COLORADO
Division of Water Resources
Department of Natural Resources

March 22, 2021

El Paso County Development Services Department
2880 International Circle, Suite 110
Colorado Springs, CO 80910

RE: Grandwood Ranch Subdivision – Final Plat
S1/2 of the N1/2 of Sec. 19, Twp. 11S, Rng. 66W, 6th P.M.
Water Division 2, Water District 10
CDWR Assigned Subdivision No. 26784

To Whom It May Concern,

We have received the above referenced application to subdivide a 146.84 ± acre tract of land into forty-eight (48) single-family lots. The proposed supply of water to the subdivision will be individual on-lot wells operating pursuant to a court decreed plan for augmentation, with wastewater being disposed of through individual on-site septic disposal systems.

Water Supply Demand

According to the Water Supply Information Summary received in the submittal, the estimated water demand for the development is 16.08 acre-feet/year for the entire development. This amount breaks down to 0.335 acre-foot/year for each of the forty-eight lots.

Water use rates, as decreed in Division 2 Water Court Case No. 19CW3015, are 0.25 acre-foot per year for each ordinary household, with the remaining 0.085 acre-feet available for other uses. Outdoor irrigation is limited to 1,600 square feet per lot. (CDWR water use rates are 0.05 acre-foot per 1000 square feet of lawn and garden and 0.05 acre-foot for the watering of 4 domestic animals).

Source of Water Supply

The anticipated source of water is to be provided by on-lot wells producing from the Dawson aquifer that will operate pursuant to the augmentation plan decreed in Division 2 Water Court Case No. 19CW3015. The following amounts of water shown in Table 1, below, were determined to be available underlying the 146.84 ± acre tract of land and owned by the applicant.

Table 1 – Denver Basin Ground Water Rights

Aquifer	Tributary Status	Volume (AF)	Annual Allocation 100 Year (AF/Year)	Annual Allocation 300 Year (AF/Year)
Dawson	NNT	9,805	98.05	32.68
Denver	NNT	12,495	124.95	41.65

Arapahoe	NNT	6,763	67.63	22.54
Laramie-Fox Hills	NT	4,220	42.20	14.07

The plan for augmentation decreed in Division 2 Water Court Case No. 19CW3015 allows for the diversion of 16.08 acre-feet annually from the Dawson aquifer for a maximum of 300 years.

Permit Nos. 267286 and 2757 are existing wells on the Applicant's property. These wells will be properly capped and abandoned, and notice of such will be provided to the State and Division Engineers within 60 days of abandonment.

The proposed source of water for this subdivision is a bedrock aquifer in the Denver Basin. The State Engineer's Office does not have evidence regarding the length of time for which this source will be a physically and economically viable source of water. According to 37-90-137(4)(b)(I), C.R.S., "Permits issued pursuant to this subsection (4) shall allow withdrawals on the basis of an aquifer life of one hundred years." Based on this **allocation** approach, the annual amounts of water decreed is equal to one percent of the total amount available as determined by Rules 8.A and 8.B of the Statewide Nontributary Ground Water Rules, 2 CCR 402-7. Therefore, the water may be withdrawn in those 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 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 three hundred years, the annual estimated demand, for the entire subdivision, is 16.08 acre-feet as allowed by the augmentation plan. As a result, the water may be withdrawn in that annual amount for a maximum of 300 years.

State Engineer's Office Opinion

Based on the above, it is our opinion, pursuant to CRS 30-28-136(1)(h)(I), that the anticipated water supply can be provided without causing material injury to decreed water rights so long as the applicant obtains well permits issued pursuant to C.R.S. 37-90-137(4) and the plan for augmentation noted herein, for all wells in the subdivision and operates the wells in accordance with the terms and conditions of any future well permits.

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 is greater than the annual amount of water required to supply the demands of the proposed subdivision.

Our opinion is qualified by the following:

The Division 2 Water Court has retained jurisdiction over the final amount of water available pursuant to the above-referenced decrees, pending actual geophysical data from the aquifer.

The amounts of water in the Denver Basin aquifers, and identified in Division 2 Water Court Case No. 19CW3015, were 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 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. Furthermore, that applicant will need to apply for, and obtain a new well permits issued pursuant to Section 37-90-137(4) C.R.S.

Should you or the applicant have questions regarding any of the above, please contact me at this office.

Sincerely,

Melissa A. van der Poel

Melissa A van der Poel, P.E.
Water Resource Engineer

cc: Bill Tyner, Division 2 Engineer
Doug Hollister, District 10 Water Commissioner