PORT OF WALLA WALLA

BURBANK BUSINESS PARK WATER SYSTEM
SMALL WATER SYSTEM MANAGEMENT PROGRAM

January 2007

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BURBANK BUSINESS PARK WATER SYSTEM
SMALL WATER SYSTEM MANAGEMENT PROGRAM

JANUARY 2007

ANDERSON·PERRY & ASSOCIATES, INC.

Civil Engineers

Walla Walla, Washington
La Grande, Oregon

TABLE OF CONTENTS

ATTACHMENTS

TABLE OF CONTENTS (continued)

ATTACHMENTS (continued)

BACKGROUND AND SCOPE

Project Background

The Port of Walla Walla is in the process of developing a new business park in western Walla Walla County adjacent to Highway 12 just north of Burbank. The site is next to the existing industrial park. Both areas together will now be called the Port of Walla Walla Burbank Business Park. Attachment 1 is a Vicinity Map that shows the location and boundaries of the Business Park.

A new water system is needed to serve this Business Park. Businesses in the existing Industrial Park are served by individual wells with high nitrates. A new Group A Non-Transient, Non-Community (NTNC) public water system will provide water for the business park businesses and their employees, landscape irrigation, bathroom facilities, and eventually fire protection. The source of water at this site will be an existing on-site irrigation well (Well No. 4), which will be equipped with a nitrate removal treatment system as described in the Project Report.

Source Approval Project Report, SWSMP, WSP, Construction Documents.

The Port will own and operate this new water system. This water system facility will be one of three separate facilities the Port intends to operate under its overall single umbrella ownership and management system. Attachment 2 is a chart that shows the estimated schedules for these three facilities.

For the Burbank Business Park Water System, there are several reports and submittals to the Department of Health (DOH) associated with creating this new water system. Those submittals, and a brief description of how they fit with each other, are listed below.

Submittal	Description	Schedule
Source Approval Project Report	- Required by DOH for approval of well sources - Includes and addresses those items called for in the Well Source Approval Checklist in Appendix F of the DOH Water System Design Manual	Submitted June 2006
Project Report	- Required by DOH for approval of the Project - Includes and addresses those items called for in Chapter 2 of the DOH Water System Design Manual	Submitted Concurrent with this SWSMP (January 2007)
Small Water System Management Program (SWSMP) (this report)	- Required by DOH for new NTNC Public Water System - Includes those items not found in the Port's existing overall WSP	January 2007
Water System Plan (WSP)	- Overall Port update covering all three facility systems	Estimated Submittal Date – January 2007
Construction Documents	- Required by DOH for new water system	Estimated Submittal Date – Spring 2007

Schedule

Attachment 3 is a Project Schedule showing some of the history and key milestones for this new water system. It is anticipated the water system facilities will be developed in two phases. The first phase will include the well source development, pump station building, reservoir, chlorination equipment, pressure tank facilities, and the main distribution pipelines. Phase 2 will add additional volume to the storage reservoir, and additional water mains. Attachment 4 is a Schematic Diagram showing the different phasing elements.

Report Scope

This report documents the Port's Small Water System Management Program specific to the Burbank Business Park Water System. It contains those selected elements that the Port and the DOH agreed were appropriate for this situation in a conference call on September 20, 2005. Other information related to this project is

included in the Well Source Approval Project Report, the Project Report, and/or the Port's existing Water System Plan. As described above, a new updated Water System Plan (WSP) is now being developed for the Port's overall water system operation. It is expected that WSP will be submitted for review in January 2007, which is before the Burbank Business Park Water System will be constructed.

WATER QUALITY MONITORING PROGRAM

The Burbank Business Park Water System will comply with the same water quality monitoring program as the existing Port water system at the Airport in Walla Walla. The initial round of water quality test results from the well, including coliform bacteria, Inorganic Chemicals (IOCS), Volatile Organic Compounds (VOCs), Synthetic Organic Compounds (SOCs), herbicides, carbamates, radionuclides, and Microscopic Particulate Analysis (MPA) are summarized in Attachment 5. The test results themselves are included in the Well Source Approval Project Report and Project Report.

Attachment 6 is a 1995 DOH letter from the Airport's Water System Plan and a Water Quality Monitoring Report for 2005 discussing required testing frequency. These requirements will be updated with the Port's overall Water System Plan update. Attachment 7 is a baseline chart from the DOH SWSMP Guide. A Water Quality Monitoring Report will be provided by DOH for this system and well sources.

CROSS CONNECTION CONTROL PROGRAM

The Burbank Business Park Water System will comply with the same Cross Connection Control Program as the existing Port water system at the Airport in Walla Walla. Attachment 8 is a copy of the Cross Connection Control Program Implementation Schedule from the Port's 1995 Water System Plan. As with all new facilities, the new system will already be in compliance with appropriate physical equipment. The Port's overall Cross Connection Control Program will be updated with the Water System Plan Update.

EMERGENCY RESPONSE PLAN

Attachment 9 is a completed copy of the Emergency Response Plan Form from the DOH SWSMP Guide. The Emergency Response Plan will be expanded in the Port's overall Water System Plan.

SERVICE AREA AND FACILITY MAP

Attachment 10 is a map showing the Retail and Wholesale Water Service Areas for this new water system.

Attachment 11 shows the water system conceptual layout. Items that can be found on these drawings include:

- Well No. 4 (Irrigation Well)
- Pump Station Building including Chlorination and Pressure Equipment
- Nitrate Removal Treatment System
- Main Distribution Pipelines (conceptual layout)
- Reservoir and Booster Pump Station

OPERATION AND MAINTENANCE PROGRAM

Chapter 6 of the Port of Walla Walla Water System Plan is an Operation and Maintenance (O&M) Program. This O&M Program will be updated in the Water System Plan. This program provides overall general guidance for the Burbank Business Park Water System as well. More detail on specific operation and maintenance tasks at Burbank is provided in Chapter 9 of the Project Report. Attachment 12 includes a list of O&M tasks from that Report. In addition, an Operations and Maintenance Manual will be prepared for the new water system that is pertinent to the specific equipment installed.

WELLHEAD PROTECTION PROGRAM

A Groundwater Contamination Susceptibility Assessment Survey Form was completed for Well 4 and is found in Attachment E-4 of the Well Source Approval Project Report. Attachment 13 is a completed Form 10-Wellhead Protection Checklist.

WATER RIGHT DOCUMENTATION

Documentation of the Port's water right for this new water system is included in Section D of the Well Source Approval Project Report, and in Chapter 5 of the Project Report. Attachment 14 to this SWSMP contains the Port's Water Right Permit. The Port is in the process of converting this water right from agricultural irrigation to municipal use.

WATER CONSERVATION PROGRAM

The Port of Walla Walla's present Water Conservation Program is described in Chapter 4 of the Port Water System Plan. Those general principles apply to the Burbank Business Park Water System as well. However, this will be a completely new water system. In order for new Business Park tenants to get approval of their building plans, their new facilities will have to incorporate appropriate water conservation equipment as now required by current codes and regulations. Because of this, it would seem logical that there will be little opportunity for significant water use reduction through changes in the physical facilities. In addition, new business park tenants will be encouraged to be water conservation conscious through the Port's cost rate structure. Ongoing education and awareness programs will probably have the greatest long-term impact. The Port's overall updated WSP will include an updated Water Conservation Program that applies to all of its water systems.

COMPONENT INVENTORY AND ASSESSMENT

Attachment 15 is Form 15-Component Inventory and Assessment for both phases of the Burbank Business Park Water System. Since this SWSMP is being prepared prior to the design and construction of the water system, the data in the form is only a rough projected estimate, but it does provide an idea of the system's scope and value. Attachment 16 is a draft Water Facilities Inventory Form for the new water system.

BUDGET

An initial operating budget for the Burbank Business Park Water System has been developed and is presented in Chapter 9 of the Project Report. A copy of that initial operating budget is Attachment 17.

Since this is a new system, the budget is only an estimated projection. The actual figures may vary considerably and should be monitored and revised as needed. Because the system is new, the budget is expected to remain essentially the same for the next several years.

