



Prevent • Promote • Protect

Environmental Health Division
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Homestead at Sterling Ranch, Filing No. 2 (Updated), SF-19-004

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

- The proposed 104-residential lot, 29.6-acre, development will be provided water through Sterling Ranch Metropolitan District No.1, and wastewater treatment service will be provided by Meridian Service Metropolitan District through an inter-governmental agreement with Sterling Ranch Metropolitan District No.1. Letters of Commitment to Serve Water and Wastewater from Sterling Ranch Metropolitan District No. 1, dated 20Feb2019, and updated on 25Sep2019, were included with the submittal.

Note: On August 9, 2019, there was a revision to Water and Wastewater Report for Sterling Ranch. The only modification to the report is a notation in the Executive Summary and Section 4.1 that Interim Wastewater Treatment Service will be provided by CSU for a period of up to one year. The primary wastewater service provider remains Sterling Ranch Metropolitan District and permanent wastewater treatment service remains the responsibility of Meridian/Cherokee Metropolitan Districts. The interim CSU agreement is being included in the appendix of the report. El Paso County Public Health agrees with the intergovernmental agreements with the City of Colorado Springs and Colorado Springs Utilities, which provides temporary service for a period of 1-year.

- A finding for sufficiency in terms of water quality for this Colorado Department of Public Health and Environment, Water Quality Control Division, approved water system is made. The Colorado Department of Public Health and Environment has assigned PWSID # CO0121724 to the district.
- The Water Resources and Wastewater Report for Sterling Ranch Service Area, by JDS-Hydro, Consultants, Inc., dated February 2019, was reviewed and supports the determination of Sterling Ranch Metropolitan District No.1 for water and wastewater services.
- 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 to be used 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.
- El Paso County Public Health encourages planned walk-ability of residential communities. Please consider appropriate connections to commercial areas through the use of sidewalks, and bike trails. Walk-ability features help reduce obesity and associated heart diseases.
- 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.
- El Paso County Public Health encourages planned walk-ability of residential communities with sidewalks, walking paths, and bike trails to surrounding neighborhood parks, schools and commercial areas. Walk-ability features promote exercise, help reduce obesity and lower the risk of heart disease.

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