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1. Description of Water System

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1. Description of Water System

The Sammamish Plateau Water and Sewer District (District) is located east of Lake Sammamish, approximately 15 miles east of the City of Seattle. The District’s service area is depicted on Figure 1-1. This service area includes the majority of the City of Sammamish, a northern portion of the City of Issaquah and both urban and rural areas of unincorporated King County. The District continues to increase in customer-based population and accounts/connections served. Historically, the District relied on supply from groundwater wells with relatively little additional treatment. To meet the demands of growth, the District connected to the regional water system in 2006, a source for surface water supply to supplement the District’s independent groundwater supply and implemented additional water treatment. This Water Comprehensive Plan Update describes the strategies that the District plans to implement over the next 20 years to continue to supply high quality water to its customers, meet its present and future supply and infrastructure needs, and continue to comply with complex federal and state water quality regulations.

1.1  Ownership and Management

The District is a Group A water system (System ID No. 409009) that operates as a municipal corporation under Title 57 of the Revised Code of Washington (RCW). The District has the responsibility and authority to plan for water service within its corporate, retail and future water service area boundaries, as shown in Figure 1-1. The 2016 Water Facilities Inventory (WFI) form for the District is included in Appendix A.

The District is governed by a five-member Board of Commissioners (Board), with the members elected to 6-year terms on a rotating schedule by a vote of the people residing within the District’s boundaries. The Board establishes District policy, reviews and approves new additions to the water and sewer systems, sets rates for water and sewer services, and approves payment of the District’s bills.

The organization of the District is shown in Figure 1-2. The District’s General Manager is a member of the District’s Administration Department and oversees day-to-day operation of the District’s five departments: Administration, Information Services, Customer Service and Finance, Engineering, and Operations. The management and general functions of each department are described below:

- The Administration Department is under direct control of the General Manager and includes support for the Board of Commissioners, overall District planning, and Human Resources.

- The Information Services Department supports all other District departments with Information Technology (IT) and Geographical Information Services (GIS).
• The Customer Service and Finance Department is managed by the Finance Manager. This department is responsible for customer water meters, the Cross-Connection program, customer billing, accounts receivable and accounts payable, preparation of the annual operating budget, and responding to customer inquiries and needs.

• The Engineering Department is managed by the Engineering Manager. The department develops and reviews designs for water and sewer system improvements, replacements, and expansions. Department inspectors observe infrastructure construction.

• The Operations Department is supervised by an Operations Manager who oversees three Superintendents. The Water Superintendent oversees the installation, operation, maintenance, and repair of water facilities (water mains, water quality monitoring, wells, storage tanks, and booster pump stations). The Sewer Superintendent oversees the sewer facilities (sewer mains and sewage lift stations). The Building and Grounds Superintendent manages the District buildings, grounds and easements, and SCADA services.

Figure 1-2
2018 District Organization Chart
1.2 System Background

1.2.1 History of Water System Development and Growth

The District has been supplying water to its customers on the Sammamish Plateau since 1948. The District’s water system is hydraulically divided into two zones: the Plateau Zone, located south of Redmond–Fall City Road; and the Cascade View Zone, located north of Redmond–Fall City Road.

The District began as three separate Districts, two in the Plateau Zone and one in the Cascade View Zone. A brief history of the District’s two service zones is presented in the following. A timeline showing when major facilities were added to the District is presented in Figure 1-4.

The District’s service area boundary has evolved as a function of growth and reflects hydraulic and topographical constraints. It is not coincident with political boundaries.

Over the last few decades both the Plateau Zone and the Cascade View Zone have experienced the rapid population growth common to East King County. This growth is due to the robust economy and the District’s proximity to the center of high-technology industries. Additionally, growth in the Plateau Zone occurs because a majority of the zone is located within the urban growth area established by the 1990 Growth Management Act. Periods of high growth and development started in the 1970s and accelerated through the 1980s and 1990s, as shown in Figure 1-3, with as many as 1,000 new customers connecting to the system in a year. The growth rate declined during the economic downturn, but has since increased again. From 2009 through 2016, the annual increase of connections ranged from 95 to 509, averaging about 260 per year. The growth rate is significantly higher now, with over 470 water connections added in 2017.
Figure 1-3
District ERU History

ERUs

- Plateau Zone ERUs
- Cascade View Zone ERUs
- Total ERUs

Plateau Zone

1948
KC WD 82 Formed
Original Well 1
250,000 gallon Tank

1967
KC WD 121 Formed
Well 1

1968
KC WD 82 Formed
Well 4

1969
KC WD 121 Merged with KC WD 82

1970
KC WD 82 Formed
Well 2

1971
KC WD 121 Renamed
Sammamish Plateau Water & Sewer District

1972
KC WD 82 Formed
Well 3

1973
KC WD 121 Formed
275,000 gallon Tank

1974
KC WD 82 Formed
Well 5

1975
KC WD 121 Formed
Well 7

1976
KC WD 82 Formed
Well 8

1977
KC WD 121 Renamed
Cascade View Water District

1978
KC WD 82 Formed
Well 6

1979
KC WD 121 Merged with KC WD 82

1980
KC WD 82 Formed
Well 10

1981
KC WD 82 Formed
Well 11

1982
KC WD 121 Renamed
Sammamish Plateau Water & Sewer District

1983
KC WD 82 Formed
Well 12

1984
KC WD 82 Formed
Well 14

1985
KC WD 82 Formed
Well 15

1986
KC WD 122 Formed

1987
KC WD 122 Renamed
Cascade View Water District

1988
KC WD 121 Formed
Cascade View Water District

1989
KC WD 122 Renamed
Cascade View Water District

1990
KC WD 123 Formed
Well 13

1991
KC WD 122 Renamed
Cascade View Water District

1992
KC WD 122 Renamed
Cascade View Water District

1993
KC WD 122 Renamed
Cascade View Water District

1994
KC WD 122 Renamed
Cascade View Water District

1995
KC WD 122 Renamed
Cascade View Water District

1996
KC WD 122 Renamed
Cascade View Water District

1997
KC WD 122 Renamed
Cascade View Water District

1998
KC WD 122 Renamed
Cascade View Water District

1999
KC WD 122 Renamed
Cascade View Water District

2000
KC WD 122 Renamed
Cascade View Water District

2001
KC WD 122 Renamed
Cascade View Water District

2002
KC WD 122 Renamed
Cascade View Water District

2003
KC WD 122 Renamed
Cascade View Water District

2004
KC WD 122 Renamed
Cascade View Water District

2005
KC WD 122 Renamed
Cascade View Water District

2006
KC WD 122 Renamed
Cascade View Water District

2007
KC WD 122 Renamed
Cascade View Water District

2008
KC WD 122 Renamed
Cascade View Water District

2009
KC WD 122 Renamed
Cascade View Water District

2010
KC WD 122 Renamed
Cascade View Water District

2011
KC WD 122 Renamed
Cascade View Water District

2012
KC WD 122 Renamed
Cascade View Water District

2013
KC WD 122 Renamed
Cascade View Water District

2014
KC WD 122 Renamed
Cascade View Water District

2015
KC WD 122 Renamed
Cascade View Water District

2016
KC WD 122 Renamed
Cascade View Water District

2017
KC WD 122 Renamed
Cascade View Water District

Cascade View Zone

1958
KC WD 82 Formed
Original Well 2
Two 60,000 gallon Tanks

1966
KC WD 82 Formed
Well 3

1967
KC WD 121 Formed
Well 1

1968
KC WD 82 Formed
Well 4

1969
KC WD 121 Merged with KC WD 82

1970
KC WD 82 Formed
Well 2

1971
KC WD 121 Renamed
Sammamish Plateau Water & Sewer District

1972
KC WD 82 Formed
Well 3

1973
KC WD 121 Formed
275,000 gallon Tank

1974
KC WD 82 Formed
Well 5

1975
KC WD 121 Formed
Well 7

1976
KC WD 82 Formed
Well 8

1977
KC WD 121 Renamed
Cascade View Water District

1978
KC WD 82 Formed
Well 6

1979
KC WD 121 Merged with KC WD 82

1980
KC WD 82 Formed
Well 10

1981
KC WD 82 Formed
Well 11

1982
KC WD 121 Renamed
Sammamish Plateau Water & Sewer District

1983
KC WD 82 Formed
Well 12

1984
KC WD 82 Formed
Well 14

1985
KC WD 82 Formed
Well 15

1986
KC WD 122 Formed

1987
KC WD 122 Renamed
Cascade View Water District

1988
KC WD 122 Renamed
Cascade View Water District

1989
KC WD 122 Renamed
Cascade View Water District

1990
KC WD 122 Renamed
Cascade View Water District

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KC WD 122 Renamed
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Cascade View Water District

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KC WD 122 Renamed
Cascade View Water District

2005
KC WD 122 Renamed
Cascade View Water District

2006
KC WD 122 Renamed
Cascade View Water District

2007
KC WD 122 Renamed
Cascade View Water District

2008
KC WD 122 Renamed
Cascade View Water District

2009
KC WD 122 Renamed
Cascade View Water District

2010
KC WD 122 Renamed
Cascade View Water District

2011
KC WD 122 Renamed
Cascade View Water District

2012
KC WD 122 Renamed
Cascade View Water District

2013
KC WD 122 Renamed
Cascade View Water District

2014
KC WD 122 Renamed
Cascade View Water District

2015
KC WD 122 Renamed
Cascade View Water District

2016
KC WD 122 Renamed
Cascade View Water District

2017
KC WD 122 Renamed
Cascade View Water District

WATER SYSTEM HISTORY
FIGURE 1-4
Sammamish Plateau Water / Water Comprehensive Plan
1.2.1.1 Plateau Zone

The Plateau Zone was formed in 1948 as King County Water District (KCWD) No. 82 by approximately 35 residents living at the northwest corner of Pine Lake. Due to the questionable quality of the water from the existing private wells, these individuals needed a better source of water. The Plateau Zone’s original facilities included KCWD No. 82’s Well 1, a ground-level storage tank, a hydropneumatic pressure system, and approximately 10,000 feet of pipe.

