Evaluation of Commercial/Industrial Properties for Location of Municipal Drinking Water Wells

ROBINSON NOBLE

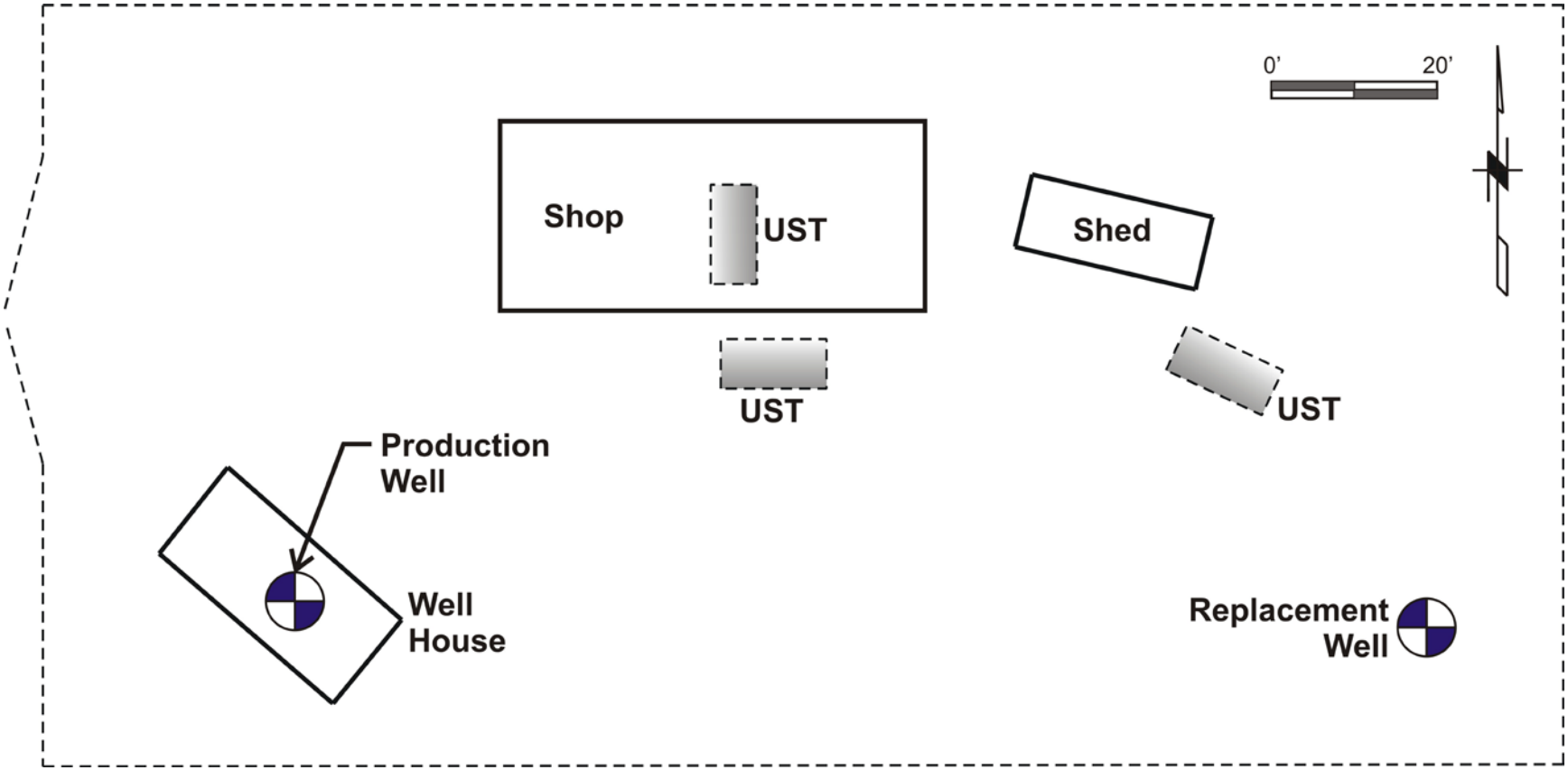
OVERVIEW

- Two case studies to illustrate the importance of due diligence in performing site evaluations
- **Case Study 1:**
  What can go wrong
- **Case Study 2:**
  Not all industrial sites should be disqualified at “face-value”

