



September 10, 2021

PCD File No.: MS-21-006

Water Resources Report

Skyfall Subdivision Filing No. 1

The following describes the water supply to serve three (3) residential lots on 19.485 acres located within the east one-half of the northwest one-quarter of the northwest one-quarter, of Section 21, Township 12 South, Range 65 west of the 6th principal meridian in El Paso County, Colorado (Subject Property). This letter is based on the amended decree entered in Case No. 20CW3070, Water Division 2 (consolidated with Division 1 Case No. 20CW3177) (Decree/copy attached), which decreed the Dawson groundwater underlying the Subject Property, and approves a plan for augmentation for use of up to three (3) wells in the Dawson aquifer to serve each lot for a 300 year water supply period. Ramses Well No. 1, as referenced in the decree, currently exists and is permitted under Permit No. 99861. Two (2) wells (Ramses Wells No. 2 & 3) are proposed following platting of the property into three lots.

AMOUNTS DECREED AND AVAILABLE

The decreed amount of Dawson aquifer groundwater is not-nontributary and the decreed amount of Denver aquifer groundwater is also not-nontributary. The decreed amount of Arapahoe aquifer groundwater is nontributary and the decreed amount of Laramie-Fox Hills aquifer groundwater is also nontributary. The referenced decree sets forth withdrawal amounts based on 100-year aquifer life but allows withdrawal over a longer term as required by local regulations. El Paso County requires demonstration of adequate water supply for a 300 year term. Therefore the amounts in the decree are adjusted in this report to account for a 300-year term. The following annual amounts are decreed and are based on annual withdrawals over a 300 year period (one acre-foot is 325,851 gallons).

Annual withdrawals of currently constructed Ramses Well No. 3 (proposed Lot 3) from the Dawson aquifer (not-nontributary) shall not exceed 0.94 acre feet (306,300 gallons), nor more than 1150 acre feet total. Annual withdrawals of the to-be-constructed Ramses Wells No. 1 & 2 (proposed Lots 1 & 2) from the Dawson aquifer (not-nontributary) shall not exceed 0.46 acre feet each (149,891 gallons), nor more than 1150 acre feet total. The State or Division Engineer shall curtail the pumping of more than those amounts from the Dawson aquifer.

WATER SUPPLY

The residential lots (up to three potential as assumed in the Decree) will be served by individual not nontributary Dawson aquifer wells to be permitted and to operate pursuant to an augmentation plan as approved in the Decree. The Decree allows the existing Dawson aquifer well (Ramses well No. 1) to withdraw 0.46 acre-feet per year, the proposed Dawson aquifer well (Ramses well No. 2) to withdraw

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0.46 acre-foot per year, and the proposed Dawson aquifer well (Ramses well No. 3) to withdraw 0.94 acre-foot per year, for 300 years for the following uses:

Currently constructed Ramses Well No. 1 (Lot 1) – Well Permit No. 86032-F

In-house use: 0.26 acre-feet per year

Irrigation and stock-watering use: 0.20 acre-feet per year, allowing use such as irrigation of 3,000 square feet of lawn or garden and watering up to 4 horses or equivalent livestock.

Total amount over 300 years = $300 \times 0.46 = 138$ acre-feet

Total decreed Dawson aquifer water = 1150 acre-feet

To be constructed Ramses Well No. 2 (Lot 2)

In-house use: 0.26 acre-feet per year

Irrigation and stock-watering use: 0.20 acre-feet per year allowing use such as irrigation of 3,000 square feet of lawn or garden and watering 4 horses or equivalent livestock

Total amount over 300 years = $300 \times 0.46 = 138$ acre-feet

Total decreed Dawson aquifer water = 1150 acre-feet

To be constructed Ramses Well No. 3 (Lot 3)

In-house use: 0.25 acre-feet per year

Irrigation and stock-watering use: 0.69 acre-feet per year allowing use such as irrigation of 12,600 square feet of lawn or garden and watering 4 horses or equivalent livestock

Total amount over 300 years = $300 \times 0.94 = 282$ acre-feet

Total decreed Dawson aquifer water = 1150 acre-feet

The water supply for the residential lots using three (3) Dawson aquifer wells pursuant to the augmentation plan approved in the referenced Decree is sufficient and satisfies the 300 year supply requirement of El Paso County.

AUGMENTATION

The Plan for Augmentation is established in the decree entered in Case No. 20CW3070, Water Division 2 (Decree/copy attached). Use of Ramses Wells Nos. 1 through 3, and any additional or replacement wells drilled to the Dawson Aquifer, requires replacement of actual stream depletion.

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Depletion caused by pumping water from the Dawson aquifer shall be replaced as provided and decreed. The augmentation obligation for Ramses Wells No. 1 through 3 are septic return flows from indoor uses. Applicants shall also reserve all of their nontributary Laramie-Fox Hills aquifer water (571 acre-feet) for the replacement of post-pumping depletion. The Augmentation Plan provided by the referenced decree prescribes a pumping period of a minimum of 300 years, as required to meet El Paso County's 300 year water requirement for approval of subdivisions utilizing non-renewable water resources for their source of water supply. Covenants for this subdivision will reinforce the findings and responsibilities and requirements of referenced water court decree.

