

County Attorney

Kenneth R. Hodges, County Attorney
719-520-6485
Centennial Hall
200 S. Cascade, Suite 150
Colorado Springs, CO 80903
www.ElPasoCo.com

Board of County Commissioners
Holly Williams, District 1
Carrie Geitner, District 2
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PUDSP-22-10 Estates at Cathedral Pines

Reviewed by: Lori L. Seago, Senior Assistant County Attorney
April Willie, Paralegal

WATER SUPPLY REVIEW AND RECOMMENDATIONS

Project Description

1. This is a proposal for approval of Estates at Cathedral Pines, an application for subdivision by Villagree Development, LLC (“Applicant”) for an 8-lot subdivision on a parcel of 35 acres of land (the “property”). The property is zoned RR-5 (Rural Residential).

Estimated Water Demand

2. Pursuant to the Water Supply Information Summary (“WSIS”), the water demand for the subdivision is 3.2 acre-feet/year, comprised of .26 acre-feet/year for household use for each of the 8 residential lots totaling 2.08 acre-feet/year, 0.158 acre-feet per year to be used for irrigation and other purposes from an additional well number 9, 0.0566 acre-feet/1,000 square feet of irrigation for a total of .872 acre-feet per year, and 0.011 acre-feet/year per head for stock watering of up to eight for a total of .088 acre-feet per year. Each lot is estimated to use 0.38 acre-feet of water per year, and the additional well will withdraw up to 0.158 acre-feet per year. Based on this total demand, Applicant must be able to provide a supply of 960 acre-feet of water (3.2 acre-feet per year x 300 years) to meet the County’s 300-year water supply requirement.

Proposed Water Supply

3. The Applicant has provided for the source of water to derive from the not-nontributary Dawson aquifer as provided in the Findings of Fact, Conclusions of Law, Ruling of Referee and Decree in Division 2 Case No. 2022CW3027 (“Decree”). The Decree recognizes the water rights previously decreed in Case No. 09CW76 and amends the augmentation plan approved in that case. The groundwater decreed underlying the property includes 1,785 acre-feet of water in the Dawson aquifer, 3,094 acre-feet of water in the Denver aquifer, 1,339 acre-feet of water in the Arapahoe

ASSISTANT COUNTY ATTORNEYS

NATHAN J. WHITNEY
CHRISTOPHER M. STRIDER

STEVEN A. KLAFFKY
TERRY A. SAMPLE

LORI L. SEAGO

BRYAN E. SCHMID
STEVEN W. MARTYN

MERI GERINGER
DOREY L. SPOTTS

aquifer and 998 acre-feet of water in the Laramie-Fox Hills aquifer. The Decree approved the pumping of up to 3.2 acre-feet per year for 300 years and 960 acre-feet total of Dawson aquifer water. The Court further awarded a vested right to use up to 8 wells on the property, with an additional 9th well being used for irrigation, recreation, wildlife, fire protection, and exchange and augmentation purposes for development of the property.

The approved augmentation plan has a term of 300 years and requires that non-evaporative septic system return flows be used for augmentation during the pumping period for the 9 approved wells. Applicant must reserve 998 acre-feet of its water rights in the Laramie-Fox Hills aquifer which shall be used for replacement of post-pumping depletions. Each of the 8 wells may pump up to 0.38 acre-feet annually, and well number 9 to pump a maximum of .16 acre-feet per year, for a maximum of 3.2 acre-feet of water pumping from the Dawson aquifer per year for 300 years.

State Engineer's Office Opinion

4. In a letter dated April 4, 2023, the State Engineer stated that “[t]he estimated water demand for the development is 3.2 acre-feet/year for the entire development.” The State Engineer noted that the wells will produce from the Dawson aquifer pursuant to the augmentation plans decreed in Case Nos. 09CW76 and 22CW3027. The State Engineer further noted that well number 9 will be used to irrigate 2800 square-feet of lawn/garden.

Finally, the State Engineer provided their 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...”

Recommended Findings

5. Quantity and Dependability. Applicant’s water demand for the Estates at Cathedral Pines is 3.2 acre-feet per year for a total demand of 960 acre-feet for the subdivision for 300 years. The Decree allows for 9 wells to withdraw water from the Dawson aquifer up to 3.2 acre-feet per year, for a total of 960 acre-feet over 300 years.

Based on the water demand of 3.2 acre-feet/year for Estates at Cathedral Pines and the Decree’s allowable amount of the same, the County Attorney’s Office recommends a finding of sufficient water quantity and dependability for Estates at Cathedral Pines.

