
Environmental Health Review Comments

MS2211: Nabulsi-Abushaban Subdivision

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

- The existing 25-acre lot is proposing the subdivision into a 9-acre lot that is developed (Lot 3), 1 undeveloped 5-acre lot (Lot 2), and 2 undeveloped 4-acre lots (Lots 1 & 4). All lots will be served water by individual private wells, and wastewater by onsite wastewater treatment systems (OWTS's).
- The wastewater report submitted by ENTECH, dated September 9, 2022 revised May 22, 2023, support suitability of the property for use of an onsite wastewater treatment system (OWTS); however, 2 of the 3-soil profile test pit excavations encountered limiting layers of soil where professional engineer designed systems may be necessary.
- The July 28, 2023, GeoWater Services, LLC, water quality analysis was submitted and reviewed for compliance with the Colorado Primary Drinking Water Regulations established maximum contaminant levels (MCL). While private drinking water wells are not subject to regulation under the Colorado Primary Drinking Water Regulations all required contaminants, except Manganese and Silica, were found to be in compliance with the required regulations (see note below). Therefore, EPCPH finds, with respect to the water source for Nabulsi-Abushaban Subdivision, sufficiency in terms of water quality.
- Based on Colorado geology radium commonly occurs in drinking water sources and may pose a risk to human health when ingested. It is understood that the health effects are typically seen at levels well above the 5 PCI/L which is assumed to be protective of human health. Therefore, EPCPH recommends the use of ion exchange or reverse osmosis to reduce the levels of alpha particles including Radium and radon in drinking water.
- Although private wells are not subject to regulations under the Colorado Primary Drinking Water Regulations all water quality reports are evaluated under this consideration. Upon review of the submitted report, Manganese and Silica were identified as exceeding the maximum contamination levels established for safe drinking water. Prolonged exposure either through human consumption or household use can result in harm or damage. Therefore, EPCPH recommends the use of reverse osmosis filtration units.

- 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.
- All components of the existing OWTS on Lot 3 must meet the minimum setbacks to the new property lines as required in the current effective version of El Paso County Public Health OWTS Regulations.

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.