Ten years later, two additional miles of pipe, KCWD No. 82’s Well 2, and two 60,000-gallon storage tanks were added. By 1966, three Local Improvement Districts (LIDs) and five Utility Local Improvement Districts (ULIDs) had been formed. In addition, Well 3 and another 60,000-gallon storage tank had been added. Due to high iron levels in Wells 1 and 2, and low yield in Well 3, the District drilled Well 4 in 1970. With a depth of 715 feet and a capacity of 1,000 gallons per minute (gpm), Well 4 became KCWD No. 82’s principal source of supply.

Beginning in the early 1970s, significant population growth started in the Plateau Zone. The water system growth occurred through Developer Extensions and the formation of ULIDs. To meet the increasing demand, the District constructed a 2-million-gallon (MG) storage tank in 1976, and in 1978 drilled a second deep well (Well 5) near Well 4.

In 1967 KCWD No. 121, which was located in the Beaver Lake area, had been formed. In 1979 KCWD No. 121 merged into KCWD No. 82. The merger added approximately 500 customers to the then existing 1,900 customers. It also added a 250,000-gallon storage tank and two wells (KCWD No. 121’s Wells 1 and 2). In the remainder of the Water Comprehensive Plan, references to Wells 1 and 2 refer to the two wells acquired in the 1979 KCWD No. 121 merger. In 1986, the District was renamed the Sammamish Plateau Water and Sewer District.

Also during the 1980s, there were two factors that affected what had been a routine process for obtaining new water supplies for a growing Plateau Zone. As noted previously, the population was growing at a rate of up to 20 percent. Secondly, the Washington State Department of Ecology’s (Ecology) methods and criteria for reviewing and issuing new water rights were modified, resulting in a lengthier process. Beginning in 1989, the District began the first of three moratoriums and limited supply allocations in the Plateau Zone in response to the situation where the continually increasing demand for water was on a course to exceed the Plateau Zone’s water supply. A brief history of these limited supply situations is summarized in Table B-1 in Appendix B. The last of the three was released as of January 1, 2005 in response to the District having additional water supply available from the regional water system through the Cascade Water Alliance (Cascade).

The sustained growth in the Plateau Zone from the late 1970s through the 1990s compelled the District to continue to expand its infrastructure. The Plateau Zone currently includes ten wells, six storage tanks with a combined capacity of about 22 MG, six booster pump stations, and a connection to the regional water system. These facilities are
described in greater detail in Section 1.3.

1.2.1.2 Cascade View Zone

The Cascade View Zone was previously a separate water district known as the Cascade View Water District. The Cascade View Water District began operation in 1967 as KCWD No. 122, serving 14 customers with Well 12 (KCWD No. 122’s Well 1), 2.5 miles of water mains, and a 60,000-gallon steel storage tank. In 1978, the Cascade View Zone population began to grow rapidly. By 1983, the number of customers had increased to 153, and one mile of water mains had been added. In 1986, the Cascade View Water District built a 275,000-gallon storage tank and decommissioned the original 60,000-gallon storage tank.

In response to the increasing number of customers, the Cascade View Water District sought two additional sources of supply in 1989: (1) a well in the southeast portion of the service area, and (2) purchase of additional water through a pumped intertie with the Union Hill Water Association. However, the well had insufficient capacity and the Union Hill Water Association was able to supply only emergency water to the Cascade View Water District.

The Cascade View Water District continued its effort to provide additional, reliable sources of supply, and in 1990 drilled Well 14 (KCWD No. 122’s Well 5) in the Plat of Broadhurst. High levels of iron and manganese and some hydrogen sulfide were present in the water from this well, but the well had a good supply capacity and, thus, was put into operation. Concurrently, Cascade View Water District negotiated an agreement with eight property owners (known as the Consortium) to drill a deep well on District property. This well, Well 13, (KCWD No. 122’s Well 4) was drilled in 1990 and placed in operation in 1992.

During this period of well development, the construction of estate-sized developments and the addition of nearly 300 customers led to high summer water demands, exceeding Cascade View Water District’s storage and supply capacities. Cascade View Water District subsequently established a rate structure that penalized high water use as part of implementing its successful water conservation program. This conservation program, combined with an emergency supply available from the Union Hill Water Association, carried Cascade View Water District until the new wells were in operation.

In 1994, Cascade View Water District contracted with the Sammamish Plateau Water and Sewer District to provide management and maintenance services for the water system. In May 1995, the Cascade View Water District merged with the Sammamish Plateau Water and Sewer District, resulting in the District’s current configuration.

As it has grown, the District has worked to solidify the infrastructure in the rural Cascade View Zone, and use of Well 14 has been discontinued due to water quality aesthetics. The Cascade View Zone currently includes two wells, two storage tanks with a combined capacity of 875,000 gallons, one booster pump station, and a connection to the regional water system. These facilities are described in greater detail in Section 1.3.
1.2.2 Geography

The District’s current boundary includes approximately 29.3 square miles. The limits of the District’s current corporate limits and retail and future service areas are shown in Figure 1-1. The Plateau Zone portion of the existing corporate limits encompasses 24.8 square miles centered on the Sammamish Plateau, bounded by Lake Sammamish on the west and the Snoqualmie Valley on the east. The Sammamish Plateau has gently rolling hills with crests ranging in elevation from 350 to 620 feet. The southern part of the Plateau Zone slopes down to the Issaquah Valley at an elevation of 30 to 75 feet, where Interstate 90 generally forms the southern boundary of the Plateau Zone. Figure 1-5 shows the topography of the District Service Area. The District’s northwest boundary is concurrent with the Northeast Sammamish Sewer and Water District’s water service area, which serves the northwest quarter of the Sammamish Plateau. The joint boundary starts at E. Lake Sammamish Pkwy NE and NE 20th Street, and extends east to 236th Avenue NE, where the joint boundary jogs north to NE 22nd and eventually turns north following the 240th Avenue alignment (if extended) to the Redmond–Fall City Road (State Highway 202). The northeastern boundary continues to follow the Redmond–Fall City Road (State Highway 202) around to Duthie Hill Road.

The Cascade View Zone portion of the existing corporate limits is located north of the Plateau Zone and encompasses 4.5 square miles north of the Redmond–Fall City Road (State Highway 202). Much of the Cascade View Zone is located on the eastern portion of Union Hill at an elevation of 600 to 650 feet. It slopes gradually down toward the Snoqualmie Valley on the east side, and more steeply down to elevation 350 to 400 toward Evans Creek on the south. Union Hill Road bisects the area from west to east. The Cascade View Zone extends to NE 100th Street on the north, 244th Avenue NE on the west, Redmond–Fall City Road on the south, and West Snoqualmie Valley Road on the east.

1.2.3 Neighboring/Adjacent Purveyors

The Plateau Zone has three neighboring Group A water purveyors: the City of Issaquah to the south, Northeast Sammamish Sewer and Water District to the northwest and Ames Lake Water Association to the northeast. The Cascade View Zone currently has a common boundary with four Group A water purveyors: Ames Lake Water Association on the east, the Union Hill Water Association on the west, the City of Redmond service area on the northwest, and the Dawnbreaker Water Association, on the north between NE 100th Street and Novelty Hill Road. A map showing the water purveyors adjacent to the District is presented in Figure 1-6.

There is one Group A water system located within the District’s service area, known as Plateau Campus LLC Water System, previously known as the Lutheran Bible Institute System. The system is supplied by three groundwater wells. This system previously provided service to the Lutheran Bible Institute property and Sisters of Providence campus. The campus, currently owned by Plateau Campus, LLC, still uses the water system. The campus property is currently proposed for sale, and the existing structures
are scheduled for demolition. Redevelopment of the property would most likely include provision of water service by the District. The location of this system is indicated on Figure 1-7.

