



April 19, 2023

El Paso County Development Services Department  
2880 International Circle, Suite 110  
Colorado Springs, CO 80910-3127

RE: Guntzelman Porcelain Pines Subdivision  
Sec. 22, Twp. 13S, Rng. 68W, 6<sup>th</sup> P.M.  
Water Division 2, Water District 10  
CDWR Assigned Subdivision No. 30365

To Whom It May Concern:

We have received a referral regarding the above-referenced proposal to subdivide a 35.16 ± acre tract of land into four new lots of between 5.04 and 12.55 acres. According to the submittal, the proposed supply of water is to be served by Colorado Springs Utilities (“District”), with wastewater being disposed of through individual on-lot septic disposal systems. This office previously provided comments on the proposed subdivision in a letter dated July 26, 2022; the comments in this letter shall supersede those comments.

### **Water Supply Demand**

The Water Supply Information Sheet, Form no. GWS-76 provided with the submittal estimates a total water demand of 4.07 acre-feet/year. This corresponds to 1.04 acre-feet/year for household use (0.26 acre-feet/year per home), 2.943 acre-feet/year for irrigation (0.0566 acre-feet/year per thousand square foot for 13,000 square-feet of lawn/garden per lot), and 0.088 acre-feet/year for watering of horses (0.011 acre-feet/year per horse for 2 horses per lot).

### **Source of Water Supply**

The source of water for the proposed development is to be served by Colorado Springs Utilities (“District”). An April 5, 2022 letter from the District was included with the submittal which states that the proposed subdivision is within the District’s satellite water distribution system, known as the Ute Pass Service Area. Although the letter expresses that water may be provided to the proposed subdivision subject to certain conditions, the District declines to reserve supplies for this subdivision or to make a commitment as to the availability of utility service at future times. According to the records of this office, the District has sufficient water resources to supply this development as described above. Therefore, this office recommends the county require the applicant to provide a letter of commitment from the District documenting that the District commits to serving the proposed development an amount of water that is greater than or equal to the estimated demand.



### **Additional Comments**

Should the development include construction and/or modification of any storm water structure(s), the Applicant should be aware that, unless the storm water structure(s) 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, available on the website for the Colorado Division of Water Resources at: <https://dnrweblink.state.co.us/dwr/ElectronicFile.aspx?docid=3576581&dbid=0>, to ensure that the notice, construction and operation of the proposed structure meets statutory and administrative requirements.

### **State Engineer’s Office Opinion**

According to this office’s records, it appears the District has sufficient water resource to serve the proposed subdivision; however, pursuant to Section 30-28-136(1)(h)(II), C.R.S., it is the opinion of this office that the proposed water supply cannot be provided without injury to decreed water rights until a firm letter of commitment is provided by the District that commits to serving the proposed development a water supply that meets or exceeds the estimated demand.

Sincerely,



Kate Fuller, P.E.  
Water Resource Engineer

cc: Rachel Zancanella, Division Engineer