WATER QUALITY

M.V.E., inc. has examined water quality testing results for the existing well located on the property adjacent to the site to the east. The results can be found in the separate Water Quality Report for Skyfall Subdivision Filing No. 1. Treatment will be required for the removal of radionuclides present in the water samples. Levels for the other tested chemicals and contaminants meet El Paso County and State of Colorado requirements.

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| Attachments

<p>DISTRICT COURT, WATER DIVISION 2, CO</p> <p>Court Address: 501 North Elizabeth Street, Suite 116 Pueblo, CO 81003 Phone Number: (719) 404-8832</p>	<p>DATE FILED: July 23, 2021 2:57 PM CASE NUMBER: 2020CW3070</p>
<p>CONCERNING THE APPLICATION FOR WATER RIGHTS OF:</p> <p>RAMSES II PROPERTIES, LLC</p> <p>IN EL PASO COUNTY</p>	<p>▲ COURT USE ONLY ▲</p> <hr/> <p>Case No.: 20CW3070 (consolidated with Division 1 Case No. 20CW3177 pursuant to Order of Panel on Multi-District Litigation 21MD2)</p>
<p>AMENDED FINDINGS OF FACT, CONCLUSIONS OF LAW, RULING OF REFEREE AND DECREE</p>	

THIS MATTER comes before the Water Referee on the Application filed by Ramses II Properties, LLC on November 30, 2020. Having reviewed said application and other pleadings on file, and being fully advised on this matter, the Water Referee makes the following findings and orders:

FINDINGS OF FACT

1. The Applicant in this case is Ramses II Properties, LLC c/o Donnie Wisenbaker, whose address is 312 S. Weber Street, Suite 260, Colorado Springs, CO 80903 ("Applicant"). Applicant is the owner of the land totaling approximately 20 acres on which the structures sought to be adjudicated herein are and will be located, and is the owner of the place of use where the water will be put to beneficial use.
2. The Applicant filed this Application with the Water Courts for both Water Divisions 1 and 2 on November 30, 2020. The Applications were referred to the Water Referees in both Divisions 1 and 2 on or about December 1, 2020.
3. The time for filing statements of opposition to the Application expired on the last day of January 2021. No Statements of Opposition were filed.
4. A Motion for Consolidation of the Division 1 and Division 2 cases into Water Division 2 was filed with the Colorado Supreme Court on February 3, 2021. The Panel on Consolidated Multidistrict Litigation certified the Motion for Consolidation to the Chief Justice on February 3, 2021. Chief Justice, Brian D. Boatright, granted the Motion for

Consolidation by Order dated March 1, 2021.

5. On November 30, 2020, the Division 1 Water Court, on Motion from Applicants, ordered that consolidated publication be made by only Division 2. On December 2, 2020, the Water Court, Division 2 ordered that publication occur in *The Colorado Springs Gazette* within El Paso County.

6. The Clerk of this Court has caused publication of the Application filed in this matter as provided by statute and the publication costs have been paid. On December 16, 2020 proof of publication in *The Colorado Springs Gazette* was filed with Water Court Division 2. All notices of the Application have been given in the manner required by law.

7. Pursuant to C.R.S. §37-92-302(2), the Office of the State Engineer has filed Determination of Facts for each aquifer with this Court on February 16, 2021.

8. Pursuant to C.R.S. §37-92-302(4), the office of the Division Engineer for Water Division No. 2 filed its Summary of Consultation Report dated March 24, 2021. The Summary of Consultation Report has been considered by the Water Referee in the entry of this Ruling.

9. The Water Court has jurisdiction over the subject matter of these proceedings and over all who have standing to appear as parties whether they have appeared or not. The land and water rights involved in this case are not within a designated groundwater basin.

GROUNDWATER RIGHTS

10. The Applicant requested the adjudication of underground water rights for the Ramses Wells Nos. 1 through 4 as constructed and as may be constructed to the Dawson aquifer, and additional or replacement wells associated therewith for withdrawal of Applicant's full entitlements of supply under the revised plan for augmentation decreed herein. The following findings are made with respect to such underground water rights:

11. The land overlying the groundwater subject to the adjudication in this case is owned by the Applicant and consists of approximately 20 acres located in the NW $\frac{1}{4}$ NW $\frac{1}{4}$ of Section 21, Township 12 South, Range 65 West of the 6th P.M., El Paso County, Colorado, also known as 7985 Burgess Road, Colorado Springs, CO, 80908. Applicant intends to subdivide the property into up to three (3) lots. All groundwater adjudicated herein shall be withdrawn from the overlying land.

12. In accordance with the notice requirements of C.R.S. § 37-92-302, lienholders of the Applicant's property were sent a Letter of Notice dated December 12, 2020. A Certificate of Notice was filed with the Court on December 28, 2020.