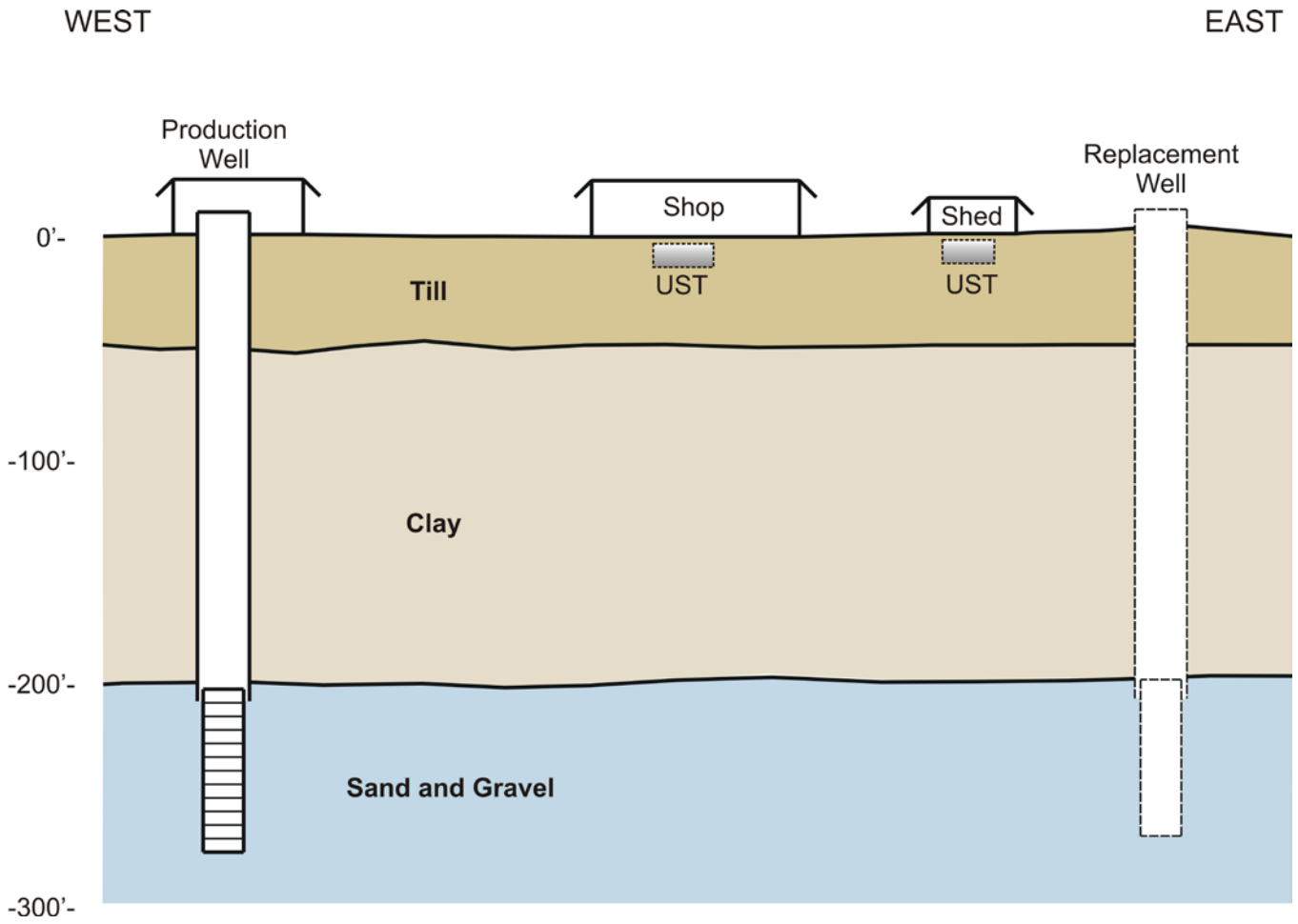
Case Study No.1

- Private residential developer / moderately sized water purveyor
- Semi-rural setting
- Well site at water companies shop
- One existing production well – project to construct a replacement well