SYSTEM MANAGEMENT

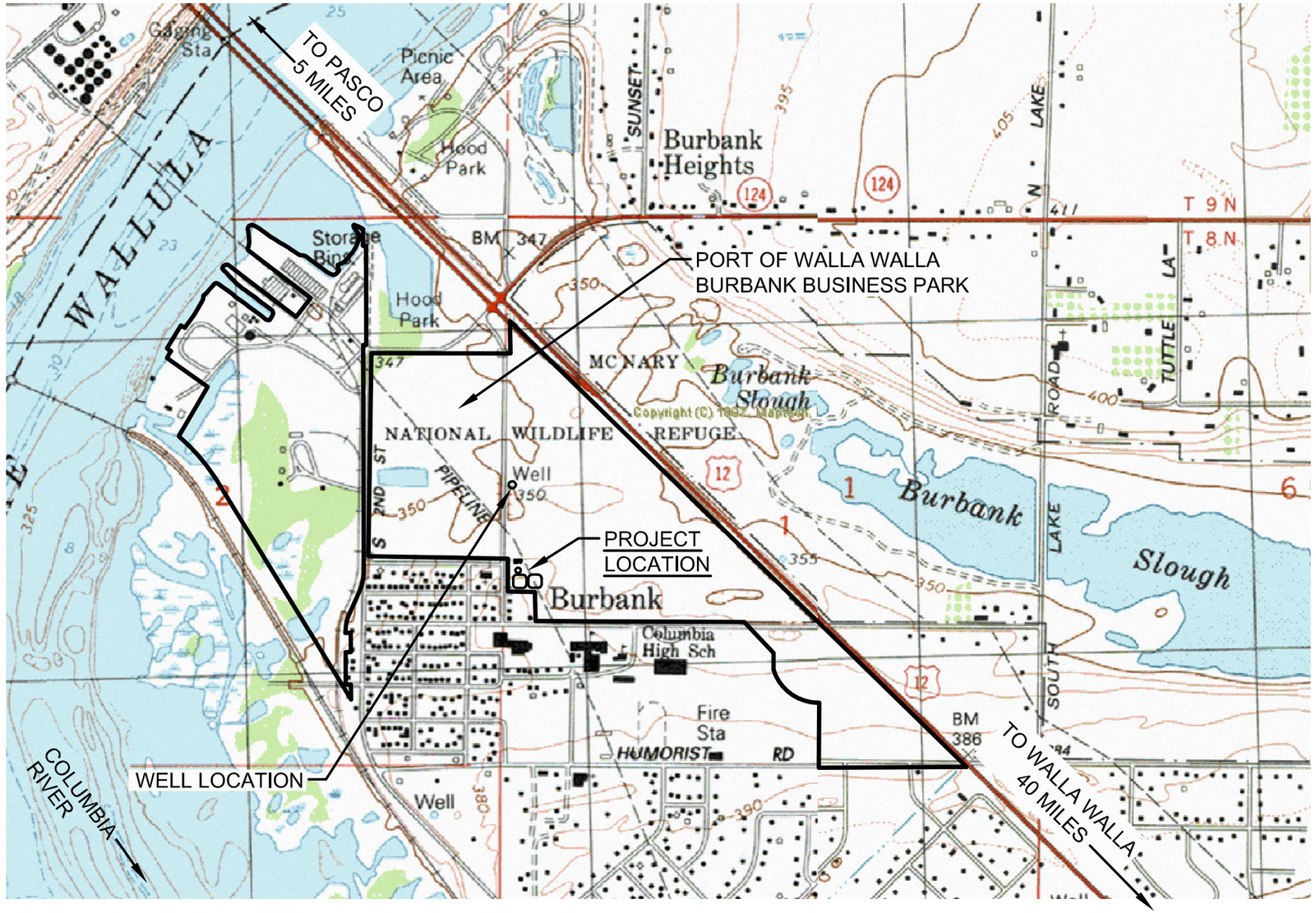
The Port of Walla Walla has an existing management structure that this new water system facility will be incorporated into. Attachment 18 shows the Port's organizational structure. The Port's WSP update will revise this structure, if needed, to properly serve the Burbank Business Park's needs.

ATTACHMENT 1

N

TOWNSHIP 9 N

TOWNSHIP 8 N



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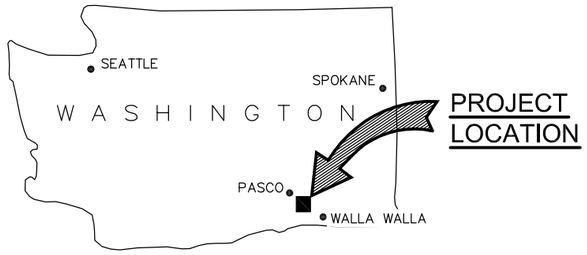

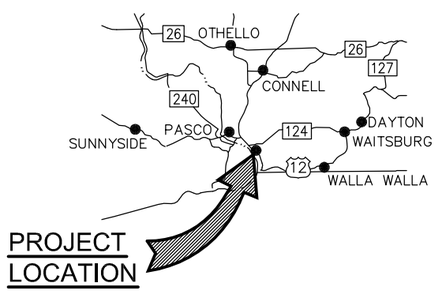

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PORT OF WALLA WALLA
BURBANK BUSINESS PARK
SMALL WATER SYSTEM MANAGEMENT PLAN
VICINITY MAP

ATTACHMENT
1

ATTACHMENT 2

PORT OF WALLA WALLA
WATER SYSTEMS ESTIMATED SCHEDULES

			2006					2007											
			Aug	Sep	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec
One Umbrella Owner	**Port of Walla Walla**							- WSP Update											
Three Separate Water System Facilities	**Walla Walla Airport** • **existing system** • **basalt well source** • **industrial users** • **Pennbrook expansion** - **wholesale water** - **residential**												- Port Project Report - Abito SWSMP						
	Burbank Business Park • **new system** • **shallow well source** • **industrial users** • **possible wholesale water to school and residential districts**	- Well Source Approval Report June 2006					- Ecology – Engineering Report	- Project Report - SWSMP	- Submit Design and Specifications for DOH and DOE Approval	- SEPA – Determination - NEPA - FONSI	- Request for Bids	- Award Bid	-	- Begin Construction				- Burbank Water System Online	
	Dodd Road Industrial Park • **new system** • **basalt well source** • **industrial users** • **Railex**				- Dodd Road Railex Water System Complete														

Abito Construction 2008

ATTACHMENT 3

ATTACHMENT 3

Port of Walla Walla
Burbank Business Park Water System
Project Schedule

Milestone	Approximate Schedule
- Water Source Alternative Evaluations	2003
- Exploration Hole	June 2004
- Evaluation Well (No. 1)	December 2004
- Wellfield Evaluation Well (No. 2)	December 2005
- Irrigation Well (No. 4) Pump Test	February 2006
- Wellfield Well (No. 3)	April 2006
- Well Source Approval Report	June 2006
- WSDOT Intersection and Road Layout	Fall 2006
- NEPA	Winter 2006
- EPA Funding	Winter 2006
- Project Report, SWSMP	January 2007
- Water Right Transfer	Spring 2007
- Phase I Design Plans and Specifications	Spring 2007
- Phase I Construction Advertisement, Bidding, Award	Spring 2007
- Phase I Construction	Summer 2007
- Phase II	When Appropriate