There are approximately 60 Group B water systems located within the limits of the District’s Future Water Service Area (see Figure 1-7). Table B-2 in Appendix B presents general information for each Group B system. They are generally scattered throughout the service area. Some of the Group B systems may no longer be in service. There are no active discussions with the owner of a Group B system to provide service to the system or its customers. In the event the owners or customers of a Group B water system applies to the District for water service, such potential customers would be subject to the service policies and requirements as described in Sections 1.8 and 1.10. In each case the District could consider the benefits and costs of incorporating any Group B system assets including water rights into the District system.
FIGURE 1-7

Legend

- Group B Wells in FWSA
- Future Water Service Area
- Retail Water Service Area
- King County UGA Boundary
- Major Road
- Freeway
- Waterbodies
- Streams
- Plateau Zone
- Cascade View Zone
- Existing Parcels - King County

3 Wells, Plateau Campus LLC Water System (Group A)
1.2.4 Federal, State, and Local Regulations

Provision of water service by the District must comply with regulations from several different sources, which are listed below.

- **Federal**
  - Safe Drinking Water Act
  - Endangered Species Act
  - Clean Water Act (Corps of Engineers permits for any work within wetland areas)

- **State**
  - Title 57 of the Revised Code of Washington
  - Rules and regulations of the State Department of Ecology
  - Rules and regulations of the State Department of Health
  - Coordinated Water System Plan of the East King County Regional Water Association

- **King County**
  - King County Comprehensive Plan
  - Health Department Guidelines
  - Development/Building Permits
  - Right-of-Way Permits
    - Franchise Negotiation Pending
  - Fire Marshall Requirements

- **Cities**
  - City of Sammamish Comprehensive Plan
  - City of Issaquah Comprehensive Plan
  - Development/Building Permits
  - Right-of-Way Permits
    - Franchise Negotiation Pending
  - Fire Marshall Requirements

- **Fire Districts**
  - Fall City Fire Department [King County Fire District (KCFD) 27]
  - Redmond Fire Department (KCFD 34)
  - Eastside Fire and Rescue (including Issaquah Fire Department, Sammamish Fire Department & KCFD 10)
  - Duvall Fire Department (KCFD 45)

- **District Board of Commissioners Resolutions**

1.3 Inventory of Existing Facilities

The Plateau Zone and Cascade View Zone are hydraulically separate zones, each served by its own wells, storage and regional system connection. Currently, no pipeline connects the two zones, although each zone has interties with certain adjacent purveyors.

The District maintains a Supervisory Control and Data Acquisition (SCADA) telemetry system that uses both DSL and radios to provide detailed information about current system conditions and centralized control over facilities in both zones.
1.3.1 Plateau Zone

1.3.1.1 Source of Supply

The Plateau Zone has 10 operational wells (Wells 1R, 2.1, 2.2, 4R, 7, 8, 9, 10, 11.1, and 11.2) spaced throughout its area. The District also has a connection to the regional surface water source from the Cascade Water Alliance, the South Regional Connection. Wells 7, 8, and 9 and the South Regional Connection are in the Issaquah Valley, Wells 1R, 2.1, 2.2, and 10 are located in the southern portion of the Sammamish Plateau, and Wells 4R, 11.1 and 11.2 are located in the north end of the Sammamish Plateau. All of the wells and the South Regional Connection are shown on Figure 1-8. A hydraulic schematic of key system features is provided in Figure 1-9. Details of the Plateau Zone source of supply facilities are provided in Chapters 5 and 6, and the source capacity analysis is discussed in Chapter 3. Detailed data sheets for each well are included in Appendix C.

1.3.1.2 Treatment

The District chlorinates the water system for disinfection in the Plateau Zone, except for the portion that uses the 3 MG tank for storage. The 3 MG tank area is not chlorinated for disinfection due to a Joint Tank Use Agreement with NESSWD, and includes the 700, 700SH, 540, 590, 550, 475SAMSUN and 440BROD pressure zones. Chlorination is accomplished with sodium hypochlorite generated on-site from salt. Chlorination facilities are located at Wells 1R, 2.1 & 2.2, 4R, 9, and 10 and at the Section 36 Booster Station. Figure 1-10 indicates the areas that receive water chlorinated for disinfection.

The District also fluoridates the Plateau Zone water system, except for the portion that uses the 3 MG tank for storage. Fluoridation of the groundwater supply is accomplished with the addition of sodium fluoride. Fluoridation facilities are located in tandem with the chlorination facilities. Figure 1-10 indicates the areas that receive fluoridated water.

Lead and copper levels in the tap water from the Plateau Zone are addressed using a corrosion control system that adjusts the pH level of the source waters from the Issaquah Valley Aquifer (Wells 7, 8 and 9) and the Shallow Plateau Aquifer (Wells 1R, 2.1, 2.2 and 10) using Sodium Hydroxide. Corrosion control facilities are located at Wells 1R, 2.1 & 2.2, 9 and 10.

Reduction of iron and manganese levels from the Deep Plateau Aquifer source waters (Wells 4R, 11.1 and 11.2) in the Plateau Zone is accomplished with a filtration plant using both chlorine and ferric chloride located at Well 4R.

1.3.1.3 Storage

The topography in the Plateau Zone allows storage tanks to be located at elevations that provide design pressures without excessively high tanks. The District’s policy has been
Fluoridation and Chlorination Areas

FIGURE 1-10
Water Comprehensive Plan
to provide centrally located storage reservoirs in the higher pressure zones. The lower pressure zones are served through pressure-reducing valves (PRVs). During power failures at wells or booster pump stations, the stored water can supply the lower zones.

Currently the Plateau Zone has six storage tanks. The characteristics of the Plateau Zone’s storage facilities are presented in Chapter 6 and their locations are shown in Figure 1-8.

1.3.1.4 Transmission and Distribution Network

The Plateau Zone has more than 272 miles of transmission and distribution pipelines ranging in size from 2 to 30 inches in diameter. The condition of the system is generally good. The overall water transmission and distribution system is shown in Figure 1-8. An inventory of the Plateau Zone’s water mains is presented in Chapter 6.

Transmission capacity is provided by 12-inch-diameter and larger pipelines from the supply sources to various points in the water system. In most areas the District has combined the transmission mains with the distribution system by oversizing the mains where appropriate.

The Plateau Zone distribution system consists of less than 12-inch-diameter pipelines that convey water from the transmission grid to the individual service connections. The distribution system meets individual demands in the immediate vicinity by branching and looping pipelines throughout the service area. The District policy at this time is to loop the system where reasonable and practical to provide redundancy in service during maintenance and repair activities, and better water quality overall by avoiding stagnation in dead-ends.

1.3.1.5 Pressure Zones

The wide variation in the Plateau Zone’s topography has resulted in five major pressure zones within the Plateau Zone: 297, 475, 550, 650, and 700. Several other minor pressure zones serve customers on the steep hillsides coming down from the top of the Sammamish Plateau. The pressures are designed to meet Washington State Department of Health (DOH) and District standards under all operating conditions. The pressure zones adjacent to Issaquah (297 Pressure Zone) and to the Northeast Sammamish Sewer and Water District (700, 550, and 297 Pressure Zones) are compatible with the pressure zones for those utilities. The locations of the pressure zones are shown in Figures 1-8 and 1-9. Additionally, the 550 Pressure Zone at the north end of the Plateau Zone matches the adjacent pressure zone in the District’s Cascade View Zone. Water is transferred between pressure zones with booster pump stations to move to higher zones and by pressure-reducing stations to lower zones.

1.3.1.6 Booster Pump Stations

Water is transferred from lower to higher pressure zones by six booster pump stations: SE 43rd, 297, Well 4R, Section 36, Boulder Creek, and Overdale Pump Stations. The
Boulder Creek and Overdale Booster Pump Stations are used to supply two small isolated sections of the 700 Pressure Zone (the 700 BC and 700 OV Zones). The booster pump stations supply the area with domestic service at pressures that provide a level of service higher than is required for a minimum level of service. Fire protection for these areas is provided from the non-boosted system fed directly by the 650 Pressure Zone storage tanks. During a power outage the 700 BC Zone is provided with service with pressures limited to those provided by the storage tanks serving the adjacent area. An on-site generator at the Overdale Booster Pump Station maintains service to the station during power outages. Detailed information about each of these booster pump stations is presented in Chapter 6; their locations are shown in Figure 1-8.

### 1.3.1.7 Pressure-Reducing Stations

The transfer of water from higher to lower pressure zones is accomplished with pressure-reducing stations. Pressure Reducing Valves (PRVs) in the pressure-reducing stations vary the flow rate through the valve to maintain a constant, preset discharge pressure. The hydraulic effect of a PRV on a lower pressure zone is approximately the same as a storage tank whose overflow elevation equals the pressure setting on the valve. PRVs allow the water stored in the higher pressure zones to be used in the lower zones, maintaining pressures in areas where storage tanks and/or independent supply sources are infeasible or undesirable.

The majority of the supply and storage facilities are located in the higher pressure zones, and many of the lower pressure zones are dependent on the flow of water through the pressure-reducing stations. The Plateau Zone currently has 41 operational and two inactive pressure-reducing stations, as shown in Figure 1-9. The location and characteristics of each pressure-reducing station are described in Chapter 6.

### 1.3.1.8 Interties

The Plateau Zone has two interties with Issaquah and four interties with NESSWD. The location of these interties is shown in Figure 1-8.

