

EL PASO COUNTY



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PUDSP-21-6 Ridge at Lorson Ranch
Combined PUD/Preliminary Plan

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

Project Description

1. This is a proposal by Lorson, LLC ("Applicant") for subdivision of 994 single-family lots plus 23 tracts on a 206.473-acre parcel (the "property"). The development is a continuation of the existing Lorson Ranch development. The property is zoned PUD (Planned Unit Development).

Estimated Water Demand

2. Pursuant to the Water Supply Information Summary ("WSIS"), the subdivision demand is 347.90 acre-feet/lot for in-house use (0.35 acre-feet/lot), plus 28.68 acre-feet for irrigation for a total of 376.58 acre-feet/year for the 994-lot subdivision. Based on the total demand, Applicant must be able to provide a supply of 112,974 acre-feet of water (376.58 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 Widefield Water and Sanitation District ("District"). Under Section 8.4.7.C.1. of the Land Development Code, "[w]ater provided from renewable ground water sources is considered to be annually renewable and, therefore, is considered to have a minimum life of three hundred (300) years." As detailed in the *Wastewater Disposal Report for the Ridge at Lorson Ranch Preliminary Plan* dated July, 2021 ("*Report*"), the District's water supply "is based on surface water rights, renewable groundwater, and a mix of various sources. The system does not rely on any non-

renewable water sources.” Based on the foregoing, since the proposed water supply is an annually renewable source, it falls within the provisions of Section 8.4.7.C.1., and thus the proposed supply is considered to have a minimum life of 300 years. The *Report* indicates the current Legal Water Supply Holdings of the District are estimated at 7,900 annual acre-feet. “The current Developed Physical Supply is 5271 annual acre-feet. The three-year running average actual use is 2755 acre-feet which is roughly 52% of the existing available physical supply.”

4. The District’s Engineer provided a letter of commitment for the Ridge at Lorson Ranch development dated April 16, 2021 in which the District committed to providing water service to the 994 residential lots plus irrigation with an annual water requirement of 376.58 acre-feet.

State Engineer’s Office Opinion

5. In a letter dated May 13, 2021, the State Engineer reviewed the proposal to subdivide the 206.473 +/- acre parcel into 994 single-family lots, plus parks, open space, and landscaping. The State Engineer stated that the “source of water for the proposed development is to be served by the Widefield Water and Sanitation District. A letter of commitment dated April 16, 2021 from Widefield was provided with the materials and indicated that 376.58 acre-feet are committed to the proposed subdivision. ... According to the records of this office, Widefield has sufficient water resources to supply this development as described above.” Finally, “[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 the Ridge at Lorson Ranch development is 376.58 acre-feet per year to be supplied by the Widefield Water and Sanitation District.

Based on the water demand of 376.58 acre-feet/year for the Ridge at Lorson Ranch development and the District’s availability of renewable water sources, the County Attorney’s Office recommends a finding of sufficient water quantity and dependability for the Ridge at Lorson Ranch development.

7. Quality. The water quality requirements of Section 8.4.7.B.10 of the Land Development 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 July 28, 2021, the *Wastewater*

Disposal Report dated July 2021, the Widefield Water and Sanitation District letter dated April 16, 2021, and the State Engineer Office's Opinion dated May 13, 2021. 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, Planner III