Agenda Summary Report (ASR)

Franklin County Board of Commissioners

DATE SUBMITTED: October 11, 2023	**PREPARED BY:** Aaron Gunderson
Meeting Date Requested: October 25, 2023	**PRESENTED BY:** Derrick Braaten
ITEM: (Select One) ☐ Consent Agenda	☑ Brought Before the Board Time needed: 10 minutes

SUBJECT: Closed Record Public Hearing (Quasi-Judicial Item) - A Conditional Use Permit (CUP) to allow for the construction of a Group "A" public water system facility. *(File # CUP 2023-03 and SEPA 2023-09)*

FISCAL IMPACT: NA, this is a land-use item; the applicant is responsible for any fiscal impact.

BACKGROUND: Allow for the construction of a booster station, water storage tanks, and a back-up generator for a new Group "A" water system facility. The proposed facility will serve multiple properties slated for future residential development along the North/South Fraser Road alignment. The facility will be constructed upon approximately a half (.50) acre of the northwest corner of Parcel #124-300-373.

RECOMMENDATION: The County Building and Planning Department staff provided the Planning Commission with a written recommendation of approval for the application. Subsequently, at their meeting on September 5, 2023, the Planning Commission held a duly advertised open-record public hearing and unanimously passed a motion (5-0) to forward a recommendation of approval, based on six findings of fact and with fourteen suggested conditions of approval. There were no appeals. Per FCC 17.82.110, the board can pass a resolution to take action without further review (a draft proposed resolution is attached) or the board can schedule a future closed record appeal hearing.

Suggested Motion: Pass Resolution #_____, granting approval of CUP 2023-03, based on the six findings of fact and subject to fourteen conditions of approval.

COORDINATION: The Conditional Use Permit application was advertised to the public via procedures outlined in the Optional DNS process (WAC 197-11-355), and agencies were contacted for review and comment; a SEPA DNS was issued after the Planning Commission meeting. The County Planning Commission, after an open record public hearing and consideration on CUP 2023-03 recommended approval of the CUP, with six findings of fact and subject to fourteen conditions of approval.

ATTACHMENTS: **(Documents you are submitting to the Board)**

(1) Draft Resolution (2) Staff Report to the Planning Commission including attachments (3) Draft Planning Commission Minutes

HANDLING / ROUTING: **(Once document is fully executed it will be imported into Document Manager. Please list name(s) of parties that will need a pdf)**

To the Clerk of the Board: 1 Original Resolution

To Planning: 1 Copy Resolution

I certify the above information is accurate and complete.

Derrick Braaten

FRANKLIN COUNTY RESOLUTION _____

BEFORE THE BOARD OF COUNTY COMMISSIONERS OF FRANKLIN COUNTY, WASHINGTON

Conditional Use Permit (CUP) 2023-03 to allow for construction of a Group "A" water system facility.

WHEREAS, on October 25, 2023, the Board of Franklin County Commissioners, via public meeting, considered the positive recommendation of the Franklin County Planning Commission to grant a conditional use permit for the proposed use under file CUP 2023-03; and

WHEREAS, at the public meeting the Board has found that the County Planning Commission, after an open record public hearing and consideration on **CUP 2023-03** did recommend approval of the Conditional Use Permit with six findings of fact and fourteen conditions of approval; and

WHEREAS, there were no appeals filed; and

WHEREAS, it appears to be in the public use and interest to approve the conditional use permit.

NOW, THEREFORE, BE IT RESOLVED that CUP 2023-03 is hereby approved in accordance with the provisions of the Franklin County Development Regulations and as recommended by the Planning Commission.

APPROVED THIS 25th DAY OF OCTOBER, 2023.

BOARD OF COUNTY COMMISSIONERS
FRANKLIN COUNTY, WASHINGTON

_____
Chair

_____
Chair Pro-Tem

Attest:_____
Clerk of the Board

_____
Member

FRANKLIN COUNTY BOARD OF COMMISSIONERS

CONDITIONAL USE PERMIT # 2023-03

RESOLUTION NUMBER _____

The following Conditional Use Permit is granted, in accordance with the provisions of the Development Regulations of Franklin County, and according to the motion passed by the Franklin County Board of Commissions on October 25, 2023.

APPLICANT: Randy Mullen, PO Box 3596, Pasco, WA 99302

LEGAL DESCRIPTION: THAT PORTION OF THE FOLLOWING DESCRIBED PROPERTY LYING IN SECTION 30-10-29 LOT 2 OF SHORT PLAT 96-07 AS RECORDED IN VOLUME 1 OF SHORT PLATS AT PAGE 390 UNDER AUDITORS FILE NUMBER 529330 AND THAT PORTION OF FARM UNTI 47 IRRIGATION BLOCK 1, COLUMBIA BASIN PROJECT, FRANKLIN COUNTY, WASHINGTON ACCORDING TO THE FARM UNIT PLAT THEREOF, RECORDS OF FRANKLIN COUNTY WASHINGTON EXCEPT THAT PORTION DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHEAST CORNER OF SAID SECTION 25, SAID POINT BEARS NORTH 01 05'20" EAST 5336.08 FEET OF THE SOUTHEAST CORNER OF SAID SECTION 25; THENCE SOUTH 01 05'20" WEST ALONG THE EAST LINE OF SAID SECTION 25 A DISTANCE OF 2668.04 FEET TO THE EAST QUARTER CORNER OF SAID SECTION 25; THENCE SOUTH 89 53'45" WEST ALONG THE NORTHERLY LINE OF LOT 2 OF SAID SHORT PLAT 96-07 A DISTNACE OF 1752.0 FEET; THENCE SOUTH 01 28'12" WEST ALONG THE WESTERLY LINE OF SAID LOT 2 A DISTANCE OF 989.40 FEET TO THE TRUE POINT OF BEGINNING. THENCE CONTINUING SOUTH 01°28'12" WEST ALONG SAID WESTERLY LINE OF LOT 2 OF SHORT PLAT 96-07 EXTENDING A DISTANCE OF 200.04' FEET; THENCE NORTH 89°59'11" EAST 344.81 FEET; THENCE NORTH 00°59'25" EAST 200.00 FEET; THENCE SOUTH 89°59'11"WEST 344.0 FEET TO THE SAID TRUE POINT OF BEGINNING. AND EXCEPT THAT PORTION OF LOT 2 OF THE SHORT PLAT RECORDED IN VOLUME 1 OF SHORT PLATS AT PAGE 390, LYING IN FARM UNIT 47 IRRIGATION BLOCK 1 IN THE SOUTHEAST QUARTER OF SECTION 25 TOWNSHIP 10 NORTH, RANGE 28 EAST WM FRANKLIN COUNTY WASHINGTON, LYING 20.0 FEET SOUTHERLY OF THE CENTER LINE OF THE PPWW4.3 DRAIN.

NON-LEGAL DESCRIPTION: This parcel currently has an address of 1603 Richview Dr. (Parcel #124-300-373). Property is located East of Fraser Rd., West of Richview Rd., Northeast of Charolais Trl., and North of Fanning Rd.

SEPA REVIEW: A SEPA Checklist was submitted with the CUP application. Planning Staff *[Lead Agency Responsible Official]* reviewed the checklist and issued a Notice of Application as part of the Optional Determination of Non-Significance (ODNS) on July 20, 2023 under WAC 197-11-355. Comments on the ODNS were due by August 3, 2023 and no SPEA specific comments or appeals were received.

CONDITIONAL USE DESCRIPTION: This is a Conditional Use Permit application to allow for construction of a booster station, water storage tanks, and a back-up generator for a new Group "A" water system facility. The proposed facility will serve multiple properties slated for future residential development along the North/South Fraser Road alignment. The facility will be constructed upon approximately a half (.50) acre of the northwest corner of Parcel #124-300-373.

An attached site plan (Exhibit A) shows the location of the following features:

- Driveway and Parking area
- Booster Station
- Two (2) reservoir tanks
- Six (6) foot fencing
- Two (2) separate wells
- Backup generator
- Water pipes and the diameter of the pipes
- Underground irrigation canal

FINDINGS OF FACT AND CONDITIONS OF APPROVAL:

Findings of Fact:

1. The proposed construction of the Group "A" water system in the AP-20 Zoning District **IS** in accordance with the goals and policies of the County Development Regulations (Zoning) and the applicable Comprehensive Plan.

    a. The Franklin County Comprehensive Land Use Designation is Agricultural.

    b. The County Zoning Code designates the land as Agricultural Production 20 (AP-20).

    c. Constructing and siting of a Group "A" water system is considered an unclassified use and requires a Conditional Use Permit in any zoning district.

    d. The applicant has applied for a Conditional Use Permit to allow for the construction of the Group "A" water system.

2. The proposal **WILL NOT** adversely affect public infrastructure.

    a. Access to the proposed site will be from Fraser Road.

    b. The Franklin County Public Works Department has determined that the proposed use will not have a significant impact on the County Road System.

3. The proposal **WILL BE** constructed, maintained, and operated in harmony with the existing or intended character of the general vicinity.

    a. The existing character of the immediate area consists of farms, farm staging area, single-family homes, and an underground irrigation canal.

    b. The existing and intended character of the project area is Agricultural as designated by the Franklin County Comprehensive Plan.

c. The site is within the Agricultural area as designated by the Franklin County Comprehensive Plan.

d. The construction of the Group "A" water system will not impair the ability for residential activities to continue, nor will it have negative impact on the intended character of the general vicinity.

4. The location and height of the proposed structure and site design **WILL NOT** discourage the development of permitted uses on property in the general vicinity or impair the value thereof.

    a. The proposed construction of the Group "A" water system will have two (2) reservoir tanks, a booster station, and a back-up generator. All structures will be at or below the maximum building height for the AP-20 zoning district, which is thirty-five (35) feet.

5. The operation in connection with the proposal **WILL NOT** be more objectionable to nearby properties by reason of noise, fumes, vibrations, dust, traffic, or flashing lights than would be the operation of any permitted uses within the district.

    a. The traffic of employees to the site will be intermittent and typically only for repairs, emergency maintenance, or monitoring purposes.

6. The proposal **WILL NOT** endanger the public health, safety, or general welfare if located where proposed.

    a. The project is subject to the County's Right to Farm ordinance.

    b. The proposed Group "A" water system will not have a negative effect on public health, safety, and general welfare.

    c. The project is required to comply with the rules and regulations set forth by the WA State Department of Health and the Office of Drinking Water for a Group "A" water system.

Conditions of Approval:

1. Comply with the requirements of the **Franklin County Planning and Building Department**:

    a. The construction of the proposed Group "A" water system is located in the Agricultural Production 20 (AP-20) zone, is adjacent to the Rural Shoreline Development LAMIRD, which consists of the Rural Community 1 (RC-1) zone.

    b. The Comprehensive Plan Land Use Designation of the site is Agricultural.

c. Individual building permits, as deemed by the Building Official, from the Franklin County Building Department shall be required for all proposed structures.

d. All proposed structures for the water system facility, except the back-up generator, shall be engineered by a civil engineer, whether an individual or firm, licensed as such, in the State of Washington.

e. Applicant will need to comply with any other local, state, or federal regulations pertaining to this development.

f. Exterior lighting shall be directed on-site so as not to interfere with the comfort and repose of adjoining property owners.

g. All storm drainage shall be retained on-site and controlled by way of drainage swales, dry wells, French-drains, or other means as approved by the County Engineer, the South Columbia Basin Irrigation District, or the WA Department of Ecology.

h. Best Management Practices (BMP) to minimize dust during construction shall be used, such as watering the site in accordance with local air-quality requirements. Vegetative cover or a tackifier shall be provided as soon as practicable following clearing and grading. Dust control shall comply with applicable local standards.

i. Should archaeological materials (e.g., bones, shell, beads, ceramics, old bottles, hearths, etc.) or human remains be observed during project activities, all work in the immediate vicinity shall stop. The State Department of Archaeology and Historic Preservation (360-586-3065), the Franklin County Planning and Building Department, the affected Tribe(s) and the County Coroner (if applicable) shall be contacted immediately in order to assess the situation and determine how to preserve the resource(s). Compliance with all applicable laws pertaining to archaeological resources (RCW 27.53, 27.44 and WAC 25-48) is required.

2. Comply with the requirements of the **Franklin County Public Works Department**:

a. A current franchise agreement or a franchise agreement application shall be required for all utilities within the County right-of-way.

b. An approach permit is required for access to Franklin County roads per the County Road Approach Policy (Resolution No. 2014-123). Requirements include required permits, approach construction, minimum design standards, etc. per Franklin County Design Standards for the Construction of Roads and Bridges (Resolution 2002-270).

c. Any utility extension crossing Franklin County roads will be addressed at the time of application. See Accommodation of Utilities on County Road Right-of-Way for more information (Resolution #2000-330).

3. Comply with the following conditions for **Access** and **Parking:**

   a. Parking on gravel, as proposed, is allowed as long as activity at the site is infrequent and any fire risk (especially during drought or near-drought conditions) is mitigated through appropriate means.

   b. The parking area should be set back an appropriate distance to allow for ingress / egress and as to not hinder driver's vision tringles as they leave or access the site. An internal access driveway shall be established and access shall not be blocked at any time to provide safe ingress / egress for emergency vehicle access.

   c. Parking along Fraser Road is not permitted. Any new approaches onto County roads will require an approach permit from Public Works.

   d. Any signage used to locate the facility must meet the provisions of the Franklin County Sign Code, specifically, FCC 15.16.080.1.

4. Comply with the following conditions regarding **Occupancy** and **Uses**:

   a. The proposed area to be used for the development of the Group "A" public water system. Any proposed expansion of the facility, or number of connections, beyond that area approved may require a new Conditional Use Permit be applied for to accommodate the proposed use causing the expansion.

   b. Occupancies or uses not permitted under this CUP, including the building of additional structures, is not allowed. If the applicant desires to expand the uses allowed on the site at a future date, a new Conditional Use Permit shall be applied for.

5. Comply with the requirements set forth by the **Washington Department of Ecology, WA State Department of Health, and the Office of Drinking Water**

6. RIGHT TO FARM: Applicant shall be aware that this facility is located in an area where farming and farm operations exist. Further, to assist in preserving the right of farmers to operate utilizing accepted and appropriate practices, the County has adopted a Franklin County Right to Farm Ordinance, as amended. At no time shall a farm operation or accessory farm related enterprise, such as crop dusting operation or airstrip use, be deemed to be a public or private nuisance as it related to the activities associated with this land use approval.

7. The applicant shall commence the authorized conditional use within one (1) year after the effective date of this permit, or the permit shall expire.
8. The site shall be maintained at all times as to not let the land become a fire hazard or accumulate with debris and weeds.
9. Shall comply with the **Franklin County Fire Code** as expressed in FCC Chapter 8.40.
10. Future expansions and improvements at the site shall comply with the applicable state and local standards. To allow future flexibility for changes to the plans which are determined to be minor or incidental may be done administratively by the Planning Department. Major changes, which do not meet the intent of, or seriously re-align, the approved plans, shall be reviewed by the Planning Commission through a new Conditional Use Permit prior to that change occurring.
11. Nothing in this CUP approval shall be construed as excusing the applicant from compliance with any federal, state, or local statutes, ordinances, or regulations applicable to this project.
12. In accordance with the County's Zoning Code, any special permit may be revoked by the Board of County Commissioners if, after a public hearing, it is found that the conditions upon which the special permit was authorized have not been fulfilled or if the use authorized has changed in size, scope, nature, or intensity so as to become a detriment to the surrounding area. The decision of the Board is final.
13. This permit applies to the described lands and shall be for the above named individual and/or his heirs and/or assigns. Any transferring of this permit will require that notice be granted to the Franklin County Planning and Building Department or the permit will be cancelled. Once granted, the permit cannot be transferred to another site.

14. By accepting the issuance of this permit, the Permit Holder(s) agree(s) to accept full responsibility for any and all operations conducted or negligence occurring at this location and any incidents that occur on surrounding properties caused by operations or negligence at this location; Permit Holder(s) further agree(s) to indemnify and hold the County harmless and agree that the County is in no way negligent in relation to granting this permit, or operations or negligence on this property; Permit Holder(s) further agree(s) to accept full responsibility for any future cleanup needed due to activities conducted that this location that impact the surrounding properties, and obtaining and retaining appropriate insurance coverage.

This Conditional Use Permit is issued this 25th day of October, 2023.

BOARD OF COUNTY COMMISSIONERS
FRANKLIN COUNTY, WASHINGTON

Attest:_____
Clerk of the Board

_____
Chair

Original to County Commissioners

Duplicate to File

Duplicate to Applicant

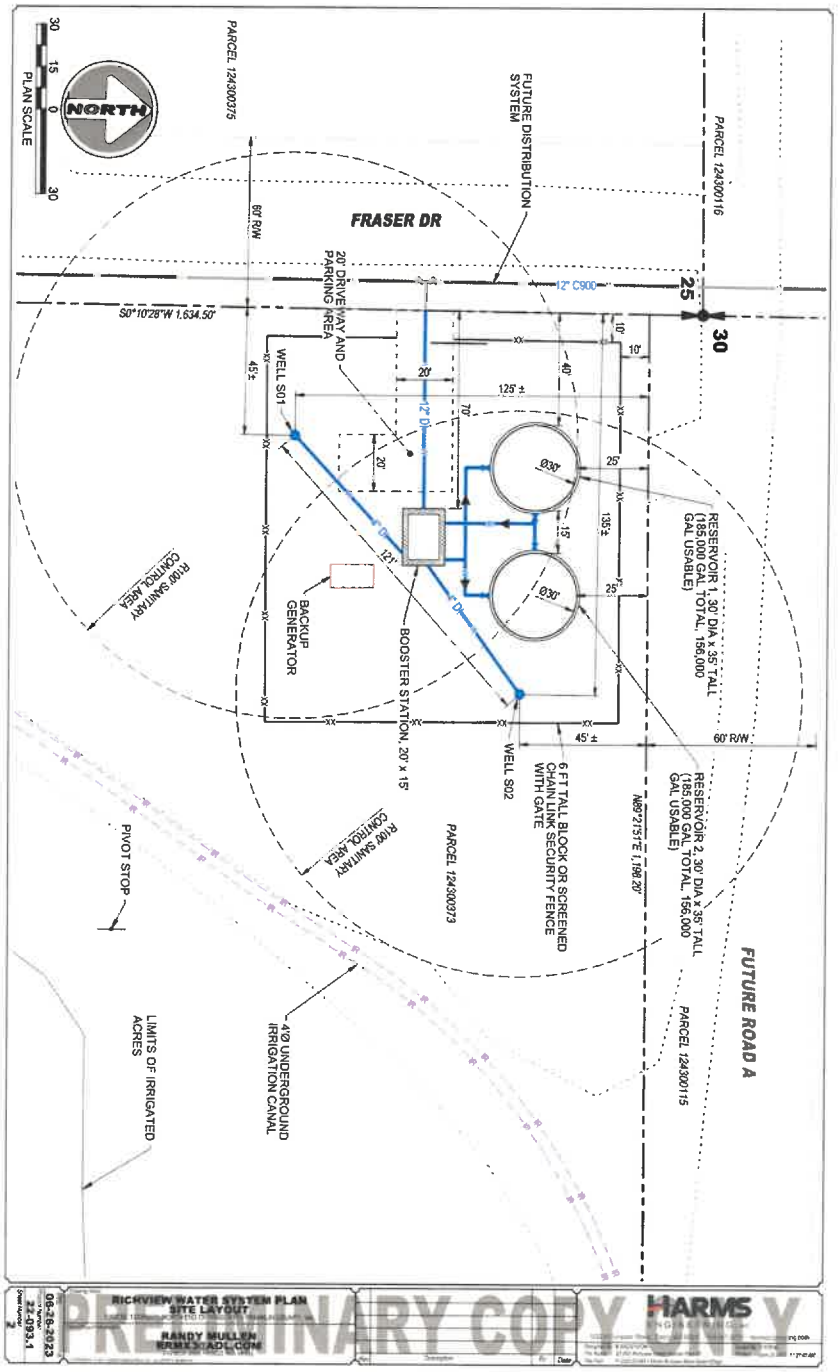
Duplicate to be Filed with Auditor

FRANKLIN COUNTY BOARD OF COMMISSIONERS

CONDITIONAL USE PERMIT # 2023-03

RESOLUTION NUMBER _____

EXHIBIT A: PROPOSED SITE PLAN



PC MEETING SUMMARY

CUP 2023-03

Mullen – Richview Water System

FACT SHEET/STAFF SUMMARY
Meeting before the Franklin County Planning Commission

THIS IS A QUASI-JUDICIAL ACTION
PLEASE AVOID, AND DISCLOSE, ANY EX-PARTE COMMUNICATIONS (CH 42.36 RCW)

Case file: CUP 2023-03 (Conditional Use Permit) and SEPA 2023-09

PC Meeting Date: September 5, 2023

See the staff report for the application details, description, explanation of public notice, etc.

SUMMARY OF THE PUBLIC HEARING:
The proposal for the Group "A" water system facility under file CUP 2023-03 was presented by Staff at an open record public hearing (regular Planning Commission meeting) on September 5, 2023. Time was given for the applicant to speak on the item. There was also time given for members of the public to speak on the item, however, no members of the public spoke on the item.

Findings of Fact Criteria Used by Planning Commission: The Planning Commission made and entered findings from the record and conclusions thereof as to whether or not:

1. The proposal is in accordance with the goals, policies, objectives, maps and/or narrative text of the comprehensive plan;

2. The proposal will adversely affect public infrastructure;

3. The proposal will be constructed, maintained and operated to be in harmony with the existing or intended character of the general vicinity;

4. The location and height of proposed structures and the site design will discourage the development of permitted uses on property in the general vicinity or impair the value thereof;

5. The operation in connection with the proposal will be more objectionable to nearby properties by reason of noise, fumes, vibrations, dust, traffic, or flashing lights than would be the operation of any permitted uses within the district;

6. The proposal will endanger the public health or safety if located and developed where proposed, or in any way will become a nuisance to uses permitted in the district.

At the September 5th meeting, the Planning Commission discussed the proposal, the comments made, the record as provided, and findings of fact. A motion was made for a recommendation of approval to the Franklin County Board of Commissioners for Application CUP 2023-03, with the findings of fact and conditions of approval (as provided below)

Findings of Fact – Planning Commission: The Planning Commission (with assistance from Planning Staff) made and entered the following findings from the record, and conclusions thereof:

1. The proposed construction of the Group "A" water system in the AP-20 Zoning District **IS** in accordance with the goals and policies of the County Development Regulations (Zoning) and the applicable Comprehensive Plan.

    a. The Franklin County Comprehensive Land Use Designation is Agricultural.

    b. The County Zoning Code designates the land as Agricultural Production 20 (AP-20).

    c. Constructing and siting of a Group "A" water system is considered an unclassified use and requires a Conditional Use Permit in any zoning district.

    d. The applicant has applied for a Conditional Use Permit to allow for the construction of the Group "A" water system.

2. The proposal **WILL NOT** adversely affect public infrastructure.

    a. Access to the proposed site will be from Fraser Road.

    b. The Franklin County Public Works Department has determined that the proposed use will not have a significant impact on the County Road System.

3. The proposal **WILL BE** constructed, maintained, and operated in harmony with the existing or intended character of the general vicinity.

    a. The existing character of the immediate area consists of farms, farm staging area, single-family homes, and an underground irrigation canal.

    b. The existing and intended character of the project area is Agricultural as designated by the Franklin County Comprehensive Plan.

    c. The site is within the Agricultural area as designated by the Franklin County Comprehensive Plan.

    d. The construction of the Group "A" water system will not impair the ability for residential activities to continue, nor will it have negative impact on the intended character of the general vicinity.

4. The location and height of the proposed structure and site design **WILL NOT** discourage the development of permitted uses on property in the general vicinity or impair the value thereof.

a. The proposed construction of the Group "A" water system will have two (2) reservoir tanks, a booster station, and a back-up generator. All structures will be at or below the maximum building height for the AP-20 zoning district, which is thirty-five (35) feet.

5. The operation in connection with the proposal **WILL NOT** be more objectionable to nearby properties by reason of noise, fumes, vibrations, dust, traffic, or flashing lights than would be the operation of any permitted uses within the district.

    a. The traffic of employees to the site will be intermittent and typically only for repairs, emergency maintenance, or monitoring purposes.

6. The proposal **WILL NOT** endanger the public health, safety, or general welfare if located where proposed.

    a. The project is subject to the County's Right to Farm ordinance.

    b. The proposed Group "A" water system will not have a negative effect on public health, safety, and general welfare.

    c. The project is required to comply with the rules and regulations set forth by the WA State Department of Health and the Office of Drinking Water for a Group "A" water system.

The public was notified of this proposal in accordance with all guidelines and requirements, and the Planning Department received **NO COMMENTS** in either favor or objecting the proposal.

Suggested Conditions of Approval:

1. Comply with the requirements of the Franklin County Planning and Building Department:

    a. The construction of the proposed Group "A" water system is located in the Agricultural Production 20 (AP-20) zone, is adjacent to the Rural Shoreline Development LAMIRD, which consists of the Rural Community 1 (RC-1) zone.

    b. The Comprehensive Plan Land Use Designation of the site is Agricultural.

    c. Individual building permits, as deemed by the Building Official, from the Franklin County Building Department shall be required for all proposed structures.

    d. All proposed structures for the water system facility, except the back-up generator, shall be engineered by a civil engineer, whether an individual or firm, licensed as such, in the State of Washington.

    e. Applicant will need to comply with any other local, state, or federal regulations pertaining to this development.

    f. Exterior lighting shall be directed on-site so as not to interfere with the comfort and repose of adjoining property owners.

g. All storm drainage shall be retained on-site and controlled by way of drainage swales, dry wells, French-drains, or other means as approved by the County Engineer, the South Columbia Basin Irrigation District, or the WA Department of Ecology.

h. Best Management Practices (BMP) to minimize dust during construction shall be used, such as watering the site in accordance with local air-quality requirements. Vegetative cover or a tackifier shall be provided as soon as practicable following clearing and grading. Dust control shall comply with applicable local standards.

i. Should archaeological materials (e.g., bones, shell, beads, ceramics, old bottles, hearths, etc.) or human remains be observed during project activities, all work in the immediate vicinity shall stop. The State Department of Archaeology and Historic Preservation (360-586-3065), the Franklin County Planning and Building Department, the affected Tribe(s) and the County Coroner (if applicable) shall be contacted immediately in order to assess the situation and determine how to preserve the resource(s). Compliance with all applicable laws pertaining to archaeological resources (RCW 27.53, 27.44 and WAC 25-48) is required.

2. Comply with the requirements of the Franklin County Public Works Department:

   a. A current franchise agreement or a franchise agreement application shall be required for all utilities within the County right-of-way.

   b. An approach permit is required for access to Franklin County roads per the County Road Approach Policy (Resolution No. 2014-123). Requirements include required permits, approach construction, minimum design standards, etc. per Franklin County Design Standards for the Construction of Roads and Bridges (Resolution 2002-270).

   c. Any utility extension crossing Franklin County roads will be addressed at the time of application. See Accommodation of Utilities on County Road Right-of-Way for more information (Resolution #2000-330).

3. Comply with the following conditions for Access and Parking:

   a. Parking on gravel, as proposed, is allowed as long as activity at the site is infrequent and any fire risk (especially during drought or near-drought conditions) is mitigated through appropriate means.

   b. The parking area should be set back an appropriate distance to allow for ingress / egress and as to not hinder driver's vision tringles as they leave or access the site. An internal access driveway shall be established and access shall not be blocked at any time to provide safe ingress / egress for emergency vehicle access.

   c. Parking along Fraser Road is not permitted. Any new approaches onto County roads will require an approach permit from Public Works.

   d. Any signage used to locate the facility must meet the provisions of the Franklin County Sign Code, specifically, FCC 15.16.080.1.

4. Comply with the following conditions regarding Occupancy and Uses:

a. The proposed area to be used for the development of the Group "A" public water system. Any proposed expansion of the facility, or number of connections, beyond that area approved may require a new Conditional Use Permit be applied for to accommodate the proposed use causing the expansion.

b. Occupancies or uses not permitted under this CUP, including the building of additional structures, is not allowed. If the applicant desires to expand the uses allowed on the site at a future date, a new Conditional Use Permit shall be applied for.

5. Comply with the requirements set forth by the Washington Department of Ecology.

6. RIGHT TO FARM: Applicant shall be aware that this facility is located in an area where farming and farm operations exist. Further, to assist in preserving the right of farmers to operate utilizing accepted and appropriate practices, the County has adopted a Franklin County Right to Farm Ordinance, as amended. At no time shall a farm operation or accessory farm related enterprise, such as crop dusting operation or airstrip use, be deemed to be a public or private nuisance as it related to the activities associated with this land use approval.

7. The applicant shall commence the authorized conditional use within one (1) year after the effective date of this permit, or the permit shall expire.

8. The site shall be maintained at all times as to not let the land become a fire hazard or accumulate with debris and weeds.

9. Shall comply with the Franklin County Fire Code as expressed in FCC Chapter 8.40.

10. Future expansions and improvements at the site shall comply with the applicable state and local standards. To allow future flexibility for changes to the plans which are determined to be minor or incidental may be done administratively by the Planning Department. Major changes, which do not meet the intent of, or seriously re-align, the approved plans, shall be reviewed by the Planning Commission through a new Conditional Use Permit prior to that change occurring.

11. Nothing in this CUP approval shall be construed as excusing the applicant from compliance with any federal, state, or local statutes, ordinances, or regulations applicable to this project.

12. In accordance with the County's Zoning Code, any special permit may be revoked by the Board of County Commissioners if, after a public hearing, it is found that the conditions upon which the special permit was authorized have not been fulfilled or if the use authorized has changed in size, scope, nature, or intensity so as to become a detriment to the surrounding area. The decision of the Board is final.

13. This permit applies to the described lands and shall be for the above named individual and/or his heirs and/or assigns. Any transferring of this permit will require that notice be granted to the Franklin County Planning and Building Department or the permit will be cancelled. Once granted, the permit cannot be transferred to another site.

14. By accepting the issuance of this permit, the Permit Holder(s) agree(s) to accept full responsibility for any and all operations conducted or negligence occurring at this location and any incidents that occur on surrounding properties caused by operations or negligence at this location; Permit Holder(s) further agree(s) to indemnify and hold the County harmless and agree that the County is in no way negligent in relation to granting this permit, or operations or negligence on this property; Permit Holder(s) further agree(s) to accept full responsibility for any future cleanup needed due to activities conducted that this location that impact the surrounding properties, and obtaining and retaining appropriate insurance coverage.

Suggested Motion: "I move that the Board of County Commissioners adopt the recommendation of the Planning Commission and approve CUP 2023-03, based upon the written findings of fact and conditions of approval."

PC MEETING MINUTES

&

POWERPOINT PRESENTAION

CUP 2023-03

Mullen – Richview Water System

ITEM #2 – CUP 2023-03 / SEPA 2023-09

Proposal is to allow for the construction of a booster station, water storage tanks, and a back-up generator for a new Group "A" public water system. The proposed facility will serve multiple properties slated for future residential development along the North/South Fraser Road alignment. The proposed facility will be constructed upon approximately a half (.50) acre of the northwest corner of Parcel #124-300-373.

APPLICANT: Deep Creek Investments

REPRESENTATIVE: Braden Anderson, HARMS Engineering.

OPEN PUBLIC HEARING:
Commissioner Corrales declared the public hearing to be open at 7:08PM.

STAFF REPORT:

- Mr. Braaten explained to the Planning Commission before the start of the presentation that Franklin County has no say when it comes to water rights and that is the purview of the state. However, when it comes to above ground structures, like the ones being proposed, the County does have a say in the construction due to aesthetics, fire hazards, may block views, etc.
    - Commissioner Didier asked if the Planning Commissions concern is only related to the items that they are able to give the CUP for.
        - Mr. Braaten stated that is correct and explained that some people may not be aware of the County's role in this circumstance.

- After the explanation, Mr. Braaten began the presentation.

- Planning Commission had questions/comments during the presentation.
    - Commissioner Lowe asked if the "first in time, first in line" for exempt wells applies to this project.
        - Mr. Braaten explained that this project is a granted water right and have owned the water and had that right transferred to this system. The applicant has an irrigation well for a certain allocation. They petitioned the State to switch that allocation from an irrigation use to the public water system.

    - Commissioner Didier asked about the change of use for the water.
        - Mr. Braaten explained that the State controls the water and any change of use or ownership. The County has no authority over the water.

    - Commissioner Vincent asked about the differences between the use of water between the State and domestic water, mostly regarding above ground and below ground water.
        - Commissioner Lowe interjected Commissioner Vincent comment to let him know that their job is land use and not water use.
        - Mr. Braaten deferred that answer to the applicant's representative from HARMS Engineering.
        - Commissioner Lowe stated that just because we (the Planning Commission) approve this doesn't mean that it's going to happen. They have other steps that they need to go through.
        - Mr. Braaten commented that we are reviewing and commenting on the siting of the above ground structures. Also stated that water policy is not a local issue and whatever the applicant had the grant to and worked out with the State will be determined by the State.

        - Conversation ensued between Commissioners Lowe and Vincent.

    - Commissioner Didier asked if they could even proceed if they weren't approved for this Conditional Use Permit.
        - Commissioner Lowe stated that they would have to come up with a really good reason for denial.
        - Mr. Braaten stated that he would be curious as to exactly what the justification was for such a situation.

- Presentation lasted approximately 40 minutes due to comments from the Planning Commission.

COMMISSIONER QUESTIONS FOR STAFF:

- No additional questions for staff regarding the Agenda Item.

APPLICANT/REPRESENTATIVE PRESENTATION:

- Braden Andersen of HARMS Engineering provided additional information that was not in staff's presentation and provided some clarification to questions that were asked by the Planning Commission during the presentation.

- Mr. Andersen was present to answer any questions the Planning Commission members may have.

- Did not have an additional presentation, only took questions.

COMMISSIONER QUESTIONS FOR REPRESENTATIVE:

- Commissioner Didier had a question about the heights.
    - Mr. Andersen stated that the reservoirs will be either steel or concrete tanks and will provide for two (2) days' worth of water for the full build-out. Original heights was 30' wide x 35' tall tanks, however, he believes it would be more beneficial to go wider and shorter (35' wide x 25' tall).
    - Mr. Braaten added that the height limit in the area is 35 feet.

- Mr. Braaten explained that there was a comment regarding the project to be landscaped and that is a requirement and there needs to be a minimum six (6) foot fence.
    - Commissioner Lowe asked if that will be established at the time of the permit.
    - Mr. Braaten confirmed that it will be part of the building application process.

PUBLIC COMMENTS:

- No public comments were made for, against, or neutral regarding this agenda item.

STAFF FINAL COMMENTS:

- No final comments from staff for this agenda item.

CLARIFICATION OF PUBLIC STATEMENTS:

- No clarification of public statements were needed.

CLOSING PUBLIC HEARING ITEM:

- Commissioner Corrales closed the public hearing portion of this item at 8:03 PM.

PLANNING COMMISSION DISCUSSION (before motion):

- No discussion amongst the Planning Commission prior to the motion.

Commissioner Corrales entertained a motion.

Commissioner Lowe made a motion to forward to the Board of County Commissioners a positive recommendation of CUP 2023-03/SEPA 2023-09 with the six (6) suggested findings of fact and fourteen (14) suggested conditions of approval.

Commissioner Vincent seconded the motion.

PLANNING COMMISSION FURTHER DISCUSSION (after motion):

- Commissioner Didier had a question regarding how close are the new subdivisions and the piece of property to the Urban Growth Area.
    - Mr. Braaten went back to a previous slide to show where the subdivisions are proposed but did not have a slide to show where the Urban Growth Area is in relation to the subdivisions or the piece of property for the proposed project.
- Commissioner Vincent asked if this would be designed for maximum water flow for one-acre lots. Also asked about fire-flow and if it would be designed for fire protection.
    - Mr. Braaten and Mr. Andersen stated yes.

ROLL CALL VOTE:

Mike Corrales:	Yes
Melinda Didier:	Yes
Mike Vincent:	Yes
Layton Lowe:	Yes
Peter Harpster:	Absent
Manny Gutierrez:	Absent
Stacy Kniveton:	Yes

The motion has been approved for CUP 2023-03 / SEPA 2023-09 at 8:12PM.

The remainder of the meeting minutes are being EXCLUDED, as the next part of the meeting addressed an item will go to the Board of County Commissioners at a future date, which is subject to the state Appearance of Fairness Doctrine.

AGENDA ITEM #2

CUP 2023-03
CONDITIONAL USE PERMIT
RICHVIEW WATER SYSTEM

FRANKLIN COUNTY PLANNING COMMISSION
Tuesday, September 05, 2023

CUP 2023-03
DESCRIPTION

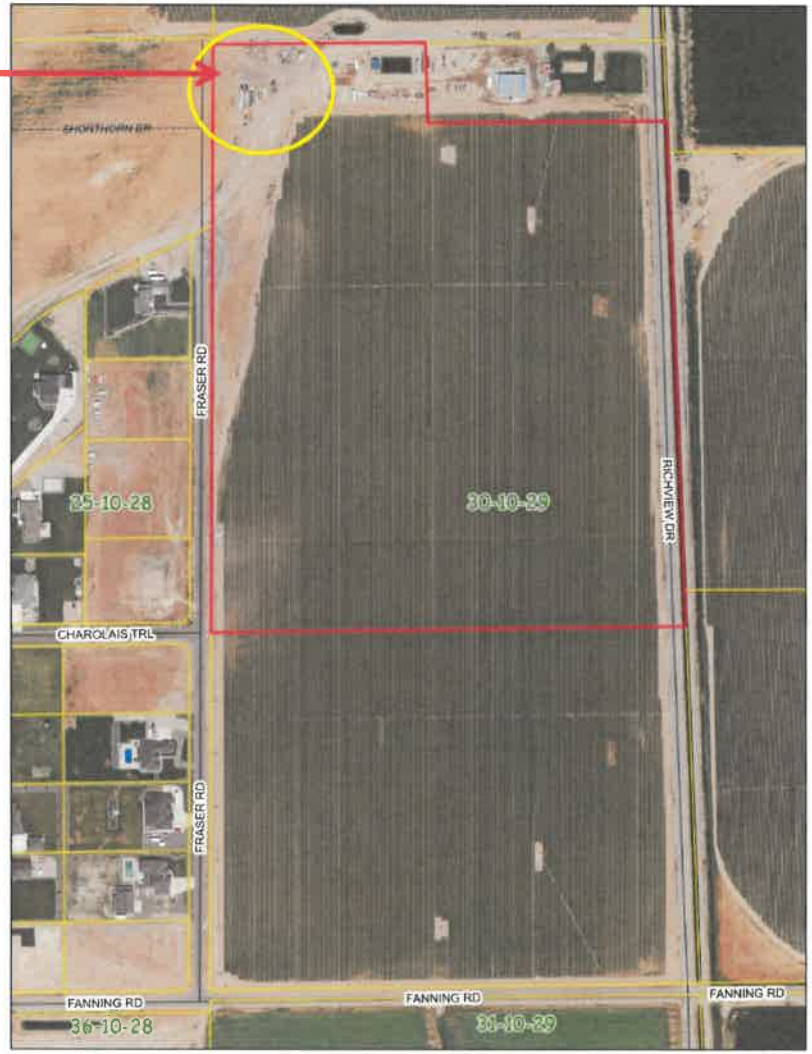
- **Address:** 1603 Richview Road
- **Parcel Numbers:** 124-300-373
- **Zoning:** Agricultural Production 20 (AP-20)
- **Comp. Plan:** Agricultural
- **Property size:** Approximately 44.55 acres.

CUP 2023-03
DESCRIPTION

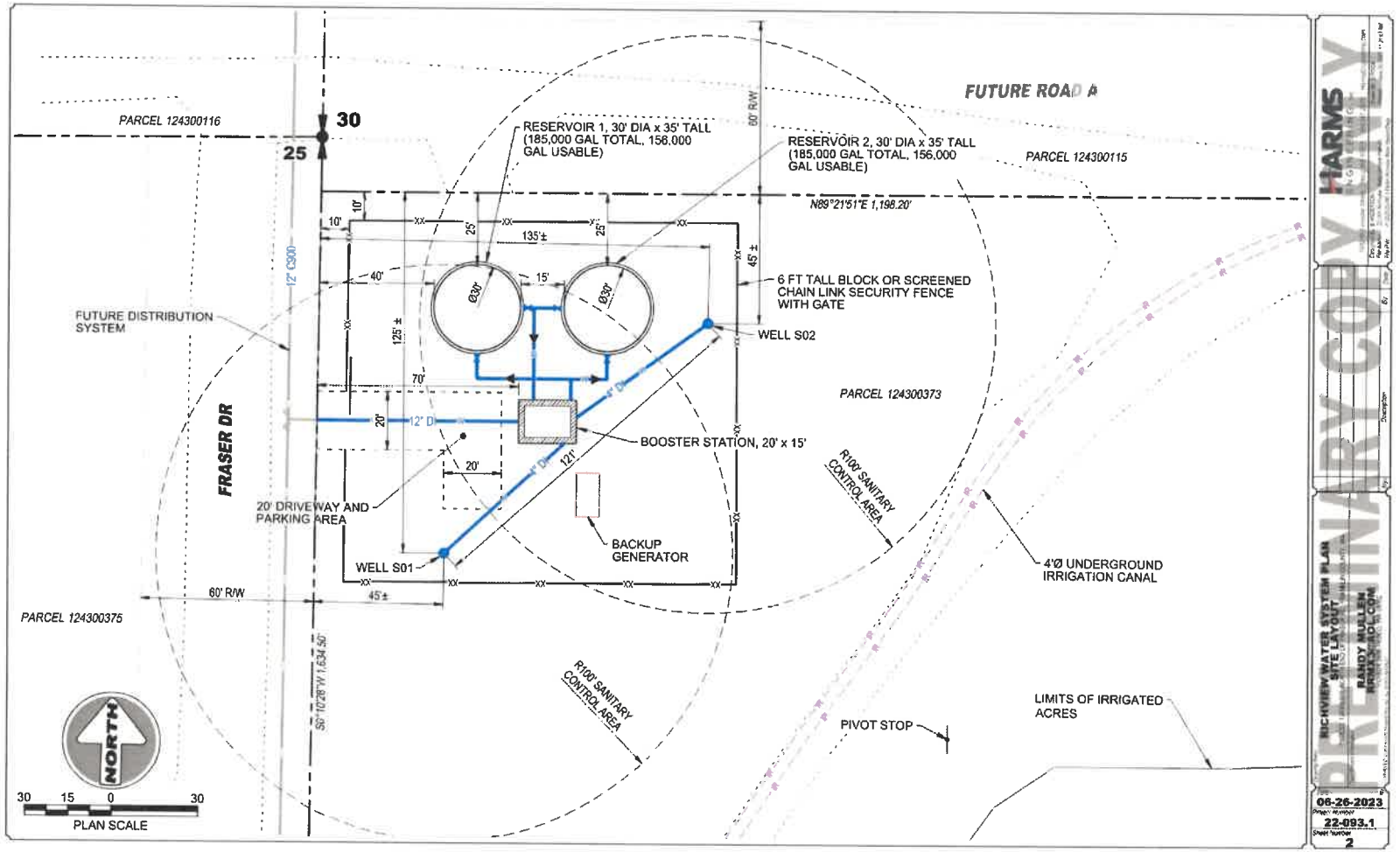
- **Location:** East of Fraser Road, West of Richview Drive, North of Fanning Road, and South of Selph Landing Road.
- **Request:** To construct a Group "A" public water system
- **Area to be Used:** Approximately a half (.50) acre of the northwest corner of Parcel #124-300-373.
- **Site Plan Features:** Location of two (2) reservoir tanks, a booster station, two (2) wells, a back-up generator, fencing, driveway/parking area, the locations of 4" and 12" diameter water piping, and an underground irrigation canal.

CUP 2023-03
VICINITY MAP

PROJECT AREA



CUP 2023-03
SITE PLAN FEATURES



CUP 2023-03
ASSESSOR'S PHOTOS

CUP 2023-03
SITE PHOTOS

CUP 2023-03
AGENCY / PUBLIC NOTICE

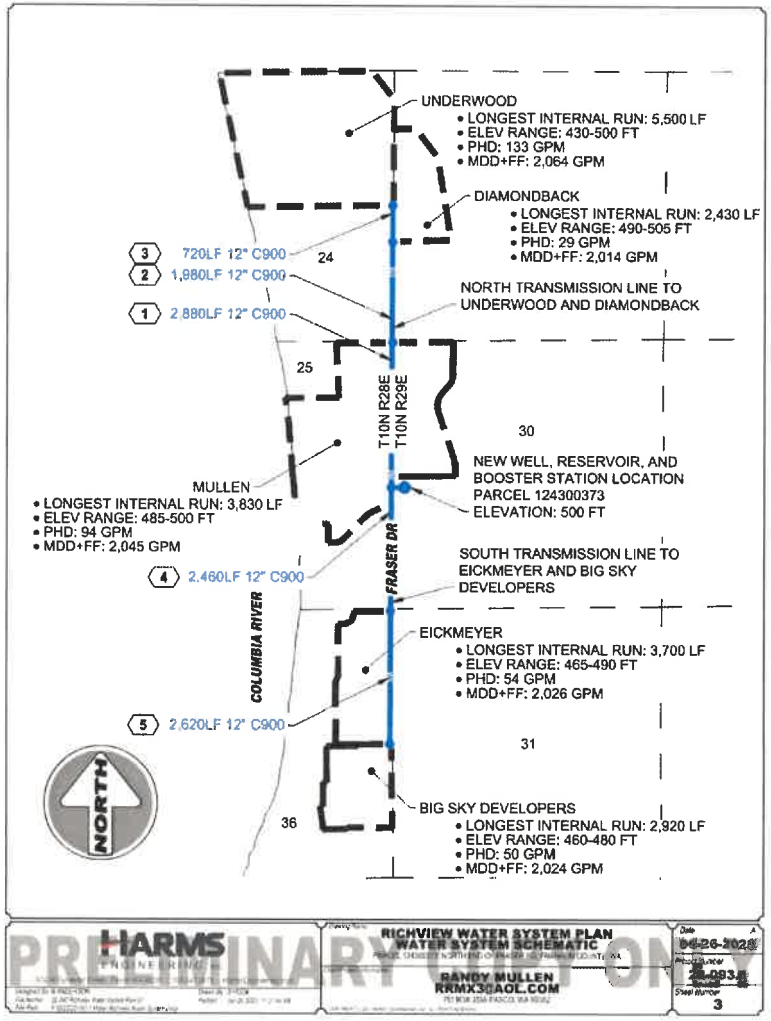
- On, or about, July 20, 2023, staff sent notices to:
  - Technical agencies
  - Property owners within one (1) mile
  - The Franklin County Graphic

- Staff also:
  - Posted a "Pending Land Use Action" sign on the property.
  - Issued a SEPA Optional Determination of Non-Significance (O-DNS) under WAC 197-11-355.
    - SEPA Registry # 202303412

CUP 2023-03
STAFF ANAYLSIS

- **Overview of proposal**
  - The application is a request the construction of a new Group "A" public water system facility on approximately a half (.50) acre of the northwest corner of Parcel #124-300-373.
  - Upon full build-out, the new system will serve multiple properties slated for future residential development along the North/South alignment of Fraser Road.

CUP 2023-03
PROPOSED WATER MAIN SCHEMATIC



CUP 2023-03
STAFF ANAYLSIS

- **Franklin County Code (FCC) Chapter 17.82.020 – Unclassified Uses**
  - The construction of the proposed Group "A" public water system would be considered a "utility facility" under FCC 17.82.020 – Unclassified Uses, subsection M.
  - An "unclassified use" is designed to service the needs of a community that are outside the confines of normal zoning development regulations.
  - All unclassified uses are required to undergo the Conditional Use Permit (CUP) process to ensure that various health and safety standards are met.

CUP 2023-03
STAFF ANAYLSIS

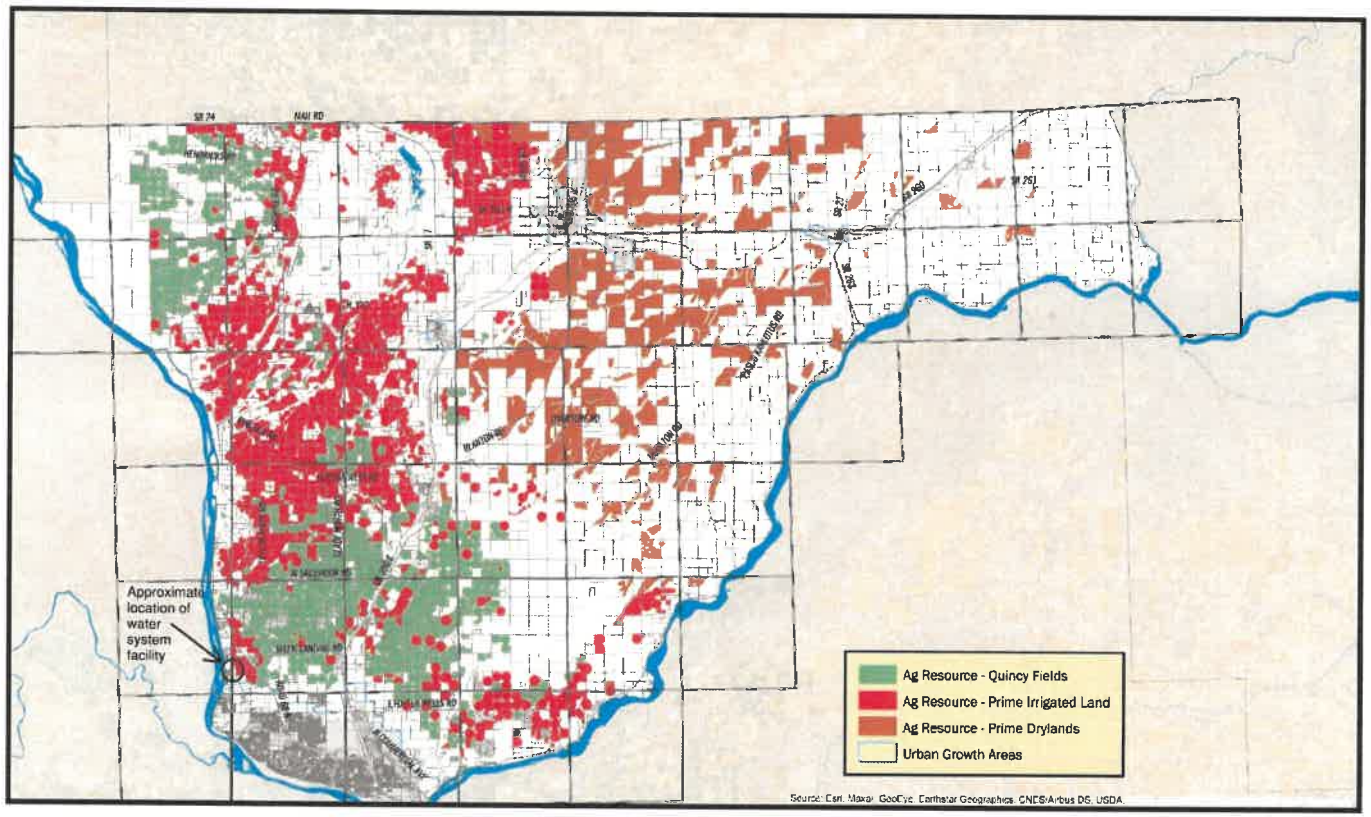
- **Health and Safety Measures**
  - The applicant is currently undergoing the approval process for the Group "A" public water system through the State Department of Health's Office of Drinking Water, the Department of Ecology, and the Franklin County Conservancy Board.
  - The public water system will undergo annual testing of the water by the various state agencies, as mentioned above.
  - The applicant has further stated that the new water system facility will "adopt policies that are consistent with federal, state, and local regulations, DOH guidelines, and the Municipal Water Law."

CUP 2023-03
STAFF ANAYLSIS

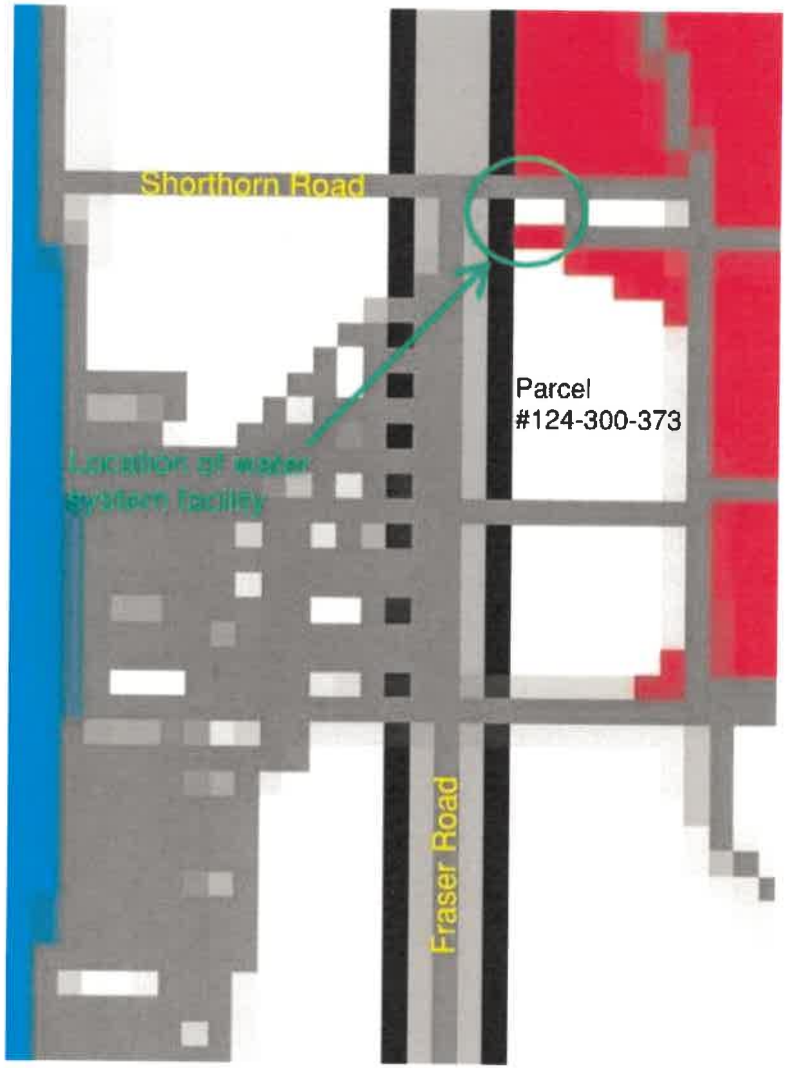
- **Comprehensive Plan Goals and Policies**
  - After review of the 2018 Comprehensive Plan (the Plan), the proposed construction will meet and comply with certain goals and policies found in the "Rural Lands Sub-Element", the "Natural Environment Element," and the "Utilities Elements" chapters.
  - The proposed project area has been determined to not be designated as an agricultural resource use, or ALLTCS; therefore, the project area is not essential for maintaining an agricultural presence.

