

18.32.200 - Wellhead Protection Areas - Purpose and Intent

In order to protect the public health and safety, prevent the degradation of groundwater used for potable water, and to provide for regulations that prevent and control risks to the degradation of groundwater, wellhead protection areas shall be subject to the standards described in OMC 18.32.205 through 18.32.240.

(Ord. 6356 §5, 2005).

18.32.205 - Wellhead Protection Areas - Applicability and Designation

A "Wellhead Protection Area" shall include the surface and subsurface area surrounding a water well or well field supplying a public water supply system with over one thousand (1,000) connections through which contaminants are reasonably likely to move toward and reach such well or well field within one (1), five (5), and ten (10) years; for which the water purveyor has adopted a wellhead protection plan; and which said plan has been approved by the Washington State Department of Health. See Figure 1.

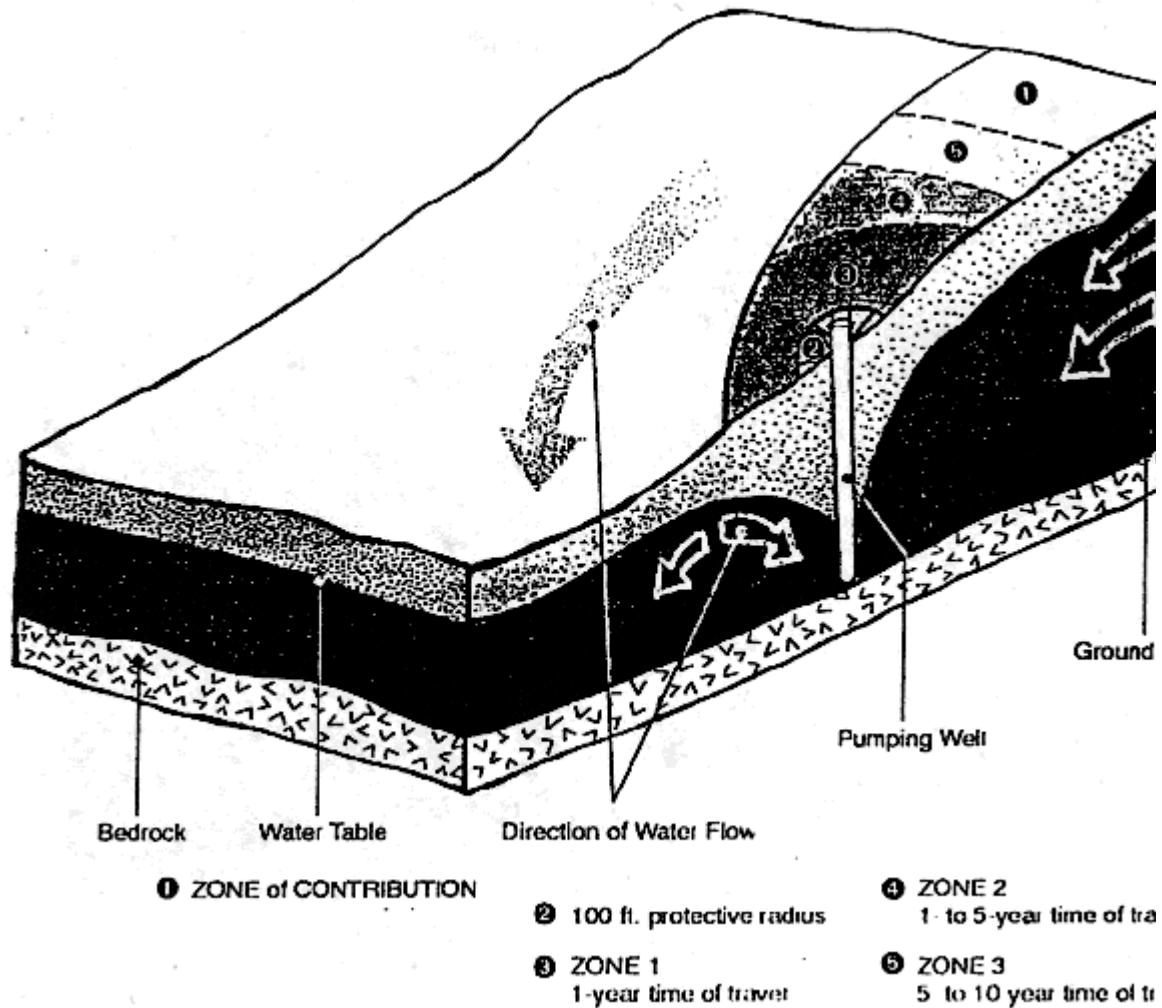


FIGURE 1

(Ord. 6356 §5, 2005).