ATTACHMENT 4

PHASE I

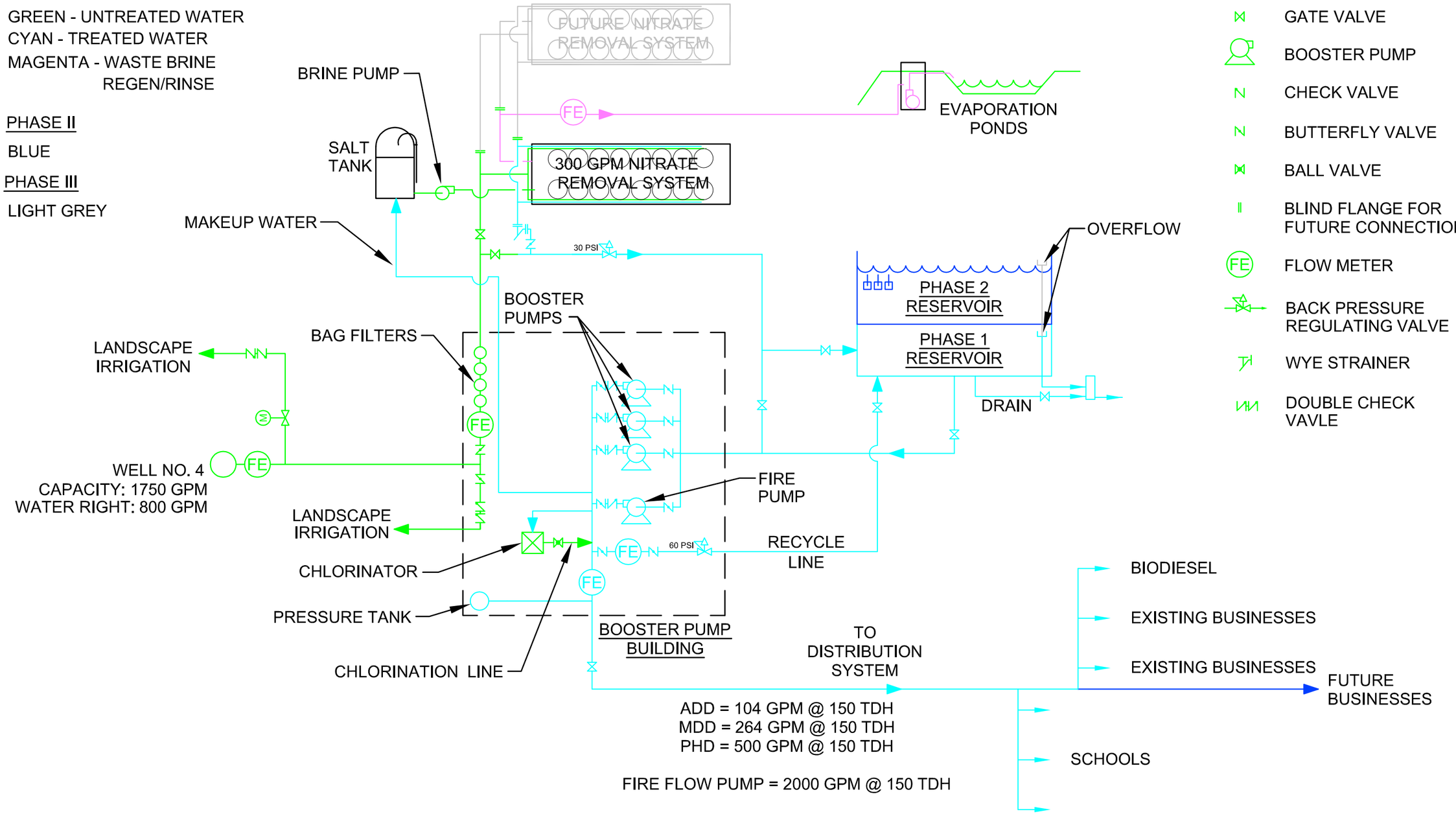
GREEN - UNTREATED WATER
CYAN - TREATED WATER
MAGENTA - WASTE BRINE
REGEN/RINSE

PHASE II

BLUE

PHASE III

LIGHT GREY



LEGEND

- GATE VALVE
- BOOSTER PUMP
- CHECK VALVE
- BUTTERFLY VALVE
- BALL VALVE
- BLIND FLANGE FOR FUTURE CONNECTION
- FE — FLOW METER
- BACK PRESSURE REGULATING VALVE
- WYE STRAINER
- DOUBLE CHECK VAVLE

anderson perry & associates, inc.

PORT OF WALLA WALLA
BURBANK BUSINESS PARK
SMALL WATER SYSTEM MANAGEMENT PLAN
PROCESS FLOW DIAGRAM

ATTACHMENT 4

ATTACHMENT 5

ATTACHMENT 5

TABLE 4-1
PORT OF WALLA WALLA
Burbank Business Park Water Sources
Water Quality Tests Summary

Analyte	Unit	Well No. 4 (10/03)	Well No. 4 (11/03)	Well No. 4 (9/04)	Well No. 4 (2/06)	MCL
IOCS						
Arsenic	mg/L	0.008	0.007	ND	0.008/0.007/0.008/2	0.01
Barium	mg/L	0.076	ND	ND	<0.1/<0.1/<0.1/2	2
Cadmium	mg/L	ND	ND	ND	0.003/0.000/0.002/2	0.005
Chromium	mg/L	0.013	ND	ND	ND	0.1
Mercury	mg/L	ND	ND	ND	ND	0.002
Selenium	mg/L	ND	ND	ND	ND	0.05
Beryllium	mg/L	ND	ND	ND	ND	0.004
Nickel	mg/L	ND	ND	ND	ND	0.1
Antimony	mg/L	ND	ND	ND	ND	0.006
Thallium	mg/L	ND	ND	ND	ND	0.002
Cyanide	mg/L	ND	ND	ND	ND	0.2
Fluoride	mg/L	0.45	0.36	0.28	0.31/0.30/0.30/2	4
Nitrite Nitrogen (NO_2-N)	mg/L	ND	ND	ND	ND	1
Nitrate Nitrogen (NO_3-N)	mg/L	6.24	6.61	8.89	7.87/7.20/7.54/2	10
Total Nitrate/Nitrate	mg/L	6.24	6.61	8.89	7.87/7.20/7.54/2	10
Iron	mg/L	0.019	ND	ND	<0.1/<0.1/<0.1/2	0.3
Manganese	mg/L	0.001	ND	ND	ND	0.05
Silver	mg/L	0.002	ND	ND	<0.01/<0.01/<0.01/2	0.1
Chloride	mg/L	39.24	34.5	48.0	40/35/37.5/2	250
Sulfate	mg/L	25.18	38.0	42.8	40/35/37.5/2	250
Zinc	mg/L	0.121	ND	ND	ND	5
Sodium	mg/L	42.51	38.3	50.8	45.6/39.5/42.6/2	-
Hardness	mg/L	422.4	292.6	350.1	300/261/281/2	-
Conductivity	mmho/cm	744	727	817	628/542/585/2	700
Turbidity	NTU	0.24	0.33	0.50	0.76/0.56/0.66/2	1
Color	color units	ND	ND	ND	<5/<5/<5/2	15
Total Dissolved Solids	mg/L	418	388	478	436/368/402/2	500
Lead	mg/L	0.001	0.003	ND	ND	0.015
Copper	mg/L	0.005	ND	ND	ND	1.3
SOCS	ug/L	ND	-	-	ND	varies
VOCS	ug/L	ND	-	-	ND	varies
Herbicides	ug/L	ND	-	-	ND	varies
Carbamates	ug/L	ND	-	-	ND	varies
Radionuclides						
Gross Alpha	pci/L	-	4.18	-	8.2	15
Gross Beta	pci/L	-	12.2	-	7.6	-
Bacteriological	coliforms	-	-	sat	sat/sat/sat/2	sat
MPA	risk factor	-	-	-	0	-

Notes:
1. ND - Not Detected
2. MCL - Maximum Contaminate Level
3. Display for multiple tests - max/min/ave/number of tests

ATTACHMENT 6

ATTACHMENT 6

STATE OF WASHINGTON
DEPARTMENT OF HEALTH
1500 West 4th Avenue, Suite 305 • Spokane, Washington 99204
FAX (509) 456-2997

March 16, 1995

Attn: Larry G. Adams, Manager
Walla Walla Airport
Route 4 Box 173
Walla Walla, WA 99362

SUBJECT: Water System Monitoring Requirements (Group A NTNC)
Walla Walla Airport
Walla Walla County, I.D. **#92430P**

Dear Mr. Adams:

The Walla Walla Airport had been classified a Group A TNC public water system. With the information we have been provided recently, we have determined that your water system should be reclassified.

'resently, the monitoring requirements for Group A NTNC (Non-Transitory Non-Community) systems include:

1) Monthly coliform sample and, if coliform presence is detected, 4 repeat samples are required. Note: the month following a sample with coliform presence requires 5 routine follow-up samples.

2) Inorganic chemical - Initially, one complete inorganic analyses. For systems with ground water sources, nitrate samples are required annually (per source). For surface water sources, 4 quarters of nitrate sampling are required the first year with annual sampling thereafter. Separate nitrate sampling is not required in the year when a complete inorganic scan is taken (every third year), since nitrate is included in the scan.

3) Radionuclide sample from main source. At this time, DOH is not pursuing repeat samples once every four years. This requirement will change when radon and uranium are added as contaminants, probably in 1995.

4) Volatile Organic Chemical (VOC) sample is required from each permanent source every three years.

5) Lead and Copper monitoring. For water systems serving up to 100 people, 5 lead and copper samples taken from points of use within the distribution system must be submitted during each of 2 consecutive six-month monitoring periods. Prior to the first monitoring period, the DOH will send notification and instructions in monitoring requirements.

All required samples must be analyzed at a Department of Health certified drinking water laboratory. To ensure your system receives proper credit for samples submitted, please use your 6 digit identification number (located in the subject heading above) on all samples.

The listed requirements are in the process of being changed at the national level. Our department is continuing to work with EPA and other state drinking water programs to simplify monitoring schedules and reduce the cost of monitoring, while at the same time, ensuring that we meet our public health objectives of safe water.

Our highest priority, at this time, is the coliform monitoring which **must be conducted monthly.** We realize the financial impact for compliance with these additional monitoring requirements, and while we cannot waive the requirements, we can accept a schedule from a new Group A NTNC system to phase into the chemical sampling over an agreed time period.

The State Board of Health regulations also require that additions or modifications to your system be submitted to the department for review and approval prior to construction.

We are enclosing an updated copy of your Water Facilities Inventory. If you ever need to make changes (i.e., address, manager's name, population, etc.), cross out the old information and print the new information above. Mail the form to our office and we will send you an updated copy in approximately one month.

