
Sanctuary of Peace Residential Community at Benet Hill, PUDSP-19-2

Please accept the following comments from El Paso County Public Health (EPCPH) regarding the 49.58-acre, 27-commercial/residential lot development project referenced above:

- The proposed development will have an onsite well and water treatment facility. The water system must meet the design criteria, rules and regulations of the Colorado Department of Public Health and Environment (CDPHE), Water Quality Control Division (WQCD) for a community water system. Documentation has been submitted by MVE, Inc., demonstrating the initiation of the water treatment facility review and approval process with CDPHE and the WQCD, including correspondence from the WQCD. The Sanctuary of Peace Property Owners Association was been assigned PWSID # CO0121702 for the proposed water system.
- There is a finding for sufficiency in terms of water quality for drinking water for this proposed development currently. Sample results from the CDPHE Laboratory, Colorado Analytical Laboratories, Inc., and Hazen Research, Inc. were all acceptable.
- Wastewater treatment for the development is proposed to be by high-level treatment, onsite wastewater treatment systems (OWTS) and Water Quality Policy #6 established by the WQCD for locating multiple systems on one lot. A 12Sept2019 OWTS – Site Evaluation for Sanctuary of Peace, Filing No. 1, Project No. 61087 Report, submitted by MVE, Inc., and a 285 Engineering OWTS Design Report dated 18June2018, were reviewed that explain the wastewater plan in detail. Details included in the report are:
 - Explanation of the relationship between the separate ownerships of the Sanctuary of Peace property (southern property) and the Benet Hill Monastery property (northern property).
 - The clustered lots layout for the proposed 26-residential lots and 1-community club house lot with 4-bedrooms.
 - The well and OWTS locations and the corresponding zones of influencing mapping showing how minimum setbacks from various OWTS and water system components will be maintained.
 - Detailed wastewater flow calculations and treatment processes.
 - Soil tests locations and results completed on the site.

- The concept of shared OWTS's for this property has been reviewed and approved by El Paso County Public Health with the understanding that all OWTS repairs and/or replacements are the responsibility of the Sanctuary of Peace Property Owners Association.
- Each of the 4 OWTS's proposed require a new OWTS Permit from El Paso County Public Health.
- Earthmoving activity in excess of one acre, but less than twenty-five acres, requires a local Construction Activity Permit from El Paso County Public Health. Go to <https://www.elpasocountyhealth.org/service/air-quality/construction-activity-application> for more information. 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 building techniques/practices are encouraged 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.
- The water quality basins must have mosquito control responsibilities included in the construction design and/or maintenance plan to help reduce mosquito breeding habitat and minimize the potential for West Nile Virus.

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