



Prevent • Promote • Protect

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### **Settlers Ranch, Filing No.3, SF-24-9, Final Plat**

Please accept the following comments from El Paso County Public Health regarding the 24-lot, 50.4-acre project referenced above:

- There was a finding for sufficiency in terms of well water quality for drinking water based on the El Paso County Public Health original review and approval of the July 24, 2000, Aspen Analytical water quality tests results. The finding for sufficiency at that time was for all phases of the Settlers Ranch development project. The water quality parameters required for sufficiency in terms of water quality in 2000 were satisfied. Not all the water quality parameters listed in the El Paso County Public Health letter dated February 2008, included in the review packet were required to be sampled in 2000.
  - This issue was resolved with the submittal of water quality test results found in the June 5, 2023, Colorado Analytical Laboratories, Inc., Analytical Results Report and the Hazen Research Inc., Revised Analytical Report dated July 21, 2023. No enforceable water quality test results were observed in either report. A finding for sufficiency in terms of water quality is made and the finding complies with the current testing requirements.
- 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>
- On-site wastewater treatment systems (OWTS) are planned for wastewater service for the development of the 24 residential lots. The Entech Engineering, Inc., Soils and Geology Study and the Entech Engineering, Inc., Wastewater Study both dated June 28, 2023, were reviewed. The soils in the area support the use of OWTS's with proper installation and/or engineering. The Dawson Arkose formation (weathered sandstone) was encountered and in some cases professional engineered, and higher-level treatment OWTS's may be necessary. As a reminder, 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 test pit excavations to be performed in the proposed OWTS soil treatment area on each individual lot.

- **Radon resistant 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 surrounding areas using sidewalks, and bike trails. Walkability features help in the effort to 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.**

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