



Prevent • Promote • Protect

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Peerless Farms Preliminary Plan, SP-21-7

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

- A finding for sufficiency in terms of water quality can be made for the Sage Creek Water Users Authority (SCWUA). The Colorado Department of Public Health and Environment (CDPHE), Water Quality Control Division (WQCD), has issued PWSID #CO0121745 to the district.
- On-site wastewater treatment systems (OWTS) are planned for wastewater service for the development of the 7 total lots with one lot already developed with 2 residences. The RMG Engineers and Architects, June 29, 2023, Geology Study and April 14, 2021, Preliminary Wastewater Study both support the use of individual onsite wastewater treatment systems for the development. Each individual lot owner is required to comply with all El Paso County Public Health OWTS regulations and OWTS permit requirements prior to commencement of lot development. The regulations require soil tests to be performed in the proposed OWTS soil treatment area. The developed lot has two OWTS's that were installed before El Paso County Public Health OWTS permits were required in March of 1966. The EPC Assessor's office indicates the residences were built in 1932 and 1947.
- Radon resistant construction and building 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.
- El Paso County Public Health encourages planned walkability of residential communities. Please consider appropriate connections to other areas using sidewalks, and/or other established trails in the surrounding area. Walkability features help in the effort to reduce obesity and associated heart diseases.

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