COLORADO
Division of Water Resources
Department of Natural Resources
Colorado Ground Water Commission

September 15, 2026

Ryan Howser, Project Manager
El Paso County Development Services Department
Sent via online portal at: https://epcdevplanreview.com

RE: Trinity Ranch Preliminary Plan
Part of the SE ¼, Sec. 9, Twp. 14S, Rng. 63W, 6th P.M.
Water Division 2, Water District 10
CDWR Assigned Subdivision No. 34786
Upper Black Squirrel Creek Designated Basin

Dear Ryan Howser:

We have received your submittal concerning the above referenced proposal to subdivide 137.92 acres into 35 residential lots and four commercial lots.

Water Supply Demand

According to the Water Resources Report dated July 28, 2026 ("Report") from Monson, Cummins, Shohet & Farr, LLC, the estimated water demand for the 35 residential lots is 0.29 acre-feet per year per lot for a total water demand of 10.15 acre-feet per year for the 35 residential lots. The Report states in-house demand will be 0.26 acre-feet per year per lot and the remaining 0.03 acre-feet per year per lot can be for outside uses such as stock watering or irrigation. The total 300 year water demand for the 35 residential lots is 3,045 acre-feet. According to the Letter of Intent dated August 11, 2026 from Kimley-Horn, the proposed water demand for fire protection cisterns is 150,000 gallons (0.46 acre-feet). No proposed water demand for the commercial lots was provided.

Source of Water Supply

The proposed source of water for the residential lots is individual on-lot wells producing from the not-nontributary Arapahoe aquifer that will operate pursuant to the Determination of Water Right No. 4336-BD. The allowed average annual amount of withdrawal provided for in Determination of Water Right no. 4336-BD is 30.5 acre-feet. The subdivision lies within the allowed place of use of Determination of Water Right no. 4336-BD, and the proposed uses are uses allowed by that Determination.

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 section 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 in 4336-BD 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.

The *El Paso County Land Development Code*, Section 8.4.7.(B)(7)(b) states:

> "(7) Finding of Sufficient Quantity
>
> > (b) Required Water Supply. The water supply shall be of sufficient quantity to meet the average annual demand of the proposed subdivision for a period of 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 of

30.5 acre-feet/year would be reduced to one third of that amount, or 10.16 acre-feet/year, which is greater than the annual demand for residential lots in this subdivision. As a result, the water may be withdrawn in that annual amount for a maximum of 300 years.

No information was provided regarding the proposed water supply for the commercial lots or the fire protection cisterns.

State Engineer's Office Opinion

Based upon the above and pursuant to section 30-28-136(1)(h)(I), 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. **Prior to further review of the subdivision water supply plan, the following information is required:**

1. Information regarding the proposed water demand and water supply for the commercial lots should be provided.

2. Information regarding the proposed water supply for the fire protection cisterns should be provided.

Additional Comments

The submittal indicates that a stormwater detention structure may be a part of this project. 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.

Should an underdrain system be required for this subdivision due to high groundwater tables. A permanent dewatering system for a multiple-lot subdivision that is designed to lower the groundwater table under the entire subdivision or that collects water

from multiple perimeter drains around single family dwellings and conveys the water to a different location, would be required to obtain a large capacity well permit and replacement plan. A permanent dewatering system serving one single-family dwelling, such as a typical sump and pump would not require a large capacity well permit and replacement plan so long as there is no beneficial use of the water other than incidental use associated with normal discharge and the water is returned to the aquifer with efforts to ensure minimal consumption. The preceding comments regarding dewatering systems are provided as advisory comments only, and do not alter the State Engineer Office's opinion provided below.

Should you have any questions, please contact Ailis Thyne at ailis.thyne@state.co.us.

Sincerely,

Ailis Thyne, P.E.
Water Resource Engineer