



October 19, 2023

Kari Parsons, Project Manager  
El Paso County Development Services Department  
Sent via online portal at: [epcdevplanreview.com](http://epcdevplanreview.com)

**Re: Sterling Ranch Sketch Plan 4th Amendment**  
**File #: SKP241 EA2118**  
Parts of Sections 27, 28, 32, 33, and 34, Twp. 12 South, Rng. 65 West, 6<sup>th</sup> P.M.  
Water Division 2, Water District 10  
CDWR Assigned Subdivision No. 30995

Dear Kari Parsons:

We have received the above-referenced proposal to amend the Sterling Ranch Sketch Plan to change 50 acres of the residential density, open space, and buffers affecting 1,444 acres. The number of proposed residential units remains at 4,800.

This referral does not appear to qualify as a “subdivision” as defined in section 30-28-101(10)(a), C.R.S. Therefore, pursuant to the State Engineer’s March 4, 2005 and March 11, 2011 memorandums to county planning directors, this office will only perform a cursory review of the referral information and provide informal comments. The comments do not address the adequacy of the water supply plan for this project or the ability of the water supply plan to satisfy any county regulations or requirements. In addition, the comments provided herein cannot be used to guarantee a viable water supply plan or infrastructure, the issuance of a well permit, or physical availability of water.

The proposed water uses for the development include household use for 4,800 units, commercial use, school use, and irrigation. The estimated water demand at full build out is 1,812.93 acre-feet/year. The proposed source of water supply is service provided by the Falcon Area Water and Wastewater Authority (FAWWA). A letter dated September 5, 2024 from the FAWWA commits to providing service to the development.

According to the Water Feasibility Report for the Sterling Ranch Sketch Plan Amendment dated September 2024, the FAWWA has a water supply of 1,963.54 acre-feet/year based on a 300-year supply consisting of Denver Basin aquifer water adjudicated in Water Court case nos. 85CW131 (Shamrock West water), 86CW19, 91CW35, 93CW18/85CW445 (Bar-X Ranch water), 08CW113, 17CW3002, 18CW3002, and 20CW3059 and Determination of Water Right nos. 1689-BD, 1690-BD, and 1691-BD (McCune water). A summary of these water rights is provided in Table 3 of that Report. Because FAWWA anticipates serving 3,710 SFEs in 2040 and 7,310 SFEs in 2060, FAWWA may seek to connect with other water suppliers and investigate the use of lawn irrigation return flow (LIRF) credits and aquifer storage/recharge to increase its supply. Note that our office calculates that 1,929.85 acre-feet/year is available based on a 300-year supply. This discrepancy appears to originate from a difference in the quantity of water calculated to be available from case no. 91CW35. **The FAWWA should be aware that they are limited to the decreed amounts in 91CW35 which are as follows: 3,400 acre-feet from the Dawson aquifer, 7,600 acre-feet from the Denver aquifer, 4,900 acre-feet (not the 4,936 acre-feet claimed in Table 3) from the Arapahoe aquifer, and 3,600 acre-feet (not the 3,623 acre-feet claimed in Table 3) from the Laramie-Fox Hills aquifer.**

According to information available to this office, the FAWWA has a total of 959.35 acre-feet/year of commitments September 15, 2023. According to the Report, there are 970.5 acre-feet/year of uncommitted supply available to the FAWWA based on our estimate of 1,929.85 acre-feet/year of supply available to the FAWWA.




If there are wells located on land to be subdivided, such wells may need to be re-permitted, plugged and abandoned, or covered by a court-approved augmentation plan. This office will provide comments on those wells at the time subdivision applications are referred to this office.

The application materials indicate that storm water detention structure(s) are part of this project. The applicant should be aware that unless the structure(s) can meet the requirements of a “storm water detention and infiltration facility” as defined in section 37-92-602(8), C.R.S., 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*, attached, 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* to meet the notification requirements, located at <https://maperture.digitaldataservices.com/gvh/?viewer=cswdif>.

Please contact me at (303) 866-3581 x8208 or [melissa.vanderpoel@state.co.us](mailto:melissa.vanderpoel@state.co.us) with any questions.

Sincerely,

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

Melissa A. van der Poel, P.E.  
Water Resource Engineer

Ec: FAWWA file