



May 22, 2024

Kylie Bagley
El Paso County Planning and Community Development
Transmission via EDARP portal
CDWR Subdivision 31343

**Re: Village at Lorson Ranch Filing 1 EA2413 SF248
SE1/4 Sec. 15, T15S, R65W of the 6th PM
Water Division 2, Water District 10**

Dear Kylie Bagley:

We have reviewed your April 22, 2024 submittal concerning the above referenced proposal to subdivide 9.725 acres into 6 commercial lots ranging from 0.88 acres to 1.7 acres.

Water Supply Demand

According to the submittal, the proposed uses and estimated water requirements for the six lots are as follows:

- Lot 1 is a gas station on a 1.6 acre site, using 2.44 acre feet of water
- Lot 2 is a food retailer on a 1.26 acre site, using 1.93 acre-feet of water
- Lots 3 and 4 are food retailers on 0.88 acre lots using 1.34 acre-feet each of water
- Lot 5 is a 1.08 acre miscellaneous retail site using 0.8 acre-feet of water
- Lot 6 is a 1.7 acre storage site using 1.19 acre feet of water
- Miscellaneous landscaping requirements for the filing are 25,000 square feet (0.5739 acres) estimated to require 3.88 acre feet of water

The total demand for this project is 12.93 acre-feet per year for the lots and landscaping.

Source of Water Supply

The proposed water supplier is the Widefield Water and Sanitation District (“District”). The District has provided a letter dated April 4, 2024 committing to serve the subdivision. Information in our files indicates the district has approximately 458 acre-feet per year of Denver Basin ground water available for additional commitments.

State Engineer’s Office Opinion

Based upon the above and pursuant to Section 30-28-136(1)(h)(I), 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 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:

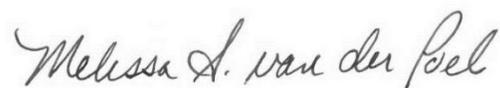
The Division 2 Water Court has retained jurisdiction over the final amount of water available pursuant to the above-referenced decree, pending actual geophysical data from the aquifer.

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.

Should you have any questions, please contact me in this office at 303-866-3581.

Sincerely,



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

cc: Subdivision File 31343
Martha Archuleta, Water Data Analyst