

EL PASO COUNTY



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The Enclaves at Stonebridge – PUDSP-18-003 – Preliminary Plan Stonebridge Filing 4 at Meridian Ranch – SF-18-23 – Final Plat

Reviewed by: Lori L. Seago, Senior Assistant County Attorney *LS*
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FINDINGS AND CONCLUSIONS:

1. This is a Preliminary Plan/PUD and Final Plat proposal by GTL, Inc. ("Applicant") to subdivide an approximately 68 acre parcel of land into 209 single-family lots, plus landscaping, open space, and trails. The property is currently zoned PUD ("Planned Unit Development").
2. The Applicant has provided for the source of water to derive from the Meridian Service Metropolitan District ("District"). The Applicant estimates its annual water needs to serve household use as follows: 69 acre-feet annually for household use (0.33 acre-feet per lot for 209 lots) and irrigation of 1.8 acre-feet annually, which equates to 70.8 acre-feet of water demand for the subdivision on an annual basis. Based on these figures, the Applicant must be able to provide a supply of 21,240 acre-feet of water (70.8 acre-feet per year x 300 years) to meet the County's 300 year water supply requirement.
3. In a letter dated September 20, 2018, the State Engineer's Office reviewed the application to subdivide the approximately 68 +/- acre parcel into 209 single-family residential lots. The State Engineer reviewed this matter based on information provided in the Water Resources Report dated December 2017, which estimated water requirements at a total of 69 acre-feet per year for household use (0.33/lot) and 1.8 acre-feet per year for irrigation for a total of 71 acre-feet. The State Engineer indicated that the source of water available to the District is a combination of bedrock aquifer allocations from the Denver Basin, as well as alluvial sources. The Engineer stated the water rights of the District total 2,050 acre-feet annually (based on the County's 300 year allocation requirement), including 1,850 acre-feet per year from bedrock aquifers and 200 acre-feet of water produced from alluvial sources, which are considered renewable. According to information available to the State Engineer's Office, the

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District currently has commitments to supply subdivisions and replacement obligations in the amount of 1,306 acre-feet per year; therefore, the District has 744 acre-feet remaining to provide for the demand of 71 acre-feet needed for Stonebridge Filing 4 at Meridian Ranch/Enclaves at Stonebridge. Pursuant to C.R.S. §§ 30-28-136(1)(h)(I)&(II), the State Engineer states that the proposed water supply is adequate and can be provided to the subdivision without causing injury to decreed water rights.

NOTE: The State Engineer's calculations of water availability and commitments of the District vary slightly from those stated by the District in its commitment letter. The State Engineer's figures will be used for this water review.

4. The District Manager provided a letter of commitment for the PUD dated November 15, 2017, which stated that the District "will be providing water and sewer service to The Enclave at Stonebridge at Meridian Ranch, 209 lots." The District Manager noted the current demand of already approved projects was 1249 Ac-Ft per year and the "current developed amount of water is 1538 Ac-ft based on the El Paso county 300 year rule." The additional 71 Ac-Ft required for Enclaves at Stonebridge would increase the overall demand of the District to 1320 Ac-Ft "which leaves a surplus of 218 Ac-Ft per year." The District provided a subsequent commitment letter for the final plat dated July 19, 2018, again committing to serve the subdivision in the amount of 71 acre-feet per year, but noting a current demand of already approved projects at 1297 Ac-Ft per year and further stating that the additional water demand of 71 acre-feet for the Stonebridge Filing 4 at Meridian Ranch/Enclaves at Stonebridge would result in a surplus amount of water of 172 acre-feet per year.

5. Analysis: Based on the State Engineer's figures, the available water supply of the District is 2,050 acre-feet annually (for 300 years). In addition, the District has current commitments of 1,306 acre-feet which leaves a surplus of approximately 744 acre-feet. The proposed annual water demand for Stonebridge Filing 4 at Meridian Ranch/Enclaves at Stonebridge is 71 acre-feet. Based on the foregoing, and given the commitment to serve by the District, and the State Engineer's opinion that this demand is within the remaining supply limits of the District, it appears the proposed water supply will be sufficient.

6. Pursuant to Section 8.4.7.B.10 of the Land Development Code, it is presumed that water supplied from an existing Community Water Supply, which operates in conformance with the Colorado Primary Drinking Water Regulations and the CDPHE requirements, as clarified by the EPCDHE, meets the required water quality standards.

7. Therefore, based upon the finding of sufficiency and no injury by the State Engineer, the District's commitment, and based on the requirements below, the County Attorney's Office recommends a finding that the proposed water supply is **sufficient** in terms of quantity and dependability.

REQUIREMENTS:

A. Applicant and all future owners of lots within this filing shall be advised of, and comply with, the conditions, rules, regulations, limitations, and specifications set by the District.

cc: Nina Ruiz, Project Manager, Planner II