Subdivision”) in northern El Paso County, Colorado.

The Property consists of approximately 39.769 acres located to the south and east of Brown Road, and north of Walker Road, in the SE¼ SE¼ of Section 12, Township 11 South, Range 66 West of the 6th P.M. Each of the 7 lots in the Subdivision is to be provided water and sewer/septic services through an on-site individual well and Individual Septic Disposal Systems (“ISDS”). The proposed subdivision includes seven residential lots, each of approximately 5 acres in size. The sufficiency and adequacy of water resources are described in a separate Water Resources Report.

The water resources to be utilized on the residential lots in the Subdivision is typical of rural residential development in areas near the Black Forest in El Paso County, Colorado. The decree of the Division 1 Water Court in Case No. 06CW100 demonstrates a sufficient quantity and reliability of water to support compliance with El Paso County’s 300-year water supply rules for subdivisions of this nature, and the well-established water quality in the Dawson Aquifer in this part of the County, demonstrates a sufficient water quality consistent with Section 8.4.7(3)(d), and combined with quality testing completed for a nearby Dawson aquifer well, demonstrates a sufficient water quality.

I. INTRODUCTION

The purpose of this report is to provide a preliminary outline of the water quality necessary for approval of the Prairie Ridge minor subdivision, as proposed.

1.1 **New Development Description:** The Subdivision consists of approximately 39.769 acres located to the south and east of Brown Road, and north of Walker Road, in the SE¼ SE¼ of Section 12, Township 11 South, Range 66 West of the 6th P.M. The Property will be subdivided into seven lots. **Exhibit A**, attached hereto, is a plat for the Subdivision as proposed, prepared by Owner’s consultants at M.V.E, Inc., including an area/vicinity map.

II. PROJECTION OF WATER NEEDS

2.1 Analysis of Water Demands: It is expected that the seven residential lots in the Subdivision, will utilize seven individual wells drilled to the Dawson aquifer, to be utilized for domestic-type uses, including in-house, landscape/irrigation of lawn and gardens, and watering of domestic animals and stock. None of these wells have been constructed to date. It is anticipated that the residences on each lot will utilize a maximum total of 1.0 annual acre feet of water. The Dawson aquifer wells are anticipated to produce water at a flow rate of 10 to 15 gallons per minute, based upon past experience. Based on past experience with the numerous Dawson aquifer wells serving rural residential properties throughout El Paso County, this rate of production should be more than sufficient to meet demand for in-house use.

III. PROPOSED WATER QUALITY

3.1 Water Rights: A decreed plan for augmentation to allow for the use of the underlying not-nontributary Dawson aquifer was approved by the Division 1 Water Court on April 13, 2007, and the sufficiency and dependability of such water supplies are described in a separate Water Resources Report.

3.2 Source of Supply: Rural residential water supply demand will be met using not-nontributary Dawson aquifer formation wells. Consistent with El Paso County Land Development Code Section 8.4.7(B)(3)(c)(v), a subdivision utilizing individual wells need not make a further showing as to source of supply.

3.3 Water Quality and Treatment: The water quality in the Dawson aquifer in this area is well established as being suitable for potable use with only in-house filtration for mineral deposits, with an estimated 27,000 households in El Paso County currently utilizing Denver Basin wells. See June 15, 2015 Gazette article – “*Where there is a well, there is a way...*”, attached hereto as **Exhibit B**. While no wells have to date been constructed on the property, an existing neighboring well was sampled, and Owner has obtained new water quality testing from such well with Division of Water Resources Permit No. 280006. So as to ensure compliance with Land Development Code Section 8.4.7(B)(3)(d), and all provisions of LDC Section 8.4.7(B)(10), Owner obtained full-spectrum water quality testing on said neighboring well, including chemical analysis (see LDC §8.4.7(B)(10)(a)), testing against all applicable MCL’s established by the EPCDHE (see LDC §8.4.7(B)(10)(b)), and analysis of all major ions (see LDC §8.4.7(B)(10)(c)). Such samples were collected by a professional representative of Owner pursuant to explicit instructions provided by Owner’s Colorado-certified testing laboratory, Colorado Analytical Laboratories, Inc. (“CAL”), who likewise assisted in maintaining a proper chain of custody on all such samples (see LDC §8.4.7(B)(10)(d)). All samples tested by CAL were obtained from the Dawson aquifer at an existing well neighboring the project site and within ½ mile (see LDC §8.4.7(B)(10)(e)). Owner believes the full-spectrum water quality testing evidences that the quality of the source water in the Dawson aquifer does indeed meet all standards of the Colorado Primary Drinking Water Regulations, and therefore believes LDC §8.4.7(B)(10)(f) to be inapplicable, while acknowledging that pursuant to LDC §§8.4.7(B)(10)(h) and (i), all

future water sources must continue to meet all such applicable standards, including other state or federal standards in addition to or supplemental of those of EPCDHE. Copies of those testing results are collectively attached hereto as **Exhibit C**. Newly constructed wells will meet all such regulatory requirements regarding quality testing before being utilized as a residential water source. Finally, while Owner believes the foregoing narrative to be in compliance with LDC §§8.4.7(B)(3)(d)(1) and (2), subsection (3) of such provision requires Owner to identify potential for water quality degradation from on-site and off-site sources – Owner has identified no unusual or atypical on-site or off-site sources of potential contamination which is likely to, or has the real potential to, contaminate the confined Dawson aquifer from which Owner’s source water is to be obtained. Owner’s requested subdivision of the subject property into approximately 5-acre parcels is typical of the region, as is the proposed water source. Potential contaminates would be non-compliant or poorly located septic systems (which will not be permitted within the subdivision), hazardous material spills, etc., that are contrary to existing law and regulation, and beyond the Owner’s control. Barring such misfeasance or malfeasance, Applicant does not believe any on or off-site hazards of note exist.

Respectfully submitted this 25th day of January, 2021.

MONSON, CUMMINS & SHOHET, LLC

/s/ Chris D. Cummins

Chris D. Cummins

cc: Client, M.V.E., Inc.