CUP 2023-03
DESIGNATED RESOURCE LANDS MAP

Map 17: Designated Agricultural Resource Lands



CUP 2023-03
DESIGNATED RESOURCE LANDS MAP (CLOSE-UP)



CUP 2023-03
STAFF ANAYLSIS

- The Comprehensive Plan goals and policies which the proposed construction will comply with:
  - Rural Lands Sub-Element – **Policy #5 of Goal 1**
    - "Conserve rural resources including but not limited to surface water and groundwater resources."
  - Natural Environment Goals and Policies – **Policy #2 of Goal 2**
    - "Protect and enhance surface water and groundwater quality for human health, drinking water supply and to meet water quality standards."
  - Utilities Goals and Policies – **Goal 6** and **Policy #1 of Goal 1**
    - Goal 6: "Minimize impacts associated with the siting, development, and operation of utility services and facilities on adjacent properties and the natural environment."
    - Policy #1 of Goal 1: "Ensure that energy, communication, solid waste facilities, and other public facilities and services are available for future development."

CUP 2023-03
STAFF ANAYLSIS

- **Comprehensive Land Use Designations:**
  - The proposed water system facility will be constructed within the Agricultural Comprehensive Plan Land Use Designation, which is adjacent to the edge of the Rural Shoreline Development LAMIRD.
  - The Agricultural Designation can only be zoned as Agricultural Production 20 (AP-20) or Agricultural Production 40 (AP-40).
  - The Rural Shoreline Development LAMIRD has a maximum residential density of one (1) dwelling unit per acre to one (1) dwelling unit per five acres, depending on the underlying zoning classification, which can be Rural Community 1 (RC-1) or Rural Community 5 (RC-5).

CUP 2023-03
STAFF ANAYLSIS

- **Purpose Statements of Zones:**
  - The AP-20 zone has two distinct purpose statements. The proposed construction will meet Purpose Statement "A" but not Purpose Statement "B" as it does not apply to this project.
  - The RC-1 zone speaks more to permitted residential uses, including "certain public facilities and institutions."
  - The construction of the proposed Group "A" public water facility will be constructed in the AP-20 zone. However, upon full build-out, it will serve the future residential developments of the RC-1 and/or RC-5 zones.

CUP 2023-03
AGENCY COMMENTS

- Staff received comments from the following agencies during the comment period:
  - Franklin County Public Works
  - South Columbia Basin Irrigation District (SCBID)
  - Department of Ecology
  - Department of Archaeology and Historic Preservation (DAHP)

CUP 2023-03
RECOMMENDED FINDINGS OF FACT

1. The proposed construction of the Group "A" public water system in the AP-20 Zoning District **IS** in accordance with goals and policies of the County Development Regulations (Zoning) and the applicable Comprehensive Plan.

2. The proposal **WILL NOT** adversely affect public infrastructure.

CUP 2023-03
RECOMMENDED FINDINGS OF FACT

3. The proposal **WILL BE** constructed, maintained, and operated to be in harmony with the existing or intended character of the general vicinity.

4. The location and height of the structure and site design **WILL NOT** discourage the development of permitted uses on property in the general vicinity or impair the value thereof.

CUP 2023-03
RECOMMENDED FINDINGS OF FACT

5. The operation in connection with the proposal **WILL NOT** be more objectionable to nearby properties by reason of noise, fumes, vibrations, dust, traffic, or flashing lights than would be the operation of any permitted uses within the district.

6. The proposal **WILL NOT** endanger the public health, safety, or general welfare if located where proposed.

CUP 2023-03
CONDITIONS OF APPROVAL

In addition to "standard" CUP language:

1. The project shall comply with the requirements and recommendations of the **Franklin County Planning and Building Department:**

   a. The construction of the proposed Group "A" public water system is located in the Agricultural Production 20 (AP-20) zone, is adjacent to the Rural Shoreline Development LAMIRD, which consists of the Rural Community 1 (RC-1) zone.

   b. The Comprehensive Plan Land Use Designation of the site is Agricultural.

   c. Individual building permits, as deemed by the Building Official, from the Franklin County Building Department shall be required for all proposed structures.

   d. All proposed structures for the water system facility, except the back-up generator, shall be engineered by a civil engineer, whether an individual or firm, licensed as such, in the State of Washington.

   e. Applicant will need to comply with any other local, state, or federal regulations pertaining to this development.

CUP 2023-03
CONDITIONS OF APPROVAL

f. Exterior lighting shall be directed on-site as not to interfere with the comfort and repose of adjoining property owners.

g. The site shall be landscaped, including required site screening, as provided for in FCC Chapter 17.74 – Landscaping & Screening.

h. All storm drainage shall be retained on-site and controlled by way of drainage swales, dry wells, french drains, or other means as approved by the County Engineer, the South Columbia Basin Irrigation District, or the WA Department of Ecology.

i. Best Management Practices (BMP) to minimize dust during construction shall be used, such as watering the site in accordance with local air-quality requirements. Vegetative cover or a tackifer shall be provided as soon as practicable following clearing and grading. Dust control shall comply with applicable local standards.

j. Should archaeological materials (e.g. bones, shells, beads, ceramics, old bottles, hearths, etc.) or human remains be observed during project activities, all work in the immediate vicinity shall stop. The State Department of Archaeology and Historic Preservation (360-586-3065), the Franklin County Planning and Building Department, the affected Tribe(s), and the County Coroner (if applicable) shall be contacted immediately in order to assess the situation and determine how to preserve the resource(s). Compliance with all applicable laws pertaining to archaeological resources (RCW 27.53, 27.44, and WAC 25-48) is required.

CUP 2023-03
CONDITIONS OF APPROVAL

2. The project shall comply with the requirements and recommendations of the **Franklin County Public Works Department:**

   a. A current franchise agreement or a franchise agreement application shall be required for all utilities within the County right-of-way.

   b. An approach permit is required to access Franklin County roads per the County Road Approach Policy (Resolution No. 2014-123). Requirements include required permits, approach construction, minimum design standards, etc. per Franklin County Design Standards for the Construction of Roads and Bridges (Resolution No. 2002-270).

   b. Any utility extension crossing Franklin County roads will be addressed at the time of application. See Accommodation of Utilities on County Road Right-of-Way for more information (Resolution #2000-330).

CUP 2023-03
CONDITIONS OF APPROVAL

3. The project shall comply with the following conditions for **Access** and **Parking:**

   a. Parking on gravel, as proposed, is allowed as long as activity at the site is infrequent and any fire risk (especially during drought or near-drought conditions) is mitigated through appropriate means.

   b. The parking area should be set back an appropriate distance to allow for ingress/egress and as to not hinder the driver's vision triangles as they leave or access the site. An internal access driveway shall be established and access shall not be bloced at any time to provide safe ingress/egress for emergency vehicle access.

   c. Parking along Fraser Road is not permitted. Any new approaches onto County roads will require an approach permit from Franklin County Public Works.

   d. Any signage used to locate the facility must meet the provisions of the Franklin County Sign Code, specifically FCC 15.16.080.1.

CUP 2023-03
CONDITIONS OF APPROVAL

4. The project shall comply with the following conditions for **Occupancy** and **Uses:**

   a. The proposed area to be used for the development of the Group "A" public water system. Any proposed expansion of the facility, or number of connections, beyond that area approved may require a new Conditional Use Permit be applied for to accommodate the proposed use causing the expansion.

   b. Occupancies or uses not permitted under this CUP, including the building of additional structures, is not allowed. If the applicant desires to expand the uses allowed on the site at a future date, a new Conditional Use Permit shall be applied for.

5. Comply with the requirements set forth by the **WA Department of Ecology, WA Dept. of Health Office of Drinking Water, and Franklin County Conservancy Board.**

CUP 2023-03
SUGGESTED MOTION

- "I move that the Franklin County Planning Commission recommend that the Board of County Commissioners **adopt** the **six (6)** findings of fact and **fourteen (14)** conditions of approval, detailed in the staff report, and **APPROVE** case-file **CUP 2023-03 / SEPA 2023-09**."

PC STAFF REPORT

CUP 2023-03

Mullen – Richview Water System

FRANKLIN COUNTY, WASHINGTON

STATE ENVIRONMENTAL POLICY ACT (SEPA)
DETERMINATION OF NONSIGNIFICANCE (DNS)

Description of proposal: Said application is to allow for the construction of a Group "A" public water system facility. This land use action is allowed upon approval of a CUP, as provided in FCC 17.82.020(M). The request is to construct two (2) water storage tanks, a booster station, and a back-up generator.

File Number: SEPA 2023-09 (CUP 2023-03)

Proponent: Randy Mullen
P.O. Box 3596
Pasco, WA 99302-3596

Location: Parcel #: 124-300-373
Address: 1603 Richview Drive
Pasco, WA 99301

East of Fraser Road, West of Richview Road, and North of Fanning Road.

Legal Description: THAT PORTION OF THE FOLLOWING DESCRIBED PROPERTY LYING IN SECTION 30-10-29 LOT 2 OF SHORT PLAT 96-07 AS RECORDED IN VOLUME 1 OF SHORT PLATS AT PAGE 390 UNDER AUDITORS FILE NUMBER 529330 AND THAT PORTION OF FARM UNTI 47 IRRIGATION BLOCK 1, COLUMBIA BASIN PROJECT, FRANKLIN COUNTY, WASHINGTON ACCORDING TO THE FARM UNIT PLAT THEREOF, RECORDS OF FRANKLIN COUNTY WASHINGTON EXCEPT THAT PORTION DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHEAST CORNER OF SAID SECTION 25, SAID POINT BEARS NORTH 01 05'20" EAST 5336.08 FEET OF THE SOUTHEAST CORNER OF SAID SECTION 25; THENCE SOUTH 01 05'20" WEST ALONG THE EAST LINE OF SAID SECTION 25 A DISTANCE OF 2668.04 FEET TO THE EAST QUARTER CORNER OF SAID SECTION 25; THENCE SOUTH 89 53'45" WEST ALONG THE NORTHERLY LINE OF LOT 2 OF SAID SHORT PLAT 96-07 A DISTNACE OF 1752.0 FEET; THENCE SOUTH 01 28'12" WEST ALONG THE WESTERLY LINE OF SAID LOT 2 A DISTANCE OF 989.40 FEET TO THE TRUE POINT OF BEGINNING. THENCE CONTINUING SOUTH 01°28'12" WEST ALONG SAID WESTERLY LINE OF LOT 2 OF SHORT PLAT 96-07 EXTENDING A DISTANCE OF 200.04' FEET; THENCE NORTH 89°59'11" EAST 344.81 FEET; THENCE NORTH 00°59'25" EAST 200.00 FEET; THENCE SOUTH 89°59'11"WEST 344.0 FEET TO THE SAID TRUE POINT OF BEGINNING. AND EXCEPT THAT PORTION OF LOT 2 OF THE SHORT PLAT RECORDED IN VOLUME 1 OF SHORT PLATS AT PAGE 390, LYING IN FARM UNIT 47 IRRIGATION BLOCK 1 IN THE SOUTHEAST QUARTER OF SECTION 25 TOWNSHIP 10 NORTH, RANGE 28 EAST WM FRANKLIN COUNTY WASHINGTON, LYING 20.0 FEET SOUTHERLY OF THE CENTER LINE OF THE PPWW4.3 DRAIN.

Lead agency: ***Franklin County, Washington.***

The lead agency for this proposal has determined that it does not have a probable significant adverse impact on the environment. An environmental impact statement (EIS) is not required under RCW 43.21C.030 (2)(c). This decision was made after review of a completed environmental checklist and other information on file with the lead agency. This information is available to the public on request. This DNS is issued after using the optional DNS process in WAC 197-11-355. There is no further comment period on the DNS. Appeals must be filed within 10 days of this determination.

Responsible official: ***Derrick Braaten***

Position/title/Phone: ***Planning and Building Director – (509) 545-3521***

Address: ***502 W Boeing St, Pasco, Washington 99301***

Date/Signature: ***9/13/2023*** - Derrick Braaten

Agenda Item #2

STAFF REPORT

CUP 2023-03

Richview Water System

FACT SHEET/STAFF REVIEW

For a Conditional Use Permit
Franklin County Planning Commission
September 05, 2023

NOTE TO PLANNING COMMISSIONERS:
THIS IS A QUASI-JUDICIAL PUBLIC HEARING
PLEASE AVOID, AND DISCLOSE, ANY EX-PARTE COMMUNICATIONS (CH 42.36 RCW)

Case File: CUP 2023-03 / SEPA 2023-09

Hearing Date: September 05, 2023

Applicant: Harms Engineering, Inc.
C/O Braden Anderson, PE
1632 W. Sylvester Street
Pasco, WA 99301

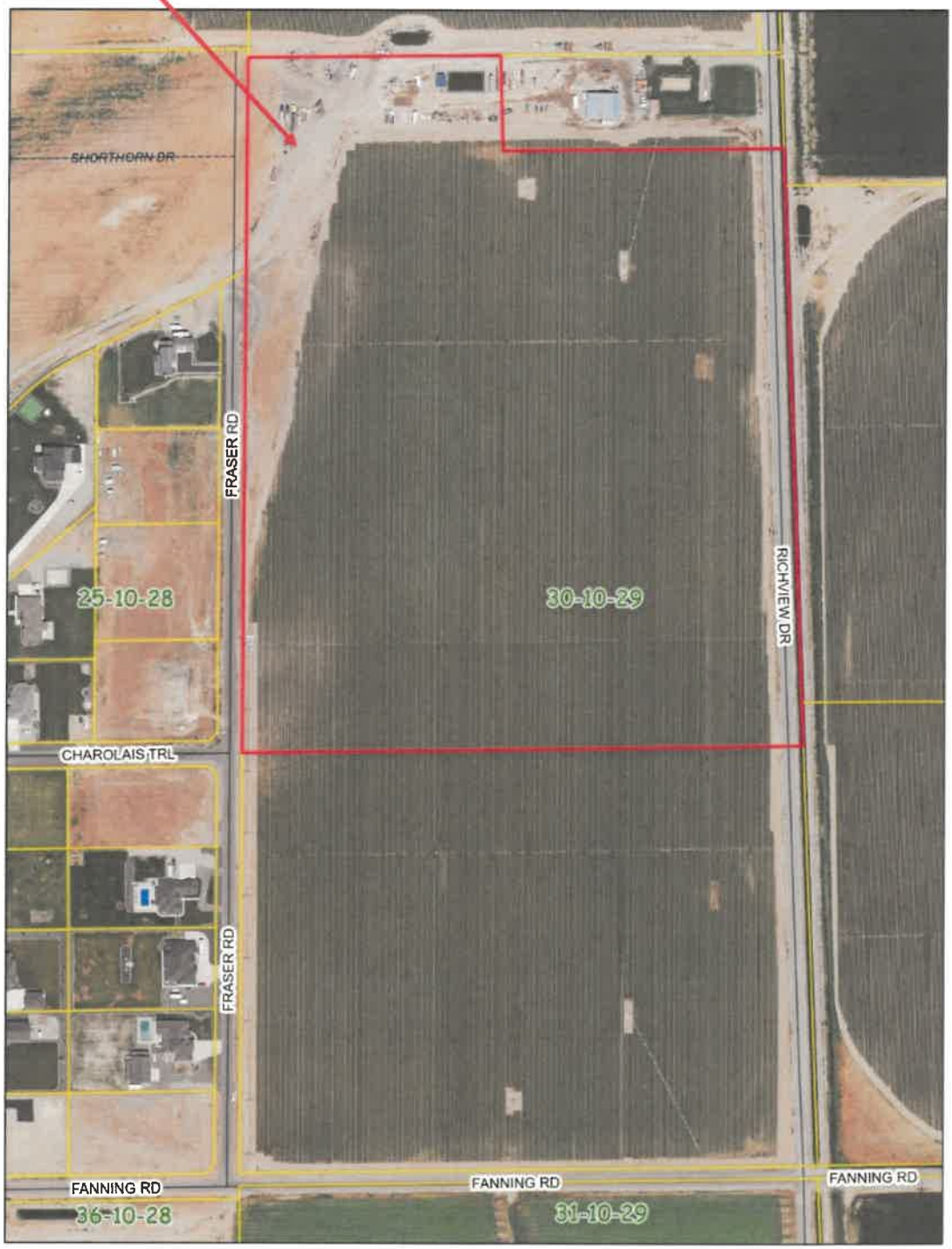
Owner: Randy Mullen
P.O. Box 3596
Pasco, WA 99302

General Location: East of Fraser Road, West of Richview Road, Northeast of Charolais Trail, and North of Fanning Road.

Parcel Number: 124-300-373

Legal Description: THAT PORTION OF THE FOLLOWING DESCRIBED PROPERTY LYING IN SECTION 30-10-29 LOT 2 OF SHORT PLAT 96-07 AS RECORDED IN VOLUME 1 OF SHORT PLATS AT PAGE 390 UNDER AUDITORS FILE NUMBER 529330 AND THAT PORTION OF FARM UNTI 47 IRRIGATION BLOCK 1, COLUMBIA BASIN PROJECT, FRANKLIN COUNTY, WASHINGTON ACCORDING TO THE FARM UNIT PLAT THEREOF, RECORDS OF FRANKLIN COUNTY WASHINGTON EXCEPT THAT PORTION DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHEAST CORNER OF SAID SECTION 25, SAID POINT BEARS NORTH 01 05'20" EAST 5336.08 FEET OF THE SOUTHEAST CORNER OF SAID SECTION 25; THENCE SOUTH 01 05'20" WEST ALONG THE EAST LINE OF SAID SECTION 25 A DISTANCE OF 2668.04 FEET TO THE EAST QUARTER CORNER OF SAID SECTION 25; THENCE SOUTH 89 53'45" WEST ALONG THE NORTHERLY LINE OF LOT 2 OF SAID SHORT PLAT 96-07 A DISTNACE OF 1752.0 FEET; THENCE SOUTH 01 28'12" WEST ALONG THE WESTERLY LINE OF SAID LOT 2 A DISTANCE OF 989.40 FEET TO THE TRUE POINT OF BEGINNING. THENCE CONTINUING SOUTH 01°28'12" WEST ALONG SAID WESTERLY LINE OF LOT 2 OF SHORT PLAT 96-07 EXTENDING A DISTANCE OF 200.04' FEET; THENCE NORTH 89°59'11" EAST 344.81 FEET; THENCE NORTH 00°59'25" EAST 200.00 FEET; THENCE SOUTH 89°59'11"WEST 344.0 FEET TO THE SAID TRUE POINT OF BEGINNING. AND EXCEPT THAT PORTION OF LOT 2 OF THE SHORT PLAT RECORDED IN VOLUME 1 OF SHORT PLATS AT PAGE 390, LYING IN FARM UNIT 47 IRRIGATION BLOCK 1 IN THE SOUTHEAST QUARTER OF SECTION 25 TOWNSHIP 10 NORTH, RANGE 28 EAST WM FRANKLIN COUNTY WASHINGTON, LYING 20.0 FEET SOUTHERLY OF THE CENTER LINE OF THE PPWW4.3 DRAIN.

Vicinity Map: SUBJECT PROPERTY:



Property Size:	Approximately 44.55 acres in size
Portion to be used:	Approximately 0.5 acres of the northwestern portion will be used for the construction of structures related to a new Group "A" Water System.
Comp. Plan Use:	Agricultural
Zoning:	Agricultural Production 20 (AP-20)

Suggested Recommendation: Positive recommendation with ***six (6) suggested findings of fact and fourteen (14) suggested conditions of approval***.

Suggested Motion: I move to forward to the Board of County Commissioners a positive recommendation of CUP 2023-03/SEPA 2023-09 with six (6) findings of fact and fourteen (14) suggested conditions of approval.

APPLICATION DESCRIPTION:

This is a Conditional Use Permit (CUP) to allow for the construction of a booster station, water storage tanks, and a back-up generator for a new Group "A" water system facility. The proposed facility will serve multiple properties slated for future residential development along the North/South Fraser Road alignment. The facility will be constructed upon approximately a half (.50) acre of the northwest corner of Parcel #124-300-373.

The following additional information about the project was included by the applicant in the SEPA checklist:

Plans for future additions, expansion, or further activity: *None*

Noise: *Project noise during the period of construction would only be during normal business hours.*

Existing structures: *None in the site-specific project area.*

Number of people to work or reside in the project: *None*

The applicant also provided a site plan, which shows the location of the following features:

- Driveway and Parking area
- Booster Station
- Two (2) reservoir tanks
- Six (6) foot fencing
- Two (2) separate wells
- Backup generator
- Water pipes and the diameter of the pipes
- Underground irrigation canal

PUBLIC NOTICE:

- The Planning staff emailed technical review requests to Technical Agencies on **July 20, 2023**.
- The Planning staff mailed notices to Property Owners within one (1) mile on **July 20, 2023.**
- A Public Notice was published in the *Franklin County Graphic* on **July 20, 2023.**
- A sign was posted on the property on **July 21, 2023.**

SEPA ENVIRONMENTAL REVIEW:

- A SEPA Checklist was included in the application. Planning Staff [Lead Agency Responsible Official] reviewed the checklist and issued an Optional Determination of Non-Significance (Optional DNS) notice on **July 20, 2023** under WAC 197-11-355.
- The Washington State Department of Ecology filed and posted the notice on the statewide SEPA Register under **SEPA #202303412**.
- SEPA comment period deadline was **August 03, 2023**.
- No SEPA specific comments were received by the SEPA comment deadline.
- No SEPA specific appeals have been received by the date of this Staff Report.

APPLICABLE STANDARDS/CODES:

1) County Zoning – County Code:
    a. Chapter 17.10 – Agricultural Production 20 (AP-20) Zoning District
    b. Chapter 17.18 – Rural Community 1 (RC-1) Zoning District
    c. Chapter 17.82 – Special Permits
    d. Chapter 18.04 – State Environmental Policy Act Guidelines (SEPA)
    e. Title 14 – Development Code Administration

2) Franklin County Comprehensive Plan

PUBLIC COMMENT:

No public comments have been received as of the date of this Staff Report.

STAFF ANALYSIS:

Overview of proposal
The application is a request for the construction of a new Group "A" public water system facility on approximately a half (.50) acre of the northwest corner of Parcel #124-300-373. The proposed facility will consist of two (2) newly drilled wells for groundwater withdrawal, one (1) booster station, two (2) water storage tanks, and one (1) back-up generator. Upon full build-out, the new system will serve multiple properties slated for future residential development along the North/South alignment of Fraser Road.

Chapter 17.82.020 – Unclassified Uses
The construction of the proposed Group "A" public water system would be considered a "utility facility" under FCC 17.82.020 - Unclassified Use, subsection M. An "unclassified use" is designed to service the needs of a community that are outside the confines of normal zoning development regulations. All unclassified uses are required to undergo the Conditional Use Permit (CUP) process to ensure that various health and safety standards are met and are best achieved through a public negotiation process.

Health and Safety Measures
The applicant is currently undergoing the approval process for the Group "A" public water system through the State Department of Health's Office of Drinking Water, the Department of Ecology, and the Franklin County Conservancy Board.

The new public water system will undergo annual testing of the water by the various local and state agencies, as mentioned above. Furthermore, the piping required for the proposed new connections will be constructed under the existing road and within the future road extension's right-of way.

The applicant has further stated that the new water system facility will "adopt policies that are consistent with federal, state, and local regulations, DOH guidelines, and the Municipal Water Law." These adopted policies will comply with the intent of the Goals and Policies of the Natural Environment and Utilities elements of the Plan.

Comp Plan Goals and Policies
Based upon a review of the 2018 Franklin County Comprehensive Plan (the Plan), the proposed construction of the Group "A" public water system will meet and comply with certain goals and policies found in the "Rural Lands Sub-Element," the "Natural Environment Element," and the "Utilities Element" chapters.

Within the Plan, the words "Rural" and "Rural Character" are defined. On page 39, the word "Rural" means:

> "Historically rural land use was construed to be agriculture and other rural activities. With the passage of the Growth Management Act (GMA), agricultural lands and land containing minerals were classified as natural resource lands. Rural lands became those areas which were not essential to agricultural use or mineral extraction."

The proposed project area is not designated as an agricultural resource use, or ALLTCS; therefore, the project area is not essential for maintaining an agricultural presence, can be classified as "rural," and will retain the rural character of the immediate area.

The term "Rural Character," as defined by the Plan and the GMA, "refers to the pattern of land use and development established by a county" and establishes certain characteristics for what rural land may include. Two of those rural land characteristics are "limited public services" and "open space and natural environment." The proposed project would be considered a "limited public service" and will be constructed in the northeast corner of the parcel , occupying a half (.50) acre of the approximately 44 acre parcel. The portion of the property being proposed to site the water tanks and pumps is not being used for crops.

Under the "Rural Lands Goals and Policies" (page 54), Goal 1 is to "maintain the rural character of the County." Under Goal 1, there are seven (7) different policies to ensure that this goal is met. Policy 5, under Goal 1, states that the County "conserve rural resources including but not limited to surface water and groundwater resources." By only drilling two (2) new wells and storing the water into two (2) storage/reservoir tanks, the proposed water system will not only meet, but exceed, Policy 5 because it will reduce the amount of individual wells being drilled along the Rural Shoreline Development area and will put less strain on the currently available groundwater resources.

Goal 4 of the "Natural Environment Goals and Policies" (page 86) reads, "Protect and enhance surface water and groundwater quality for human health, drinking water supply and to meet water quality standards." One of the policies under that goal, Policy 2, under Goal 4, states, "Protect surface and groundwater quality as a resource essential to public health, safety and welfare, economic growth, and prosperity of the County." As stated earlier in the analysis, the applicant will undergo annual review from the Washington State Office of Drinking Water, the Department of Ecology, and the Franklin County Conservancy Board to ensure that the water being used for the water system is adequate for human use and drinking.

Goal 6 of the "Utilities Goals and Policies" (page 140) states, "Minimize impacts associated with the siting, development, and operation of utility services and facilities on adjacent properties and the natural environment." Policy 1 of Goal 1 states: "Ensure that energy, communication, solid waste facilities, and other public facilities and services are available for future development." By constructing this new water system facility, the water supply will be available for future residential development as shown in the applicant's Water System Plan.

Therefore, this new Group "A" public water system facility will ensure that the future development of the Rural Shoreline Development area will have sufficient water without the need of drilling individual private wells for each new lot, which will minimize the impacts of further groundwater withdrawal from multiple sites. Moreover, the proposed water facility structures will have a minimal impact on the natural environment, as there is no need to expand the facility or add any new structures in the future.

RSD LAMIRD Explanation
According to the Franklin County Comprehensive Plan, the Rural Shoreline Development Limited Area of More Intensive Rural Development (LAMIRD) has a "maximum residential density" of "one dwelling unit per acre to one dwelling unit per five acres." The current zoning of the adjacent properties are either Rural Community 1 (RC-1) or Agricultural Production 20 (AP-20). Under the current zoning regulations, the RC-1 zone allows for one (1) dwelling unit per acre. Whereas, the AP-20 zone allows for one dwelling unit per lot, as stated in their respective development regulations in the zoning code.

Purpose statements of Zones
The purpose statement in FCC Chapter 17.10.010 for the Agricultural Production 20 (AP-20) Zone, states:

> "A. The agricultural production 20 zone is designed to maintain the agricultural economy of the County by reserving the farmlands that are used for farming and that are suited to such use. The County Comprehensive Plan designated the County's agricultural land. A majority of land in this zoning district has access to irrigation water or is surrounded by lands with access to irrigation water."
>
> "B. Residential subdivisions are not compatible with the intent of the Agricultural Production 20 zone. Short plats may be permitted for farm labor housing or where the landowner wishes to sell the farm and keep the house or in cases where deemed appropriate by the Board of County Commissioners."

Based off the purpose statement for the AP-20 zoning district, the proposed construction does meet the intent of the "A" statement, but does not meet the intent of the "B" statement. However, the "B" statement does not apply to this application, as this is a request for the construction of a utility facility and not a subdivision of land.

How does this application meet the intent of purpose statement "A"? Based off the applicant's narrative, internal GIS satellite imagery from 2021, and the Plan's "Designated Agricultural Resource Lands" map, the location of the proposed water system facility has not been used for agricultural purposes, except for the staging of farm equipment, is not designated as an "agricultural resource land," and the location is adjacent to an underground irrigation canal. Therefore, the section of land on Parcel #124-300-373 proposed for the water system facility does maintain the purpose and character of the AP-20 zone as it is not reducing or eliminating an active or designated agricultural resource land and is nearby an active irrigation source.

Meanwhile, the purpose statement for the Rural Community 1 (RC-1) zoning district (FCC 17.18.010) states:

> "The RC-1 district is established to provide a rural residential environment permitting one dwelling unit per acre. Lands within this district are normally located in rural areas that are outside designated urban growth area boundaries and contain residential development with large lots and expansive yards. Structures in this district are limited to single-family dwelling and customary accessory structures. Certain public facilities and institutions may also be permitted, provided their nature and location are not detrimental to the intended rural character."

The proposed water system facility will not be constructed within the RC-1 zone; however, it will be constructed adjacent to this zone within the AP-20 zone and will serve the lands in the RC-1 zone. Based off the last sentence of the above mentioned purpose statement, this "public facility" will not be detrimental to the intended rural character, as it will build upon the rural character of the Rural Shoreline Development LAMIRD and not harm the surrounding natural environment of the area.

The Planning Department supports a **POSTIVE** recommendation for this application, provided the applicant meets the conditions of the Conditional Use Permit.

AGENCY COMMENTS/CRITERIA FOR FINDINGS OF FACT:

1) **Franklin County Public Works Department**: *Comment received on August 02, 2023.*

   Public Works has concluded that the proposed use will not have a significant impact on the County Road System. They noted the following comments:

   - A current franchise agreement or a franchise agreement application shall be required for all utilities within the County right-of-way.
   - An approach permit is required for access to Franklin County roads per the County Road Approach Policy (Resolution No. 2014-123). Requirements include required permits, approach construction, minimum design standards, etc. per Franklin County Design Standards for the Construction of Roads and Bridges (Resolution 2002-270).
   - Any utility extension crossing Franklin County roads will be addressed at the time of application. See Accommodation of Utilities on County Road Right-of-Way for more information (Resolution #2000-330).

2) **Franklin County Assessor**:

   - *No comments received by the end of the comment period.*

3) **Franklin County GIS/E-911 Addressing**:

   - *No comments received by the end of the comment period.*

4) **Franklin County Fire District #3**:

   - *No comments received by the end of the comment period.*

5) **South Columbia Basin Irrigation District (SCBID)**: *Comment received on July 27, 2023.*

   - The District has reviewed the proposed CUP 2023-03 and SEPA 2023-09 for Richview Water System and has the following comment(s):
     - The location of the proposed ground water wells are close to the existing USBR PP4.3 Waste-way. Please add the USBR right of way to the map site plan and ensure that the 100' well head protection zone is completely outside of the right of way.

6) **WA Department of Ecology**: *Comment received on August 02, 2023.*

   - See attached three (3) page letter in the Agency Comments section for more information.

7) **US Bureau of Reclamation**:

- *No comments received by the end of the comment period.*

8) **Big Bend Electric Cooperative**:

- *No comments received by the end of the comment period.*

9) **Franklin P.U.D.**:

- *No comments received by the end of the comment period.*

10) **WA Department of Health**:

- *No comments received by the end of the comment period.*

11) **WA Department of Archaeology and Historic Preservation (DAHP)**: *Comment received on August 03, 2023.*

- See attached two (2) page letter in the Agency Comments section for more information.

12) **Confederated Tribes of the Yakama Nation**:

- *No comments received by the end of the comment period.*

13) **Confederated Tribes of the Umatilla Indian Reservation**:

- *No comments received by the end of the comment period.*

14) **Confederated Tribes of the Colville Reservation:**

- *No comments received by the end of the comment period.*

15) **Confederated Tribes of the Nez Perce:**

- *No comments received by the end of the comment period.*

16) **Franklin County Planning and Building Department**:

Staff has determined the following suggested findings and recommended conditions for the application request.

- The construction of the proposed Group "A" water system is located in the Agricultural Production 20 (AP-20) zone, is adjacent to the Rural Shoreline Development LAMIRD, which consists of the Rural Community 1 (RC-1) zone.

- The Comprehensive Plan Land Use Designation of the site is Agricultural.

- Individual building permits, as deemed by the Building Official, from the Franklin County Building Department shall be required for all proposed structures.

- All proposed structures for the water system facility, except the back-up generator, shall be engineered by a civil engineer, whether an individual or firm, licensed as such, in the State of Washington.

- Applicant will need to comply with any other local, state, or federal regulations pertaining to this development.

- Exterior lighting shall be directed on-site so as not to interfere with the comfort and repose of adjoining property owners.

- All storm drainage shall be retained on-site and controlled by way of drainage swales, dry wells, French-drains, or other means as approved by the County Engineer, the South Columbia Basin Irrigation District, or the WA Department of Ecology.

- Best Management Practices (BMP) to minimize dust during construction shall be used, such as watering the site in accordance with local air-quality requirements. Vegetative cover or a tackifier shall be provided as soon as practicable following clearing and grading. Dust control shall comply with applicable local standards.

- Should archaeological materials (e.g., bones, shell, beads, ceramics, old bottles, hearths, etc.) or human remains be observed during project activities, all work in the immediate vicinity shall stop. The State Department of Archaeology and Historic Preservation (360-586-3065), the Franklin County Planning and Building Department, the affected Tribe(s) and the County Coroner (if applicable) shall be contacted immediately in order to assess the situation and determine how to preserve the resource(s). Compliance with all applicable laws pertaining to archaeological resources (RCW 27.53, 27.44 and WAC 25-48) is required.

RECOMMENDATION:

According to the Franklin County Code Chapter 17.82 Special Permits, the Planning Commission shall:

1) Make and enter findings of fact from the record and conclusions thereof;

2) Shall render a recommendation to the Board of County Commissioners as to whether the proposal shall be denied, approved, or approved with modification and/or conditions.

Findings of Fact Criteria by Planning Commission: The Planning Commission shall make and enter findings from the record and conclusions thereof as to whether or not:

1) The proposal is in accordance with the goals, policies, objective, maps, and or narrative text of the comprehensive plan;

2) The proposal will adversely affect public infrastructure;

3) The proposal will be constructed, maintained and operated to be in harmony with the existing or intended character of the general vicinity;

4) The location and height of the proposed structures and the site design will discourage the development of permitted uses on the property in the general vicinity or impair the value thereof;

5) The operation in connection with the proposal will be more objectionable to nearby properties by reason of noise, fumes, vibrations, dust, traffic, or flashing lights than would be the operation of any permitted uses within the district;.

6) The proposal will endanger the public health or safety if located and developed where proposed, or in any way will become a nuisance to uses permitted in the district.

Planning and Building Department Staff Assistance: Planning Staff will assist the Planning Commission with the determination of finding and conditions of CUP 2023-03/SEPA 2023-09.

Recommendation: The Franklin County Planning Department recommends that the Planning Commission forward a **POSITIVE** recommendation to the Franklin County Board of County Commissioners for Application CUP 2023-03/SEPA 2023-09, with the following suggested findings of fact and suggested conditions of approval:

Suggested Findings of Fact:

1) The proposed construction of the Group "A" water system in the AP-20 Zoning District **IS** in accordance with the goals and policies of the County Development Regulations (Zoning) and the applicable Comprehensive Plan.

    a. The Franklin County Comprehensive Land Use Designation is Agricultural.

    b. The County Zoning Code designates the land as Agricultural Production 20 (AP-20).

    c. Constructing and siting of a Group "A" water system is considered an unclassified use and requires a Conditional Use Permit in any zoning district.

    d. The applicant has applied for a Conditional Use Permit to allow for the construction of the Group "A" water system.

2) The proposal **WILL NOT** adversely affect public infrastructure.

    a. Access to the proposed site will be from Fraser Road.

    b. The Franklin County Public Works Department has determined that the proposed use will not have a significant impact on the County Road System.

3) The proposal **WILL BE** constructed, maintained, and operated in harmony with the existing or intended character of the general vicinity.

    a. The existing character of the immediate area consists of farms, farm staging area, single-family homes, and an underground irrigation canal.

    b. The existing and intended character of the project area is Agricultural as designated by the Franklin County Comprehensive Plan.

    c. The site is within the Agricultural area as designated by the Franklin County Comprehensive Plan.

    d. The construction of the Group "A" water system will not impair the ability for residential activities to continue, nor will it have negative impact on the intended character of the general vicinity.

4) The location and height of the proposed structure and site design **WILL NOT** discourage the development of permitted uses on property in the general vicinity or impair the value thereof.

    a. The proposed construction of the Group "A" water system will have two (2) reservoir tanks, a booster station, and a back-up generator. All structures will be at or below the maximum building height for the AP-20 zoning district, which is thirty-five (35) feet.

5) The operation in connection with the proposal **WILL NOT** be more objectionable to nearby properties by reason of noise, fumes, vibrations, dust, traffic, or flashing lights than would be the operation of any permitted uses within the district.

    a. The traffic of employees to the site will be intermittent and typically only for repairs, emergency maintenance, or monitoring purposes.

6) The proposal **WILL NOT** endanger the public health, safety, or general welfare if located where proposed.

    a. The project is subject to the County's Right to Farm ordinance.

    b. The proposed Group "A" water system will not have a negative effect on public health, safety, and general welfare.

    c. The project is required to comply with the rules and regulations set forth by the WA State Department of Health and the Office of Drinking Water for a Group "A" water system.

Suggested Conditions of Approval:

1) Comply with the requirements of the **Franklin County Planning and Building Department**:

    a. The construction of the proposed Group "A" water system is located in the Agricultural Production 20 (AP-20) zone, is adjacent to the Rural Shoreline Development LAMIRD, which consists of the Rural Community 1 (RC-1) zone.

    b. The Comprehensive Plan Land Use Designation of the site is Agricultural.

    c. Individual building permits, as deemed by the Building Official, from the Franklin County Building Department shall be required for all proposed structures.

    d. All proposed structures for the water system facility, except the back-up generator, shall be engineered by a civil engineer, whether an individual or firm, licensed as such, in the State of Washington.

    e. Applicant will need to comply with any other local, state, or federal regulations pertaining to this development.

    f. Exterior lighting shall be directed on-site so as not to interfere with the comfort and repose of adjoining property owners.

    g. All storm drainage shall be retained on-site and controlled by way of drainage swales, dry wells, French-drains, or other means as approved by the County Engineer, the South Columbia Basin Irrigation District, or the WA Department of Ecology.

h. Best Management Practices (BMP) to minimize dust during construction shall be used, such as watering the site in accordance with local air-quality requirements. Vegetative cover or a tackifier shall be provided as soon as practicable following clearing and grading. Dust control shall comply with applicable local standards.

i. Should archaeological materials (e.g., bones, shell, beads, ceramics, old bottles, hearths, etc.) or human remains be observed during project activities, all work in the immediate vicinity shall stop. The State Department of Archaeology and Historic Preservation (360-586-3065), the Franklin County Planning and Building Department, the affected Tribe(s) and the County Coroner (if applicable) shall be contacted immediately in order to assess the situation and determine how to preserve the resource(s). Compliance with all applicable laws pertaining to archaeological resources (RCW 27.53, 27.44 and WAC 25-48) is required.

2) Comply with the requirements of the **Franklin County Public Works Department**:

a. A current franchise agreement or a franchise agreement application shall be required for all utilities within the County right-of-way.

b. An approach permit is required for access to Franklin County roads per the County Road Approach Policy (Resolution No. 2014-123). Requirements include required permits, approach construction, minimum design standards, etc. per Franklin County Design Standards for the Construction of Roads and Bridges (Resolution 2002-270).

c. Any utility extension crossing Franklin County roads will be addressed at the time of application. See Accommodation of Utilities on County Road Right-of-Way for more information (Resolution #2000-330).

3) Comply with the following conditions for **Access** and **Parking:**

a. Parking on gravel, as proposed, is allowed as long as activity at the site is infrequent and any fire risk (especially during drought or near-drought conditions) is mitigated through appropriate means.

b. The parking area should be set back an appropriate distance to allow for ingress / egress and as to not hinder driver's vision tringles as they leave or access the site. An internal access driveway shall be established and access shall not be blocked at any time to provide safe ingress / egress for emergency vehicle access.

c. Parking along Fraser Road is not permitted. Any new approaches onto County roads will require an approach permit from Public Works.

d. Any signage used to locate the facility must meet the provisions of the Franklin County Sign Code, specifically, FCC 15.16.080.1.

4) Comply with the following conditions regarding **Occupancy** and **Uses**:

a. The proposed area to be used for the development of the Group "A" public water system. Any proposed expansion of the facility, or number of connections, beyond that area approved may require a new Conditional Use Permit be applied for to accommodate the proposed use causing the expansion.

b. Occupancies or uses not permitted under this CUP, including the building of additional structures, is not allowed. If the applicant desires to expand the uses allowed on the site at a future date, a new Conditional Use Permit shall be applied for.

5) Comply with the requirements set forth by the **Washington Department of Ecology**.

6) RIGHT TO FARM: Applicant shall be aware that this facility is located in an area where farming and farm operations exist. Further, to assist in preserving the right of farmers to operate utilizing accepted and appropriate practices, the County has adopted a Franklin County Right to Farm Ordinance, as amended. At no time shall a farm operation or accessory farm related enterprise, such as crop dusting operation or airstrip use, be deemed to be a public or private nuisance as it related to the activities associated with this land use approval.

7) The applicant shall commence the authorized conditional use within one (1) year after the effective date of this permit, or the permit shall expire.

8) The site shall be maintained at all times as to not let the land become a fire hazard or accumulate with debris and weeds.

9) Shall comply with the **Franklin County Fire Code** as expressed in FCC Chapter 8.40.

10) Future expansions and improvements at the site shall comply with the applicable state and local standards. To allow future flexibility for changes to the plans which are determined to be minor or incidental may be done administratively by the Planning Department. Major changes, which do not meet the intent of, or seriously re-align, the approved plans, shall be reviewed by the Planning Commission through a new Conditional Use Permit prior to that change occurring.

11) Nothing in this CUP approval shall be construed as excusing the applicant from compliance with any federal, state, or local statutes, ordinances, or regulations applicable to this project.

12) In accordance with the County's Zoning Code, any special permit may be revoked by the Board of County Commissioners if, after a public hearing, it is found that the conditions upon which the special permit was authorized have not been fulfilled or if the use authorized has changed in size, scope, nature, or intensity so as to become a detriment to the surrounding area. The decision of the Board is final.

13) This permit applies to the described lands and shall be for the above named individual and/or his heirs and/or assigns. Any transferring of this permit will require that notice be granted to the Franklin County Planning and Building Department or the permit will be cancelled. Once granted, the permit cannot be transferred to another site.

14) By accepting the issuance of this permit, the Permit Holder(s) agree(s) to accept full responsibility for any and all operations conducted or negligence occurring at this location and any incidents that occur on surrounding properties caused by operations or negligence at this location; Permit Holder(s) further agree(s) to indemnify and hold the County harmless and agree that the County is in no way negligent in relation to granting this permit, or operations or negligence on this property; Permit Holder(s) further agree(s) to accept full responsibility for any future cleanup needed due to activities conducted that this location that impact the surrounding properties, and obtaining and retaining appropriate insurance coverage.

PUBLIC NOTICE

AGENCY/PUBLIC COMMENT

CUP 2023-03

Richview Water System

FRANKLIN COUNTY

PLANNING AND BUILDING DEPARTMENT

NOTICE OF OPEN RECORD PUBLIC HEARING/SEPA DETERMINATION (Optional DNS Process)

NOTICE IS HEREBY GIVEN that there has been proposed to the Franklin County Planning Commission an application by **Randy Mullen** P.O. Box 3596, Pasco, WA 99302, is seeking approval of Conditional Use Permit (CUP), file **#CUP 2023-03.**

SEPA Comment Period Deadline: August 3, 2023

Proposal: The request is to allow for the siting of a booster station, water storage tanks, and a back-up generator for a new Group "A" potable water system facility, proposed to serve multiple properties slated for future residential development along the Fraser Rd. north/south alignment.

Location: Parcel Number 124-300-373. The parcel has a current address of 1603 Richview Drive and is located East of Fraser Road, West of Richview Road, Northeast of Charolais Trail, and North of Fanning Road.

Determination of Completeness: The application has been declared complete for the purpose of processing.

Notification: This notice has been posted in the Franklin County Graphic and the SEPA Register.

Public Meeting: A public meeting will be held to discuss the project, solicit input from interested citizens, and respond to project questions at the **Planning Commission Meeting**, scheduled for **7:00 PM, September 5, 2023**, in the Commissioner's Room at the Franklin County Courthouse at 1016 N. 4th Ave., Pasco, WA 99301.

Public Comment Period: SEPA comments must be submitted to the Franklin County Planning & Building Department by **4:30 PM** on **August 3, 2023**. Only comments received by the referenced date will be included in the SEPA record. Written project comments must be submitted by **12:00 PM** on **August 21, 2023** to be included in the Planning Commission Packet. If there are any questions on the proposal, contact the Franklin County Planning Department at 509-545-3521 or via email at planninginquiry@franklincountywa.gov.

Environmental Documents and/or Studies Applicable to this Application: Environmental Determination **No. SEPA 2023-09** has been assigned to this proposal. The SEPA comment period will end on **August 3, 2023**. The DNS is issued using the optional DNS process in WAC 197-11-355. This may be the only opportunity to comment on the environmental impacts of this proposal or to appeal any State Environmental Policy Act related decisions. A copy of the subsequent threshold determination and any information concerning this action may be obtained by contacting the Franklin County Planning & Building Department.

Required Permits: Building permits will be required for any construction or placement of structures.

How to Watch/Participate Online: You can watch the proceeding on YouTube Live, by going to the Franklin County, WA agenda page at https://www.franklincountywa.gov/AgendaCenter/Planning-Commission-2**.** To participate online, more information will be posted to the agenda page, by the Friday proceeding the meeting.

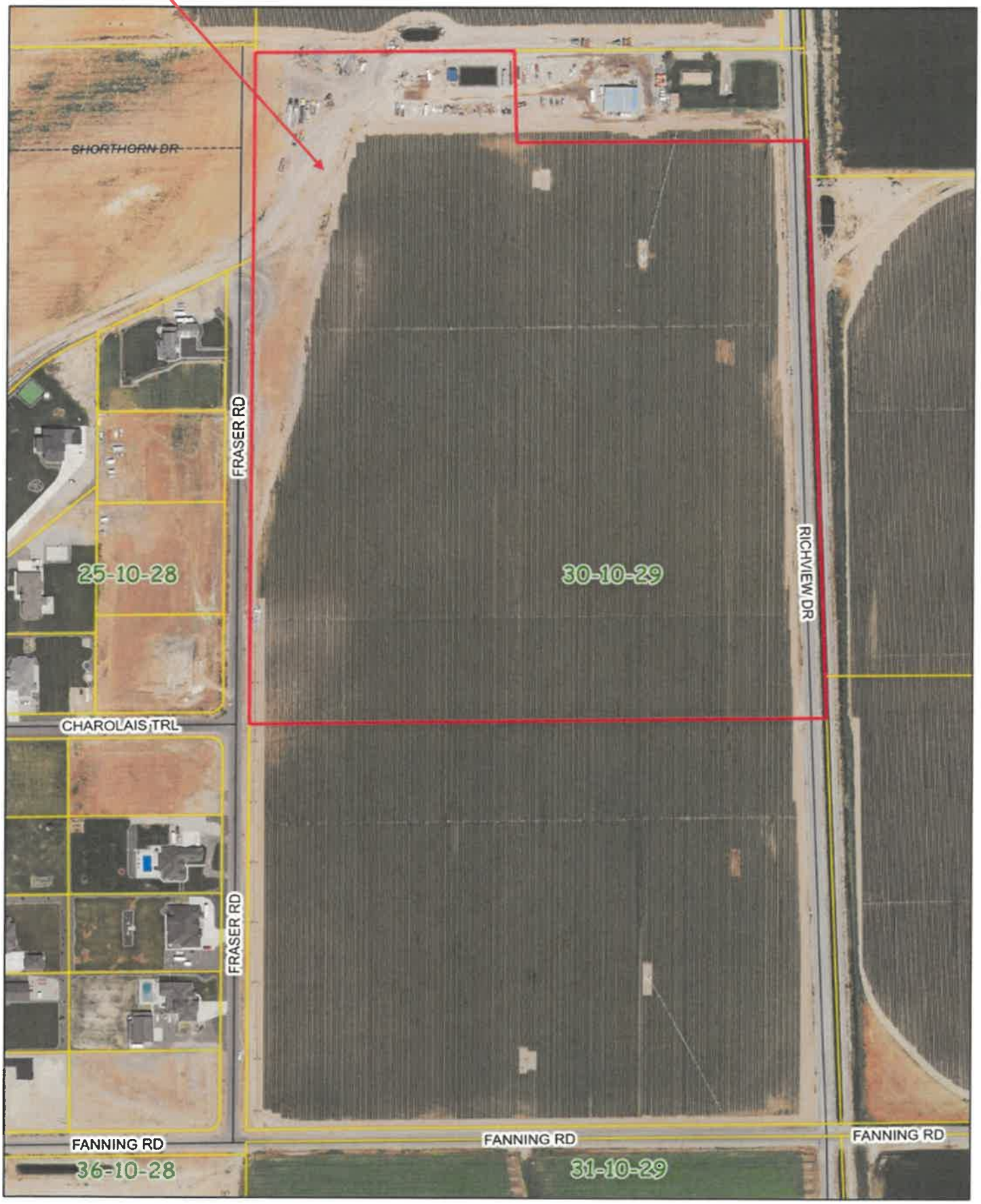
Estimated Date of the Determination: DNS or MDNS will be issued following the close of the public hearing on the item on **September 5, 2023.**

To Receive Notification of the Environmental Determination: Contact the Franklin County Planning Department at the address or telephone number below.

Appeals: You may appeal the subsequent threshold determination by submitting an appeal to the address below within 10 days of issuance. The appeal must be in written form, contain a concise statement of the matter being appealed and the basic rationale for the appeal. All comments or appeals are to be directed to the Franklin County Planning & Building Department, 502 W. Boeing St., Pasco, WA 99301. More information on the appeal process is contained in Franklin County Code (FCC) 18.04.280.

Prepared July 13, 2023 by: Ryan Nelson, Planner I, 502 W. Boeing St., Pasco, WA 99301 (509) 545-3521

SUBJECT PARCEL:



Planning & Building Department
502 W. Boeing Street
Pasco, WA 99301

PUBLIC NOTICE

This is a public notice notifying nearby property owners of a pending land use action requiring a public hearing of the Planning Commission.

Public Hearing Date: September 5, 2023 at 7:00pm

Location: Commissioner's Room, Franklin County Courthouse
1016 N. 4th Ave, Pasco.

Mailing Label

Planning & Building Department
502 W. Boeing Street
Pasco, WA 99301

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Mailing Label

NOTICE OF PENDING CONDITIONAL USE PERMIT (CUP)
LAND USE ACTION APPROVAL (Optional DNS Process)

PLEASE TAKE NOTICE that Randy Mullen, P.O. Box 3596, Pasco, WA 99301, seeks approval for a Conditional Use Permit (CUP), file #CUP 2023-03/SEPA 2023-09. The request is to allow for the siting of a booster station, water storage tanks, and a back-up generator for a new Group "A" potable water system facility, proposed to serve multiple properties slated for future residential development along the Fraser Rd. north/south alignment.

Site address for the proposal is 1603 Richview Dr., Pasco, WA 99301 (Parcel #124-300-373)

SEPA Comment Deadline: August 03, 2023.

DNS will be issued after the public hearing using the optional DNS process in WAC 197-11-355. This may be the only opportunity to comment on the environmental impacts of this proposal or to appeal any SEPA related decisions.

If you have any questions, or need more information on the proposed land use action, please call (509) 545-3521 or email planninginquiry@franklincountywa.gov

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FRANKLIN COUNTY

PLANNING AND BUILDING DEPARTMENT

AGENCY REVIEW NOTICE

(Conditional Use Permit 2023-03/SEPA 2023-09, Richview Water System)

DATE: July 20, 2023

RE: CUP 2023-03/SEPA 2023-09

TO:

County Engineer	Irrigation District:	SCBID X	FCID ___
Fire District # 3	Electric Utility:	BBEC X	FPUD X
Fire Code Official	Benton-Franklin Health District		
Assessor/GIS	County Building Official		
County E-911	US Bureau of Reclamation		

WA Department of Health
Department of Archaeology and Historic Preservation (DAHP)
Confederated Tribes of the Yakama Nation
Confederated Tribes of the Umatilla Indian Reservation
Confederated Tribes of the Colville Reservation
Confederated Tribes of the Nez Pearce

FROM: Ryan Nelson, Planner I

CC: Derrick Braaten, Aaron Gunderson, Rebeca Gilley

Agency Representative:

Enclosed is a copy of a proposed Conditional Use Permit application. The proposal is to allow for the siting of a booster station, water storage tanks, and a back-up generator for a new Group "A" potable water system facility, proposed to serve multiple properties slated for future residential development along the Fraser Rd. north/south alignment.

