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CANCELS:ONST.96.POL.601

SEE ALSO: Article IV, Sec. 10

WAC 173-160-205

WAC 246-272-09501

POLICY: PROTECTION OF EXISTING WATER SUPPLIES ADJACENT TO PROPERTY BEING DEVELOPED.Approved by: Gregg Grunehfelder, Director
Environmental Health Division

This policy defines when, and how, the Thurston County Health Department shall protect existing water supplies adjacent to property being subdivided or commercially developed.

BACKGROUND: Currently Article III & Article IV of the Thurston County Sanitary Code, and existing Department of Ecology regulations provide limited protection to existing individual water supplies adjacent to property being subdivided or commercially developed. The Thurston County Critical Areas Ordinance (Chapter 17.15) requires a hydrogeological report to be submitted when a group B permit is being applied for in a Category I or II Aquifer Recharge Area. However, while these reports give useful information as to potential impacts to the aquifer underlying the project site, they do not specifically address protection of existing water supply wells. This policy designates a strategy for the department to utilize that ensures the protection of existing water supply wells that are located adjacent to property being developed.

1. The applicants for any subdivision or commercial development must provide the location and construction type of all water supplies within 200 feet of the project site.

The applicant shall provide a map showing the location of all water supplies (single family, public water supplies, springs, or any surface water regardless if it is unknown to be a drinking water source) within 200 feet of the project boundaries as well as all existing and proposed wells on the project site. The water supply construction type and well log (if available) shall be included with the submitted map.

If the applicant is denied information by adjacent property owners relative to water supply sources, the applicant shall document their efforts to gathered this information and submit that documentation to the department for follow-up. If the applicant questions the accuracy of information gathered from adjacent property owners relative to the location of water supply sources, the applicant will raise those questions to the department for further follow-up investigation.

2. The department will assign the water supply a sanitary control area (radius), based on the information supplied by the applicant and/or the applicant's consultant, and obtained during field visits.

The department shall assign a sanitary control area (radius) to any existing water supply noted to be within 200 feet of the project boundaries.¹ The size of this sanitary control area (radius) shall be based on the nature of the proposed project, the type and construction of water supply, the topography of the project site and surrounding property, the geology underlying the project site, and the direction of ground water flow. Guidance to be used in establishing sanitary control areas shall be derived from the following sources: Thurston County Sanitary Code Article IV, Section 10; WAC 173-160-205; WAC 246-272-09501; WAC 246-290-135; and WAC 246-291-100. Without approved mitigating measures, the typical sanitary control area will be 100 feet for any water well and 200 feet for any spring.²

3. Prior to the approval of any subdivision, or commercial development project, the department shall require the applicant to record restrictive covenants for any sanitary control area that extends onto the project site.

3A. Except restrictive covenants may not be required if the applicant can demonstrate that, through the design of the project, the water supply in question will be adequately protected from contamination.

1. Approved public water supplies will have an existing recorded covenant that will designate the sanitary control area (radius). This control area may be expanded if the department notes that the proposal will create a significant source of contamination.

2. The department may assign greater or lesser sanitary control radii than noted, if the nature of the project, the water supply construction type, the geology, and the topography warrant.