Two of the four interties with NESSWD are free-flowing interties, although NESSWD has chosen to restrict usage of one of the free-flowing interties. The District and NESSWD share the 3-MG storage tank. The interties allow water for the NESSWD to flow to and from the tank, which is located within the District’s 700 Pressure Zone.

All other interties are intended for emergency use. Detailed information on the interties is provided in Chapter 6.

### 1.3.1.9 Service Connections

As of January 1, 2017, the Plateau Zone provided water service to approximately 17,500 service connections with meters ranging in size from 3/4 inch to 4 inches. These connections represent more than 22,600 ERUs, as described in Chapter 2. Water has also been allocated for approximately 1,740 additional ERUs, primarily through
Certificates of Water Availability and associated Developer Extension Agreements. The initial 2017 values are used in the system analyses. [As of the end of 2017, the Plateau Zone provided water service to approximately 17,950 connections representing more than 23,150 ERUs.]

1.3.2 Cascade View Zone

1.3.2.1 Source of Supply

The Cascade View Zone is served by two wells (Wells 12R and 13R) and a connection to the regional surface water source from the Cascade Water Alliance, the North Regional Connection. The North Regional Connection is actually an intertie with the City of Redmond system in Redmond Ridge, through which water is wheeled from the regional supply. The locations of the wells and the North Regional Connection are shown in Figure 1-11. A hydraulic schematic of key system features is provided in Figure 1-12. The Cascade View Zone source of supply facilities are provided in Chapters 5 and 6 and the source capacity analysis is discussed in Chapter 3. Detailed data sheets for each well are included in Appendix C.

1.3.2.2 Treatment

The District chlorinates the water system for disinfection in the Cascade View Zone. Chlorination is accomplished with sodium hypochlorite generated on-site from salt at both Wells 12R and Well 13R.

The District also fluoridates the Cascade View Zone water system. Fluoridation of the groundwater supply is accomplished with the addition of sodium fluoride. Fluoridation facilities are in tandem with the chlorination facilities.

Iron and manganese levels are addressed with filtration plants using both chlorine and ferric chloride at both Wells 12R and 13R.

1.3.2.3 Storage

The topography in the Cascade View Zone allows storage tanks to provide good water pressure to most of the area without excessively high tanks. The Cascade View Zone currently has two active storage tanks in the highest pressure zone. A third, older, 60,000-gallon storage tank is currently operated as part of the treatment system, but can provide some additional pumped storage. The lower pressure zones are served through PRVs. The characteristics of the Cascade View Zone’s storage facilities are presented in Chapter 6, and their locations are shown in Figure 1-11.
1.3.2.4 Transmission and Distribution Network

The Cascade View Zone has approximately 24 miles of transmission and distribution pipelines ranging in size from 2 to 12 inches in diameter. The condition of the system is generally good. The overall water transmission and distribution system is shown in Figure 1-11. An inventory of the Cascade View Zone’s water mains is presented in Chapter 6.

Within the Cascade View Zone, there is essentially no distinction between the transmission and distribution piping. The largest pipelines within the Cascade View Zone are 8-inch and 12-inch diameter pipelines. The older sections of the Cascade View Zone distribution system consist of mains less than 8 inches in diameter, while newer sections are generally 8-inch and 12-inch diameter pipelines. Looping exists within the system, providing many areas with at least two pipelines to deliver water.

1.3.2.5 Pressure Zones

The Cascade View Zone is divided into three primary pressure zones: 730, 650 CV, and 550 CV and two minor pressure zones, 590 CV and 642. Most of the area is served by the 730 Pressure Zone. The lower pressure zones are located in the eastern and southern portions of the Cascade View Zone, where the topography slopes down toward the Snoqualmie River and Evans Creek. The pressure zones are designed to meet DOH and District standards.

The Cascade View 550 CV Pressure Zone, at the south end of the Cascade View Zone, matches the adjacent pressure zone in the District’s Plateau Zone.

The hydraulic grade for the adjacent Redmond Ridge system with the North Regional Connection is 730 feet, the same as the highest Cascade View Pressure Zone, but the hydraulic grade line has decreased to less than 730 feet where the connection to the District is located, so a booster pump system is required to bring the water in at the same hydraulic grade provided by the storage tanks. The portion of the Union Hill Water Association adjacent to the Cascade View 730 Pressure Zone is a 700 Pressure Zone, which would also require a booster pump to provide water to the Cascade View Zone at the pressures provided by the storage tank.

The Ames Lake Water Association, located to the east, is adjacent to two zones. In the Union Hill Road area, the District’s pressure zone is 650 feet and Ames Lake Water Association’s is lower and would utilize a pressure reducing station. In the Ames Lake Road area, the District’s pressure zone is 550 feet and Ames Lake Water Association’s is higher, and would require a booster pump station.

The District pressure zones are shown in Figure 1-11.

1.3.2.6 Booster Pump Stations

Currently there are two booster pump stations in the Cascade View Zone. One booster pump station is installed as part of the system to deliver water from the Well 12 treatment
plant to the system. The other booster pump is used to bring water into the 730 Pressure Zone from the North Regional Connection. The location and characteristics of each booster pump station are described in Chapter 6.

1.3.2.7 Pressure-Reducing Stations

The transfer of water from the 730 Pressure Zone to the 650 CV, 642, 590 CV and 550 CV Pressure Zones is accomplished with pressure-reducing stations. In the Cascade View Zone, all of the storage is in the 730 Pressure Zone. The lower pressure zones are dependent on the flow of water through the pressure-reducing stations. The Cascade View Zone currently has 5 pressure-reducing stations, as shown in Figure 1-11. The location and characteristics of each pressure-reducing station are described in Chapter 6.

1.3.2.8 Interties

The Cascade View Zone has one intertie with Ames Lake Water Association and two interties with the Union Hill Water Association, as shown in Figure 1-11. The Union Hill interties are not operational without a booster pump connection. The Ames Lake Intertie is only operated to provide water to the Ames Lake system. The Cascade View Zone interties are currently in place for emergency use only. Detailed information on the existing interties is provided in Chapter 6.

In addition, the District has an intertie with the City of Redmond, as noted in Section 1.3.2.1, through which water is wheeled from the regional supply.

1.3.2.9 Service Connections

As of January 1, 2017, the Cascade View Zone served approximately 705 service connections, with meters ranging in size from 3/4-inch to 2-inch. These connections represent nearly 784 ERUs, as described in Chapter 2. Water has been allocated for an additional 18 ERUs through Certificates of Water Availability. The initial 2017 values are used in the system analyses. [As of the end of 2017, the Cascade View Zone provided water service to approximately 708 connections representing more than 788 ERUs.]

1.4 Related Plans

This section includes a list of plans and documents related to the Sammamish Plateau Water and Sewer District’s Water Comprehensive Plan. The following plans are described in greater detail below.

- King County Comprehensive Plan (2016)
- City of Sammamish Comprehensive Plan (2015)
- City of Issaquah Comprehensive Plan (2017)
- City of Issaquah Water System Plan Update (2013)
• Union Hill Water Association Water Comprehensive Plan (2015)
• Ames Lake Water Association Water Comprehensive Plan (2008, Amended 2010)
• Fall City Water District Water Comprehensive Plan (2016)
• Cascade Water Alliance Transmission and Supply Plan (2012)
• East King County Coordinated Water System Plan (October 1989) and Update (November 1996)
• Lower Issaquah Valley Wellhead Protection Plan (1993-1995)
• Hydrogeologic Assessment and Update to Lower Issaquah Valley Aquifer Production Wells 7, 8 and 9 Wellhead Protection Areas (2017)
• Wellhead Protection Program for Plateau and Cascade View Wells (June 1998).

King County Comprehensive Plan (2016). This plan manages the projected growth within unincorporated King County by designating where growth will occur through policies, goals, plans, and regulations. The County Comprehensive Plan includes a land use map of unincorporated King County that identifies land use types and densities that will accommodate the projected growth. An urban growth boundary is also defined in the Comprehensive Plan to direct most of the projected growth into more urban areas. Public utilities, such as the District, are required to support the projected growth as identified by the County Comprehensive Plan.

City of Sammamish Comprehensive Plan (2015). The City of Sammamish incorporated in 1999. The Comprehensive Plan includes a land use map that identifies land use types and densities. The City’s Comprehensive Plan projects and manages the growth within the incorporated City limits by developing a land use plan, policies, goals, and regulations. The City’s Comprehensive Plan is supported and implemented by other City documents, including the Sammamish Storm and Surface Water Management Comprehensive Plan, Town Center Sub-Area Plan and Capital Improvement Plans. Sammamish’s Comprehensive Plan does include four Potential Annexation Areas (PAAs). Three of the PAAs, Aldarra Unplatted (aka Aldarra Golf Club), Soaring Eagle Park (aka 30-Acres Park), and 244th South (aka Swan Ridge Neighborhood) are in the District’s service area. The fourth PAA, Outlook (aka Evans Creek Preserve Trail) is adjacent to Sahalee Way NE, and north of the District’s service area. The City of Sammamish was in a temporary development moratorium, initiated in October 2017 and repealed in December 2018. Public utilities, such as the District, are required to support the projected growth as identified by the City’s Comprehensive Plan.

