



October 12, 2023

Kari Parsons, Project Manager  
El Paso County Planning and Community Development Department  
Transmitted via EDARP portal: [epcdevplanreview.com](http://epcdevplanreview.com)

**Re: Dual-Service Rail Park of Southern Colorado Sketch Plan**  
File #: SF2324  
Parts of Sections 12, 13, 14, 23, 24, and 25, Twp. 16 South, Rng. 65 West, 6<sup>th</sup> P.M.  
Water Division 2, Water District 10  
CDWR Assigned Subdivision No. 30984

Dear Kari Parsons:

We have received the submittal concerning the above referenced proposal for a Sketch Plan for the Southern Colorado Rail Park (SCRP) project on approximately 2,400 acres to include a new railroad spur through the property to service Fort Carson and associated railroad-oriented heavy and light industrial and commercial uses. The purpose of the request is to allow for the construction and operation of the railroad spur. Once the Sketch Plan is approved, the Applicant intends to have the property annexed into the City of Fountain.

This referral does not appear to qualify as a "subdivision" as defined in section 30-28-101(10)(a), C.R.S. Therefore, pursuant to the State Engineer's March 4, 2005 and March 11, 2011 memorandums to county planning directors, this office will only perform a cursory review of the referral information and provide informal comments. The comments do not address the adequacy of the water supply plan for this project or the ability of the water supply plan to satisfy any County regulations or requirements. In addition, the comments provided herein cannot be used to guarantee a viable water supply plan or infrastructure, the issuance of a well permit, or physical availability of water.

The estimated water requirements for the development are 723.5 acre-feet/year for industrial and commercial use. The proposed water supply is service provided by the City of Fountain Utilities Department. This office has no comments on the proposed water supply for the development.

A review of our records shows well permit nos. 77327, 536-RN, 534-RN, 76726-A, and 208846 may be located on the subject property. The Applicant should be aware that if the property on which the wells are located will be subdivided, the wells may need to be re-permitted and covered by a court-approved augmentation plan. Whether the wells need to be re-permitted and covered by an augmentation plan depends on how each well permit was issued and how the land on which the wells are located will be subdivided. The Applicant should contact this office with any questions regarding these wells.

Please contact me at [Wenli.Dickinson@state.co.us](mailto:Wenli.Dickinson@state.co.us) or (303) 866-3581 x8206 with any questions.

Sincerely,

Wenli Dickinson, P.E.  
Water Resource Engineer