18.32.210 - Wellhead Protection Areas - Exempt Uses and Activities

The following activities shall be exempt from the review requirements of this critical area category:

- A. Agriculture, existing and ongoing;
- B. Boundary line adjustments;
- C. Building projects for individual, single family residences or duplexes connected to a sanitary sewer;

D. Conservation or preservation of soil, water, vegetation and wildlife in consultation with the Natural Resources Conservation Service, Washington Department of Fish and Wildlife, or other appropriate federal or state agency;

E. Grading permit for less than five hundred (500) cubic yards of material;

F. Installation, replacement, alteration or construction and operation in improved city road right-of-way of all water or electric facilities, lines, equipment or appurtenances but excluding substations and the application of chemical substances;

G. Installation, replacement, alteration or construction and operation in improved city road right-of-way of all natural gas, cable communications and telephone facilities, lines, pipes, mains, equipment or appurtenances, but excluding the application of chemical substances;

H. Location of boundary markers;

I. Passive noncommercial outdoor recreation activities that have no impact on aquifer recharge, such as bird watching or hiking;

J. Nondevelopment educational activities and scientific research;

K. Normal and routine maintenance or repair of existing utility structures or right-of-way, excluding the application of chemical substances; and

L. Site investigative work necessary for land use application submittals such as surveys, soil logs, percolation tests and other related activities.

(Ord. 6356 §5, 2005).

18.32.215 - Wellhead Protection Areas - Prohibited Uses

A. New development or the expansion of the following uses shall be prohibited within a designated wellhead protection area:

1. Landfills (municipal sanitary solid waste and hazardous waste);
2. Hazardous waste transfer, storage and disposal facilities;
3. Wood and wood products preserving; and
4. Chemical manufacturing.

B. New development or expansion of the following uses within the one (1) year time of travel zone of a designated wellhead protection area shall be prohibited:

1. Land spreading disposal facilities (as defined by WAC 173-304 and WAC 173-308 - disposal above agronomic rates);

2. Agriculture operations with over two hundred (200) animal units;
3. Gas stations, petroleum products refinement, reprocessing, and storage [except underground storage of heating oil or agricultural fueling in quantities less than one thousand one hundred (1,100) gallons for consumptive use on the parcel where stored], and liquid petroleum products pipelines;
4. Automobile wrecking yards;
5. Wood waste landfills;
6. Dry cleaners, excluding drop-off only facilities; and.
7. Nurseries.

(Ord. 6356 §5, 2005).

18.32.220 - Wellhead Protection Areas - Administratively Authorized Uses and Activities

A. All other uses and activities (i.e., those not listed in OMC 18.32.210 Exempted Uses and Activities, and OMC 18.32.215 Prohibited Uses and Activities) are subject to review by the Department in consultation with the Thurston County Health Officer. The Department shall determine whether the use or activity will ensure adequate protection of the source water supply, after a review of the special reports required in OMC 18.32.225.

B. Administrative approval may be conditioned upon the implementation of mitigating measures which the Department determines are needed to ensure adequate protection of the source water supply.

(Ord. 6356 §5, 2005).

18.32.225 - Wellhead Protection Areas - Special Reports

A. Every application for a non-exempt development permit within a wellhead protection area shall include a:

1. Drainage and erosion control plan; and
2. Hydrogeological report.

B. The Department in consultation with the Thurston County Health Officer shall request that an owner of any existing use which is located within a designated wellhead protection area, which uses, stores, handles or disposes of hazardous materials above the minimum quantity thresholds listed below, or which is identified by a contaminant source inventory prepared by the City, submit a pollution prevention plan that will ensure

adequate protection of the aquifer and any domestic water supply.