City of Issaquah Comprehensive Plan (2017). The City of Issaquah’s Comprehensive Plan includes policies for land use, including setting land use zoning, and also has policies for utilities and public services such as water and sewer service. All of the Providence Point and most of the North Issaquah sub-areas are within the Sammamish Plateau Water and Sewer District Retail Water Service Area. In addition, the City annexed the Lake Sammamish State Park and Highlands Drive Area, both of which include District service areas. The Highlands Drive Area was annexed to the City of Issaquah in 2008. Only a portion of the Lake Sammamish State Park is in the District’s service area. Issaquah’s plan does indicate one PAA: East Cougar Mountain. This PAA is south of the District’s Future Water Service Area. The City of Issaquah currently had a partial development moratorium in the City of Issaquah Central Issaquah, initiated in 2016, but
was lifted in 2018. Public utilities, such as the District, are required to support the projected growth as identified by the City’s Comprehensive Plan, for the portion of the District within the City boundaries.

**City of Issaquah Water System Plan Update (2018 Update).** The 2018 plan update, adopted March 18, 2019, includes planning horizons for both 10 years, through 2027, and 20 years, through 2037. The plan presents an existing Retail Water Service Area generally abutting the southern limit of the District Retail Water Service Area. The City Plan reflects the District service area extending further south than the District is planning for in Lake Sammamish State Park and southeast of the former Overdale Water District. The update also presents a planned future retail water service area including area within the District and within the current City limits, and potential City annexation areas, and all of Lake Sammamish State Park. The plan describes the 2012 Cascade Water Alliance interlocal agreement and reliance on Cascade and groundwater to meet its forecast water demand. The plan notes the two emergency interties between the District and Issaquah, including one that previously operated automatically to provide additional fire flow to Issaquah’s Valley Operating Area from emergency storage leased in the District’s 297 Reservoir. The agreement was modified to terminate the reservoir storage lease and associated automatic intertie operation effective March 19, 2013. The plan references prior coordination with the District regarding a potential third intertie on Black Nugget Road for emergency purposes.

**Northeast Sammamish Sewer & Water District Water Comprehensive Plan (2010).** This plan sets out the water service plan for the Northeast Sammamish Sewer & Water District (NESSWD). NESSWD has five groundwater wells and interties with the District for their water supply. The District and NESSWD share the existing 3-MG reservoir. The District and NESSWD each have ownership of 1.5-MG of storage in the shared tank. NESSWD also uses a 0.5-MG reservoir for its additional storage needs. An additional storage facility was proposed adding 0.63 MG of storage to the system. Four interties with the District, two active and two for emergency conditions, are identified in the plan. The NESSWD supply and system is not chlorinated. The 2010 Plan was approved by DOH for a six-year period. In 2017 NESSWD requested and received a two-year extension from DOH.

**Union Hill Water Association Water Comprehensive Plan (2015).** The Union Hill Water Association (UHWA) is supplied by its own wells and has several interties with adjacent systems for emergency situations. UHWA has four storage reservoirs. The plan does note two existing emergency interties with the District’s Cascade View Zone. These intertie connections are unmetered. The manually operated closed valve interties are located on Union Hill Road and on NE 58th Place, both in the vicinity of 244th Avenue (if extended). The plan indicates that the District provides back-up on-call personnel to UHWA as needed for response to significant emergency events. (The agreement for such service was discontinued at the beginning of 2017.)

**Ames Lake Water Association Water Comprehensive Plan (2008, Amended 2010).** The Ames Lake Water Association (ALWA) is supplied by its own wells and the system includes seven reservoirs. This plan presented recommendations for the Association to
meet their projected demands, including the need to develop new water sources. In accordance with these plans an intertie with the District’s Cascade View Zone was installed. This is intended only for emergency use and is manually operated. The plan referenced the ultimate purpose of that intertie to provide water from the Seattle Regional system, wheeled through the District. However, the ALWA capital improvement program only addresses the intertie for emergency service. This plan is being updated, with anticipated completion in early 2018.

**Fall City Water District Water Comprehensive Plan (2016).** The Fall City Water District’s future water service boundary is adjacent to the District’s southeastern corporate and future water service area boundaries. The Fall City plan indicates that area abutting the District has been relinquished from their water service area. The two systems are widely separated, and the Fall City plan does not foresee service interaction between the two Districts.

**Cascade Water Alliance Transmission and Supply Plan (2012).** The Cascade Water Alliance Transmission and Supply Plan (TSP) was adopted by the Cascade Board in July 2012. The TSP describes a water supply strategy for its eight members, including the District, and covers a long-range planning period ending in 2060.

**East King County Coordinated Water System Plan (October 1989) and Update (November 1996).** The East King County Coordinated Water System Plan (EKCCWSP) reported the mutually agreed upon future service areas for the water purveyors in the East King County Water Utility Coordinating Committee (“WUCC”). Since the last update the District has made changes to the District’s Corporate boundary with Union Hill Water Association and to the District’s Future Water Service boundary with Ames Lake Water Association. Notice of both of these mutually agreed boundary changes have been transmitted to the WUCC for inclusion in the next EKCCWSP update. The EKCCWSP also assessed the water supply needs in eastern King County and developed a list of options to meet those needs. The plan was developed under the guidance of the Water Utility Coordinating Committee, with a goal of the plan was to assist area utilities in establishing an effective process for planning and developing public water systems.

**Lower Issaquah Valley Wellhead Protection Plan (1993-1995).** This plan assessed the hydrogeologic conditions of the Lower Issaquah Valley aquifer. Wellhead protection areas were delineated based on a conceptual model of the aquifer and hydrogeologic mapping. An inventory of contaminant sources was prepared and a risk screening was completed. A number of wellhead protection strategies were proposed to manage land use and prevent groundwater contamination.

**Hydrogeologic Assessment and Update to Lower Issaquah Valley Aquifer Production Wells 7, 8 and 9 Wellhead Protection Areas (2017).** This report was developed as part of the District’s response to the discovery of Perfluorinated Compounds (PFCs) in the Lower Issaquah Valley Aquifer. The report describes the update to the groundwater flow model in the Issaquah Valley, and the updated hydrogeologic mapping of the District’s wellhead protection areas for Wells 7, 8 and 9.
**Wellhead Protection Program for Plateau and Cascade View Wells (June 1998).** This plan presented a hydrogeologic model of the Plateau Zone and Cascade View Zone areas describing the location and characteristics of the aquifers. The model was used to delineate wellhead protection areas around each District well. Potential contaminant sources within the wellhead protection areas were inventoried and the risks to the water supply were assessed.

### 1.5 Existing Service Area Characteristics

The District’s existing corporate boundary is shown in Figure 1-1 (i.e. Current Water Service District Boundary). The District has committed to provide water service in the Retail Water Service Area as indicated in Figure 1-1. The major facilities are described in Section 1.3. Topography for the entire District is shown in Figure 1-5 and pressure zones are shown for the Plateau Zone and Cascade View Zone in Figures 1-8 and 1-11, respectively.

Figure 1-13 shows the current zoning within the existing Plateau Zone and Cascade View Zone service areas. Most of the Plateau Zone service area is residential, with small pockets of commercial and office uses. Within the Plateau Zone, approximately 12 percent of the existing tax parcels were undeveloped (improvements valued at less than $10,000) as of 2017, although a much higher percentage of the parcels are underdeveloped based on the existing zoning. The Cascade View Zone was approximately 18 percent undeveloped and contains only residential and agricultural users and one fire station.
1.6 Future Service Area

The Future Water Service Area boundary was established under the East King County Coordinated Water System Plan and is shown in Figure 1-1. Adjustments along the boundary between the District, the Northeast Sammamish Sewer and Water District, the City of Issaquah, Union Hill Water Association and the Ames Lake Water Association have been negotiated between the purveyors. In 2012 the District added the Overdale Water Association service area into the District service area. Additional modifications with the Ames Lake Water Association are proposed and a modification with Dawnbreaker Water Association has been suggested for consideration.

The retail service area is defined as the area that can be provided service from the District in a timely and reasonable manner by direct connection to the District’s system. The retail service area represents those areas that could obtain water service from the District using standard direct main extension methods over a period of time of less than three years after the request for service is received. The most likely methods to be used would be a Developer Extension Agreement (DEA) or Utility Local Improvement District (ULID), with the initiation of the process starting with an application for a DEA or petition for a ULID. The time for service provision may be influenced by requirements for easement acquisition, if required, and financing arrangements.

The area between the District’s retail and future service area boundaries includes both urban and rural designated areas. The areas will eventually have service by direct main extensions, but over a period that exceeds the scope of this Plan update. There are some portions of the rural area that are far enough away from the existing water system that the District will allow new remote individual or Group B systems. [See Section 1.8.4]

Extensions of the existing water system for direct service may be accomplished through developer extension agreements, utility local improvement districts, or in some cases by a District capital improvement project. New Group B service systems would most likely be installed by the private property owner under plans approved directly by the King County Health Department. An agreement for Future Connection for District Water Service would be required in conjunction with any new Group B systems. The areas where new Group B systems are most likely to be used are in the rural areas that are separated from the current direct service area by significant geographic or topographic features. Appendices D, G and F include District resolutions adopting the requirements for service by the methods described above.