6. The water quality requirements of Section 8.4.7.B.10.g. of the El Paso County Land Development Code must be satisfied. **El Paso County Public Health shall provide a recommendation as to the sufficiency of water quality.**

7. Basis. The County Attorney’s Office reviewed the following documents in preparing this review: a *Water Resources Report* dated February 2023, the Water Supply Information Summary, the State Engineer’s Office Opinion dated April 4, 2023, and Findings of Fact, Conclusions of Law, Ruling of Referee and Decree in Division 2 Case Nos. 09CW0076 and 22CW3027 entered on January 18, 2023. The recommendations herein are based on the

information contained in such documents and on compliance with the requirements set forth below. ***Should the information relied upon be found to be incorrect, or should the below requirements not be met, the County Attorney's Office reserves the right to amend or withdraw its recommendations.***

REQUIREMENTS:

A. Applicant and its successors and assigns shall comply with all requirements of the Findings of Fact, Conclusions of Law, Ruling of Referee and Decree in Division 2 Case No. 22CW3027, specifically, that water withdrawn from the Dawson aquifer by each of the proposed 8 wells permitted shall not exceed 0.38 annual acre-feet, with an additional .16 pumped by well number 9 with on a total combined annual withdrawal of 3.2 acre-feet. Depletions during pumping shall be replaced by individual on-lot non-evaporative septic systems.

B. Applicant must create a homeowners' association ("HOA") for the purpose of enforcing covenants and assessing any necessary fees related to compliance with the water decree and augmentation plan for the property.

C. Applicant shall create restrictive covenants upon and running with the property which shall advise and obligate future lot owners of this subdivision, their successors and assigns, and the HOA regarding all applicable requirements of the Findings of Fact, Conclusions of Law, Ruling of Referee and Decree in Division 2 Case No. 22CW3027.

Covenants shall address the following:

1) Identify the water rights associated with the property. The Covenants shall reserve 960 acre-feet of Dawson aquifer water and 998 acre-feet of Laramie-Fox Hills aquifer water pursuant to Findings of Fact, Conclusions of Law, Ruling of Referee and Decree in Division 2 Case No. 22CW3027 to satisfy El Paso County's 300-year water supply requirement for the 8 lots of the Estates at Cathedral Pines with additional well number 9. The Covenants shall further identify that 114 acre-feet (0.38 acre-feet/year) of Dawson aquifer water is allocated to each of the 8 lots, and 48 acre-feet (0.16 acre-feet/year) of Dawson aquifer water for well number 9 and 998 acre-feet of Laramie Fox Hills aquifer water shall be allocated to the HOA. Said reservations shall not be separated from transfer of title to the property and shall be used exclusively for primary water supply.

2) Advise of responsibility for costs. The Covenants shall advise the HOA, lot owners, and their successors and assigns of their obligations regarding the costs of operating the plans for augmentation, which include pumping of the Dawson wells in a manner to replace depletions during pumping and the cost of drilling the Laramie-Fox Hills aquifer well in the future to replace post-pumping depletions.

3) Require non-evaporative septic systems and reserve return flows from the same. The Covenants shall require each lot owner to use a non-evaporative septic system to ensure

that return flows from such systems are made to the stream system to replace actual depletions during pumping and shall state that said return flows shall not be separately sold, traded, assigned, or used for any other purpose. The Covenants more specifically shall require that each lot in the subdivision have an occupied single-family dwelling that is generating return flows from a non-evaporative septic system before any irrigation or animal watering is allowed from the well. The Covenants shall also include the following or similar language to ensure that such return flows shall only be used for replacement purposes: "Return flows shall only be used for replacement purposes, shall not be separated from the transfer of title to the land, and shall not be separately conveyed, sold, traded, bartered, assigned, or encumbered in whole or in part for any other purpose."

4) Address future lot conveyances. The following or similar language shall be included in the Covenants to address future conveyances of the lots subsequent to the initial conveyance made by Applicant/Declarant:

"The water rights referenced herein shall be explicitly conveyed; however, if a successor lot owner fails to so explicitly convey the water rights, such water rights shall be intended to be conveyed pursuant to the appurtenance clause in any deed conveying said lot, whether or not Findings of Fact, Conclusions of Law, Ruling of Referee and Decree in Division 2 Case No. 22CW3027 and the water rights therein are specifically referenced in such deed. The water rights so conveyed shall be appurtenant to the lot with which they are conveyed, shall not be separated from the transfer of title to the land, and shall not be separately conveyed, sold, traded, bartered, assigned or encumbered in whole or in part for any other purpose. Such conveyance shall be by special warranty deed, but there shall be no warranty as to the quantity or quality of water conveyed, only as to the title."

5) Advise of monitoring requirements. The Covenants shall advise the HOA, future lot owners of this subdivision, and their successors and assigns of their responsibility for any metering and data collecting that may be required regarding water withdrawals from existing and future wells in the Dawson and/or Laramie-Fox Hills aquifers.