13. Ramses Wells Nos. 1 through 3: Ramses Wells Nos. 1 through 3 are and

will be located on the Applicant's Property. Applicant does not intend to construct Ramses Well No. 4. Ramses Well No. 1 is currently permitted and constructed as an exempt well pursuant to C.R.S. §37-92-602 under Well Permit No. 99861. Applicant is awarded the vested right to use Ramses Wells Nos. 1 through 3, along with any necessary additional or replacement wells associated with such structures, for the extraction and use of groundwater from the not-nontributary Dawson aquifer pursuant to the Plan for Augmentation decreed herein. Upon entry of this decree and submittal by the Applicant of complete well permit applications and filing fees, the State Engineer shall cancel and issue a revised permit for the existing Ramses Well No. 1, and new well permits for the Ramses Wells Nos. 2 and 3 pursuant to C.R.S. §37-90-137(4), consistent with and references the Plan for Augmentation decreed herein.

14. Of the statutorily described Denver Basin aquifers, the Dawson, Denver, Arapahoe, and Laramie-Fox Hills aquifers all exist beneath the Applicant's Property. The Dawson and Denver aquifers underlying the Applicant's Property contains not-nontributary water, while the water of the Arapahoe and Laramie-Fox Hills aquifers underlying the Applicant's Property is nontributary. The quantity of water in the Denver Basin aquifers exclusive of artificial recharge underlying the Applicant's Property is as follows:

AQUIFER	Annual Average Withdrawal 100 Years (Acre Feet)	Annual Average Withdrawal 300 Years (Acre Feet)	Total Withdrawal (Acre Feet)
Dawson (NNT)	11.5	3.83	1150 ¹
Denver (NNT)	10.5	3.5	1050
Arapahoe (NT)	8.7	2.9	870
Laramie-Fox Hills (NT)	5.7	1.9	571

15. Pursuant to C.R.S. §37-90-137(9)(c.5)(I), the augmentation requirements for wells in the Dawson aquifer require the replacement to the effected stream systems of actual stream depletions on an annual basis, to the extent necessary to prevent injurious effect, based upon actual aquifer conditions. Applicant shall not be entitled to construct a well or use water from the not-nontributary Dawson or Denver aquifers except pursuant to an approved augmentation plan in accordance with C.R.S. §37-90-137(9)(c.5), including as decreed herein as concerns the Dawson aquifer.

16. Applicant shall be entitled to withdraw all legally available groundwater in the Denver Basin aquifers underlying Applicant's Property. Said amounts can be withdrawn over the 300-year life of the aquifers as set forth in El Paso County, Colorado Land Development Code §8.4.7(C)(1) which requirements also satisfy the 100-year life

¹ This amount requires the existing well with Permit No. 99861 to be re-permitted upon entry of this Decree.

for the aquifers as set forth in C.R.S. §37-90-137(4), or withdrawn over a longer period of time based upon local governmental regulations or Applicant's water needs, provided that withdrawals during such longer period are in compliance with the augmentation requirements of this decree. The average annual amounts of ground water available for withdrawal from the underlying Denver Basin aquifers, based upon both the 100-year and 300-year aquifer life is determined and set forth above, based upon the February 16, 2021 Office of the State Engineer Determination of Facts.

17. Applicant shall be entitled to withdraw an amount of groundwater in excess of the average annual amount decreed herein from the Denver Basin aquifers underlying Applicant's Property, so long as the sum of the total withdrawals from wells in the aquifer does not exceed the product of the number of years since the date of issuance of the original well permit or the date of entry of the decree herein, whichever comes first, and the annual volume of water which Applicant is entitled to withdraw from the aquifer underlying Applicant's Property, subject to the requirement that such banking and excess withdrawals do not violate the terms and conditions of the plan for augmentation decreed herein and any other plan for augmentation decreed by the Court that authorizes withdrawal of the Denver Basin groundwater decreed herein.

18. Subject to the terms and conditions in the plan for augmentation decreed herein and final approval by the State Engineer's Office pursuant to the issuance of well permits in accordance with C.R.S. §§37-90-137(4) or 37-90-137(10), the Applicant shall have the right to use the ground water for beneficial uses upon the Applicant's Property consisting of domestic, irrigation, stock water, fire protection, and for storage and augmentation associated with such uses. The amount of groundwater decreed for such uses upon the Applicant's Property is reasonable as such uses are to be made for the long-term use and enjoyment of the Applicant's Property and is to establish and provide for adequate water reserves. The nontributary groundwater, excepting such water reserved for post pumping depletions in the Plan for Augmentation decreed herein, may be used, reused, and successively used to extinction, both on and off the Applicant's Property subject, however, to the relinquishment of the right to consume two percent of such nontributary water withdrawn. Applicant may use such water by immediate application or by storage and subsequent application to the beneficial uses and purposes stated herein. Provided however, as set forth above, Applicant shall only be entitled to construct wells or use water from the not-nontributary Dawson aquifer pursuant to a decreed augmentation plan entered by the Court, including that revised plan for augmentation decreed herein.

