



June 20, 2024

Ryan Howser
El Paso County Planning and Community Development
Transmission via EDARP portal

RE: Eagle Rising Filing No. 1 - Water Sufficiency Finding
Sec. 29, Twp. 12S, Rng. 65W, 6th P.M.
Water Division 2, Water District 10
CDWR Assigned Subdivision No. 23310

Dear Mr. Howser:

We have received the submittal concerning a finding of water sufficiency concerning the above referenced proposal to subdivide 70.79 acres into 17 residential lots ranging from 2.5 acres to 7.12 acres. This office has provided letters dated November 1, 2012, August 9, 2013, September 2, 2015, November 26, 2018 and most recently, August 18, 2022. This letter shall supersede those previous comments. The proposed supply of water for this development is to be served by the Park Forest Water District (“District”) and wastewater is to be served by individual septic systems.

Water Supply Demand

The Water Supply Information Summary, Form No. GWS-76, that was included with the referral materials indicates 23.8 acre-feet/year will be required to supply the development. This amount includes the following:

1. 0.26 acre-feet/lot for household use and 0.06 acre-feet/year/lot for irrigation of landscaping, totaling 5.4 acre-feet as a total demand for the 17 residential lots. The District has also reserved water for a subdivision of 18 lots, as one house, 1 barn, landscape watering, community gardens and 5 acres of pond evaporation have been served by the District since 2014.
2. Stock watering demand of 68 head of livestock and common area irrigation of approximately 10 acres, which will use 5.0 acre-feet annually.
3. 13.33 acre-feet of evaporative depletions from ponds, which total 5.0 acres in surface area.

Source of Water Supply

The proposed source of water is to be served by the District and an updated letter of commitment from the District dated March 20, 2024 was included with the submittal. According to this office’s records, the District does appear to have sufficient water resources to supply the proposed subdivision with a 300 year water supply. Numbers 2 and 3 above will be served by well permit nos. 203335 and 228940 which are decreed in Case No. 14CW3010 for up to 5 acre-feet of withdrawal annually to be used for stockwatering, common area landscape, and hobby use. The return flows from the various uses were estimated to be 13.33 acre-feet which



will be used by the District as credit for augmentation of evaporative depletions from the existing ponds.

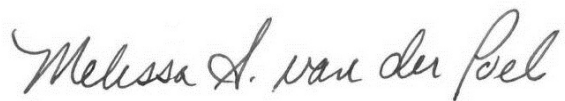
State Engineer's Office Opinion

Based upon the above and pursuant to Section 30-28-136(1)(h)(II), C.R.S., it is our opinion that the proposed water supply can be provided without causing injury to decreed water rights and is expected to be adequate.

For planning purposes the county should be aware that the economic life of a water supply based on wells in a given Denver Basin aquifer may be less than the 300 years used for allocation due to anticipated water level declines. We recommend that the county determine whether it is appropriate to require development of renewable water resources for this subdivision to provide for a long-term water supply.

Should you have any questions, please feel free to contact me directly.

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: Rachel Zancanella, Division 2 Engineer
Martha Archuleta, Water Data Analyst