The water system facility will be constructed upon approximately a half acre of the northwest corner of Parcel #124-300-373.

We would appreciate your review and comments by **August 03, 2023 at 4:30pm**. If your agency needs to take longer to review the CUP, please contact our office at (509) 545-3521.

See attachments for additional information.

REPLY:

Signed: _____ **Title:** _____ **Date:** _____

Allyson Brooks Ph.D., Director
State Historic Preservation Officer

August 3, 2023

Ryan Nelson
Planner I
Franklin County
1016 N 4th Avenue
Pasco, WA 99301

In future correspondence please refer to:
Project Tracking Code: 2023-08-04686
Property: Franklin County_Richview Water System (CUP 2023-03)
Re: Survey Requested

Dear Ryan Nelson:

Thank you for contacting the Washington State Historic Preservation Officer (SHPO) and Department of Archaeology and Historic Preservation (DAHP) and providing documentation regarding the above referenced project. These comments are based on the information available at the time of this review and on behalf of the SHPO in conformance Washington State law. If any federal or state capital funds are associated with this proposal, Section 106 of the National Historic Preservation Act and Governor's Executive Order 21-02 respectively apply. Should additional information become available, our assessment may be revised.

Our statewide predictive model indicates that there is a high probability of encountering cultural resources within the proposed project area; in fact, there are multiple known archaeological sites located west of the proposed project area along the Columbia River. Further, the scale of the proposed ground disturbing actions would destroy any archaeological resources present. Identification during construction is not a recommended detection method because inadvertent discoveries often result in costly construction delays and damage to the resource. Therefore, we recommend a professional archaeological survey of the project area be conducted and a report be produced prior to ground disturbing activities. This report should meet DAHP's Standards for Cultural Resource Reporting.

We also recommend that any historic buildings or structures (45 years in age or older) located within the project area are evaluated for eligibility for listing in the National Register of Historic Places on Historic Property Inventory (HPI) forms. We highly encourage the SEPA lead agency to ensure that these evaluations are written by a cultural resource professional meeting the SOI Professional Qualification Standards in Architectural History.

Please note that the recommendations provided in this letter reflect only the opinions of DAHP. Any interested Tribes may have different recommendations. We appreciate receiving any correspondence or comments from Tribes or other parties concerning cultural resource issues that you receive.

Thank you for the opportunity to comment on this project. Please ensure that the DAHP Project Tracking Number is shared with any hired cultural resource consultants and is attached to any communications or submitted reports. Please also ensure that any reports, site forms, and/or historic property inventory (HPI) forms are uploaded to WISAARD by the consultant(s).

Should you have any questions, please feel free to contact me.

Sincerely,

Sydney Hanson
Local Government Archaeologist
(360) 280-7563
Sydney.Hanson@dahp.wa.gov

STATE OF WASHINGTON
DEPARTMENT OF ECOLOGY
4601 N. Monroe Street • Spokane, Washington 99205-1295 • (509) 329-3400

August 2, 2023

Ryan Nelson
Planner I
Franklin County Planning and Building Department
502 W. Boeing St.
Pasco, WA 99301

Re: Richview Water System
File: CUP 2023-03

Dear Ryan Nelson:

Thank you for the opportunity to comment on the Notice of Application and anticipated Determination of Nonsignificance regarding the Richview Water System project (Proponent: Randy Mullen). After reviewing the documents, the Department of Ecology (Ecology) submits the following comments:

Hazardous Waste and Toxics Reduction Program

Please keep in mind that during the construction activities associated with the Richview Water System project, some construction-related wastes produced may qualify as dangerous wastes in Washington State. Some of these wastes include:

- Absorbent material
- Aerosol cans
- Asbestos-containing materials
- Lead-containing materials
- PCB-containing light ballasts
- Waste paint
- Waste paint thinner
- Sanding dust
- Treated wood

You may find a more comprehensive list, as well as a link to identify and designate your wastes. This can be found online at: https://ecology.wa.gov/Regulations-Permits/Guidance-technical-assistance/Dangerous-waste-guidance/Common-dangerous-waste/Construction-and-demolition.

The applicant, as the facility generating the waste, bears the responsibility for all construction waste. The waste generator is the person who owns the site. Even if you hire a contractor to conduct the demolition or a waste service provider to designate your waste, the site owner is ultimately liable. This is why it is important to research reputable and reliable contractors.

In order to adequately identify some of your construction and remodel debris, you may need to sample and test the wastes generated to determine whether they are dangerous waste.

For more information and technical assistance, contact Alexandra Berg at (509) 385-5539 or via email at Alex.Berg@ecy.wa.gov.

Water Quality Program

Routine inspections and maintenance of all erosion and sediment control Best Management Practices (BMPs) is required during construction.

For more information or technical assistance, please contact Suman Paudel at (509) 601-2124 or via email at suman.paudel@ecy.wa.gov.

Water Resources Program

Proposed water right permit to be used of the project is G3-20242(D). Currently, an application for change has been filed with the Franklin County Water Conservancy Board for adding a purpose of use to the existing irrigation water right. As ecology understands the concept, the applicant proposes to place a portion of the water into the States Trust Water Rights Program. Only the state of Washington can hold trust water rights.

In conjunction with the state held Trust Water Right, project proponent request that new permits be issued for the entire project using the Trust Water as mitigation to off-set consumptive water uses for the development. However, the proposed permit is authorized under WAC 508-14, which states the water right will stay in permit status until a determination of the quantity of water that belongs to the State of Washington and/or the Bureau of Reclamation. If the water right proposed for use, G3-20242(D) is determined to be utilizing federal water, the water right holder would be responsible for entering into a contract to purchase the use of the water right permit.

Since the proponent's plan is to use the WAC 508-14 permit held by the state for new mitigated water rights, the state, who would own the water right in the States Trust water rights program, could be interpreted that the state would have to enter into a contract or purchase water from the Bureau of Reclamation.

The state will not assume that responsibility for paying for the water necessary for the proposed development. The developer and/or current water right holder would need to enter into some type of binding agreement to ensure that private parties will bear the cost of the mitigating water in perpetuity in addition to the cost of the new right if the source water is determined to be federal. If such an agreement cannot be reached or is not feasible under federal water contracting requirements, the applicant may need to pursue a different water right for source water for the project.

For more information or technical assistance, please contact Herm Spangle at (509) 209-3421 or via email at Herm.Spangle@ecy.wa.gov.

State Environmental Policy Act (SEPA)

Ecology bases comments upon information submitted for review. As such, comments made do not constitute an exhaustive list of the various authorizations you may need to obtain, nor legal requirements you may need to fulfill in order to carry out the proposed action. Applicants should remain in touch with their Local Responsible Officials or Planners for additional guidance.

For information on the SEPA Process, please contact Cindy Anderson at (509) 655-1541 or via email at Cindy.Anderson@ecy.wa.gov.

For more guidance on, or to respond to the comments made by Ecology, please contact the appropriate staff listed above at the phone number or email provided.

Department of Ecology
Eastern Regional Office
(Ecology File: 202303412)

Memo

Public Works Department

To: Derrick Braaten, Planning & Building Director

From: John Christensen

cc: Craig Erdman, PE, Director / County Engineer

Date: July 27, 2023

Re: CUP 2023-03 Richview Water System

Derrick,

A portion of the lot will be developed for the Richview Water System serving up to 600 residential connections in Franklin County. Site improvements will include two wells, a booster station with a backup generator, one or two water storage tanks (up to 35 ft tall), a security/screening fence, and gravel driveway and yard. The booster station will supply water to a proposed water main running parallel to Fraser Rd north and south of the site. Site address for Parcel #124300373, 1603 Richview Drive, Pasco, WA 99301

Public Works has concluded that the proposed use will not have a significant impact on the County Road System. Public Works has the following general comments:

1. A current franchise agreement or a franchise agreement application shall be required for all utilities within county right-of-way.

2. An approach permit is required for access to Franklin County roads per the County Road Approach Policy (Resolution No. 2014-123). Requirements include required permits, approach construction, minimum design standards, etc. per Franklin County Design Standards for the Construction of Roads and Bridges (Resolution 2002-270).

3. Any utility extension crossing Franklin County roads will be addressed at the time of application. See Accommodation of Utilities on County Road Right-of-Way for more information (Resolution #2000-330).

Please let me know if you have any questions.

"The Green Spot of the Columbia Basin"

South Columbia Basin Irrigation District

OFFICE: 1135 E. HILLSBORO, SUITE A

TELEPHONE 509/547-1735, FAX 509/547-8669 • P.O. BOX 1006 • PASCO, WASHINGTON 99301

July 27, 2023

ATTN: Mr. Ryan Nelson
Planner I
Franklin County Planning and Building Department
502 W. Boeing St.
Pasco, WA 99301

Re: Proposed CUP 2023-03/SEPA 2023-09, Richview Water System

Dear Mr. Sell,

The District has reviewed the proposed CUP 2023-03 and SEPA 2023-09 for Richview Water System and has the following comment(s):

- The location of the proposed ground water wells are close to the existing USBR PP4.3 WasteWay. Please add the USBR right of way to the map site plan and ensure that the 100' well head protection zone is completely outside of the right of way.

If you have any questions please do not hesitate to contact me at 509-547-1735 or by email at bscott@scbid.org.

Thank you,

Brian M Scott

Brian Scott, P.E.
Chief Engineer
South Columbia Basin Irrigation District

CC: B1 U47 File

June 22, 2023

Randy Mullen
PO Box 3596
Pasco, WA 99302

Subject: Richview Water System; Franklin County
Well Site Inspection for Proposed Well #1 Site

Dear Mr. Mullen:

On June 7, 2023, I conducted a wellsite inspection at the proposed Well #1 site in accordance with WAC 246-290-130. Enclosed are copies of the well site inspection checklist, vicinity map, site plan, and photos of the well site.

One of the primary objectives when inspecting a well site is to ensure that the 100-foot radius Sanitary Control Area (SCA) around the well is adequate. WAC 246-290-135(2)(a) states that the purveyor shall maintain a SCA around all sources for the purpose of protecting them from existing and potential sources of contamination.

I inspected the proposed Well #1 site located as shown on the attached map. In general, the well site appears to be located in an area with minimal potential for contamination. At the time of my site visit, the well had not yet been drilled, and a photo of the well site is enclosed. The Sanitary Control Area is adequate, and this well site is considered to be **satisfactory**.

Your Well Site Evaluation checklist has been forwarded to the Washington State Department of Health Office of Drinking Water. Upon completion, please forward the Group A packet and well protection covenants paperwork to the Office of Drinking Water for review.

You will need to continue working with DOH to gain source approval for the proposed Well #1 before it can be used in the drinking water system, in accordance with WAC 246-290-130. We recommend referring to our publication Well Source Approval Guidance For Group A Public Water Systems (331-674).

7102 W. Okanogan Place
Kennewick, WA 99336
Office: (509) 460-4200

412 W. Clark
Pasco, WA 99301
Office: (509) 547-9737

If you have any questions, please contact me at the Kennewick Health office, phone (509) 460-4316.

Sincerely,

Deana Chiodo

Deana Chiodo
Environmental Health Specialist II

Enclosures: Well Site Inspection Checklist
Site Map
Photos of Well Site

cc: Department of Health-Office of Drinking Water, Nathan Ikehara
Braden Anderson, PE, Harms Engineering, INC.

PUBLIC HEALTH

Benton-Franklin Health District
Environmental Health Division
Well Site Inspection Form

PCAT-CRHJZT

Water System: Richview Water System

Location: 1603 Fraser Rd Pasco, WA

Group A	COMM	NTNC		Group B
X		TNC		

¼	¼	S	T: N	R: E	County
		30	10	29	Franklin

Owner Name: Randy Mullen

Address: PO Box 3596
Pasco, WA 99301

Phone # : 509-531-7383

Name of owner or representative present during Inspection:
Randy Mullen-Owner
Braden Anderson-Engineer

Date Received:	May 2, 2023
Date Inspected:	June 7·2023
Inspected by:	Deana Chiodo-BFHD

Well means the spot where the well will be or is already drilled. Well Site means the entire area within 100' of the well. Beyond 100 ' if determined, there will be a significant impact on the well.

Source: 01 N46.32159 W119.24100
Unique Well ID: n/a

1) **Map provided was accurate, based upon your observation at well site.**
YES

2) **Slope of ground within well site is such that contamination due to run-off and flooding potential is at a minimum.**
YES

3) **Site is safe from natural and manmade disasters.**
YES

4) **Public or private roads are avoided as far as possible.**
NO
Fraser Road is roughly 45' away from well location.

5) **Roads, if any, within the well site are paved and properly ditched or drained to exclude surface run-off from the well.**
YES

6) **Contamination sources such as septic tanks, chemicals, underground storage tanks, surface water, and dry wells are absent from well site.**
YES

7) **If the well is existing or has already been drilled:**
a) **The surface seal is present and satisfactory.**
N/A

b) **The sanitary seal is satisfactory and properly installed.**
N/A

c) **Casing terminates at least 12" above floor,** (6" questionable).
N/A

d) **The air vent or access port is satisfactory and screened.**
N/A

e) **If well is in a pit, pit is constructed to prevent flooding.**
N/A

Drain:

f) **General housekeeping is satisfactory.**
N/A

Locked: **Drain:**

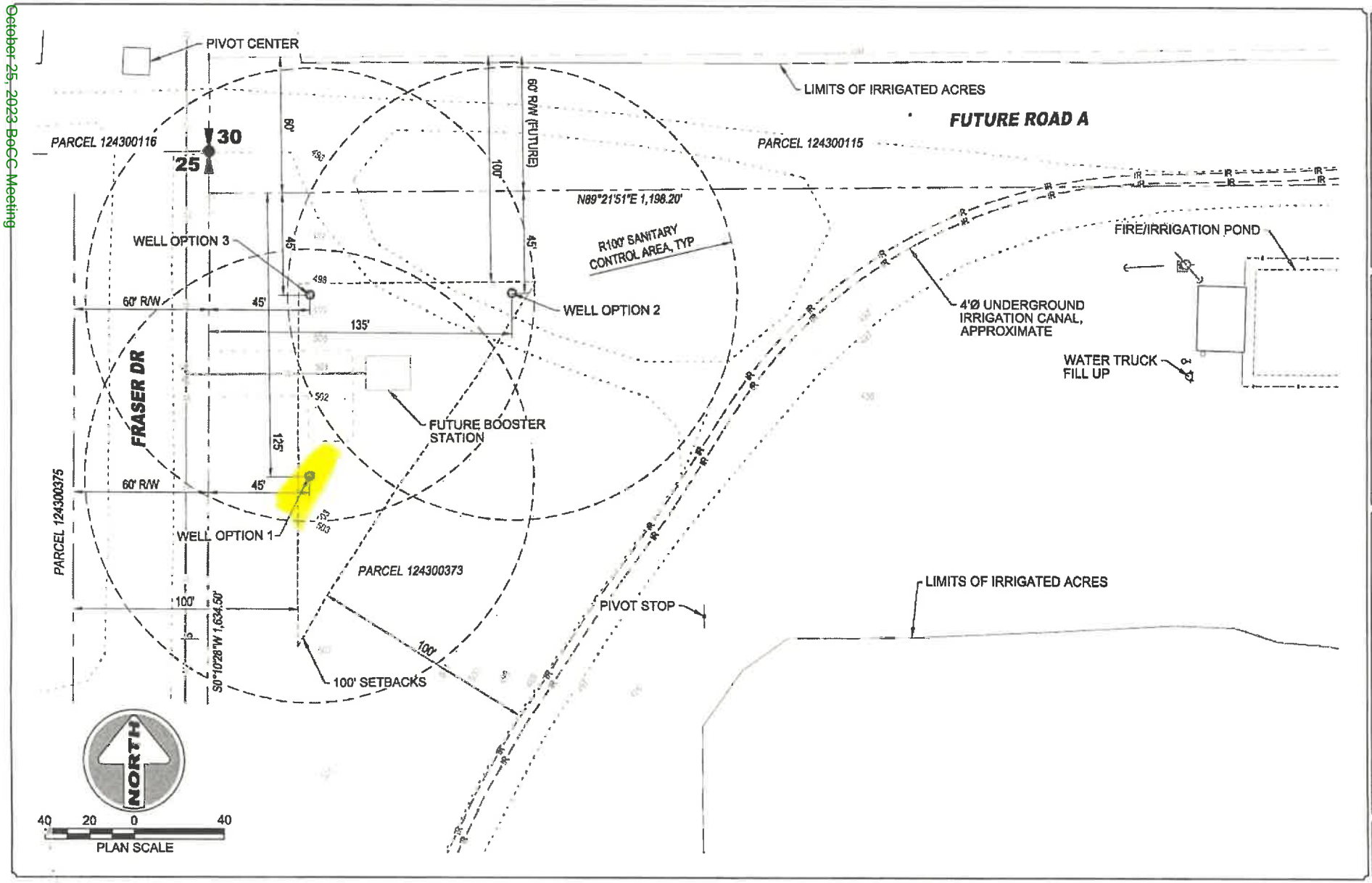
g) **The wellhead is accessible for maintenance.**
N/A

h) **Source meter is installed.**
N/A

8) **Well site is legally protected against contamination, (via title, protective covenants, restrictive covenants).**
NO

9) **In your opinion, overall, is the well and / or well site:**
- [x] **Satisfactory.**
- [ ] **Satisfactory, with correctable deficiencies.**
- [ ] **Not Satisfactory**
- [ ] **Requesting DOH to review site**

Comments:
-This is for one well site. They propose to do another well in the future, maybe even two more.
-There is a large 4 foot underground irrigation canal near these well sites, but maintaining a 100' setback.



PRELIMINARY COPY

HARMS ENGINEERING

RICHVIEW WATER SYSTEM PLAN
NEW WELL LOCATION MAP

RANDY MULLEN
RRMULLEN@AOL.COM

05-26-2023
Project Number
22-093.1
Sheet Number
EX-2

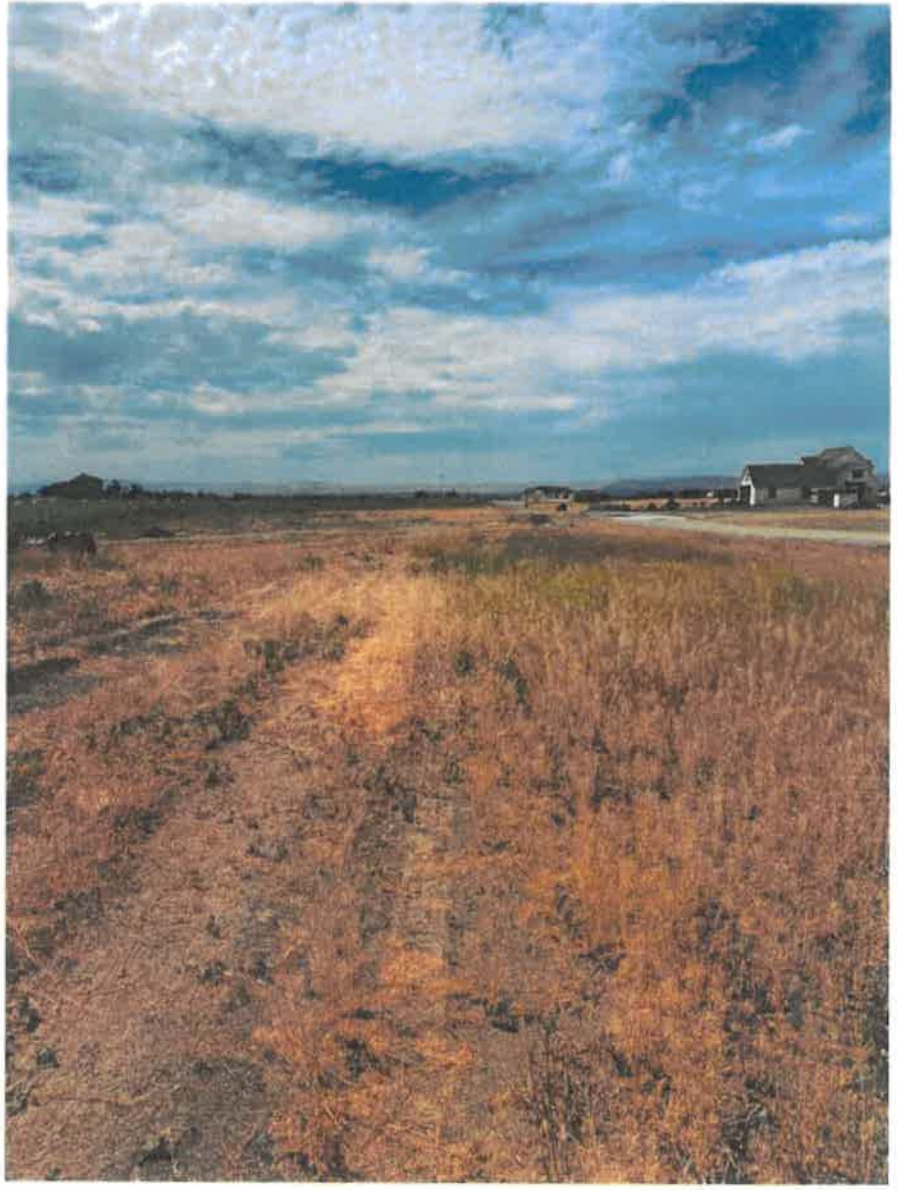
Richview Water System
Well Site Evaluation
June 7, 2023

By Deana Chiodo

Benton-Franklin Health District

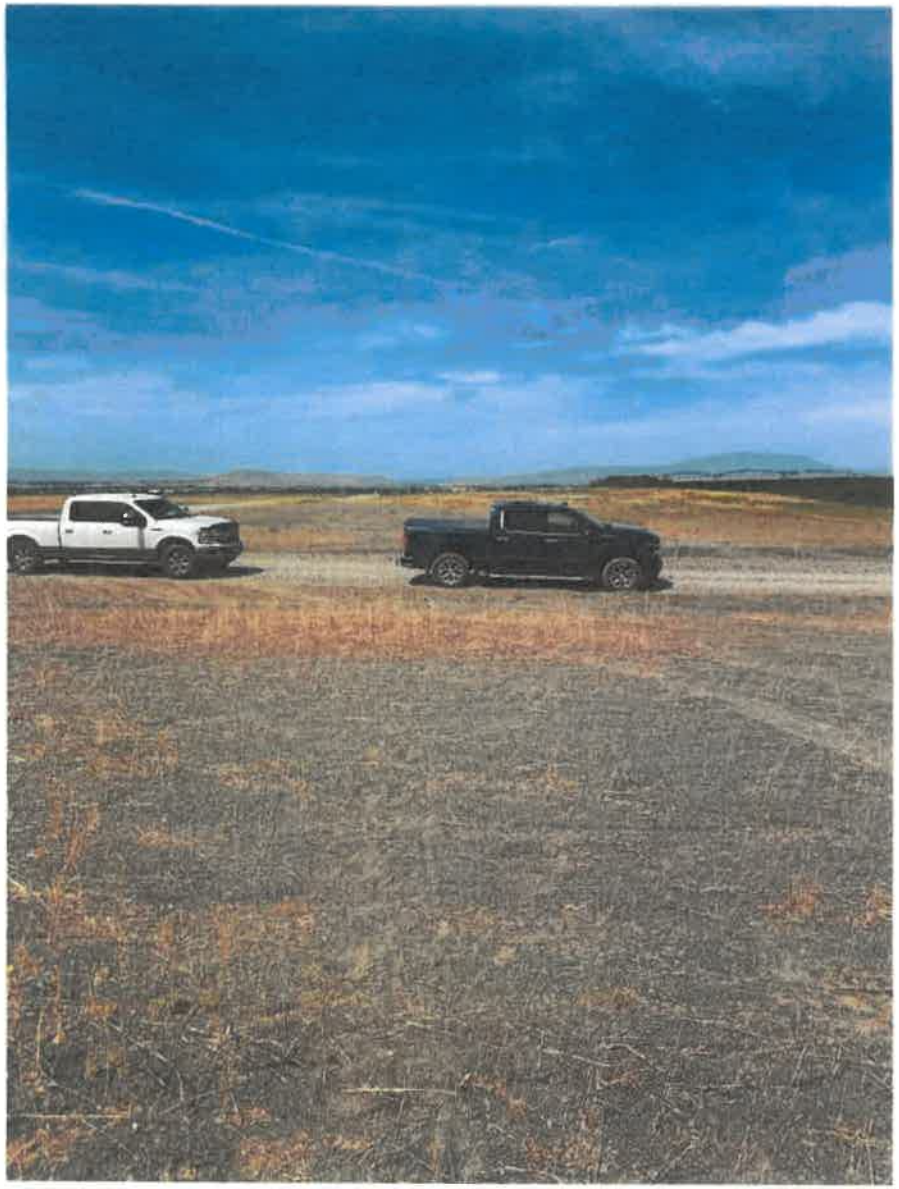
Looking North

Looking South

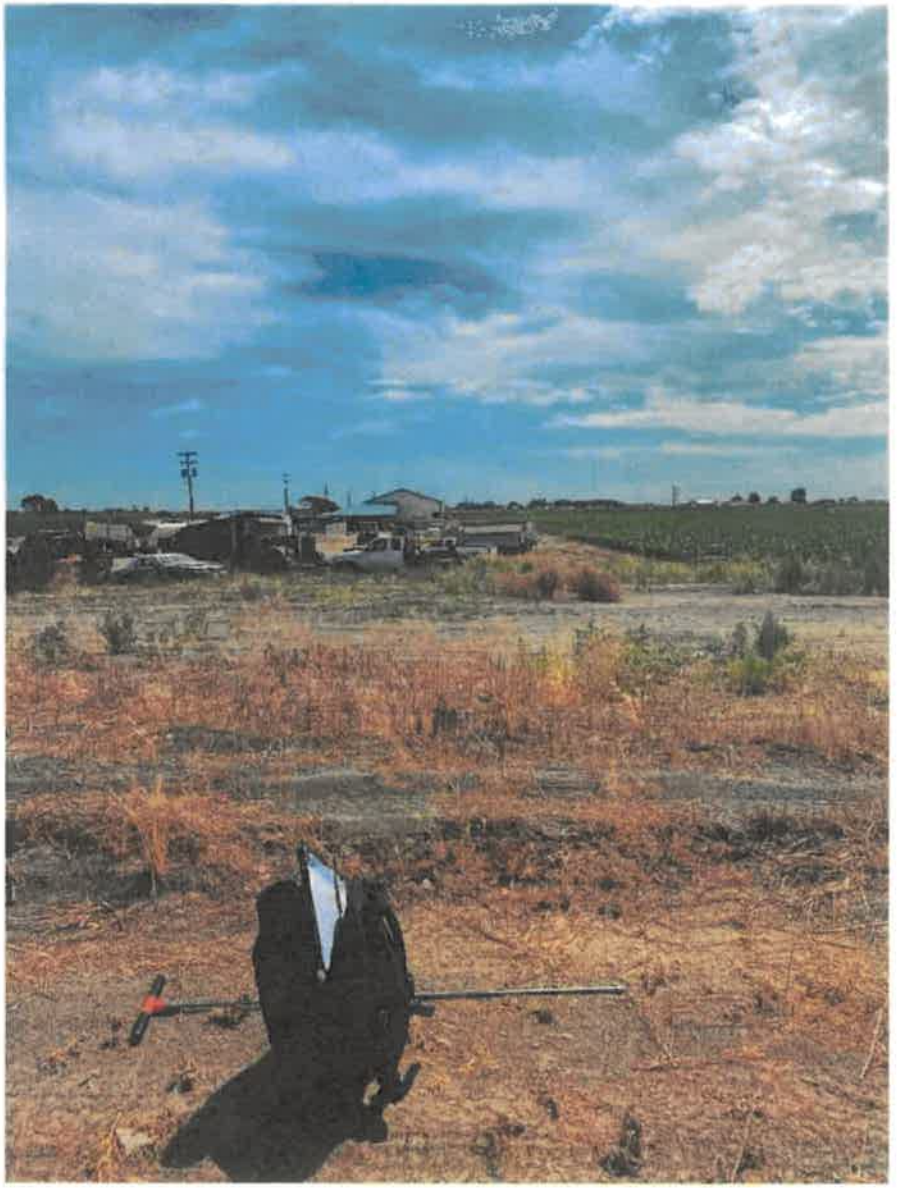


Richview Water System Well Site Evaluation, 6/7/2023, by
Deana Chiodo BFHD

Looking West (cars parked on Fraser Rd)



Looking East



Richview Water System Well Site Evaluation, 6/7/2023, by
Deana Chiodo BFHD

Agenda Item #2

APPLICATION, SEPA CHECKLIST

CUP 2023-03

Richview Water System

FRANKLIN COUNTY

PLANNING AND BUILDING DEPARTMENT

GENERAL LAND DEVELOPMENT APPLICATION

FOR STAFF USE ONLY:			
	FILE #: Total Fees: $ Receipt #: Date of Pre-App meeting: Date deemed complete:	Reviewed by: Hearing Date:	STAMP HERE Received June 30, 2023 Franklin County Planning Department

CHECK ALL THAT APPLY AND ATTACH THE SUPPLEMENTAL FORM(S):	
☐ Comprehensive Plan Amendment	☐ Boundary Line Adjustment
☒ Conditional Use Permit	☐ Shoreline Substantial Development
☐ Variance	☐ Shoreline Conditional Use Permit
☐ Rezone	☐ Shoreline Variance
☐ Non-Conforming Use Determination	☐ Shoreline Exemption
☐ Zoning Interpretation / Administrative Decision	☐ Shoreline Non-Conforming
☐ Short Plat	☒ SEPA Environmental Checklist
☐ Subdivision (Long Plat)	☐ Appeal *(File # of the item appealed* _____)
☐ Binding Site Plan	☐ Critical Areas Determination / Review / Reasonable Use Exemption
☐ Lot Segregation Request	☐ Temporary Use Permit
☐ Alteration / Vacation	☐ Home Occupation
☐ Planned Unit Development	☐ H2A Farm Worker Housing (zoning review)
☐ Other:	

☒ for contact person:	CONTACT INFORMATION	
☑	**Property Owner** Name: Mullen, Randy Ray Mailing Address: PO Box 3596 Phone: 509-531-7383	Email: rrmx3@aol.com
☐	**Applicant / Agent / Contractor (if different)** Company: Address: Phone:	Name: Email:
☑	**Surveyor / Engineer** Company: Harms Engineering, Inc. Address: 1632 W Sylvester St Phone: 509-547-2679	Name: Braden Anderson, PE Email: braden@harmsengineering.com

BRIEF DESCRIPTION OF PROJECT OR REQUEST:

Proposed water system site plan, including booster station and water storage tanks.

PROPERTY INFORMATION:

Parcel number(s) (9-digit tax number):

124300373

Legal Description of Property:

Portions of Lot 2 of Short Plat 96-07 and Farm Unit 47 Irr. Block 1

Site Address *(describe location if no address is assigned):*

1603 Richview Dr, Pasco, WA 99301

- **All appropriate fees must accompany this application. Fees are non-refundable and subject to change. Please contact the Planning Department for current fee totals.**
- **This application, including attachments, must be completed in its entirety for all items applicable to your project.**
- **Supplemental information is generally required for land use approvals. Ensure that all required information is submitted along with this application form.**
- **If the property is owned by a corporation or LLC please attach documentation showing that the person signing as the "owner" has the authority to sign on behalf of the corporation or LLC. If there are multiple owners, provide an attachment in the same format and with the same declarations.**

I, the undersigned, hereby authorize the filing of this application and certify under penalty of perjury that the information contained in this application is complete and correct to the best of my knowledge. Further, I hereby grant Franklin County staff or representatives to enter my property during the course of this review to inspect my property as needed.

I understand that any information submitted to the Franklin County Planning/Building Department is subject to public records disclosure laws for the State of Washington (RCW Chapter 42.17) and all other applicable laws that may require the release of the documents to the public.

☐ **This authorizes the designated Applicant's representative (if applicable) to act on behalf of the applicant for the processing of this request.**

DocuSigned by:
9940BE0090264C4...

06/28/2023

Owner Date

Applicant/Representative Date

Print Name: Randy Mullen

Print Name: Randy Mullen

Rev. Jan 2019

CONDITIONAL USE PERMIT INFORMATION

ZONING:
AP-20

PROJECT NAME:
Richview Water System

WHAT ARE YOU PROPOSING? *(ex: Accessory Dwelling Unit, Bed and Breakfast, Commercial Agriculture, Church, Dairy, Accessory Building deviating from standards, Wireless Communication Facility, etc.)*

Booster Station and Reservoirs for Group A Water System

LOT/PARCEL SIZE:
45 acres

SIZE OF THE AREA TO BE USED FOR THE PROPOSED USE OR BUILDING:
1/2 acre

PRESENT USE OF THE LAND AND STRUCTURES, IF ANY:

Lot is used for Agriculture. The project site is currently not used. Other uses of the lot include a laydown yard, fire pond, and an equipment storage structure.

DETAILED DESCRIPTION OF THE PROPOSED USE / DEVELOPMENT PROPOSAL (ATTACH ADDITIONAL SHEETS IF NEEDED):

A portion of the lot will be developed for the Richview Water System serving up to 600 residential connections in Franklin County. Site improvements will include two wells, a booster station with a backup generator, one or two water storage tanks (up to 35 ft tall), a security/screening fence, and gravel driveway and yard. The booster station will supply water to a proposed water main running parallel to Fraser Rd north and south of the site. See the attached preliminary WSP.

WILL THE PROJECT BE CONDUCTED ENTIRELY WITHIN A STRUCTURE? ☐ YES ■ NO

A. IF NO, DESCRIBE THE OUTDOOR ACTIVITIES (E.G., OUTDOOR EATING, PLAYGROUND, PARK):

All equipment and activities will be contained within buildings/structures except the backup power generator, which will have a separate enclosure outside of the building.

B. WHAT IS THE APPROXIMATE SQUARE FOOTAGE, OR SEATING CAPACITY OF YOUR OUTDOOR USE AREA(S)?

N/A

C. WHAT TYPE OF NOISES WILL THE OUTDOOR USE GENERATE (E.G. MUSIC, MACHINERY, VEHICLES)?

Noise from the booster station will be minimal outside of the building. The generator will produce combustion engine noise, but only during power emergencies.

PROPOSED HOURS OF OPERATION/DAYS OF THE WEEK (INDICATE MONTHS, IF SEASONAL):

The booster station will be in continuous operation to supply water for domestic use.

PROPOSED STRUCTURES AND USE (SIZE, HEIGHT, ETC.):

Booster Station: 300 sf, 15 ft tall
Water Storage Tanks: 30' diameter x 35' tall

HOW WILL THE PROPOSED DEVELOPMENT BE COMPATIBLE WITH THE USES PERMITTED IN THE SURROUNDING ZONE(S)?

The booster station will provide domestic water for up to five residential developments in the vicinity of the site.

DESCRIBE HOW THE SUBJECT PROPERTY IS PHYSICALLY SUITABLE FOR THE TYPE, DENSITY AND/OR INTENSITY OF THE USE BEING PROPOSED:

The site is centrally located with respect to the residential developments it will serve, but on a lot separate from any residential areas. The portion of the lot to be used by the water system is not currently used for other purposes, and will only have a minor impact on other uses of the site (a slight adjustment to the irrigation pivot to the south).

PROPOSED MEASURES TO ENSURE COMPATIBILITY WITH PERMITTED USES IN THE SURROUNDING ZONE (EXAMPLE: FENCES, LANDSCAPE BUFFERS, BERMS, ETC):

All structures and equipment on the site will be screened with a 6 ft fence, and measures will be taken to reduce noise as much as possible.

DESCRIBE ANY EXISTING ZONING ORDINANCE VIOLATION:

IRRIGATION SOURCE:

☐ NONE ■ PRIVATE ☐ SCBID ☐ FCID

DOMESTIC WATER SUPPLY:

☐ ON-SITE WELL ■ COMMUNITY WELL (Well ID # and location): Refer to attached exhibits for proposed well location
☐ OTHER (SPECIFY):

SEWAGE DISPOSAL:

☐ ON-SITE SEPTIC ■ OTHER (SPECIFY): Project will not generate sewage on site.

LIST UTILITY PROVIDERS:

Power – Big Bend Electric
Telephone – Lumen
Natural Gas – N/A
Cable / Broadband – Spectrum/Ziply
Sanitary waste disposal - N/A

I, the undersigned, hereby authorize the filing of this application and certify under penalty of perjury that the information contained in this application is complete and correct to the best of my knowledge. Further, I hereby grant Franklin County staff or representatives to enter my property during the course of this review to inspect my property as needed.

☐ **This authorizes the designated Applicant's representative (if applicable) to act on behalf of the applicant for the processing of this request.**

DocuSigned by:
9940BE0090264C4...

06/28/2023

Owner Date

Applicant/Representative Date

Print Name: Randy Mullen

Print Name: Randy Mullen

Rev. Jan 2019

From: NoReply@ecy.wa.gov
Sent: Monday, July 17, 2023 6:04 AM
To: Ryan Nelson
Subject: [EXTERNAL] SEPA record published

The SEPA admin reviewed and published SEPA record number 202303412, "Richview Water System".
Lead Agency File Number: CUP 2023-03.
It will now be available to the public.

From: Melanie Kincheloe
Email: separegister@ecy.wa.gov
Phone number: (509) 703-0426

SEPA environmental checklist

Purpose of checklist:

Governmental agencies use this checklist to help determine whether the environmental impacts of your proposal are significant. This information is also helpful to determine if available avoidance, minimization or compensatory mitigation measures will address the probable significant impacts or if an environmental impact statement will be prepared to further analyze the proposal.

Instructions for applicants:

This environmental checklist asks you to describe some basic information about your proposal. Please answer each question accurately and carefully, to the best of your knowledge. You may need to consult with an agency specialist or private consultant for some questions. You may use "not applicable" or "does not apply" only when you can explain why it does not apply and not when the answer is unknown. You may also attach or incorporate by reference additional studies reports. Complete and accurate answers to these questions often avoid delays with the SEPA process as well as later in the decision-making process.

The checklist questions apply to all parts of your proposal, even if you plan to do them over a period of time or on different parcels of land. Attach any additional information that will help describe your proposal or its environmental effects. The agency to which you submit this checklist may ask you to explain your answers or provide additional information reasonably related to determining if there may be significant adverse impact.

Instructions for Lead Agencies:

Please adjust the format of this template as needed. Additional information may be necessary to evaluate the existing environment, all interrelated aspects of the proposal and an analysis of adverse impacts. The checklist is considered the first but not necessarily the only source of information needed to make an adequate threshold determination. Once a threshold determination is made, the lead agency is responsible for the completeness and accuracy of the checklist and other supporting documents.

Use of checklist for nonproject proposals:

For nonproject proposals (such as ordinances, regulations, plans and programs), complete the applicable parts of sections A and B plus the supplemental sheet for nonproject actions (part D). Please completely answer all questions that apply and note that the words "project," "applicant," and "property or site" should be read as "proposal," "proponent," and "affected geographic area," respectively. The lead agency may exclude (for non-projects) questions in Part B - Environmental Elements –that do not contribute meaningfully to the analysis of the proposal.

A. Background [help]

1. Name of proposed project, if applicable: Richview Water System Plan

2. Name of applicant: Richview Water Company, Randy Mullen

3. Address and phone number of applicant and contact person: PO Box 3596, Pasco, WA 99302, Ph: 509-374-4200

4. Date checklist prepared: June 28, 2023

5. Agency requesting checklist: Richview Water System, for Washington Dept of Health

6. Proposed timing or schedule (including phasing, if applicable): Summer/Fall 2023

7. Do you have any plans for future additions, expansion, or further activity related to or connected with this proposal? If yes, explain.
   No.
8. List any environmental information you know about that has been prepared, or will be prepared, directly related to this proposal.
   Well Site Inspection
9. Do you know whether applications are pending for governmental approvals of other proposals directly affecting the property covered by your proposal? If yes, explain.
   Franklin County Conditional Use Permit for water storage tanks.
10. List any government approvals or permits that will be needed for your proposal, if known.
    Washington DOH Construction Plan Approval, Franklin County Building Permit

FCP (7/10/2023): Approval of Conditional Use Permit from the Board of County Commissioners is needed.

11. Give brief, complete description of your proposal, including the proposed uses and the size of the project and site. There are several questions later in this checklist that ask you to describe certain aspects of your proposal. You do not need to repeat those answers on this page. (Lead agencies may modify this form to include additional specific information on project description.)
    Water System Plan for a new water system located in Franklin County, WA, to consist of two groundwater wells, up to two water storage tanks, and a booster station with backup power generator. The water system will supply water for five proposed residential developments.
12. Location of the proposal. Give sufficient information for a person to understand the precise location of your proposed project, including a street address, if any, and section, township, and range, if known. If a proposal would occur over a range of area, provide the range or boundaries of the site(s). Provide a legal description, site plan, vicinity map, and topographic map, if reasonably available. While you should submit any plans required by the agency, you are not required to duplicate maps or detailed plans submitted with any permit applications related to this checklist.
    Parcel 124300373, 1603 Richview Dr, Pasco, Franklin County, WA 99301, at the north end of Fraser Rd, T10N R29E S30

FCP (7/10/2023): East of Fraser Road and West of Richview Drive. Project location is in the Northwest corner of the listed parcel.

B. Environmental Elements [help]

1. *Earth* [help]

a. General description of the site:

(circle one): **Flat**, rolling, hilly, steep slopes, mountainous, other _____

b. What is the steepest slope on the site (approximate percent slope)?
5%

c. What general types of soils are found on the site (for example, clay, sand, gravel, peat, muck)? If you know the classification of agricultural soils, specify them and note any agricultural land of long-term commercial significance and whether the proposal results in removing any of these soils.
Loamy coarse sand (Winchester and Chedehap), mostly not prime farmland, not currently used for agriculture.

FCP (7/10/2023): Soil type is Sagehill-Quincy-Neppel, according to internal GIS mapping software.

d. Are there surface indications or history of unstable soils in the immediate vicinity? If so, describe.
No.

e. Describe the purpose, type, total area, and approximate quantities and total affected area of any filling, excavation, and grading proposed. Indicate source of fill.
Approximately 0.5 acres of grading for site. Site will be balanced so no fill is required.

f. Could erosion occur as a result of clearing, construction, or use? If so, generally describe.
Yes, erosion of disturbed ground due to rain or wind during construction could occur.

g. About what percent of the site will be covered with impervious surfaces after project construction (for example, asphalt or buildings)?
20%

h. Proposed measures to reduce or control erosion, or other impacts to the earth, if any:
Construction BMP's for dust mitigation and construction stormwater will be followed.

2. Air [help]

a. What types of emissions to the air would result from the proposal during construction, operation, and maintenance when the project is completed? If any, generally describe and give approximate quantities if known.
Dust and exhaust from construction activities during construction, with minimal emissions after project is completed.

b. Are there any off-site sources of emissions or odor that may affect your proposal? If so, generally describe.
No.

c. Proposed measures to reduce or control emissions or other impacts to air, if any:
None.

3. Water [help]

a. Surface Water: [help]

1) Is there any surface water body on or in the immediate vicinity of the site (including year-round and seasonal streams, saltwater, lakes, ponds, wetlands)? If yes, describe type and provide names. If appropriate, state what stream or river it flows into.
No.

2) Will the project require any work over, in, or adjacent to (within 200 feet) the described waters? If yes, please describe and attach available plans.
No.

3) Estimate the amount of fill and dredge material that would be placed in or removed from surface water or wetlands and indicate the area of the site that would be affected. Indicate the source of fill material.

None.

4) Will the proposal require surface water withdrawals or diversions? Give general description, purpose, and approximate quantities if known.

No.

5) Does the proposal lie within a 100-year floodplain? If so, note location on the site plan.

No.

6) Does the proposal involve any discharges of waste materials to surface waters? If so, describe the type of waste and anticipated volume of discharge.

No.

b. Ground Water: [help]

1) Will groundwater be withdrawn from a well for drinking water or other purposes? If so, give a general description of the well, proposed uses and approximate quantities withdrawn from the well. Will water be discharged to groundwater? Give general description, purpose, and approximate quantities if known.

Yes, two new wells will be constructed by the water system for domestic water usage, approximate daily average withdrawal of 120,000 gallons at full buildout. Water will be discharged to groundwater through residential septic systems.

2) Describe waste material that will be discharged into the ground from septic tanks or other sources, if any (for example: Domestic sewage; industrial, containing the following chemicals. . . ; agricultural; etc.). Describe the general size of the system, the number of such systems, the number of houses to be served (if applicable), or the number of animals or humans the system(s) are expected to serve.

No waste materials will be discharged to ground by the project, but water supplied by the system will be discharged to ground (domestic sewage), approximately 96,000 gallons per day for up to 600 residences.

c. Water runoff (including stormwater):

1) Describe the source of runoff (including storm water) and method of collection and disposal, if any (include quantities, if known). Where will this water flow? Will this water flow into other waters? If so, describe.

Stormwater from non-polluting roof runoff will be disposed of onsite.

2) Could waste materials enter ground or surface waters? If so, generally describe.

No. **FCP (7/10/2023)**: None known.

3) Does the proposal alter or otherwise affect drainage patterns in the vicinity of the site? If so, describe.

Site will be designed to contain stormwater runoff on site.

d. Proposed measures to reduce or control surface, ground, and runoff water, and drainage pattern impacts, if any:

None.

4. Plants [help]

a. Check the types of vegetation found on the site:

_____deciduous tree: alder, maple, aspen, other
_____evergreen tree: fir, cedar, pine, other
_____shrubs
__X__grass
_____pasture
_____crop or grain
_____ Orchards, vineyards or other permanent crops.
_____ wet soil plants: cattail, buttercup, bullrush, skunk cabbage, other
_____water plants: water lily, eelgrass, milfoil, other
_____other types of vegetation

b. What kind and amount of vegetation will be removed or altered?
Some clearing and grubbing of site grasses/weeds will occur.

c. List threatened and endangered species known to be on or near the site.
None known.

d. Proposed landscaping, use of native plants, or other measures to preserve or enhance vegetation on the site, if any:
None.

e. List all noxious weeds and invasive species known to be on or near the site.
None known.

5. Animals [help]

a. List any birds and other animals which have been observed on or near the site or are known to be on or near the site.

Examples include:

birds: **hawk**, heron, eagle, **songbirds**, other:
mammals: deer, bear, elk, beaver, other:
fish: bass, salmon, trout, herring, shellfish, other _____

b. List any threatened and endangered species known to be on or near the site.
None known.

c. Is the site part of a migration route? If so, explain.
Yes, the Pacific Flyway

d. Proposed measures to preserve or enhance wildlife, if any:
None.

e. List any invasive animal species known to be on or near the site.

None known.

6. *Energy and Natural Resources* [help]

a. What kinds of energy (electric, natural gas, oil, wood stove, solar) will be used to meet the completed project's energy needs? Describe whether it will be used for heating, manufacturing, etc.

Electric energy will be used to power pumps and building electrical equipment, including heating/cooling. A gas or diesel generator will also be on site to provide backup power in case of emergency.

b. Would your project affect the potential use of solar energy by adjacent properties? If so, generally describe.

No.

c. What kinds of energy conservation features are included in the plans of this proposal? List other proposed measures to reduce or control energy impacts, if any:

Booster station pumps will be controlled with VFD's to run more efficiently based on varying system demands. **FCP (7/10/2023)**: According to the file "Water System Plan," a "VFD" is a Variable Frequency Drive.

7. *Environmental Health* [help]

a. Are there any environmental health hazards, including exposure to toxic chemicals, risk of fire and explosion, spill, or hazardous waste, that could occur as a result of this proposal? If so, describe.

Risks of fire and exposure to minor household chemicals will exist.

1) Describe any known or possible contamination at the site from present or past uses.

None known.

2) Describe existing hazardous chemicals/conditions that might affect project development and design. This includes underground hazardous liquid and gas transmission pipelines located within the project area and in the vicinity.

None. **FCP (7/10/2023)**: None known.

3) Describe any toxic or hazardous chemicals that might be stored, used, or produced during the project's development or construction, or at any time during the operating life of the project.

Fuels for construction and backup generator will be present on site. Minor household chemicals will be stored on site for regular operation and maintenance purposes.

4) Describe special emergency services that might be required.

Typical residential emergency services (fire, ambulance, police) could be required.

5) Proposed measures to reduce or control environmental health hazards, if any:

None.

b. Noise

1) What types of noise exist in the area which may affect your project (for example: traffic, equipment, operation, other)?

Noises typical of residential and agricultural land use will not affect the project.

2) What types and levels of noise would be created by or associated with the project on a short-term or a long-term basis (for example: traffic, construction, operation, other)? Indicate what hours noise would come from the site.

Noises typical of construction prior to project completion (daytime). Pumping equipment noises during operation of water system (primarily morning and evening).

3) Proposed measures to reduce or control noise impacts, if any:

Pump equipment will be housed indoors, mitigating noise leaving site. Backup generator will operate only in emergencies.

8. Land and Shoreline Use [help]

a. What is the current use of the site and adjacent properties? Will the proposal affect current land uses on nearby or adjacent properties? If so, describe.

Site is currently used to stage agricultural equipment. Adjacent properties are used for residential and agricultural purposes, which will not be affected by this project. This project will facilitate the development of some agricultural land to residential land in the vicinity of the site.

b. Has the project site been used as working farmlands or working forest lands? If so, describe. How much agricultural or forest land of long-term commercial significance will be converted to other uses as a result of the proposal, if any? If resource lands have not been designated, how many acres in farmland or forest land tax status will be converted to nonfarm or nonforest use?

The site itself is not used for farmland, only for staging farming equipment which can be relocated.

1) Will the proposal affect or be affected by surrounding working farm or forest land normal business operations, such as oversize equipment access, the application of pesticides, tilling, and harvesting? If so, how:

No. Farmland operators will be required to preserve the sanitary control area and follow the wellhead protection program of the new wells to prevent the water system from being affected by farming activities.

c. Describe any structures on the site.

None.

d. Will any structures be demolished? If so, what?

No.

e. What is the current zoning classification of the site?

AP-20 (Agricultural Production 20 acre)

f. What is the current comprehensive plan designation of the site?

Agricultural

g. If applicable, what is the current shoreline master program designation of the site?
Not applicable.

h. Has any part of the site been classified as a critical area by the city or county? If so, specify.
No.

i. Approximately how many people would reside or work in the completed project?
None.

j. Approximately how many people would the completed project displace?
None.

k. Proposed measures to avoid or reduce displacement impacts, if any:
None.

l. Proposed measures to ensure the proposal is compatible with existing and projected land uses and plans, if any:
A local government consistency form will be submitted for the project to Franklin County

m. Proposed measures to reduce or control impacts to agricultural and forest lands of long-term commercial significance, if any:
None.

9. Housing [help]

a. Approximately how many units would be provided, if any? Indicate whether high, middle, or low-income housing.
None.

b. Approximately how many units, if any, would be eliminated? Indicate whether high, middle, or low-income housing.
None.

c. Proposed measures to reduce or control housing impacts, if any:
None.

10. Aesthetics [help]

a. What is the tallest height of any proposed structure(s), not including antennas; what is the principal exterior building material(s) proposed?
35 ft (concrete or steel storage tanks)

b. What views in the immediate vicinity would be altered or obstructed?
None.

b. Proposed measures to reduce or control aesthetic impacts, if any:
None.

11. Light and Glare [help]

a. What type of light or glare will the proposal produce? What time of day would it mainly occur?
Exterior building lighting at night.

b. Could light or glare from the finished project be a safety hazard or interfere with views?
No.

c. What existing off-site sources of light or glare may affect your proposal?
None.

d. Proposed measures to reduce or control light and glare impacts, if any:
Exterior lights will be shielded to prevent glare off site.

12. Recreation [help]

a. What designated and informal recreational opportunities are in the immediate vicinity?
None.

b. Would the proposed project displace any existing recreational uses? If so, describe.
None.

c. Proposed measures to reduce or control impacts on recreation, including recreation opportunities to be provided by the project or applicant, if any:
None.

13. Historic and cultural preservation [help]

a. Are there any buildings, structures, or sites, located on or near the site that are over 45 years old listed in or eligible for listing in national, state, or local preservation registers? If so, specifically describe.
No.

b. Are there any landmarks, features, or other evidence of Indian or historic use or occupation? This may include human burials or old cemeteries. Are there any material evidence, artifacts, or areas of cultural importance on or near the site? Please list any professional studies conducted at the site to identify such resources.
None known. **FCP (7/10/2023)**: After consulting with the Washington Information System for Architectural and Archaeological Records Data (WISAARD), there is one (1) inventory point of "No determination" (Property ID: 680674), near project site.

c. Describe the methods used to assess the potential impacts to cultural and historic resources on or near the project site. Examples include consultation with tribes and the department of archeology and historic preservation, archaeological surveys, historic maps, GIS data, etc.
None. **FCP (7/10/2023)**: According to the WISAARD Predictive Model, there is a "Very High Risk" of cultural and historic resources on or near the project site and coverage area of the proposed project.

d. Proposed measures to avoid, minimize, or compensate for loss, changes to, and disturbance to resources. Please include plans for the above and any permits that may be required.

An inadvertent discovery plan will be put in place to halt construction and notify interested parties if historic or cultural resources are encountered.

FCP (7/10/2023): According to WISAARD, the Yakama Nation, the Nez Perce, the Confederated Tribes of the Colville Reservation, and the Confederated Tribes of the Umatilla Indian Reservation shall be contacted.

14. Transportation [help]

a. Identify public streets and highways serving the site or affected geographic area and describe proposed access to the existing street system. Show on site plans, if any.

Property will be served by Fraser Rd

b. Is the site or affected geographic area currently served by public transit? If so, generally describe. If not, what is the approximate distance to the nearest transit stop?

No, nearest transit stop is 5 miles away.