Figure 1-14 portrays those areas currently being considered for annexation in compliance with the East King County Coordinated Water Supply Plan and through further coordination with adjacent purveyors as noted previously. A few of the annexation areas currently receive at least partial service from the District. The Pine Lake Park area is served by the District. Limited water service is also currently provided in the West NE 80th, South Issaquah – Fall City Road area, MacDonald and Bush Lane annexation areas.
1.7 Service Area Agreements

As noted previously, the District’s planning is consistent with the future service area boundaries as initially defined in *the East King County Coordinated Water System Plan*, with some subsequent modifications developed in conjunction with adjacent purveyors. Adjustments to the future service area boundary have been made between the District and the City of Issaquah, Overdale Water Association, Northeast Sammamish Sewer & Water District, Union Hill Water Association, Ames Lake Water Association, and the City of Redmond. An additional adjustment is proposed with Ames Lake Water Association.

The service area agreements described herein also address operation and management agreements between the District and adjacent purveyors.

1.7.1 Northeast Sammamish Sewer & Water District

The District is a party to the NESSWD Agreement for Joint Operation of Water Storage Facilities. The storage facility that is the focus of this agreement is the 3-MG Tank, located in the 700 Pressure Zone. The NESSWD Agreement addresses operating pressures and water quality. Both the District and NESSWD supply water to the 3-MG Tank and there are meters in the free-flowing interties to monitor the balance of supply and water use by each district.

1.7.2 Issaquah

As the area located along the initial District and City of Issaquah boundary has been developed, service area adjustments have been made to reflect the actual purveyor of services. The majority of these adjustments are associated with the Issaquah Highlands development (previously known as Grand Ridge). There is an area within the Issaquah Highlands urban area served by the City of Issaquah, that is also currently within the District’s Corporate Limits. This area had been annexed to the District when it was rural, and the District may process a withdrawal of territory to remove this area from the District.

The District and Issaquah entered into an agreement dated January 21, 2014, which considers the potential for Issaquah to assume portions of the District within the city limits. In exchange for a one million-dollar ($1,000,000) payment by the District to the City to mitigate the impacts of stormwater from the Issaquah Highlands area on the District’s groundwater resources, the City agreed to not unilaterally initiate an assumption of portions of the District in Issaquah before March 17, 2024. The parties also agreed to engage on issues related to government service delivery. This Agreement was approved by the District Board by Resolution 4313, included in Appendix D.

The District and Issaquah have two interties (see Chapter 6). A prior Lease Agreement with the 297 Reservoir associated with fire protection to the City of Issaquah’s Pickering area has been amended to terminate the storage lease and automatic intertie operation as of March 19, 2013. Both interties are for emergency use only at this time.
1.7.3 **Union Hill Water Association**

For several years the District provided on-call personnel to operate and maintain the Union Hill Water Association water system during certain non-office hours, generally every other weekend. This Agreement was discontinued at the beginning of 2017.

1.7.4 **Dawnbreaker Water Association**

For several years the District provided operation personnel and on-call services to the Dawnbreaker Water Association. This was discontinued in 2014.

1.7.5 **Overdale Water Association**

The area previously served by the Overdale Water Association had an Emergency Intertie Agreement with the District. In 2012 the area served by the Overdale Water Association completed annexation to the District and a Utility Local Improvement District was used to install improvements and allow the District to provide direct service to this area.

1.7.6 **Ames Lake Water Association**

The District and Ames Lake Water Association have entered into an Agreement for Emergency Intertie, to provide Ames Lake with a supplemental source in the event of an emergency. The emergency intertie was available for service in 2010.

1.7.7 **City of Redmond**

The District and the City of Redmond previously agreed to a service boundary adjustment for the Redmond Ridge Panhandle area. Redmond removed it from their future service area as part of their 2004 Water Comprehensive Plan. Annexation of this Redmond Ridge Panhandle area to the District was completed in 2011.

The District and the City of Redmond also have an agreement under which the City of Redmond wheels water from the regional water system through Redmond Ridge to the District’s Cascade View Zone.

1.8 **Service Area Policies**

1.8.1 **Wholesaling Water**

The District provides wholesale water service to one small system that previously had its own water supply. The Boeing Estate is a small residential area that remains from what was the Boeing family farm and includes three residential structures. The Wholesale Water Agreement is for domestic water use only, metered from the District system at the intertie to a portion of the old Boeing water system. The Wholesale Water Agreement requires that if the Boeing Estate property is further developed or redeveloped the private water system will be abandoned and extension of the District’s direct service system will
be completed.

### 1.8.2 Wheeling Water

The District does not currently wheel water through the District’s system.

### 1.8.3 Annexation

The District follows the annexation procedures as presented in Chapter 57.24 RCW. The RCW details the methods for collecting petitions and annexing unincorporated territories. Annexation or an agreement for future annexations is required for water service. The District will also follow the withdrawal of territory procedures as presented in Chapter 57.24 RCW, which detail the methods for collecting petitions to withdraw territory from the District. The withdrawal of territory is only projected to occur in conjunction with mutually agreed upon boundary decisions between the District and adjacent purveyors.

### 1.8.4 Direct Connection and Remote Systems

The District policy states a preference that new water users connect directly to the District system. However, when direct connection is not possible for properties within the District’s Future Service Area, usually due to proximity of facilities, and especially for those outside the Retail Service Area, the District will allow new Group B water systems within the Future Service Area. The District is not seeking to be a Satellite System Manager for systems within or outside of the Future Service Area.

#### Prior Satellite System Management Program

The District’s initial formal Satellite System Management Program was adopted by Resolution 2179 in 1997 for systems within the District’s future water service area. The program allowed property owners to provide their own water supply and/or water rights, and included specific requirements for the water system design and included District operation and maintenance.

The Satellite System Management Program was primarily used by property owners in response to the District’s limited water supply at that time, where the properties were in close proximity to the District’s existing water system. None of those projects actually resulted in a new separate water supply, as the water supply issue was resolved.

The initial Satellite System Management Program could also be applied to properties located where connection to the District’s existing water system was not feasible. Only one such application was received, in 2014. In response to the 2014 request the Board reviewed the 1997 Satellite System Management Program and determined the only likely use would be by properties where extension from the District’s existing water system was not feasible, primarily outside of the District’s Retail Service Area but inside the Future Water Service Area. The expectation is that any proposed projects will be limited in scope and would qualify as Group B systems. The facilities appropriate for these projects would be unlikely to meet normal District standards due to limited pipe size and fire flow.
capabilities. Therefore, the District’s standard operation and maintenance programs would not apply. On this basis the District determined to not continue offering District services for Satellite System Management of new Group B systems.

New Group B Systems

The District would allow the new Group B system to develop with use of a private Water System Operator, and have an agreement with the District for eventual connection to the District’s water system. The following is the basis for the Agreement for Future Connection for Water Service associated with Group B Water Systems, with the standard form agreement adopted by Resolution 4762, and included in Appendix E.

Basis of the Future Water Connection Agreement for Group B Systems:

1. It is not currently feasible for the District to supply water to serve the property.
2. The property is within the District’s Future Water Service Boundary
3. The District is considering, at some time in the future, extending water service to serve the property.
4. The agreement is with the owner of the property.
5. Owner must design and construct the water system in accordance with applicable King County Health Department and State of Washington DOH, and State of Washington DOE standards.
6. The Owner shall own such water system.
7. Prior to the installation of the Owners’ System, the Owner shall file covenants on the property identifying the Owners’ responsibility to contract with a Satellite System Manager for operation and maintenance of the Group B System.
8. Owner agrees to participate in and waive protest of formation of a LID or ULID for the purpose of constructing District water improvements to serve the Property.
9. Owner agrees to participate in and waive protest of annexation to the District’s Corporate Limits.
10. Upon availability of direct water service and the District’s sole discretion, within one year of notification the property will be connected to the District’s water system, the agreement will be terminated.
11. Upon termination of the agreement the District, at its sole option, may take ownership of some or all of the Group B water system facilities, and require abandonment of those not acquired, including but not limited to abandonment of the well(s) in compliance with Department of Ecology regulations and guidelines.

If a new proposed Group B system will include larger facilities that could meet District standards, inclusion of these for District management will be considered on a case by case basis, with a specific agreement developed for that situation.

Private Individual Wells

The District also has adopted a standard Future Water Connection Agreement, by motion at a Board Meeting on July 8, 1996, intended for use by individual single-family homes using individual private wells. This agreement is for situations where District water service
is not readily available. The Future Water Connection Agreement for individual private wells is also included in Appendix E.

**Existing Group A and Group B Systems**

As noted previously there are several existing Group B water systems and one Group A water system in the District service area. A map showing the existing Group B systems in the District is provided as Figure 1-7. If any of these systems wants or needs to end service as a Group B or separate Group A system and have the members obtain direct water service from the District, the District will consider consolidation of those systems into the District system on a case by case basis.

