



July 18, 2024

Kari Parsons
El Paso County Planning and Community Development
Transmission via EDARP portal

**Re: Grandview Reserve Subdivision, Filing No. 1, EA20175 SF2311
Parts of the S ½ of Section 21 and N ½ of Section 28, T12S, R64W, 6th PM
Water Division 2, Water District 10
Upper Black Squirrel Creek Designated Basin**

Dear Kari:

We have reviewed the June 25, 2024 re-referral concerning the above referenced proposal to subdivide 37.6 acres into 119 single-family lots. This office provided comments on the entire Grandview Reserve PUD containing 768.23 acres on May 22, 2019. This office previously provided comments on Grandview Reserve Filing No. 1 on January 3, 2021 and May 31, 2022. This letter supersedes the previous letters regarding Filing No. 1.

Water Supply Demand

The proposed water uses for Filing No. 1 are single-family residential. The estimated water requirement for domestic uses for Filing No. 1 is 42.01 acre-feet/year based on a rate of 0.353 acre-feet/year per Single Family Equivalent (SFE).

Source of Water Supply

The proposed water supplier is the Grandview Reserve Metropolitan District (GRMD) consisting of 4 subdistricts with the initial district serving Filing No. 1. GRMD District No. 1 was formed by Order and Decree in the El Paso District Court dated November 24, 2021 consisting of 269.667 acres in parts of Section 32 and 28, Twp. 125, Rng. 64W, 6th P.M. Proposed Grandview Reserve Filing 1 is within GRMD District No. 1. According to the March 2, 2022 letter from Emilie B. Polley with Monson, Cummins, Shohet & Farr, LLC (Polley Letter) GRMD has no other existing obligation beyond Grandview Reserve Filing 1.

According to the Water Resource Report updated June 14, 2024 ("Report"), GRMD will operate large capacity Arapahoe and Laramie-Fox Hills aquifer wells to meet the demands of Filing No. 1. The Report indicates a total of 466.67 acre-feet/year based on a 300-year supply (140,000 acre-feet total) of water will be available to GRMD from the Arapahoe aquifer from Determination of Water Right no. 511-BD, as evidenced by the special warranty deed dated February 9th, 2022 conveying 140,000 acre-feet of 511-BD from between 4 Site Investments, LLC and GRMD (Exhibit 4 of the Report). Amended Determination of Water no. 511-BD allocated 1,400 acre-feet/year from the nontributary Arapahoe aquifer allowing domestic, livestock watering, lawn irrigation, commercial, industrial, replacement, augmentation uses, and all municipal uses by the GRMD including domestic, agricultural, irrigation, commercial, industrial, manufacturing, fire protection, power generation, wetlands, piscatorial and wildlife, either directly or after storage, by 4-Way Ranch Metropolitan District and Woodmen Hills Metropolitan District on the 8,905-acre Overlying Land.



The Report also indicates a total of 437.5 acre-feet/year based on a 300-year supply (131,250 acre-feet total) of water will be available to GRMD from the Laramie-Fox Hills aquifer from Determination of Water Right no. 510-BD, as evidenced by the special warranty deed dated March 31, 2022 conveying 131,250 acre-feet of 510-BD from between 4 Site Investments, LLC and GRMD (Exhibit 6 of the Report). Determination of Water no. 510-BD allocated 1312.5 acre-feet/year from the nontributary Laramie-Fox Hills aquifer allowing domestic, livestock watering, lawn irrigation, commercial, industrial, replacement, augmentation uses, and all municipal uses including domestic, agricultural, irrigation, commercial, industrial, manufacturing, fire protection, power generation, wetlands, piscatorial and wildlife, either directly or after storage by 4-Way Ranch Metropolitan District and Woodmen Hills Metropolitan District on the 8,905-acre Overlying Land.

The subdivision lies within the allowed place of use of Determination of Water Right nos. 510-BD, and 511-BD and the proposed uses are uses allowed by that Determination.

State Engineer's Office Opinion

Based upon the above and pursuant to Section 30-28-136(1)(h)(I) [(for municipal supply, add:) and 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.

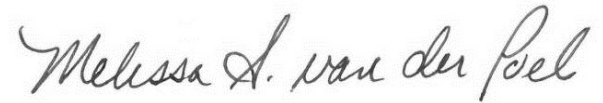
The amounts of water in the Denver Basin aquifers, and identified in this letter, are calculated based on estimated current aquifer conditions. For planning purposes the county should be aware that the economic life of a water supply based on wells in a given Denver Basin aquifer may be less than the 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.

Additional Comments

The application materials indicate that the project will collect storm flows in a detention pond. 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*, 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.

Should you have any questions, please contact Melissa van der Poel of this office at 303-866-3581.

Sincerely,

A handwritten signature in cursive script that reads "Melissa A. van der Poel".

Melissa A. van der Poel, P.E.
Team 237 Supervisor

cc: Subdivision File 26508
Upper Black Squirrel Groundwater Management District