19. Withdrawals of groundwater available from the nontributary aquifers beneath the Applicant's Property in the amounts determined in accordance with the provisions of this decree will not result in material injury to any other vested water rights or to any other owners or users of water.

PLAN FOR AUGMENTATION

20. The structures to be augmented are the Ramses Wells Nos. 1 through 3 as constructed, and as may be constructed to the not-nontributary Dawson aquifer underlying the Applicant's Property, along with any additional or replacement wells associated therewith.

21. Pursuant to C.R.S. §37-90-137(9)(c.5), the augmentation obligation for Ramses Wells Nos. 1 through 3, and any additional or replacement wells constructed to the Dawson aquifer requires the replacement of actual stream depletions to the extent necessary to prevent any injurious effect. The water rights to be used for augmentation during pumping are the septic return flows of the not-nontributary Ramses Wells Nos. 1 through 3, to be pumped as set forth in this plan for augmentation. The water rights to be used for augmentation after pumping are a reserved portion of Applicant's nontributary water rights in the Laramie-Fox Hills aquifer. Applicant shall provide for the augmentation of stream depletions caused by pumping the Ramses Wells Nos. 1 through 3 as approved herein. Water use criteria as follows:

A. Use: The Ramses Wells No. 3 will pump up to 0.94 acre-feet of water per year, and the Ramses Wells Nos. 1 and 2 will each pump up to 0.46 acre-feet of water per year, for a maximum total of 1.86 acre feet being withdrawn from the Dawson aquifer annually. Households will utilize an estimated 0.25 acre feet of water per year per residence, with remaining pumping entitlements available for other uses on the property, including, for example, irrigation of lawn and garden and the watering of up to four horses or equivalent livestock, per residence. The foregoing figures assume the use of three individual non-evaporative septic systems, with resulting return flows from each. Under this circumstance, pumping for uses other than indoor use may be increased provided at all times septic return flows shall replace the maximum depletions resulting from pumping (36.20%) as described in this Paragraph 21.

B. Depletions: Maximum stream depletions over the 300-year pumping period will amount to approximately 36.20% of pumping. Maximum annual depletions for total residential pumping from all wells are therefore 0.67 acre-feet in year 300. Should Applicant's pumping be less than the total 1.86 annual acre feet described herein, resulting depletions and required replacements will be correspondingly reduced.

C. Augmentation of Depletions During Pumping Life of Wells: Pursuant to C.R.S. §37-90-137(9)(c.5), Applicant is required to replace actual stream depletions attributable to pumping of the maximum four residential Dawson aquifer wells. Applicant has determined that depletions during pumping will be effectively replaced by residential return flows from non-evaporative septic systems. The annual consumptive use for non-evaporative septic systems is 10% per year per residence. At the household use rate of 0.25 acre feet per residence per year, total of 0.75 acre feet (assuming three residences), 0.675 acre feet is replaced to the stream system per year, utilizing non-evaporative septic systems. Thus, during pumping, stream depletions will be adequately augmented.

D. Augmentation of Post Pumping Depletions: This plan for augmentation shall have a pumping period of a minimum of 300 years. For the replacement of any injurious post-pumping depletions which may be associated with the use of the Ramses Wells Nos. 1 through 3, Applicant will reserve 571 acre-feet of water from the nontributary Laramie Fox Hills aquifer, as necessary to replace post pumping depletions. The amount of nontributary Laramie-Fox Hills groundwater reserved may be reduced as may be determined through this Court's retained jurisdiction as described in this decree. If the Court, by order, reduces the Applicant's obligation to account for and replace such post-pumping depletions for any reason, it may also reduce the amount of Laramie-Fox Hills aquifer groundwater reserved for such purposes, as described herein. Applicant also reserves the right to substitute other legally available augmentation sources for such post pumping depletions upon further approval of the Court under its retained jurisdiction. Even though this reservation is made, under the Court's retained jurisdiction, Applicant reserves the right in the future to prove that post pumping depletions will be noninjurious. Pursuant to C.R.S. §37-90-137(9)(b), no more than 98% of water withdrawn annually from a nontributary aquifer shall be consumed. The reservation of 571 acre-feet from the Laramie-Fox Hills aquifer results in approximately 559 acre feet of available post-pumping augmentation water, which will be sufficient to replace post-pumping depletions based on total pumping of 1.86 acre feet annually. Upon entry of a decree in this case, the Applicant will be entitled to apply for and receive a new well permit for the existing Ramses Well No. 1 and new permits for the Ramses Wells Nos. 2 and 3 for the uses in accordance with this decree and otherwise in compliance with C.R.S. §37-90-137.

