



July 14, 2021

Ryan Howser
El Paso County Development Services Department
2880 International Circle, Suite 110
Colorado Springs, CO 80910

RE: Skyfall Minor Subdivision, Filing 1
NW1/4 of NW1/4 of Sec. 21, Twp. 12S, Rng. 65W, 6th P.M.
Water Division 2, Water District 10
CDWR Assigned Subdivision No. 28779

To Whom It May Concern,

We have received the submittal concerning the above referenced proposal to subdivide a 19.485 ± acre tract of land into three new lots. The first lot will be 4.750 ± acres, the second lot will be 5.000 ± acres, and the third lot will be 9.433 ± acres. The proposed supply of water to the subdivision will be three individual on-lot wells operating pursuant to a court decreed plan for augmentation, with wastewater being disposed of through individual on-site septic disposal systems. An existing well (Permit no. 99861) is located on proposed Lot 2.

Water Supply Demand

According to the Water Supply Information Summary and Water Resources Report received in the submittal, the estimated water demand for the development is 1.86 acre-feet/year. There is conflicting information regarding the area of irrigation and the number of head of domestic animals for each lot, as well as the expected water demand for each use. However, each lot will have one single family dwelling (0.25 AF/yr), with 0.69 af/yr remaining for use on Lot 2 and 0.21 af/yr remaining for use on each of Lot 1 and Lot 3, as described in the decree.

It should be noted that standard water use rates, as found in the *Guide to Colorado Well Permits, Water Rights, and Water Administration*, are 0.3 acre-foot per year for each ordinary household, 0.05 acre-foot per year for four large domestic animals, and 0.05 acre-foot per year for each 1,000 square feet of lawn and garden irrigation. **This is considerably less water for irrigation and considerably more water for domestic animal watering than estimated by the applicant on the Water Supply Information Summary.**

Source of Water Supply

The anticipated source of water is to be provided by three on-lot wells, producing from the Dawson aquifer, that will operate pursuant to the augmentation plan decreed by the Division 2 Water Court in case no. 2020CW3070. The water underlying this property was adjudicated and the applicant is the owner of the Dawson, Denver, Arapahoe, and Laramie Fox-Hills aquifers.



According to the decree entered by the Division 2 Water Court in case no. 2020CW3070, the following amounts of water shown in Table 1, below, were determined to be available underlying the 19.485 ± acre tract of land owned by the applicant.

Table 1 - Denver Basin Ground Water Rights

Aquifer	Tributary Status	Volume (AF)	Annual Allocation 100 Year (AF/Year)	Annual Allocation 300 Year (AF/Year)
Dawson	NNT	1150	11.5	3.83
Denver	NNT 4%	1050	10.5	3.5
Arapahoe	NT	870	8.7	2.9
Laramie-Fox Hills	NT	571	5.7	1.9

The plan for augmentation decreed in Division 2 Water Court case no. 2020CW3070 allows for diversion of 0.94 acre-feet annually from the Denver aquifer for a maximum of 300 years using the existing Ramses Well No. 1 (currently operating under well permit no. 99861) on proposed Lot 2 and 0.46 acre-feet annually each from the Dawson aquifer for a maximum of 300 years using the proposed Ramses Well Nos. 2 and 3 on proposed Lots 1 and 3, respectively.

Well permits have not yet been issued for any of the wells, existing or proposed, pursuant to the plan for augmentation. In the Response to Consultation Report filed by the applicant in case no. 2020CW3070, the applicant indicated they intended to apply to permit the existing well pursuant to the associated plan for augmentation. **This will require that the applicant apply for, and obtain a new well permit issued pursuant to Section 37-90-137(4) C.R.S., or plug and abandon this well.**

The proposed source of water for this subdivision is a bedrock aquifer in the Denver Basin. The State Engineer's Office does not have evidence regarding the length of time for which this source will be a physically and economically viable source of water. According to 37-90-137(4)(b)(I), C.R.S., "Permits issued pursuant to this subsection (4) shall allow withdrawals on the basis of an aquifer life of one hundred years." Based on this **allocation** approach, the annual amounts of water decreed is equal to one percent of the total amount available as determined by Rules 8.A and 8.B of the Statewide Nontributary Ground Water Rules, 2 CCR 402-7. Therefore, the water may be withdrawn in those amounts for a maximum of 100 years.

In the El Paso County Land Development Code, effective November, 1986, Chapter 5, Section 49.5, (D), (2) states:

"-Finding of Sufficient Quantity – The water supply shall be of sufficient quantity to meet the average annual demand of the proposed subdivision for a period of three hundred (300) years."

The State Engineer's Office does not have evidence regarding the length of time for which this source will "meet the average annual demand of the proposed subdivision." However, treating El Paso County's requirement as an **allocation** approach based on three hundred years, the annual estimated demand, for the entire subdivision, is 1.86 acre-feet as allowed by the augmentation plan. As a result, the water may be withdrawn in that annual amount for a maximum of 300 years.

State Engineer's Office Opinion

Based on the above, it is our opinion, pursuant to CRS 30-28-136(1)(h)(l), that the anticipated water supply can be provided without causing material injury to decreed water rights so long as the applicant obtains well permits issued pursuant to C.R.S. 37-90-137(4) and the plan for augmentation noted herein, for all wells in the subdivision and operates the wells in accordance with the terms and conditions of any future well permits.

Our opinion that the water supply is **adequate** is based on our determination that the amount of water required annually to serve the subdivision is currently physically available, based on current estimated aquifer conditions.

Our opinion that the water supply can be **provided without causing injury** is based on our determination that the amount of water that is legally available on an annual basis, according to the statutory **allocation** approach, for the proposed uses is greater than the annual amount of water required to supply the demands of the proposed subdivision.

Our opinion is qualified by the following:

The Division 2 Water Court has retained jurisdiction over the final amount of water available pursuant to the above-referenced decrees, pending actual geophysical data from the aquifer.

The amounts of water in the Denver Basin aquifers, and identified in Division 2 Water Court case no. 20CW3070, was calculated based on estimated current aquifer conditions. 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. Furthermore, that applicant will need to apply for, and obtain a new well permits issued pursuant to Section 37-90-137(4) C.R.S.

Should you or the applicant have questions regarding any of the above, please contact me at this office.

Sincerely,



Kate Fuller, P.E.
Water Resource Engineer

cc: Bill Tyner, Division 2 Engineer
Doug Hollister, District 10 Water Commissioner