Consolidation of an existing Group A or B water system to the District will consider each of the water system elements for use by the District. For a more complex system a Water System Assessment Report may be required. The system consideration and/or report would include, but not limited to, water rights, wells, pump facilities, generators, tanks and the distribution system and appurtenances.

- **Water Rights:** Verify the water right quantity available for transfer, and whether transfer of the water right to an existing District well is feasible
- **Well(s):** Determine if the well or any components of the water supply system appropriate for use with the District’s water system
- **Pumps:** Determine whether pumps (booster or others) or their components are appropriate for use with the District’s water system, including the potential integration with the District’s SCADA equipment.
- **Tanks:** Determine if any tanks are appropriate for use with the District’s water system, including the potential integration with the District’s SCADA equipment.
- **Generators:** Determine if any generators can continue to be utilized with the system being consolidated or elsewhere in the District’s system.
- **Distribution System:** Analysis to determine whether the existing distribution system meets District standards, how the system can be integrated into the District’s current pressure zones, and if the system has individual service water meters.

The analysis or report must identify all required system improvements to integrate the existing water system into the District system or what new facilities required to provide direct service. Individual water meters are required for each service and must match current District standards.

Any elements of the water system being transferred to the District would be done so through a Bill of Sale. Any portions of the system that do not meet the requirements for inclusion in the District’s water system will be abandoned. The existing wells will also be
required to be abandoned per DOE standards. However, if the District has determined that it is not feasible to consolidate the system’s water rights into the District, the private water system may offer those water rights to other interested parties.

Annexation into the District’s corporate limits will be required if the water system is outside the current District Corporate boundary. Approval of the Cascade Water Alliance will also be required if the water system is outside of the District’s Future Water Service Area.

The costs of the water system consolidation will be borne by the members of the system being consolidated, as well as payment of District connection charges, such as General Facility Charges and Regional Capital Facility Charges. Payment of these costs would be either at the time of service provision or through an approved District process, such as a Utility Local Improvement District. All customers of the Group A or B system being consolidated are required to execute a Water Service Application for service from the District and are subject to all District service policies.

1.8.5 Design and Performance Standards

The District’s October 2017 design standards are included in Appendix F of this Water Comprehensive Plan. The design standards are updated periodically. The most current set of standards can be obtained at the District office.

1.8.6 Surcharge for Outside Customers

The District does not currently impose a surcharge for customers outside the District corporate limits.

1.8.7 Formation of Utility Local Improvement Districts

The District has established guidelines for District staff participation in the formation of ULIDs by Resolution 1971, adopted June 17, 1996. This resolution is included in Appendix G. For property outside the District’s Corporate Limits, a ULID can be pursued only in conjunction with an annexation. District staff facilitate annexations within the District’s retail/future service area.

1.8.8 Urban Growth Area

The majority of the Plateau Zone is located within the urban growth area (UGA) established by King County, while all of the Cascade View Zone is rural. Where direct service through water mains is available, the District strives to provide water at urban levels of service, through District standards to provide fire flow to single family areas at 1,000 gpm, and to install fire hydrants approximately every 500 feet with new water mains or with water main replacement projects. In newly developing areas, developers are required to install new facilities at sizes that will meet urban service criteria. In areas where facilities have been installed previously and no longer meet the service criteria, the District has established facility replacement programs. In addition to local facilities, the District must continue to add general facilities (tanks, wells, and transmission mains) to
meet the increasing urban demands. These required facilities are described in Chapter 8.

Local facilities required to provide service to newly developing areas are normally financed by developers or through ULIDs. General facilities are financed by collection of General Facility Charges collected from all new customers. In this manner, the District attempts to have growth pay for growth. Local facility replacement programs, on the other hand, are financed through rates.

1.8.9 Reimbursement (Latecomer) Agreements

The District allows developers or others extending District facilities to recover a portion of the facility cost from the owners of other properties that may connect to or use the facility. A copy of the District’s standard Reimbursement Agreement form is included in Appendix H.

The pro rata share of a facility that may be recovered from a benefited property owner is determined on a case-by-case basis. Pro rata shares may be based on linear footage of a facility across benefited property, the number of ERUs a benefited property represents, the area of a benefited property, or a combination of factors. The District must approve the methodology. The term of the Reimbursement Agreement is 15 years.

1.8.10 Oversizing

When a water main is being installed through a Developer Extension Agreement or ULID, and the District’s Water Comprehensive Plan has identified a water main size that is larger than the size required for the project installing the water main, the District normally pays for the oversizing through General Facility funds.

1.8.11 Cross-Connection Control Program

In accordance with WAC 246-290-490 and District Resolution 3340, all backflow prevention devices installed must be certified and tested by a Certified Washington State Cross-Connection Specialist or Backflow Tester. The Cross-Connection Control Program is discussed in Chapter 6.

1.8.12 System Extension

There are two primary methods of system extensions due to service requests: Developer Extensions and ULIDs.

The October 2017 version of the Developer Extension Agreement form was approved by Resolution 4738. A copy of the October 2017 Developer Extension Agreement form is provided in Appendix I. The District is responsible for ensuring that water and sewer mains installed in public streets and easements are constructed according to the adopted standards. Developers are required to ensure that the plans are developed in accordance with District standards and each plan must be approved by the District. The District also
has the authority to stop work when necessary to ensure compliance with District standards. Developers normally pay the entire cost of water and sewer extensions.

ULIDs are most frequently formed when a local area petitions the District to extend water facilities to its neighborhood. The District’s Resolution 1971, setting policy and procedures for ULIDs, is provided in Appendix G. The costs of facilities extended under ULIDs are assessed against the benefited properties. The development standards for ULIDs are the same as those for Development Extension Agreements (see Appendix I).

1.8.13 Drinking Water Quality

The District obtains its water supply from a combination of surface water, from the regional supply through the Cascade Water Alliance, and groundwater, from District owned and operated wells. In 2017 approximately 81% of water supplied in the District came from District wells. The District formally adopted a Drinking Water Quality Policy Statement in May 2018 by Resolution No. 4780, copy provided in Appendix J. A summary of the Drinking Water Quality Policy Statements is provided in the following.

- Drinking Water Standards
  The District recognizes the authority of the US EPA and Washington DOH to establish drinking water quality standards, and is committed to conducting all testing and monitoring to ensure, where possible, that the quality of its water meets or exceeds state and federal standards. The District recognizes that it is solely responsible for its groundwater resource quality standards, but that the regional water suppliers bear responsibility for the surface water supply compliance.

- Groundwater and Aquifer Protection
  The District recognizes the value of its groundwater resources and the need to preserve groundwater and the aquifer which supports it as sustainable resources. The District will:
  o Engage in proactive aquifer and water quality monitoring
  o Maintain data on groundwater levels within the aquifers
  o Monitor the water quality background of raw groundwater.
  o Be an advocate for groundwater interests and sustainability with land use and stormwater management agencies
  o Monitor the codes and policies of the local land use agencies, and collaborate with those agencies on codes and initiatives which provide long term aquifer protection
  o Collaborate with other water purveyors to advance county and state regulations and policies intended to protect groundwater and the aquifer from adverse impacts of development, stormwater management, and reclaimed water.

- Outreach and Transparency
  District efforts to protect the aquifer and its groundwater resources will be transparent and include regular outreach to inform customers. The District will also engage its customers to solicit feedback and conversation regarding water quality.
1.9 **Satellite Management Agencies**

The use of remote Group B systems and individual private wells is addressed in Section 1.8.4. The District does not currently offer Satellite Water System management for systems outside the Future Water Service Area.

1.10 **Conditions of Service**

The District has requirements that must be met before water service will be provided. These requirements can be found in a variety of formats; including Board of Commissioner resolutions and minutes, applications for service, design and construction standards, other adopted programs (such as the Cross-Connection Program), as well as other agency regulations and policies set forth in this Water Comprehensive Plan.

The District may withhold provision of service until all conditions are met.

1.10.1 **District Responsibilities**

It is the District’s responsibility to set forth the requirements for service to parties requesting new service and ensure that they are met prior to providing service.

The District requires:

- Property Owners pay their equitable share of the cost of the water system.
- Water meters to be connected to a District owned water main.
  - Main Adjacent to the Property:
    - For connections to adjacent mains the District anticipates completing the installation within six weeks of payment of all connection charges. The time is set by the time required to obtain permits and schedule a crew for meter installation.
  - Main Not Adjacent to the Property:
    - Main extension may be required prior to provision of service (see Sections 1.8.12 or 1.9).
    - Non-Standard Service Line may be allowed
      - Easement for private water service line required.
      - Meter Installation time same as for Main Adjacent to the Property.
- Water facility extensions when properties are being developed, to provide service to and across the property being developed (to make potential service available to adjacent properties), with the scope of the improvements to be determined by the District. Properties being developed include, but are not limited to the following situations:
  - Subdivisions
  - Short subdivisions
  - Non-single family projects
  - Single family building permits where there is no main adjacent to the property and does not qualify for a Non-Standard Service Line.
Main extensions can take from four months to over a year to implement. This time is measured from the start of main extension design to completion of construction, and must allow time for definition of the project scope, survey, design, permit acquisition and installation. Each of these steps includes work by the project proponent to initiate a step, followed by District work to review, comment upon and approve the work. The District works to minimize unnecessary delays when a project step is in the District’s control. For example, the District tries to complete design reviews within three weeks following receipt of plans.