22. Because depletions occur to both the South Platte and Arkansas River systems under the State's groundwater flow model, the Application in this case was filed in both Water Divisions 1 and 2. The return flows set forth above as augmentation will accrue to only the Arkansas River system where most of the depletions will occur and where the Applicant's Property is located. Under this augmentation plan, the total amount of depletions will be replaced to the Arkansas River system as set forth herein, and the Court finds that those replacements are sufficient under this augmentation plan subject to Paragraphs 40-44 herein.

23. This decree, upon recording, shall constitute a covenant running with Applicant's Property, benefitting and burdening said land, and requiring construction of well(s) to the nontributary Laramie-Fox Hills aquifer and pumping of water to replace any injurious post-pumping depletions under this decree. Subject to the requirements of this decree, in order to determine the amount and timing of post-pumping replacement obligations, if any, under this augmentation plan, Applicant or its successors shall use information commonly used by the Colorado Division of Water Resources for augmentation plans of this type at the time. Pursuant to this covenant, the water from the nontributary Laramie-Fox Hills aquifer reserved herein may not be severed in ownership from the overlying subject property. This covenant shall be for the benefit of, and enforceable by, third parties owning vested water rights who would be materially injured by the failure to provide for the replacement of post-pumping depletions under the decree, and shall be specifically enforceable by such third parties against the owner of the

Applicant's Property.

24. Applicant or its successors shall be required to initiate pumping from the Laramie-Fox Hills aquifer for the replacement of post-pumping depletions when either: (i) the absolute total amount of water available from the Dawson aquifer allowed to be withdrawn under the plan for augmentation decreed herein has been pumped; (ii) the Applicant or its successors in interest have acknowledged in writing that all withdrawals for beneficial use through the Ramses Wells Nos. 1 through 3 have permanently ceased, (iii) a period of 10 consecutive years where either no withdrawals of groundwater has occurred, or (iv) accounting shows that return flows from the use of the water being withdrawn is insufficient to replace depletions caused by the withdrawals that already occurred.

25. Accounting and responsibility for post-pumping depletions in the amount set forth herein shall continue for the shortest of the following periods: (i) the period provided by statute; (ii) the period specified by any subsequent change in statute; (iii) the period required by the Court under its retained jurisdiction; (iv) the period determined by the State Engineer; or (v) the period as established by Colorado Supreme Court final decisions. Should Applicant's obligation hereunder to account for and replace such post-pumping stream depletions be abrogated for any reason, then the Laramie-Fox Hills aquifer groundwater reserved for such a purpose shall be free from the reservation herein and such groundwater may be used or conveyed by its owner without restriction for any post-pumping depletions.

26. The term of this augmentation plan is for a minimum of 300 years, however, the length of the plan for a particular well or wells may be extended beyond such time provided the total plan pumping allocated to such well or wells is not exceeded. Should the actual operation of this augmentation plan depart from the planned diversions described in Paragraph 21 such that annual diversions are increased or the duration of the plan is extended, the Applicant must prepare and submit a revised model of stream depletions caused by the actual pumping schedule. This analysis must utilize depletion modeling acceptable to the State Engineer, and to this Court, and must represent the water use under the plan for the entire term of the plan to date. The analysis must show that return flows have equaled or exceeded actual stream depletions throughout the pumping period and that reserved nontributary water remains sufficient to replace post-pumping depletions.

27. Consideration has been given to the depletions from Applicant's use and proposed uses of water, in quantity, time and location, together with the amount and timing of augmentation water which will be provided by the Applicant, and the existence, if any, injury to any owner of or person entitled to use water under a vested water right.

28. It is determined that the timing, quantity and location of replacement water under the protective terms in this decree are sufficient to protect the vested rights of other water users and eliminate material injury thereto. The replacement water shall be of a quantity and quality so as to meet the requirements for which the water of senior

appropriators has normally been used, and provided of such quality, such replacement water shall be accepted by the senior appropriators for substitution for water derived by the exercise of the Ramses Wells Nos. 1 through 3. As a result of the operation of this plan for augmentation, the depletions from the Ramses Wells Nos. 1 through 3 and any additional or replacement wells associated therewith will not result in material injury to the vested water rights of others.

CONCLUSIONS OF LAW

29. The application for Adjudication of Denver Basin Groundwater and Plan for Augmentation was filed with the Water Clerks for Water Divisions 1 and 2, pursuant to C.R.S. §§37-92-302(1)(a) and 37-90-137(9)(c). These cases were properly consolidated before Water Division 2.

30. The Applicant's request for adjudication of these water rights is contemplated and authorized by law, and this Court and the Water Referee have exclusive jurisdiction over these proceedings pursuant C.R.S. §§37-92-302(1)(a), 37-92-203, and 37-92-305.

31. Subject to the terms of this decree, the Applicant is entitled to the sole right to withdraw all the legally available water in the Denver Basin aquifers underlying the Applicant's Property, and the right to use that water to the exclusion of all others subject to the terms of this decree.

32. The Applicant has complied with C.R.S. §37-90-137(4), and the groundwater is legally available for withdrawal by the requested nontributary well(s), and legally available for withdrawal by the requested not-nontributary well(s) upon the entry of this decree approving an augmentation plan pursuant to C.R.S. §37-90-137(9)(c.5). Applicant is entitled to a decree from this Court confirming its rights to withdraw groundwater pursuant to C.R.S. §37-90-137(4).

