

County Attorney

Kenneth R. Hodges, County Attorney
719-520-6485
Centennial Hall
200 S. Cascade, Suite 150
Colorado Springs, CO 80903
www.ElPasoCo.com

Board of County Commissioners
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Carrie Geitner, District 2
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February 9, 2023

SF-23-5 Crawford Apartments Subdivision
Final Plat

Reviewed by: Lori Seago, Senior Assistant County Attorney
April Willie, Paralegal

WATER SUPPLY REVIEW AND RECOMMENDATIONS

Project Description

1. This is a Final Plat proposal by Aime Ventures LLC (“Applicant”), to plat an approximately 1.16 +/- acre parcel and develop 22 multi-family rental units. The property is zoned RM-30 (Residential Multi-Family).

Estimated Water Demand

2. Pursuant to the *Water Supply Information Summary* (“WSIS”), the Applicant estimated its annual water needs to serve this subdivision at 4.4 acre-feet/year for residential with approximately 0.712 acre-feet/year allocated for irrigation for a total demand of 5.112 acre-feet/year. Based on these figures, the Applicant must provide a supply of 1,533 acre-feet of water (5.112 acre-feet/year x 300 years) to meet the County’s 300-year water supply requirement for the subdivision.

Proposed Water Supply

3. The Applicant has provided for the source of water to derive from the Security Water District (“District”). As detailed in the *Security Water District Water Resources Report* updated March 17, 2021 (“Report”), the District’s water supply is sourced from wells drilled into Widefield and Windmill Gulch Aquifer, Fry-Ark Project water, surface water rights, and a mix of various sources. The *Report* indicates that current water supplies “can support approximately 6,038 acre-feet per year of physical deliveries to Security”. Applying a 10 percent contingency

ASSISTANT COUNTY ATTORNEYS

NATHAN J. WHITNEY
CHRISTOPHER M. STRIDER

STEVEN A. KLAFFKY
TERRY A. SAMPLE

LORI L. SEAGO
DOREY L. SPOTTS

BRYAN E. SCHMID
STEVEN W. MARTYN

MERI GERINGER

for climate change or other future reductions to Security's water supplies results in the calculated water system yield of 5,434 acre-feet per year. The District currently has service commitments in the amount of 3,542 acre-feet per year, leaving an available balance for new commitments of 1,892 annual acre-feet.

4. The District's General Manager provided a letter of commitment for Crawford Apartments Subdivision dated December 20, 2023, in which the District committed to providing water service for the 22 multi-family units, for an annual water requirement of 5.112 acre-feet.

State Engineer's Office Opinion

5. In a letter dated January 22, 2024, the State Engineer reviewed the application to plat the 1.16 +/- acres for development of 22 multi-family units. The State Engineer identifies Security Sanitation District¹ as the source of water for the proposed development. Further, they go on to provide that "[a]ccording to the records of this office, Security has sufficient water resources to supply this development as described above." Further, the State Engineer stated that "[p]ursuant to Section 30-28-136(1)(h)(II), C.R.S., it is the opinion of this office that the proposed water supply can be provided without causing injury to decreed water rights, and the supply is expected to be adequate."

Recommended Findings

6. Quantity and Dependability. Applicant's water demand for Crawford Apartments Subdivision is 5.112 acre-feet per year for a total demand of 1,533 acre-feet for the subdivision for 300 years, to be supplied by Security Water District. **Based on the District's available water supply of approximately 1,892 annual acre-feet, the County Attorney's Office recommends a finding of sufficient water quantity and dependability for Crawford Apartments Subdivision.**

7. Quality. The water quality requirements of Section 8.4.7.B.10 of the Code must be satisfied. Section 8.4.7.B.10.g. of the Code allows for the presumption of acceptable water quality for projects such as this where water is supplied by an existing Community Water Supply operating in conformance with Colorado Primary Drinking Water Regulations unless there is evidence to the contrary.

8. Basis. The County Attorney's Office reviewed the following documents in preparing this review: the *Water Supply Information Summary*, the *Water Resources Report* dated December 21, 2023, the *Security Water and Sanitation District* letter dated December 20, 2023, and the *State Engineer Office's Opinion* dated January 22, 2024. The recommendations herein are based on the information contained in such documents and on compliance with the requirements set forth below. ***Should the information relied upon be found to be incorrect,***

¹ Security Water District is actually the entity providing water service.

or should the below requirements not be met, the County Attorney's Office reserves the right to amend or withdraw its recommendations.

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: Ryan Howser, Project Manager, Planner