



Prevent • Promote • Protect

Environmental Health Division
1675 W. Garden of the Gods Road
Suite 2044
Colorado Springs, CO 80907
(719) 578-3199 *phone*
(719) 578-3188 *fax*
www.elpasocountyhealth.org

Villages at Sterling Ranch East, PUDSP-22-6

Please accept the following comments from El Paso County Public Health regarding the project referenced above:

- The proposed 237-unit development (117-attached and 120-detached single-family homes) single family, 70-townhome) 39-acre, project will be provided water and wastewater services will be provided by Falcon Area Water and Wastewater Authority (FAWWA) all Sterling Ranch Metropolitan District assets will be allocate to FAWWA. There are Commitment to Serve Water and Wastewater Letters dated April 15, 2024, from FAWWA included with the project.
- There is a finding for sufficiency in terms of water quality for this Colorado Department of Public Health and Environment, Water Quality Control Division, approved water system. The RESPEC April 2024 Wastewater and Water Resources reports both determine there is sufficient water quality and wastewater service capacity available for the proposed development.
- Earthmoving activities greater than 25 acres require a Construction Activity Permit from the Colorado Department of Public Health and Environment, Air Pollution Control Division. Go to: <https://www.colorado.gov/pacific/cdphe/general-air-permits>
- Radon resistant construction techniques/practices are encouraged to be used in this area. The EPA has determined that Colorado, and specifically the El Paso County area, have higher radon levels than other areas of the country.
- El Paso County Public Health encourages planned walkability of residential communities. Please consider appropriate connections to commercial areas using sidewalks, and bike trails. Walkability features help reduce obesity and associated heart diseases.
- Water quality basins must have mosquito control responsibilities included as a part of the construction design and maintenance plan to help control mosquito breeding habitat and minimize the potential for West Nile Virus.

Mike McCarthy
El Paso County Public Health
719-332-5771, mikemccarthy@elpasoco.com
27July2024