FCP (7/10/2023): According to Ben Franklin Transit's System Map, the nearest stop is on Sandifur Parkway and is served by Routes 67 and 225.

c. How many additional parking spaces would the completed project or non-project proposal have? How many would the project or proposal eliminate?

None.

d. Will the proposal require any new or improvements to existing roads, streets, pedestrian, bicycle or state transportation facilities, not including driveways? If so, generally describe (indicate whether public or private).

Fraser road will be extended if not already extended as part of other development in the area.

e. Will the project or proposal use (or occur in the immediate vicinity of) water, rail, or air transportation? If so, generally describe.

No.

f. How many vehicular trips per day would be generated by the completed project or proposal? If known, indicate when peak volumes would occur and what percentage of the volume would be trucks (such as commercial and nonpassenger vehicles). What data or transportation models were used to make these estimates?

Less than 1 trip per day after completion.

g. Will the proposal interfere with, affect or be affected by the movement of agricultural and forest products on roads or streets in the area? If so, generally describe.

No.

h. Proposed measures to reduce or control transportation impacts, if any:

None.

15. Public Services [help]

a. Would the project result in an increased need for public services (for example: fire protection, police protection, public transit, health care, schools, other)? If so, generally describe.

Yes, fire, police, and emergency services may be required by the project during emergencies.

b. Proposed measures to reduce or control direct impacts on public services, if any.

None.

16. Utilities [help]

a. Circle utilities currently available at the site:
electricity, natural gas, water, refuse service, telephone, sanitary sewer, septic system, other _____

b. Describe the utilities that are proposed for the project, the utility providing the service, and the general construction activities on the site or in the immediate vicinity which might be needed.

Water system will become a water purveyor, and will require electricity and potentially communication utilities.

C. Signature [help]

The above answers are true and complete to the best of my knowledge. I understand that the lead agency is relying on them to make its decision.

Signature: DocuSigned by: _____

Name of signee Randy Murren

Position and Agency/Organization _____

Date Submitted: 06/28/2023

D. Supplemental sheet for nonproject actions [help]

(**IT IS NOT NECESSARY** to use this sheet for project actions)

Because these questions are very general, it may be helpful to read them in conjunction with the list of the elements of the environment.

When answering these questions, be aware of the extent the proposal, or the types of activities likely to result from the proposal, would affect the item at a greater intensity or at a faster rate than if the proposal were not implemented. Respond briefly and in general terms.

1. How would the proposal be likely to increase discharge to water; emissions to air; production, storage, or release of toxic or hazardous substances; or production of noise?

Proposed measures to avoid or reduce such increases are:

2. How would the proposal be likely to affect plants, animals, fish, or marine life?

Proposed measures to protect or conserve plants, animals, fish, or marine life are:

3. How would the proposal be likely to deplete energy or natural resources?

Proposed measures to protect or conserve energy and natural resources are:

4. How would the proposal be likely to use or affect environmentally sensitive areas or areas designated (or eligible or under study) for governmental protection; such as parks, wilderness, wild and scenic rivers, threatened or endangered species habitat, historic or cultural sites, wetlands, floodplains, or prime farmlands?

Proposed measures to protect such resources or to avoid or reduce impacts are:

5. How would the proposal be likely to affect land and shoreline use, including whether it would allow or encourage land or shoreline uses incompatible with existing plans?

Proposed measures to avoid or reduce shoreline and land use impacts are:

6. How would the proposal be likely to increase demands on transportation or public services and utilities?

Proposed measures to reduce or respond to such demand(s) are:

7. Identify, if possible, whether the proposal may conflict with local, state, or federal laws or requirements for the protection of the environment.

HARMS ENGINEERING, INC.

Water System Plan

Richview Water System

Franklin County, Washington

Prepared for:

Richview Water Company
Randy Mullen
PO box 3596
Pasco, WA 99302

Project Location:

1603 Richview Dr
Pasco, WA 99301

Prepared By:

Braden Anderson, PE
Harms Engineering, Inc.

Project #22-093.1

June 2023

Table of Contents

Chapter 1: Water System Description

1.1 Ownership and Management

The Richview Water System is a proposed Group A water system that will be owned and operated by the Richview Water Company, a private corporation of Randy Mullen. The Richview Water Company will be responsible for constructing the water system and putting it into operation, and plans to contract with a Certified Operator and Satellite Management Agency (SMA) to assist the operation of the system. The system will likely serve more than 100 connections within the current planning approval period and would require regulation under the Washington UTC.

Name of Utility:	Richview Water System
Mailing Address:	PO Box 3596, Pasco, WA 99302-3596
Phone:	509-374-4200
Type of Ownership:	Private
Ownership Entity:	Richview Water Company
Contact Person:	Randy Mullen
Certified Water Operator:	To Be Determined
Cross Connection Specialist:	To Be Determined
Satellite Management Agency (SMA):	To Be Determined
Consulting Engineer:	Braden Anderson, PE Harms Engineering, Inc. 1632 W Sylvester St, Pasco, WA 99301

Below are the Satellite Management Agencies available in Franklin County:

Franklin County

Name	SMA #	Contact	Phone	Email	Services Offered
Columbia Water Services	157	Judi Ellis	509-766-4221	waterlady@gcpower.net	Own and Manage
Evergreen Valley Utilities	149	Mark Nelson	509-674-9642	mark@evergreenvalleyutilities.com	Own and Manage
Northwest Water Systems	119	Kevin Odegard	360-876-0958	kevin@nwwatersystems.com	Manage Only
Valley Water Services	155	Bennet Osborne	509-575-3999	vws155@gmail.com	Manage Only

1.2 System History and Background

Richview Water System is proposed as a new water system to provide domestic water to the Mullen residential development and four other future developments in the same vicinity in an area north of Pasco (designated Underwood, Diamondback, Eickmeyer, and Big Sky Developers). An exhibit showing the locations, parcel numbers, sizes, estimated ERU's, and approximate elevations of each development are shown in the Service Area Map at the end of the chapter. All consist of farmland being developed for residential use and are zoned either RC-1 (Rural Community 1 acre) or AP-20 (Ag. Production 20 acre).

The well, reservoir, and booster station for the system will be located on Parcel 124300373. The developments within the service area are not contiguous and will require easements along property lines or county roads for transmission lines from the booster station. The topography of the area is generally flat, except where the ground slopes down to the Columbia River. It is anticipated that most of the connections would be within the same pressure zone. The system will provide domestic water and fire flow to the residential developments, with irrigation water to be provided separately. Mullen's development will be served by the River Ranch Water Company, which may also be able to accommodate other developments as well.

The nearest water systems are the Pasco Heights Domestic Water Association to the east, whose service area borders the eastern boundaries of the Mullen, Diamondback, and Underwood

developments, and the Pasco Water Dept to the south, whose Urban Growth Boundary (UGA), borders the boundaries of Big Sky Developers. The water system site is approximately 1.2 miles north of the UGA boundary.

1.3 Related Plans

Franklin County Comprehensive Plan: All properties within the service area of the water system are within Franklin County, and each proposed development is in various stages of planning and coordination with the County to comply with the land use and zoning regulations of the county comprehensive plan. The water system itself will need to comply with County regulations regarding permitting, water service, fire flow, and any other aspects of the design within their jurisdiction. Refer the Franklin County Zoning Map in Appendix A.

City of Pasco Comprehensive Plan: No properties within the service area are located within the Pasco UGA. Big Sky Developers to the south does border the recent expansion of the UGA. Refer to updated Pasco Map in Appendix A.

Pasco Heights Domestic Water Association: Pasco Heights is a 45-connection water system located to the east of Richview water system. Its service area is shown on the Source Water Assessment Program (SWAP) Map of the area, included in Appendix A along with well logs for the system.

1.4 Service Area and Land Uses

The Service Area Map of Richview water system can be found at the end of the chapter. The proposed service area shown is the retail service area of the system. No additional areas are being considered for future service at this time.

Land uses within the service area are related to either existing agriculture or residential developments. Existing agricultural uses are not part of the water system plan. No other land uses are proposed at this time. Refer to Appendix A for related plan maps.

1.5 System Policies

No system policies have yet been adopted for the new water system. Once the administration and management of the system is established, the system will adopt policies that are consistent with federal, state, and local regulations, DOH guidelines, and the Municipal Water Law. Below is an outline of some basic policy areas that will be considered by the System:

Design and Performance Standards: The System will set minimum standards for water quantity, quality, and level of service to all users. Standards will include protections for the source of supply, minimum requirements for flow and pressure throughout the system, adequate storage for standby and fire flow as required, minimum specifications for system components, and any other standards necessary for proper operation and maintenance of the system.

Developer Extension Requirements: The System will develop a procedure for reviewing water service requests from applicants and establish applicant and System responsibilities for expanding the system to meet requests in accordance with the Duty to Serve statement. In general, developer's seeking connection to the system will be responsible for the design and construction costs of the expansion, and the System will require improvements to be designed and reviewed by a professional engineer.

Facility and Connection Charges: Water fees will be set by the System to ensure the system operated and maintained properly, and able to fund capital replacement projects in the future. The System will also set connection fees and procedures for new developments connecting to the system to ensure all new connections meet the design standards and are incorporated into the asset management system.

Water Meter Specifications and Material Charges: The System will develop water meter specifications for new connections and determine whether to supply water meters and what the material costs will be.

Cross-connection control devices: The System will develop backflow prevention device specifications in accordance with the cross-connection control plan, including inspection and testing requirements.

Emergency Response: The System will develop administrative procedures for responding to emergencies according to the Emergency Response Plan.

It will be the responsibility of the System administration to develop a procedure for reviewing and adopting new policies as they become necessary. Some system policies will be based on information contained within this Water System Plan (WSP).

1.6 Duty to Serve Statement

A Duty to Serve Statement for the water system is included at the end of the chapter.

1.7 Local Government Consistency Determination Forms

. A conditional use permit (CUP) has been submitted to Franklin County as part of their local government consistency review of the system. Once the CUP is approved, the County will provide documentation of any additional requirements of the system to ensure the system will be consistent with the comprehensive plan and development regulations.

Richview Water System
Conditions of Service and Duty to Provide Service Policy

Richview Water System will provide service within its retail service area if:

- The System has sufficient capacity to serve water in a safe and reliable manner;
- The service request is consistent with adopted local plans and development regulations;
- The System has sufficient water rights to provide service; and
- Service can be provided in a timely and reasonable manner.

Conditions that a property must meet to receive water service includes:

- The property must be located within the future service area of the water system.
- The applicant who needs an extension of the water distribution system must provide proposed construction plans prepared by a licensed civil engineer that meets Department of Health requirements and the minimum design and the most recent construction standards of the Washington State Department of Transportation *Standard Specifications for Road, Bridge and Municipal Construction*.
- The applicant must install the extension at the applicant's expense in conformance with plans approved by the System and all required State laws and regulations.
- The applicant must pay water service connections fees and charges established by the System.

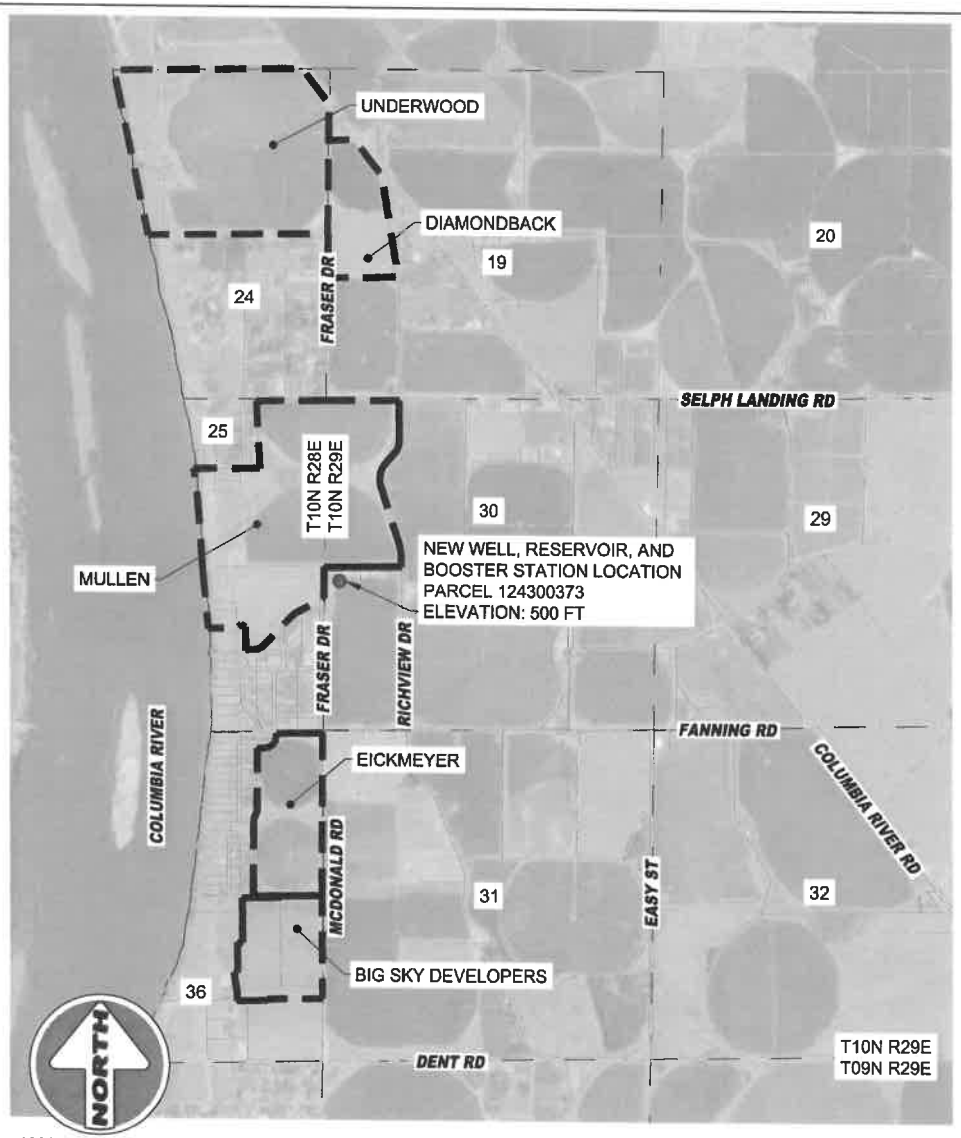
Process and Procedures:

Requests for new service connections must be submitted to the System. Within 30 days of receipt of the request, the System will review the request for new service to determine whether or not the location of the proposed use is within the retail service area, the System has sufficient capacity to serve the proposed user, the service request is consistent with adopted local plans and development regulations, and the System has sufficient water rights to provide the service. If the request meets the conditions, the applicant will be requested to submit plans for the proposed service (plans for distribution line extensions must be prepared by a licensed civil engineer).

Once the plans are submitted the System will take up to 30 days to review the plans to determine the conformance of the proposed work with the Water System Plan and any other applicable requirements.

The applicant for a new water connection will be required to submit a construction schedule which will be reviewed and approved or revised by the System. If the project is unable to be completed within the time frame approved by the System, the applicant must submit a revised schedule for review and approval or revision by the System.

Disputes over the denial of water service or conditions on providing service may be appealed to the System by the applicant by filing a written request for review within 30 days of the System decision. Within 30 days of the request for a review, the System will meet with the applicant to make a determination on the dispute.



2000 1000 0 2000

PLAN SCALE

RICHVIEW SERVICE AREA MAP

SCALE: 1"=2000'

Service Area Development Information

Development	Gross Area (acres)	Parcel List	Lot Sizes	Density (lots/acre)	Lot Count /ERU Estimate	Elevation Range (ft)
Mullen	136	124300375,6,9 124300115,6,7,8 124300478,9	½ - 1 acre	1.2	163	485-500
Underwood	191	126210021,2,8 126210055	½ - 1 acre	1.2	229	430-500
Diamondback	42	124190232	½ - 1 acre	1.2	50	490-505
Eickmeyer	63	126230066	½ - 1 acre	1.2	75	465-490
Big Sky Developers	50	126150016 126230062	½ - 1 acre	1.2	60	460-480
Total	**482**				**577**	

RICHVIEW WATER SYSTEM PLAN
SERVICE AREA MAP
RANDY MULLEN
KRMX, LLC

PRELIMINARY COPY

HARMS ENGINEERING

06-26-2023
Project Number
22-093.1
Sheet Number
1

Chapter 2: Basic Planning Data

2.1 Existing and Proposed Population

The service area is composed of existing farmland to be developed for residential housing. Currently there are two residences within the service area, but no usage data is available. Any existing water facilities will be abandoned.

The proposed population served by the system is long-term residential; there are currently no plans for non-residential connections. Each development consists of lots for single family residences, corresponding to one ERU/lot. The proposed number of lots for each development is based on gross area and lot density estimates. A summary of the proposed number of lots potentially served by the water system is given in the table below:

Development	Gross Area (acres)	Lot Sizes	Density (lots/acre)	Lot Count/ ERU Estimate
Mullen	136	½ - 1 acre	1.2	163
Underwood	191	½ - 1 acre	1.2	229
Diamondback	42	½ - 1 acre	1.2	50
Eickmeyer	63	½ - 1 acre	1.2	75
Big Sky Developers	50	½ - 1 acre	1.2	60
Total	482			577

As planning for each development is ongoing and subject to change, these estimates are intended to be conservative (more ERU's). To accommodate these developments, the proposed number of connections for the water system is 600. Based on data from the Office of Financial Management for population and housing unit counts within unincorporated parts of Franklin County, the average household size is assumed to be 3.3 persons, and therefore the total population served by this water system at full build-out would be approximately 1,980.

- Proposed Number of Connections: 600
- Proposed Population Served: 1,980

2.2 Proposed Production and Usage

As there is no existing data available for a new system, an alternative method of determining future water demand and production requirements will be used. The Water System Design Manual (WSDM), Appendix D uses a study of water systems throughout the state to estimate typical residential water demands. Based on these guidelines, domestic-only residential water demand for single-family residences can be estimated as follows:

- Average Daily Demand (ADD): 200 gpd/eru
- Max Daily Demand (MDD): 400 gpd/eru.

The water system will be supplied by a well field with two new wells to be constructed on site. The new wells will be similar in construction and performance as the wells currently supplying water for Mullen et al.'s water right G3-20242(D) (from which the water rights will be transferred) and the nearby Pasco Heights Domestic Water System. Well logs for the water right are included in Appendix B. After the construction and testing of one well, an analysis of the quality and quantity of water available will be

used to assess its production and whether additional measures must be taken by the system to meet the proposed demand.

Proposed Annual Usage: (600 eru) x (200 gpd/eru) x (365 day/yr) = 135 ac-ft/yr

2.3 Water Supply Characteristics

The water system will be supplied by groundwater via a new well or well field on site. Mullen et al. are in the process of transferring their existing water right G3-20242(D) to Richview Water Company for the purpose of supplying domestic water to the system. The water right has sufficient quantities (Q_a = 363.9 ac-ft/yr) available for transfer to meet the demand of the system, is currently put to full beneficial use for irrigation purposes, and withdraws water from the same body of water as the wells being proposed for the water system. Applications for the water right transfer have been submitted to Ecology and the Franklin County Conservancy Board, and it is anticipated that the Richview Water Company will have obtained the water rights necessary to meet the demand of the system prior to the final submittal of the WSP.

2.4 Water Supply Reliability Evaluation

New groundwater sources will be designed and constructed using best practices to provide a reliable source of water capable of supplying the MDD for the full water system. Two new wells will be constructed for the system, which will increase reliability when a source is in need of maintenance. The new wells will be drilled and pump tested according to the Design Manual guidelines to determine well yields that are sustainable. Other measures to increase system reliability will include constructing storage tanks with equalizing and standby storage, and the addition of backup power facilities to maintain the ability to pump and distribute water during power outages.

2.5 Interties

There are no proposed interties for the water system. All of the water will be supplied by the system itself under the proposed water right for Richview Water Company. The nearest water systems are the Pasco Heights system, whose service area borders the service area for this system (see SWAP Map in Appendix A), and the Pasco municipal water system, located approximately 2 miles to the south at the nearest connection point.

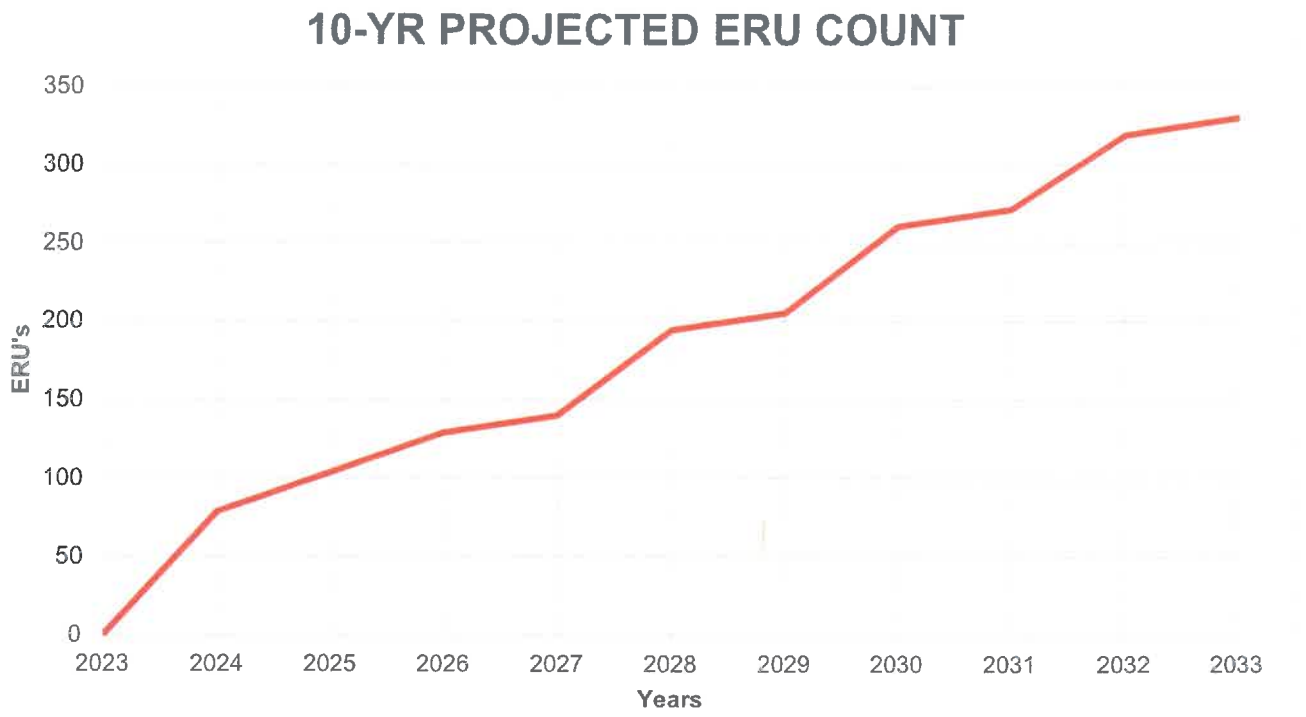
2.6 Plan Approval Period and 20-year Projections

Projections for the water system are based on the proposed developments it will serve. It is anticipated each development will begin construction shortly after approval of the water system. In order to ensure the system is able to provide enough water to meet demand as each development grows, the system will be designed with the projection of full-buildout occurring within the plan approval period of 10 years, which is a conservatively high estimate.

For other planning purposes, a year-by-year projection is given in the table and graph below, where it is assumed that the first developments will grow by about 10-20% per year. According to these assumed growth estimates, the system will reach 30% full buildout within 5 years, and 55% percent full buildout within the plan approval period of 10 years.

There are currently no plans to add additional connections beyond those proposed for the developments within the service area. These projections represent the full build-out of the water system.

Planning Period	Year	Projected Lots per Development within Service Area					Total Lots/ ERU's	Percentage of Full Buildout	Population Estimate
		Mullen Lot Count	Underwood Lot Count	Diamondback Lot Count	Eickmeyer Lot Count	Big Sky Lot Count			
Approval Year	2023	0	0	0	0	0	0	0%	0
	2024	33	23	10	0	12	79	13%	259
	2025	41	34	13	0	15	104	17%	342
	2026	49	46	15	0	18	129	21%	425
	2027	49	57	15	0	18	140	23%	462
5-yr Projection	2028	65	69	20	15	24	194	32%	641
	2029	65	80	20	15	24	205	34%	678
	2030	82	92	25	30	30	261	43%	861
	2031	82	103	25	30	30	272	45%	897
	2032	98	115	30	38	36	319	53%	1053
10-yr Approval Period	2033	98	126	30	38	36	330	55%	1090
15-yr Projection	2038	122	160	38	45	45	413	69%	1362
20-yr Projection	2043	147	183	50	45	60	488	81%	1612



Because the system will still be designed for full buildout within the plan approval period, the growth of the system will not be inhibited by the capacity of the water system itself. However, these projections are used for financial planning purposes in Chapter 9, and the system may have to make financial adjustments in the future to compensate for lower-than-expected revenues if growth of the system is slower than projected.

2.7 Projections and Land Use Discussion

The developments served by the water system are in various stages of planning with Franklin County, as lands zoned and used for agriculture are being converted to residential. The projected number of lots and population for these proposed developments are conservatively high estimates based on the rural zoning classifications allowed in Franklin County. As planning for each development continues,

these projections may be subject to change, but the total projected number of connections will not be allowed to exceed the projections of the water system plan.

2.8 Future Water Demand

Below is a table of future water demand (ADD and MDD) based on the projected number of total ERU's for the system, without accounting for the water use savings from the Water Use Efficiency (WUE) program.

Planning Period	Year	Total Lots/ ERU's	Projected ADD (gpd)	Projected MDD (gpd)
Approval Year	2023	0	-	-
	2024	79	15,700	31,400
	2025	104	20,730	41,460
	2026	129	25,760	51,520
	2027	140	27,970	55,940
5-yr Projection	2028	194	38,860	77,720
	2029	205	41,070	82,140
	2030	261	52,160	104,320
	2031	272	54,370	108,740
	2032	319	63,840	127,680
10-yr Approval Period	2033	330	66,050	132,100
15-yr Projection	2038	413	82,560	165,120
20-yr Projection	2043	488	97,680	195,360

2.9 Water Rights Self-Assessment (WRSA)

Mullen et al. is currently in the process of transferring a portion of their water right G3-20242(D) to Richview Water Company for domestic use. Applications for new/changed water rights have been submitted to Ecology and the Franklin County Conservancy Board and are currently under review. A copy of water right G3-20242(D) and the water right self-assessment form are included in Appendix B.

Chapter 3: System Analysis

3.1 Asset Management Inventory

The new water system has no existing inventory. An asset management system will be put in place prior to beginning operation to manage system inventories, assess asset conditions and criticalities, and help prioritize maintenance and asset replacement as the system ages. Below is a list of major components to be included in the asset manage system. The water system Site Layout is included at the end of the chapter.

Sources: Two new wells, 12-inch diameter, and approximately 300 ft deep, with submersible pumps. Wells will be constructed to supply 110 gpm each, and operate as a well field. Each well will have a source meter and level sensor to monitor the production and static water levels of the source aquifer over time. Two wells increase the reliability of the source in case one well is taken offline.

Storage: Two new above ground tanks, 30 ft diameter by 35 ft tall, 185,000-gallon capacity each, bolted steel or concrete, with level transducers and backup float assemblies for controls and alarms. Storage tanks will receive water from wells and provide operational, equalizing, standby, and fire flow storage for the system. Two storage tanks increase reliability of the system in case one is taken offline.

Booster Station: CMU or wood-framed booster station building containing booster pumps, electrical and control systems, and treatment systems if required. Booster pumps will be a skid-mounted packaged booster system with two or three primary booster pumps, one additional pump for redundancy, and a dedicated fire pump. Controls system will include a full SCADA system to improve management of the system. Booster station will be large enough to accommodate treatment systems if required based on the water quality analysis of the source. A standby generator will be installed to provide backup power for the system pumps.

Distribution System: 8-inch to 12-inch C900 water lines extending to all residential developments within the service area, approximately 70,000 lf at full buildout. Major transmission lines extending north and south from the water system site will run parallel to Fraser Dr. All connections will be individually metered for accurate water usage monitoring and leakage detection. Fire hydrants will be installed to provide fire flows according to Franklin County requirements.

3.2 Asset Condition Assessment and Criticality

All assets constructed by the system will be in new condition. Below is assessment of the criticality of the major assets to be constructed.

Wells: Highly Critical, but having two wells would prevent complete shutdown.

Storage Tanks: Highly Critical, but having two storage tanks would prevent complete shutdown.

Booster Station: Highly Critical. Booster skid would include a redundant pump to prevent complete shutdown. Electrical failure

Distribution System: Transmission lines along Fraser Dr would be most critical, as failure would result in complete shutdown for communities at the end of the line. Most other distribution networks will be less critical.

Various programs and spreadsheets are available to assist with managing assets. An example spreadsheet that could be used to track assets is included at the end of the chapter.

3.3 Water Quality Analysis

As the wells for the system are proposed, it is not possible to analyze water quality data specifically for this system. When the wells are constructed, they will be tested for all contaminants to determine if water treatment is necessary to comply with the regulatory requirements of the Safe Drinking Water

Act. Several private wells are located in the area, so it may also be possible to get a preliminary assessment of the water quality of the source aquifer from another well, provided the construction is similar to those of the proposed wells.

3.4 System Design Standards

Construction of the new water system and all future improvements will meet the followings standards based on the requirements of DOH:

Water Quality Parameters:	Safe Drinking Water Act water quality parameters as modified by DOH.
Average Daily Demand:	200 gpd/eru
Maximum Daily Demand:	400 gpd/eru
Standby Storage:	2 x ADD x ERU = 240,000 gallons
Fire Flow Requirements:	2,000 gpm for 2 hours, per 2018 IFC
Minimum System Pressure:	50 psi (exceeds DOH minimum pressure of 30 psi)
Maximum System Pressure:	85 psi (some connections may require pressure reducing valves)
Minimum Pipe Size:	8 inch
Telemetry System:	SCADA system for well, reservoir, and booster control, connected to internet
Backup power requirements:	Standby generator for well and booster station
Valves:	Max spacing 750 ft, except 1,500 ft along 12" transmission lines with no intermediate connections, and all intersections: two legs of tees, three legs of crosses.
Hydrants:	Max spacing max 500 ft, or per County requirements
Pipe Velocities:	PHD max velocity: 5 fps. Fire Flow max velocity: 10 fps.
Separation:	All water lines are to have minimum 10 ft horizontal, 18" vertical separation from non-potable septic or irrigation lines.

3.5 Capacity Analysis

The water system will be designed to provide water for the full buildout of all developments within the proposed service area. Analysis of the required capacity of the proposed water system is included in Water System Design Calculations at the end of the chapter, along with WSDM worksheet 4-1.

Water Rights are in the process of being transferred for domestic use by the water system. Refer to Section 2.9 and the WRSA form in Appendix B.

3.6 Hydraulic Analysis

Water System Design Calculations and a Water System Schematic for the water system are included at the end of the chapter. A summary of the design of the system and various components is given below:

Water Usage:	
Total Design Connections (N)	600
Total ADD	120,000 gpd
Total MDD	240,000 gpd
Total PHD	347 gpm
Well Pump:	
Design Pump Rate	110 gpm
Combined Pump Rate (2 Wells)	220 gpm
Design TDH	350 ft
Reservoir (Two Tanks):	
Operational Storage	5,300 gal
Equalizing Storage	21,100 gal
Standby Storage	285,500 gal
Fire Suppression Storage (nested with Standby Storage)	240,000 gal
Total Storage	370,000 gal
Tank Size	30 ft dia x 35 ft tall
Booster Pumps:	
Primary Design Pump Rate	347 gpm
Primary Design TDH	104 ft
Fire Flow Pump Rate	2,167 gpm
Fire Flow TDH	318 ft

The final well pump rates will be determined from the well pump test. Shallow wells in the area have lower yields and potential nitrate issues due to agricultural activities in the area. A deeper well may have a higher yield and better water quality.

Storage tanks are sized with nested standby and fire storage unless not allowed by the fire marshal. A level transducer would be used to control the well pump and booster pump on/off settings, with floats included for backup.

The booster pumps will consist of two or three main pumps, with one extra provided for redundancy, and a separate pump dedicated for fire flow.

Due to the layout of the system, a transmission line running north and south from the water system site parallel to Fraser Dr would be needed to serve the outer areas. This transmission line would be 12" C900 pipe to accommodate the high flow scenarios of the system.

Within each residential development, the distribution systems would primarily consist of 8" C900 pipe networks with as much looping as possible. The design for both the PHD and MDD + FF scenarios assume that the peak flow is delivered to the farthest point within each development. As layouts are finalized for each development, a more sophisticated hydraulic model will be used to analyze the system and address additional design considerations of the WSDM.

3.7 Summary of System Deficiencies

The new water system does not have any known deficiencies at this time.

WATER SYSTEM DESIGN CALCULATIONS

The following calculations are based on the requirements and equations found in the *Water System Design Manual* dated October 2019 published by the Washington State Department of Heath.

Water Usage:

The Richview Water Co. is a new water system for several proposed single-family developments, and does not have existing usage data. The water system will supply water for domestic and fire usage only, and residential water usage is estimated per Appendix D.

Development	Connections (eru)
Mullen	163
Underwood Development	229
Diamondback	50
Eickmeyer Development	75
Big Sky Developers	60
Total Connections, N =	**577** eru

Average Daily Demand, ADD = 200 gpd/eru, per Appendix D

Maximum Day Demand, MDD = 400 gpd/eru, 2x ADD, conservative estimate per Appendix D

Peak Hour Demand, PHD = (MDD/1440)*[C*N+F]+18 Eq. 3-1
C = 1.6 from Table 3-1 (251-500 connections)
F = 225 from Table 3-1 (251-500 connections)

# of Connections in Future, N = **600** **eru** Use for design

Total ADD =	120,000	gpd
Total ADD * 365 =	134.4	ac-ft/yr
Total MDD =	240,000	gpd
Total PHD =	347	gpm
PHD/eru =	0.6	gpm/eru

Fire Flow

Fire flow will be supplied by the domestic water system. Franklin County has adopted the 2018 International Fire Code, Appendix B, Section B105 requiring fire flows for one one- and two- family dwellings as follows:

Fire-Flow Calculation Area, Type V-B (sf)	Min Fire Flow (gpm)	Duration (hrs)
0 - 3,600	1,000	1
3,601 - 4,800	1,750	2
4,801 - 6,200	2,000	2

The system will be designed to supply 2,000 gpm fire flow.

Fire Flow (FF) =	2,000	gpm
Duration =	2	hr

Water Rights

Richview Water Co is in the process of a water right transfer for the development, with Mullen Phase 1 and 2 within the proposed place of use. Randy Mullen, the owner of Richview Water Co, has more water rights available for transfer to an expanded place of use incorporating other developments in the future.

	Annual		Instantaneous	
Total Water Right:	201.6	acre-ft/yr	512	gpm

New Well

A well field consisting of two new wells will be constructed for the water system. Reviewing local well logs, most wells in the area are approximately 200-230 ft deep and yield 20-50 gpm. A well log from the nearby Pasco Heights Group A water system indicates that a 570 ft deep well could yield 120 gpm. DOH recommends that the water system sources supply the system MDD after 20 hours of pumping, and that multi-source systems also supply the ADD with the largest source out of service.

Min combined flow rate = Total MDD / (20 hrs * 60 min/hr) =	200	gpm
Min single-source flow rate = Total ADD / (20 hrs * 60 min/hr) =	100	gpm
Design Pumping Rate per Well =	110	gpm
Combined Pumping Rate, Q =	**220**	**gpm**
=	0.49	cfs

Well Pump

Determine Well Pump Design point.

Pressure Head

Pressure Head = 0 psi pumps to atmosphere

Headloss in Pipe (Well to Reservoir)

Headloss (Hazen-Williams) = 3.02*L*D^-1.167*(V/Ch)^1.85 = 15.1 ft

Pipe Type = 4" DI, Class 52 and 4" Galvanized
ID = 4 in
Flow, Q = 0.49 cfs
Velocity, V = 5.6 fps
Ch = 120

Depth of Pump =	300	ft
Distance from Pump to reservoir =	100	ft
Total Length, L =	400.0	ft

Head loss in fittings, valves, meter, etc. (Reservoir to Booster Pumps)

head loss = K V^2 / 2g (maximum velocity through fittings; for increasers use $V1^2 - V2^2$)

K = loss coefficient, Table 5-3 in *Hydraulic Engineering*, Roberson and Tables B-6 and B-7 in *Pumping Station Design*, Sanks
(note: K values increase from chart by 5% for each 1" increment smaller than 12")

g = 32.2 ft/s^2

Estimated headloss due to check valves, meter, valves, and fittings: 25.0 ft

Elevation Head

Static Water Level =	130	ft, estimate	
Drawdown =	170	ft, estimate	
Pumping Water Level =	280	ft	
Water Height in Reservoir =	30.0	ft	(Overflow - ground elev)
Total Elevation Head =	310.0	ft	

Total Dynamic Head

Total Dynamic Head, TDH = Pressure Head + Elev. Head + Headloss = **350 ft**

Pump Horsepower (HP) = TDH x pumping rate x sp. Gr /(3960 x efficiency) =	25.9	hp
specific gravity =	1	
Pumping Efficiency (estimated) =	75%	

Design Point = 220 gpm at 350 ft

Reservoir

A reservoir/storage tank is composed of standby storage (used for emergencies), fire suppression storage, operational storage (for well pump cycling), equalizing storage (used to meet peak demand), and dead storage (unuseable tank volume). Determine reservoir size based on well pump design point.

Standby Storage

The DOH requires a minimum standby storage volume of 200 gal/eru.

Standby Storage, S.S. = 200 * N = 120,000 gal

The DOH recommends standby storage volume equivalent to two days of the ADD.

Standby Storage, S.S. = ADD * N * 2 day = 240,000 gal

Fire Flow Storage

Franklin County has adopted IFC 2018, which requires residences up to 6,200 sf without automatic fire sprinklers to have a minimum fire flow of 2,000 gpm for 2 hours.

Fire Suppession Storage, F.S. = Fire flow * duration = 240,000 gal

Fire Suppression and Standby Storage can be nested with approval from fire marshall. Use the greater Standby Storage value.

Equalizing Storage

Each well is expected to pump at about 100 gpm, for a total rate of 200 gpm, which is less than the future peak hour demand.

Equalizing Storage = 150 minutes * (Peak Hour Demand - Pumping Rate) = 19,075 gal

Operational Storage

Estimate operational storage based average daily demand and a well pump cycle time of 10 min. (Rule of thumb is maximum of six cycles per hour.)

Operational Storage, O.S. = (ADD/1440)*N*10min = 833 gal

Total Storage, T.S. = (S.S. or F.S.) + O.S. + E.S. = **259,908 gal**

Tank Height

Tank Diameter = 30 ft

Tank Vol./ft = 5,287 gal/ft

Diameter (ft)	Vol/ft (cf)	Min Height (ft)
20	2350	112.6
25	3672	72.8
30	5287	51.2

Height of water = (T.S. / Vol./ft) + 1 ft at bottom and top for dead storage = 51.2 ft

A 55 ft tall x 30 ft diameter tank would be sufficient to meet Richview Water System's storage requirements. Alternatively, two 35 ft tall x 30 ft diameter tanks would also be sufficient, and more reliable.

Control Levels

Two-tank Vol/ft =	10575	gal/ft
Standby Storage Water Depth = Standby Storage / Tank Vol. per ft. =	22.7	ft
Operational Storage Water Depth = Operational Storage / Tank Vol. per ft. =	0.1	ft

Description	*Operation / Alarm*	*Level Depth (ft)*	Water Level (ft)	Elev.
Reservoir Top (interior)			35.0	535.0
Secondary Overflow		1	34.0	534.0
Main Overflow		1	33.0	533.0
High Water Level	*Redundant Well Off / High Water*	0.5	32.5	532.5
Top of Operational Storage	*Well Pump Off*	0.5	32.0	532.0
Bottom of Operational Storage	*Well Pump On*	0.5	31.5	531.5
Low Water Level	*Redundant Well On / Low Water*	0.5	31.0	531.0
Top of Equalizing Storage (Same as Bottom of Operational Storage)		2.0	31.5	531.5
Bottom of Equalizing Storage/Top of Standby Storage		27.0	29.5	529.5
Bottom of Standby Storage	*Booster Pumps Off / Emergency Off*	2.5	2.5	502.5
Reservoir Base (interior)		0	0.0	500.0
Well				500.0
Booster Pump Inflow				502.0

Storage Volume	Volume (gal)	Required (gal)	Sufficient?
Top of tank Dead Storage	31,724	N/A	N/A
Operational Storage	5,287	833	Yes
Equalizing Storage	21,149	19,075	Yes
Standby Storage	285,514	240,000	Yes
Bottom of tank Dead Storage	26,437	N/A	N/A
Total Volume	370,111		

Tank Turnover Time

Water volume in tank =	338,387	gallons	(bottom of tank to pump off)	
ADD =	120,000	gpd		
Turnover Time = Volume in Tank / (ADD * ERU) =	2.8	days	OK	

Booster

A packaged booster pump skid will provide water at a constant pressure. The DOH requires that booster stations be capable of supplying the PHD at min 30 psi, and if there is fire flow, the MDD plus fire flow at min 20 psi. Base design on maintaining a 50 psi during the peak hour demand.

Demand Scenarios

Development	ERU	PHD (gpm)	MDD (gpm)	MDD + FF (gpm)
Mullen	163	94	45	2045
Underwood	229	133	64	2064
Diamondback	50	29	14	2014
Eickmeyer	94	54	26	2026
Big Sky Developers	87	50	24	2024

Elevation Head at Booster Pump

Water Elev. =	531.5	Pump On Level
Booster Station Elev. =	500.0	Booster Manifold Elevation
Elev. Head at Booster	31.5	ft

Pressure Setting for Booster Pump

Preliminary elevations for service area based on Google Earth.

High Service Elev. =	500
Low Service Elev. =	430

Min Press. Setting = (High Service Elev - Booster Elev)/2.31 psi/ft + 50 psi = 50 psi

To calculate distribution system head loss, assume PHD for each development is delivered to its farthest point. The largest development (Underwood) is also the farthest from the source, and therfore the critical scenario.

Headloss in Pipe Transmission and Distribution Line

Headloss (Hazen-Williams) = 3.02*L*D^-1.167*(V/Ch)^1.85

Pipe Type = 8" - 12" C900, DR-18

Size = 8 in

Ch = 120

			PHD Scenario			MDD + FF Scenario		
Pipe Run No.	Length (ft)	Size (in)	Flow (gpm)	Velocity (fps)	Loss (ft)	Flow (gpm)	Velocity (fps)	Loss (ft)
1	2,880	12	256	0.7	0.7	2123	6.0	34.3
2	1,980	12	161	0.5	0.2	2078	5.9	22.7
3	720	12	133	0.4	0.1	2064	5.9	8.1
Internal	5,500	10	133	0.5	0.9	2064	8.4	151.0
Total	11,080				1.9			216.2

Max Headloss in PHD Scenario = 1.9 ft

Booster Pump Setting = Min Pressure Setting + PHD Headloss = 54 psi

Max. Pressure = Booster Setting + (Booster Elev - Low Service Elev)/2.31 = 84.6 psi

Elev Limit for max pressure of 80 psi =

Booster Elev - (80psi - Booster Setting)*2.31 = 441 ft

Install pressure reducing valves for lots below elevation 450 to prevent service pressures above 80 psi.

Headloss in Pipe (Reservoir to Booster Pumps)

Friction Loss (Hazen-Williams) = 3.02*L*D^-1.167*(V/Ch)^1.85 = 0.1 ft

Pipe Type = 8" C900, DR-18		Flow =	0.77	cfs
Size =	8	Velocity, V =	2.2	fps
Ch =	120	Length, L =	50	ft

Assume headloss due to fittings = 10 ft

Booster Pump Design Point

Total Dynamic Head = Pressure Setting*2.31 - Elev. Head + friction losses =	104	ft
Pump Rate = Peak Hour Demand =	347	gpm
Pump Horsepower (HP) = TDH x pumping rate x sp. Gr /(3960 x efficiency) =	12.2	hp
specific gravity =	1	
Pumping Efficiency (estimated) =	75%	

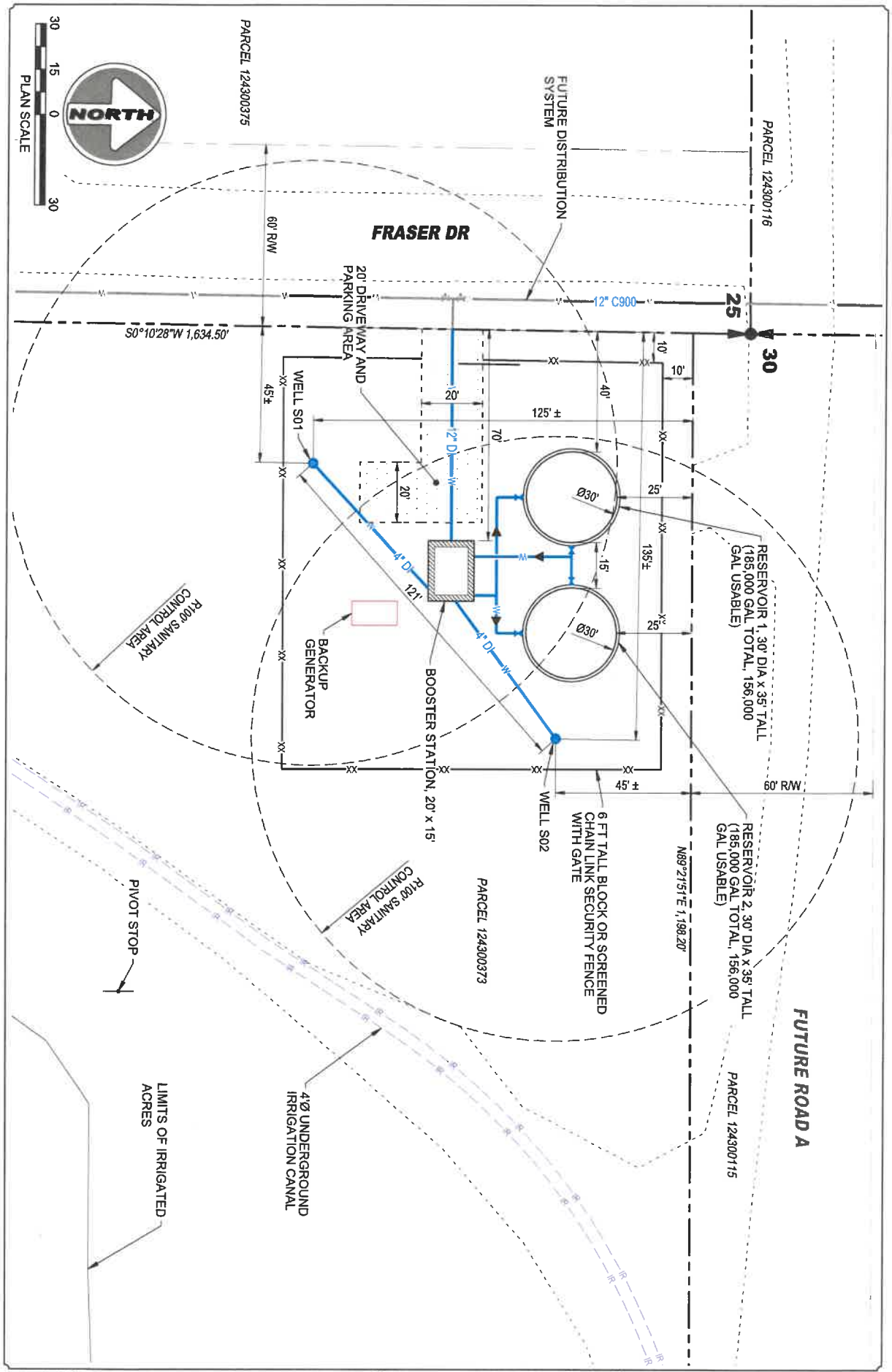
Booster Design Point = 347 gpm at 104 ft

Booster pump set would include 2 or 3 booster pumps capable of meeting design point, with one additional pump provided for redundancy. Fire Flow will be handled by a dedicated fire flow pump.

Fire Flow Pump Design Point

Total Dynamic Head = Pressure Setting*2.31 - Elev. Head + friction losses =	318	ft
Pump Rate = MDD + FF =	2,167	gpm
Pump Horsepower (HP) = TDH x pumping rate x sp. Gr /(3960 x efficiency) =	232.3	hp
specific gravity =	1	
Pumping Efficiency (estimated) =	75%	

Fire Pump Design Point = 2167 gpm at 318 ft



RICHVIEW WATER SYSTEM PLAN
SITE LAYOUT
PARCEL 124300375, NORTH END OF FRASER DR, FRANKLIN COUNTY, WA

RANDY MULLEN
RRMX3@AOL.COM
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Project Number 22-093.1
Sheet Number 2
06-26-2023

Description | By | Date

HARMS ENGINEERING INC
Designer: B ANDERSON
File Number: 22-093 Richview Water System Plan R1
File Path: P:\2022\22-093 1 Mullen Richview Water System\Dwgs

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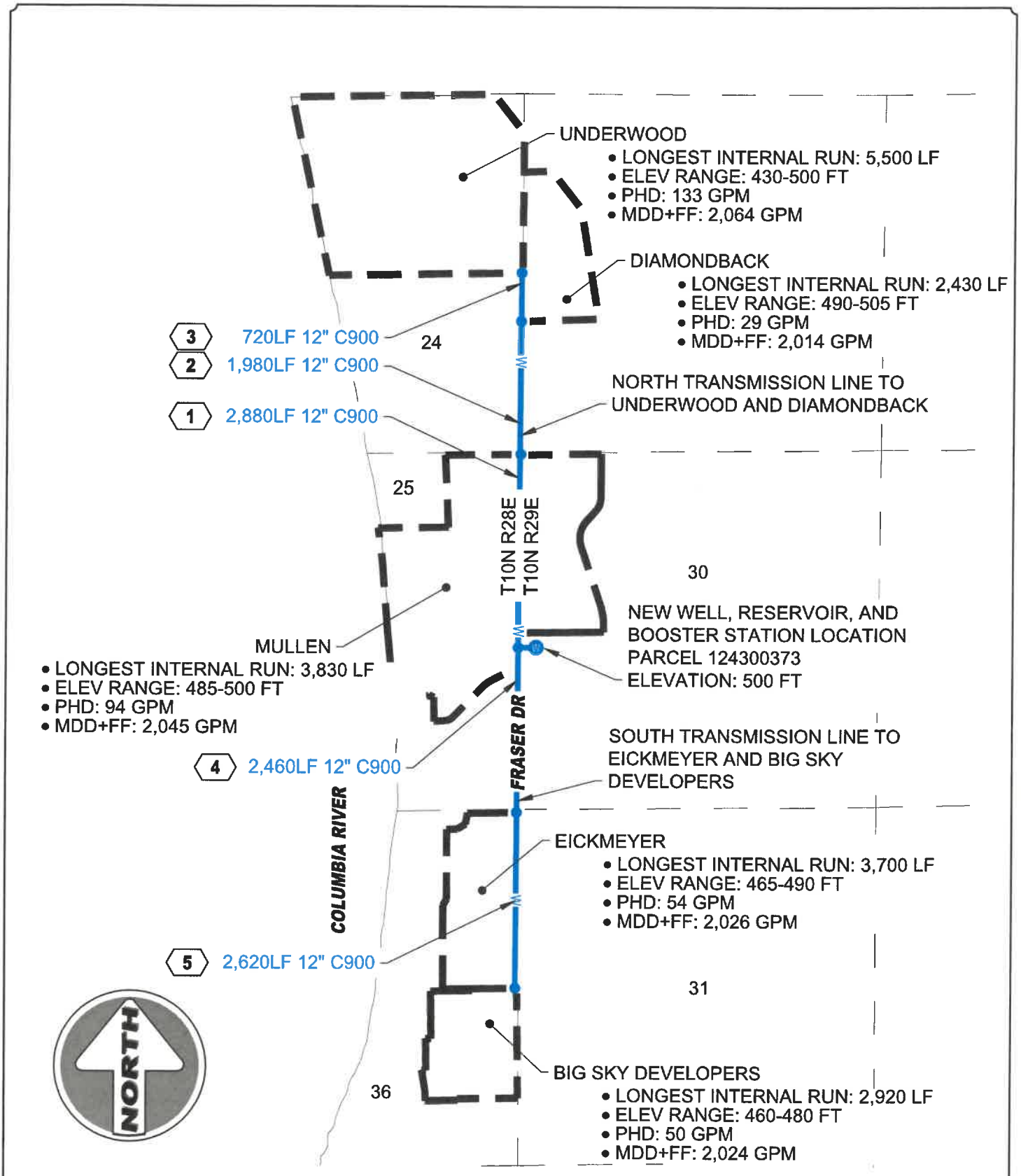

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Designed By: B ANDERSON
File Name: 22-093 Richview Water System Plan 01
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Drawn By: D POOK
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Drawing Name
RICHVIEW WATER SYSTEM PLAN
WATER SYSTEM SCHEMATIC
PARCEL 124300373; NORTH END OF FRASER RD, FRANKLIN COUNTY, WA

Client/Project Information
RANDY MULLEN
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PO BOX 3596 PASCO, WA 99302

Date: 06-26-2023
Project Number: 22-093.1
Sheet Number: 3

WORKSHEET 4-1
ERU Capacity Summary

Specific Single-Family Residential Connection Criteria (measured or estimated demands)

Average Day Demand (ADD): 200 gpd/ERU

Maximum Day Demand (MDD) 400 gpd/ERU

Water System Connections Correlated to ERUs			
Service Classification	**Total MDD for the classification, gpd**	**Total # Connections in the classification**	**ERUs**
Residential			
Single-family	240,000	600 (design)	600
Multifamily			
Nonresidential			
Industrial			
Commercial			
Governmental			
Agricultural			
Recreational			
Other (specify)			
DSL		N/A	
Other (identify)			
Total existing ERUs (Residential + Nonresidential + DSL + Other) =			600

Service Capacity as ERUs and Gallons Per Day		
Water System Component (Facility)	**ERU Capacity for Each Component**	**GPD Capacity for Each Component**
Source(s)		
Treatment		
Equalizing Storage		
Standby Storage		
Transmission		
Water Rights (Qa and Qi)		
Other (specify)		
Water System Service Capacity (ERUs) = (based on the limiting water system component shown above)		

Notes:

- *Capacity determinations are only for existing facilities that are operational for the water system.*
- *Not shown above are distribution system limitations (Section 4.5.4) on ERUs because these are location-specific within the distribution system. These limits not expected to limit the ERU capacity of the entire water system.*

	B	C	D	E	F	G	H	I	J	K	L	M	N	O	P	Q
1	**Richview Water System**	**1/19/2023**		**Number of Units (Connections, ERUs etc.):**			**100**	**Total Equity:**	**$0**	**Connection Fee:**		**$0**	**Monthly Cost Per Unit to Reserves:**			**$0.00**
2													**Annual $$ to Reserves:**			**$0**
3									**Reserve Cash Applied:**				**Payments over 0 years:**			
4	**2023**	**Calculated Replacement Life**					**Calculated Equity**						**No Calculation**	**Replacement Cost**		
5	**Asset and Description** *RCAC V14*	**Install Date**	**Est. Effective Life**	**Condition Rating**	**Critical Number**	**Calc Remain Life**	**Original Cost**	**Book Value Original $$**	**Replacment Cost**	**Infl. Rate**	**Accum Loss of Value (Dep)**	**Debt and Grants**	**Equity**	**Cash Replace?**	**Saving Acc't Interest**	**Future Cost**
6		**Year**	**Years**	**1 to 10 Tab A**	**1 to 5 Tab A**	**Years**	**Cost $**	**Value $**	**Cost $**	**%**	**Loss $**	**Value $**	**Value $**	**X**	**%**	**Value $**
7																
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Chapter 4: Water Use Efficiency (WUE)

4.1 Metering Program

All sources and service connections will be metered to ensure the system is able to monitor and report production and consumption according to state requirements. Each source will have a source meter to measure and record the water production of the system, and a totalizing meter will be installed at the booster station to monitor the total water delivered to the distribution system. Additional meters at transmission lines and/or pressure zones may also be installed to monitor distribution system leakage across the system.

