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Kari Parsons
El Paso County Planning and Community Development Department
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HR Green Development LLC
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4 Site Investments LLC
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Re: HR Green Development/4 Site Investments – Sketch Plan

Dear Ms. Parsons:

This firm represents the Upper Black Squirrel Creek Ground Water Management District (“the District”). On June 30, 2020, the District provided a comment letter (“the District’s Letter”) raising several concerns with the proposed Grandview Reserve subdivision development sketch plan application submitted by Applicant, HR Green Development LLC, on behalf of 4 Site Investments, LLC (“Applicant”). Applicant then provided a response to these comments (“Response”). The District reviewed Applicant’s Response and submits the following comments:

Water Service for Grandview Reserve

The District’s Letter raised concerns over the insufficient information Applicant provided with regard to the quantity, quality, and dependability of the proposed source of water supply for Grandview Reserve. Applicant responded that this information would be provided in its subsequent application for a Preliminary Plan from the County. The County Land Use Code, however, requires this information at the Sketch Plan phase. Section 8.4.7(B)(1) states that the purpose of the water resources report is to provide data to determine the sufficiency of the proposed

water supply in terms of quality, quantity, and dependability and requires such a report at the Sketch Plan phase. Although the water resources report may be of a general nature at this stage, it still needs to provide information needed to assess probable compliance with governing water supply standards for subdivisions. *See* El Paso County Land Use Code, § 8.4.7(B)(2)(a).

The District has several concerns with the information Applicant has provided as to its proposed water supply for Grandview Reserve. First, it remains unclear how precisely Applicant proposes to provide a water supply for Grandview Reserve. Applicant should provide more specifics for how water supply will be provided.

Second, Applicant's Response did not provide information on the efforts to create a metro district for Grandview Reserve. Applicant's August 19, 2020 letter from "Grandview Reserve Metro Districts" purports to ensure that this entity will provide water service for Grandview Reserve but it is not signed by any individual acting on behalf of this entity, presumably because this entity has not been legally formed.

Third, Applicant's Response points to its Revised Water Resources Report which states that water will be supplied pursuant to water rights determinations in the Arapahoe and Laramie-Fox Hills aquifers. Those determinations, however, would not allow for municipal use within Grandview Reserve because they are currently determined for municipal use for the Woodmen Hills Metro District and Four-Way Ranch Metro District only. Furthermore, although Applicant's Response indicates that 4 Site Investments owns 1,400 acre-feet of Arapahoe non-tributary water, Applicant has not provided this evidence of ownership. Nor has Applicant provided evidence that claimed 4 Way Ranch water will be available as evidenced by lease agreements, option contracts, or other such arrangements.

Wastewater Service for Grandview Reserve

The District's Letter also raised concerns that Woodmen Hills Metropolitan District ("Woodmen Hills") will provide Grandview Reserve's wastewater services. Woodmen Hills' existing and forthcoming renewed discharge permit from the Water Quality Control Commission must include standards for the discharge to groundwater, which are included in Regulation Nos. 41 and 42. Woodmen Hills' treatment facility, which discharges wastewater into the Upper Black Squirrel Basin, is currently noncompliant with these standards. Although the groundwater discharge standards are not currently part of Woodmen Hills' discharge permit, we anticipate that the groundwater discharge standards will be required in any future renewal and the County should support the District's efforts to ensure that the discharge meets the groundwater standards for the basin.

Large Capacity Well Regulations

The District's Letter discussed the District's Rule 17, which limits withdrawals from large capacity wells in subdivisions. Applicant's Response confirmed that it will comply with this Rule and this confirmation should be made part of the County's Sketch Plan approval, if given.

Underdrains

The District's Letter addressed concerns over how Applicant intends to meet the requirements of Designated Basin Rule 5.6, which requires a replacement plan for large capacity wells, including underdrains. Underdrains may be needed in Grandview Reserve due to local high ground water and soil conditions. Applicant's Response confirmed that it will comply with this Rule and this confirmation should be made part of the County's Sketch Plan approval, if given. Additionally, Applicant's Response indicated that "exfiltration galleries" will likely be used to prevent alluvial groundwater from being exposed to the surface and that such galleries will be "regional." Although Applicant's Response provides some information on underdrain development, Applicant should provide a more detailed description of its solution to this potential issue.

The UBS District reserves the right to provide additional comments at a later date founded upon information not readily ascertainable from the above-referenced application.

Sincerely,



Lisa M. Thompson
for
TROUT RALEY

cc: UBSCGWMD Board of Directors