



November 8, 2023

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

**Re: Owl Place Vacation and Replat, EA21191 VR2321
SE ¼ of the SE ¼ of Sec. 1, T13S, R65W of the 6th PM
Water Division 2, Water District 10**

Dear Kylie Bagley:

We have reviewed your November 2, 2023 submittal concerning the above referenced proposal to subdivide 4.61 acres into 4 lots ranging in size from 0.8 acres to 1.1 acres.

Water Supply Demand

According to the submittal, the proposed uses and estimated water requirements for the four lots were estimated using three Single Family Equivalent units (“SFE”) of 0.353 SFE per acre of commercial land, totaling 4.88 acre-feet per year.

Source of Water Supply

The proposed water supplier is the Woodmen Hills Metropolitan District (“District”). The District has provided a letter dated July 24, 2023 committing to serve the subdivision upon inclusion of the property into the District’s service area, which at that time was in process. Information in our files indicates the district has approximately 1,186 acre-feet per year of Denver Basin ground water available for additional commitments.

In the *El Paso County Land Development Code*, effective November, 1986, Chapter 5, Section 49.5, (D), (2) states:

“Finding of Sufficient Quantity - The water supply shall be of sufficient quantity to meet the average annual demand of the proposed subdivision for a period of three hundred (300) years.”

The State Engineer’s Office does not have evidence regarding the length of time for which this source will “meet the average annual demand of the proposed subdivision.”

State Engineer’s Office Opinion

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

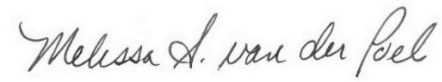
Our opinion that the water supply is **adequate** is based on our determination that the amount of water required annually to serve the subdivision is currently physically available, based on current estimated aquifer conditions.

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 is greater than the annual amount of water required to supply existing water commitments and the demands of the proposed subdivision.



Should you have any questions, please contact Melissa A. van der Poel of this office at 303-866-3581.

Sincerely,

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

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

cc: Subdivision File 31025