



Prevent • Promote • Protect

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Ponderosa Pines Estates Subdivision, VR-23-24

Please accept the following comments from El Paso County Public Health regarding the vacation and replat of 1 commercial lot into 2 commercial lots:

- **The 3.06-acre site will convert 2 lots into 4 lots. The site will be provided water services by Forest View Acres Water District. There is a finding for sufficiency in terms of water quality for this Colorado Department of Public Health and Environment, Water Quality Control Division, regulated and approved district. The Colorado Department of Public Health and Environment has assigned PWSID #CO0121250 to the District. There is a Commitment Letter from Forest View Acres Water District dated May 30, 2024, on file for providing water services to the project. The LRE Water memorandum titled “Water Supply Review” dated May 29, 2024, also supports water service from Forest View Acres Water District to the site.**
- **Palmer Lake Sanitation District has provided a June 19, 2023, Letter of Commitment to provide wastewater service for the project. The Joyner Construction Company, Inc., Waste Water Disposal Report dated December 13, 2023, supports the adequacy of treatment capacity at Palmer Lake Sanitation District.**
- **Radon resistant building techniques/practices are encouraged to be used in this area. The EPA has determined that Colorado, and the El Paso County area, have potentially 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 trails. Walkability features help reduce obesity and associated heart diseases.**

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