



ADDENDUM MEMORANDUM

To: Doug Stimple
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Classic Homes
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cc: Project Central File W0161.21004.001– Category A

From: John McGinn
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Date: January 12, 2022

Subject: Addendum to Water and Wastewater Report for Sterling Ranch Preliminary Phase One (Issued in May/June 2015)

The purpose of this report addendum is to amend the initial report for the above project based on actual, final plats approved within the original Phase One boundary. The initial report was issued May/June of 2015 and anticipated a total of 726 single-family equivalents (SFEs) and 255.96 acre-feet (AF) of water for the area within the Sterling Ranch Phase One Preliminary Plan. The area was subsequently platted over the last six years in eight (8) final plats, which only totaled 502 SFEs and 183.09 AF of water. Now that an actual volume of required water is known with certainty, this addendum will address that change.

ACTUAL FINAL PLATS AND ASSOCIATED WATER

The resubmittal of the Copper Chase Final Plat completes the platting of lands within the Phase One preliminary boundary. For that reason, an actual, final tally of water needs is known and is substantially less than that originally estimated in 2015. The



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actual, final plats that are ultimately comprised within Sterling Ranch Phase One are delineated along with Common Irrigation quantities as below:

Table 1, Final Plats | Sterling Ranch Phase One

Description	Commitment (SFE)	Commitment (Acre-Feet)
Sterling Ranch Filing No. 1	0	0
Branding Iron at Sterling Ranch Filing No. 1 (Tract BB)	51	17.85
Branding Iron Filing No. 2	88	31.07
Sterling Ranch Filing No. 2 (49 lots with 4.29 AF landscaping)	61*	21.59
Homestead at Sterling Ranch Filing No. 1 (Tract G)	72	25.42
Homestead at Sterling Ranch Filing No. 2 (Tract E)	104	36.71
Copper Chase at Sterling Ranch (resubmittal)	145	50.45
Sterling Ranch Phase One - Actual Final Commitments	521	183.09

*Includes irrigation.

Reasons for final plats totaling less than the original, preliminary estimated lots and water needs can range from changes in open space, lotting, and final density, assumed originally. Additionally, overestimation can also be a contributing factor. Nevertheless, now that final quantities are known after six years of platting, it is reasonable to adjust water commitments accordingly.

WATER COMMITMENT ADJUSTMENTS

The original 2015 commitment was based on an estimated single-family lot count of 672 lots and the additional combined school and common irrigation estimate of 54 SFE, totaling 726 SFEs (255.96 AF). The original spreadsheet from the 2015 report is attached herein as *Attachment 1*, for reference. The actual final count totals 521 SFEs as noted above, which still includes a school and common irrigation, for a water requirement of 183.09 AF. **The difference is a net excess of 72.87 AF, which becomes available for use elsewhere in the District.** See commitment revision letter for further details.

WATER SUPPLY ADEQUACY

Since development has proceeded into other areas beyond Phase One, and the Retreat has been added as a part of the overall service area, the current state of water holdings and water





demands have been accounted for. The current 300-year water supply remains 592.89 AF, as shown in *Attachment 2*, which is current to January 1, 2022.



A revised commitment table is attached as *Attachment 3*, which shows not only the correction of the June 2015 report but also includes data current to January 1, 2022, to better illustrate Sterling Ranch's current water adequacy. Note that this includes additional preliminary plats for Homestead North and Sterling Ranch Preliminary Plan Phase Two.

The result demonstrates that, with the final accounting of Sterling Ranch Phase One, 72.87 AF is available for use elsewhere within the Sterling Ranch Service Area, and even with two more recent preliminary commitments, an excess of 139.79 AF₃₀₀ is still available for unspecified use (current as of January 1, 2022).

WASTEWATER ADJUSTMENTS

The original total wastewater SFE was based on 684 SFE (note that irrigation use does not contribute to wastewater loading). The revised total equals 502 SFE, for a total wastewater load of 86,344 gallons per day, less than that committed in the June 2015 Report. This quantity remains within the wastewater system capacity of the Sterling Ranch system.

Attachment 1 Excerpt from June 2015 Water Report
Sterling Ranch Metropolitan District
Preliminary Plan Phase One
Water Demands and Wastewater Loads Estimate

Water **0.353** *Annual SFE* *AF/SFE*
Wastewater **172** *Base WW Flow* *Gal/Day-SFE*
Wastewater **210** *WW MDU* *Gal/Day-SFE*

Land Use	Acres	Density	Water Demands				Wastewater Loads		
			Gal/Day	SFE	Unit Use	Acre-Feet	SFE	Average Daily Flow	Max Day Daily Flow
Residential									
Phase One		Urban	211496	672	0.353	236.91	672	115584	141120
						0.00	0	0	0
						0.00	0	0	0
						0.00	0	0	0
Total Residential				672		236.91	672	115584	141120
Non Residential									
Retail/Commercial			0	0	0.353	0.00	0	0	0
Elementary School Site ¹			5688	18	0.353	6.37	12	2064	2520
Fire Station			0	0	0.353	0.00	0	0	0
Active Landscape Irrigation ²		5.00	11005	35	0.353	12.33	0	0	0
Buffer			0	0	0.353	0.00	0	0	0
Lift Station			315	1	0.353	0.35	0	0	0
Total Commercial	0		17008	54		19.05	12.0	2064	2520