33. The Denver Basin water rights applied for in this case are not conditional water rights, but are vested water rights determined pursuant to C.R.S. §37-90-137(4). No applications for diligence are required. The claims for nontributary and not-nontributary groundwater meet the requirements of Colorado Law.

34. The determination and quantification of the nontributary and not-nontributary groundwater rights in the Denver Basin aquifers as set forth herein is contemplated and authorized by law pursuant to C.R.S. §§37-90-137, and 37-92-302 through 37-92-305.

35. The Applicant's request for Adjudication of Denver Basin Groundwater Rights and Plan for Augmentation is contemplated and authorized by law. If administered in accordance with this decree, this revised plan for augmentation will permit the uninterrupted diversions from the Ramses Wells Nos. 1 through 3 without adversely affecting any other vested water rights in the Arkansas River and South Platte River or

their tributaries and when curtailment would otherwise be required to meet a valid senior call for water pursuant to C.R.S. §§37-92-305(3),(5), and (8).

IT IS THEREFORE ORDERED, ADJUDGED AND DECREED AS FOLLOWS:

36. All of the foregoing Findings of Fact and Conclusions of Law are incorporated herein by reference and are considered to be a part of this decretal portion as though set forth in full.

37. The Revision of Plan for Augmentation proposed by the Applicant is approved, subject to the terms of this decree.

38. The Applicant has furnished acceptable proof as to all claims and, therefore, the Revision of Plan for Augmentation Application, as requested by the Applicant, is granted and approved in accordance with the terms and conditions of this decree. Approval of this Application will not result in any material injury to senior vested water rights.

39. The Applicant shall comply with C.R.S. §37-90-137(9)(b), requiring the relinquishment of the right to consume two percent (2%) of the amount of the nontributary groundwater withdrawn. Ninety-eight percent (98%) of the nontributary groundwater withdrawn may therefore be consumed. No plan for augmentation shall be required to provide for such relinquishment.

40. The State Engineer, the Division Engineer, and/or the Water Commissioner shall not curtail the diversion and use of water covered by the Ramses Wells Nos. 1 through 3 so long as the return flows from the annual diversions associated with the Ramses Wells Nos. 1 through 3 accrue to the stream system pursuant to the conditions contained herein. To the extent that Applicant or one of its successors or assigns is ever unable to provide the replacement water required, then the Ramses Wells Nos. 1 through 3 shall not be entitled to operate under the protection of this plan, and shall be subject to administration and curtailment in accordance with the laws, rules, and regulation of the State of Colorado. Pursuant to C.R.S. §37-92-305(8), the State Engineer shall curtail all out-of-priority diversions which are not so replaced as to prevent injury to vested water rights. In order for this plan for augmentation to operate, return flows from the septic systems discussed herein, as appropriate, shall at all times during pumping be in an amount sufficient to replace the amount of stream depletions.

41. The Court retains jurisdiction over this matter to make adjustments in the allowed average annual amount of withdrawal from the Denver Basin aquifers, either upwards or downwards, to conform to actual local aquifer characteristic, and that the Applicant need not refile, republish, or otherwise amend this application to request such adjustments. The Court further retains jurisdiction should the Applicant later seek to amend this decree by seeking to prove that post-pumping depletions are noninjurious, that the extent of replacement for post-pumping depletions is less than the amount of water reserved herein, and other post-pumping matters addressed in Paragraph 21.D.

A. At such time as adequate data may be available, Applicant or the State Engineer may invoke the Court's retained jurisdiction as provided in this Paragraph 41 for purposes of making a final determination of water rights as to the quantities of water available and allowed average annual withdrawals from any of the Denver Basin aquifers quantified and adjudicated herein. Any person seeking to invoke the Court's retained jurisdiction for such purpose shall file a verified petition with the Court setting forth with particularity the factual basis for such final determination of Denver Basin water rights under this decree, together with the proposed decretal language to effect the petition. Within four months of the filing of such verified petition, the State Engineer's Office shall utilize such information as available to make a final determination of water rights finding, and shall provide such information to the Court, Applicant, and the petitioning party.

B. If no protest is filed with the Court to such findings by the State Engineer's Office within sixty (60) days, this Court shall incorporate by entry of an Amended Decree such "final determination of water rights", and the provisions of this Paragraph 41 concerning adjustments to the Denver Basin ground water rights based upon local aquifer conditions shall no longer be applicable. In the event of a protest being timely filed, or should the State Engineer's Office make no timely determination as provided in Paragraph 41.A., above, the "final determination of water rights" sought in the petition may be made by the Water Court after notice to all parties and following a full and fair hearing, including entry of an Amended Decree, if applicable in the Court's reasonable discretion.

