
Environmental Health Review Comments

SF2616: Timbers of Black Forest Subdivision

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

- Subdivision of existing 55.707-acre for into 21 single family home 2.5 acre lots. EPCPH review includes water quality finding, wastewater review, and additional public health impacts as necessary.
- There is a finding for sufficiency in terms of water quality. The analytical results dated 6.15.2026 by Monson, Cummins, Shohet & Farr, LLC with results by Colorado Analytical Laboratories and Hazen Research Inc, met the drinking water standards required by Colorado Primary Drinking Water Regulations with the following comments highly recommend installation of point of use filters in each home.
 - The water supply at Searle Ranch has a low pH of 6.87 and a Langelier index indicative of moderate corrosivity. While this is within the acceptable range for drinking water, corrosive water can leach heavy metals (such as lead and copper) from plumbing systems and household pipes. This leaching could pose long-term health risks if the water is consumed regularly, it is recommended that in home point of use filters be utilized.
 - Several water quality parameters, including radium, sulfate, barium, iron, and other minerals were observed at elevated levels in submitted report and testing. These parameters should be addressed through in home point of use filters for each residence constructed.
- The ENTECH Wastewater Study dated March 5, 2026, was reviewed and found the site is suitable for OWTS installations. OWTS's on the site will likely require design by professional engineers and must maintain appropriate separation to high rock content soils and groundwater which was found during the initial evaluation test pits.
 - Each new development lot will require individual submissions of new OWTS permit applications as required by El Paso County Public Health for any structure to be served by an OWTS system. Full compliance with Chapter 8 of the Board of Health Regulations governing Onsite Wastewater Treatment Systems in effect at time of submission is required. Minimum OWTS installation setbacks must be maintained both internal and external to the property lines.
- Wastewater service for the project is proposed to be provided by an onsite wastewater treatment; system (OWTS). The property has existing buildings served by existing OWTS systems; however, EPCPH has no record of the existing OWTS system(s). Therefore:

- The existing OWTS must go through the "System Verification" process, meaning "...the system is assessed for capacity and sufficiency to support existing, additional, or a change in design flow from a structure for the proposed purpose. System verification may require a profile pit evaluation consistent with Section 8.5.D., assessment by a Colorado professional engineer, and additional information as determined by EPCPH."

OR

- A New OWTS Permit is required by El Paso County Public Health for the new additional structure(s). Full compliance with Chapter 8 of the Board of Health Regulations governing Onsite Wastewater Treatment Systems in effect at time of submission is required. Minimum OWTS installation setbacks must be maintained both internal and external to the property lines.
- 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.
- Earthmoving activity in excess of one acre, but less than twenty-five acres, will require a Construction Activity Permit from El Paso County Public Health. Visit <https://www.elpasocountyhealth.org/licenses-permits-inspections-water-testing/air-quality/> for additional information.

For any additional questions or comments, please contact us at HEAEH_Landuse@elpasoco.com. While every effort is made for timely responses, allow 2 to 3 business days for a response from our field staff.