



Prevent • Promote • Protect

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### **The Estates at Cathedral Pines, PUDSP-22-10**

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

- The proposed 8-lot residential development 35-acre site will be served water by an individual private well and wastewater through onsite wastewater treatment systems (OWTS).
- There is a finding for sufficiency in terms of water quality based on the sample results reviewed from samples collected in April 2022 by Colorado Analytical Laboratory and Hazen Research, Inc., and the RESPEC Water Resources Report dated February 2022. All regulated parameters sampled were within the requirements established by the Colorado Department of Public Health and Environment (CDPHE), Primary Drinking Water Regulations, and El Paso County for water obtained from a confined aquifer.
- The June 2022, RMG Engineers/Architects Soils and Geology Study, and Wastewater Study also dated June 2022, and the CTL Thompson Geologic Hazards Evaluation and Wastewater Report dated May 2008, were reviewed for site suitability for the use of onsite wastewater treatment systems for wastewater service. Based on the findings of the soil test pits performed the use of onsite wastewater treatment systems is acceptable.
  - Shallow bedrock was encountered in the soil tests, and professionally engineered onsite wastewater treatment systems (OWTS) are likely to be required; however, due to large lot size more suitable soil may be available in the area.
  - Lot owners near the area where well #9 is to be located (the well is not on a proposed lot) should be made aware of its location so future OWTS installations can maintain the required setbacks.
- Earthmoving activity more than 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.

- **Radon resistant 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.**
- **El Paso County Public Health encourages planned walkability of residential communities with sidewalks, walking paths, and bike trails to surrounding neighborhood parks, schools, and commercial areas. Walkability features promote exercise, help reduce obesity and lower the risk of heart disease.**

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**06Oct2023**