42. Pursuant to C.R.S. §37-92-304(6), the Court shall retain continuing jurisdiction over the plan for augmentation decreed herein for reconsideration of the question of whether the provisions of this decree are necessary and/or sufficient to prevent injury to vested water rights of others, as pertains to the use of Denver Basin groundwater supplies adjudicated herein for augmentation purposes. The court also retains continuing jurisdiction for the purpose of determining compliance with the terms of the augmentation plan.

43. As pertains to the Denver Basin groundwater supplies, the court shall retain continuing jurisdiction for so long as Applicant is required to replace depletions to the Arkansas stream system, to determine whether the replacement of depletions to the Arkansas stream system instead of the South Platte stream system is causing material injury to water rights tributary to the South Platte stream system.

44. Any person may invoke the Court's retained jurisdiction at any time that Applicant is causing depletions, including ongoing post-pumping depletions, to the South Platte River system and is replacing such depletions to only the Arkansas River system. Any person seeking to invoke the Court's retained jurisdiction shall file a verified petition with the Court setting forth with particularity the factual basis for the alleged material injury and to request that the Court reconsider material injury to petitioners' vested water rights associated with the above replacement of depletions under this decree, together with the proposed decretal language to effect the petition. The party filing the petition shall have

the burden of proof going forward to establish a prima facie case based on the facts alleged in the petition and that Applicant's failure to replace depletions to the South Platte River system is causing material injury to water rights owned by that party invoking the Court's retained jurisdiction, except that the State and Division Engineer may invoke the Court's retained jurisdiction by establishing a prima facie case that material injury is occurring to any vested or conditionally decreed water rights in the South Platte River system due to the location of Applicant's replacement water. If the Court finds that those facts are established, the Applicant shall thereupon have the burden of proof to show (i) that petitioner is not materially injured, or (ii) that any modification sought by the petitioner is not required to avoid material injury to the petitioner, or (iii) that any term or condition proposed by Applicant in response to the petition does avoid material injury to the petitioner. The Division of Water Resources as a petitioner shall be entitled to assert material injury to the vested water rights of others.

45. Except as otherwise specifically provided in Paragraphs 41-44, above, pursuant to the provisions of C.R.S. §37-92-304(6), this plan for augmentation decreed herein shall be subject to the reconsideration of this Court on the question of material injury to vested water rights of others, for a period of five years, except as otherwise provided herein. Any person, within such period, may petition the Court to invoke its retained jurisdiction. Any person seeking to invoke the Court's retained jurisdiction shall file a verified petition with the Court setting forth with particularity the factual basis for requesting that the Court reconsider material injury to petitioner's vested water rights associated with the operation of this decree, together with proposed decretal language to effect the petition. The party filing the petition shall have the burden of proof of going forward to establish a prima facie case based on the facts alleged in the petition. If the Court finds those facts are established, Applicant shall thereupon have the burden of proof to show: (i) that the petitioner is not materially injured, or (ii) that any modification sought by the petitioner is not required to avoid material injury to the petitioner, or (iii) that any term or condition proposed by Applicant in response to the petition does avoid material injury to the petitioner. The Division of Water Resources as a petitioner shall be entitled to assert material injury to the vested water rights of others. If no such petition is filed within such period and the retained jurisdiction period is not extended by the Court in accordance with the revisions of the statute, this matter shall become final under its own terms.

46. Pursuant to C.R.S. §37-92-502(5)(a), the Applicant shall install and maintain such water measurement devices and recording devices as are deemed essential by the State Engineer or Division Engineers, and the same shall be installed and operated in accordance with instructions from said entities. Applicant is to install and maintain totalizing flow meters on all wells or any additional or replacement wells associated therewith. Applicant is also to maintain records and provide reports to the State Engineer or Division Engineers on October 31st and March 31st, or as otherwise instructed by said entities.

47. The entire length of open bore holes shall be geophysically surveyed prior to casing and copies of the geophysical log submitted to the Division of Water Resources.

Applicants may provide a geophysical log from an adjacent well or test hole, pursuant to Rule 9A of the Statewide Rules and acceptable to the State Engineer, which fully penetrates the aquifer, in satisfaction of the above requirement.

48. Groundwater production shall be limited to the subject aquifer. Plain, unperforated casing must be installed and properly grouted to prevent withdrawal from or intermingling of water from zones other than those for which the well was designed.

49. Each well shall be permanently identified by its permit number, this Water Court Case Number, and the name of the producing aquifer on the above-ground portion of the well casing or on the pump house.

50. The vested water rights, water right structures, and plan for augmentation decreed herein shall be subject to all applicable administrative rules and regulations, as currently in place or as may in the future be promulgated, of the offices of Colorado State and Division Engineers for administration of such water rights, to the extent such rules and regulations are uniformly applicable to other similarly situated water rights and water users. The State Engineer shall identify in any permits issued pursuant to this decree the specific uses which can be made of the groundwater to be withdrawn, and shall not issue a permit for any proposed use, which use the State Engineer determines to be speculative at the time of the well permit application or which would be inconsistent with the requirements of this decree, any separately decreed plan for augmentation, or any modified decree and augmentation plan.