Metering standards will be developed for the system to ensure all service connections are metered separately, and that meters are easily read, maintained, and replaced by the system. Standards will seek to maximize the water efficiency, monitoring ability, and longevity of the water system in keeping with water use efficiency goals.

4.2 Distribution System Leakage

As a new system, it is anticipated distribution system leakage will be at a minimum as all the equipment will be new and pressure tested prior to being put into service. Some minor leakage will occur, but will not be significant compared to the total usage of the system. Distribution system leakage will increase over time, but with the metering and WUE programs in place will be monitored and kept as minimal as possible.

4.3 Water Use Efficiency (WUE) Program

Water use projections for the new system is based on WSDM Appendix D guidelines for domestic-only systems. These projections will be used as a baseline for determining water use efficiency goals for the system as the first connections are put into service and data can be collected on the actual water consumption of the system's users. Following is an outline of the WUE program that will be implemented by the water system.

4.3.1 Establish WUE Goals

After a full year of data collection (source and service meter readings) from the new system, the system will select at least one water use efficiency goal according to the bylaws of the system's ownership. The system will review water usage and distribution system leakage information and develop at least one goal to present at the public goal setting forum.

As required by the Municipal Water Law, the system will notify the public (not just the membership) of the goal setting forum at least two weeks prior to the meeting. The notification may be on a public website, newspaper advertisement, or sign visible to the public.

4.3.2 Select WUE efficiency measure to be implemented to achieve goals (4 additional methods if between 500 and 1000 connections)

In addition to the mandatory metering and leakage control measures to be implemented by the system, at least four additional measures are required for a water system of this size (at full buildout). The following measures will be implemented at the beginning of operation of the water system:

1. Establish rates to encourage conservation: The system will establish a rate structure that encourages customers to use less water, but still fund the WUE program and maintain the operational budget of the system.
2. Provide users with summaries of water use history: Historical water use summaries will be provided to consumers, either with monthly billing or as a year-end summary, to provide consumer awareness of the amount of water being used.

3. Provide education on efficient water use to consumers at least twice per year: Educational materials focusing on efficient water use and water-saving hardware will be distributed to consumers multiple times per year. The system may also consider posting signs and local advertising as part of this measure.
4. Provide leak detection education: The system will provide education on indoor leak detection and repair to encourage consumers to fix leaks causing unnecessary water usage.

After the system has been in operation and collected data on water usage, alternative or additional measures will be evaluated as necessary.

4.3.3 Describe process to evaluate WUE measures not implemented

The system has no existing usage data or active WUE measures to compare with at this time. After establishing a year's worth of usage data and implementing the proposed measures, the system will be able to set WUE goals, assess the effectiveness of the measures selected, and evaluate whether alternative WUE measures are needed to further improve efficiency and water use savings.

4.3.4 Describe or provide example of yearly consumer education (cannot count as a measure)

The system will include water use efficiency brochures and/or links to educational materials with normal billing multiples times a year. Example materials are included at the end of the chapter. Additional materials and links to digital resources are also available on the DOH website.

4.3.5 Estimate projected water savings from WUE measures

At this time, a reasonable estimate of the water savings from these WUE measures is 5% over the first 5 years. Once baseline water usage levels are established and WUE goals are set, a more accurate estimate of water use savings can be determined.

4.3.6 Describe process that will be used to determine effectiveness of the WUE program

The system will evaluate the water use efficiency program each year and complete the annual water use efficiency performance reports as required by DOH. The performance report will be submitted to the DOH by July 1 each year. In addition, a copy of the report will be sent to the membership and provided to the public. If water use saving goals are not being met, the system will adopt additional measures not yet implemented.

4.3.7 Plan approval period and 20-year water demand projection with WUE savings

Planning Period	Year	Projected ADD (gpd)		Projected MDD (gpd)	
		W/O WUE	W/ WUE	W/O WUE	W/ WUE
Approval Year	2023	-	-	-	-
	2024	15,700	15,543	31,400	31,086
	2025	20,730	20,315	41,460	40,631
	2026	25,760	24,987	51,520	49,974
	2027	27,970	26,851	55,940	53,702
5-yr Projection	2028	38,860	36,917	77,720	73,834
	2029	41,070	39,017	82,140	78,033
	2030	52,160	49,552	104,320	99,104
	2031	54,370	51,652	108,740	103,303
	2032	63,840	60,648	127,680	121,296
10-yr Approval Period	2033	66,050	62,748	132,100	125,495
15-yr Projection	2038	82,560	78,432	165,120	156,864
20-yr Projection	2043	97,680	92,796	195,360	185,592

If successful, the WUE could save the system 3,300 gal/day of ADD after 10 years, equivalent to the use of 17.8 ERU's.

Residential Water Use Efficiency

Water is essential to our health, our communities, our environment, and our economy. As our state population grows, the demand for water will continue to rise. Not only must water systems ensure a safe and clean supply of water, but they also must ensure that there is enough water available to supply their customers every day of the year.

Water is a shared resource. Other uses include agriculture, fish habitat, industry, hydropower, and recreation. All of these uses add up and can put enormous pressure on local water supplies, especially during summer when the demand is highest.

Depleting reservoirs and groundwater can put water supplies, human health, and the environment at serious risk. Lower water levels can contribute to higher concentrations of natural or human pollutants. Using water more efficiently helps maintain supplies at safe levels, protecting human health and the environment.

The tips you'll find within this brochure are designed to not only save water, but also save you money on your water, energy/gas, and wastewater bills. Maybe all three!

Eliminating Waste Makes Sense

Public water systems are the second largest water user in the state. They use about 18% annually of the total amount of freshwater withdrawn from surface and groundwater sources. By comparison, agriculture uses about 60% of the state's water every year, while industry and hydropower use about 8%.

A lot of hard work goes into providing the water that comes out of your tap every day. When the Department of Health adopted new water efficiency regulations in 2007, many water systems took notice and began to re-think just how efficient they can be. Now more than ever, they are taking action to find and fix leaks in their water distribution system, thereby eliminating waste.

DID YOU KNOW?
The average person unknowingly wastes up to 30 gallons of water every day.

Think of "water efficiency" as a way to eliminate wasteful water practices and promote the long-term goal of saving water. Wasteful water practices are unnecessary and costing you money.

By making just a few small changes to your daily routine, you can save a significant amount of water, money, and preserve water supplies for the future.

As a customer of a water utility, think about:

- How much water is necessary for a specific purpose or task.
- How you can help minimize the impact of water use on local water supplies.

Ask yourself what you can do to eliminate wasteful practices and ***use only what you need!***

- **Is your toilet leaking or faucet dripping?**
  If yes, then stop wasting water and fix it right away—or have someone fix it for you.
- **Do you leave the water on when brushing your teeth or doing the dishes?**
  If yes, make a conscious decision to stop wasting water. Change your habits and turn it off.
- **Are you watering your lawn too often?**
  If you're not sure, evaluate how much water your lawn needs and adjust watering times.
- **Did you really need that much water to accomplish the task?**
  No matter what it is you're doing, always ask yourself if you need that much water. Stop wasting water!

Water Waste Adds Up:
Drops Turn Into Gallons

Count the number of drips in 30 seconds to see how many gallons is wasted.

	1 Day	1 Year
5 drops	0.8	292
10 drops	1.6	584
15 drops	2.4	876
20 drops	3.2	1,168
25 drops	4	1,460
30 drops	4.8	1,752

Go Green: Reduce Energy and Water Use

It takes a lot of energy to treat and deliver the water to everyone in your community. Considerable amounts of energy also go to heat water for laundry, bathing, cooking, dishwashing, and cleaning our homes. Homes with electric water heaters use 25% of their electricity to heat water.

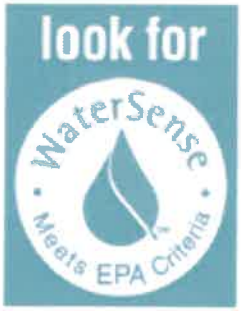
DID YOU KNOW?
About 4% of the nation's electricity consumption is used moving or treating water and wastewater.

Look for the WaterSense Label

WaterSense is a program sponsored by the U.S. Environmental Protection Agency. Much like the ENERGY STAR symbol for energy-efficient products and practices, WaterSense is the symbol for water-efficient products, services, and practices.

WaterSense helps consumers identify products that meet EPA's criteria for water efficiency and performance. WaterSense labeled products use 20% less than standard products.

Best of all, they work!



All WaterSense labeled products have been tested to ensure savings and performance. Look for WaterSense labeled products and start saving water today!

Visit www.epa.gov/watersense to learn more.

DID YOU KNOW?
If a family of four replaces its older, inefficient toilets with new WaterSense toilets, it could save more than 16,000 gallons per year and $2,000 in water and wastewater bills over the lifetime of the toilets.

One of the simplest ways to save both water and energy is to install water-efficient plumbing fixtures. This will save you money on your water and energy bills—it takes less energy to heat less water.

Look for WaterSense labeled products to save the most money. You can let these products do the saving for you!

- **High Efficiency Toilets** use 1.28 gallons per flush or less. Plus, they now have flush ratings that can tell you just how well they perform.
- **Faucet aerators** are very inexpensive and easy to install.
- **Low-flow showerheads.** Look for those that use 2 gallons per minute or less.
- **High Efficiency Washing machines**. Look for ENERGY STAR rated machines with low water use per load (water factor of 4.5 or lower).

DID YOU KNOW?
Gardening professionals agree that most lawns and yards receive more water than they need. Over-watering creates runoff that carries toxic fertilizers and pesticides into our streams, rivers, and lakes—where it can contaminate drinking water supplies too!

$$ Great Water/Money Saving Tips $$
Visit these Web sites to find rebates near you or simply ask your water or wastewater utility if they offer rebates.

www.epa.gov/watersense/rebate_finder_saving_money_water.html

www.toiletrebate.com/index.php

www.greenplumbersusa.com/green-plumber-water-rebates-in-your-area

Install moisture control sensors or rain sensors on your automated irrigation systems. These devices know when to water your lawn, keeping it healthy and green. Best of all they can substantially reduce your water bill and save a ton of water.

Leak Repair

Many homes waste (and pay for) thousands of gallons of water each year because they don't fix leaks that can be easily repaired. Fix it yourself or ask a friend to help you.

DID YOU KNOW?
In one year, water leaks in your home can waste enough water to fill a backyard swimming pool.

Replacement parts are inexpensive and can save you more than 10% on your water bill. In most cases, fixing a leaky toilet should cost you about $10 or less in parts.

You can fix most dripping faucets or showerheads by replacing worn washers. To check your toilet for leaks, drop food coloring in the toilet tank. If color appears in the bowl without flushing, you have a leak.

Water Saving Ideas

- Collect rainwater to irrigate indoor/outdoor plants.
- Install WaterSense labeled low-flow showerheads and save 3 gallons per minute.
- Take shorter showers by 2-3 minutes and save up to 10 gallons per shower.
- If you don't like mowing your yard, get rid of it and replace it with native or drought resistant (xeriscape) landscaping.
- Install WaterSense labeled low-flow fixtures or aerators for every faucet in the house.
- Most landscapes will do well being watered two or three times per week.
- To reduce evaporation, water the lawn in the early morning or evening. Watering during the heat of the day, or when it's windy, wastes water and is much less effective.
- Place a 2" to 4" layer of mulch around plants and trees to avoid excess evaporation and retain moisture.
- Consider using a commercial car wash that recycles water or wash your car on your lawn.
- Sell your lawn mower and use that money as a down payment to replace your lawn with a flower or vegetable garden.
- Protect water quality by limiting or eliminating the use of fertilizers, weed killers, and pesticides.
- Install micro/drip irrigation systems or use soaker hoses to water outdoors.

How You Can Help

Understanding what you can do to save water is where it all begins. You can get the biggest water savings in your home by installing WaterSense fixtures and fixing leaks.

Since outdoor use often doubles in the summertime, use the tips in this brochure to think about what you can do to use less while still maintaining a healthy landscape. Limiting the use of fertilizers and pesticides will also help keep water clean and protect public health.

Using less water leaves more of it in the ground or in our streams, rivers, and lakes. This benefits the environment and provides recreational opportunities for you and your community.

Do what you can to avoid unnecessary water use. You will contribute to the long-term health, adequate future water supply, and sustainability of your watershed!

To learn more about how you can use water efficiently, contact your local water system for more information or visit our Web site at www.doh.wa.gov/ehp/dw/programs/wue.htm

More Information
Washington State Department of Health
Office of Drinking Water
(360) 236-3100 • 1-800-521-0323
www.doh.wa.gov/ehp/dw

Washington State Department of Health
DOH 331-450
April 2010

WaterSense® Labeled Homes

INTRODUCTORY GUIDE

EPA-832-F-22-010
AUGUST 2022

EPA

Welcome Home!

We hope this guide will help you understand how WaterSense labeled homes can make a positive impact on your community. Choosing a WaterSense labeled home means making an investment in the future—an investment that saves water and energy in your community, protects resources for future generations, and can help save hundreds of dollars per year in utility bills compared to typical new construction.

THE PURPOSE

This guide is designed to provide an introduction to the WaterSense labeled homes program and the certification process. The content will provide an overview of the benefits of engaging in the program, steps to achieve WaterSense certification, and ways that stakeholders can get involved.

WHO IS THIS FOR?

This resource is for anyone who wants to learn about building, certifying, or buying WaterSense labeled homes. Whether you are a utility, homeowner, builder, or verifier, this guide will help you understand the components of a WaterSense labeled home and provide a roadmap for connecting with the appropriate professionals to achieve certification.

DIG DEEPER!

Learn more with WaterSense's detailed specification and certification materials, technical and marketing resources, and more!
www.epa.gov/watersense/homes

Did you know?

Why WaterSense?

WATERSENSE LABELED HOMES: THE BENEFITS

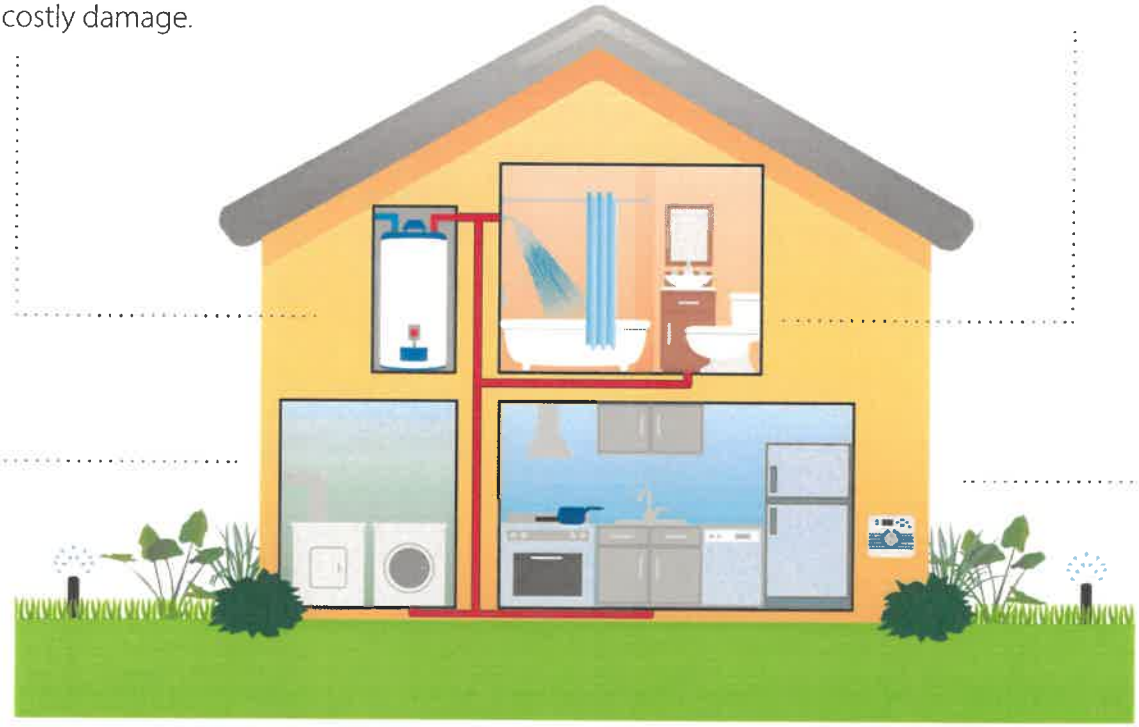
The WaterSense label can help efficient homes stand out in a competitive high-performance building marketplace. WaterSense labeled homes capitalize on consumer demand by offering homeowners a whole-house solution that helps save water, energy, and money while maintaining a high level of performance. Homeowners can save more than $700 in utility bills and reduce water use by up to 50,000 gallons annually.

FREE OF LEAKS

Homes are verified to be free of visible water leaks both inside and out, reducing water waste and preventing potentially costly damage.

SAVINGS THAT PERFORM

WaterSense labeled toilets, showerheads, and bathroom sink faucets are required in every labeled home. These fixtures are independently certified to use less water and perform as well or better than standard models.



PEACE OF MIND

WaterSense labeled homes are independently certified to meet EPA's criteria for efficiency and performance.

FLEXIBILITY IN MEETING EFFICIENCY

Applying a whole-house building science approach gives builders the freedom to select the most cost-effective solutions in their market without sacrificing water savings.

What's in a WaterSense Labeled Home?

All WaterSense labeled homes are independently certified to meet EPA's criteria for both efficiency and performance.

MANDATORY CHECKLIST TO ENSURE QUALITY PERFORMANCE

LEAKS

- ◯ Pressure-loss test on all water supplies detects no leaks
- ◯ Free of visible leaks from all fixtures and appliances at point of use or point of connection to water distribution system
  - ◯ Toilets
  - ◯ Bathroom faucets
  - ◯ Showerheads
  - ◯ Bathroom tub faucets, i.e., tub spouts
  - ◯ Kitchen and other sink faucets
  - ◯ Other fixtures or appliances (e.g., water heaters, clothes washers, dishwashers)

WATERSENSE LABELED PLUMBING FIXTURES

- ◯ Toilets
- ◯ Bathroom sink faucets
- ◯ Showerheads

EFFICIENCY REQUIREMENT

VERIFIED EFFICIENCY

- ◯ At least **30 percent** more water-efficient than a typical new home (based on national standards and common design and landscape practices).

EPA Approved HCOs

EPA approved Home Certification Organizations (HCOs) go through an application and approval process to ensure they have the organizational infrastructure to oversee the certification of homes. They are also responsible for overseeing and training verifiers. As part of the application process, a technical evaluation of their chosen method of measuring water efficiency is carried out. EPA verifies that all methodologies can accurately and consistently identify homes that are at least 30 percent more water-efficient than a typical new home.

Once approved, these methods are referred to as WaterSense Approved Certification Methods (WACMs), which outline the requirements for a home to meet the WaterSense efficiency requirement. HCOs carry out other responsibilities as well, including but not limited to:

Certification. HCOs have authority over the decision to certify a home and issue the WaterSense label.

Training. HCOs train and authorize WaterSense home verifiers to verify homes in accordance with the requirements established by EPA and the HCO's WACM.

Reporting. HCOs submit quarterly reports to EPA providing details on certified homes and authorized WaterSense home verifiers.

It is important to understand the requirements of an HCO's WACM when pursuing WaterSense certification, as each method has distinct ways of measuring water efficiency. Features that can contribute to improved water efficiency may include:

- WaterSense labeled plumbing products and high-efficiency kitchen faucets
- ENERGY STAR certified clothes washers and dishwashers
- Efficient hot water delivery
- Landscape size, design, and plant selection
- Irrigation design and technology, including use of WaterSense labeled irrigation products
- Landscape design or audit by WaterSense Irrigation Professional

Builders have the flexibility to select an HCO and WACM that best fits their needs and works with their existing certifications (if applicable). An overview of EPA approved HCOs is included on the next page. More information about their associated WACMs can be found at:

www.epa.gov/watersense/homes-certification

Overview of EPA Approved HCOs

HCO	SCOPE			METHOD FOR LABELING HOMES
	REGIONALITY	BUILDING TYPES	CONSTRUCTION TYPE	
CHEERS	CA	Single-Family	New Construction	Achieve a score of 70 or less under CHEERS WaterSense
GreenBuilder® COALITION	NATIONWIDE	Single-Family	New & Existing Construction	Achieve a score of 66 or less under the Water Efficiency Rating Score (WERS) with WaterSense Baselines
NGBS GREEN Home Innovation Research Labs	NATIONWIDE	Single-Family & Multifamily	New & Existing Construction	Complete a set of selected practices from the National Green Building Standard (NGBS)
			New Construction	Achieve a score of 64 or less under the Water Rating Index
RESNET HERS$_{H2O}$	NATIONWIDE	Single-Family	New & Existing Construction	Achieve a score of 70 or less under HERS$_{H2O}$

HCOs listed have been approved as of August 2022. For more information and the latest list of EPA approved HCOs, please visit www.epa.gov/watersense/homes-certification.

Home Verifiers

Boots on the Ground

Verifiers serve a critical role in the WaterSense labeled homes program. They are responsible for verifying that homes meet the Mandatory Checklist and water efficiency requirement. WaterSense verification is a simple process that can be done in one to two hours during a single site visit. If a verifier identifies issues, they work with builders to resolve the problem before the home earns the WaterSense label. Verifiers can also help guide builders through the certification process.

Verifiers who have been trained and authorized by an HCO are listed on the WaterSense Verifier Search Tool. Use this tool to identify local verifiers who can assist with WaterSense certification.

www.epa.gov/watersense/find-home-verifier

Becoming a WaterSense Home Verifier

Verifiers can be independent or associated with home rating companies. Individuals interested in becoming a WaterSense home verifier should contact an HCO to obtain the required training. Training covers important information on the *WaterSense Specification for Homes* and the HCO's WACM. Once training is complete, the HCO will formally authorize a verifier, meaning they can offer WaterSense verification services.

Promoting WaterSense Verification

Verifiers also perform an important role in marketing WaterSense certification to builders, which includes communicating the benefits of the WaterSense label and the home's potential water, energy, and associated cost savings. WaterSense provides verifiers with a promotional mark that includes the WaterSense label. Verifiers may use this mark on their marketing materials.

WaterSense designed its specification to complement the criteria for other green home certification programs, which makes it easy to integrate the WaterSense verification into home rating site visits. This minimizes additional time and expense for builders, and allows verifiers to check a home's water- and energy-efficiency features during the same site visit. Whether as a stand-alone certification or as an add-on to other green certifications, the WaterSense label adds value for both verifiers and builders.

Ready to Get Started?

Adding the WaterSense label—an independent certification backed by the EPA for both savings and performance—helps provide assurance to home buyers in a competitive market where certifications matter and consumers are looking for efficient homes. You can open the door to savings with WaterSense labeled homes. Here's how:

BUILDERS

- **Partner with WaterSense!** Partnership is free and required for any builder who wants to earn the WaterSense label. Simply fill out WaterSense's brief online partnership agreement at www.epa.gov/watersense/join-watersense.
- **Talk to verifiers** with whom you work and see if they offer WaterSense certification. You can also find a WaterSense home verifier in your area using the WaterSense Verifier Search Tool at www.epa.gov/watersense/find-home-verifier.
- **Review the requirements** of the WaterSense Mandatory Checklist found in the WaterSense specification at www.epa.gov/watersense/homes-specification.
- **Ensure you will meet the water efficiency threshold** by working with your verifier to understand the HCO's WaterSense certification requirements.
- **Design, build, certify, and market** WaterSense labeled homes to your buyers.

VERIFIERS

- **Check the training requirements of your HCO(s).** Every HCO will provide the WaterSense program-specific training as well as their own specific program training.
- **Share opportunities for WaterSense certification** with your builders and market your services as a WaterSense home verifier. Verifiers in good standing will also automatically be listed on the WaterSense Verifier Search Tool.
- **Complete home verifications** to ensure each home meets all of the technical requirements and work with your builders to help them achieve WaterSense certification.

UTILITIES AND LOCAL GOVERNMENTS

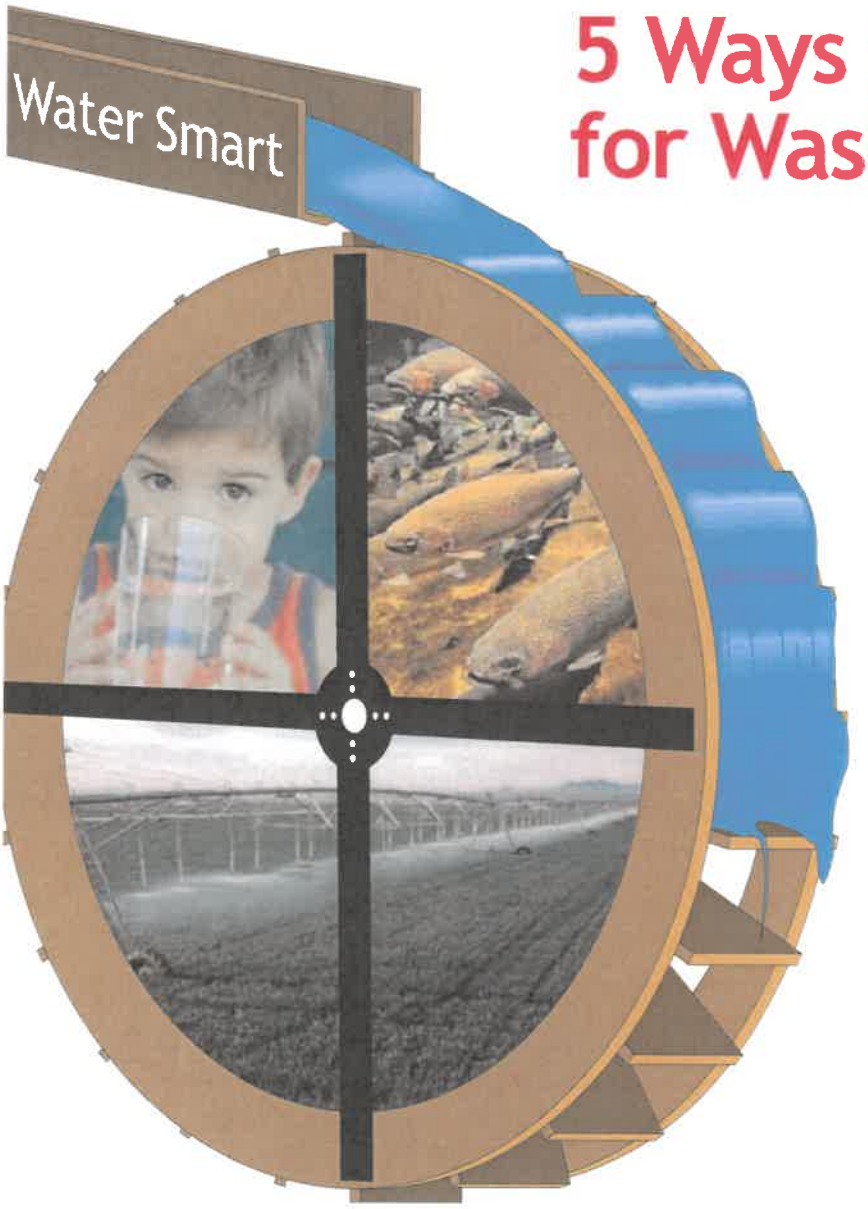
- **Become a WaterSense Promotional Partner.** By partnering with WaterSense, you can access exclusive materials to communicate the value of water efficiency to consumers.
- **Incentivize WaterSense labeled homes and products** through rebate programs, reduced connection fees, or expedited permit reviews. These incentives can help encourage builders to pursue water-efficient homes in your service area.
- **Spread the word** about the importance of water efficiency to builders, homebuilder associations, and prospective home buyers. Encourage customers to look for the WaterSense label when purchasing a new home or water-using product. Help consumers learn about additional ways to save water through messaging focused on specific water-efficient practices.

PHONE (866) WTR-SENS (987-7367) WEBSITE www.epa.gov/watersense EMAIL watersense@epa.gov

EPA
EPA-832-F-22-010
AUGUST 2022

Water Smart, not Water Short:

5 Ways to Secure Water for Washington's Future



"We must be water smart today so the future is not water short for our children and grandchildren."
Jay Manning, Director,
Washington State
Department of Ecology

Historically, Washington residents have enjoyed an abundance of water, but water availability is no longer a luxury. The Department of Ecology is working closely with communities to provide effective water management. It will take all of us, working together, to meet current water needs and to ensure future water availability for people, fish, and the natural environment.

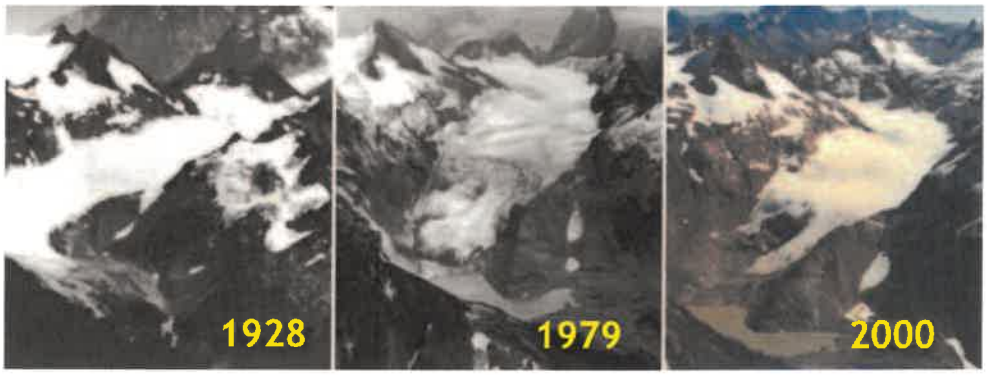
To address the biggest threats to our water supplies and to protect our state from a water short future, we need to be water smart:

- Reduce the causes of climate change and drought
- Protect and preserve groundwater through stronger regulation of homestead (permit-exempt) wells
- Encourage and support the reclamation and reuse of wastewater
- Encourage water conservation
- Develop new water supplies

DEPARTMENT OF ECOLOGY
State of Washington

Washington state draws on public, private expertise to protect water supplies from climate change

By Blanche Sobottke, contributing writer



North Cascade Climate Project, Nichols College, Dudley Mass.

South Cascades Glacier in Glacier Park Wilderness has retreated more than three-quarters of a mile since its last major advance in the 1500s.

As Washington's climate changes, the Governor and the Legislature are working with concerned citizens and experts to reduce contributions to climate change and prepare for and adapt to changes we can't prevent.

According to the Climate Impacts Group at the University of Washington, the average annual temperature in the Pacific Northwest rose by 1.5° F in the 20th century and is expected to rise another 0.5° F per decade in the first half of the 21st century. A few degrees may not seem like much, but they can make the difference between rain and snow, early or late snowmelt, flowing summer streams or dry creek beds.

Our snowfed water supplies are particularly vulnerable to a warming climate. Drought isn't about how much rain falls, it's about water supply — how much water is available and whether it's enough.

Washington's warming climate is expected to result in milder winters and hotter summers. That will mean more rain and less snow falling from October through March, when water demands are lowest, and less rain falling in summer, when water needs are highest.

Much of Washington's water supply is stored in snow pack and glaciers that slowly melt, feeding streams and rivers. Less snow to replenish the frozen supply and more warm months to melt it will alter the usual timing and level of stream flows. As more snow melts earlier in the year, less is left to feed streams through the summer.

Climate change is expected to affect underground water supplies, too. As more precipitation falls as rain, more water can be expected to run off directly into streams rather than soak slowly into the ground to recharge aquifers. Plus, higher summer temperatures coupled with less summer rainfall can dry out the soil. As groundwater levels drop, some wells will go dry.

Washington has developed laws and policies to address climate change. Codes and standards for vehicle emissions, fuel content, energy-efficient buildings, appliances, outdoor burning, and electric utilities all support targets set by the Governor and Legislature to reduce Washington's greenhouse gas emissions to 1990 levels by 2020, and to half that by 2050.

Through the Western Climate Initiative, Washington, six other states, and four Canadian provinces are working to set a regional target for reducing greenhouse gas emissions. Washington is also working with British Columbia on clean technologies. Many Washington cities have joined the U.S. Mayor's Climate Protection Agreement to slow climate change with better energy, water, waste, and transport management. The Climate Action Team (CAT) has engaged business, community, and environmental leaders to consider ways to achieve our state's climate change reduction goals.

(Assistant State Climatologist Karin Bumbaco contributed to this report.)

Two new reports show impact of climate change on Washington

Ecology has posted on its Web site two newly released university reports showing the impact of climate change in Washington – and the cost of doing nothing:

- 2009 report: Impacts of Climate Change on Washington's Economy
  http://www.ecy.wa.gov/climatechange/economic_impacts.htm
- Scientific Forecast of Climate Change Effects in Washington State
  http://www.ecy.wa.gov/climatechange/scientific_forecast2009.htm

Water suppliers, government need proactive response to drought

By Lynne Geller, Water Resources, Ecology

After the record-breaking snowfall of the winter of 2008, it's hard to believe that in the big picture temperatures are rising and our water supply is increasingly stressed!

The Washington Climate Impacts Group (CIG) projects that temperature and precipitation in the Pacific Northwest will change significantly over the next 20-40 years. Temperatures will be warmer, and there will likely be wetter winters and drier summers.

And with a warmer climate and drier summers, droughts could become more severe and longer-lasting. As more water evaporates, particularly during summer and fall, drought conditions could intensify and the risk of wildfires increase. Warmer temperatures will reduce winter snowpack and therefore late summer stream flows.

Lower summer stream flows mean less water will be available when needed for irrigation, hydropower, cities, and salmon. And the impact is not just on the amount of water available; higher water temperatures also affect water quality.

Droughts occurring more frequently; economic effects devastating

Although drought is a normal part of Washington's climate cycle, what is unusual is that droughts appear to be occurring more frequently. Areas of the state are affected differently by drought. Based on the state's history with drought from 1895 to 1995, severe or extreme drought is expected:

- 10-15 percent of the time in all of Eastern Washington, except for the Cascade Mountains' eastern foothills.
- 5-10 percent of the time on the eastern slopes of the Cascades and much of Western Washington.

Multiple droughts since 1971 have resulted in dry streams, withered and abandoned crops, dead fish, record low rivers, and declining groundwater levels. The worst drought on record occurred in 1977, with one in 2001 a close second. Several droughts lasted more than one season. Between 2000 and 2005, Washington experienced two drought emergencies, resulting in statewide drought declarations by Governors Locke and Gregoire. A regional drought was declared for the northwest corner of Washington from west of Port Angeles to Cape Flattery in the fall of 2006.

Economic effects can be extensive. The U.S. Federal Emergency Management Agency has estimated that drought costs the U.S. an average of $6-8 billion every year, making it the costliest natural disaster. The impacts primarily occur in agriculture, transportation, recreation and tourism, forestry, and energy sectors. But it is not just the economy that suffers. Environmental and social impacts are also significant, although harder to quantify.

In late 2006, a team of scientists and economists studied the effect of climate change on Washington's economy, revealing potentially costly impacts on forest resources, municipal water supplies and other economic activities, including:

- Direct costs of fighting wildfires may total more than $75 million per year by the 2020s – a 50 percent increase from current costs. And this does not take into account lost timber revenue.
- More frequent droughts in Yakima may cause more crop losses due to water shortages. While drought does not occur every year, the average losses may increase to $66 million for Yakima. (The Yakima River Basin produces crops worth about $1 billion annually.) Other agricultural areas statewide are likely to face similar effects.

A dust storm envelops an Idaho community. Weather systems are fed by energy (heat) in the atmosphere. Extreme weather events are expected to become more common with climate change.

- Water conservation costs to offset the decline in guaranteed water for Seattle's water supply could exceed $8 million by the 2020s and $16 million per year by the 2040s. Eastern Washington communities in Spokane and Yakima will face similar impacts. Consumers could face water price increases in some basins.
- Public health costs will increase due to smoke-related health problems, like asthma, from larger and more frequent wildfires.
- Tourism and recreation losses related to forest closures and smoke could increase from larger and more frequent wildfires. Snow recreation would be impacted.
- Hydropower revenues may be affected as stream flow patterns change because of climate change. University of Washington researchers suggest up to a 5 percent loss in the Columbia River hydrosystem, or $166 million a year.

Drought management plans minimize the effects of water shortages

What can we do now to prevent and prepare for drought? There is little disagreement in the scientific community that rising temperatures are related to climate change, which is a direct result of carbon dioxide and other greenhouse gas emissions from human activities. In 2007, Washington's Climate Advisory Team reported that implementing measures to reduce greenhouse gas emissions statewide could yield a collective net benefit to the state of more than $900 million by 2020.

Ecology photo

Dry river bed of Tuchet River in Walla Walla County in 2005 drought.

The impacts of drought can be lessened through mitigation and preparedness. Experts stress the importance of a proactive, rather than a reactive, approach. Therefore, municipal water suppliers in Washington are required to have drought management plans to minimize the effects of water shortages on public health, recreation, the economy and the environment.

As Gov. Gregoire was declaring a statewide drought emergency in March 2005, water managers in Seattle and Tacoma public utilities were activating their water shortage contingency plans. City water managers worked to capture as much water from spring rains as possible. This collection of rainwater, combined with a decision earlier in the year to release less water than normal from the city's South Fork Tolt and Chester Morse reservoirs, meant the city's primary water sources remained viable even without the normal mountain snow pack.

Strategies needed to extend summer supplies

The Seattle and Tacoma water shortage plans may provide inspiration to other water suppliers working with local and state government to combat the ravages of frequent drought. The Department of Ecology will continue to encourage and support a variety of strategies to augment limited summer supplies, including:

- The devolpment of storage capacities statewide.
- Water rights transfers as an important strategy for making water available when and where it is needed. (In the 2005 drought, Ecology initiated a voluntary online "water exchange" to help link those who needed water with water-right holders who had water to sell or lease.)
- Encourage water efficiency and conservation efforts in the municipal, industrial, and agricultural sectors, and by individuals not served by a municipal system.
- The reuse of reclaimed water.

For more information:

- "Drought Response 2001: Report to the Legislature" (*http://www.ecy.wa.gov/biblio/0111017.html*)
- "2005 Drought Response: Report to the Legislature" (*http://www.ecy.wa.gov/biblio/0611001.html*)
- National Drought Mitigation Center (*http://drought.unl.edu/index.htm*)
- Climate Impacts Group (*http://cses.washington.edu/cig/*)
- U.S. Drought Portal (*http://www.drought.gov/portal/server.pt/community/drought.gov*)
- The Water Center (*http://depts.washington.edu/cuwrm/*)
- 2006 Economic Impacts Report (*http://www.ecy.wa.gov/climatechange/economic_impacts2006.htm*)

Groundwater needs more protection; "homestead" wells can't meet the growing demands for water

By Dan Partridge, Water Resources Communications Manager, Ecology

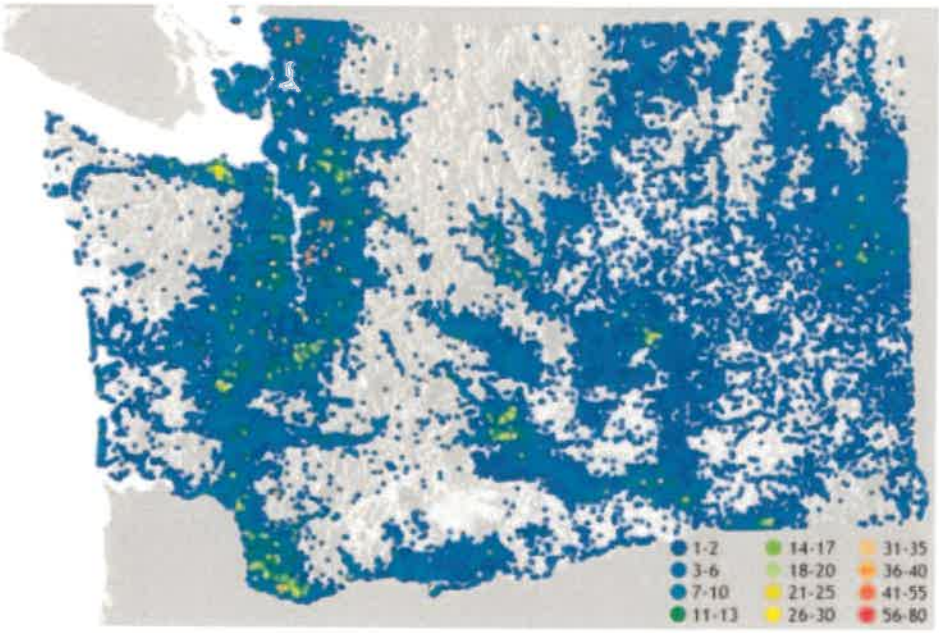
Joe Peck remembers the drought of 2005 when he was ordered to shut off water to the entire city of Roslyn while new, large vacation homes just out of town got to keep watering their lawns.

"This town was one of those that built Washington state. Tell me why, in a drought, those homes faced no restrictions, and we had to bear the brunt of it?" asked Peck, Roslyn's water superintendent, in an interview with the Seattle Times in 2007.

Roslyn's 1908 Water Rights are junior to others

The answer, explained in a Times article headlined "*Big Growth, big fight over water*," is that although the city of Roslyn held water rights dating to 1908, they were still "junior" to even older rights. Meanwhile, newly built vacation homes outside Roslyn in Kittitas County were taking water from groundwater wells that do not require water right permits. Roslyn suffered the consequences of curtailment to satisfy downstream senior surface water rights. Permit-exempt groundwater users, even though their priority dates were far junior, weren't curtailed - a disconnect between the 1945 Groundwater Code and 21st Century water needs.

Water well logs per 40 acres - 2009



Dave Nazy, Water Resources, Department of Ecology

Each dot represents a group of the estimated 1 million water wells drilled in Washington State since the 1940s

Groundwater plays crucial role in state's economic future

The "groundwater permit exemption" or "homestead" exemption in the state Groundwater Code allows for the use of groundwater under certain conditions without obtaining a permit from the Washington Department of Ecology. While exempt from the permitting process, these withdrawals are still subject to all other state water laws, including the fundamental tenet that "first in time is first in (water) right."

Groundwater – that is, water under the ground – plays a critical role in Washington's economic and environmental future. It is the source of drinking water for more than 60 percent of Washington residents. Groundwater irrigates more than 385,000 acres in our state, supporting thousands of agricultural jobs and a large part of the state's economy. It is the primary source of water for hundreds of commercial and industrial needs that use more than 138 million gallons of water each day. It is also expected to provide the majority of drinking water for the millions of new residents predicted for Washington in the next several decades.

"The proliferation of permit-exempt wells in conjunction with increased impervious surface areas, both driven by robust population growth, are jointly the most significant threats to our future groundwater supplies, " said Ken Slattery, manager of Ecology's Water Resources Program.

To reduce the increasing numbers of permit-exempt wells in Kittitas County, Ecology worked in cooperation with the county on a memorandum of agreement for managing groundwater resources.

For more information on how a proposed rule limits the use of permit-exempt wells in Kittitas County housing developments, go to *http://www.ecy.wa.gov/programs/wr/cro/kittitas_wp.html*.

Moses Lake, 1911

Proliferation of permit-exempt wells is not sustainable

At the rate of 6,200 to 7,600 new exempt wells every year, Ecology estimates that close to 1 million wells have been drilled across the state since the 1940s. Washington's total groundwater use is estimated at about 1.1 billion gallons per day (gpd). To put this number in context, the average household indoor use is about 350 gpd.

Groundwater is a finite resource and the best available science suggests at current population growth rates, the proliferation of permit-exempt wells under current law is not sustainable. Washington state's population is now more than 6.3 million, and is expected to be between 8 to 9 million by 2030.

In May 2008, Washington Law Review author Kara Dunn wrote about the history of the Ground Water Code in "*Got Water? Limiting Washington's Stockwatering Exemption to Five Thousand Gallons Per Day.*" At the time the Legislature enacted the code in 1945, Washington and the U.S. Bureau of Reclamation "were attempting to populate the Columbia Basin region with family farms," according to Dunn.

Today, however, most of the permit-exempt wells are concentrated in the high growth areas of Washington and outside existing water systems. While no single exempt well is likely to have a major impact, the cumulative impact is already taking its toll on groundwater and surface water levels in some areas. Local land use regulations have done little to restrict the spread of these wells.

Chaotic interpretation of exempt-well court decision

In 2002 a state Supreme Court decision (Campbell & Gwinn vs. Ecology, 146 Wn. 2d I) established the guiding principle that county governments have been advised to use when making land use decisions involving water use: Housing developments outside of established water systems are entitled to only one exemption per "project." That exemption can be provided by more than one well but water use is limited to 5,000 gallons per day for all the wells combined.

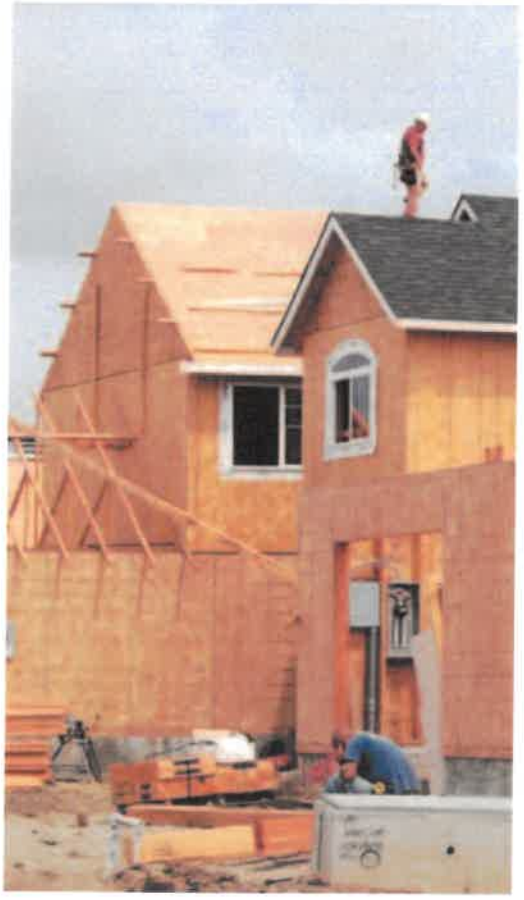
Unfortunately, while establishing the one exemption per project rule, Campbell & Gwinn did not define what a project is and the result has been a chaotic interpretation of the court decision. The number of lots allowed to use the exemption varies from one subdivision to another across the state and from county to county. In some cases, dozens of lots have each been allowed their own exemptions in direct contravention of the Campbell & Gwinn opinion. In other cases, developers have attempted to use multiple exemptions by trying to disguise the ownership of and relationship between adjacent developments.

Ecology seeks clarification of groundwater exemption

Recognizing the need to update the 1945 groundwater exemption, Ecology is seeking to clarify the existing exemption for both group domestic and stockwatering uses. This can be accomplished through legislation, rulemaking or a combination of both.

Regulations that may be considered include:

- Requiring property owners whose place of water use is within the service area of a water purveyor (like a public utility district) to obtain water service from that purveyor if it can be provided in a timely and reasonable manner.
- Restricting all domestic uses of an exempt well (household,



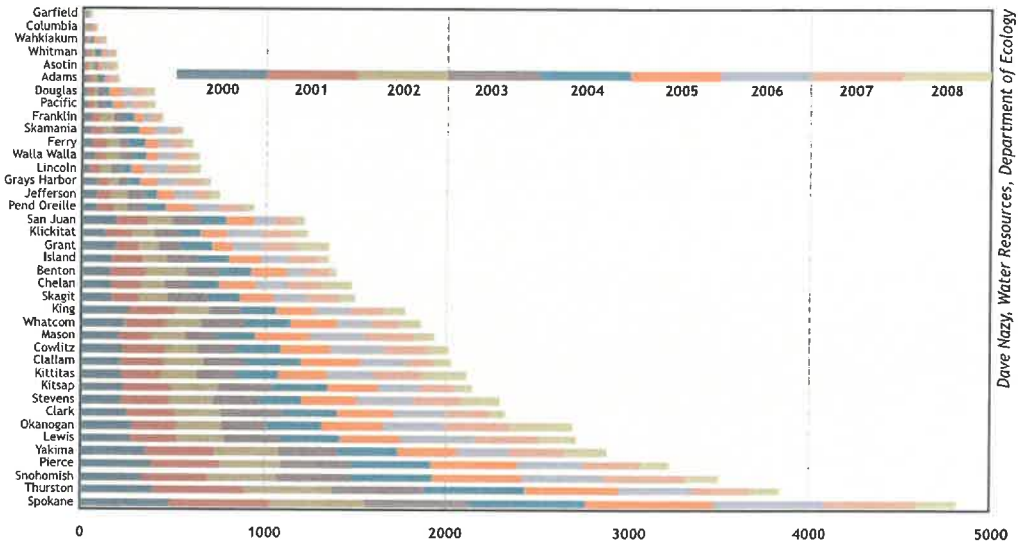
Housing construction has mushroomed in recent yea

stockwatering, and non-commercial gardens) to a combined 5,000 gallons per day.

✸Reducing the 5,000 gallons per day limit on permit-exempt domestic wells when the well is not being used to water livestock. Although reduced limits would not apply to existing wells, different per household limits could be established for Eastern and Western Washington, acknowledging differences in water supplies east and west of the Cascades.

"After years of encouraging both agricultural and urban growth, Washington must realize that water is a limited resource that cannot sustain all uses over time," Law Review author Kara Dunn concluded in her extensively researched stockwatering article of 2008. "Revising the groundwater code to limit exempt uses and enhance Ecology's ability to regulate the state's water resources will be necessary to support future urban and agricultural growth in the state."

Water Well Drilling by County



More than 90% of wells drilled in Washington are permit-exempt wells

A growing number of water right holders, water purveyors and land use regulators across the state agree with Ecology that there's a need for clarifying permit-exempt well regulations and the stockwatering exemption in Washington's groundwater code.

For more information:

http://www.ecy.wa.gov/programs/wr/comp_enforce/gwpe.html

Ecology photo

Most permit-exempt wells are drilled to accomodate growth outside established water systems.

The four types of groundwater uses exempt from the state water-right permitting requirements are:

- Providing water for livestock (no gallon per day limit or acre restriction).
- Watering a non-commercial lawn or garden one-half acre in size or less (no gallon per day limit).
- Providing water for a single home or group of homes (limited to 5,000 gallons per day).
- Providing water for industrial purposes, including commercial irrigation (limited to 5,000 gallons per day but no acre limit).

Purple pipes deliver a reliable water supply for Washington's future

By Lynne Geller, Water Resources, Ecology

Color the future of Washington's water supply "purple" because a simple concept is becoming more important in meeting the state's growing water needs.

With support from the general public and the Legislature, water suppliers working with Washington state are succeeding in restoring the quality of water taken from the environment for human needs and using it again.

The Legislature has encouraged and supported reclaimed water use since passage of the State's Reclaimed Water Act in 1992. Today there are 20 reclaimed water facilities in operation statewide, easily identified by the purple pipes that carry water now available for uses such as toilet flushing and irrigation. In addition to these facilities capable of producing 31.5 million gallons of reclaimed water per day, seven projects are under construction and another 41 are in the planning or design phases.

Ecology photo

Conveyance pipes (far right) send reclaimed water into West Medical Lake

Ecology photo

Purple pipes at Medical Lake treatment facility carry water to Medical Lake and Deep Creek.

Projections indicate the number of operating reclaimed water projects will double by 2015. As recently as 2007, the Legislature designated $5.4 million of capital funding for grants to local governments in the Puget Sound region to complete reclaimed water projects. Requests for funding far exceeded the money available.