6) Require well permits. The Covenants shall require that well permits be obtained pursuant to the requirements of Findings of Fact, Conclusions of Law, Ruling of Referee and Decree in Division 2 Case No. 22CW3027 and C.R.S. § 37-90-137(4) and (10).

7) Address amendments to the covenants. The Covenants shall address amendments using the following or similar language:

"Notwithstanding any provisions herein to the contrary, no changes, amendments, alterations, or deletions to these Covenants may be made which would alter, impair, or in any manner compromise the water supply for Estates at Cathedral Pines pursuant to Findings of Fact, Conclusions of Law, Ruling of Referee and Decree in Division 2 Case No. 22CW3027. Further, written approval of any such

proposed amendments must first be obtained from the El Paso County Planning and Community Development Department, and as may be appropriate, by the Board of County Commissioners, after review by the County Attorney's Office. Any amendments must be pursuant to the Colorado Ground Water Commission approving such amendment, with prior notice to the El Paso County Planning and Community Development Department for an opportunity for the County to participate in any such determination."

8) Address termination of the covenants. The Covenants shall address termination using the following or similar language:

"These Covenants shall not terminate unless the requirements of Findings of Fact, Conclusions of Law, Ruling of Referee and Decree in Division 2 Case No. 22CW3027 are also terminated by the Division 2 Water Court and a change of water supply is approved in advance of termination by the Board of County Commissioners of El Paso County."

D. Applicant and its successors and assigns shall reserve in any deeds of the property Dawson aquifer water in the decreed amount of 114 acre-feet (0.38 acre-feet per year) per lot. Said reservation shall recite that this water shall not be separated from transfer of title to the Property and shall be used exclusively for primary and replacement supply.

E. Applicant and its successors and assigns shall convey by recorded warranty deed these reserved Dawson aquifer water rights at the time of lot sales. Specifically, Applicant and future lot owners shall convey sufficient water rights in the Dawson aquifer underlying the respective lots to satisfy El Paso County's 300-year water supply requirement.

Any and all conveyance instruments shall also recite as follows:

For the water rights and return flows conveyed for the primary supply (Dawson aquifer): "These water rights conveyed, and the return flows therefrom, are intended to provide a 300-year water supply, and replacement during pumping, for each of the lots of Estates at Cathedral Pines. The water rights so conveyed and the return flows therefrom shall be appurtenant to each of the respective lots with which they are conveyed, shall not be separated from the transfer of title to the land, and shall not be separately conveyed, sold, traded, bartered, assigned, or encumbered in whole or in part for any other purpose. Such conveyance shall be by special warranty deed, but there shall be no warranty as to the quantity or quality of water conveyed, only as to the title."

F. Applicant shall convey to the HOA by recorded warranty deed 48 acre-feet of Dawson aquifer water for withdrawal by well no. 9 and the reserved 998 acre-feet of Laramie-Fox Hills aquifer water rights for use in the augmentation plan to replace post-pumping depletions. Applicant shall recite in the deed that the Laramie-Fox Hills water shall be used exclusively for augmentation supply

and shall not be sold, conveyed, traded, bartered, assigned, or encumbered in whole or in part for any other purpose.

G. Applicant and its successors and assigns shall submit a Declaration of Covenants, Conditions, and Restrictions, form deeds, and any plat notes required herein to the Planning and Community Development Department and the County Attorney's Office for review, and the same shall be approved by the Planning and Community Development Department and the County Attorney's Office in connection with the final plat application. Said Declaration shall cross-reference Findings of Fact, Conclusions of Law, Ruling of Referee and Decree in Division 2 Case No. 22CW3027 and shall identify the obligations of the individual lot owners thereunder.

H. Applicant and its successors and assigns shall record all applicable documents, including but not limited to Findings of Fact, Conclusions of Law, Ruling of Referee and Decree in Division 2 Case No. 22CW3027, agreements, assignments, warranty deeds regarding the water rights, and Declaration of Covenants in the land records of the Office of the Clerk and Recorder of El Paso County, Colorado.

I. The following plat note shall be added that addresses the State Engineer's admonition to advise landowners of potential limited water supplies in the Denver Basin:

"Water in the Denver Basin aquifers is allocated based on a 100-year aquifer life; however, for El Paso County planning purposes, water in the Denver Basin aquifers is evaluated based on a 300-year aquifer life. Applicant and all future owners in the subdivision should be aware that the economic life of a water supply based on wells in a given Denver Basin aquifer may be less than either the 100 years or 300 years used for allocation indicated due to anticipated water level declines. Furthermore, the water supply plan should not rely solely upon non-renewable aquifers. Alternative renewable water resources should be acquired and incorporated in a permanent water supply plan that provides future generations with a water supply."

J. Prior to submitting the final plat, the Applicant shall upload a corrected Water Supply Information Summary that has the correct subdivision name in Section 1.

cc: Ryan Howser, Project Manager, Planner