



MEMORANDUM

To: Lisa Estrin
From: Tim Brooks and Jesse Winterowd
Date: April 28, 2023
Re: T3-2022-16220 – Response to County questions

Thank you for your questions on the applications. Responses to your questions are below.

1. **Please ask PWB to sign "Certification of Water Service" for the site. I see the PWB letter but would like them to use the official County form.**

Response: PWB Certification of Water Service is attached.

2. **Please provide a brief explanation of temporary water service for construction and temporary fire protection from PHWD – will there be a fire hydrant?**

Response: PWB will connect to PHWD's existing system to supply water during construction of the Facility to provide water for onsite water needs such as process testing, washdown water, cleaning of equipment, construction trailers and emergency fire protection. Three separate connections will be installed to PHWD's system: one at Carpenter Lane and two at lines crossing through the site. There will be multiple fire hydrants throughout the facility site, with locations coordinated with the local fire department to meet fire protection requirements during each phase of construction. PHWD has confirmed it can supply adequate flow during construction. After construction, when the Facility is operational, PWB will be responsible for providing water to serve the Facility, including fire protection service.

3. **Where is septic system for the 2 RR properties? Please ask City sanitarian for a certificate of sanitation for properties.**

Response: The septic systems for both properties are located well outside of the proposed work areas. Please see the attached map (annotated Sheet LU-200) showing drain field locations. PWB did not anticipate a sanitarian confirmation requirement due to the separation distance of on-site septic elements from the proposed work – the closest septic field is approximately 90 feet from the edge of proposed easement areas, and approximately 200 feet from any proposed trench activity. PWB can accommodate a condition of approval for this item if necessary.

4. **Do you know how wide the easement area is on the RR zoned properties for the raw water pipelines? I want to use it to calculate an approximate area for MCC 39.4385 Lot Sizes for conditional uses.**

Response: The permanent easement for the buried pipes on tax lot 1400 is 2.1 acres. The permanent easement for the buried pipes on tax lot 1500 is 1.32 acres.

MCC 39.4385 Response: *The proposed Community Service use within the RR zone is limited to two pipelines along the south boundaries of Tax lots 1400 and 1500. The pipeline easement area will be limited to 100 feet in width. Both existing lots are large enough to accommodate the 100-foot wide easements near the edge of the lots. Tax lot 1400 is 8 acres and tax lot 1500 is 5 acres. No new lots are created and the existing lot size of each lot exceeds 2 acres. In addition, the pipelines will be located below ground, with existing driveway and landscape areas restored following construction. These conditions, in addition to the pipeline location along the south property boundaries, make it compatible with existing or potential future rural residential uses.*

Please let us know if you have any additional questions.