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June 2, 2023

El Paso County Planning and Community Development Department  
2880 International Circle, Suite 110  
Colorado Springs, CO 80910

Re: Grandview Reserve Filing No. 1 Gieck Basin Channel Modification

El Paso County Planning and Community Development Department:

This firm represents the Upper Black Squirrel Creek (“UBSC”) Ground Water Management District (the “UBSC District”), a duly formed and operating ground water management district with the powers enumerated in the Colorado Ground Water Management Act, C.R.S. § 37-90-101 *et seq.* The UBSC District and its water quality expert have reviewed Grandview Reserve Filing No. 1 and provide the following comments:

The Grandview Reserve Filing No. 1 site is in the Gieck Ranch Major Drainage Basin. Stormwater Management Plan at 7. There are two tributaries within the Gieck Ranch Basin that each convey runoff to the southeast of the site. *Id.* at 12. Both tributaries contain jurisdictional wetlands on the property as determined by the U.S. Army Corps of Engineers. U.S. ACOE, *Wetland Impact Letter* (June 30, 2022). The Stormwater Management Plan includes the relocation of the “Main Stem Tributary (MST),” which is the tributary located to the northwest of the site. The proposal is to realign and shift the MST westward to accommodate the proposed development. A dedicated 100-foot corridor will be created to allow for increased stream meander and grade control measures.

It is unclear based on the information provided to date whether the realignment will result in any alteration of the flow direction for the surface water that is infiltrated into the designated basin, and recharged to the basin. The proposed plan does not address any change to the historical groundwater and surface water hydrology of UBSC aquifer. For any realignment or shifting of channels, an analysis should be completed to assess potential changes to water levels and flow direction in the UBSC aquifer that will result from the proposed modifications to the MST channel. Any modification to the historical flow of the water that is recharged to the aquifer could result in diminished water supply and thus injury to downstream water rights.

The UBSC District reserves the right to provide additional comments at a later date founded upon information not readily ascertainable from the above-referenced application. We look forward to reviewing additional information in the future.

Sincerely,

A handwritten signature in blue ink that reads "Lisa M. Thompson". The signature is written in a cursive style with a large initial "L" and "T".

Lisa M. Thompson  
for  
TROUT RALEY