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Kari Parsons  
El Paso County Planning and Community Development Department  
2880 International Circle, Suite 110  
Colorado Springs, CO 80910  
kariparsons@elpasoco.com

Silverado Ranch, Inc.  
Stan Searle, President  
18911 Cherry Springs Ranch Drive  
Monument, CO 80132

Re: Silverado Ranch Metropolitan District

Dear Ms. Parsons:

This firm represents the Upper Black Squirrel Creek Ground Water Management District (“the UBS District”). Applicant, Peter Susemihl, on behalf of Silverado Ranch, Inc., provided materials in support of its application for approval of the Silverado Ranch Metropolitan District (“Metro District”). The Metro District will serve the Silverado Ranch Subdivision consisting of 320 acres planned for 64 residential units on 2.5 acre lots. The UBS District reviewed Applicant’s application materials and submits the following comments:

*Water and Wastewater Service*

The application identifies that the Metro District will provide water and wastewater service to the Silverado Ranch Subdivision, *see* Letter of Intent at 2, but otherwise provides very little information as to the source of this water supply. The application states only that “[i]nitially homes will be served by wells but in the future the District may design and construct the necessary water lines to connect to a future provider.” *See* Service Plan at 11. Equally cursory, the application provides that for wastewater service, “[i]nitially homes will be served by individual septic systems but in the future the [Metro] District may design and construct the necessary wastewater lines to connect to a future provider.” *Id.*; *see also* Letter of Intent at 2-3 (“The properties may in the future be served by a central water system and waste water system provided by third parties.”).

Applicant should provide more specifics as to the proposed water and wastewater service provided by the Metro District. The information Applicant currently provides does not support

that the Metro District will be able to provide water or wastewater service to its constituents in the future.

The proposed Silverado Ranch Subdivision would be located near the current service infrastructure for the Cherokee Metropolitan District for water and wastewater service. The District's policies encourage the use of central water and wastewater for developments with three or more lots to minimize contamination of the alluvial aquifer and to protect the UBS Basin's groundwater resources. As such, given the size of the proposed development for Silverado Ranch, the UBS District believes that a central wastewater system should be required for this development and that connection into the Cherokee Metropolitan District's current service infrastructure would be feasible.

The UBS District reserves the right to provide additional comments at a later date founded upon information not readily ascertainable from the above-referenced application.

Sincerely,

A handwritten signature in blue ink, appearing to read "Mirko L. Kruse".

Mirko L. Kruse  
for  
TROUT RALEY

cc: UBSCGWMD Board of Directors