



STATE OF WASHINGTON
DEPARTMENT OF HEALTH
OFFICE OF DRINKING WATER

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September 4, 2025

Robert Wallace
Wallace Ranch II LLC
330 112th Ave NE, Ste 200
Bellevue, WA 98004

Subject: Wallace Ranch Riverfront; PWS ID # AE335; Kittitas County
Water System Plan; Submittal #24-0901E; **DOH Approval**

Dear Mr. Wallace:

The draft Water System Plan (WSP) for the Wallace Ranch Riverfront Water System received in this office on August 23, 2024, with revisions received on August 12, 2025, has been reviewed and, in accordance with the provisions of WAC 246-290-100, is hereby **APPROVED**.

An approved update of this WSP is required on or before September 4, 2035, unless the Department of Health (DOH) requests an update or plan amendment pursuant to WAC 246-290-100(9). Approval of this WSP is valid as it relates to current standards outlined in Washington Administrative Code (WAC) 246-290, revised January 2017, and is subject to the qualifications herein. Future revisions in the rules and statutes may be more stringent and require facility modification or corrective action.

Standard Construction Specifications for distribution main extensions and Design and Construction Standards for distribution-related projects have not been approved as a part of this water system plan. Project reports and construction documents for any new installation, extension or improvement to the system must be submitted to this office for review and written approval in accordance with WAC 246-290-110 and -120.

Disclaimer: The department's review of your planning document does not confer nor guarantee any right to a specific quantity of water. The approved number of service connections is based on your representation of available water quantity. If the Washington State Department of Ecology, a local planning agency, or other authority responsible for determining water rights and water system adequacy determines that you have use of less water than you represent, the number of approved connections may be reduced commensurate with the actual amount of water and your legal right to use it. The Department of Ecology issued a comment letter regarding this plan on June 2, 2025.

The Water System Plan (WSP) assigns all planned water usage to single-family residential connections with an average day demand (ADD) of 200 gallons per day and a maximum day demand (MDD) of 400 gallons per day, with Distribution System Leakage (DSL) included as a part of the ADD and MDD demands. A separate water source and separate distribution system provides irrigation water. The WSP indicates that the water system will serve 18 single-family residential connections, equated to 18 Equivalent Residential Units (ERUs).

This WSP includes capacity information that demonstrates the physical and legal ability of this water system to provide water during the 10-year period for which the approval of the WSP is valid. Based on the analysis presented in the WSP, the limiting factor in determining the approved number of connections is the allocated Qi capacity.

As sources and storage are designed, DOH will require confirmation of sizing and provided capacity to adequately serve 18 ERUs (connections).

Accordingly, the approved number of connections that can be served based on the information provided in this WSP is 18.

Wallace Ranch - Riverfront is responsible for permitting new service connections in a manner consistent with the plan so that the physical capacity and water right limitations are not exceeded. As new water services are requested, the water system must evaluate each connection for the expected water demands and adjust the remaining connection allowance. The water system should keep an updated list that compares the overall ERUs expended against the overall number of connections placed into service. This will allow a better estimate of the system's adequacy.

Pursuant to RCW 90.03.386(2), the "Wallace Ranch Riverfront Service and Retail Area" identified on Figure 1-1 Service Area in the WSP now represents "place of use" for this system's water rights. Future changes in service area must be made through a WSP update.

Wallace Ranch Riverfront has a duty to provide new water service within its retail service area. This WSP includes service policies to describe how the system plans to provide new service within its retail service area.

Submittal of the WSP included local government consistency determination from Kittitas County Planning Department. This plan meets local government consistency requirements for WSP approval pursuant to RCW 43.20 for this entity.

The water system is located within the Upper Yakima – 39 Water Resource Inventory Area (WRIA). Ecology has not determined whether the WSP was not inconsistent with an approved watershed plan. DOH encourages the water system to contact Ecology regarding this matter.

Thank you for your cooperation. DOH recognizes the significant effort and resource commitment involved in the preparation of this Water System Plan. If you have any comments or questions concerning our review, please contact Russell Mau, PhD, PE, at (509) 329-2116 or by

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email at russell.mau@doh.wa.gov or Hollis Staal at (564) 233-8707 or by email at hollis.staal@doh.wa.gov.

Sincerely,

A handwritten signature in black ink that reads "Hollis Staal". The signature is written in a cursive style with a large, sweeping flourish at the end.

Hollis Staal
Office of Drinking Water, Regional Planner

A handwritten signature in black ink that reads "Russell Mau". The signature is written in a cursive style with a large, sweeping flourish at the end.

Russell Mau, PhD, PE
Office of Drinking Water, Regional Engineer

Attachments: Department of Ecology correspondence
Distribution Main Construction Completion ReportForm

cc: Kittitas County Health Department
Kittitas County Planning Department
Charles Marshall, Project Manager, Wallace Ranch Riverfront
Ida Fischer, Aspect Consulting
Mark Nelson, Evergreen Valley Utilities SMA 149
Jamie Clark, DOH Regional Planner
John Freitag, DOH Environmental Planner