
Environmental Health Review Comments

VR261: AFT Ranch Vacate and Replat

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

- Subdivision of existing 34.347-acre lot into Lot 1 = 29 acres with an existing 2019 2-bedroom residence and Lot 2 = 5.310 acre with future residence to be built. Per submitted documents Lot 1 has an existing well and onsite wastewater treatment system (OWTS). 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 May 29, 2026 by RESPEC with results by Colorado Analytical Laboratories and Hazen Research Inc, met the drinking water standards required by Colorado Primary Drinking Water Regulations as verified by EPCPH.
 - The water test results showed 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.
- The ENTECH Wastewater Study dated January 29, 2026, was reviewed and found the site is suitable for OWTS installations. OWTS's on the site will likely require design by professional engineer and will likely require Operation and Maintenance for the life of the OWTS.
- New development 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.
- 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.