



Prevent • Promote • Protect

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Mary Jane Ranch, MS-24-2, (2nd Revision)

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

- The proposed 4-lot residential development 40-acre site will be served water by individual private wells and wastewater through onsite wastewater treatment systems (OWTS). Note: One lot (Lot 4) has an existing permitted and approved OWTS and an existing private well.
- As first noted on May 24, 2024, there is no finding for sufficiency in terms of water quality. All the water quality parameters outlined by the El Paso County Land Development Code were not submitted for review and approval. The following information is required:
 - What is the distance of the Sage Creek Water Users well to the proposed Mary Jane Ranch?
 - The following inorganic water quality parameters are missing: Antimony, Beryllium, Cadmium, Mercury, Selenium, and Thallium.
 - The following Secondary Standards are missing: Aluminum, Chloride, Corrosivity, Iron, Manganese, pH, Silver, Sulfate, TDS and Zinc.
- The RMG Engineers/Architects Soil and Geology Study, and the RMG Wastewater Study both dated 01 January 2024 were reviewed for the determination of site suitability for the use of OWTSs for wastewater service. Based on the findings of the reports and the two soil test pits performed, the use of onsite wastewater treatment systems is acceptable.
- Radon resistant construction 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.

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