



October 11, 2021

Ryan Howser, Project Manager
El Paso County Development Services Department
Transmitted via the EPC EDARP Portal

Re: Saddlehorn Ranch, Filing No. 2 (File # SF2133) a.k.a. 824 Acre Curtis Road Subdivision
Parts of Sec. 3 and part of the N ½ N ½ of Sec. 10, Twp. 13S, Rng. 64W, 6th P.M.
Water Division 2, Water District 10
Upper Black Squirrel Creek Designated Basin

Dear Ryan Howser:

We have reviewed the October 7, 2021 referral concerning the above-referenced proposal to subdivide 176 acres (of which 132 acres will be developed) located in Sec. 3 and the N ½ N ½ of Sec. 10, Twp. 13S, Rng. 64W, 6th P.M. into 42 single-family lots of approximately 2.5 acres each.

This office previously provided comments on the entire 816.5-acre Saddlehorn Ranch Subdivision (File # SP196 and SF1912) on November 19, 2020, subdivision file no. 26492. The entire subdivision will consist of 608 acres of developed land, on which 218 single-family residential lots will be created. The remaining acreage will be preserved as open space for recreational purposes.

Water Supply Demand

According to the Letter of Intent prepared by William Guman & Associates Ltd (“Guman Letter”), the estimated water demand to serve the residential lots is 146.06 acre-feet per year for all 218 lots.

The Water Supply Information Summary indicates the proposed water uses for Filing No. 2 include households use and stock watering. Table 1 of The Final Utility Report prepared by JR Engineering LLC dated June 4, 2021 (“Report”) estimates the average daily demand for the 42 residences of this filing at 24,990 gallons per day (28 acre-feet per year).

Source of Water Supply

The proposed water supplier is the Saddlehorn Ranch Metropolitan District (SRMD), which is a new metropolitan district pending approval from El Paso County. According to the letter from the SRMD to Nina Ruiz dated September 1, 2020, the district is committed to provided 146.06 acre-feet per year of water to meet the domestic needs of all 218 residential lots of the subdivision subject to the district’s rules and regulations.

According to the Guman Letter, SRMD has developed two Denver Basin wells as its water supply, presumably well permit nos. 85169-F and 85170-F. Well permit no. 85169-F was issued March 1, 2021 pursuant to section 37-90-107(7), C.R.S. and the Findings and Order of the Colorado Ground Water Commission dated March 3, 2004 for Determination of Water Right No. 458-BD. The well is permitted to withdraw an average annual amount of 322.03 acre-feet per year from the nontributary Arapahoe aquifer. Well permit no. 85170-F was issued March 1, 2021 pursuant to section 37-90-107(7), C.R.S. and the Findings and Order of the Colorado Ground Water Commission dated March 3, 2004 for Determination of Water Right No. 457-BD. The well is permitted to withdraw an average annual amount of 277.97 acre-feet per year from the nontributary Laramie-Fox Hills aquifer. Both



wells are permitted for the following uses: domestic, irrigation, commercial, industrial, recreational and livestock watering purposes.

According to referral materials for File # SP196 and SF1912 referred to our office in November 2020, the portion of the water rights from Determination of Water Right Nos. 457-BD and 458-BD from quiet title granted by the El Paso District Court order entered in case no. 18CV30037 was conveyed via deed to the developer, ROI Property Group LLC; however no information as to the ownership or control by SRMD of such water rights has been provided. Evidence that the above water rights are owned or controlled by SRMD must be provided.

State Engineer's Office Opinion

Based on the above and pursuant to section 30-28-136(1)(h)(II), C.R.S., the State Engineer's Office has not received enough information to render an opinion regarding the potential for causing material injury to decreed water rights, or the adequacy of the proposed water supply. Prior to further review of the subdivision water supply plan the following information is required:

1. A complete summary of the water rights owned and controlled by SRMD and evidence of that ownership or control.
2. The anticipated demand due to commitments for service entered into by SRMD that are not yet supplied.
3. The amount of uncommitted firm supply SRMD has available for future commitment and development.
4. A map of SRMD's service area.

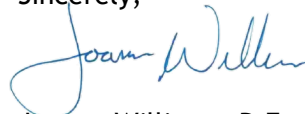
Note that Items 2 and 3 can also be satisfied by showing that the district currently has adequate water to supply all of its water commitments at full build-out.

Additional Comments

According to the submitted material, storm water detention structure(s) will be developed on the site. The applicant should be aware that, unless the structure can meet the requirements of a "storm water detention and infiltration facility" as defined in Designated Basin Rule 5.11, the structure may be subject to administration by this office. The applicant should review Rule 5.11 to determine whether the structure meets the requirements of the Rule and ensure any notification requirement is met.

If you or the Applicant have any questions, please contact Wenli Dickinson at (303) 866-3581 x8206 or at Wenli.Dickinson@state.co.us.

Sincerely,



Joanna Williams, P.E.
Water Resources Engineer

Water well permit file nos. 85169-F and 85170-F
Keith Vander Horst, Chief of Water Supply, Designated Basins
Upper Black Squirrel Ground Water Management District