1. Types of chemical substances regulated in Table 8001.15-a, b, c, d of the Uniform Fire Code, and as subsequently amended. Minimum cumulative quantity: one hundred sixty (160) pounds [or the equivalent of twenty (20) gallons].

2. Cleaning substances for janitorial use or retail sale in the same size, packaging and concentrations as a product packaged for use by the general public. Chlorinated solvents and nonchlorinated solvents which are derived from petroleum or coal tar will not be considered a cleaning substance under this subsection, but rather a chemical substance under subsection (B)(1) of this section. Minimum cumulative quantity: eight hundred (800) pounds [or the equivalent one hundred (100) gallons], not to exceed fifty-five (55) gallons for any single package.

3. Businesses which use, store, handle or dispose of chemicals listed in WAC 173-303-9903 as "P" chemicals. Minimum cumulative quantity: two and point two tenths (2.2) pounds.

C. After review of the pollution prevention plan to determine whether the plan can be approved, or approved with conditions to ensure adequate protection of the source water supply, the Department may consult with the Thurston County Health Officer and the water purveyor for the area where the use is located.

D. The Department, upon request of the Thurston County Health Officer, or based upon good cause and with reasonable expectations of risk to groundwater, shall request that the owner of an existing agricultural use located within a designated wellhead protection area develop and implement a farm conservation plan.

(Ord. 6356 §5, 2005).

18.32.230 - Wellhead Protection Areas - Hydrogeological Report

A. This report shall identify the proposed development plan and the risks associated with on-site activities which may degrade the groundwater within a designated wellhead protection area.

B. This report shall be prepared, signed, and dated by a state-licensed geologist or hydrogeologist.

C. A Hydrogeological Report shall contain:

1. Information sources;
2. Geologic setting, including well logs or borings;
3. Background water quality;

4. Groundwater elevations;
5. Location and depth of perched water tables;
6. Recharge potential of facility site (permeability/transmissivity);
7. Groundwater flow direction and gradient;
8. Available data on wells located within 1/4 mile of the site;
9. Available data on any spring within 1/4 mile of the site;
10. Surface water locations and recharge potential;
11. Any proposed monitoring sampling schedules;
12. Analysis of the possible effects on the groundwater resource of the proposed project including the storage or use of any hazardous materials;
13. Discussion of potential mitigation measures, should it be determined that the proposed project will have an adverse impact on groundwater resources;
14. Information required under Washington Department of Ecology Publication 97-30, as amended; and
15. Any other information as required by the Department.

(Ord. 6356 §5, 2005).

18.32.235 - Wellhead Protection Areas - Pollution Prevention Plan

A. If it is determined by the Department that the new development or expansion may reasonably be expected to pose a significant environmental risk to the water sources, an applicant for a development within a designated wellhead protection area shall submit a pollution prevention plan for review.

B. At minimum, the proposed Pollution Prevention Plan shall include:

1. A grant to the Department of access to the site and plan implementation records upon request;
2. Best management practices;
3. Hazardous material use, storage, and disposal practices;
4. Description of employee education;
5. Description of on-site monitoring; and

6. Procedure for implementation including record keeping and verifying effective implementation.

(Ord. 6356 §5, 2005).

18.32.240 - Wellhead Protection Areas - Farm Conservation Plan

A. Where a farm conservation plan has been requested, such plan shall be prepared in conformance with the Natural Resources Conservation Service - Field Office Technical Guide and obtain approval of the Thurston Conservation District Board of Supervisors. Only those portions of the Farm Conservation Plan which are related to groundwater protection must be implemented to comply with this standard.

B. The Farm Conservation Plan shall include the following:

1. A resource inventory which includes livestock types/numbers, soil types, surface and groundwater issues and location of wells,
2. An approved plan for manure storage on site, or manure export off-site;
3. Adequate setbacks from surface water and wells,
4. Heavy use protection in confinement areas, and
5. A management plan that addresses if and when fertilizers, manure, pesticides or herbicides may be applied.

(Ord. 6356 §5, 2005).