Our Spokane office strives to work with our drinking water systems to assist them comply with often-complex regulations. Please feel free to call me at the number listed below, or our administrative staff at (509) 456-3115 for referral to a program specialist.

Sincerely,

Thomas G. Wells

Thomas G. Wells, P.E.
District Engineer
(509) 456-3186

TGW:kh

cc: Walla Walla County Health Department

Washington State Department of Health
Division of Environmental Health
Office of Drinking Water

Water Quality Monitoring Report for the Year 2005

m: WALLA WALLA AIRPORT PWSID: 92430 P Report Date: 03/02/2005
Contact: RONALD N. JOHNSON Group: A - NTNC County: WALLA WALLA Region: EASTERN

Part 1: List of Active Sources with Water Quality Monitoring Requirements

DOH Source#	Name	Type	Use	Susceptibility Rating	Treated?
S01	Well #1	Well	Permanent	Low	Y

Part 2: Sampling Schedule for the Year 2005

Coliform Sampling (Routine)	Jan	Feb	Mar	Apr	May	June	July	Aug	Sept	Oct	Nov	Dec
	1	1	1	1	1	1	1	1	1	1	1	1

* Indicates the requirement is an exception from WAC 246-290.

- If the coliform (bacteriological) sampling schedule listed at the bottom of the current Water Facilities Inventory (WFI) form for your system is different from the schedule listed above, follow the schedule on the current WFI.

- Samples must be collected from representative points within the distribution system.
- Repeat samples are required following an unsatisfactory sample.
- A minimum of 5 routine samples are required the month following one or more unsatisfactory samples in accordance with your system's Coliform Monitoring Plan.

Lead and Copper Distribution Sampling

- We will notify you in 2005 only if your system is required to collect lead/copper distribution samples during 2005.

Chlorine Residual Sampling

- Systems that use continuous chlorination must take chlorine residual measurements daily (or at a reduced frequency approved the by the department), and at the same time and location as routine and repeat coliform samples.

Disinfection Byproducts Sampling

- Systems that use continuous chlorination must collect a sample for total trihalomethanes (TTHM) and a sample for haloacetic acids (HAA5) for each chlorination treatment facility identified in your individual disinfection byproducts (DBP) monitoring plan. Collect the samples from the distribution system at the frequency and locations identified in your DBP monitoring plan.

- If your initial sample results in 2004 averaged 20 microgram/L or less for TTHM and 15 microgram/L or less for HAA5, your next TTHM and HAA5 samples are due in 2007. Otherwise, another set of samples is due this year.

Chemical Sampling Requirements

- Source water chemical samples must be taken from a location as near to the source as possible, after any treatment.
- Nitrate and nitrite are included as part of a complete IOC.

Month	Source	Monitoring Group	Test Method
ıry		*No source chemical sampling required this month*	
February		*No source chemical sampling required this month*	
March		*No source chemical sampling required this month*	

Water Quality Monitoring Report for the Year 2005

April		*No source chemical sampling required this month*	
May		*No source chemical sampling required this month*	
June		*No source chemical sampling required this month*	
July		*No source chemical sampling required this month*	
August		*No source chemical sampling required this month*	
September		*No source chemical sampling required this month*	
October	S01	NITRATE-N	IOC
November		*No source chemical sampling required this month*	
December		*No source chemical sampling required this month*	

Part 3: Water Quality Monitoring Waivers:

State Waivers

- Automatically granted to all sources based on DOH assessment of conditions within the state.
- No source-specific assessment, waiver application, or fee required.
- State waivers granted for the 2005 - 2007 compliance period are listed in Part 4.

Part 4: Water Quality Monitoring Frequency

- Although waivers may be granted for your system, there may be some monitoring required as a condition of the waiver your system was granted.

Monitoring Group	(Test Method)	Sample Location	Schedule/Status
Asbestos	ASB	Distribution	1 sample(s) every 9 years
Bacteriological	Coli	Distribution	See routine sample schedule in part 2
Dioxin	SOC - 1613	All sources	State Waiver Thru Dec 2007
Endothall	SOC - 548.1	All sources	State Waiver Thru Dec 2007
EDB and other soil fumigants	SOC - 504	S01	State Waiver Thru Dec 2007
Glyphosphate	SOC - 547.1	All sources	State Waiver Thru Dec 2007
Herbicides	SOC - 515.2	S01	1 sample(s) every 3 years
Insecticides	SOC - 531.1	S01	1 sample(s) every 3 years
Inorganic Contaminants	IOC	S01	1 sample(s) every 3 years
Nitrate *	NIT	S01	1 sample(s) every 1 year
General Pesticides	SOC - 525.2	S01	1 sample(s) every 3 years
Diquat	SOC - 549.1	All sources	State Waiver Thru Dec 2007
Volatile Organic Contaminants	VOC - 524.2	S01	1 sample(s) every 3 years

** These contaminant monitoring groups do not have waiver options under the SDWA.*

Part 5: Regional Water Quality Monitoring Contact

Eastern Regional Office

For Further information call the Eastern Regional Office (Anita Waterman) Phone: (509) 456-2475

For questions regarding Disinfection ByProducts (DBP) monitoring, contact: Mike Wilson (509) 456-3186

Washington State Department of Health
Division of Environmental Health
Office of Drinking Water

Monitoring Waiver Option Information

NOTE: This sheet provides information about sampling requirements for source S01 with and without a waiver.

System: WALLA WALLA AIRPORT **PWSID:** 92430 P **Report Date:** 9/15/2005

Contact: RONALD N. JOHNSON **Group:** A - NTNC **County:** WALLA WALLA **Region:** EASTERN

SMAID: **SMA Name:**

SOURCE INFORMATION

DOH Source	Source Name	Source Type	Source Use
S01	Well #1 AGG069	Well	Permanent

ORGANIC WAIVER INFORMATION Monitoring Period 2005 - 2007

2005-2007 Organic Waiver Type: **Organic Renewal**

Organic Monitoring Requirements

Method	Samples Required WITHOUT A Waiver	Samples Required WITH A Waiver
5 SOC - Herbicides)	1 sample every 3 years	No sample required thru end of Dec 2007
531 (SOC - Insecticides)	1 sample every 3 years	No sample required thru end of Dec 2007
525 (SOC - Pesticides)	1 sample every 3 years	No sample required thru end of Dec 2007
524 (VOCs)	1 sample every 3 years	No sample required thru end of Dec 2007

INORGANIC WAIVER INFORMATION Monitoring Period 2005 - 2007

NOTE: An annual nitrate sample is still required. All sources must be sampled for nitrate each year even if the source gets an IOC waiver.

2005-2007 Inorganic Waiver Type: **No Waiver Option**

Inorganic Monitoring Requirements

Test Method	Samples Required WITHOUT A Waiver	Samples Required WITH A Waiver
Inorganics	1 sample every 3 years	No Waiver Option

ATTACHMENT 7

The chart below includes the type of contaminants required to be tested, when to sample, where to sample and if waivers are available. Waivers are the mechanism that allows DOH to reduce monitoring requirements, for selective contaminants, to less than the baseline schedule. Waivers are granted by DOH on a source-specific basis as well as on a state-wide basis where the risk of contamination has been determined to be low.

Contaminant	When to sample	Where to sample	Waiver?
Total Coliform Bacteria (COLI)	Number of samples required in WAC 246-290-300. This monthly requirement to be shown in system's Coliform Monitoring Plan. (Refer to the guidance document, a fill-in-the-blank document, for assistance in completing a Coliform Monitoring Plan.)	From representative points throughout distribution systems as indicated in the Coliform Monitoring Plan.	No
Nitrate (NIT)	Baseline: 1 sample every year * Follow-up: 1 sample every 3 months after a detection above the trigger of 5.0 mg/l **note: nitrate is included as a standard part of a complete inorganic chemical analysis*	From each active permanent & seasonal source after treatment and prior to entering the distribution system.	No
Inorganic Chemicals (IOC)	Baseline (for GW sources): 1 sample every 3 years. Follow- up: 1sample every 3 months after a chemical detection above a trigger value.	From each active permanent & seasonal source after treatment and prior to entering the distribution system.	Yes
Volatile Organic Chemicals (VOC)	Baseline (for GW sources): 1 sample every 3 years. Follow-up: 1 sample every 3 months after a detection of any compound in excess of the trigger of 0.5 ug/l	From each active permanent & seasonal source after treatment and prior to entering the distribution system.	Yes
Synthetic Organic Chemicals (SOC)	Baseline (for systems with a populations < 3,300) 1 set of samples every 3 years.* Follow-up: 1 sample every 3 months for any individual test method that showed a detection above a trigger. **note: a standard set of SOC samples includes test methods: 525.2, 515.1, & 531.1.*	From each active permanent & seasonal source after treatment and prior to entering the distribution system.	Yes
Lead & Copper (LCR)	This is an on-going monitoring program. Sampling requirements may change depending on the findings of previous monitoring. Contact your DOH region for current status and requirements.	Samples taken from the distribution system at targeted in-home taps.	No
Radionuclides (RAD)	Baseline: One sample every 4 years. Contact your DOH regional office for current status of this requirement.	From each active permanent & seasonal source after treatment and prior to entering the distribution system.	No

Each fall, DOH will send each system a Water Quality Monitoring Report that identifies their core water quality monitoring requirements for the next calendar year. The purpose is to provide a simple reminder of up-coming water quality sampling requirements. The requirements found in the report will reflect the current system status based upon the regulatory requirements and your monitoring history. As waivers are applied for and granted, the listed monitoring requirements will be edited to reflect those changes. If your monitoring requirements change as a result of the detection of regulated compounds above their trigger values (moving from baseline monitoring to follow-up), DOH will update the Water Quality Monitoring Report for the next year. You must adjust your sampling schedule to reflect these types of changes.

