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LETTER OF INTENT FOR: SECURITY WATER DISTRICT ENTERPRISE –
WATER TREATMENT PLANT BUILDING ADDITION SITE DEVELOPMENT PLAN

A. OWNER/APPLICANT, AND ENGINEERING CONSULTANT

Owner: Security Water District acting by and through its
Water Activity Enterprise (Enterprise)
231 Security Blvd
Colorado Springs, CO 80911
719-392-3475
Roy E. Heald, General Manager
r.heald@securitywsd.com

Property Address: 4140 Lincoln Plaza Drive
Colorado Springs, CO 80911

El Paso County
Assessor's Schedule
Number: 65020-00-138

Current Zoning: R4 and CC

Engineering Consultant: GMS, Inc., Consulting Engineers
Roger J. Sams, P.E.
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B. PROPOSED SITE DEVELOPMENT PLAN REQUEST

The Security Water District Enterprise owns a parcel of land identified as El Paso County Assessor's schedule number 65020-00-138. This is a parcel of land encompassing 70.041 acres located north of Bradley Road and southwesterly of the Fountain Mutual Irrigation canal and Clearview Loop as platted in Clearview Industrial Park Filing No. 1. The District's 70-acre parcel is unplatted. The property is bounded by the Bradley Storage plat at the southeasterly extent.

1. Existing Conditions and Land Use

The Security Water District Enterprise ("District") currently owns, operates and maintains a water treatment plant on the described District property. That water treatment plant (WTP) was constructed in a joint project between the District and the United States Air Force to mitigate the existence of per- and polyfluoroalkyl (PFAS) compounds in the District's local

source water supply. That facility was constructed by and through the US Army Corps of Engineers by agreement with the United States Air Force (USAF). The presumption in the involvement of the USAF was that a likely source of the PFAS compounds in the local water supply source was from the use of firefighting foam at Peterson Air Force Base (PAFB).

The funding provided by the USAF was subject to certain limitations and subject to the guidance of the Comprehensive Environmental Response, Compensation and Liability Act (CERCLA). With certain constraints represented to be attached to the funding to build the water treatment facility to mitigate the presence of PFAS compounds, the implementing agencies assumed the position that they could not fund any facility or accommodation that was not directly related to mitigating the presence of PFAS compounds in the District's source water supply groundwater.

With this apparent constraint on the use of the available funding, there were no facilities incorporated in the water treatment plant complex for operations personnel accommodations such as toilet rooms, work desks or spaces and designated storage areas for expendable supplies utilized in the water treatment management, record keeping and day to day plant operations by District personnel. Following completion of construction and satisfactory startup of the treatment facility, title to the water treatment facility was passed to the Security Water District Acting By and Through Its Water Activity Enterprise.

The project which is the subject of this site development plan provides for an addition to the existing building housing the water treatment facility to accommodate a toilet facility, a facility maintenance space, i.e., janitorial space, space for record keeping, and record and technical reference material storage. In addition, it provides for storage of expendable supplies and access for periodic maintenance equipment required for delivery of large quantities of ion exchange media.

2. Proposed Development Additions

The proposed development additions provide for a building of similar construction as that which exists with similar profile, general height and geometric configuration. The building is a slab-on grade structure with the framing from a pre-engineered metal building having an exterior foundation dimension of 51-feet by 40-feet with a projected floor area of 2,040 square feet.

In addition to the building addition, hot mix bituminous pavement will be applied to presently graveled travel ways within the treatment plant facility. This facility is not accessible by the public, is not available for public use and is considered a secure site governed by the Federal Safe Drinking Water Act. The site is presently enclosed with a 6-foot high chain link fence with top treatment to discourage any intrusion through the fence.

Landscaping materials which were installed in conjunction with the original construction, only involved seeding of non-irrigated grasses to control wind and water erosion. Following completion of the building addition, any disturbed areas will be treated with the same non-irrigated grass cover.

The stormwater management associated with this site will be maintained on property owned by the Security Water District. This site was formally a portion of a facility commonly referred to as the Little Johnson Reservoir. All stormwater runoff generated within the bounds of the District's treatment plant facility will be maintained on the District's property both within and

outside of the presently secured area. Steps are being taken in the site improvements to facilitate maintenance of all stormwater runoff within the District's ownership.

3. Utilities, Vehicular Traffic Impacts of Development Additions and Other New Impacts of Development Additions

a. Utilities.

There is no additional utility service required to accommodate the building addition. Fuel gas and electric power are provided to this site by Colorado Springs Utilities. No expansion of infrastructure is required to accommodate this building addition. There were considerations given for "space," in electrical gear and fuel gas capacity for service to this building addition at the time of initial facility design and construction.

Water and wastewater services are provided to this site by the Security Water District and the Security Sanitation District respectively. Wastewater service is connected to the wastewater collection and management system owned and operated by the Security Sanitation District. The existing waste piping from floor drains in the treatment plant facility will convey wastewater generated by the new toilet room, employee accommodations and additional floor drains in the building addition.

Potable water is provided to this site by the Security Water District. The building addition provides for potable water for handwashing, drinking and sanitary accommodations. The potable water delivery to this facility is not required to be enlarged in anyway to accommodate the building addition.

Communications to facilitate operations are owned and operated by the Security Water District. Those communication elements are owned, operated, maintained, renewed and replaced in accordance with District policy and federal regulation.

- b. The development for building addition will have no change or increment from that which presently exists. Provision of this building addition does not provide for the requirement of additional personnel to be present at this site at any given time over that which has presently existed since the existing facility was assumed for operation by the Security Water District in February 2021.

Even though the USAF and USACOE purported the facility was complete and ready for operation in February 2021, it did not go into full operation delivering treated water to the District's system until certain improvements and remedial measures were applied to potable water transmission lines from the facility to the District's distribution system. That occurred in the second calendar quarter of 2022.

- c. The building addition will be equipped with exterior lighting totally downcast and oriented and operated in a manner such that there is no intrusion on adjacent properties. There are no residential properties that can be adversely impacted by continuing operation of the water treatment plant with exterior night time lighting. The lighting equipment will be the same as exists on the existing building. All fixtures are attached to the building exterior with no pole mounted fixtures on this site.

C. REQUESTED ACTION BY ELPASO COUNTY PLANNING AND COMMUNITY DEVELOPMENT

It is requested that the El Paso County Planning and Community Development Department render administrative approval of the site plan for the building addition at the Security Water District Enterprise water treatment plant. As previously indicated, there is no incremental impact to the community by the construction of this building addition. It provides for more efficient use by the District personnel providing potable water service to the Security community.