



EL PASO COUNTY

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PUDSP-22-1 Hillside at Lorson Ranch

Reviewed by: Lori Seago, Senior Assistant County Attorney
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WATER SUPPLY REVIEW AND RECOMMENDATIONS

Project Description

1. This is a Planned Unit Development (PUD) and Preliminary Plan proposal by Lorson LLC and Love in Action ("Applicant"), to subdivide an approximately 128.33 +/- acre parcel into 489 single family lots. The property is zoned PUD Planned Unit Development.

Estimated Water Demand

2. Pursuant to the *Water Supply Information Summary* ("WSIS"), the Applicant estimated its annual water needs to serve this subdivision at 172.2 acre-feet/year. This calculation was based on the District's annual acre-feet single-family equivalent of 0.35 acre-feet which results in an annual water demand of 171.15 acre-feet/year, plus irrigation of 0.41 acres and 1.35 acres of irrigated green space/partially irrigated landscape (based on 3 SFE), for a total water demand of 172.2 acre-feet/year for Hillside at Lorson Ranch. Based on these figures, the Applicant must provide a supply of 51,660 acre-feet of water (172.2 acre-feet/year x 300 years) to meet the County's 300 year water supply requirement for the subdivision.

Proposed Water Supply

3. The Applicant has provided for the source of water to derive from the Widefield Water and Sanitation District ("District"). As detailed in the *District Water and Wastewater Report Annual Update* dated January 31, 2022 ("*Report*"), the District's water supply is sourced from renewable groundwater, surface water rights, and a mix of various sources. The *Report* indicates that "[t]he current Developed Physical Supply is 5271 annual acre-feet. The three-year running



average actual use is 2,898 acre-feet which is roughly 55% of the existing available physical supply.”

4. The District’s General Manager provided a letter of commitment for Hillside at Lorson Ranch dated February 14, 2022, in which the District committed to providing water service for the 489 residential lots plus irrigation, for an annual water requirement of 172.20 acre-feet/year.

State Engineer’s Office Opinion

5. In a letter dated March 18, 2022, the State Engineer reviewed the application to subdivide the 128.33 +/- acres into 489 single-family lots. The State Engineer stated that “[a]ccording to the records of this office, Widefield has sufficient water resources to supply this development as described above.” Further, the State Engineer stated that “[p]ursuant to Section 30-28-136(1)(h)(II), C.R.S., it is the opinion of this office that the proposed water supply can be provided without causing injury to decreed water rights, and the supply is expected to be adequate.”

Recommended Findings

6. Quantity and Dependability. Applicant’s water demand for Hillside at Lorson Ranch is 172.2 acre-feet per year for a total demand of 51,660 acre-feet for the subdivision for 300 years, to be supplied by Widefield Water and Sanitation District. **Based on the District’s available water supply of approximately 2,373 annual acre-feet, the County Attorney’s Office recommends a finding of sufficient water quantity and dependability for Hillside at Lorson Ranch.**

7. Quality. The water quality requirements of Section 8.4.7.B.10 of the Code must be satisfied. Section 8.4.7.B.10.g. of the Code allows for the presumption of acceptable water quality for projects such as this where water is supplied by an existing Community Water Supply operating in conformance with Colorado Primary Drinking Water Regulations unless there is evidence to the contrary.

8. Basis. The County Attorney’s Office reviewed the following documents in preparing this review: the *Water Supply Information Summary* provided June 29, 2022, the *Water Resources Report* dated February 2022, the *Widefield Water and Sanitation District* letter dated February 14, 2022, and the *State Engineer Office’s Opinion* dated March 18, 2022. 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 all future owners of lots within this filing shall be advised of, and comply with, the conditions, rules, regulations, limitations, and specifications set by the District.

cc: Kari Parsons, Project Manager