



Prevent • Promote • Protect

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### **Grandview Reserve, SP-19-004**

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

- The 15Jan2019, Entech Engineering, Inc., Preliminary Soil, Geology, Geologic Hazard, and Wastewater Study reported that the majority of onsite wastewater treatment systems (OWTS's) on the site will require a professional engineer design due to shallow groundwater and poor soils. The residential area with 184-lots with 2.5 acres plus appears to have sufficient area to accommodate an OWTS with both a primary and secondary soil treatment area, and a private well. Proposed lots 84, 161 and 162 appear they might be encumbered by areas recommended to be avoided in the Entech Report when installing an OWTS.
- Prior to making a final recommendation regarding OWTS use there are 19 additional soil tests required to achieve compliance with the Land Development Code and satisfying the 20% test to total number of lots ratio. There is sufficient data to allow the Preliminary Plan to proceed.
- The development is planning to use private wells for water. El Paso County Public Health requires a finding for sufficiency in terms of well water quality for drinking water, however testing is not required for the Preliminary Plan. Water quality sample results must be submitted for review and approval prior to submitting the project for Final Plat.
- Radon resistant construction and 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 walk-ability of residential communities. Please consider appropriate connections to adjacent subdivisions through the use of sidewalks, and/or other established trails in the surrounding area. Walk-ability features help in the effort to reduce obesity and associated heart diseases.
- 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>

- **The 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.**

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