- Water meter sizes to match the plumbing fixtures included with the service. The minimum size meter provided shall meet the uniform plumbing code. For single-family residential connections the meter size will also consider whether fire sprinklers are required and their minimum size requirement.

- Separate meters:
  - Single Family Residential properties – multiple structures on a property, where the primary structure is a single-family residence, may share a meter with the primary residence, if the total plumbing fixtures of all connected structures match the meters capabilities per the plumbing code. Each separate structure may also have a separate meter.
  - Non-Single Family Residential developments – for each structure and for any in-ground irrigation
  - Non-Residential developments – for each structure and for any in-ground irrigation. (See following exception for Public-Institutional development)
  - Public Institutional developments – Same as Non-Residential developments, except that one meter may be used to serve multiple structures located on one tax parcel and operated by a single entity, with the meter size based on the total plumbing fixtures from all structures provided service from the water meter.
  - Mixed Use developments – for each type use within a structure in addition to the requirements for Non-Single Family Residential and Non-Residential developments.

- Use of Cross Connection devices where required by the District or other health authority. (Sections 1.8.11 and 6.7)

Once it has been established that service is available, the basic District responsibilities associated with that service are included on the Application for Water Service that is executed between a water service customer and the District at the time of service initiation. The Application is an agreement for service between the District and the customer. A copy of the standard Application for Water Service is provided in Appendix K. Standards for the water service installation provided by the District under this Application are included in Chapter 7 and Appendix F of this Plan. Chapter 3 contains additional information regarding water pressure and water quality.
1.10.2 Customer Responsibilities

The customer’s responsibilities associated with receiving water service from the District include:

- Only obtaining water through a metered service connection associated with the property being provided service.
- Disclosure of all proposed uses of the water service, such as multiple structures and irrigation, and provision of documentation, when requested, on plumbing code requirements for minimum service size. [Note that multiple meters may not be used to feed a single building or irrigation system.]
- Executing an Application for Water Service, that includes some of the basic customer responsibilities regarding payment for service, temporary discontinuance of service, and service interruption (copy provided in Appendix K).
- Payment of all connection charges associated with the water service (see Section 1.10.3).
- Provision of pressure-regulating devices where the system pressure is higher than 80 pounds per square inch (psi) or in situations where the customer wants higher pressure than is provided by the District’s system.
- Connection of any auxiliary water supply source, such as but not limited to grey water or rainwater systems, to the water system or property that is connected to the District’s water system, is to be metered and separated with an air gap from the District water supply system.
  - Use of private wells is not allowed for provision of water service to a structure or use that receives service from the District.
  - District will require abandonment of existing private wells when a property changes from using a private well to District water service, unless that private well is part of a Group B system that is continuing to operate as a Group B system.
- Provision of any easements required for District water facilities to be located on the property being provided water service.
- Installation, maintenance and regular testing of cross-connection devices if their property includes certain facilities connected to the water service, including, but not limited to fire sprinklers, irrigation systems, and hydraulic boat lifts.

1.10.3 Connection Fee Schedule

The District Connection Fees can be described in five parts: General Facility Charges, Local Facility (Mainline) Charges, Meter Charges, Regional Capital Facility Charges and Permit fees. The General Facility, Local Facility and Meter charges are associated with District rates. The Regional Capital Facility Charge and permit fees are associated with outside agency payments.
1.10.3.1 General Facility Charges

The District General Facility Charge represents the customer’s share of the District’s source, supply, and transmission facilities and is set by District Resolution. The July 2017 General Facility Charges are based on meter size and are provided in Appendix G.

1.10.3.2 Local Facility (Mainline) Charges

The Local Facility Charge represents the customer’s share of the local water mains required to provide service adjacent to and across the customer’s property. The Local Facility Charge may be collected by four primary methods:

- **Utility Local Improvement District.** Utility Local Improvement Districts (ULID) are formed either through a neighborhood petition or District resolution to have the District install the local facilities required to provide service to that neighborhood. The cost of the local facility installation is distributed among the benefited properties and the local facility charge is assessed against the properties. See Appendix G for resolutions and policies regarding ULIDs.

- **Installation of Facilities.** In situations where a mainline must be extended to provide service to a property, the property owner may pay the local facility charge through direct payment to the contractor for the facility installation. A Developer Extension Agreement between the District and an individual, group or developer may be executed under which the facilities will be installed. A copy of the Developer Extension Agreement is included in Appendix I. The Developer Extension Agreement is updated periodically; the most recent version can be obtained at the District office.

- **Reimbursement Agreement.** In situations where a holder of a Developer Extension Agreement has installed facilities that provide direct service benefit to properties, and the owners of those properties have not contributed to the water main installation charges, the Developer may request a Reimbursement Agreement with the District. The Reimbursement Agreement directs the District to collect a property’s share of the water main installation cost when a property is connected for service, if connection is made within 15 years. In these situations the mainline charge is based on the actual facility installation cost as set out in the Reimbursement Agreement. A copy of the standard Reimbursement Agreement is presented in Appendix H and in the Developer Extension Agreement in Appendix I.

- **Local Facility Charge Payment.** A Local Facility Charge is collected in situations where water mains have been installed across or adjacent to a property, or may be installed at some point in the future; and the owners of the property have not participated in the cost of the existing or future water main installation through a ULID, Developer Extension Agreement, or Reimbursement Agreement. A specific local facility charge resolution may set a special Local Facility Charge for an area based on the actual installation cost of a specific local facility. For all other cases, a standard local facility charge is applied, and is based on the average cost of District facility installations over the preceding years. The current Local Facility Charge resolutions
are included in Appendix G.

1.10.3.3 Meter Installation/Drop Fees

The fees for meter installation or meter drop are set by District resolution. Installation fees are normally charged and represent the average cost of a meter installation for a service. In developments where the meter setter has been installed and paid for by the developer or property owner as part of the water main installation, a meter drop fee may be substituted for the meter installation fee. The resolution adopting the current Meter Installation and Meter Drop Fees is provided in Appendix G.

1.10.3.4 Regional Capital Facility Charges

The Regional Capital Facility Charge (RCFC) represents the District’s share of Cascade Water Alliance facilities, one of the District’s sources of supply. The Cascade RCFC basis is set by Cascade based on the size meter provided by Cascade members to new customers. The District pays this Cascade RCFC to Cascade following the sale of any new meters. The District’s RCFC includes an excise tax component in addition to the Cascade RCFC. The District Resolution 4101 setting the District’s 2011 RCFC connection fee is included in Appendix G.

1.10.3.5 Installation Permit Fees

If it is necessary for the District to acquire a permit from another jurisdiction to complete the installation of water service to a property, the cost of the permit is passed on to the customer. The most frequent example of such a fee is a City or County Right-of-Way Use Permit. The fee for the permit is based on the jurisdiction’s rates.

1.10.4 Meter and Materials Specifications

Specifications for materials associated with services and meter installations are provided in Chapter 7 of this Water Comprehensive Plan and in Appendix F. These cover the water facilities from the water main up to, and including, the meter setter. The District supplies the meters directly and will provide specifications for any large meters that need to be built into the system at the time of request. The District does not have specifications for materials located on the customer side of the meter.
1.10.5 Consent Agreements for Inspection, Maintenance, and Repair Activities That May Disrupt Water Service

The Application for Water Service, executed at the time of service initiation, includes provisions for the District to be able to temporarily interrupt service, without prior notice. A copy of the standard Application for Water Service is provided in Appendix K. During normal operations when service operation is required for construction purposes, the District strives to give at least 24 hours’ notice to affected customers. At least 48 hours’ notice is required for work performed as part of a Developer Extension Agreement. Notification is given in written format with a “door hanger” hand-delivered to the affected properties.

1.10.6 Cross-Connection Control Requirements

Cross-connection control requirements for customers are discussed in Chapter 6 of this plan. District Resolution 3340 and the Cross-Connection Control Program are provided in Appendix L.

1.10.7 Latecomer Payback Provisions

The District has a standard Reimbursement Agreement form included with the Developer Extension Agreement (see Appendices E and F). Reimbursement Agreements may be executed by developers installing facilities that provide a direct benefit to other properties. The Developer must request a Reimbursement Agreement within 30 days of the District’s acceptance of the associated facility. The Reimbursement Agreement is based on the actual or reasonable cost of the installation of the facilities, and includes a term of 15 years. (See also Sections 1.8.9 and 1.10.3.2)

1.10.8 Developer Extension Requirements, Design Standards, Financing Responsibilities

The District’s Developer Extension Agreement form is included in Appendix I. This form is used in cases where anyone requesting service is required to extend a District facility. The agreement is structured in the following four main sections:

- General Provisions of the agreement
- Terms of the agreement, including associated fees
- Forms—sample documents associated with extension of water and sewer facilities
- Technical specifications—design standards, material standards, construction standards, standard details, and drawing standards

1.11 Complaints

A detailed discussion of the District’s customer complaint response program is included in Chapter 6.