



December 11, 2024

Ashlyn Mathey, Project Manager
Elbert County Community & Development Services
Transmitted via the EPC EDARP Portal: epcdevplanreview.com

Re: Latigo Trails Filing No. 10 EA20184, SF2421
A portion of the SE ¼ of Sec. 17 and the SW 1/4 of Sec. 16, Twp. 12S, Rng. 64W, 6th P.M.
Upper Black Squirrel Creek Designated Basin
Water Division 2, Water District 10

Dear Ashlyn Mathey:

We have reviewed the above-referenced proposal for Latigo Trails Filing No. 10, which will create 43 single-family lots on 125.6 acres in the SE ¼ of Sec. 17 and the SW 1/4 of Sec. 16, Twp. 12S, Rng. 64W, 6th P.M. We have previously commented on this filing in letters dated November 10, 2021 and October 9, 2024.

Water Supply Demand

The estimated water demand for the filing is 13 acre-feet/year for household use, including irrigation.

Source of Water Supply

Meridian Service Metropolitan District (MSMD) will serve the filing. MSMD currently services the other Latigo filings (which are considered an out of district user) per a 2001 Intergovernmental Agreement to provide 292 Single-Family Equivalents to the Latigo development. The addition of Latigo Trails Filing 10 homes will bring the committed service lots up to 194 SFEs. According to the June 20, 2024 letter (“will serve letter”) from MSMD, the district is committed to providing service to lots 1 - 43 within Filing No. 10.

MSMD obtains their supply from nontributary Denver Basin bedrock aquifer wells and alluvial wells which withdraw under various determinations of water rights or final permits owned and controlled by MSMD at Meridian Ranch, Guthrie Ranch, Latigo Trails, and Hart Ranch. In determining the firm supply the applicant must account for that portion of the groundwater required to meet replacement obligations associated with 157-BD, 570-BD, 228-BD and 229-BD. The allowed places of use for Determination of Water Right Nos. 228-BD, 229-BD, and 230-BD do not include the portion of the SE ¼ of Sec. 17 and the SW 1/4 of Sec. 16, Twp. 12S, Rng. 64W that comprises this filing. Therefore MSMD must clarify which sources will be used to serve this development.

According to the Report, MSMD currently serves Meridian Ranch, Latigo, Paint Brush Hills Metro, schools, commercial buildings, civic buildings and a golf course. The present demand on MSMD’s water supplies is 1,874 acre-feet/year, including Latigo Trails Filing No. 10. This information is summarized in Table 2 of the Report. According to the will serve letter, MSMD anticipates a demand of 1,996 acre-feet/year at full build out of 5,000 single-family homes.



State Engineer's Office Opinion

Based on the above and pursuant to 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.

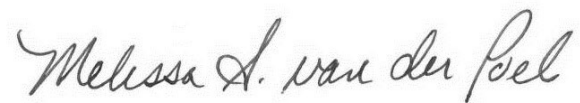
The amounts of water in the Denver Basin aquifers, and identified in this letter, are calculated based on estimated current aquifer conditions. For planning purposes the county should be aware that the economic life of a water supply based on wells in a given Denver Basin aquifer may be less than the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

If you or the Applicant have any questions, please contact me at (303) 866-3581 x8208 or at melissa.vanderpoel@state.co.us.

Sincerely,

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

Melissa A. van der Poel, P.E.
Water Resource Engineer

Ec: Referral No. 28922
Upper Black Squirrel Ground Water Management District