

CHATFIELD EAST WATER HISTORY

Our community was formed in 1978. We did not have city water or sewer. All lot owners had to apply for well permits and drill a well for water. Fortunately, there are 3 aquifers (Denver, Arapahoe, and Larimer/Fox Hills) under our lots. Most of us drilled our wells into the Denver aquifer. Because there were so many wells in this aquifer, the State required CEPOA to replace the water withdrawn from the Denver aquifer by drilling a deep well into the Larimer Fox Hills aquifer and pumping that water into Plum Creek so that it would go downstream to other users. Our pumping requirements were based on 100 homes at maximum use equal to 9.5 million gallons of water per year.

Eventually (around 1990) the Denver wells started drying up. Some homeowners wanted to drill a new well into the next aquifer (Arapahoe) but the Developer claimed he owned that water and homeowners would need to pay another fee to drill into that aquifer. In 1995, CEPOA sued the Developer and won the right to drill into the Arapahoe aquifer. 19 homeowners drilled wells into the Arapahoe aquifer.

For many years, CEPOA realized the need for a sustainable source of water (stream water that is replenished with rain and snow) that would be administered by a governmental agency. Many CEPOA members worked hard trying to find a sustainable source of water. Finally, in 2017, Douglas County offered us a sustainable source of water through Roxborough Water District. Our community voted to accept the terms which included a property tax increase (about \$1,000 per year), purchase of a residential water tap (\$18,000), and commitment to buy household water from Roxborough. All homeowners also paid a small monthly fee (\$26) for 5 years for the development of the water plant. Having a sustainable source of water that is managed by a governmental agency is a huge advantage for CEPOA homeowners, property values have increased and potential home buyers no longer shy away from our community because of well water issues. CEPOA homeowners were allowed to keep their wells, but only Roxborough water can be used for household purposes.

However, the court order for CEPOA to provide 9.5 million gallons of augmentation water each year was a significant problem. The deep augmentation well, when operable, cost us approximately \$10,000 per year to operate. In 2020, the deep well failed. The cost to fix the well was estimated at \$400,000 which would have required a special assessment from each lot owner. Members voted to buy augmentation water from the Town of Castle Rock via the Substitute Water Supply Plan (SWSP) while we pursued efforts to modify the Water Decree to eliminate the need for pumped or supplemental augmentation water while allowing a small percentage of lot owners to continue using their Denver wells for stock and agricultural purposes. The final Water Decree was filed May 18, 2023 and will be complete when filed in Douglas County Real Property Records (expected in May 2023).

The Water Decree requires the 22 lot owners listed in the decree who wish to continue using their Denver aquifer well to file an application for a new well permit with the State Engineer via the Colorado Division of Water Resources. The application must be filed within six months of the decree filing date and include an affidavit confirming ownership of the water and decree compliance. A template for the affidavit is attached to the decree.

In summary, well requirements are as follows:

	Denver Aquifer	Arapahoe Aquifer
Does an existing well still in use require a new permit?	Yes, deadline around Nov 18, 2023	No
How much is a new well permit?	\$100, see CO Div of Water Resources for fee schedule and payment options	NA
Does an existing well no longer in use need to be capped?	No	No
Can a new well be drilled?	No	TBD
Does a well in use need to be metered?	No	Yes
How are wells monitored?	TBD	Owner to read meter annually and submit to TBD
How is well water use augmented?	By Guiraud 3T Ditch water rights owned by CEPOA	TBD