Drought-proof source of water available year-round

Using reclaimed water preserves drinking quality water for direct use and keeps water continually recycling for new uses. It is a drought-proof source of water available on a year-round basis. Using reclaimed water saves taking water out of aquifers, rivers and lakes, which means more water is available for fish, wildlife, recreation, and drinking.

In addition to being a tool to help extend our water supply, reclaimed water is an important mechanism for improving water quality and reducing discharge of treated wastewater into Puget Sound and other sensitive areas.

Reclaiming water is done by using sophisticated treatment systems to speed up nature's restoration of water quality. Treatment cleans wastewater (water that needs cleaning after human use) and makes it ready for use again.

Reclaimed water treatment is highly engineered for safety and reliability. The quality of reclaimed water is more predictable than many existing surface and groundwater sources. Washington's reclaimed water standards are among the most protective in the country.

Utilities across the state have found creative uses for reclaimed water. These include crop and landscape irrigation, toilet flushing, dust control, and industrial cooling. Reclaimed water can also be used to improve wetlands, replenish groundwater, and increase flows in rivers and streams.

Reclaimed water keeps parks and streetscapes green

One successful utility is the LOTT Alliance, the regional wastewater treatment system serving Lacey, Olympia, Tumwater and northern Thurston County (LOTT). LOTT currently produces up to 1.75 million gallons per day of Class A reclaimed water, which is the highest quality of reclaimed water designated by the state Departments of Ecology and Health. This water, which would otherwise be discharged to Puget Sound, serves many community needs, including watering state- and city-owned parks and streetscapes. Reclaimed water supports five constructed wetland ponds in Hawks Prairie, which contain more than 225,000 wetland plants. Water flowing from the ponds replenishes groundwater.

In Spokane County, Class A reclaimed water from the Medical Lake Wastewater Reclamation Facility is used to maintain water levels in West Medical Lake and provide irrigation water for the treatment plant facility grounds. Beginning in 2010, reclaimed water will be used on the grounds of the new Eastern Washington State Veterans Cemetery.

Use of reclaimed water is a "win-win situation," said cemetery director Richard Cesler. "The cemetery will have an efficient, reliable source of water. The city will be paid for water use, which will help pay production costs, and the water use will help keep lake levels at an appropriate level, avoid spring flooding, and protect the declining groundwater table from any further depletion."

Major legislation in 2006 and 2007 elevated the importance of reclaimed water use in Washington. As a direct result, Ecology and Health staff are hard at work developing a clear set of regulations that will streamline the process to support the increased use of reclaimed water while ensuring that both the environment and public health are protected and improved.

Ecology photo

The city of Yelm's reclaimed water enters the Cochrane Memorial Park though this waterfall. Later, it receives further treatment through wetland polishing before recharging to the ground water.

Ecology photo

Biological Oxidation treatment at Medical Lake Water Reclamation Facility.

Moving reclaimed water is biggest challenge

Legislative approval is needed for an expanded grant program providing $50 to $100 million annually for reclamation facilities beginning in 2010. The cost of building infrastructure to move water from reclaimed water plants to customers is one of the most significant challenges to the distribution and use of reclaimed water.

The benefits of reclaimed water are numerous when it is used thoughtfully and deliberately in combination with other tools for securing Washington's water future. In some situations, wastewater discharged into our rivers is already being "reused" by downstream users or to provide water for instream purposes. However, new uses of reclaimed water could adversely impact these existing water uses, so the Governor has directed Ecology to work with legislative leaders to address these issues and avoid unintended consequences with proposed reclaimed water projects.

For more information:

http://www.ecy.wa.gov/programs/wq/reclaim/index.html

Practicing water conservation: a little goes a long way

By Brook Beeler, Communications & Education, Ecology Eastern Region

It's hard to argue with the value of conserving water. Can anyone make a case for wasting a valuable and finite resource? In Washington, water is already limited in the summer and fall when demands are highest. The good news is that even small actions can make a difference. Practicing water conservation is a relatively simple and cost-effective way to significantly extend existing water supplies.

Water utilities lead the way

Water conservation is not a new idea. For years, water utilities across the country have offered conservation programs. Recently, however, those programs have become more developed and beneficial for customers. For example, Denver Water, the largest water utility in Colorado, has led water conservation outreach for 30 years. Over the past two years the utility has highlighted the value of conservation with a major public outreach media campaign to complement their program and seen significant water savings of 20 percent in the service area.

Many water utilities in Washington state are leading the way to water savings and a water smart future. In 2003, the Washington state Legislature established statewide water efficiency requirements. Municipal water suppliers are now setting goals and reporting annually on their water efficiency efforts.

The Saving Water Partnership (SWP), a group of water utilities in and around Seattle, have joined forces to promote water conservation. SWP promotes Natural Yard Care, offers money-saving rebates to both residential and business customers, and has won the Environmental Protection Agency's (EPA) WaterSense Partner of the Year award. EPA's WaterSense program depends on the efforts of more than 1,000 partners to help save water for future generations. SWP earned this special distinction for promoting water-efficiency awareness to customers without asking them for significant changes in lifestyle.

Ecology photo

Sprinkler irrigation conserves water by applying it more evenly and precisely to crops than other types of surface irrigation.

Seattle Public Utilities: proven success

Seattle Public Utilities is reaching its conservation goals by encouraging customers to save water with seasonal rates, a 3-tiered rate structure, and conservation incentive programs. The tiered rate structure essentially rewards low-water users with low rates which are subsidized by water users in the higher tiers.

As described in the Seattle Public Utilities 2007 Drinking Quality Water Report, although the population served by Seattle's regional system has increased by 16 percent since 1990, water consumption has decreased by 26 percent in that same time period. On a per-person basis, in the same period, total water use decreased 36 percent from 152 gallons per day to less than 100 gallons per day per person.

Household water use varies considerably across the state. While usage tends to be highest in some areas of Eastern Washington, there are communities and utilities such as Airway Heights and Medical Lake which are taking steps to save water, such as lawn watering restrictions. Other utilities have begun collaborative conservation programs to help change the culture of high water use in their regions.

Individuals make a difference

You can be water smart even if you're not in a participating utility. Simple changes in habits can add up to hundreds of gallons of water savings. Fixing leaks, turning off faucets, and reducing lawn size all help save water. However, there are ways to become more water efficient without changing your

Per capita water use per day in selected Washington counties

National average: 100 gallons
Washington average: 114 gallons

County	Average daily use
King	87 gallons
Kittitas	238 gallons
Spokane	217 gallons
Stevens	109 gallons
Walla Walla	117 gallons
Whatcom	95 gallons
Yakima	172 gallons

Measures of Water Consumption for Saving Water Partnership Utilities*

	1990	2000	2007	% change since 1990	% change since 2000
Total Billed Water Consumption	121 mgd	108 mgd	94 mgd	-23%	-13%
Residential Consumption	79 mgd	72 mgd	64 mgd	-19%	-12%
Non-Residential Consumption**	43 mgd	35 mgd	30 mgd	-30%	-15%
Avg. Single Family Use per Household	231 gpd	194 gpd	166 gpd	-28%	-15%
Avg. Multifamily Use per Household	142 gpd	120 gpd	100 gpd	-30%	-17%
Residential: Avg. Use per Person	84 gpd	70 gpd	60 gpd	-29%	-15%
Non-Residential: Avg. Use per Employee**	71 gpd	51 gpd	45 gpd	-37%	-11%

mgd = millions of gallons per day; gpd = gallons per day

**Members of the Saving Water Partnership:*
City of Bothell, City of Duvall, City of Mercer Island, City of Seattle, Cedar River Water & Sewer District, Coal Creek Utility District, Highline Water District, King County

*** While most of the decrease in non-residential consumption is due to conservation, some of it is due to changes in the economy. During times of economic slowdown, water consumption tends to decrease.*

lifestyle. Water efficient appliances and fixtures can reduce water use up to 20 percent. Outdoor irrigation sensors and timers can save up to 50 percent of water lost due to poor timing, run-off, and evaporation. By using "just enough water," you can make a difference.

Having a well with a consistent supply of water is a valuable asset in Washington state. Practicing conservation is a good way to protect your well and your watershed community. Although the effects of a single small well far from a river, lake or stream are probably not measurable, the cumulative effects from many wells can make a huge difference.

Conservation: not just for cities and towns

In addition to municipal and individual domestic water use, two other sectors are commonly addressed in the context of water conservation: agriculture and industry. As the single biggest water user in the state, agriculture has been the focus of significant conservation monies and efforts, and important changes have been made. Ecology's Technical Resources for Engineering Efficiency (TREE) program works with industrial facilities to conserve water. Conservation efforts are also being funded as part of the Columbia River Basin Water Management Program.

For more information:

- Alliance for Water Efficiency
  http://www.allianceforwaterefficiency.org/
- Water Use It Wisely – 100 Water Saving Tips
  http://www.wateruseitwisely.com/
- EPA -WaterSense
  http://www.epa.gov/watersense/
- H_20 House
  http://www.h2ouse.org/

Xeriscaping in Eastern Washington: slow-growing, drought tolerant plants are used in landscaping to conserve water and reduce yard trimmings.

Ecology photo

Columbia River Basin Program develops new water supplies, serves as model for future water management

By Joye Redfield-Wilder, Communications Manager, Ecology Central Region

Serving as a model for how water may be managed in the future, a comprehensive approach is being taken to develop new water supplies in arid Eastern Washington.

Authorized by the 2006 Legislature and supported by a broad-based coalition of stakeholders, the Columbia River Basin Program makes $200 million available to develop water supplies that enhance stream flows for fish and meet the out-of-stream needs of cities, farms, and industry in the Columbia River Basin.

The program seeks to get water to where it is needed when it is needed and does so by a formula that recognizes both economic and environmental values. It encourages conservation, explores innovative storage alternatives, and examines current and future water demands.

"These projects provide an array of opportunities to develop new water supplies along the Columbia River," said Jay Manning, director of Ecology. "They will help us to manage our water more efficiently and in turn make water available to support growing communities and declining fish runs. It's a winning formula for the many competing interests along the river."

Piping unlined irrigation canals, storing water both above and below ground, recharging declining aquifers and making existing water delivery systems more efficient are among the ways saved water will be made available for new water rights or released to the river when fisheries need it the most.

The program is:

- Tapping into storage behind Grand Coulee Dam to bring water to as many as 100 small cities, deliver replacement water to farmers in the Odessa Subarea where aquifers are declining, and provide stream flow enhancements for fisheries.
- Exploring projects that capture water in the winter and store it underground in basalt formations or wells to make it available in the summer for cities and fisheries. Projects are underway for the city of Kennewick, Boise Cascade at Wallula, the city of White Salmon, and the Spokane Valley-Rathdrum Prairie.
- Funding projects like one in Benton County at Barker Ranch that will make water delivery more efficient by converting open ditches to a closed pipe system. The result: less water diverted from the Yakima River, adding as much as 6,436 acre-feet, or 2 billion gallons of water, to stream flows when fish need it the most.
- Making $1 million available to the Washington Conservation Commission to identify viable conservation projects in coordination with local conservation districts to develop regional water supplies.
- Investigating potential aquifer storage, storage of surface water off of river and stream channels, and pump exchange projects that will increase stream flows in critical reaches while providing water for farms and communities. Projects in Chelan, Stevens, Benton, Yakima, and Walla Walla counties are among those being explored.

For more information on the Columbia River Basin Program go to: *http://www.ecy.wa.gov/programs/wr/cwp/crwmp.html*

Ecology photo

The Columbia River near Vantage, Washington.

Chapter 5: Source Water Protection

5.1 Sanitary Control Area

Land for the new source well will be owned and controlled by the water system, which will allow the standard 100 ft sanitary control area (SCA) to be established and adequately protected from contamination. A sample declaration of covenant is included at the end of the chapter, which will be recorded at the time of construction of the well.

5.2 Wellhead Protection Program (WHPP)

A WHPP will be established for the new well field constructed for the system. A preliminary Wellhead Susceptibility Assessment and Map are included at the end of the chapter. The wellhead protection area delineation is calculated using the CFR method and an assumed hydraulic transmissivity rate, which will be adjusted based on the final locations and pump test data for each source. An inventory of contaminant sources and locations is also included on the Map.

If one or both of the sources become contaminated, the System will evaluate the best course of action based on the reason for failure (deficient well construction, major spill, or compromised aquifer), alternatives for remediation (well re-construction, spill cleanup, or water treatment system), and the costs for each alternative. If only one well is experiencing contamination, the other well may continue to operate as normal. If both wells are contaminated, the System will have a plan in place to curtail water usage and supply bottled water and/or water trucks for customer use until the issue is resolved. These measures are addressed in the Emergency Response Plan in Chapter 6.

As part of the WHPP, the System will notify local residents and businesses, emergency responders, and state and local agencies of the final contaminant source inventory findings, wellhead protection boundaries, and contingency plans in order to reduce the risk of contamination and coordinate responsibilities if a spill occurs. Copies of the letters to be sent out are included at the end of the chapter.

DECLARATION OF RESTRICTIVE COVENANT

I (we) the undersigned, owner(s) in fee simple of the land described herein, hereby declare this covenant and place same on record.

I (we) the grantor(s) herein, am (are0 the owner(s) in fee simple of (an interest to) the following described real estate situated in Thurston County, State of Washington; to wit:

EXAMPLE ONLY—USE YOUR OWN PROPERTY'S LEGAL DESCRIPTION

Lot 2 of Short Plat #1234 as recorded in Volume 15 of Short Plats, pages 12-14. Auditor's File No. 1234567. Records of Thurston County, Washington as shown on and described on Attachment "A".

on which the grantor(s) owns and operates a well and waterworks supplying water for public use located on said real estate, at:

EXAMPLE ONLY—USE ACTUAL DESCRIPTION

50 feet south and 100 feet east of the Northwest corner of Lot 2 of Short Plat 1234, as described and shown on Attachment "A".

and grantor(s) is (are) required to keep the water supplied from said well free from impurities which might be injurious to the public health.

It is the purpose of these grants and covenants to prevent certain practices hereinafter enumerated in the use of said grantor(s) water supply.

NOW, THEREFORE, the grantor(s) agree(s) and covenant(s) that said grantor(s), his (her) (their) heirs, successors and assigns will not construct, maintain, apply, or suffer to be constructed, maintained, or applied upon the said land of the grantor(s) and within 100 (one hundred) feet of the well herein described, so long as the same is operated to furnish water for public consumption, any potential source of contamination. such as septic tanks and drain fields, sewer lines, underground storage tanks, injection wells, roads, railroad tracks, vehicles, structures, barns, feed stations, keeping of animals, animal manure piles, liquid or dry chemical storage, pesticides (including herbicides, insecticides, rodenticides, bactericides, fungicides, and larvicides), fertilizers, hazardous waste, compost, or garbage of any kind or description.

These covenants shall run with the land and shall be binding to all parties having or acquiring any right, title, or interest in the land described herein or any part thereof, and shall inure to the benefit of each owner thereof.

WITNESS hand this day ____ of _____, 20 ____.

_____ (Seal)

_____ (Seal)

Grantor(s)

State of Washington)

County of)

I, the undersigned, a Notary Public in and for the above named County and State, do hereby certify that on this ____ day of _____, 20___ , personally appeared before me _____ to me known to be the individual described in and who executed the within instrument, and acknowledge that he (they) signed and sealed the same as free and voluntary act and deed, for the uses and purposes therein mentioned.

GIVEN under my hand and official seal the day and year last above written.

_____

Notary Public in and for the State of Washington, residing at _____

My Commission Expires: _____

SECTION

A

SECTION

B

Source Water Protection

Ground Water Contamination Susceptibility Assessment Survey

331-274 • Revised 7/21/2022

Instructions

Complete one form for each ground water source (well, well of a wellfield, spring, spring of a springfield) used in your water system (make copies as necessary). Contact your regional office if you need a copy of the instruction packet.

Part 1: System Information

Well Owner/Manager	Richview Water Company		
Water System Name	Richview Water System	**PWSID**	TBD
County	Franklin	**Source Number**	S01
Well Depth (Feet)	~200-400 ft		
Source Name	Well 1 (to be constructed)		
WA Well Tag ID Number			
Well Not Tagged	☐		
Number of Connections	625	**Population Served**	Approximately 2,065
Township		**Range**	
Section		**¼ ¼ Section**	
Latitude/Longitude		/	

How was latitude/longitude determined?

☐ **GPS** ☐ **Survey** ☐ **Topographical Map**

Other

Note: Please see instruction packet for details and explanations of all questions in Parts 2 through 5.

Part 2: Well Construction and Source Information

1. Original well construction date TBD

Latest well reconstruction date

☐ **Information Unavailable**

2. Well Driller

☐ **Well Driller Unknown**

3. Type of Well

☒ **Drilled** ☐ **Rotary** ☐ **Bored** ☐ **Cable (Percussion)** ☐ **Dug**

☐ **Other** ☐ **Spring(s)** ☐ **Lateral Collector (Ranney)**

☐ **Driven** ☐ **Jetted** ☐ **Other**

4. Well Report Available

☐ **Yes** (attach copy to form) ☒ **No**

5. Average Pumping Rate **Gallons/Minute**

Information Source

If not documented, how was pumping rate determined?

☒ **Pumping Rate Unknown**

6. Is this source treated?

If so, what type of treatment?

☐ **Disinfection** ☐ **Filtrations** ☐ **Carbon Filter** ☐ **Air Stripper** ☐ **Other**

Purpose of treatment (describe materials removed or controlled by treatment).

7. If source is chlorinated, is a chlorine residual maintained? ☐ **Yes** ☐ **No**

Residual level (at point closest to source).

Part 3: Hydrogeologic Information

1. Depth to top of open interval (check one)

☐ **Less than 20 feet** ☐ **20-49 feet** ☐ **50-99 feet**

☒ **100-200 feet** ☐ **Greater than 200 feet** ☐ **Information Unavailable**

2. Depth to Groundwater (static water level)

☐ **Less than 20 feet** ☐ **20-49 feet** ☐ **Greater than 100 feet**

☐ **Flowing well/spring** (artesian)

How was water level determined?

☐ **Well Log** ☐ **Other**

☐ **Depth to Groundwater Unknown**

3. If source is flowing well or spring, what is the confining pressure?

PSI (pounds per square inch) **~OR~**

Feet above wellhead

4. If source is flowing well or spring, is there a surface impoundment, reservoir, or catchment associated with this source?

☐ **Yes** ☐ **No**

5. Wellhead elevation in feet (height above mean sea level.)

How was elevation determined?

☐ **Topographic Map** ☐ **Drilling/Well Log** ☐ **Altimeter**

☐ **Other**

☐ **Information Unavailable**

6. Confining Layers *(This can be completed only for those sources with a drilling log, well log, or geologic report describing subsurface conditions. Please refer to Instruction Packet for example.)*

Evidence of confining layer(s) in well log.

No evidence of confining layer(s) in well log.

If there is evidence of a confining layer, is the depth to ground water more than 20 feet above the bottom of the lowest confining layer?

☐ **Yes** ☐ **No**

☐ **Information Unavailable**

7. Sanitary Setback

☐ **Less than 100 feet*** ☐ **100-120 feet** ☐ **120-200 feet** ☐ **Greater than 200 feet**

***If less than 100 feet, describe the site conditions.**

Click or tap here to enter text.

8. Wellhead Construction

☐ **Wellhead enclosed in wellhouse**

☐ **Controlled access** (describe in box below.)

Click or tap here to enter text.

Other uses for wellhouse (describe in box below.)

Click or tap here to enter text.

☐ **No wellhead control.**

9. Surface Seal

☐ **18 feet** ☐ **Greater than 18 feet** ☐ **Less than 18 feet** (**No** ECY approval)

☐ **Less than 18 feet** (ECY approval copy attached) ☐ **Depth of seal unknown** ☐ **No surface seal**

10. Annual Rainfall (inches per year)

☐ **Less than 10 in/yr** ☐ **10-25 in/yr** ☐ **Greater than 15 in/yr**

Part 4: Mapping Your Groundwater Resource

1. Annual volume of water pumped in gallons

How was this determined?

☐ **Meter** ☐ **Estimated** ☐ **Pumping rate**

☐ **Pump capacity**

☐ **Pump rate and capacity**

Other (describe in box below)

Click or tap here to enter text.

2. Determined time of travel using:

☐ **Calculated Fixed Radius estimate of groundwater movement** (see instruction packet)

☐ **Alternate Numerical Model**

Six-month groundwater travel time (in feet)

One-year groundwater travel time (in feet)

Five-year groundwater travel time (in feet)

Ten-year groundwater travel time (in feet)

Information available on length of screened/open interval?

☐ **Yes** ☐ **No**

Length of screened/open interval (in feet)

3. Is there a river, lake, pond, stream, or other obvious surface water body within the six-month time of travel boundary? (Mark and identify on map.)

☐ **Yes** ☐ **No**

4. Is there a stormwater and/or wastewater facility, treatment lagoon, or holding pond located within the six-month time of travel boundary?

☐ **Yes** ☐ **No**

Comments

Click or tap here to enter text.

Part 5: Assessment of Water Quality

1. Regional sources of risk to groundwater

Please indicate if any of the following are present within a circular area around your water source having a radius up to and including the five-year ground water travel time. If you do not know if one of the following is present, mark the "unknown" space.

	Six-Month	One-Year	Five-Year	Unknown
Likely pesticide application	☐	☐	☐	☐
Stormwater injection well	☐	☐	☐	☐
Other injection wells	☐	☐	☐	☐
Abandoned groundwater well	☐	☐	☐	☐
Landfills, dumps, disposal areas	☐	☐	☐	☐
Known hazardous materials clean-up site	☐	☐	☐	☐
Known water quality problems	☐	☐	☐	☐
Population density less than one house/acre	☐	☐	☐	☐
Residences commonly have septic tanks	☐	☐	☐	☐
Wastewater treatment lagoons	☐	☐	☐	☐
Sites used for land application of waste	☐	☐	☐	☐

Please include a map of the wellhead and time of travel areas with this form. Mark and identify on the map any of the risks listed above.

If other recorded or potential sources of ground water contamination exist within the ten-year time of travel circular zone around your water supply, please describe in the box below.

Click or tap here to enter text.

2. Source-specific water quality records. For each type of test below, **mark the row that applies to the sample results for this source**. Consider all sample results from the past 12 years. Maximum Contaminant Levels (MCLs) and State Advisory Levels (SALs) are noted next to the specific test and are listed in the instruction packet.

A. Nitrate (Nitrate MCL = 10 mg/liter)

- ☐ **Results greater than MCL**
- ☐ **Less than 2 mg/liter nitrate**
- ☐ **2-5 mg/liter nitrate**
- ☐ **Greater than 5 mg/liter nitrate**

B. VOCs (VOC detection level is 0.5 ug/liter or 0.0005 mg/liter)

- ☐ **Results greater than MCL or SAL**
- ☐ **VOCs detected at least once**
- ☐ **VOCs never detected**
- ☐ **VOC sampling records unavailable**

C. EDB/DBCP (EDB MCL = 0.05 ug/l or 0.00005 mg/l. DBCP MCL = 0.2 ug/l or 0.0002 mg/l.)

☐ **EDB/DBCP detected below MCL at least once**

☐ **EDB/DBCP detected above MCL at least once**

☐ **EDB/DBCP never detected**

☐ **EDB/DBCP tests not required**

D. Other SOCs (pesticides, herbicides, or SOCs other than EDB/DBCP

☐ **Other SOCs detected** (pesticides, herbicides or other synthetic organic chemicals)

☐ **Other SOC tests performed but none detected** (list test methods in comments)

☐ **Other SOC tests not performed**

If any SOCs in addition to EDB/DBCP were detected, please identify and date. If other SOC tests were performed, but no SOCs detected, list test methods in box below.

Click or tap here to enter text.

E. Bacterial Contamination

Any bacterial detection(s) in the past three years in samples taken from the source (not distribution sampling records)?

☐ **Yes** ☐ **No**

Any bacterial detection(s) in the past three years in the distribution system attributed to the source?

☐ **Yes** ☐ **No**

Source sampling records for bacteria unavailable.

☐ **Yes** ☐ **No**

Part 6: Geographic or Hydrologic Factors Contributing to a Non-Circular Zone of Contribution

The following questions will help identify those ground water sources that the calculated fixed radius (CFR) method described in Part 4 may not accurately represent. For these sources, use the CFR areas as a preliminary delineation of the critical time of travel zones for that source. As a system develops its Wellhead Protection Plan for these sources, consider a more detailed delineation method.

1. Is there evidence of obvious hydrologic boundaries within the ten-year time of travel zone of the CFR? (Does the largest circle extend over a stream, river, lake, up a steep hillside, and/or over a mountain or ridge?)

☐ **Yes** ☐ **No**

Describe in the box below, with references to map produced in Part 4.

Click or tap here to enter text.

2. Aquifer Material

A. does the drilling log, well log, or other geologic/engineering reports identify that the well is located in an area where the underground conditions are identified as fractured rock and/or basalt terrain?

☐ **Yes** ☐ **No**

B. Does the drilling log, well log, or other geologic/engineering reports indicate that the well is located in an area where underground conditions are primarily identified as coarse sand and gravel?

☐ **Yes** ☐ **No**

3. Is the source located in an aquifer with a high horizontal flow rate? (These can include sources located on flood plains of large rivers, artesian wells with high water pressure, and/or shallow flowing wells and springs.)

☐ **Yes** ☒ **No**

4. Are there other high capacity wells (agricultural, municipal and/or industrial) located within the CFRs?

A. Presence of groundwater extraction wells removing more than approximately 500 gal/min within...

	Yes	No	Unknown
Less than six-month travel time	☐	☐	☐
Six-month to one-year travel time	☐	☐	☐
One to five-year travel time	☐	☐	☐
Five to ten-year travel time	☐	☐	☐

B. Presence of groundwater recharge wells (dry wells) or heavy irrigation within...

	Yes	No	Unknown
Less than one-year travel time	☐	☐	☐
One to five-year travel time	☐	☐	☐
Five to ten-year travel time	☐	☐	☐

Please identify or describe additional hydrologic or geographic conditions that you believe may affect the shape of the zone of contribution for this source. Where possible, reference them to locations on the map produced in Part 4.

Click or tap here to enter text.

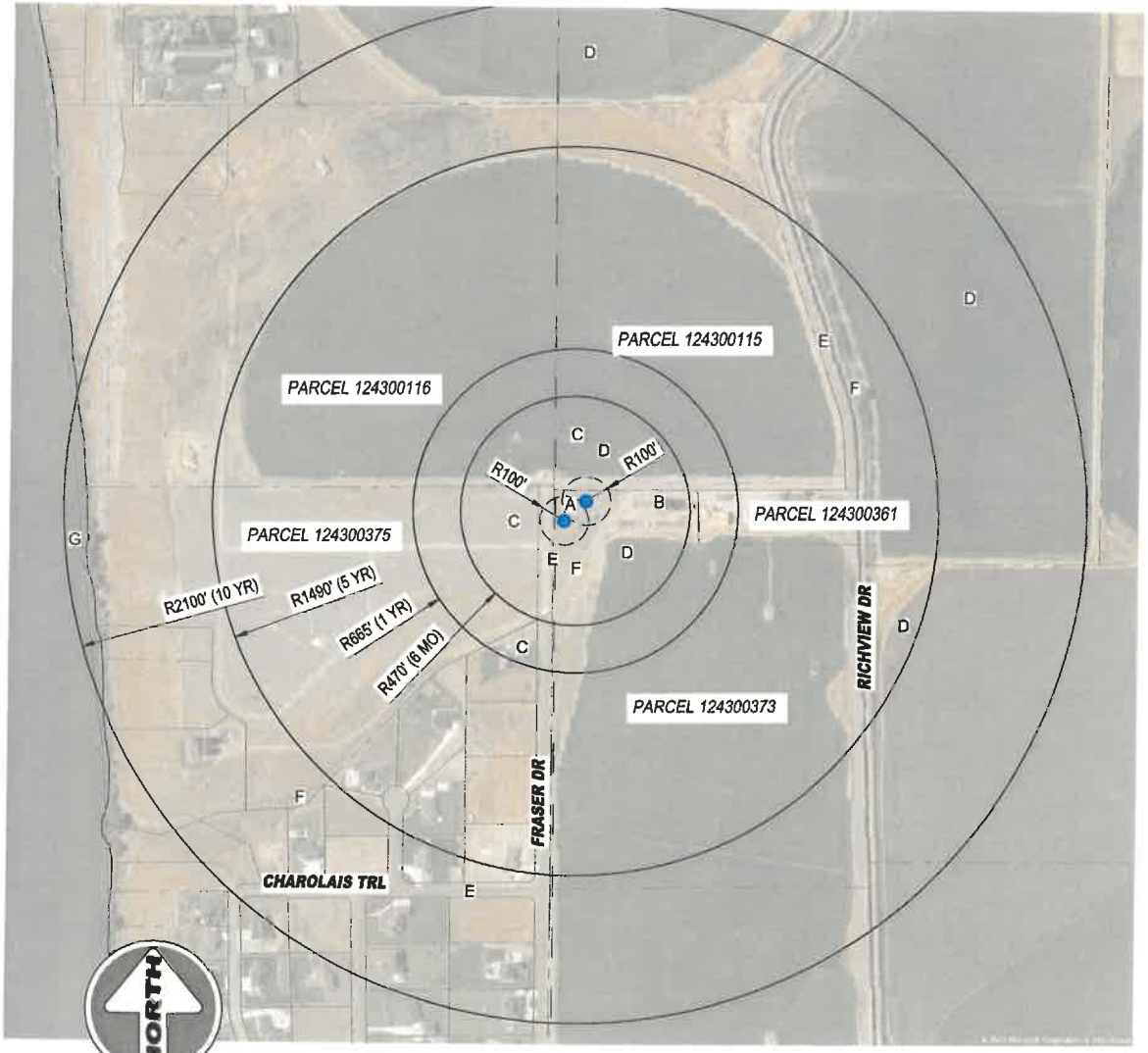
Form Completed By

Name of Authorized Person

Signature

Title

Date



500 250 0 500

PLAN SCALE

WELLHEAD PROTECTION AREA MAP

SCALE: 1"=500'

TIME OF TRAVEL	POTENTIAL CONTAMINANTS WELL 1 AND 2
6 MONTHS	A: BOOSTER STATION WITH ELECTRICAL EQUIPMENT AND BACKUP DIESEL GENERATOR B: FIRE/ IRRIGATION POND C: EXISTING AND FUTURE SINGLE-FAMILY RESIDENCES WITH ON-SITE SEPTIC TANKS AND DRAINFIELDS, THROUGHOUT D: AGRICULTURAL FIELD, THROUGHOUT E: PUBLIC ROAD F: IRRIGATION CANAL
1 YEAR	SAME AS 6-MONTH LIST
5 YEARS	SAME AS 1-YEAR LIST
10 YEARS	G: COLUMBIA RIVER

NOTES:

1. THERE MAY BE UNKNOWN UNDERGROUND STORAGE TANKS (UST'S) WITHIN THE WELLHEAD PROTECTION AREAS.

2. NOT ALL EXISTING AND DECOMMISSIONED WELLS ARE NOTED AND LOCATIONS NOTED ARE APPROXIMATE.

3. CLOSEST LOCATION FOR EACH UNIQUE SOURCE FOR POTENTIAL CONTAMINANTS IS SHOWN.

LETTER OF NOTIFICATION - WELLHEAD PROTECTION PLAN

Dear Residents:

The Richview Water System is developing a Source Water Protection Program as required by the State Department of Health. Wellhead protection, a component of the program, involves protecting the land area surrounding our wells to help prevent the contamination of our drinking water supply.

Part of the plan is a letter of notification to all potential sources of contamination to our wells, including residents. Many of us live within the wellhead protection zones surrounding the wells (see included map). This letter is intended to inform you of the location of our wells and to serve as a reminder that hazardous materials put onto the ground (or in septic systems) can contaminate our drinking water supply. Some potentially harmful activities to avoid are:

- Improper use of a septic system (dumping paint, household cleaners, or solvents into your septic system).
- Dumping motor oil, gasoline, antifreeze or similar fluids onto the ground.
- Heavy use of fertilizers and pesticides.
- Dumping or burying garbage in the ground.

Any unwanted or unused household hazardous materials (like those mentioned above) can be disposed of at the Household Hazardous Waste Collection Facility, located at 1721 Dietrich Rd in Pasco. Call (509) 547-2088 for details, hours of operation, etc.

TIPS TO AVOID SEPTIC SYSTEM TROUBLE:

- DO take leftover household chemicals to a hazardous waste collection center for disposal.
- DO practice water conservation. Repair dripping faucets and leaking toilets, run dishwashers and washing machines only when full.
- DO learn the location of your septic system and drain field.
- DON'T allow anyone to drive or park over any part of the system. Areas should be left undisturbed with only a mowed grass cover. Roots from nearby trees or shrubs may clog and damage your drain lines.
- DON'T use commercial septic tank additives. These products usually do not help and some may hurt your system in the long run.
- DON'T poison your system by pouring chemicals down the drain. They can kill the beneficial bacteria that treat your wastewater.

In addition, private residential wells within the wellhead protection area provide a potential pathway for contamination to our aquifer. Wells provide a rapid pathway into groundwater from within and along the outside of a well's casing. If you have an existing residential well or intend to establish one, please ensure that the well is constructed properly and you are careful maintaining an acceptable sanitary control zone. Information and brochures are available from the Department of Ecology regarding safe well practices.

It should be everyone's intent to keep our water source protected for our continued good use, and for the ones that come after us. Thank you for following these guidelines. If you have any questions about this matter, please feel free to contact me.

Sincerely,

LETTER OF NOTIFICATION - WELLHEAD PROTECTION PLAN

Dear Business Owner/Operator:

The Richview Water System is developing a wellhead protection plan for our water system as required by the Washington State Department of Health. Wellhead protection involves protecting the land area surrounding our wells in order to prevent contamination of the drinking water supply. Part of the plan requires notification to all potential sources of contamination of the well locations. Refer to the attached map for the well location and wellhead protection areas.

One of the goals of this plan is to raise public awareness about how vulnerable the groundwater in our area is to contamination. The purpose of this letter is to inform you of the proximity of your business to our wellhead protection area and to serve as a reminder that any hazardous material spilled onto the ground, put into your septic system or an abandoned well, or traveling along a residential well's casing, has the potential of contaminating our drinking water supply. Some potential contamination sources are:

- Dumping motor oil, gasoline, antifreeze or similar fluids onto the ground. These materials can be recycled, free of charge, at most major shops and parts stores.
- Leaking fuel storage tanks and distribution lines.
- Accidental spillage of fuel.
- Improper use of septic system (dumping paint, cleaners, or solvents into your septic system).

Because everyone plays a role in the protection plan, local residents are also being contacted with similar information. We are fortunate to have a good supply of high quality water. Please help us keep it that way for our continued good use, and for the ones that come after us. Thank you for your attention to this matter. If you have any questions about the plan, please feel free to contact me.

Sincerely,

LETTER OF NOTIFICATION - WELLHEAD PROTECTION PLAN

Dear Agricultural Producer:

Richview Water System is developing a Wellhead Protection Program as required by the Washington State Department of Health. Wellhead protection involves protecting the land area surrounding our wells in order to prevent contamination of the drinking water supply. Part of the plan requires notification to all potential sources of contamination to our wells. Refer to the attached map for the well location and wellhead protection areas.

We are informing you of the sensitivity of your ag-land location with regard to our wellhead protection area. This should serve as a reminder that any hazardous material spilled onto the ground, put into a septic system or an abandoned well, or traveling along an irrigation well's casing, has the potential of contaminating our drinking water supply. Some potential contamination sources are:

- Dumping or accidental spillage motor oil, gasoline, antifreeze or similar fluids onto the ground.
- Leaking fuel storage tanks and distribution lines.
- Accidental spillage or improper application of pesticides and fertilizers.
- Improper use or failure of a septic system or dumping unwanted chemicals or industrial wastewater into your septic system.
- Excessive irrigation rates or leaky irrigation distribution systems.
- Improper storage and disposal of animal wastes.

Because everyone plays a role in wellhead protection, local residents are also being contacted with similar information. Please help us protect our well for our continued good use, and for those that come after us. Thank you for your attention to this matter. If you have any questions about the plan, please feel free to contact me.

Free Technical Assistance for Agricultural Land Management is available from:

U.S.D.A. Natural Resource Conservation Service, 1251 S. 2nd Ave, Okanogan (509) 422-2750
Washington State University, Okanogan County Extension Office, (509) 422-7245

Sincerely,

LETTER OF NOTIFICATION - WELLHEAD PROTECTION PLAN

Dear Emergency Responder:

The Richview Water System is developing a wellhead protection plan as required by the Washington State Department of Health. As part of this plan, we must provide wellhead protection information to agencies responsible for incident/spill response procedures. Using the results of the susceptibility assessment and the findings of the wellhead protection area inventory, local emergency responders are asked to evaluate whether changes in incident/spill response procedures are needed to better protect groundwater within wellhead protection areas. As stated in the *Wellhead Protection Program Guidance Document*, "If a public water system's source water is determined to be vulnerable to surface activities, special procedures may need to be incorporated into local emergency response plans."

The State DOH has given the Richview Water System S01 Well a _____susceptibility rating, and a _____vulnerability rating.

A map of the wellhead protection areas with potential contaminant sources are enclosed for your review. An acknowledgement of receipt of this information or a response from your office is not required as part of the wellhead protection plan documentation.

Thank you for your attention to this matter. If you have any questions about the plan, please feel free to contact us.

Sincerely,

Washington State Department of Ecology
Eastern Regional Office
4601 N. Monroe, Suite 202
Spokane, WA 99205-1295

Re: Richview Water System Wellhead Protection Area

Dear Sir or Madam:

As part of the Richview Water System Wellhead Protection (WHPP) Plan, we are required to provide notification of the WHPP area boundary and the potential contaminant sources within that boundary. Please use the enclosed map and potential contaminant source list accordingly when considering future inspections and permitting for the storage, use, and disposal of hazardous materials within our WHPP area.

Sincerely,

Chapter 6: Operation and Maintenance Program

6.1 Water System Management and Personnel

The water system will be constructed and operated by Richview Water Company, who will be in responsible charge of the water system. Day-to-day operation and management of the water system will be handled by a Satellite Management Agency (SMA) with a qualified certified operator, to be determined. A list of the responsibilities held by each entity is listed below.

Owner

- Capital improvement project management, including internal planning and engineering design review, asset management, and construction management.
- Sanitary survey preparation, participation, and response.
- Budgeting.
- Complaint response.
- Disseminating public information.
- Documentation and records retention.
- Meter reading and billing.

Satellite Management Agency/Water Operator

- Day-to-day operation and maintenance of the storage and distribution system.
- Water quality monitoring, including source sampling; water treatment sampling, data verification, and reporting to DOH; and distribution system sampling, data verification, and reporting to DOH.
- Preventative maintenance.
- Emergency response
- Cross-connection control.
- Ensuring operational staff get needed training and continuing education

Richview Water Company is in the process of contracting with a Satellite Management Agency to oversee operations of the water system.

6.2 Operations and Preventative Maintenance

6.2.1 Major System Components and Operation

As the system is new, all major components and systems are proposed. Refer to the Site Layout in Chapter 3 for locations of all components. An outline of proposed system operations is presented below.

Source:

The source will be a groundwater well or well field. A submersible pump will be installed to pump water to an atmospheric storage reservoir. The well will have a source meter to monitor well production and a water level sensor to monitor static and pumping water levels of the source aquifer.

Reservoir:

The reservoir will be an above ground steel or concrete tank, with sufficient capacity for operational (OS), equalizing (ES), and standby (SS) storage for the system. Standby storage will also be sufficient to supply fire flows for the system. The reservoir will be operated using a level sensor, with float systems installed for high/low water alarms. The storage tank will be filled by the well pump to a pre-set level, after which the well pump will turn off. The tank will outlet to the booster station supplying the distribution system, which will be controlled independently from the source pumps.

Disinfection (hypochlorination) will be applied to the water prior to entering reservoir. The reservoir will be designed to promote adequate mixing and turnover rates to maintain chlorine residuals throughout the water system.

Booster Station:

The booster station will intake water from the storage tank and supply pressurized water to the distribution system. The booster station will include multiple booster pumps controlled by variable frequency drives (VFD's) to supply a constant set pressure to the distribution system. Depending on the configuration of the booster pumps, a separate pump may be installed to supply fire flow to the system when the main booster pumps are not able to maintain the system pressure.

Distribution System:

The distribution system will be a network of 6 inch or larger pipes connecting the booster station to each development. Pipe networks will be looped as much as possible to promote the movement of water and avoid stagnation issues. Elevations throughout the service area of the system are fairly level, and most service connections could be contained within a single pressure zone. Some riverfront properties may be at lower elevations and experience higher static pressures as a result. These could be accommodated by installing pressure reducing valves for each connection, or creating a separate pressure zone for these connections if conditions allow.

6.2.2 Preventative Maintenance Program

In order to detect problems early and keep track of the water usage of the system, the following data will be collected and logged as part of the preventative maintenance program.

Maintenance and Operational Activity	Responsible Party	Frequency
Measure and record production from each source and any interties		Daily (autologging)
Recalibrate source meters		Per Manufacturer Recommendations
Read service meters		Monthly
Replace service meters		Per Manufacturer Recommendations
Measure water level in each well (static and pumping level)		Daily (autologging)
Measure chlorine residual in distribution system		Weekly
Flush dead ends		Annually
Exercise main line valves		Annually
Record use of treatment chemicals (corrosion control, disinfection, iron or manganese removal)		Weekly
Maintain chemical feed pumping equipment		Continuously
Conduct leak detection in the distribution system		Annually, or as necessary
Recalibrate water quality monitoring instruments		Annually
Inspect reservoir hatches, vents, and overflow outlets for tight seals and intact screens		Annually
Inspect and clean reservoir interior		Per Manufacturer Recommendations
Inventory spare parts, chemical supplies, and equipment.		Continuously
Test cross-connection control devices (by a backflow assembly tester)		Must be completed once a year
Conduct safety training needed to comply with OSHA and WISHA standards		Biannually
Conduct routine and repeat coliform monitoring		Monthly
Review coliform monitoring plan to ensure it reflects current customer base and service area		Annually
Review water system security features and processes (fencing, locks)		Annually
Conduct source chemical monitoring as described in your water quality monitoring report		Annually
Test all alarm functions		Annually
Complete and distribute consumer confidence report		Must be completed once a year
Inspect and test standby generator		Annually

Below are some additional operations management templates that may be useful for the system.

Control Position for Valves, Switches, Relays, and Timers

Type of switch, valve or control	Normal and seasonal settings

Suppliers List

Type of supply, spare part, or specialty service	Name of supplier or contractor	Phone number(s)

6.3 Comprehensive Water Quality Monitoring

Since the new well (S01) has not yet been constructed, DOH has not made a determination of its susceptibility to contaminants. Once the well is constructed, tested, and application for source approval made, DOH will make a susceptibility determination and issue an annual Water Quality Monitoring Report summarizing the required tests, test methods, and schedule. The Water Quality Monitoring Report, once issued, will be added to the end of this chapter. The following is the typical monitoring required by the DOH:

Test	Frequency
Coli	Refer to Coliform Monitoring Plan
IOC	once every three years
VOC	once every three years
Nitrate	once per year
SOC	once every three years (or waived)
Test	Frequency
RAD	twice every three years
LCR	five times every three years

A sample tap will be provided downstream of the reservoir to use for testing finished water. Routine and repeat coliform testing locations are included in the Coliform Monitoring Plan at the end of this chapter.

6.4 Emergency Response Program

A draft Emergency Response Plan is included at the end of this chapter, which will be updated with additional contact information and responsibility assignments as the ownership/management team is organized.

6.5 Cross Connection Control (CCC) Program

A draft Cross Connection Control Program for the water system is included at the end of the chapter. There is potential for a cross-connection to occur with the irrigation systems serving each development. The system intends to require backflow prevention devices be installed to prevent cross contamination, and will contract with a cross connection control specialist (CCS) to implement the final CCC program.

6.6 Recordkeeping, Reporting, and Customer Complaint Program

Customer complaints will be recorded in a complaint log, to be kept in a separate folder. A copy of the Customer Complaint Log template is included at the end of this chapter. The customer making the complaint will be notified within 7 days of the action (if appropriate) taken by the system to address the complaint. A summary of complaints and the action taken by the system will be made available to the water users upon request.

The system will keep the complaint log, notify the applicable responsible person of the complaint, and notify the customer of actions taken.

6.7 Water Treatment Operations

Before being placed into service (either new or after a repair) the water main shall be chlorinated and a satisfactory bacteriological report obtained. The initial chlorine content shall be 50 mg/L with a residual of not less than 25 mg/L after standing for 24 hours.

In addition, all water mains, and extensions of water mains shall be hydrostatically tested prior to being placed into service. Hydrostatic testing shall be at a pressure at least 150 psi greater than the expected service pressure (at least 250 psi).

Follow the procedures for disinfection and testing in Chapter 7-09.3 of the Department of Transportation Standard Specifications for Road, Bridge, and Municipal Construction, 2022.

While the system will not be supplied with surface water, groundwater system can also be susceptible to surface contamination. If the system is determined to be vulnerable to microbiological contamination, a primary disinfection system will be included in the design per the WSDM. The design will also include provisions for a future secondary disinfection system if microbiological control and residual monitoring are required in the future.

6.8 Summary of O&M Deficiencies

The new water system does not have any known deficiencies at this time.

Coliform Monitoring Plan for: Richview Water System

A. System Information

Plan Date:_____

Water System Name Richview Water System	**County** Franklin	**System I.D. Number**
Name of Plan Preparer Braden Anderson, HEI	**Position** Engineer	**Daytime Phone** - -
Sources: DOH Source Number, Source Name, Well Depth, Pumping Capacity	S01: Well #1 - gpm S02: Well #2 - gpm	
Storage: List and Describe	Reservoir 1 Reservoir 2	
Treatment: Source Number & Process	_____	
Pressure Zones: Number and name	Zone 1	
Population by Pressure Zone	Up to 1,980	
Number of Routine Samples Required Monthly by Regulation:	3	
Number of Sample Sites Needed to Represent the Distribution System:	4	
***Request DOH Approval of Triggered Source Monitoring Plan?**	**Yes** ☐ **No** ☐	

*If approval is requested a fee will be charged for the review.

B. Laboratory Information

Laboratory Name Benton Franklin Health Dept	**Office Phone** - - **After Hours Phone** - -
Address _____	**Cell Phone** - - **Email** _____
Hours of Operation _____	
Contact Name _____	
Emergency Laboratory Name _____	**Office Phone** - - **After Hours Phone** - -
Address _____	**Cell Phone** - - **Email** _____
Hours of Operation _____	

Contact Name
_____

C. Wholesaling of Groundwater

	Yes	No
We are a consecutive system and purchase groundwater from another water system.	☐	☒
If yes, Water System Name: Contact Name: Telephone Numbers Office - - After Hours - -		
We sell groundwater to other public water systems.	☐	☒
If yes, Water System Name: Contact Name: Telephone Numbers Office - - After Hours - -		
If yes, Water System Name: Contact Name: Telephone Numbers Office - - After Hours - -		
If yes, Water System Name: Contact Name: Telephone Numbers Office - - After Hours - -		
If yes, Water System Name: Contact Name: Telephone Numbers Office - - After Hours - -		
If yes, Water System Name: Contact Name: Telephone Numbers Office - - After Hours - -		

D. Routine, Repeat, and Triggered Source Sample Locations*

Location/Address for **Routine Sample Sites**	Location/Address for **Repeat Sample Sites**	Groundwater Sources for **Triggered Sample Sites****
X1. TBD (Mullen)	**1-1.**	**S01**
	1-2.	**S___**
	1-3.	**S___**
		S___
		S___
X2. TBD (Underwood)	**2-1.**	**S01**
	2-2.	**S___**
	2-3.	**S___**
		S___
		S___
X3. TBD (Big Sky)	**3-1.**	**S01**
	3-2.	**S___**
	3-3.	**S___**
		S___
		S___

*NOTE: If you need more than three routine samples to cover the distribution system, attach additional sheets as needed.

**** When you collect the repeats, you must sample every groundwater source that was in use when the original routine sample was collected.**

Important Notes for Sample Collector:

E. Reduced Triggered Source Monitoring Justification (add sheets as needed):

F. Routine Sample Rotation Schedule

Month	Routine Site(s)	Month	Routine Site(s)
January		July	
February		August	
March		September	
April		October	
May		November	
June		December	

G. Level 1 and Level 2 Assessment Contact Information

Name	Office Phone - - After Hours Phone - -
Address	Email
Name	Office Phone - - After Hours Phone - -
Address	Email

H. *E. coli*-Present Sample Response

Distribution System *E. coli* Response Checklist				
Background Information	**Yes**	**No**	**N/A**	**To Do List**
We inform staff members about activities within the distribution system that could affect water quality.	☐	☐	☐	☐
We document all water main breaks, construction & repair activities, and low pressure and outage incidents.	☐	☐	☐	☐
We can easily access and review documentation on water main breaks, construction & repair activities, and low pressure and outage incidents.	☐	☐	☐	☐
Our Cross-Connection Control Program is up-to-date.	☐	☐	☐	☐
We test all cross-connection control devices annually as required, with easy access to the proper documentation.	☐	☐	☐	☐
We routinely inspect all treatment facilities for proper operation.	☐	☐	☐	☐
We identified one or more qualified individuals who are able to conduct a Level 2 assessment of our water system.	☐	☐	☐	☐
We have procedures in place for disinfecting and flushing the water system if it becomes necessary.	☐	☐	☐	☐
We can activate an emergency intertie with an adjacent water system in an emergency.	☐	☐	☐	☐
We have a map of our service area boundaries.	☐	☐	☐	☐
We have consumers who may not have access to bottled or boiled water.	☐	☐	☐	☐
There is a sufficient supply of bottled water immediately available to our customers who are unable to boil their water.	☐	☐	☐	☐
We have identified the contact person at each day care, school, medical facility, food service, and other customers who may have difficulty responding to a Health Advisory.	☐	☐	☐	☐
We have messages prepared and translated into different languages to ensure our consumers will understand them.	☐	☐	☐	☐
We have the capacity to print and distribute the required number of notices in a short time period.	☐	☐	☐	☐
Policy Direction	**Yes**	**No**	**N/A**	**To Do List**
We have discussed the issue of *E. coli*-present sample results with our policy makers.	☐	☐	☐	☐
If we find *E. coli* in a routine distribution sample, the policy makers want to wait until repeat test results are available before issuing advice to water system customers.	☐	☐	☐	☐
(Cont.)				

Distribution System *E. coli* Response Checklist				
Potential Public Notice Delivery Methods	**Yes**	**No**	**N/A**	**To Do List**
It is feasible to deliver a notice going door-to-door.	☐	☐	☐	☐
We have a list of all of our customers' addresses.	☐	☐	☐	☐
We have a list of customer telephone numbers or access to a Reverse 9-1-1 system.	☐	☐	☐	☐
We have a list of customer email addresses.	☐	☐	☐	☐
We encourage our customers to remain in contact with us using social media.	☐	☐	☐	☐
We have an active website we can quickly update to include important messages.	☐	☐	☐	☐
Our customers drive by a single location where we could post an advisory and expect everyone to see it.	☐	☐	☐	☐
We need a news release to supplement our public notification process.	☐	☐	☐	☐

Distribution System *E. coli* Response Plan

If we have *E. coli* in our distribution system we will immediately:

1. Call DOH.
2. Collect repeat and triggered source samples per Part D. Collect additional investigative samples as necessary.
3. _____
4. _____
5. _____
6. _____
7. Discuss with DOH whether to issue a Health Advisory based on the findings of steps 3-6.

E. coli-Present Triggered Source Sample Response Checklist – All Sources				
Background Information	**Yes**	**No**	**N/A**	**To Do List**
We review our sanitary survey results and respond to any recommendations affecting the microbial quality of our water supply.	☐	☐	☐	☐
We address any significant deficiencies identified during a sanitary survey.	☐	☐	☐	☐
There are contaminant sources within our Wellhead Protection Area that could affect the microbial quality of our source water, and If yes, we can eliminate them.	☐ ☐	☐ ☐	☐ ☐	☐ ☐
We routinely inspect our well site(s).	☐	☐	☐	☐
We have a good raw water sample tap installed at each source.	☐	☐	☐	☐
After we complete work on a source, we disinfect the source, flush, and collect an investigative sample.	☐	☐	☐	☐
Public Notice	**Yes**	**No**	**N/A**	**To Do List**
We discussed the requirement for immediate public notice of an *E. coli*-present source sample result with our water system's governing body (board of directors or commissioners) and received direction from them on our response plan.	☐	☐	☐	☐
We discussed the requirement for immediate public notice of an *E. coli*-present source sample result with our wholesale customers and encouraged them to develop a response plan.	☐	☐	☐	☐
We have prepared templates and a communications plan that will help us quickly distribute our messages.	☐	☐	☐	☐

E. coli-Present Triggered Source Sample Response Checklist – Source S__*				
Alternate Sources	**Yes**	**No**	**N/A**	**To Do List**
We can stop using this source and still provide reliable water service to our customers.	☐	☐	☐	☐
We have an emergency intertie with a neighboring water system that we can use until corrective action is complete (perhaps for several months).	☐	☐	☐	☐
We can provide bottled water to all or part of the distribution system for an indefinite period.	☐	☐	☐	☐
We can quickly replace our existing source of supply with a more protected new source.	☐	☐	☐	☐
Temporary Treatment	**Yes**	**No**	**N/A**	**To Do List**
This source is continuously chlorinated, and our existing facilities can provide 4-log virus treatment (CT = 6) before the first customer. If yes, at what concentration? _____ mg/L	☐	☐	☐	☐
We can quickly introduce chlorine into the water system and take advantage of the existing contact time to provide 4-log virus treatment to a large portion of the distribution system.	☐	☐	☐	☐
We can reduce the production capacity of our pumps or alter the configuration of our storage quantities (operational storage) to increase the amount of time the water stays in the system before the first customer to achieve CT = 6.	☐	☐	☐	☐
We can alter the demand for drinking water (maximum day or peak hour) through conservation messages to increase the time the water is in the system prior to the first customer in order to achieve 4-log virus treatment with chlorine.	☐	☐	☐	☐

*NOTE: If your system has multiple sources, you may want to complete a separate checklist for each source.