		<u>Water</u>	<u>Wastewater</u>
		<u>SFE</u>	<u>ADF</u>
Total Phase One Preliminary Plan		726	255.96
Commercial Estimates			
Elementary School ¹	18 SFE-Water		228,502
	12 SFE Sewer		502,705
Common Area/Median Irrigation ²	30 Inch/Year		
			684.0
			117648
			143640

Attachment 3 Addendum to June 2015 Water Report
 Falcon Area Water and Wastewater Authority
 Commitments within FAWWA Service Area (Sterling Ranch)
 Update January 1, 2022

Analysis of Water Commitments								
Development		Preliminary Commitments			Final Commitments contained in prior commitment			
		Commitment SFE	Supply / Commitment Acre-Feet	Letter or Summary Date	Commitment SFE	Commitment Acre-Feet	Letter or Summary Date	
Supply	Retreat Available Supply from Above			42.76				
Commitments	The Retreat at TimberRidge Preliminary Plan (Central System Only) Final #1 Final #2		167	-58.951	April 2018 Report Supplement Nov 2020	59 SFE 78 SFE	20.827 27.53 23-Aug-20 April 30,2021	
Remaining Excess	Excess Supply for Retreat at TimberRidge Service Area			-16.19				
Supply	Sterling Ranch Available Supply from Legal Supply			371.47				
	Off Site Water Owned and Available for use on Sterling Ranch			178.67				
Commitments	Sterling Ranch Preliminary Plan Phase One		726	-255.96	June 2015 Report/Summary Update February 2019			
	Correction to Preliminary Commitment Based on Actual Final Plats		205	72.87	Addendum January 2022			
	Sterling Ranch Filing #1					0	0	Tracts Only
	Tract BB (10.545) Branding Iron at Sterling Ranch Filing No. 1 Branding Iron Filing No. 2					51 88	17.85 31.07	Summary and Letter Revised Feb 20, 2020
	Sterling Ranch Filing #2 (49 SF lots with 4.29 AF landscaping)					61	21.59	(includes School--13 SFE/75 Residential) Includes 4.29 AF Irrigation Revised Jan 21, 2021
	Tract G (19.574) Homestead at Sterling Ranch Filing No. 1 Tract E (29.658) Homestead at Sterling Ranch Filing No. 2					72 104	25.42 36.71 20-Feb-19	
	Copper Chase at Sterling Ranch resubmittal					145	50.45 21-Feb-19 12/21/2021 includes 1.39 Ac Park	
	Actual Final Sterling Ranch Phase One Total Final Commitments					521	183.09	
	Sterling Ranch Preliminary Plan Phase Two		214.5	-75.719	July, 2020 Re-issue Feb 26, 2021			School commitment (13 SFE) contained in Branding Iron Filing #2 above
	Homestead North at Sterling Ranch Preliminary Plan		147	-62.47				Letter November 4, 2020 includes 10.58 Afs irrigation Update Letter Jan 21, 2021
Excess Supply	Excess Un-committed Water Supply for Sterling Ranch Service			139.79				

General Note 1. The Sterling Ranch Metropolitan District #1 (FAWWA) is slated to serve multiple service areas through either IGA, overlapping Districts, or bulk service. Therefore, water accounting is performed on a comprehensive basis to assure that the District has adequate resources to provide for all service. Supplies are compared above within each separate service areas because certain water rights have limited use areas.

General Note 2; Commitments are not hard commitments until Preliminary Plan, No Sketch plans are considered here

General Note 3; If a final plat/plan is included in a preliminary plan or plat that has designated a commitment, the final plat is only summed against the original committed water

* Water derived from within the UBS cannot be applied outside the UBS without separate export order.

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** Tabulation and supply for Retreat Private wells is noted on Table 2 for information only, it is not included as commitment or supply for central system purposes.

Falcon Area Water and Wastewater Authority
 Supply within FAWWA Service Area (Sterling Ranch)
 Update January 1, 2022

	<u>Summary of Existing Available Supplies</u>	<u>Summary of Projected Available Supplies upon Resolution of Pending Case</u>		
	Acre-Feet 300 Year Non-UBS	Acre-Feet 300 - Year Non UBS		
Water Supply Summary	Existing Available Supplies summarized from From Table 2			
	The Ranch Onsite (UBS)		Onsite--must remain in UBS 245 AF	
	Sterling Ranch Onsite	371.47	283.16 -178.67	Onsite--Original report Onsite NNT Augmented 20 CW 3059 Transfer to Retreat
	Sterling Ranch On-Site Aug Case 20 CW 3059	0.00		
	Off Site Water Owned and Available for use on Sterling Ranch	178.67		
	Commit to Retreat	-16.19		
	Sterling Ranch Available Supply (300 year)	533.94		
	Retreat Onsite (Central System Only) **	42.76		Onsite Transfer from Sterling
	Commit from Sterling Ranch	16.19		
		58.95		
Total Currently Available Supply plus Retreat Water	592.89			
Sterling Ranch Metropolitan District #1	Total AF	697.39	Available Supply Pending Case 20 CW 3059	
Summary of Contingent Available Supplies				
McCune Off-site (under Contract)	391.33	-178.67	Pending Case 20 CW 3059 Net Bar-X after Aug of On site Sterling Under Contract	
Pending Cases from Above	283.16			
Off-site Bar-X (under contract to be acquired over time)	692.60			
Total Contingent Supplies	1367.10			
Sterling Ranch Metropolitan District #1	Total AF	2064.48	Total Currently Available and Contingent Water	