It is very important that you keep a copy of all laboratory sample results. This will help you document that the required monitoring has been completed. You can obtain a list of certified laboratories by calling 206/361-2822 or from the DOH web page at:

www.doh.wa.gov/ehp/dw/public.htm

ATTACHMENT 8

ATTACHMENT 8

WALLA WALLA REGIONAL AIRPORT
Cross Connection Control Program
Implementation Schedule

Item	Recommended by WSDOH	Milestones	Implementation Target
1	Within 6 months	Agreement to contract with City of Walla Walla as cross connection control specialist.	This is already implemented.
2	Within 6-12 months	An ordinance, resolution, or some other formally adopted document meeting the cross connection control requirements of the WAC.	December 1996
3	Within 6-12 months	A procedure that involves the water system manager's (or designee) review of all new water services to ensure adequate cross connection protection.	December 1996
4	Within 12 months	Procedures that ensure annual testing of all known devices. Notification of all customers with devices and begin implementation of the annual testing program.	December 1996
5	Within 12 months	Notification of all existing residential users of the requirement to install devises on irrigation systems, and the penalty for failure to comply.	December 1996
6	Within 18 months	An inventory/inspection of all existing commercial and industrial water customers to evaluate the need for cross connection protection and establishment of a priority scheme. The priorities shall include a schedule for the installation of all devices on services requiring "premise isolation" and a schedule for installation of all identified "in-plant isolation" devices. Notification of Priority I premises of their schedule for installation of required devices.	June 1997

ATTACHMENT 9

Form 7 - Emergency Response Plan

1. Emergency Notification to Customer The system notifies all system users via the following manner in case of an emergency (Check all that apply):

_X_ Phone calls (phone list location) **new facility; will be provided when available**
___ Media release _____ ___ Door to Door
___ Other _____

2. Emergency Numbers Distribution System users are provided the names and phone numbers of the system personnel to contact in case of emergency via the following manner (Check all that apply):

_X_ Billing ___ Newsletter _X_ Other

3. System Emergency Reference List

Emergency contact	Phone number(s)	Emergency contact	Phone number(s)
Fire/Police/Medical	Fire District 5 911/509-547-8341	Electrician	Walla Walla Electric 509-525-8672
County emergency services	Walla Walla County 911	DOH regional engineer	Ed Parry 509-456-3186
County environmental health contact	Walla Walla County 509-527-3290	DOH emergency contact After hours #	1-877-481-4901
Department of Ecology Spill Response	509-456-2926	System owner	Port of Walla Walla 509-525-3100
Engineering consultant	Anderson·Perry 509-529-9260	System operator	Ron Johnson (cell) 509-520-8303
Electric utility	Pacific Power 877-548-3768	System engineer	Anderson·Perry 509-529-9260
Pump service	Les's Pump Service 509-529-0550	Media contact	Union Bulletin Newspaper 509-525-3300
Pipe service	Opp & Seibold 509-525-1373	Call Before You Dig #	Northwest Utility Notification Center 1-800-553-4344

4. Describe what you will do if the following emergencies happen to your system and attach at end of this section:

a) **Power Outage: (Phase 1)**

1. Water service is down if power is off.
2. Contact Pacific Power to find out when they expect power to be restored.
3. Contact School and other users and give them the information from 2 above.
4. After power restored, confirm system is operating properly.
5. Notify users that service is restored.

b) **Well Pump Failure: (Phase 1 – one of three well pumps)**

1. Get electrician and pump service to site as soon as possible to determine appropriate fix.
2. Replace well pump as quickly as possible, if needed.

c) **A break in the distribution lines or transmission mains:**

1. Close valves to isolate the section with the break.
2. Notify users of situation.
3. Notify Fire District No. 5 of situation.
4. Contact pipe service to repair break.
5. Repair break.
6. Flush lines and restore service.
7. Disinfect, flush, and test potable system.
8. Notify users and Fire District No. 5 that service has been restored.

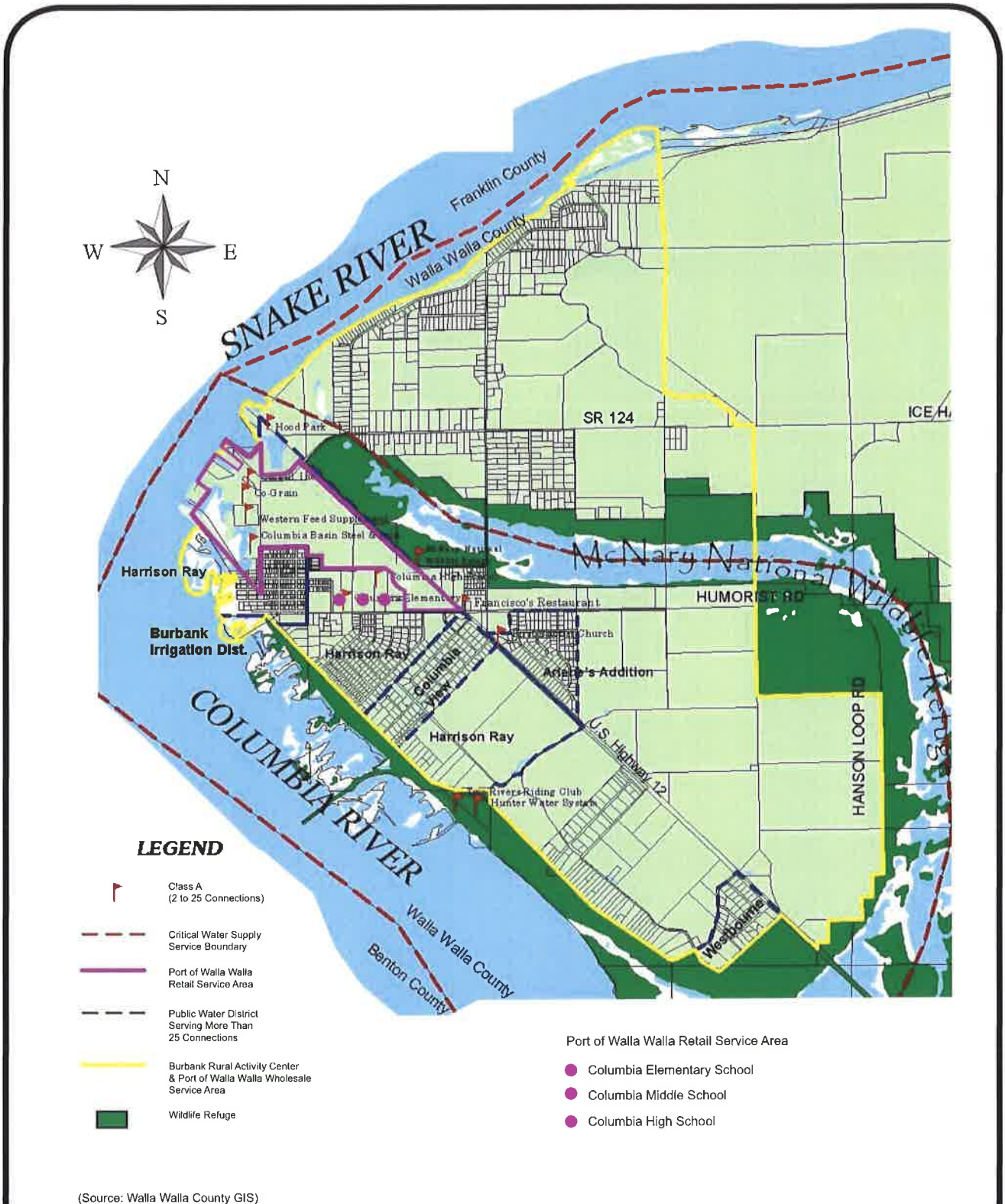
d) **Electrical problem:**

1. Notify users and, if appropriate, Fire District No. 5.
2. Contact electrician.
3. Fix problem.
4. Disinfect, flush, and test potable system.
5. Notify users and, if appropriate, Fire District No. 5 that service has been restored.

e) **Coliform MCL Violations:**

1. Notify school and users to stop using the water and give them an official "boil water" notification.
2. Disinfect, flush, and retest system.
3. Try to identify where coliform might have come from (i.e., well, cross connection, pipelines, pressure tanks, etc.).
4. Confirm problem has been corrected and water is safe.
5. Remove "boil water" order.