E. coli-Present Triggered Source Sample Response Plan – Source ___

If we have *E. coli* in Source ___ water we will immediately:

1. Call DOH.
2. _____
3. _____
4. _____
5. _____

Emergency Response Plan

Richview Water System

PWS # _____

Table of Contents

Section 1.
Emergency Response Mission and Goals

Use the mission statement and goals to help focus emergency planning and response.

Mission statement for emergency response	In an emergency, the mission of the Richview Water System is to protect the health of our customers by being prepared to respond immediately to a variety of events that may result in contamination of the water or disruption of supplying water.
Goal 1	Be able to quickly identify an emergency and initiate timely and effective response action.
Goal 2	Be able to quickly notify local, state, and federal agencies to assist in the response.
Goal 3	Protect public health by being able to quickly determine if the water is not safe to drink or use and being able to immediately and effectively notify customers of the situation and advise them of appropriate protective action.
Goal 4	To be able to quickly respond and repair damages to minimize system down time.

Section 2.
System Information

Keep this basic information readily available for when you need it for emergency responders, repair people, and the news media.

System identification number	To be assigned	
System name and address	Richview Water System	
Directions to the system		
Basic description and location of system facilities		
Location/Town	Pasco, Franklin County, Washington	
Population served and service connections from Division of Drinking Water records.	1,980 people	600 connections
System owner (the owner should be listed as a person's name)		
Name, title, and phone number of person responsible for maintaining and implementing the emergency plan.		

Section 3.
Chain of Command – Lines of Authority

The first response step in any emergency is to inform the person at the top of this list, who is responsible for managing the emergency and making key decisions.

Name and title	Responsibilities during an emergency	Contact numbers

Section 4.
Events that Cause Emergencies

The events listed below may cause water system emergencies.

Type of event	Probability/risk (High-Med-Low)	Comments
Earthquake	Low	Reservoir, wells, and piping (above and below ground) could be damaged by earthquake. No way to predict an earthquake.
Flood	Low	System not be located in an area vulnerable to flooding.
High winds	High	Power could be disrupted by high winds. Emergency standby generator will minimize effect of power outage.
Ice storm	Med	Pump house to have heater and be insulated to reduce effect of cold temperatures. Pipes to be buried with a minimum of 36" cover to protect from freezing.
Drought	Low	Domestic-only system usage will not be affected by drought. Source wells could be affected.
Terrorism	Low	Managers and residents need to be trained regarding suspicious activity.
Construction accident	Med	Construction crews could damage pipe during underground work.
Chemical spill	Low	Addressed in wellhead protection plan.

Section 5.
Severity of Emergencies

Decisions on severity should be collaborative among system personnel, but are ultimately made by the person in charge of the emergency. The information for making such a decision will accumulate over time, and may result in changes in the assessment of severity.

Communicate each assessment of severity immediately to all those dealing with the emergency. Make sure staff have cell phones, pagers, or radios when they are in the field.

Level I – Normal (Routine) Emergency:

The system experiences a normal emergency, such as a line break or power outage. System personnel are able to handle the problem with minimal outside assistance. In this situation it is not likely that public health will be immediately jeopardized. Although it is important to begin responding, system personnel should have no difficulty remaining calm and thoroughly working through the situation. Normal events can usually be resolved within 24 hours.

The Richview Water System considers the following as Level I emergencies:

- Distribution line breaks
- Short power outages
- Minor mechanical problems in pump-houses
- Other minor situations where it is not likely that public health will be jeopardized

The system has specific response activities identified for these types of emergencies, including proper sampling, disinfection, and pressure testing activities. System personnel are advised and are directed to work on the problem and are usually capable of resolving the problem within 24 hours. If it is determined that the problem will take longer than 24 hours to resolve and storage is likely to be drawn down below a safe operating level, the situation will be elevated to Level II.

Level II – Minor Emergency (Alert Status):

The system experiences minor disruption in supply or has indications of possible contamination where it may need to coordinate with DOH and consider issuing a health advisory to customers. In these types of emergencies, public health may be jeopardized, so it is important for system personnel to be on alert and initiate a quick response. Minor emergencies can usually be resolved within 72 hours.

The Richview Water System considers the following to be Level II emergencies:

- Disruption in supply such as a transmission main line break, pump failure with a potential for backflow, and loss of pressure
- Storage not adequate to handle disruption in supply

- An initial positive coliform or E. coli sample
- An initial primary chemical contaminant sample
- A disruption in chlorine/chemical feed from the groundwater sources
- A minor act of vandalism
- Drought, with a noticeable and continuing decline of water level in the well.

Level III – Significant Emergency:

The system experiences significant mechanical or contamination problems where disruption in supply is inevitable and issuance of a health advisory is needed to protect public health. Major emergencies should be reported to DOH as soon as possible to determine the best available means to protect customers' health. System personnel are directed to the situation, and outside entities are notified to aid in the response. Major emergencies may require more than 72 hours to resolve.

The Richview Water System considers the following as Level III or actual emergencies:

- A verified acute confirmed coliform MCL or E. coli/fecal positive sample requiring immediate consideration of a health advisory notice to customers
- A confirmed sample of another primary contaminant requiring immediate consideration of a health advisory notice to customers
- A loss or complete malfunction of the water treatment facilities for the surface water source, including chlorination
- A major line break or other system failure resulting in a water shortage or requiring system shutdown
- An act of vandalism or terrorist threat such as intrusion or damage to a primary facility.
- An immediate threat to public health of the customers, requiring an advisory
- Severe drought significantly affecting well yield.

Level IV – Catastrophic Disaster/Major Emergency:

The system experiences major damage or contamination from a natural disaster, an accident, or an act of terrorism. These incidents usually require immediate notification of local law enforcement and local emergency management services. Immediate issuance of health advisories and declaration of water supply emergencies are critical to protect public health. These events often take several days or weeks to resolve before the system returns to normal operation.

The Richview Water System considers the following events to be Level IV or major emergencies:

- Earthquake that shuts down the system or impacts sources, lines, etc.
- Act of terrorism possibly contaminating the water system with biological or chemical agents
- Flood that infiltrates system facilities and sources
- Chemical spill within 2000 feet of the system's sources
- Storm that significantly damages power grid and system facilities
- Mudslide or other earth shift that causes failure of transmission or loss of water in well.

Section 6.
Emergency Notification

Notification List

Agency	Daytime Contact	Nightime Contact
Local Law Enforcement	Business: _____ Emergency call: 911	911
Fire Department	_____ Emergency call: 911	911
Ambulance Service	911	911
Local Health Dept.	(509) 460-4205	Emergency only: _____
Testing Laboratory	943-2614 Ext. 234	Pre-arrange after hours work: 943-2614 Ext. 234 Emergency only, Dave Miller 546-9909
Emergency Management	545-3546	911
Water System Operator		
State Police	734-7019	734-7019
Dept. of Health	(509) 329-2100	(509) 329-2100

Service/Repair Notification List

	Daytime Contact	Nightime Contact
Electrician		
Franklin PUD	547-5591	547-5591
Plumber		
Pump Specialist		
Soil Excavator		
Equipment Rentals		
Call Before You Dig	811	811

Notification Responsibilities & Procedures:

	Person Responsible	Procedures:
Notify Water Customers		Call from the customer list.
Alert local law enforcement or other officials		Call appropriate department.
Contact Service and repair contractors		Call appropriate service.
Issue Health Advisory		Notify Health Department Call customers and send written notice

Section 7.
Water Quality Sampling

If contamination is suspected, notify and work with the local health jurisdiction and State DOH, Division of Drinking Water (DDW) regional office to help identify what testing should be done. This may help prevent illness or even death.

Parameter	**Do we have procedures? Yes/No**	**Basic steps to conduct sampling (sites, frequency, procedures, lab requirements, lab locations, contacts, etc.)**
Coliform Bacteria	Yes	Refer to Coliform Monitoring Plan
Hetertrophic Plate Count (HPC)	No	Contact DOH for procedure
Chlorine Residual	No	System is not chlorinated
Chlorine Demand	No	Contact DOH for procedure
Nitrate/Nitrite	Yes	Collect sample at tap after reservoir. Take sample to Dept. of Health in Kennewick for testing.
Total Organic Carbon (TOC)	No	Contact DOH for procedure
Total Halogenated Organic Carbon (TOX)	No	Contact DOH for procedure
Cyanide	No	Contact DOH for procedure

Section 8.
Effective Communication

Communication with customers, the news media, and the general public is a critical part of emergency response.

Designated public spokesperson

Designate a spokesperson (and alternates) for delivering messages to the news media and the public (see Section 6 for news media contacts in local notification list).

Designate spokesperson and alternates

Spokesperson	Alternate 1	Alternate 2

Health advisories

During events when water quality and human health are in question, it may be necessary to issue a health advisory that gives advice or recommendations to water system customers regarding how to protect their health when drinking water is considered unsafe. These advisories are issued when (in the estimation of the water system or state or local health officials) the health risks to the consumers are sufficient to warrant such advice.

Health advisories usually take the form of a drinking water warning or boil water advisory. Communication during these times is critical. Health advisories should always be well thought out and provide very clear messages.

The Division of Drinking Water has put together a number of tools, including fact sheets, brochures, forms, and templates to help prepare for a health advisory. These are on the Web at: http://www.doh.wa.gov/ehp/dw/Our_Main_Pages/purveyor_assist_2.htm

Section 9.
The Vulnerability Assessment

This is an evaluation of each water system component to identify weaknesses or deficiencies that may make them susceptible to damage or failure during an emergency. It also assesses facilities for security enhancements that may guard against unauthorized entry, vandalism, or terrorism.

Facility Vulnerability Assessment

Component	Description	Vulnerability	Improvements or mitigating actions	Security improvements
Source	New Well			
Storage	New Reservoir			
Treatment	No Treatment			
Booster and pumping facilities	New pump house			

Section 10.
Response Actions for Specific Events

In any emergency event there are a series of general steps to take:

1. Confirm and analyze the type and severity of the emergency
2. Take immediate actions to save lives
3. Take action to reduce injuries and system damage
4. Make repairs based on priority demand
5. Return the system to normal operation

The following tables identify the assessment, set forth immediate response actions, define what notifications need to be made, and describe important follow-up actions.

Power Outage

Assessment	Power outages are a likely due to damage of overhead lines. Standby generator minimizes effect of power outage.
Immediate actions	Verify that emergency generator has switched on and system is operating.
Notifications	Notify PUD and water customers.
Follow-up actions	Keep fuel tank full. When power has been re-established, verify that generator has switched off.

Line Break

Assessment	A line break could occur due to digging or extreme freezing conditions.
Immediate actions	Identify likely location of break and close shut off valves to isolate area from rest of system.
Notifications	Notify contractor to repair break, notify affected customers.
Follow-up actions	Disinfect and return line to service once repair has been made.

Well Pump Failure

Assessment	Well pump could fail due to mechanical or electrical problems.
Immediate actions	Contact contractor to pull pump and replace with a new pump.
Notifications	Notify customers of water curtailment due to pump failure, include time estimate for repair.
Follow-up actions	Notify customers when well pump is operational.

Microbial (coliform, E. coli) Contamination

Assessment	System could get contamination from a line break, cross-connections, or other sources.
Immediate actions	Notify Department of Health and re-test in accordance with coliform monitoring plan.
Notifications	Issue public health advisory if re-test is positive and disinfect system.
Follow-up actions	Testing in accordance with coliform monitoring plan.

Reduction or Loss of Water in the Well

Assessment	Review historical water levels.
Immediate actions	None
Notifications	Notify water customers of reduced water supply and water conservation measures.
Follow-up actions	Investigate alternatives for additional water.

Section 11.
Alternative Water Sources

Intertie to Adjacent Water Supply System

Water systems within one-quarter mile of our system	Feasibility of connecting
Pasco Water Department	Possible within 20 years, but not in current planning horizon
Pasco Heights Domestic Water System	Possible connection point along eastern boundary of Richview, but has not been addressed.

Alternate Source(s) of Water

Alternative sources	Names	Phone	Availability	Is the water safe for drinking?
Bottled Water Distributor	Culligan	586-1174	Yes	Yes

Section 12.
Curtailing Water Usage

Water curtailment measures	Actions
Request curtailment of usage.	Upon making the decision that curtailment is needed: • Distribute flier to all customers with curtailment messages. • Monitor system usage and spot check meter usage if time is available. • Continue message as long as curtailment is warranted.

Section 13.
Returning to Normal Operation

Action	Description and actions
Inspect, flush, and disinfect the system	Water system operator shall inspect all system facilities, ensure that all water quality tests have been done and that the system has been flushed and disinfected if necessary.
Verification of water quality	Water system operator verifies water quality sampling results.
Coordinate with DOH	Water system operator coordinates with DOH on system condition and water quality results.
Notify customers	Water system operator communicates with board president to write notice to customers.

Section 14.
Plan Approval

This plan is officially in effect when reviewed, approved, and signed by the following people:

Name, Title	Signature	Date

Richview Water System
Cross-Connection Control Policy Resolution

FINDING OF FACT:

WHEREAS it is the responsibility of a water purveyor to provide water to the customer that meets State water quality standards, and

WHEREAS it is the water purveyor's responsibility to prevent the contamination of the public water supply system, and

WHEREAS it is a requirement of the Washington Department of Health for the purveyor to establish a cross connection control program satisfactory to the Department of Health, and

WHEREAS cross connection within the customer's plumbing system pose a potential source for the contamination of the public water supply system:

NOW BE IT RESOLVED that the Richview Water System establishes the attached Cross-Connection Control Program to protect the Richview Water System from the risk of contamination. For public health and safety, this policy shall apply equally to all new and existing customers.

IN WITNESS WHEREOF, the Richview Water System has passed this resolution as of the date and year last written below.

Date:

Signatures:

_____

_____

_____

_____

_____

RICHVIEW WATER SYSTEM
CROSS-CONNECTION CONTROL PROGRAM

Accepted by resolution dated:_____ Secretary:_____

SECTIONS:

1. Definitions.

ACRONYMS:

AG	Air Gap
AVB	Air Vacuum Breaker
DCVA	Double Check-Valve Assembly
PVB	Pressure Vacuum Breaker
RCW	Revised Code of Washington
RPBA	Reduced Pressure Zone Backflow Assembly
WAC	Washington Administrative Code

1.1 Air Gap (AG). A physical separation sufficient to prevent backflow between the free-flowing discharge end of the potable water system and any other surface. Physically defined as a distance from the overflow rim of a receiving vessel to the discharge pipe of at least twice the diameter of the discharge pipe, but never less than one inch.

1.2 Approved. Accepted by the System as meeting all applicable specifications cited by program references, and current industry standards and practices.

1.3 Atmosphere Vacuum Breaker (AVB). A device that only prevents back-siphonage by creating an atmospheric vent when there is negative pressure in the water distribution system.

1.4 Auxiliary Water Supply. Any water supply to the premises other than the water system's approved public potable water supply.

1.5 Backflow. The flow of water, mixtures, substances, or gases into the distribution system of the potable water supply from any source other than the original water source.

1.6 Back Pressure. Any increase in pressure above supply pressure, at a given point in the water distribution system (caused by pump, elevation of piping, heat expansion, and/or air pressure) which would cause or tend to cause backflow.

1.7 Backflow Prevention Assembly-Approved. An assembly that has been listed by the Washington State Department of Health, Drinking Water Program, and so shown on their current listing of approved assemblies.

1.8 Back Siphonage. The flow of water, mixtures, substances, or gases into the potable water distribution system resulting from a partial vacuum (reduced pressure) within the system itself.

1.10 Contaminant. A substance that will impair the quality of water to a degree that it will create a health hazard to the public leading to poisoning, the spread of disease or violation of water quality standards.

1.11 Cross-Connection. A physical arrangement connecting a public water system, directly or indirectly, with anything other than another potable water system, and capable of contaminating the public water system.

1.12 Double Check Valve Assembly (DCVA). An assembly with two independently acting approved check valves, including tightly closing shut-off valves at each end of the assembly and fitted with properly located test cocks. This assembly may only be used to protect against non-health hazards and must be purchased as a complete assembly.

1.13 Owner. Any person who has legal title to, or license to operate a property which is served by the water system.

1.14 Premises. A parcel of land and any structures, buildings or improvements thereon.

1.15 Premises Isolation. The practice of protecting the potable water supply by installing appropriate approved backflow assemblies at or near the point water enters the premises. This type of protection does not provide protection to personnel on the premises.

1.16 Pressure Vacuum Breaker Assembly (PVB). An approved assembly consisting of a spring loaded check valve loaded to the closed position with an independently operating air inlet valve loaded to the open position, and installed as a unit between two shut off valves with suitable test cocks. Unit must be used for non-health hazards and only protects against back siphonage.

1.17 Reduced Pressure Backflow Assembly (RPBA). An approved assembly consisting of two independently operating check-valves with an automatically operating pressure differential relief valve installed between the two. Unit shall be purchased as a complete assembly with two shut off valves and suitable test cocks. This assembly may be used to protect a potable water source against health hazards.

1.18 Water System. All parts of a system that supplies water to customers including wells, pumps, components and equipment, storage facilities, piping and all appurtenances, structures, treatment facilities, necessary vehicles and equipment and anything required to meet current regulations and standards of operation.

2. Purpose and References. This program is adopted by Resolution of the Richview Water System and provides requirements to prevent actual or potential cross-connections, and defines the degree of protection necessary when such cross-connections cannot be eliminated. The following references are the basis for this program:

2.1 **Washington Administrative Code 246-290-490:** establishes requirement for cross-connection control program for Group A water systems and allows disconnection of service.

2.2 **Revised Code of Washington, Chapter 70.54:** establishes failure to furnish pure water as a criminal misdemeanor.

2.3 **Uniform Plumbing Code:** describes water distribution systems and cross-connection control provisions.

3. General Rules. No cross-connections or potential cross-connections shall be created, used or maintained within the Richview Water System water system. WAC 246-290, Group A Public Water Systems, shall be the basis for this program, and specific requirements of that document will be followed.

3.1 The Richview Water System is the water purveyor and has legal rights to protect the public health. Water service shall be terminated immediately, if the System determines at any time a threat exists to the public health.

(a) As a condition of water service, and after reasonable notice, owners shall allow all properties to be inspected for potential cross-connections and shall follow the requirements of this program if a cross-connection or potential cross-connection is found.

(b) Approved backflow assemblies, if required, shall be installed, at the expense of the owner, at the service connection (premises isolation) or, in limited cases, within the premises as determined by the System.

(c) A Reduced Pressure Zone Backflow Assembly (RPBA) shall be installed at the service connection to the premises, at the expense of the owner, in an approved installation, if the owner wishes to preclude inspections.

3.2 The most common sources of cross-connections in residential settings are on-site wells, water troughs, swimming pools, ponds, fountains, and lawn irrigation systems.

(a) Leaving a hose pressurized or using a hose bib to provide water to trailers/campers or to fill any kind of tank, also allows for potential contamination. These types of activities must be isolated from the potable water system, either by air-gap, or approved backflow assembly.

(b) All irrigation and lawn sprinkler systems shall have, as a minimum, Air Vacuum Breaker (AVB) protection. Increased protection may be required for unusual or complex systems.

(c) If an owner desires to keep an on-site well operational as an auxiliary water supply, an approved reduced pressure zone backflow assembly (RPBA) shall be installed. Capping the well or pulling the pump is not proper abandonment and shall require premises isolation. An owner shall properly abandon a well using a licensed well-driller and complying with (WAC) 173-160 and 248-54.

3.3 The System shall ensure that plans for all new construction are reviewed, cross-connection hazard inspections are performed prior to water system connection, and will inform the owner of required or recommended corrections for the prevention of cross-connections.

The homeowner or business owner shall pay inspection costs, which are included in the connection fee.

3.4 The System will develop an information flyer, which will provide information on cross connections. This will be given to new customers and will be included in the annual Consumer Confidence Report mailing.

3.5 The System will utilize a Cross Connection Control Specialist (CCS) to implement this program and provide technical assistance, as necessary. The CCS will coordinate with local officials, as necessary, to ensure water system policy and rules compliments the Uniform Plumbing Code, and other local requirements.

3.6 Backflow assemblies will be inspected and tested annually in accordance with WAC 246-290. Records indicating the location, type, serial number, hazard protected, and all required Backflow Assembly Tester (BAT) inspection data will be maintained.

3.7 Should a backflow incident occur, the System will take immediate action to prevent further hazard to public health, and will notify the community, the Department of Health, and the CCS, immediately.

3.8 The System will re-evaluate potential cross-connection hazards and conduct a system assessment from time to time, but not less than every two years, based upon new connections or change of use of water.

Customer Complaint Log

Date	Complaint	Name & Phone	Action

Chapter 7: Construction Standards (Not Used)

Chapter 8: Capital Improvement Program (CIP)

8.1 CIP Summary and Schedule

8.1.1 Prioritization

Because Richview is a new water system with new facilities, there are no existing asset deficiencies or operation and maintenance actions for the system. The system will have constructed new facilities (wells, reservoir, booster station, and a portion of the transmission/distribution lines) which are not anticipated to require maintenance within the planning period of 10 years. Some non-capital items to meet the requirements of DOH will be prioritized and implemented within the first year of operation. Capital improvements within the planning period will mainly involve expanding the distribution system within the proposed service area to keep up with growth, which will be an ongoing planning priority. Growth-related capital improvements will be the responsibility of each developer seeking connection to the system.

8.1.2 Project Assessment

Project	Project Type	Year	Cost Estimate	Financing Source
Establish Richview Water Company policies and operating procedures	Planning	2024	$500	Richview
Develop WUE Program, establish conservation goals, and evaluate conservation measures	Planning/ Operation	2024	$2,000	Richview
Construct distribution system expansions for additional connections within service area	Distribution	2023-2033 (Ongoing)	Variable	Developers for new connections.
Update Water System Plan	Planning	2033	$8,000	Richview

8.2 Twenty-year CIP for Projects Beyond the Plan Approval Period

There are no specific capital improvement projects planned beyond the plan approval period at this time, other than ongoing expansions of the distribution system to meet growth within the service area.

Chapter 9: Financial Program

9.1 Financial Viability

There is no past income or expenses for the water system. The system will be constructed with private funds for the benefit of the residential developments within the service area. Once in operation, Richview Water Company will be responsible for the costs of ongoing operation and maintenance, infrastructure repair and replacement, capital expenditures, reserve funding, and general administration. Water rates will be evaluated to ensure the system has a balanced operational budget and is able to build and maintain sufficient reserve funds to continue operating the system on a continuing basis in full compliance with federal, state, and local requirements.

9.2 Balanced Operational and Capital Budget Projections

An Operational Budget for the 10-year plan approval period is included at the end of the chapter. Capital Improvement reserve funds are based on the initial construction costs of the system, summarized in the Engineering and Construction Cost Estimate, also at the end of the chapter.

9.3 Operational, Capital, and Emergency Reserve Goals

Reserve Fund	Recommendation or Basis of Goal	Reserve Goal per Operating Budget	Goal Timeframe
Operational Reserve	90-day O&M expenses per AWWA recommendation	$5,000	1 year
Emergency Reserve	Cost of most vulnerable components (well pump, booster electrical equipment)	$12,000	3 years
Capital Improvement Reserve	Future value of water system construction costs after design life of 20 years	$1,300,000	20 years

9.4 Water Rate Evaluation

A preliminary water rate evaluation is included at the end of the chapter. For the Operational Budget, a flat water rate is assumed due to the lack of past water usage and income data, and the rate is assumed to be greater than the minimum required to meet O&M expenses and capital improvement goals.

However, the system intends to implement a usage-based water rate structure to meet their water conservation goals, with inclining rates for higher-than-average water usage. A reasonable approach might be to charge one rate for usage up to 250 gal per day per month (more than the average day demand), and a 10% surcharge rate for water usage above that. Rates will need to be adjusted over time to keep up with inflation.

9.5 Water System Regulated by Utilities and Transportation Commission (UTC)

The UTC regulates water systems with more than 100 connections. The system will eventually fall under their jurisdiction, but the UTC is likely to wait until the connection threshold is reached before becoming involved.

TEN-YEAR OPERATIONAL BUDGET

	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033
Revenue											
Active Connections	0	78.5	103.65	128.8	139.85	194.3	205.35	260.8	271.85	319.2	330.25
Monthly Billing Rate	$ 50	$ 50	$ 50	$ 50	$ 50	$ 50	$ 50	$ 50	$ 50	$ 50	$ 50
Total Operating Revenue	**$ -**	**$ 47,100**	**$ 62,190**	**$ 77,280**	**$ 83,910**	**$ 116,580**	**$ 123,210**	**$ 156,480**	**$ 163,110**	**$ 191,520**	**$ 198,150**
Expenses											
Operations and Maintenance											
Certified Operator/SMA	$ 1,680	$ 6,720	$ 6,840	$ 6,960	$ 7,080	$ 7,200	$ 7,350	$ 7,500	$ 7,650	$ 7,800	$ 7,950
Laboratory Fees	$ 2,000	$ 1,440	$ 1,440	$ 1,440	$ 1,440	$ 1,440	$ 1,440	$ 1,440	$ 1,440	$ 1,440	$ 1,440
Power Costs	$ 820	$ 4,370	$ 4,710	$ 5,060	$ 5,210	$ 5,970	$ 6,120	$ 6,890	$ 7,040	$ 7,700	$ 7,850
Preventative Maintenance and Repairs	$ 1,200	$ 4,800	$ 4,800	$ 5,300	$ 5,300	$ 5,800	$ 5,800	$ 6,300	$ 6,300	$ 6,800	$ 6,800
Total O&M	$ 5,700	$ 17,330	$ 17,790	$ 18,760	$ 19,030	$ 20,410	$ 20,710	$ 22,130	$ 22,430	$ 23,740	$ 24,040
General and Administrative											
Stipends and Office Expense	$ 2,160	$ 2,160	$ 2,160	$ 2,160	$ 2,160	$ 2,160	$ 2,660	$ 2,660	$ 2,660	$ 2,660	$ 2,660
Misc Permits and Fees	$ 300	$ 300	$ 300	$ 300	$ 300	$ 300	$ 300	$ 300	$ 300	$ 300	$ 300
Engineering and Professional Services	$ 3,000	$ 2,000	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
Total G&A	$ 5,460	$ 4,460	$ 2,460	$ 2,460	$ 2,460	$ 2,460	$ 2,960	$ 2,960	$ 2,960	$ 2,960	$ 2,960
Reserve Funds											
Operating Cash Reserves											
Annual Installment	$ -	$ 5,000	$ 500	$ 500	$ 500	$ 500	$ 500	$ 500	$ 500	$ 500	$ 500
Running Balance	$ -	$ 5,000	$ 5,500	$ 6,000	$ 6,500	$ 7,000	$ 7,500	$ 8,000	$ 8,500	$ 9,000	$ 9,500
Emergency Reserves											
Annual Installment	$ -	$ 2,000	$ 5,000	$ 5,000	$ 1,000	$ 1,000	$ 1,000	$ 1,000	$ 1,000	$ 1,000	$ 1,000
Running Balance	$ -	$ 2,000	$ 7,000	$ 12,000	$ 13,000	$ 14,000	$ 15,000	$ 16,000	$ 17,000	$ 18,000	$ 19,000
Capital Improvement Reserves											
Annual Installment	$ -	$ 20,000	$ 40,000	$ 55,000	$ 62,400	$ 62,400	$ 62,400	$ 62,400	$ 62,400	$ 62,400	$ 62,400
Running Balance	$ -	$ 20,000	$ 60,000	$ 115,000	$ 177,400	$ 239,800	$ 302,200	$ 364,600	$ 427,000	$ 489,400	$ 551,800
Budget Surplus (Deficit)	$ (11,160)	$ (1,690)	$ (3,560)	$ (4,440)	$ (1,480)	$ 29,810	$ 35,640	$ 67,490	$ 73,820	$ 100,920	$ 107,250

Notes:

1. Revenues and Expenses are based on the new system being constructed Fall 2023 and coming on line in January 2024.
2. Capital Improvement Reserve based on present value of water system construction costs expressed as an annuity, assuming a 20-year design life and a real interest rate of 0.4% per the 2022 OMB Budget.
3. No loans or debt payments are anticipated for the project.

PRELIMINARY WATER RATE EVALUATION

	Monthly Cost	Annual Cost
Operation and Maintenance Costs		
Certified Operator	$ 560.00	$ 6,720.00
Laboratory Fees	$ 120.00	$ 1,440.00
Stipends and Office Expenses	$ 180.00	$ 2,160.00
Misc Permits and Fees	$ 25.00	$ 300.00
Power Costs (assume 200 ERU's)	$ 500.00	$ 6,000.00
Preventative Maintenance	$ 400.00	$ 4,800.00
Total O&M Costs	$ 1,785.00	$ 21,420.00
Capital Improvement Fund		
Estimated Capital Replacement Fund (20-yr design life, 0.4% real interest rate)	$ 5,200.00	$ 62,400.00
Estimated Billing Rates		
Average Number of Connections during Planning Period	200	
Estimated O&M Cost per Connection	$ 8.93	
Estimated Capital Cost per Connection	$ 26.00	
Estimated Water Rate per Connection	**$ 34.93**	**$ 419.10**

ENGINEERING & CONSTRUCTION COST ESTIMATE

Richview Water System Summary of Construction Costs

Design Engineering, Source Approval, & Well Test		$76,000
Design Engineering - (well, controls/electrical, distribution system)	$50,000	
Contract Administration - (specification packages & bids)	$15,000	
Geotech for well test & report (including water testing)	$5,000	
Source Approval Application	$6,000	
Water System Construction Total (Refer to Breakdown of Construction Costs)		$1,203,300
Contingency (25% of Construction)		$300,800
Sales or Use Taxes (9% of Construction Costs)		$108,300
Construction Inspection (5% of Construction Costs)		$60,200
Water System Construction & Engineering Total =		**$1,748,600**
Distribution System Total =		$7,406,500
Full Build-Out Construction Total =		**$9,155,100**

Breakdown of Construction Costs

Description	Qty	Units	Unit Price	Subtotals	Category Totals
Well Construction (300 ft deep)					$ 169,200
Additional Well Construction (same design)					$ 169,200
Well Pump Installation					$33,200
Additional Well Pump Installation					$33,200
Site Prep and General Construction Support					$93,500
Mobilization	1	ls	$34,500	$34,500	
Traffic control	1	ls	$1,000	$1,000	
Construction surveying	1	ls	$8,000	$8,000	
Site Grading and Gravel Yard	1	ls	$30,000	$30,000	
Big Bend Electric Power Infrastructure Installation	1	ls	$20,000	$20,000	
Booster Station Construction					$225,000
15' x 20' Building	1	ls	$60,000	$60,000	
Packaged booster station (3 pumps, 320 gpm, 106 ft head)	1	ls	$150,000	$150,000	
Plumbing Work	1	ls	$15,000	$15,000	
Reservoir Construction (185,000 gal)	2	ea	$ 180,000		$360,000
Electrical Work & Generator					$120,000
Electrical work for booster station	1	ls	$30,000	$30,000	
Emergency power transfer switch (manual) & generator connection	1	ls	$10,000	$10,000	
Standby Diesel Generator	1	ls	$80,000	$80,000	
Well, Reservoir, and Booster Station Subtotal =					**$1,203,300**
Domestic Distribution Lines					$7,406,500
Total 12" C900	10700	ft	$90.00	$963,000	
Total 10" C900	45100	ft	$70.00	$3,157,000	
Total 8" C900	15200	ft	$50.00	$760,000	
Valves and Fittings	1	ls	$732,000	$732,000	
Hydrants	140	ea	$6,000.00	$840,000	
Residential Services	623	ea	$1,500	$934,500	
Meter reading equipment	1	ls	$20,000	$20,000	

Chapter 10: Miscellaneous Documents

10.1 Updated Water Facilities Inventory (WFI)

A completed WFI will be included at the end of the chapter.

10.2 Adjacent Utilities Notice

A copy of the adjacent utility notice is included at the end of the chapter.

10.3 SEPA Determination

A copy of the SEPA checklist is included at the end of the chapter.

10.4 Agreements

10.5 Correspondence

10.6 Supporting Documents

SEPA environmental checklist

Purpose of checklist:

Governmental agencies use this checklist to help determine whether the environmental impacts of your proposal are significant. This information is also helpful to determine if available avoidance, minimization or compensatory mitigation measures will address the probable significant impacts or if an environmental impact statement will be prepared to further analyze the proposal.

Instructions for applicants:

This environmental checklist asks you to describe some basic information about your proposal. Please answer each question accurately and carefully, to the best of your knowledge. You may need to consult with an agency specialist or private consultant for some questions. You may use "not applicable" or "does not apply" only when you can explain why it does not apply and not when the answer is unknown. You may also attach or incorporate by reference additional studies reports. Complete and accurate answers to these questions often avoid delays with the SEPA process as well as later in the decision-making process.

The checklist questions apply to all parts of your proposal, even if you plan to do them over a period of time or on different parcels of land. Attach any additional information that will help describe your proposal or its environmental effects. The agency to which you submit this checklist may ask you to explain your answers or provide additional information reasonably related to determining if there may be significant adverse impact.

Instructions for Lead Agencies:

Please adjust the format of this template as needed. Additional information may be necessary to evaluate the existing environment, all interrelated aspects of the proposal and an analysis of adverse impacts. The checklist is considered the first but not necessarily the only source of information needed to make an adequate threshold determination. Once a threshold determination is made, the lead agency is responsible for the completeness and accuracy of the checklist and other supporting documents.

Use of checklist for nonproject proposals:

For nonproject proposals (such as ordinances, regulations, plans and programs), complete the applicable parts of sections A and B plus the supplemental sheet for nonproject actions (part D). Please completely answer all questions that apply and note that the words "project," "applicant," and "property or site" should be read as "proposal," "proponent," and "affected geographic area," respectively. The lead agency may exclude (for non-projects) questions in Part B - Environmental Elements –that do not contribute meaningfully to the analysis of the proposal.

A. Background [help]

1. Name of proposed project, if applicable: Richview Water System Plan

2. Name of applicant: Richview Water Company, Randy Mullen

3. Address and phone number of applicant and contact person: PO Box 3596, Pasco, WA 99302, Ph: 509-374-4200

4. Date checklist prepared: June 28, 2023

5. Agency requesting checklist: Richview Water System, for Washington Dept of Health

6. Proposed timing or schedule (including phasing, if applicable): Summer/Fall 2023

7. Do you have any plans for future additions, expansion, or further activity related to or connected with this proposal? If yes, explain.
   No.
8. List any environmental information you know about that has been prepared, or will be prepared, directly related to this proposal.
   Well Site Inspection
9. Do you know whether applications are pending for governmental approvals of other proposals directly affecting the property covered by your proposal? If yes, explain.
   Franklin County Conditional Use Permit for water storage tanks.
10. List any government approvals or permits that will be needed for your proposal, if known.
    Washington DOH Construction Plan Approval, Franklin County Building Permit
11. Give brief, complete description of your proposal, including the proposed uses and the size of the project and site. There are several questions later in this checklist that ask you to describe certain aspects of your proposal. You do not need to repeat those answers on this page. (Lead agencies may modify this form to include additional specific information on project description.)
    Water System Plan for a new water system located in Franklin County, WA, to consist of two groundwater wells, up to two water storage tanks, and a booster station with backup power generator. The water system will supply water for five proposed residential developments.
12. Location of the proposal. Give sufficient information for a person to understand the precise location of your proposed project, including a street address, if any, and section, township, and range, if known. If a proposal would occur over a range of area, provide the range or boundaries of the site(s). Provide a legal description, site plan, vicinity map, and topographic map, if reasonably available. While you should submit any plans required by the agency, you are not required to duplicate maps or detailed plans submitted with any permit applications related to this checklist.
    Parcel 124300373, 1603 Richview Dr, Pasco, Franklin County, WA 99301, at the north end of Fraser Rd, T10N R29E S30

B. Environmental Elements [help]

1. *Earth* [help]

a. General description of the site:

(circle one): **Flat**, rolling, hilly, steep slopes, mountainous, other _____

b. What is the steepest slope on the site (approximate percent slope)?
5%

c. What general types of soils are found on the site (for example, clay, sand, gravel, peat, muck)? If you know the classification of agricultural soils, specify them and note any agricultural land of long-term commercial significance and whether the proposal results in removing any of these soils.
Loamy coarse sand (Winchester and Chedehap), mostly not prime farmland, not currently used for agriculture.

d. Are there surface indications or history of unstable soils in the immediate vicinity? If so, describe.
No.

e. Describe the purpose, type, total area, and approximate quantities and total affected area of any filling, excavation, and grading proposed. Indicate source of fill.
Approximately 0.5 acres of grading for site. Site will be balanced so no fill is required.

f. Could erosion occur as a result of clearing, construction, or use? If so, generally describe.
Yes, erosion of disturbed ground due to rain or wind during construction could occur.

g. About what percent of the site will be covered with impervious surfaces after project construction (for example, asphalt or buildings)?
20%

h. Proposed measures to reduce or control erosion, or other impacts to the earth, if any:
Construction BMP's for dust mitigation and construction stormwater will be followed.

2. Air [help]

a. What types of emissions to the air would result from the proposal during construction, operation, and maintenance when the project is completed? If any, generally describe and give approximate quantities if known.
Dust and exhaust from construction activities during construction, with minimal emissions after project is completed.

b. Are there any off-site sources of emissions or odor that may affect your proposal? If so, generally describe.
No.

c. Proposed measures to reduce or control emissions or other impacts to air, if any:
None.

3. Water [help]

a. Surface Water: [help]

1) Is there any surface water body on or in the immediate vicinity of the site (including year-round and seasonal streams, saltwater, lakes, ponds, wetlands)? If yes, describe type and provide names. If appropriate, state what stream or river it flows into.
No.

2) Will the project require any work over, in, or adjacent to (within 200 feet) the described waters? If yes, please describe and attach available plans.
No.

3) Estimate the amount of fill and dredge material that would be placed in or removed from surface water or wetlands and indicate the area of the site that would be affected. Indicate the source of fill material.

None.

4) Will the proposal require surface water withdrawals or diversions? Give general description, purpose, and approximate quantities if known.

No.

5) Does the proposal lie within a 100-year floodplain? If so, note location on the site plan.

No.

6) Does the proposal involve any discharges of waste materials to surface waters? If so, describe the type of waste and anticipated volume of discharge.

No.

b. Ground Water: [help]

1) Will groundwater be withdrawn from a well for drinking water or other purposes? If so, give a general description of the well, proposed uses and approximate quantities withdrawn from the well. Will water be discharged to groundwater? Give general description, purpose, and approximate quantities if known.

Yes, two new wells will be constructed by the water system for domestic water usage, approximate daily average withdrawal of 120,000 gallons at full buildout. Water will be discharged to groundwater through residential septic systems.

2) Describe waste material that will be discharged into the ground from septic tanks or other sources, if any (for example: Domestic sewage; industrial, containing the following chemicals. . . ; agricultural; etc.). Describe the general size of the system, the number of such systems, the number of houses to be served (if applicable), or the number of animals or humans the system(s) are expected to serve.

No waste materials will be discharged to ground by the project, but water supplied by the system will be discharged to ground (domestic sewage), approximately 96,000 gallons per day for up to 600 residences.

c. Water runoff (including stormwater):

1) Describe the source of runoff (including storm water) and method of collection and disposal, if any (include quantities, if known). Where will this water flow? Will this water flow into other waters? If so, describe.

Stormwater from non-polluting roof runoff will be disposed of onsite.

2) Could waste materials enter ground or surface waters? If so, generally describe.

No.

3) Does the proposal alter or otherwise affect drainage patterns in the vicinity of the site? If so, describe.

Site will be designed to contain stormwater runoff on site.

d. Proposed measures to reduce or control surface, ground, and runoff water, and drainage pattern impacts, if any:

None.

4. *Plants* [help]

a. Check the types of vegetation found on the site:

_____deciduous tree: alder, maple, aspen, other
_____evergreen tree: fir, cedar, pine, other
_____shrubs
__X__grass
_____pasture
_____crop or grain
_____ Orchards, vineyards or other permanent crops.
_____ wet soil plants: cattail, buttercup, bullrush, skunk cabbage, other
_____water plants: water lily, eelgrass, milfoil, other
_____other types of vegetation

b. What kind and amount of vegetation will be removed or altered?
Some clearing and grubbing of site grasses/weeds will occur.

c. List threatened and endangered species known to be on or near the site.
None known.

d. Proposed landscaping, use of native plants, or other measures to preserve or enhance vegetation on the site, if any:
None.

e. List all noxious weeds and invasive species known to be on or near the site.
None known.

5. *Animals* [help]

a. List any birds and other animals which have been observed on or near the site or are known to be on or near the site.

Examples include:

birds: **hawk**, heron, eagle, **songbirds**, other:
mammals: deer, bear, elk, beaver, other:
fish: bass, salmon, trout, herring, shellfish, other _____

b. List any threatened and endangered species known to be on or near the site.
None known.

c. Is the site part of a migration route? If so, explain.
Yes, the Pacific Flyway

d. Proposed measures to preserve or enhance wildlife, if any:
None.

e. List any invasive animal species known to be on or near the site.

None known.

6. *Energy and Natural Resources* [help]

a. What kinds of energy (electric, natural gas, oil, wood stove, solar) will be used to meet the completed project's energy needs? Describe whether it will be used for heating, manufacturing, etc.

Electric energy will be used to power pumps and building electrical equipment, including heating/cooling. A gas or diesel generator will also be on site to provide backup power in case of emergency.

b. Would your project affect the potential use of solar energy by adjacent properties? If so, generally describe.

No.

c. What kinds of energy conservation features are included in the plans of this proposal? List other proposed measures to reduce or control energy impacts, if any:

Booster station pumps will be controlled with VFD's to run more efficiently based on varying system demands.

7. *Environmental Health* [help]

a. Are there any environmental health hazards, including exposure to toxic chemicals, risk of fire and explosion, spill, or hazardous waste, that could occur as a result of this proposal? If so, describe.

Risks of fire and exposure to minor household chemicals will exist.

1) Describe any known or possible contamination at the site from present or past uses.

None known.

2) Describe existing hazardous chemicals/conditions that might affect project development and design. This includes underground hazardous liquid and gas transmission pipelines located within the project area and in the vicinity.

None.

3) Describe any toxic or hazardous chemicals that might be stored, used, or produced during the project's development or construction, or at any time during the operating life of the project.

Fuels for construction and backup generator will be present on site. Minor household chemicals will be stored on site for regular operation and maintenance purposes.

4) Describe special emergency services that might be required.

Typical residential emergency services (fire, ambulance, police) could be required.

5) Proposed measures to reduce or control environmental health hazards, if any:

None.

b. Noise

1) What types of noise exist in the area which may affect your project (for example: traffic, equipment, operation, other)?

Noises typical of residential and agricultural land use will not affect the project.

2) What types and levels of noise would be created by or associated with the project on a short-term or a long-term basis (for example: traffic, construction, operation, other)? Indicate what hours noise would come from the site.

Noises typical of construction prior to project completion (daytime). Pumping equipment noises during operation of water system (primarily morning and evening).

3) Proposed measures to reduce or control noise impacts, if any:

Pump equipment will be housed indoors, mitigating noise leaving site. Backup generator will operate only in emergencies.

8. Land and Shoreline Use [help]

a. What is the current use of the site and adjacent properties? Will the proposal affect current land uses on nearby or adjacent properties? If so, describe.

Site is currently used to stage agricultural equipment. Adjacent properties are used for residential and agricultural purposes, which will not be affected by this project. This project will facilitate the development of some agricultural land to residential land in the vicinity of the site.

b. Has the project site been used as working farmlands or working forest lands? If so, describe. How much agricultural or forest land of long-term commercial significance will be converted to other uses as a result of the proposal, if any? If resource lands have not been designated, how many acres in farmland or forest land tax status will be converted to nonfarm or nonforest use?

The site itself is not used for farmland, only for staging farming equipment which can be relocated.

1) Will the proposal affect or be affected by surrounding working farm or forest land normal business operations, such as oversize equipment access, the application of pesticides, tilling, and harvesting? If so, how:

No. Farmland operators will be required to preserve the sanitary control area and follow the wellhead protection program of the new wells to prevent the water system from being affected by farming activities.

c. Describe any structures on the site.

None.

d. Will any structures be demolished? If so, what?

No.

e. What is the current zoning classification of the site?

AP-20 (Agricultural Production 20 acre)

f. What is the current comprehensive plan designation of the site?

Agricultural

g. If applicable, what is the current shoreline master program designation of the site?
Not applicable.

h. Has any part of the site been classified as a critical area by the city or county? If so, specify.
No.

i. Approximately how many people would reside or work in the completed project?
None.

j. Approximately how many people would the completed project displace?
None.

k. Proposed measures to avoid or reduce displacement impacts, if any:
None.

l. Proposed measures to ensure the proposal is compatible with existing and projected land uses and plans, if any:
A local government consistency form will be submitted for the project to Franklin County

m. Proposed measures to reduce or control impacts to agricultural and forest lands of long-term commercial significance, if any:
None.

9. Housing [help]

a. Approximately how many units would be provided, if any? Indicate whether high, middle, or low-income housing.
None.

b. Approximately how many units, if any, would be eliminated? Indicate whether high, middle, or low-income housing.
None.

c. Proposed measures to reduce or control housing impacts, if any:
None.

10. Aesthetics [help]

a. What is the tallest height of any proposed structure(s), not including antennas; what is the principal exterior building material(s) proposed?
35 ft (concrete or steel storage tanks)

b. What views in the immediate vicinity would be altered or obstructed?
None.

b. Proposed measures to reduce or control aesthetic impacts, if any:
None.

11. Light and Glare [help]

a. What type of light or glare will the proposal produce? What time of day would it mainly occur?
Exterior building lighting at night.

b. Could light or glare from the finished project be a safety hazard or interfere with views?
No.

c. What existing off-site sources of light or glare may affect your proposal?
None.

d. Proposed measures to reduce or control light and glare impacts, if any:
Exterior lights will be shielded to prevent glare off site.

12. Recreation [help]

a. What designated and informal recreational opportunities are in the immediate vicinity?
None.

b. Would the proposed project displace any existing recreational uses? If so, describe.
None.

c. Proposed measures to reduce or control impacts on recreation, including recreation opportunities to be provided by the project or applicant, if any:
None.

13. Historic and cultural preservation [help]

a. Are there any buildings, structures, or sites, located on or near the site that are over 45 years old listed in or eligible for listing in national, state, or local preservation registers? If so, specifically describe.
No.

b. Are there any landmarks, features, or other evidence of Indian or historic use or occupation? This may include human burials or old cemeteries. Are there any material evidence, artifacts, or areas of cultural importance on or near the site? Please list any professional studies conducted at the site to identify such resources.
None known.

c. Describe the methods used to assess the potential impacts to cultural and historic resources on or near the project site. Examples include consultation with tribes and the department of archeology and historic preservation, archaeological surveys, historic maps, GIS data, etc.
None.

d. Proposed measures to avoid, minimize, or compensate for loss, changes to, and disturbance to resources. Please include plans for the above and any permits that may be required.

An inadvertent discovery plan will be put in place to halt construction and notify interested parties if historic or cultural resources are encountered.

14. Transportation [help]

a. Identify public streets and highways serving the site or affected geographic area and describe proposed access to the existing street system. Show on site plans, if any.

Property will be served by Fraser Rd

b. Is the site or affected geographic area currently served by public transit? If so, generally describe. If not, what is the approximate distance to the nearest transit stop?

No, nearest transit stop is 5 miles away.

c. How many additional parking spaces would the completed project or non-project proposal have? How many would the project or proposal eliminate?

None.

d. Will the proposal require any new or improvements to existing roads, streets, pedestrian, bicycle or state transportation facilities, not including driveways? If so, generally describe (indicate whether public or private).

Fraser road will be extended if not already extended as part of other development in the area.

e. Will the project or proposal use (or occur in the immediate vicinity of) water, rail, or air transportation? If so, generally describe.

No.

f. How many vehicular trips per day would be generated by the completed project or proposal? If known, indicate when peak volumes would occur and what percentage of the volume would be trucks (such as commercial and nonpassenger vehicles). What data or transportation models were used to make these estimates?

Less than 1 trip per day after completion.

g. Will the proposal interfere with, affect or be affected by the movement of agricultural and forest products on roads or streets in the area? If so, generally describe.

No.

h. Proposed measures to reduce or control transportation impacts, if any:

None.

15. Public Services [help]

a. Would the project result in an increased need for public services (for example: fire protection, police protection, public transit, health care, schools, other)? If so, generally describe.

Yes, fire, police, and emergency services may be required by the project during emergencies.

b. Proposed measures to reduce or control direct impacts on public services, if any.

None.

16. Utilities [help]

a. Circle utilities currently available at the site:
electricity, natural gas, water, refuse service, telephone, sanitary sewer, septic system, other _____

b. Describe the utilities that are proposed for the project, the utility providing the service, and the general construction activities on the site or in the immediate vicinity which might be needed.

Water system will become a water purveyor, and will require electricity and potentially communication utilities.

C. Signature [help]

The above answers are true and complete to the best of my knowledge. I understand that the lead agency is relying on them to make its decision.

Signature: DocuSigned by: _____

Name of signee Randy Murren

Position and Agency/Organization _____

Date Submitted: 06/28/2023

D. Supplemental sheet for nonproject actions [help]

(**IT IS NOT NECESSARY** to use this sheet for project actions)

Because these questions are very general, it may be helpful to read them in conjunction with the list of the elements of the environment.

When answering these questions, be aware of the extent the proposal, or the types of activities likely to result from the proposal, would affect the item at a greater intensity or at a faster rate than if the proposal were not implemented. Respond briefly and in general terms.

1. How would the proposal be likely to increase discharge to water; emissions to air; production, storage, or release of toxic or hazardous substances; or production of noise?

Proposed measures to avoid or reduce such increases are:

2. How would the proposal be likely to affect plants, animals, fish, or marine life?

Proposed measures to protect or conserve plants, animals, fish, or marine life are:

3. How would the proposal be likely to deplete energy or natural resources?

Proposed measures to protect or conserve energy and natural resources are:

4. How would the proposal be likely to use or affect environmentally sensitive areas or areas designated (or eligible or under study) for governmental protection; such as parks, wilderness, wild and scenic rivers, threatened or endangered species habitat, historic or cultural sites, wetlands, floodplains, or prime farmlands?

Proposed measures to protect such resources or to avoid or reduce impacts are:

5. How would the proposal be likely to affect land and shoreline use, including whether it would allow or encourage land or shoreline uses incompatible with existing plans?