51. This Ruling of Referee, when entered as a decree of the Water Court, shall be recorded in the real property records of El Paso County, Colorado. Copies of this ruling shall be mailed as provided by statute.

52. The Minute Order entered in this case by the Referee on July 23, 2021 is incorporated herein as if set forth verbatim.

Date: July 23, 2021



BY THE COURT:



**LARRY C. SCHWARTZ,
WATER JUDGE
WATER DIVISION 2**

WATER SUPPLY INFORMATION SUMMARY

Section 30-28-133(d), C.R.S. requires that the applicant submit to the County, "Adequate evidence that a water supply that is sufficient in terms of quantity, quality and dependability will be available to ensure an adequate supply of water.

1. NAME OF DEVELOPMENT AS PROPOSED			
Skyfall Subdivision Filing No. 1, El Paso County, Colorado			
2. LAND USE ACTION Final Plat			
3. NAME OF EXISTING PARCEL AS RECORDED N/A			
SUBDIVISION	FILING	BLOCK	LOT
4. TOTAL ACREAGE 19.485	5. NUMBER OF LOTS PROPOSED 3	PLAT MAP ENCLOSED <input checked="" type="checkbox"/> YES	
6. PARCEL HISTORY - Please attach copies of deeds, plats or other evidence or documentation.			
A. Was parcel recorded with county prior to June 1, 1972? <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO			
B. Has the parcel ever been part of a division of land action since June 1, 1972? <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO			
If yes, describe the previous action _____			
7. LOCATION OF PARCEL - Include a map delineating the project area and tie to a section corner.			
NW 1/4 OF NW 1/4 SECTION 21 TOWNSHIP 12 <input type="checkbox"/> N <input checked="" type="checkbox"/> S RANGE 65 <input type="checkbox"/> E <input checked="" type="checkbox"/> W			
PRINCIPAL MERIDIAN: <input checked="" type="checkbox"/> 6TH <input type="checkbox"/> N.M. <input type="checkbox"/> UTE <input type="checkbox"/> COSTILLA			
8. PLAT - Location of all wells on property must be plotted and permit numbers provided.			
Surveyors plat <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No if not, scaled hand drawn sketch <input type="checkbox"/> Yes <input type="checkbox"/> No			
9. ESTIMATED WATER REQUIREMENTS - Gallons per Day or Acre Feet per Year		10. WATER SUPPLY SOURCE	
(3 units at 0.26 acre-ft/yr each)		<input checked="" type="checkbox"/> EXISTING WELLS <input type="checkbox"/> DEVELOPED SPRING	
HOUSEHOLD USE # 3 of units	GPD 0.78 AF	WELL PERMIT NUMBERS	
COMMERCIAL USE # _____ of S.F.	GPD _____ AF	99861	
(3 units at 968 sf irrigation at 0.124 acre-ft/1000 sf/yr each)		<input checked="" type="checkbox"/> NEW WELLS - PROPOSED AQUIFERS - (CHECK ONE) <input type="checkbox"/> ALLUVAL <input type="checkbox"/> UPPER ARAPAHOE <input checked="" type="checkbox"/> UPPER DAWSON <input type="checkbox"/> LOWER ARAPAHOE <input type="checkbox"/> LOWER DAWSON <input type="checkbox"/> LARAMIE FOX HILLS <input type="checkbox"/> DENVER <input type="checkbox"/> DAKOTA <input type="checkbox"/> OTHER _____	
IRRIGATION # 0.07 of acres	GPD 0.36 AF		
(12 head at 0.06 acre-ft/yr each)		WATER COURT DECREE CASE NO.'S Div. 2 20CW3070 (consolidated with Div. 1 20CW3177)	
STOCK WATERING # 12 of head	GPD 0.72 AF		
OTHER _____	GPD _____ AF		
TOTAL	GPD 1.86 AF	<input type="checkbox"/> MUNICIPAL <input type="checkbox"/> ASSOCIATION <input type="checkbox"/> COMPANY <input type="checkbox"/> DISTRICT NAME _____ LETTER OF COMMITMENT FOR SERVICE <input type="checkbox"/> YES <input type="checkbox"/> NO	
11. ENGINEER'S WATER SUPPLY REPORT <input checked="" type="checkbox"/> YES <input type="checkbox"/> NO IF YES, PLEASE FORWARD WITH THIS FORM. (This may be required before our review is completed.)			
12. TYPE OF SEWAGE DISPOSAL SYSTEM			
<input checked="" type="checkbox"/> SEPTIC TANK/LEACH FIELD		<input type="checkbox"/> CENTRAL SYSTEM - DISTRICT NAME _____	
<input type="checkbox"/> LAGOON		<input type="checkbox"/> VAULT - LOCATION SEWAGE HAULED TO _____	
<input type="checkbox"/> ENGINEERED SYSTEM (Attach a copy of engineering design)		<input type="checkbox"/> OTHER _____	