ATTACHMENT 10



(Source: Walla Walla County GIS)

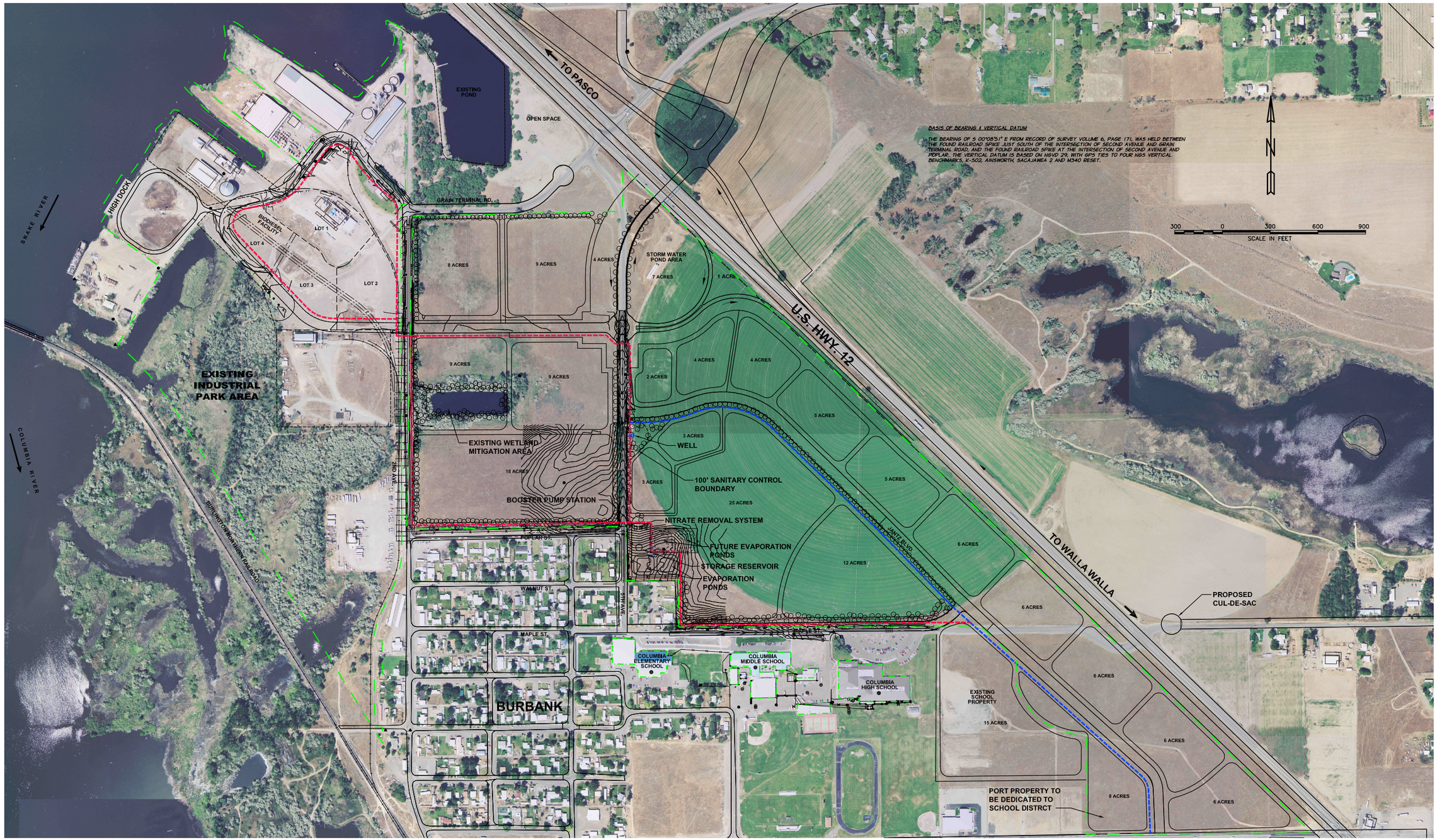
anderson perry & associates, inc.

PORT OF WALLA WALLA, WASHINGTON
BURBANK BUSINESS PARK WATER SYSTEM
RETAIL AND WHOLESALE WATER SERVICE AREAS

ATTACHMENT 10

S:\DOCS\WW PORT\W385-211 BD BURBANK BUS PARK REWORK\PROJECT REPORT\FIGURE 1-2.indd

ATTACHMENT 11



LEGEND

PHASE 1 PIPELINE

PHASE 2 PIPELINE

BOUNDARY

• INDICATES SCHOOLS PROVIDED POTABLE WATER

(SOURCE: ANDERSON PERRY SURVEY OCTOBER 2006; MACKAY SPOSITO CONCEPTUAL MASTER PLAN OCTOBER 2006)

anderson perry & associates, inc.

PORT OF WALLA WALLA

BURBANK BUSINESS PARK

SMALL WATER SYSTEM MANAGEMENT PLAN

WATER SYSTEM BOUNDARIES

ATTACHMENT 11

ATTACHMENT 12

BURBANK BUSINESS PARK WATER SYSTEM

ROUTINE OPERATIONAL TASKS AND FREQUENCIES

The Burbank Business Park Water System will be designed and is intended to be operationally automatic. An alarm system will be provided to alert the operator to problem conditions, but normal operation should be relatively simple.

For Phase I, the well pump will turn ON and OFF in response to declining reservoir levels resulting from water use. The chlorination system turns ON and OFF with the well pump or pump station pumps to maintain the chlorine residual.

Routine operating tasks and their estimated frequencies include the following:

Task	Estimated Frequency
General visit to the well and treatment site	1/day
- record water usage on flowmeters	
- check water depth in wells	
- check chlorine residual in distribution system	
- fill chlorine tablet container, if needed	
- adjust chlorinator rate, if needed	
- check discharge pressures of system	
- check water level in reservoir	
- check salt tank level	
- record nitrate concentration in effluent	
- observe evaporation pond water levels	
Water quality samples to lab	
- bacteriological tests	1/month
- nitrate tests	2/year
- other water quality tests	as required by DOH

Task	Estimated Frequency
Observe and record pressures, flow rates, and operation of automatic pump cycle	
- pumps in wells	1/month
- pump system	1/day
- fire flow test from hydrant	1/year
- calibrate continuous nitrate analyzer	2/year

PREVENTATIVE MAINTENANCE TASKS AND FREQUENCIES

For efficiency, most routine operation tasks and preventative maintenance tasks will be done by the operator during the same site visit.

Preventative maintenance tasks and their estimated frequencies include the following:

Task	Estimated Frequency
General site and building clean up	1/month
- sweep floors, clean cobwebs	
- weed control	
- blow dust off equipment	
- tumbleweeds off fence	
- check entire site	
Building	
- hand adjust thermostats to check on and off operation of heaters and ventilation systems	1/year
- confirm all lights work	
- exercise valves	
Treatment System	
- order salt when needed	2/year

Task	Estimated Frequency
Evaporation Ponds	
- wet salt if needed to discourage wind drift	as needed
- excavate salt and haul to landfill	1/10 year
Reservoir	1/year
- check for sand build up in bottom	
- check paint system for rust	
Fire hydrants	1/year
- flush hydrants	
- exercise valves	

ATTACHMENT 13

ATTACHMENT 13

Form 10 - Wellhead Protection Checklist

Confirm that you have included or commit to develop the following required components by checking the boxes and/or identifying an anticipated completion date:

Susceptibility assessment

A completed susceptibility assessment (monitoring waiver application), or documentation of prior submittal to DOH.

☒ Completed Completion Date **June 2006**

Delineation

The pumping rate (quantity) and screened interval of the well used for the CFR delineation. Map of the 1, 5, and 10 year time of travel zones plotted on an appropriately scaled map. If your system has site specific delineation provide: an explanation of the methodology you used, a list of those notified of the WHP area boundaries, and an example notification letter.

☒ Completed Completion Date **June 2006**

Inventory (Attached)

☒ List of the potential and known contaminant sources in the Wellhead Protection area, grouped by time of travel zones, as derived from the inventory.

