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March 27, 2019

Nina Ruiz
Project Manager
El Paso County Development Services Department
2880 International Circle
Colorado Springs, CO 80910

Subject: Widefield Water District PFOS/PFOA Treatment System Review (AASI-19-001)

Hello Nina,

The Planning Division of the Community Services Department has reviewed the site development applications for the Widefield Water and Sanitation District PFOS/PFOA Water Treatment System, and has the following comments of behalf of El Paso County Parks.

The proposed Widefield Water and Sanitation District water treatment facility is located on Widefield Boulevard, near the intersection of Harvard Street, in a primarily residential neighborhood to the east of Highway 85 and north of the Crews Gulch stream corridor. The associated water distribution system is located on both sides of Highway 85, on property owned privately or by El Paso County.

The 2013 El Paso County Parks Master Plan shows Widefield Community Park, the eastern portion of Ceresa Park, and the Crews Gulch Regional Trail impacted by the water treatment facility and its associated water distribution system. The water treatment facility itself is located northwest and immediately adjacent the Widefield Boulevard extension of Widefield Community Park, while the associated system of pipes for water distribution impacts the Crews Gulch Regional Trail at its intersection with Harvard Street, as well as in numerous locations west of Highway 85 as the trail corridor extends west along Crews Gulch toward the eastern portions of Ceresa Park.

The Open Space Master Plan of the Parks Master Plan shows the Widefield/Fountain Candidate Open Space impacted by the project. Within this area, natural resource values include wildlife habitat, including for the Arkansas Darter (a State Species of Concern), prairie dog colonies, wetlands and riparian vegetation. Water quality protection and channel erosion are also concerns in areas that drain into Fountain Creek, including Crews Gulch. The project would not be in conflict with the plan, as long as construction and operations do not adversely affect water quality and the surrounding riparian areas.



El Paso County Parks may request the establishment of utility easements, best management practices, or other mitigation as allowed by the Land Development Code through applicable procedures if the El Paso County Parks Master Plan (an element of the County's statutory Master Plan) identifies a trail, bicycle route, open space, or park facility within a proposed project area. For this application, we request the establishment of non-exclusive permanent utility easements where the water treatment facility and its associated water distribution system cross El Paso County property, as identified in at least four different locations. These locations will be located and surveyed by the applicant and easement requests be made to El Paso County, for review and approval by the El Paso County Attorney's Office and the Board of County Commissioners.

Furthermore, due to the sensitive nature of the Crews Gulch stream corridor, staff highly recommends the developer and its contractors follow best management practices as they relate to stormwater management, habitat protection, traffic control and public notification of trail closures, revegetation and reestablishment of the riparian corridor, and repair to the Crews Gulch Regional Trail to El Paso County Parks Tier I trail standards. The applicant and its contractors shall promptly restore, replace, re-vegetate, or repair the surface of the impacted property and trails to their original condition as near as may be reasonably possible, and perform all work in a neat and workmanlike manner so as not to interfere with either El Paso County's continuing use of the Property and without cost or undue liability to El Paso County.

These comments are being provided administratively and do not require endorsement by the El Paso County Park Advisory Board. Please let me know if you have any questions or concerns.

Sincerely,

Ross A. Williams
Park Planner
Planning Division
Community Services Department
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