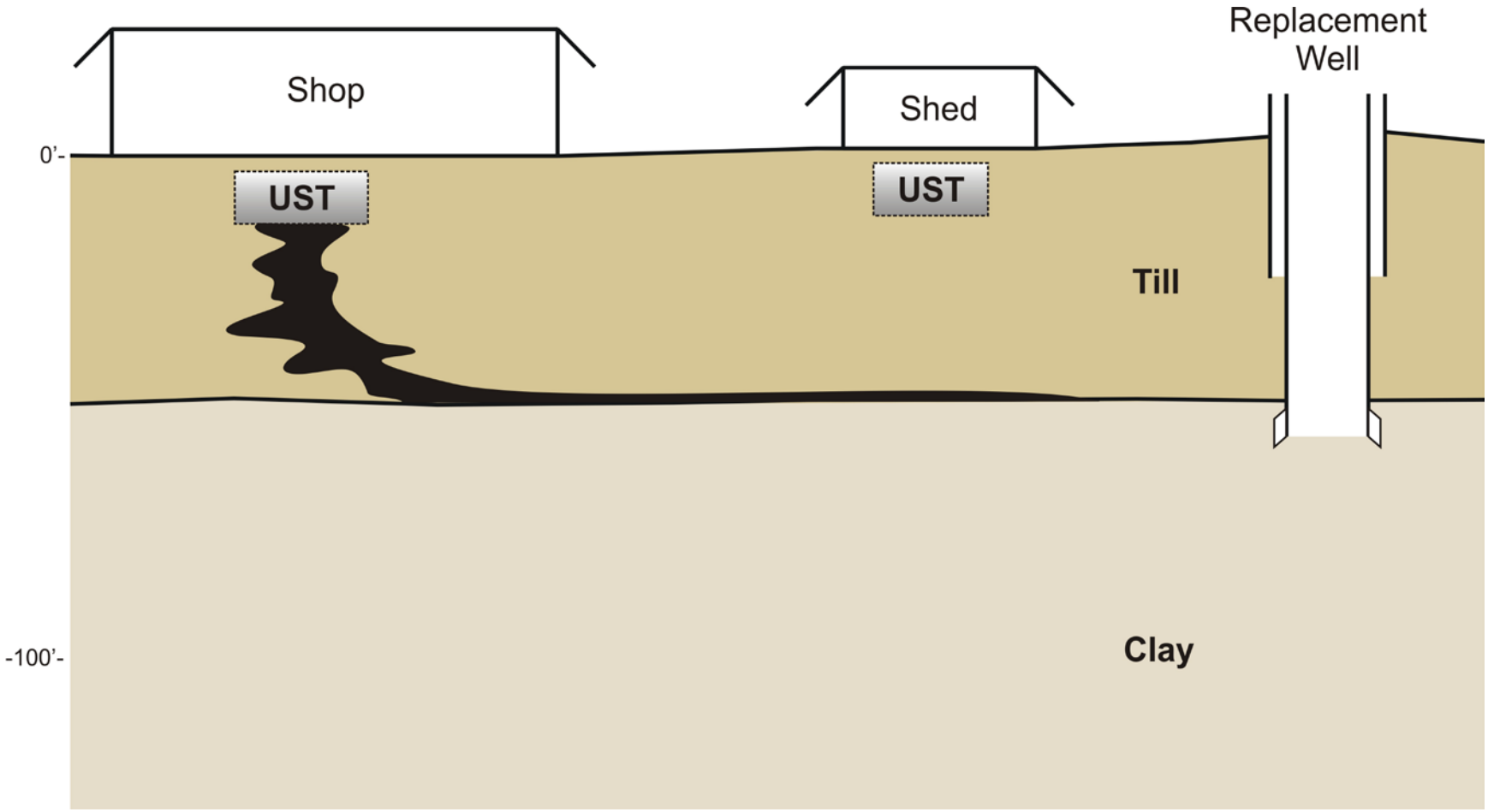
SITE PLAN


0'
20'
Shop
UST
Shed
UST
UST
Production Well
Well House
Replacement Well

CONCEPTUAL CROSS SECTION



PRESENT SITE CONDITION



Case Study No. 2

- Large industrial property historically used for food grade chemical and raw material production
- Several large wells used to provide process water
- Close to existing distribution system
- History of petroleum contamination from fuel tanks

Site View

Site Plan

F-1
F-2
F-3
F-4
F-5
F-6
F-7
F-8
F-9
Approximate Property Boundary
N
0'
~110'
Zehnder Street
Steele Avenue

Issues Encountered

- Potentially adverse acquisition of well site
- Restricted decision timeframe
- Bias against industrial sites
- Any contamination issues must be identified up front

Evaluation Process

- Identify conceptual suitability of the site with respect to water supply
- Identify acquisition process
- Complete initial environmental due-diligence-Phase I ESA
- Complete Phase II Investigation based on findings of the Phase I ESA
- Decision made to proceed
- Additional Investigation to determine protective measures to be incorporated into well design and to proactively address regulatory agency questions.

Lessons from these Projects

- The re-use of commercial and/or industrial properties for well sites can be problematic
- These problems are not impossible to overcome
- They require careful planning and study
- Issues concerning possible/existing contamination should be addressed early and integrated into overall project planning

Recommended Plan of Action

- Identify the well site based on availability of water……
- Complete a Phase I ESA
- If Phase I finds concerns that do not preempt moving forward, complete Phase II investigation to further clarify the environmental concerns.
- If Phase II results do not preclude continuing the process, move forward with site acquisition.
- Consider whether or not additional investigation is appropriate for achieving source approval. If it is, complete it.
- Involve agencies early, if you will be dealing with and/or designing around environmental issues.

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