☒ List of owners/operators of potential and known contaminant sources notified of their location in the Wellhead Protection area (along with example notification letter).

☒ List of regulatory agencies and local governments notified of the location of potential and known sources of ground water contamination within the Wellhead Protection areas.

☒ Completed Completion Date **June 2006**

Contingency and emergency response plans (Attached)

☒ A contingency plan for an alternative source of potable water.

☒ Documentation of notification to appropriate emergency response agencies.

☒ Completed Completion Date **June 2006**

Overview completed (Attached)

☒ Completed Completion Date **June 2006**

INVENTORY

No known potential contaminant sources have been identified for Well No. 4. As the Business Park grows new tenants will be informed about Well No. 4 and any business located in the 10 year time of travel added to the inventory.

Contingency and Emergency Response Plan

Section 4 of the SWSMP for the Burbank Business Park Water System contains the Port's Emergency Response Plan related to potential contamination of the water system. If the well source should become contaminated, the Port's Contingency Plan for that event is as follows:

1. Try to modify the disinfection facilities, as needed, to not only provide residual chlorine protection throughout the system, but also appropriate disinfection treatment.

2. If (1) above fails to provide clean potable water, all users at the park using the potable water system would be notified to provide bottled drinking water to their personnel.

Overview

The present Wellhead Protection Plan for the Burbank Business Park well source was developed as follows:

1. The Ground Water Contamination Susceptibility Assessment Survey Forms were prepared as part of the Well Source Approval Project Report.

2. The Form 10-Wellhead Protection Checklist and associated notifications were provided as part of the SWSMP.

3. Ongoing monitoring, management, and control will be provided by the Port of Walla Walla as a part of its ownership and operational responsibilities for the water system.

ATTACHMENT 14

S. P. No. 7361—5-60—3M. 68304.

CERTIFICATE RECORD NO. 9 PAGE NO. 4495-A

STATE OF WASHINGTON, COUNTY OF Walla Walla

Certificate of Ground Water Right

Issued in accordance with the provisions of Chapter 263, Laws of Washington for 1945, and amendments thereto, and the rules and regulations of the State Supervisor of Water Resources thereunder.

THIS IS TO CERTIFY That U.S. FISH & WILDLIFE SERVICE

of Portland, Oregon, has made proof to the satisfaction of the State Supervisor of Water Resources of Washington, of a right to the use of the ground waters of a well located within Tract 25 of Pasco Power & Water Company's Irrigation Land, Sec. 1, Twp. 8 N., R. 30 E. W. M., for the purpose of Irrigation under and subject to provisions contained in Ground Water Permit No. 4445 issued by the State Supervisor of Water Resources and that said right to the use of said ground waters has been perfected in accordance with the laws of Washington, and is hereby confirmed by the State Supervisor of Water Resources of Washington and entered of record in Volume 9 at page 4495-A; that the right hereby confirmed dates from September 13, 1957; that the quantity of ground water under the right hereby confirmed for the purposes aforesaid, is limited to an amount actually beneficially used for said purposes, and shall not exceed: 500 gallons per minute; 684 acre-feet per year for the irrigation of 171 acres.

Special provisions required by the Supervisor of Water Resources:

A description of the lands to which such ground water right is appurtenant:

In T.8 N., R.30 E.W.M: In section 1, that part of the NW¼ and the N½SW¼ lying southwest of State Highway 395 (US410), east of a county road along the west boundary of said section, and north of a county road along the south boundary of said N½SW¼; EXCEPT the SW¼ of Lot 41 of Pasco Power and Water Company's Irrigated Lands; and in Section 2, that part of the SE¼NE¼ lying east of a road along the west boundary thereof, south of a road along the north boundary thereof and west of a road along the east boundary thereof; and that part of the N½N½SE¼ lying east of a road along the west boundary thereof and west of a road along the east boundary thereof.

The right to the use of the ground water aforesaid hereby confirmed is restricted to the lands or place of use herein described, except as provided in Sections 6 and 7, Chapter 122, Laws of 1929.

WITNESS the seal and signature of the State Supervisor of Water Resources affixed this 26th day of April, 19 63.

M. S. Walker

State Supervisor of Water Resources.

ATTACHMENT 15

ATTACHMENT 15

FORM 15-COMPONENT INVENTORY AND ASSESSMENT
PORT OF WALLA WALLA BURBANK BUSINESS PARK WATER SYSTEM

Component	Size or Capacity and Estimated Cost		Approval Date	Life Expectancy	Age	Replace in Next 6 years? Yes/No
Phase 1						
1. Well No. 4 Submersible Pump, Electrical Cable Controls, Airlines, Piping, and Pitless Adaptor	500 gpm @ 200 ft TDH	= $ 150,500	Waiting on DOH Approval	50 years	0	No
2. Nitrate Treatment System	300 gpm	= $ 450,000	New	15 years	0	No
3. Pump Station Building, Mechanical, and Electrical	25' x 30' Building, Pumps, and Piping	= $ 250,000	New	50 years	0	No
4. Piping Manifold, Valves	---	= $ 30,000	New	25 years	0	No
5. Chlorination System	---	= $ 20,000	New	10 years	0	No
6. Reservoir	310,000 gal	= $ 400,000	New	50 years	0	No
7. Flowmeters	5 @ $5,500 @	= $ 27,500	New	15 years	0	No
8. Control System	---	= $ 50,000	New	20 years	0	No
9. Distribution Pipelines	8" and 12" Pipe, 14,200 LF	= $ 500,000	New	50 years	0	No
10. Site Work, Fencing	---	= $ 25,000	New	20 years	0	No
11. Wastewater Reject System	(2) Evaporation Ponds	= $ 130,000				
12. School Connections (2)		= $ 63,000				
	Phase 1 Total	= $ 2,096,000				
Phase 2						
1. Reservoir Size Increase	550,000 gal	= $ 300,000	New	50 years	0	No
2. Distribution Pipelines	8"; 2,870	= $ 168,900	New	50 years	0	No
	Phase 2 Total	= $ 468,900				
	Phase 1 and Phase 2	**= $ 2,564,900**				

ATTACHMENT 16

Washington State Department of Health
Environmental Health Programs
Division of Drinking Water

WATER FACILITIES INVENTORY (WFI) FORM

RETURN TO: Eastern Regional Office, 1500 W 4th Ave, Ste 305, Spokane, WA 99204

1. SYSTEM ID NO.	2. SYSTEM NAME	3. COUNTY	4. GROUP	5. TYPE
	Port of Walla Walla Burbank Business Park Water System	Walla Walla	A	NTNC

6. PRIMARY CONTACT NAME & MAILING ADDRESS	7. OWNER NAME & MAILING ADDRESS	8. Owner Number:
TITLE: Water System Manager		
Ron Johnson	TITLE: Executive Director	
Port of Walla Walla	Jim Kuntz, Port of Walla Walla	
310 'A' Street	310 'A' Street	
Walla Walla, WA 99362	Walla Walla, WA 99362	
STREET ADDRESS IF DIFFERENT FROM ABOVE	STREET ADDRESS IF DIFFERENT FROM ABOVE	
ATTN	ATTN	
ADDRESS	ADDRESS	
CITY STATE ZIP	CITY STATE ZIP	

9. 24 HOUR PRIMARY CONTACT INFORMATION		10. OWNER CONTACT INFORMATION	
Primary Contact Daytime Phone:	509-525-3100	Owner Daytime Phone:	509-525-3100
Primary Contact Mobile/Cell Phone	509-520-8303	Owner Mobile/Cell Phone	509-529-2683
Primary Contact Evening Phone	509-520-8303	Owner Evening Phone	509-520-8301
Fax: 509-525-3101	E-mail rj@portwallawalla.com	Fax 509-525-3101	E-Mail: jk@portwallawalla.com

WAC 246-290-420(1) requires that water systems provide 24-hour contact information for emergencies.

