



Albemarle County

Legislation Text

File #: 17-435, **Version:** 1

AGENDA DATE: 7/5/2017

TITLE:

ACSA 201700001, VDOT Residency Office Water Service Request

SUBJECT/PROPOSAL/REQUEST: Work session on a request to provide water service to the VDOT Residency Office (TMP 07900-00-00-003A0).

ITEM TYPE: Regular Action Item

STAFF CONTACT(S): Walker, Kamptner, Graham, Gast-Bray, Benish

PRESENTER (S): David Benish

LEGAL REVIEW: Yes

REVIEWED BY: Douglas C. Walker

BACKGROUND: The Virginia Department of Transportation is requesting the provision of public water service to the VDOT Residency Office site located on Richmond Road (Rt. 250), east of the I-64/Rt. 250 Interchange (Attachment A). The 26.7 acre site consists of four (4) structures and storage areas for materials and equipment. Two (2) of the structures are office buildings housing VDOT Residency staff. The buildings are served by a well on-site. The property is zoned RA, Rural Areas, and is designated Rural Area in the County's Comprehensive Plan/Land Use Plan.

The applicant is requesting public water service to address the existence of copper in the water in the buildings. This is based on evidence of copper in the water when tested from the taps within the building. According to the Health Department (Attachment C), the copper found in the water is caused by naturally acidic well water leaching copper from the existing copper plumbing within the building.

The applicant has also noted that if public water is provided to the site to address the water quality condition, a residual benefit of that service is that "brining" operations could occur on-site. Brining is the mixing of the liquid applied on roads during snow and ice conditions. Brining occurs at other VDOT sites in the County but not at this site.

STRATEGIC PLAN: Infrastructure Investment: Prioritize, plan and invest in critical infrastructure that responds to past and future changes and improves the capacity to serve community needs.

DISCUSSION: The Comprehensive Plan strategy regarding the provision of public water and sewer service within the County as it relates to properties located in the Rural Area states that "[t]he boundaries of the Development Areas are to be followed in delineating jurisdictional areas. Change to these boundaries outside of the Development Areas should only be allowed when: (1) the area to be included is adjacent to existing lines; and (2) public health and/or safety is in danger."

This strategy reflects the fact that public water and sewer systems are a potential catalyst for growth and

capacities need to be efficiently and effectively reserved and used to serve the Development Areas. Continued connections of properties in the Rural Area should be the exception, as the further extension of lines into the Rural Area will strain limited water resources and capacity.

Regarding this request's consistency with the above noted policy, the site is adjacent to an existing water line intended to serve only the Rivanna Village Development Area. Regarding the health and safety condition, according to the Health Department (Attachment C), the source of the copper found in the water is not from the on-site water source-the existing well. The naturally acidic well water is corrosive to the existing copper plumbing within the buildings. This corrosive activity generates copper in the water. There are currently alternatives to address this condition that do not require the use of public water, including treatment of the acidic water and/or replacement of the copper pipes with ones made of readily available alternate materials.

The applicant has also inquired whether conducting brining operations on-site that could be possible with the provision of public water would be considered meeting a broader public health or safety issue (more efficient delivery of services during snow/ice conditions). Staff cannot recall an ACSA request/concept of this nature ever being considered by this, or previous Boards. Staff does not believe that the opportunity to allow brining operations on-site rises to the level of a health or safety issue at this time and in this situation. VDOT currently has other locations where brining operation can, and are, occurring. It is also not clear at this time whether other potential sites or options/arrangements to accomplish brining in this general area have been pursued or exhausted.

BUDGET IMPACT: There is no cost to the County. The property owners would bear any costs for water and/or sewer connection.

RECOMMENDATION:

Staff opinion is that the current conditions on-site do not constitute a danger to public health or safety, as there are measures available to address the existing conditions in lieu of the provision of public water to the site. Staff does not recommend that the Board set a public hearing to consider adding this parcel to the ACSA Service Jurisdictional Area for Water Service.

Should the Board want to set a public hearing on this request, staff recommends that the public hearing be set for August 9, 2017.

ATTACHMENTS:

- A - Location Map with Nearest Development Areas
- B - Existing Jurisdictional Area Designations
- C - Va. Dept. of Health, e-mail to David Benish