



May 10, 2022

Ms. Kari Parsons
El Paso County Development Services Department
2880 International Circle, Suite 110
Colorado Springs, CO 80910
Sent via online portal at: <https://epcdevplanreview.com/Agencies/Home>

RE: Homestead at Sterling Ranch Filing No. 1
Final Plat
Sec. 33, Twp. 12S, Rng. 65W, Sixth P.M.
Water Division 2, Water District 10
CDWR Assigned Subdivision No. 24194

Dear Ms. Parsons,

We have received additional information concerning the above-referenced submittal to divide a 42.14 +/- acre tract of land (Tract G, Sterling Ranch Filing No. 1) into 73 single-family lots, which appears to be located within the Sterling Ranch Phase I Preliminary Plan for which this office most recently provided comments dated March 19, 2015 and September 5, 2018. The comments included herein shall supersede those prior comments. The 73 single-family lots are a portion of the 457 residential lots and 6 commercial lots in the Sterling Ranch Phase I Preliminary Plan. The proposed source of water supply is to be served by the Sterling Ranch Metropolitan District No. 1 and wastewater disposal is to be served by the Sterling Ranch Metropolitan District No. 1 and the Meridian Service Metropolitan District.

Water Supply Demand

According to the Water Supply Information Summary received by this office, the estimated total water demand for the development is 62.47 acre-feet/year for 147 lots. According to Sterling Ranch Metropolitan Districts, 31.61 acre-feet/year is the estimated demand for 73 single family lots and the limited irrigation of 2.338 acres. This corresponds to 25.76 acre-feet/year for 73 residential lots (0.353 acre-feet/year per residential lot), and 5.84 acre-feet/year for the irrigation of 2.338 acres (2.5 acre-feet/year per acre). This is a portion of the total estimated water demand of 255.96 acre-feet/year for Sterling Ranch Phase I Preliminary Plan.

Please note that standard water use rates, as found in the Guide to Colorado Well Permits, Water Rights, and Water Administration, are 0.3 acre-foot/year for each ordinary household, 0.05 acre-foot/year for four large domestic animals, and 0.05 acre-foot/year for each 1,000 square feet of lawn and garden irrigation (2.2 acre-foot/year/acre).

Source of Water Supply

The proposed water supplier is Sterling Ranch Metropolitan District No. 1 (“District”) and a March 29, 2022 revised letter of commitment from the District was included with the



submittal. According to updated submittals, the District will provide water from Denver, Arapahoe and Laramie-Fox Hills aquifer wells to a central system utilizing the water rights shown in Table 1, below.

Table 1 - Denver Basin Ground Water Rights

Aquifer	Decree	Tributary Status	Volume (AF)	Annual Allocation 100 Year (AF/Year)	Annual Allocation 300 Year (AF/Year)
Laramie-Fox Hills	86CW19	NT	53,900	539	179.67
Laramie-Fox Hills	08CW113	NT	40	0.4	0.13
Laramie-Fox Hills	20CW3059	NT	2,780	27.80	9.27
Arapahoe	86CW18	NT	57,500	575	191.67
Arapahoe	08CW113	NNT	60	0.60	0.20
Arapahoe	20CW3059	NNT	4,311	43.11	14.37*
Denver	08CW113	NNT	72,893	728.93	242.98
Denver	20CW3059	NNT	4,556	45.56	15.19*
Total			196,044	1,960.44	653.48

*The available water as decreed from 20CW3059 varies slightly from the rates in a submitted Water Resources Report.

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 allowed average annual amount of withdrawal of 1,960.44 acre-feet/year would be reduced to one third of that amount, or 653.48 acre-feet/year, which is greater than the annual estimated demand of 255.96 acre-feet/year for Sterling Ranch Phase I. As a result, the water may be withdrawn in that annual amount for a maximum of 300 years.

Additional Comments

Should the development include construction and/or modification of any storm water structure(s), the Applicant should be aware that, unless the storm water structure(s) can meet the requirements of a “storm water detention and infiltration facility” as defined in section 37-92-602(8), Colorado Revised Statutes, the structure may be subject to administration by this office. The applicant should review DWR’s Administrative Statement Regarding the Management of Storm Water Detention Facilities and Post-Wildland Fire Facilities in Colorado,

available on the website for the Colorado Division of Water Resources at: <http://water.state.co.us/DWRIPub/Documents/DWR%20Storm%20Water%20Statement.pdf>, to ensure that the notice, construction and operation of the proposed structure meets statutory and administrative requirements.

State Engineer's Office Opinion

Pursuant to the provision of C.R.S. 30-28-136(1)(h)(II), it is the opinion of this office that the proposed water supply is expected to be adequate and can be provided without injury to existing water rights.

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 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 existing water commitments and the estimated 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 this letter, are 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.

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

Sincerely,



Kate Fuller, P.E.
Water Resource Engineer

ec: Bill Tyner, Division Engineer
Doug Hollister, North Regional Team Lead