SATELLITE MANAGEMENT AGENCY – SMA (check only one)

- ☐ Not applicable (Skip to #12)
- ☒ Owned and Managed — SMA NAME: _____ SMA Number: _____
- ☐ Managed Only
- ☐ Owned Only

12. WATER SYSTEM CHARACTERISTICS (mark ALL that apply)

☐ Agricultural	☐ Hospital/Clinic	☒ Residential
☒ Commercial / Business	☒ Industrial	☒ School
☒ Day Care	☐ Licensed Residential Facility	☐ Temporary Farm Worker
☒ Food Service/Food Permit	☒ Lodging	☒ Other (church, fire station, etc.):
☐ 1,000 or more person event for 2 or more days per year	☒ Recreational / RV Park	

13. WATER SYSTEM OWNERSHIP (mark only one)

☐ Association	☐ County	☐ Investor	☒ Port
☐ City / Town	☐ Federal	☐ Private	☐ State

14. STORAGE CAPACITY (gallons): 0

15.	16	17.	18. SOURCE CATEGORY										19. USE			20	21. TREATMENT						22.	23.	24. SOURCE LOCATION			
SOURCE NUMBER	SOURCE NAME LIST UTILITY'S NAME FOR SOURCE AND WELL TAG ID NUMBER. Example: WELL #1 XYZ456 IF SOURCE IS PURCHASED OR INTERTIED, LIST SELLER'S NAME Example: SEATTLE	INTERTIE INTERTIE SYSTEM ID NUMBER	WELL	WELL FIELD	WELL IN A WELLFIELD	SPRING	SPRING FIELD	SPRING IN SPRING FIELD	SEA WATER	SURFACE WATER	RANNEY / INF. GALLERY	OTHER	PERMANENT	SEASONAL	EMERGENCY	SOURCE METERED	NONE	CHLORINATION	FILTRATION	FLUORIDATION	IRRADIATION (UV)	OTHER	DEPTH TO FIRST OPEN INTERVAL IN FEET	CAPACITY (GALLONS PER MINUTE)	1/4, 1/4 SECTION	SECTION NUMBER	TOWNSHIP	RANGE
	SO4 Well No. 4		X										X			Y		X					52	2000	SE NW	1	8N	30E

	ACTIVE SERVICE CONNECTIONS	DOH USE ONLY! CALCULATED ACTIVE CONNECTIONS	DOH USE ONLY! APPROVED CONNECTIONS
SINGLE FAMILY RESIDENCES (How many of the following do you have?)	0		
ull Time Single Family Residences (Occupied 180 days *or more* per year)	0		
B. Part Time Single Family Residences (Occupied *less than* 180 days per year)	0		
26. MULTI-FAMILY RESIDENTIAL BUILDINGS (How many of the following do you have?)			
A. Apartment Buildings, condos, duplexes, barracks, dorms	0		
B. Full Time Residential Units in the Apartments, Condos, Duplexes, Dorms that are occupied *more than* 180 days/year	0		
C. Part Time Residential Units in the Apartments, Condos, Duplexes, Dorms that are occupied *less than* 180 days/year	0		
27. NON-RESIDENTIAL CONNECTIONS (How many of the following do you have?)			
A. Recreational Services (Campsites, RV Sites, Spigots, etc.)	0		
B. Institutional, Commercial/Business, School, Day Care, Industrial Services, etc.	35		
28. TOTAL SERVICE CONNECTIONS			

29. FULL-TIME RESIDENTIAL POPULATION

A. How many residents are served by this system 180 *or more* days per year? N/A

30. PART-TIME RESIDENTIAL POPULATION	JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEP	OCT	NOV	DEC
A. How many part-time residents are present each month? N/A	0	0	75	75	75	75	75	75	75	75	75	75
B. How many days per month are they present? N/A	1	1	1	1	1	1	1	1	1	1	1	1

31. TEMPORARY & TRANSIENT USERS	JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEP	OCT	NOV	DEC
ow many *total* visitors, attendees, travelers, campers, nts or customers have access to the water system each month? N/A	75	75	75	75	75	75	75	75	75	75	75	75
B. How many days per month is water accessible by the public ? N/A	1	1	1	1	1	1	1	1	1	1	1	1

32. REGULAR NON-RESIDENTIAL USERS	JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEP	OCT	NOV	DEC
A. If you have schools, daycares, or businesses connected to your water system, how many students, daycare children and/or employees are present each month?	1000	1000	1000	1000	1000	1000			1000	1000	1000	1000
B. How many days per month are they present?	22	22	22	22	22	10			10	22	22	22

33. ROUTINE COLIFORM SCHEDULE	JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEP	OCT	NOV	DEC
	2	2	2	2	2	2	2	2	2	2	2	2

34. NITRATE SCHEDULE	QUARTERLY	ANNUALLY	ONCE EVERY 3 YEARS

35. Reason for Submitting WFI:

☐ Update-Change ☐ Update-No Change ☐ Inactivate ☐ Re-Activate ☐ Name change ☒ New System ☐ Other_____

36. I certify that the information stated on this WFI form is correct to the best of my knowledge.

NATURE: _____ DATE: _____

PRINT NAME: _____ TITLE: _____

ATTACHMENT 17

BURBANK BUSINESS PARK WATER SYSTEM

ESTIMATED OPERATION AND MAINTENANCE COSTS

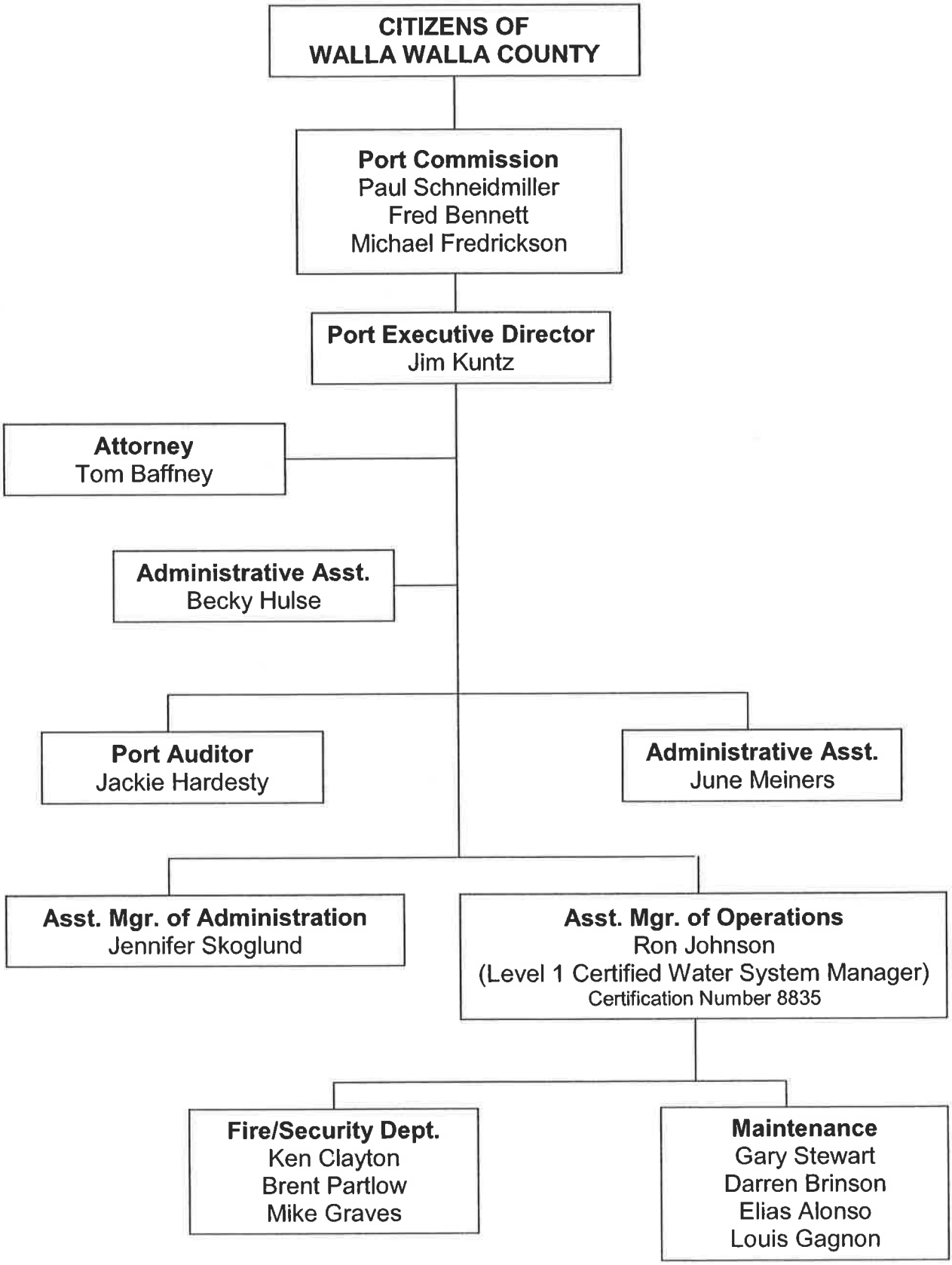
The ongoing operational costs for the new Burbank Business Park Water System, in addition to the existing umbrella management now already being provided by the Port for their present system is estimated as follows:

Cost Category	Estimated Annual Cost
- Electricity	$4,000
- Labor (15 hrs/week)(52 wks/yr)($25/hr)	19,500
- Operation and Maintenance Management	3,000
- Misc. Parts, Materials, Supplies	25,000
	$51,500
	$4,300/month

ATTACHMENT 18

ATTACHMENT 18

PORT OF WALLA WALLA
Burbank Business Park Water System



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