Proposed measures to avoid or reduce shoreline and land use impacts are:

6. How would the proposal be likely to increase demands on transportation or public services and utilities?

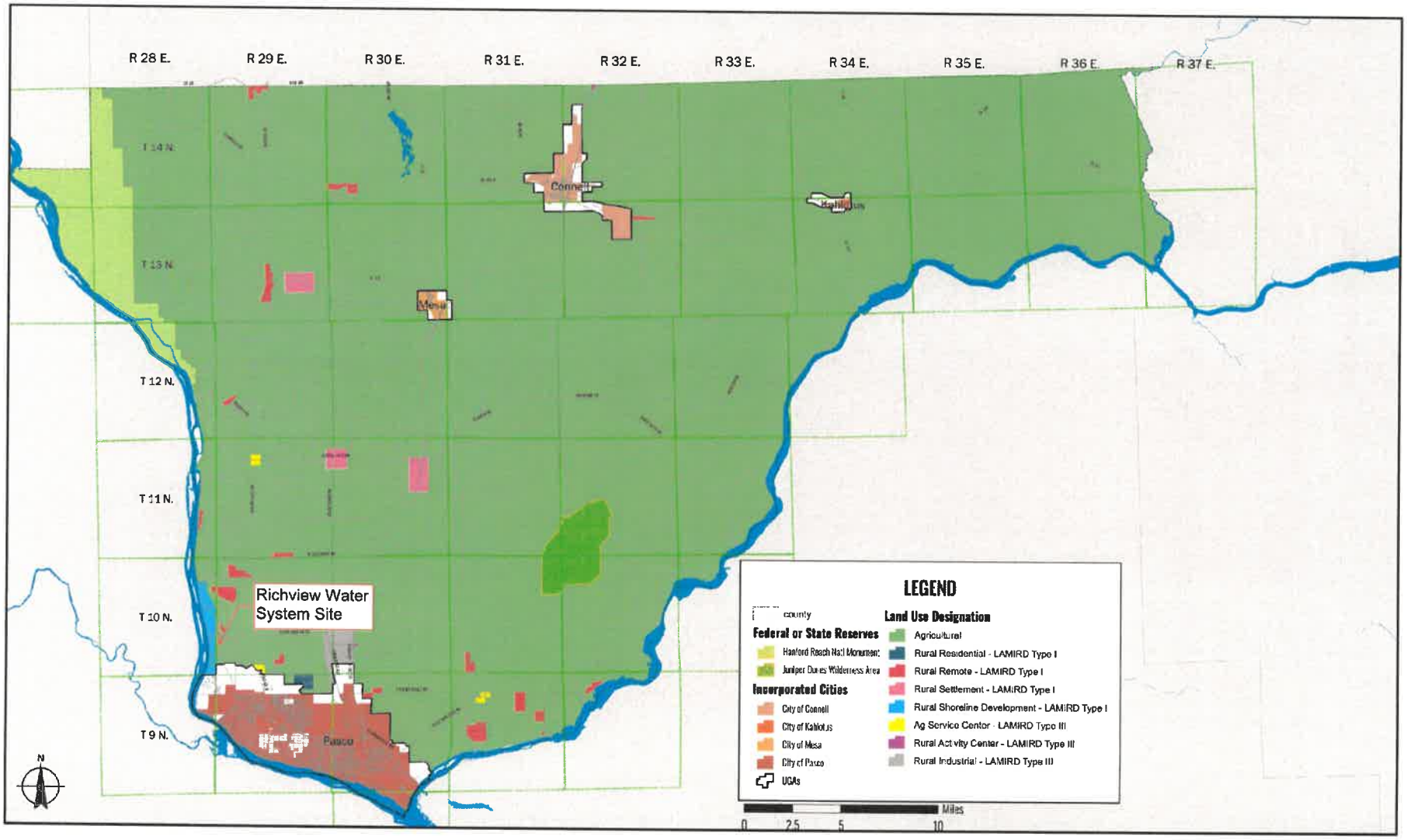
Proposed measures to reduce or respond to such demand(s) are:

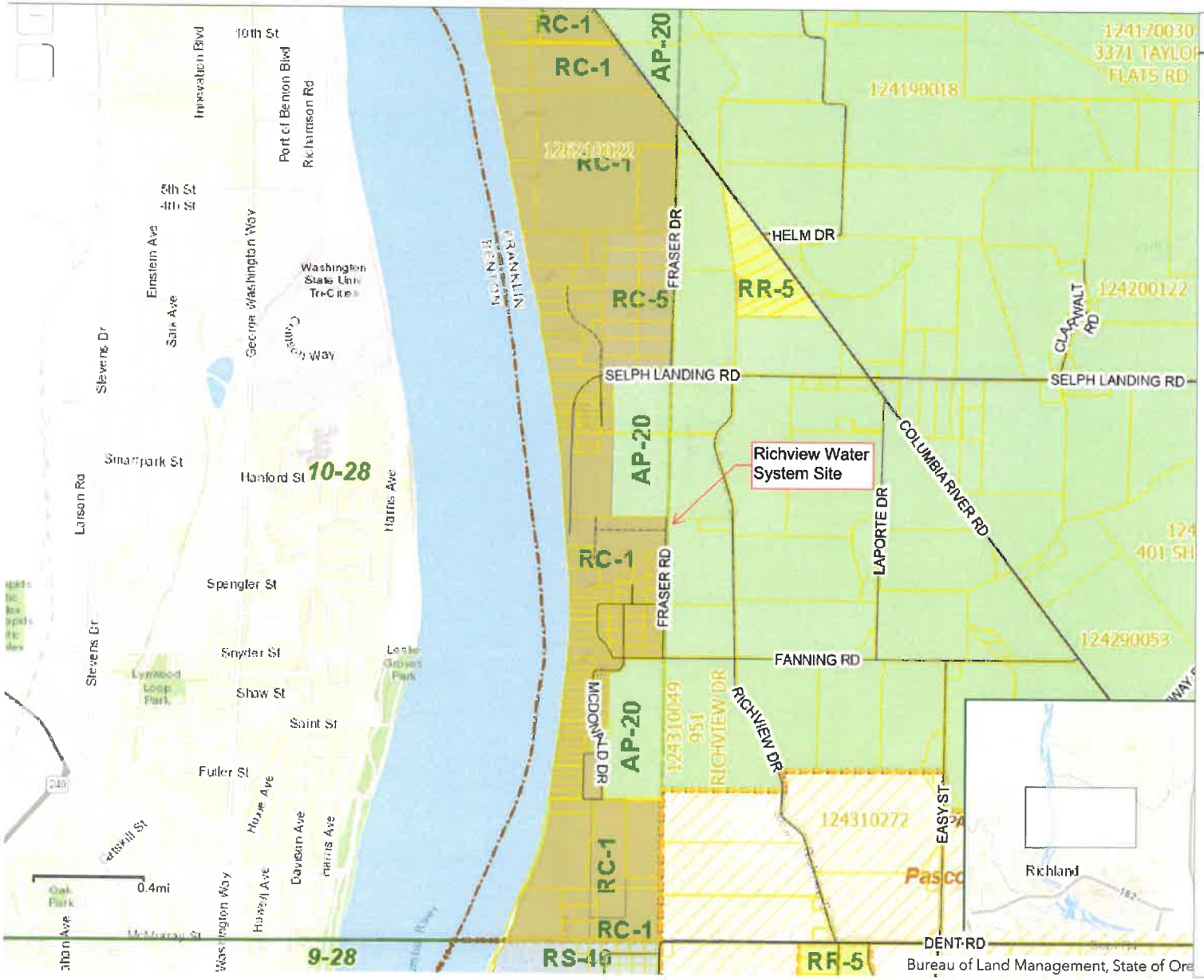
7. Identify, if possible, whether the proposal may conflict with local, state, or federal laws or requirements for the protection of the environment.

Appendix A: Related Plans

- Franklin County Comprehensive Plan Map
- Franklin County Zoning Map in Project Vicinity
- City of Pasco Comprehensive Plan Map
- City of Pasco UGA and Utility Map in Project Vicinity
- Pasco Heights Water System Info and Well Log
- Source Water Assessment Program (SWAP) Map in Project Vicinity

Map 5: Land Use Map





Legend

Zoning

Zoning

Zoning in Franklin County

- Ag. Production 20 acre
- Ag. Production 40 acre
- Retail Business
- Rural Service Commercial
- General Business
- Regional Commercial
- General Industrial
- Heavy Industrial
- Office
- Residential (medium)
- Residential Transition
- Rural Community 1 acre
- Rural Community 5 acre
- Rural Residential 1 acre
- Rural Residential 5 acre
- Suburban 0.5 acre
- Suburban 1 acre

Boundaries

City

Unincorporated

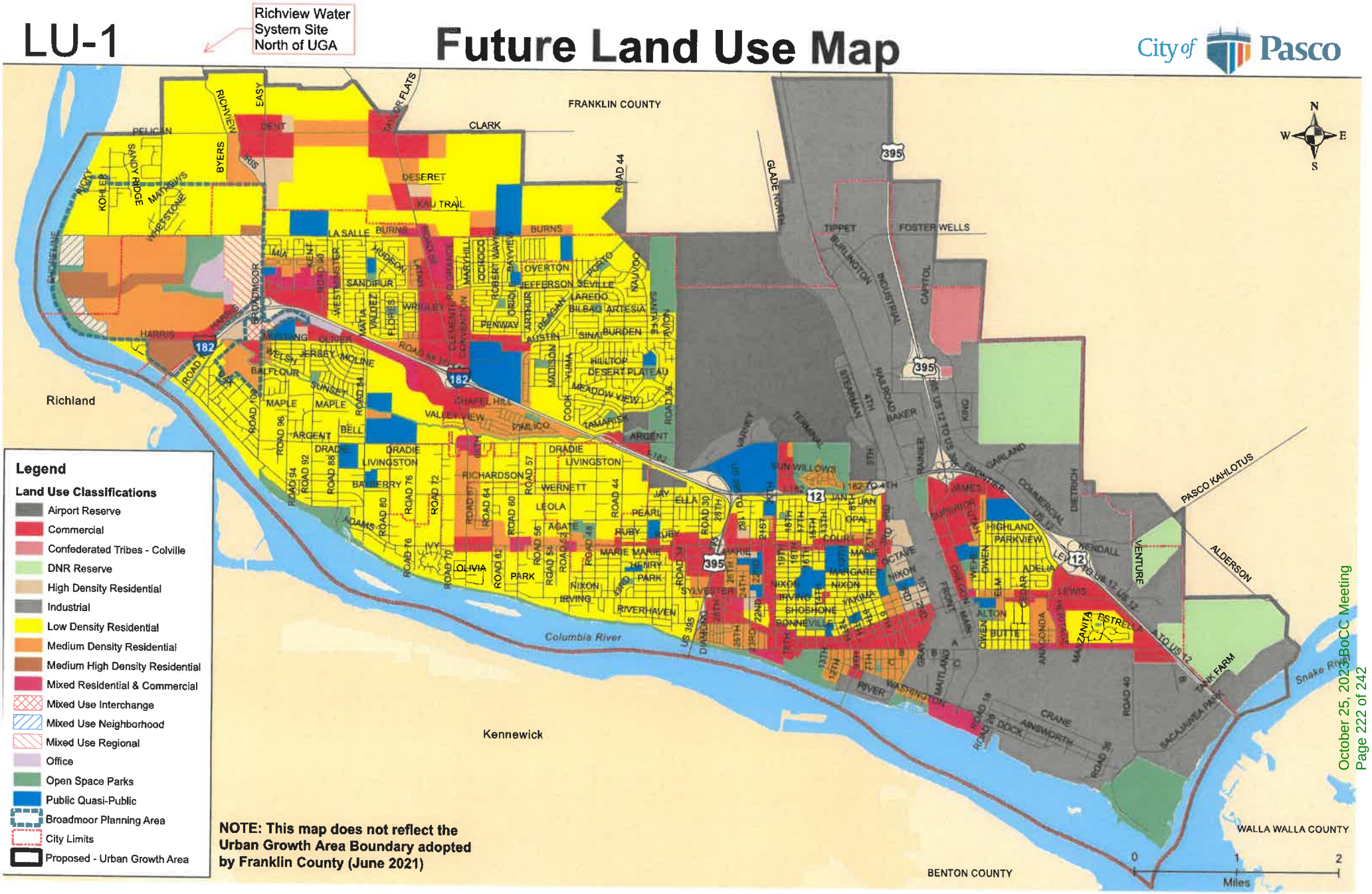
Urban Growth Areas

County

LU-1

Future Land Use Map

City of Pasco



Washington State Department of Health

Division of Environmental Health
Office of Drinking Water

Help

Individual System View - PASCO HEIGHTS DOMESTIC WATER ASSN - Water System Id - 663508

Operating Permits | Operators | Reports | Water Use Efficiency

General Information | Source Information | Samples | Exceedances | Water Quality Monitoring Schedule

Group	A	**Status**	Active	**Ownership Type**	Private
Type	Community	**Residential Population**	135	**Jurisdiction**	WA DOH ODW
County	FRANKLIN	**NonResidential Population**	0	**System Effective Date**	1/1/1970
Owner Name	PASCO HEIGHTS DOMESTIC WATER ASSN	**Total Calculated Connections**	44	**System Inactive Date**	
Primary Contact	Michael Hanson	**Total Approved Connections**	45	**SMA Name**	
Primary Contact Phone		**Distribution Capacity (gallons)**	40,000	**SMA Number**	
Water System Mailing Address		**Next Survey Due**	2027		

Department of Health, Office of Drinking Water

Street Address:
243 Israel Road S.E. 2nd floor
Tumwater, WA 98501

Mail:
PO BOX 47822
Olympia, WA 98504-7822

Comments or questions regarding this Web site? Send email to Environmental Health Application Testing and Support

Washington State Department of Health

Division of Environmental Health
Office of Drinking Water

Help

Individual System View - PASCO HEIGHTS DOMESTIC WATER ASSN - Water System Id - 663508

Operating Permits | Operators | Reports | Water Use Efficiency

General Information | Source Information | Samples | Exceedances | Water Quality Monitoring Schedule

Source 01 - Well #1 - AFQ262

Source Status	Inactive	**Usage**	Permanent	**WRIA**	Esquatzel Coulee	**Intertie Supplying System**	NA
Type	Groundwater Well	**Capacity (gpm)**	10	**Township**	10	**Intertie Supplying Number**	NA
Effective Date	1/1/1970	**Treated**	Yes	**Range**	29E		
Inactive Date	12/1/1994	**Metered**	Undefined	**Section**	19		
DOE Well Tag Number	AFQ262	**Well Depth (ft)**	230	**Qtr/Qtr Section**	SWSE		

Source 03 - New Well #1

Source Status	Active	**Usage**	Permanent	**WRIA**	Esquatzel Coulee	**Intertie Supplying System**	NA
Type	Groundwater Well	**Capacity (gpm)**	100	**Township**	10	**Intertie Supplying Number**	NA
Effective Date	12/1/1994	**Treated**	Yes	**Range**	29E		
Inactive Date		**Metered**	Yes	**Section**	30		
DOE Well Tag Number		**Well Depth (ft)**	570	**Qtr/Qtr Section**	NENE		

Source 02 - Well #2 - AFQ261

Source Status	Active	**Usage**	Emergency	**WRIA**	Esquatzel Coulee	**Intertie Supplying System**	NA
Type	Groundwater Well	**Capacity (gpm)**	20	**Township**	10	**Intertie Supplying Number**	NA
Effective Date	1/1/1970	**Treated**	Yes	**Range**	29E		
Inactive Date		**Metered**	Undefined	**Section**	30		
DOE Well Tag Number	AFQ261	**Well Depth (ft)**	258	**Qtr/Qtr Section**	NENE		

File Original and First Copy with Department of Ecology
Second Copy — Owner's Copy
Third Copy — Driller's Copy

WATER WELL REPORT
STATE OF WASHINGTON

Start Card No. W 18935
UNIQUE WELL I.D. #
Water Right Permit No.

(1) OWNER: Name Pasco Heights Water Assoc Address P.O. Box 2161 Pasco Wa 99302-2161

(2) LOCATION OF WELL: County Franklin NE 1/4 NE 1/4 Sec 30 T. 10 N., R. 29E W.M.

(2a) STREET ADDRESS OF WELL (or nearest address)

(3) PROPOSED USE: ☒ Domestic ☐ Irrigation ☐ DeWater ☐ Industrial ☐ Test Well ☐ Municipal ☐ Other ☐

(4) TYPE OF WORK: Owner's number of well (if more than one)
Abandoned ☐ New well ☒ Deepened ☐ Reconditioned ☐ Method: Dug ☐ Cable ☐ Rotary ☒ Bored ☐ Driven ☐ Jetted ☐

(5) DIMENSIONS: Diameter of well 8 x 6 inches. Drilled 585 feet. Depth of completed well 585 ft.

(6) CONSTRUCTION DETAILS:
Casing Installed: 8" Diam. from +1'8" ft. to 288 ft.
Welded ☒ 6" Diam. from +1'8" ft. to 577 ft.
Liner installed ☒ Threaded ☐ Diam. from ft. to ft.

Perforations: Yes ☒ No ☐
Type of perforator used Torch
SIZE of perforations 5/16 in. by 6" in.
perforations from ft. to ft.
76 perforations from 405 ft. to 424 ft.
112 perforations from 548 ft. to 577 ft.

Screens: Yes ☐ No ☒
Manufacturer's Name
Type Model No.
Diam. Slot size from ft. to ft.
Diam. Slot size from ft. to ft.

Gravel packed: Yes ☐ No ☒ Size of gravel
Gravel placed from ft. to ft.

Surface seal: Yes ☒ No ☐ To what depth? 25 + ft.
Material used in seal Bentonite
Did any strata contain unusable water? Yes ☐ No ☒
Type of water? Depth of strata
Method of sealing strata off

(7) PUMP: Manufacturer's Name
Type: H.P.

(8) WATER LEVELS: Land-surface elevation above mean sea level ft.
Static level 12 ft. below top of well Date 10-14-94
Artesian pressure lbs. per square inch Date
Artesian water is controlled by (Cap, valve, etc.)

(9) WELL TESTS: Drawdown is amount water level is lowered below static level
Was a pump test made? Yes ☒ No ☐ If yes, by whom? L&D Smith
Yield: 120 gal./min. with 172 ft. drawdown after 10 hrs.
" " " "
" " " "
Recovery data (time taken as zero when pump turned off) (water level measured from well top to water level)

Time	Water Level	Time	Water Level	Time	Water Level

Date of test
Bailer test gal./min. with ft. drawdown after hrs.
Airtest 80+ gal./min. with stem set at 570 ft. for 4 hrs.
Artesian flow g.p.m. Date
Temperature of water 72 Was a chemical analysis made? Yes ☐ No ☒

(10) WELL LOG or ABANDONMENT PROCEDURE DESCRIPTION
Formation: Describe by color, character, size of material and structure, and show thickness of aquifers and the kind and nature of the material in each stratum penetrated, with at least one entry for each change of information.

MATERIAL	FROM	TO
Sand Tan	0	4
Sand Black Trace of Gravel	4	134
Gravel + Sand Black	134	151
Gravel, Sand Tan Water @ 157'	151	182
Clay Tan	182	198
Clay Blue	198	206
Gravel, Sand Tan Silty water	206	213
Gravel Sand Blue	213	243
Clay Blue	243	251
Clay Brown	251	259
Gravel + Sand Brown Water	259	263
Clay Gray	263	277
Basalt Black Weathered	277	280
Basalt Black Hard	277	300
Basalt Black Jointed Water	300	302
Basalt Black	302	342
Basalt Black Vesicular with Blue clay stone Water	342	378
Blue Clay	378	403
Basalt Black Vesicular Water	403	424
Basalt Black	424	548
Basalt Black Vesicular Water	548	551
Clay Blue	551	563
Basalt Vesicular Black Water	563	577
Basalt Jointed Black	577	585
Casing Pressure grouted into Basalt formation Packers placed @ 380 and 402 feet NOV - 1994		

Work Started 9-28 19 Completed 10-14 19 94

WELL CONSTRUCTOR CERTIFICATION:

I constructed and/or accept responsibility for construction of this well, and its compliance with all Washington well construction standards. Materials used and the information reported above are true to my best knowledge and belief.

NAME Nelson Well Drilling Inc (PERSON, FIRM, OR CORPORATION) (TYPE OR PRINT)
Address 8200 W. Argent Pasco
(Signed) Jim Nelson (WELL DRILLER) License No. 361
Contractor's Registration No. NELSOWD 198 CX Date 10-17 19 94

(USE ADDITIONAL SHEETS IF NECESSARY)

Ecology is an Equal Opportunity and Affirmative Action employer. For special accommodation needs, contact the Water Resources Program at (206) 407-6600. The TDD number is (206) 407-6006.

ECY 050-1-20 (6/93)

Source Water Assessment Program (SWAP) Mapping Application

Data Legend Clear Buffer County Measure Print Help More Help / Links Auto Pan Map

Appendix B: Water Right Documents

- G3-20242(D) Water Right
- Well Logs for GE-20242(D)
- Water Right Self-Assessment Form (WRSA)

STATE OF WASHINGTON
DEPARTMENT OF ECOLOGY
4601 N Monroe Street • Spokane, Washington 99205-1295 • (509)329-3400

October 25, 2017

Mullen et al
c/o Randy Mullen
510 Easy Street
Pasco, Washington 99301

Dear Mr. Mullen:

Re: Superseding Ground Water Permit No. G3-20242(D)
WRIA 36 – Franklin County – Columbia Basin 508-14 Subarea

We have processed your request for assignment. Our records have been changed to reflect the assignment for a portion of G3-20242(D) to Allied Potato NW LLC. We will continue to send future correspondence for your remaining portion of the water right to you.

Enclosed is your superseding permit to be retained for your records. Please read the enclosed information sheet, as well as your entire permit.

As stated on the permit, in accordance with WAC 508-14-030(2)(b), no certificate of water right as provided for in RCW 90.44.080, shall be issued by the Department of Ecology until such time as a more definite determination can be reached as to the availability of public ground waters in an area generally knows as the Columbia Basin Project described in WAC 508-14-030(3).

Your permit will remain in good standing with no further action on your part. You will be notified of any action taken by this department.

If you have any questions with regards to this letter you may contact our office at 509-329-3400 and ask for the Water Resources person on phone duty for the day and reference G3-20242(D). **For technical assistance you may contact Herman Spangle at 509-329-3488.**

Sincerely,

Dan Tolleson
Water Resources Program
Eastern Regional Office

DT/HS:md
Enclosures

DEPARTMENT OF ECOLOGY
State of Washington

STATE OF WASHINGTON
DEPARTMENT OF ECOLOGY
SUPERSEDING PERMIT
TO APPROPRIATE PUBLIC WATERS OF THE STATE OF WASHINGTON

This permit supersedes Ground Water Permit No. G3-20242(D) issued on October 4, 2006

PRIORITY DATE	PERMIT NUMBER
June 2, 1972	G3-20242(D)

MAILING ADDRESS
Mullen et al
c/o Randy Mullen
510 Easy Street
Pasco, WA 99301

SITE ADDRESS (IF DIFFERENT)

Total Quantity Authorized for Withdrawal

WITHDRAWAL OR DIVERSION RATE	UNITS	ANNUAL QUANTITY (AF/YR)
884.7	GPM	363.9

Purpose

PURPOSE	WITHDRAWAL ADDITIVE	WITHDRAWAL NON-ADDITIVE	UNITS	ANNUAL QUANTITY (AF/YR) ADDITIVE	ANNUAL QUANTITY (AF/YR) NON-ADDITIVE	PERIOD OF USE (mm/dd)
Seasonal Irrigation	884.7		GPM	363.9		02/01 - 10/1

PUBLIC WATER SYSTEM INFORMATION
WATER SYSTEM ID | CONNECTIONS

Source Location

COUNTY	WATERBODY	TRIBUTARY TO	WATER RESOURCE INVENTORY AREA
Franklin	GROUNDWATER		36

SOURCE FACILITY/DEVICE	PARCEL	WELL TAG	TWP	RNG	SEC	QQ Q	LATITUDE	LONGITUDE
A well			9N	29E	11	NW¼NW¼NW¼NW¼		

Datum:

Place of Use

PARCELS (NOT LISTED FOR SERVICE AREAS)

LEGAL DESCRIPTION OF AUTHORIZED PLACE OF USE

Seasonal Irrigation (Wells #1 & #2)

PORTION OF THE NE ¼ OF SEC 9, T. 9N.,R 29 E., LYING EASTERLY OF ROAD 68 AND EXCEPT PORTION TO CITY OF PASCO FOR ROAD R/W AND EXCEPT PORTION OF DAF: A PARCEL OF LAND LOCATED IN THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER AND THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER, ALL IN SECTION 9 OF TOWNSHIP 9 NORTH OF RANGE 29 EAST OF THE WILLAMETTE MERIDIAN, FRANKLIN COUNTY, WASHINGTON, BEING DESCRIBED MORE PARTICULARLY AS FOLLOWS: COMMENCING AT THE NORTHEAST CORNER OF SAID NORTHEAST QUARTER OF SECTION 9; THENCE SOUTH

89°39'28" WEST ALONG THE NORTH LINE OF SAID NORTHEAST QUARTER OF SECTION 9 A DISTANCE OF 3.00 FT. TO A POINT ON THE WEST RIGHT OF WAY LINE OF CONVENTION DRIVE AND THE TRUE POINT OF BEGINNING; THENCE SOUTH 01°34'31" EAST ALONG SAID WEST LINE OF CONVENTION DRIVE, BEING PARALLEL TO AND 3.00' WESTERLY OF THE EAST LINE OF THE NORTHEAST QUARTER OF SECTION 9 A DISTANCE OF 2509.86 FEET TO A POINT ON THE NORTH RIGHT OF WAY LINE OF SANDIFUR PARKWAY; THENCE ALONG SAID NORTH LINE OF SANDIFUR PARKWAY AS FOLLOWS: THENCE SOUTH 87°41'06" WEST DISTANCE OF 147.50 FEET; THENCE WITH A CURVE TURNING TO THE LEFT WITH AN ARC LENGTH OF 336.09', WITH A RADIUS OF 790.00', WITH A CHORD BEARING OF SOUTH 75°29'50" WEST WITH A CHORD LENGTH OF 333.56'; THENCE WITH A REVERSE CURVE TURNING TO THE RIGHT WITH AN ARC LENGTH OF 330.33', WITH A RADIUS OF 710.04', WITH A CHORD BEARING OF SOUTH 76°38'14" WEST, WITH A CHORD LENGTH OF 327.36'; THENCE SOUTH 89°57'53" WEST A DISTANCE OF 47.99 FEET; THENCE NORTH 01°34'31" WEST A DISTANCE OF 2670.08 FEET TO A POINT ON THE NORTH LINE OF THE NORTHEAST QUARTER OF SECTION 9; THENCE NORTH 89°39'28" EAST ALONG SAID NORTH LINE OF SAID NORTHEAST QUARTER OF SECTION 9 A DISTANCE OF 841.21 FEET TO A POINT ON THE WEST RIGHT OF WAY LINE OF CONVENTION DRIVE, WHICH IS THE TRUE POINT OF BEGINNING,

AND: PORTION OF SECTION 9, T. 9 N., R.29 E. DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHEAST CORNER OF SAID SEC; THENCE NORTH 01°26' EAST ALONG EASTERLY LINE OF SAID SECTION 1120.68' TO THE TRUE POINT OF BEGINNING; THENCE NORTH 89°43' WEST, 554.03' TO THE EASTERLY RIGHT OF WAY LINE OF CLEMENTE LANE; THENCE NORTH 00°16' EAST ALONG SAID RIGHT OF WAY LINE, 400.06' TO THE BEGINNING OF A CURVE TO THE RIGHT, RADIUS POINT BEARING SOUTH 89°43' EAST, 30'; THENCE NORTHERLY ALONG SAID CURVE & SAID RIGHTOF WAY LINE OF SAID CLEMENTE LANE, 47.85'; THENCE NORTH 01°06' WEST, 60.07' TO THE BEGINNING OF A CURVE TO THE RIGHT, WITH A RADIUS POINT BEARING NORTH 01° 39' EAST, 30' THENCE NORTHERLY ALONG SAID CURVE, 46.4'; THENCE NORTH 87°37' WEST, 60.04' TO WESTERLY RIGHT OF WAY LINE OF SAID CLEMENTE LANE; THENCE NORTH 00°16' EAST 923.52' TO BEGINNING OF A CURVE TO THE LEFT, WITH A RADIUS POINT BEARING NORTH 89°43' WEST 30'; THENCE NORTHERLY ALONG SAID CURVE, 51.29' TO SOUTHERLY RIGHT OF WAY LINE OF SANDIFUR PKWY & THE BEGINNING OF A CURVE TO THE LEFT, WITH A RADIUS BEARING NORTH 07°40' WEST 790'; THENCE ALONG SAID CURVE & SAID SOUTHERLY R/W LINE OF SAID SANDIFUR PKWY, 132.78' TO SAID SOUTHERLY RIGHT OF WAY & NORTH LINE OF SE1/4 OF SAID SEC; THENCE NORTH 89°00' EAST ALONG SAID NORTH LINE OF SAID SE1/4, 549.46' TO NORTHEAST CORNER OF SAID SE1/4; THENCE SOUTH 01°26' WEST ALONG THE EAST LANE OF SAID SECTION 1498.17' TO TRUE POINT OF BEGINNING.
AND: PARCEL # 116-130-030 (BINDING SITE PLAN 2006-01 LOT 1)

Proposed Works

Two points of withdrawal

Development Schedule

BEGIN PROJECT	COMPLETE PROJECT	PUT WATER TO FULL USE
Begun	Completed	Completed

Measurement of Water Use

How often must water use be measured?	Weekly
How often must water use data be reported to Ecology?	Upon request
What volume should be reported?	Total Annual Volume
What rate should be reported?	Annual Peak Rate of Withdrawal (gpm)

Provisions

This authorization to make use of public waters of the State is subject to existing rights, including any existing rights held by the United States for the benefit of Indians under treaty or otherwise.

An approved measuring device shall be installed and maintained for each of the sources identified herein in accordance with the rule "Requirements for Measuring and Reporting Water Use", Chapter 173-173 WAC. Water use data shall be recorded weekly and maintained

by the property owner for a minimum of five years, and shall be promptly submitted to Ecology upon request.

The rule above describes the requirements for data accuracy, device installation and operation, and information reporting. It also allows a water user to petition Ecology for modification to some of the requirements.

Department of Ecology personnel, upon presentation of proper credentials, shall have access at reasonable times, to the records of water use that are kept to meet the above conditions, and to inspect at reasonable times any measuring device used to meet the above conditions.

Installation and maintenance of an access port as described in Ground Water Bulletin No. 1 is required. An airline and gauge may be installed in addition to the access port.

This authorization for the withdrawal of public ground waters within the boundaries of the Columbia Basin Project is based, on a tentative conclusion that public ground waters are available. If, however, it is subsequently determined by the Department that public ground waters are not available in the amounts authorized for withdrawal, the Department shall, by order of notification, withdraw or modify the authority granted therein as may be appropriate. In accordance with WAC 508-14-030(2)(b), no certificate of water right as provided for in RCW 90.44.080, shall be issued by the Department of Ecology until such time as a more definite determination can be reached as to the availability of public ground waters in an area described in WAC 508-14-030(3).

If water from facilities of any legally formed irrigation district is used on any or all of the lands described herein as the place of use, the quantities of water withdrawn under this authorization shall be proportionately reduced to correspond to the acreage for which district water is not available.

Use of water under this authorization shall be contingent upon the water right holder's utilization of up to date water conservation practices and maintenance of efficient water delivery systems consistent with established regulation requirements and facility capabilities.

The amount of water granted is a maximum limit that shall not be exceeded and the water user shall be entitled only to that amount of water within the specified limit that is beneficially used and required for the actual crop grown on the number of acres and the place of use specified.

Nothing in this authorization shall be construed as satisfying other applicable federal, state, or local statutes, ordinances, or regulations.

All water wells constructed within the State shall meet the minimum standards for construction and maintenance as provided under RCW 18.104 (Washington Water Well Construction Act of 1971) and Chapter 173-160 WAC (Minimum Standards for Construction and Maintenance of Water Wells

This permit shall be subject to cancellation should the permittee fail to comply with the above development schedule and/or to give notice to the Department of Ecology on forms provided by that Department documenting such compliance.

Dated this 25th day of October, 2017, at Spokane, Washington,

Department of Ecology

DATA REVIEW
OK ____

by _____
Keith L. Stoffel, Section Manager

KLS.:HS:md
W: Super Permits/Spangle/2017/Mullen G3-20242(D) permit 10-19-2017.doc

File Original and First Copy with Department of Ecology
Second Copy — Owner's Copy
Third Copy — Driller's Copy

WATER WELL REPORT #13

STATE OF WASHINGTON

Application No. ....

Permit No. G 3-00242...

(1) OWNER: Name Burlington Northern Address P.O. Box 2367 Pasco 99302

(2) LOCATION OF WELL: County Franklin — NW¼ NW¼ Sec. 11 T. 9 N., R. 29 W.M.

Bearing and distance from section or subdivision corner

(3) PROPOSED USE: Domestic ☐ Industrial ☐ Municipal ☐ Irrigation ☒ Test Well ☐ Other ☐

(4) TYPE OF WORK: Owner's number of well (if more than one) 13
New well ☒ Method: Dug ☐ Bored ☐
Deepened ☐ Cable ☒ Driven ☐
Reconditioned ☐ Rotary ☐ Jetted ☐

(5) DIMENSIONS: Diameter of well 16 inches.
Drilled 161 ft. Depth of completed well 161 ft.

(6) CONSTRUCTION DETAILS:
Casing installed: 16" Diam. from +1 ft. to 145½ ft.
Threaded ☐ ....." Diam. from ..... ft. to ..... ft.
Welded ☐ ....." Diam. from ..... ft. to ..... ft.

Perforations: Yes ☐ No ☒
Type of perforator used .....
SIZE of perforations ..... in. by ..... in.
..... perforations from ..... ft. to ..... ft.
..... perforations from ..... ft. to ..... ft.
..... perforations from ..... ft. to ..... ft.

Screens: Yes ☒ No ☐
Manufacturer's Name Johnson
Type Low Carbon Model No. .....
Diam. 14 Slot size .080 from 141 ft. to 156 ft.
Diam. ..... Slot size ..... from ..... ft. to ..... ft.

Gravel packed: Yes ☐ No ☒ Size of gravel: .....
Gravel placed from ..... ft. to ..... ft.

Surface seal: Yes ☒ No ☐ To what depth? 30 ft.
Material used in seal Bentonite & sand
Did any strata contain unusable water? Yes ☐ No ☐
Type of water? ..... Depth of strata .....
Method of sealing strata off .....

(7) PUMP: Manufacturer's Name .....
Type: ..... H.P. .....

(8) WATER LEVELS: Land-surface elevation above mean sea level.... 480 ft.
Static level 137 ft. below top of well Date .....
Artesian pressure ..... lbs. per square inch Date .....
Artesian water is controlled by ..... (Cap, valve, etc.)

(9) WELL TESTS: Drawdown is amount water level is lowered below static level
Was a pump test made? Yes ☐ No ☐ If yes, by whom? .....
Yield: ..... gal./min. with ..... ft. drawdown after ..... hrs.
" " "
" " "

Recovery data (time taken as zero when pump turned off) (water level measured from well top to water level)

Time	Water Level	Time	Water Level	Time	Water Level

Date of test .....
Bailer test ..... gal./min. with ..... ft. drawdown after ..... hrs.
Artesian flow ..... g.p.m. Date .....
Temperature of water ..... Was a chemical analysis made? Yes ☐ No ☐

(10) WELL LOG:

Formation: Describe by color, character, size of material and structure, and show thickness of aquifers and the kind and nature of the material in each stratum penetrated, with at least one entry for each change of formation.

MATERIAL	FROM	TO
Sand, silty tan	0	29
Sand, silty black occ 2" gravel	29	82
Sand, black-coarse, some 3" minus gravel	82	127
Sand, black-coarse 4" minus gravel	127	143
Gravel - black sand 6" minus gravel	143	158
Sand black 10" cobbles clay chunks	158	160
Sand fine tan 6" minus gravel - Ringold	160	161

RECEIVED
JAN 23 1981
DEPARTMENT OF ECOLOGY
SPOKANE REGIONAL OFFICE

Screen
22" Blank with Pack.
9' Screen
5'3" Can & Bottom

Work started ..... 19..... Completed 1-15, 1981

WELL DRILLER'S STATEMENT:

This well was drilled under my jurisdiction and this report is true to the best of my knowledge and belief.

NAME Nelson Well Drilling Inc. (Person, firm, or corporation) (Type or print)

Address 10026 W. Argent Pasco WA

[Signed] Bruce L. William (Well Driller)

License No. 0659 Date 1-18, 1981

1/27/81

S. F. No. 7356—OS—Rev 4-71)
ECY-070-18

(USE ADDITIONAL SHEETS IF NECESSARY)

The Department of Ecology does NOT Warranty the Data and/or the Information on this Well Report.

The Department of Ecology does NOT Warranty the Data and/or the Information on this Well Report.

File Original and First Copy with Department of Ecology
Second Copy — Owner's Copy
Third Copy — Driller's Copy

WATER WELL REPORT #14
STATE OF WASHINGTON

Application No. ....
Permit No. 03-20242

(1) OWNER: Name Burlington Northern Inc. Address P.O. Box 2267, Pasco, WA 99302

(2) LOCATION OF WELL: County Franklin — NW ¼ NW ¼ Sec. 11 T. 9 N., R. 29 W.M.
[redacted] and distance from section or subdivision corner

(3) PROPOSED USE: Domestic ☐ Industrial ☐ Municipal ☐ Irrigation ☒ Test Well ☐ Other ☐

(4) TYPE OF WORK: Owner's number of well (if more than one) ....
New well ☒ Method: Dug ☐ Bored ☐
Deepened ☐ Cable ☐ Driven ☐
Reconditioned ☐ Rotary ☐ Jetted ☐

(5) DIMENSIONS: Diameter of well 16 inches.
Drilled 159 ft. Depth of completed well 159 ft.

(6) CONSTRUCTION DETAILS:
Casing installed: 16" Diam. from +1 ft. to 146 ft.
Threaded ☐ ......" Diam. from ...... ft. to ...... ft.
Welded ☒ ......" Diam. from ...... ft. to ...... ft.

Perforations: Yes ☐ No ☒
Type of perforator used ....
SIZE of perforations ...... in. by ...... in.
...... perforations from ...... ft. to ...... ft.
...... perforations from ...... ft. to ...... ft.
...... perforations from ...... ft. to ...... ft.

Screens: Yes ☒ No ☐
Manufacturer's Name Johnson
Type Low Carbon Model No. ......
Diam. ...... Slot size .050 from 146 ft. to 156 ft.
Diam. ...... Slot size ...... from ...... ft. to ...... ft.

Gravel packed: Yes ☐ No ☒ Size of gravel: ......
Gravel placed from ...... ft. to ...... ft.

Surface seal: Yes ☒ No ☐ To what depth? 40 ft.
Material used in seal Bentonite & sand
Did any strata contain unusable water? Yes ☐ No ☐
Type of water? ...... Depth of strata ......
Method of sealing strata off ......

(7) PUMP: Manufacturer's Name ......
Type: ...... H.P. ......

(8) WATER LEVELS: Land-surface elevation above mean sea level 480 ft.
Static level 136 ft. below top of well Date 12-30-80
Artesian pressure ...... lbs. per square inch Date ......
Artesian water is controlled by ...... (Cap, valve, etc.)

(9) WELL TESTS: Drawdown is amount water level is lowered below static level
Was a pump test made? Yes ☐ No ☐ If yes, by whom? ......
Yield: gal./min. with ft. drawdown after hrs.
" " " "
" " " "

Recovery data (time taken as zero when pump turned off) (water level measured from well top to water level)

Time	Water Level	Time	Water Level	Time	Water Level

Date of test ......
Bailer test ...... gal./min. with ...... ft. drawdown after ...... hrs.
Artesian flow ...... g.p.m. Date ......
Temperature of water ...... Was a chemical analysis made? Yes ☐ No ☐

(10) WELL LOG:
Formation: Describe by color, character, size of material and structure, and show thickness of aquifers and the kind and nature of the material in each stratum penetrated, with at least one entry for each change of formation.

MATERIAL	FROM	TO
SAND, Silty Black, occ 2" gravel	1	53
SAND, Black, occ 3" gravel	53	80
SAND, Black 3" minus gravel	80	82
SAND, Black occ. 2" gravel	82	156
SAND, Black & Tan clay chunks	156	157-6
SAND, Fine Tan 8" minus gravel, cemented chunks Ringold	157-6	159

RECEIVED
DEPARTMENT OF ECOLOGY
SPOKANE REGIONAL OFFICE

Screen
4' 14" Bottom
10' .050 Screen
12' 14" Blank with pack.

Work started 12-15 19 80. Completed 12-30 19 80

WELL DRILLER'S STATEMENT:
This well was drilled under my jurisdiction and this report is true to the best of my knowledge and belief.

NAME Nelson Well Drilling Inc. (Person, firm, or corporation) (Type or print)
Address 12036 W. Argent Pasco WA
[Signed] [signature] (Well Driller)
License No. 0659 Date 12-30 19 80

1/4/81

(USE ADDITIONAL SHEETS IF NECESSARY)

S. F. No. 7356—OS—(Rev. 4-71)
ECY-050-20

Water Right Self-Assessment Form for Water System Plan

Mouse-over any link for more information. Click on any link for more detailed instructions.

Water Right Permit, Certificate, or Claim # *If water right is interruptible, identify limitation in yellow section below	WFI Source # If a source has multiple water rights, list each water right on separate line	Existing Water Rights Qi= Instantaneous Flow Rate Allowed (GPM or CFS) Qa= Annual Volume Allowed (Acre-Feet/Year) This includes wholesale water sold				Current Source Production – Most Recent Calendar Year Qi = Max Instantaneous Flow Rate Withdrawn (GPM or CFS) Qa = Annual Volume Withdrawn (Acre-Feet/Year) This includes wholesale water sold				10-Year Forecasted Source Production (determined from WSP) This includes wholesale water sold				20-Year Forecasted Source Production (determined from WSP) This includes wholesale water sold			
		Primary Qi Maximum Rate Allowed	Non-Additive Qi Maximum Rate Allowed	Primary Qa Maximum Volume Allowed	Non-Additive Qa Maximum Volume Allowed	Total Qi Maximum Instantaneous Flow Rate Withdrawn	Current Excess or (Deficiency) Qi	Total Qa Maximum Annual Volume Withdrawn	Current Excess or (Deficiency) Qa	Total Qi Maximum Instantaneous Flow Rate in 10 Years	10-Year Forecasted Excess or (Deficiency) Qi	Total Qa Maximum Annual Volume in 10 Years	10-Year Forecasted Excess or (Deficiency) Qa	Total Qi Maximum Instantaneous Flow Rate in 20 Years	20-Year Forecasted Excess or (Deficiency) Qi	Total Qa Maximum Annual Volume in 20 Years	20-Year Forecasted Excess or (Deficiency) Qa
1																	
2																	
3																	
4																	
5																	
6																	
	TOTALS =																
Column Identifiers for Calculations:		A		B		C	=A-C	D	=B-D	E	= A-E	F	=B-F	G	=A-G	H	=B-H

PENDING WATER RIGHT APPLICATIONS: Identify any water right applications that have been submitted to Ecology.

Application Number	New or Change Application?	Date Submitted	Quantities Requested			
			Primary Qi	Non-Additive Qi	Primary Qa	Non-Additive Qa
FRAN-23-__	Change Application	06-01-2023	N/A (Instream Flow)			
TBD	New Application	TBD (by Ecology)	512 gpm		201.6 ac-ft/yr	

INTERTIES: Systems receiving wholesale water complete this section. Wholesaling systems must include water sold through intertie in the current and forecasted source production columns above.

Name of Wholesaling System Providing Water	Quantities Allowed In Contract		Expiration Date of Contract	Currently Purchased Current quantity purchased through intertie				10-Year Forecasted Purchase Forecasted quantity purchased through intertie				20-Year Forecasted Purchase Forecasted quantity purchased through intertie			
	Maximum Qi Instantaneous Flow Rate	Maximum Qa Annual Volume		Maximum Qi Instantaneous Flow Rate	Current Excess or (Deficiency) Qi	Maximum Qa Annual Volume	Current Excess or (Deficiency) Qa	Maximum Qi 10-Year Forecast	Future Excess or (Deficiency) Qi	Maximum Qa 10-Year Forecast	Future Excess or (Deficiency) Qa	Maximum Qi 20-Year Forecast	Future Excess or (Deficiency) Qi	Maximum Qa 20-Year Forecast	Future Excess or (Deficiency) Qa
1															
2															
3															
TOTALS =															
Column Identifiers for Calculations:	A	B		C	=A-C	D	=B-D	E	=A-E	F	=B-F	G	=A-G	H	=B-H

INTERRUPTIBLE WATER RIGHTS: Identify limitations on any water rights listed above that are interruptible.

Water Right #	Conditions of Interruption	Time Period of Interruption
1		
2		
3		

ADDITIONAL COMMENTS:

Change application submitted to Franklin County Conservancy Board for instream flows will offset application of new water rights for domestic use. Ecology anticipates reviewing the new application after approval of the change application by the conservancy board.

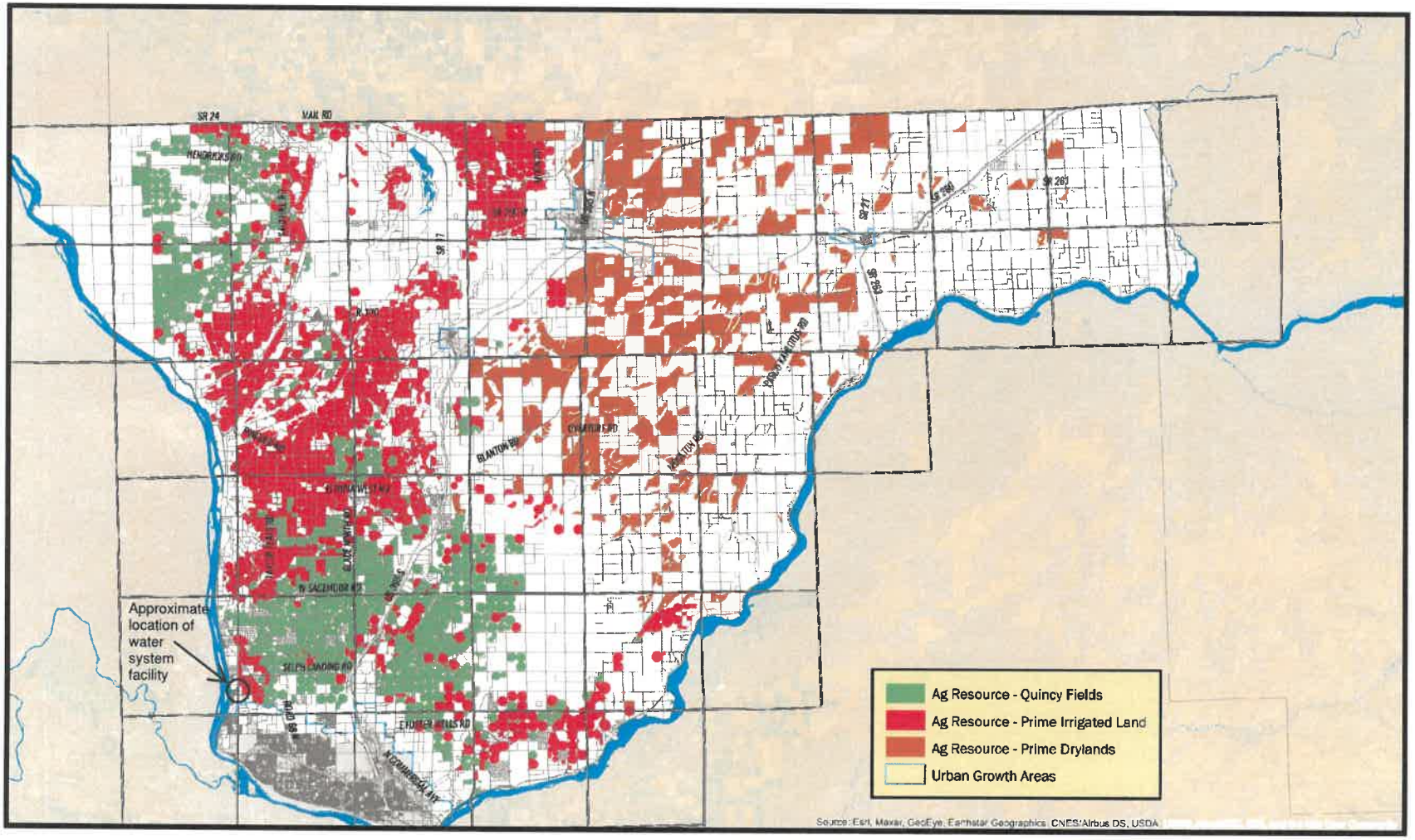
Agenda Item #2

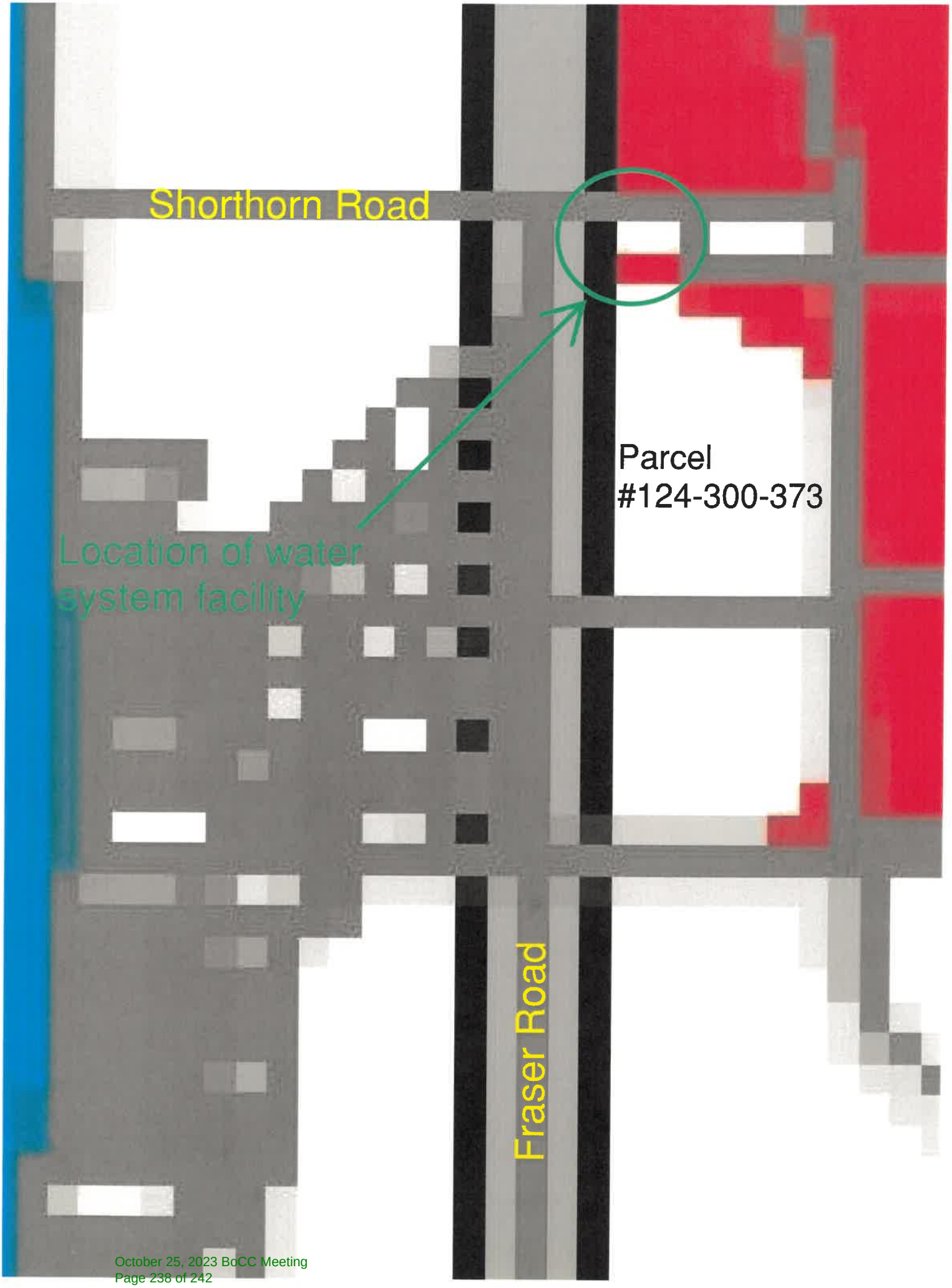
MAPS & SITE PHOTOS

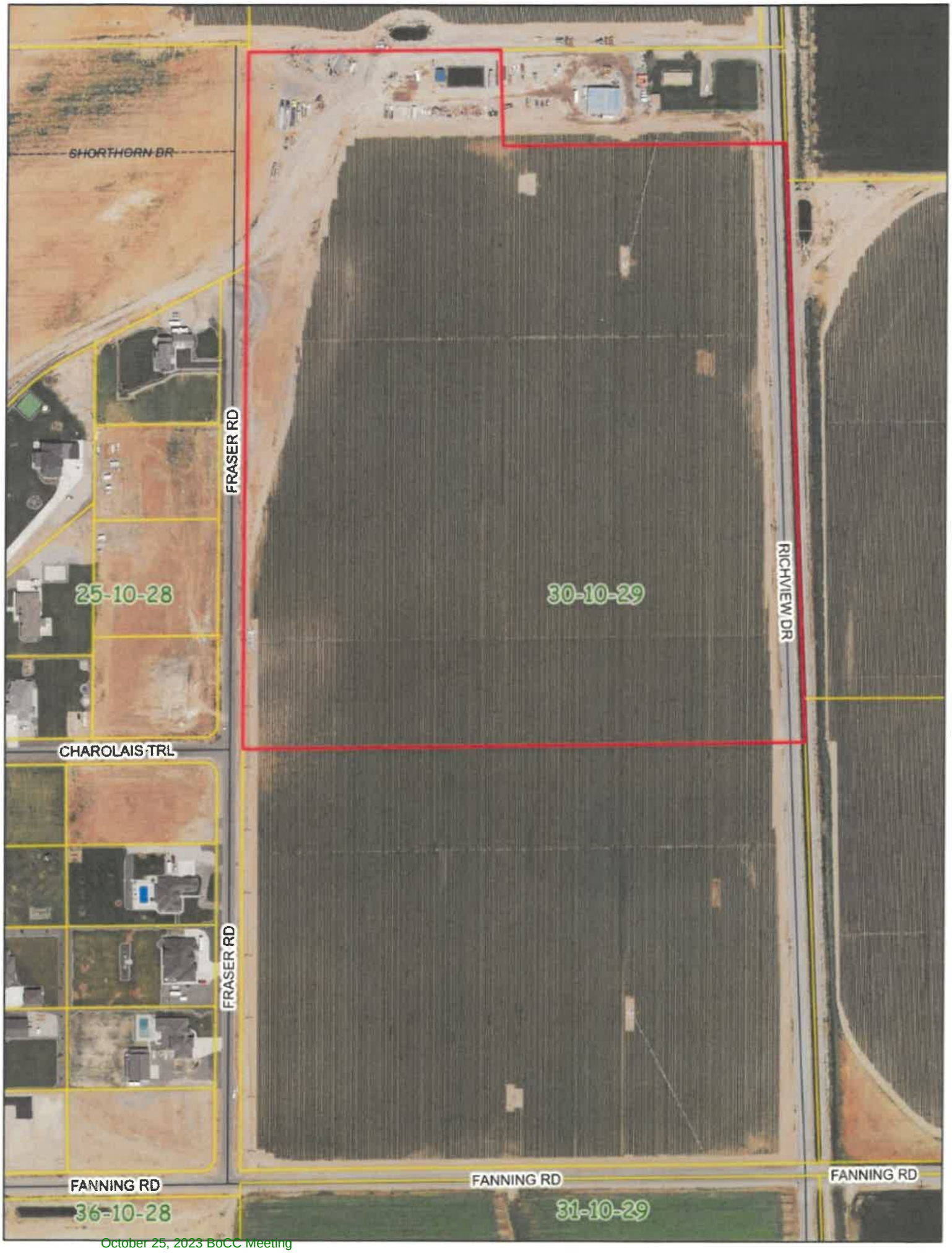
CUP 2023-03

Richview Water System

Map 17: Designated Agricultural Resource Lands




Shorthorn Road
Parcel
#124-300-373
Location of water
system facility
Fraser Road


SHORTHORN DR
FRASER RD
25-10-28
30-10-29
RICHVIEW DR
CHAROLAIS TRL
FRASER RD
FANNING RD
FANNING RD
FANNING RD
36-10-28
31-10-29


Land Use
Action Pending
Project #12


Land Use
Action Pending
Project # 12


Land Use
Action Pending
Project # 12