



December 18, 2024

Kimberly Johnson, Consultant
 N.E.S. Inc.
 Transmission via email: kjohnson@nescolorado.com

**RE: Venture on Venetucci Site Development Plan and Final Plat
 SF2431
 Section 4, T15S, R66W
 Water Division 2, Water District 10**

Dear Kimberly Johnson

We have reviewed your December 2, 2024 submittal concerning the above referenced proposal to subdivide 16.23 acres of a 61.96 acre property Venture on Venetucci Filing No. 1 is a proposed multi-family unit subdivision on approximately 16.23 acres that will have 336 apartments within 10 buildings. 2.056 acres are anticipated to be used for stormwater management facilities.

The subdivided land comprises two existing parcels of 1.56 acres and 61.96 acres. 14.67 acres of the 61.96-acre parcel, as well as the entire 1.56-acre parcel, will be combined for this subdivision.

The remaining 47.29-acre undeveloped division of land currently does not have a water supply associated with it within the Water Resources Report. If this land is developed later, it will need to have its own water supply.

Water Supply Demand

A document dated January 26, 2024 from the District provided a letter of commitment for the properties. The water demands for the Venetucci Filing No. 1 are summarized in **Table 1**:

Table 1 - Venture on Venetucci Filing No. 1, Initial Water Demands

| Land Use | Quantity | Initial Water Demands Standards | Maximum Total (acre-foot/year) |
|-----------------------|---------------------|---|--------------------------------|
| Residential | 336 units | 0.20 to 0.38 acre-feet/year/unit | 127.7 |
| Commercial | 9845 sq-ft | 0.213 ac-ft/year for 1000 sq-ft of commercial space | 2.1 |
| Irrigated landscaping | 3.6 irrigated acres | 0.031 acre-feet/year/irrigated acre | 0.11 |
| Total Demand: | | | 129.91 |



The Water Resources Report states that 0.057 acre-feet per year (ac-ft/year) should be used per 1000 sq-ft of irrigated land. If 3.6 acres (156,816 sq-ft) of land is irrigated using 0.057 ac-ft/year per 1000 sq-ft, then the irrigation consumptive water use would be calculated as $156,816 \text{ sq-ft} * 0.057 \text{ ac-ft/year per } 1000 \text{ sq-ft} / 1000 \text{ sq-ft} = 8.88 \text{ ac-ft/year}$. This is a significant difference from the 0.11 ac-ft outlined in the Water Resources Report that needs to either be accounted for or further elaborated on to explain the lower consumptive use amount. Additionally, the El Paso County (EPC) development code states water use of 0.2 AF/yr per apartment, which is $336 * 0.2 \text{ ac-ft} = 67.2 \text{ ac-ft}$ instead of 127.7 ac-ft.

Water Supply

The water supply for the Venture on Venetucci Filing No. 1 will be provided by the Stratmoor Hills Water and Sanitation District(“District”). The Division of Water Resources (DWR) currently only has documentation about what water rights the District has since 2016, and not the District’s other commitments. Before DWR can approve this subdivision’s water supply, we need updated tables of the Districts current water rights portfolio and water supply commitments.

Dewatering System

Due to high groundwater levels in the area, an underdrain system may be required for this subdivision. A permanent dewatering system that is designed to lower the groundwater table under the entire subdivision would be required to obtain a non-exempt dewatering system well permit. A substitute water supply plan or plan for augmentation would not be required if there is no beneficial use of the water other than incidental use associated with normal discharge and the water is returned to the nearest surface stream or to the aquifer with efforts to ensure minimal consumption. The preceding comments regarding dewatering systems are provided as advisory comments only, and do not alter the State Engineer Office’s opinion provided below.

Stormwater Detention Ponds

The applicant should be aware that, unless the structure 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*, to ensure that the notification, construction and operation of the proposed structure meets statutory and administrative requirements. The applicant is encouraged to use Colorado Stormwater Detention and Infiltration Facility Notification Portal, located at <https://maperture.digitaldataservices.com/gvh/?viewer=cswdif>, to meet the notification requirements.


SEO Opinion

Prior to further review of the subdivision water supply plan the following information is required:

1. An updated Water Report from Stratmoor Hills Water and Sanitation District detailing water rights and present-day commitments
2. An updated WSIS or Water Resources report with corrected calculations for the residential and irrigation uses

Should you have any questions, please contact Katharine Anderson of this office at 303-866-3581 x8207.

Sincerely,

A handwritten signature in cursive script that reads "Melissa A. van der Poel".

Melissa van der Poel, P.E.
Water Resources Engineer