

# **Rogue Lea Estates**

## **Wellhead Protection Plan**

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**(Note: this document contains only Section 4 of the Rogue Lea Estates Drinking Water Protection Plan)**

### **SECTION 4: DRINKING WATER PROTECTION MANAGEMENT PLAN**

The management plan for Rogue Lea Estates is designed to focus on two specific areas of concern, activities associated with barn area and activities associated with the high density housing in and around Rogue Lea Estates. In most cases rules and guidelines already established by the owner and management of Rogue Lea Estates provide a high level of protection for the aquifer that supplies the drinking water supply.

#### **4.1 Barn Area Management.**

Management practices that will be implemented in the barn area by the owner and management of Rogue Lea Estates to reduce the threat of potential contamination of the drinking water source include the following three items:

- 1) Conducting maintenance and refueling of all motorized equipment in the portion of the barn where the ground is covered by a concrete floor.
- 2) Keeping a 5-gallon bucket of kitty litter on site to contain and capture any accidental spills that might occur during routine maintenance and refueling of motorized equipment or paint spills associated with the recycling collection area.
- 3) Periodic checking for evidence of leaks or spills within the barn area.

There are no reasonable alternatives to the barn for the storage and maintenance of motorized equipment inside Rogue Lea Estates. In addition, the cost involved with constructing a new storage facility or moving the current facility to a different location within the park is prohibitive. The number and quantity of materials that could pose a threat to the drinking water supply stored within the barn area is small. Thus, the management approaches proposed by the ownership and management of Rogue Lea Estates focus on the containment and quick clean up of any accidental spill(s) that might occur. Since accidental spills have not been a problem in this area historically and there has been no positive detection's for VOCs, the added precautionary measures should reduce the potential risk of groundwater contamination in this area from high to moderate.

#### **4.2 High Density Housing Management.**

Management practices designed to reduce potential contaminant threats within the Rogue Lea

Estates residential area include a combination of regulatory and non- regulatory management tools. Regulatory management tools have been in place for several years and are clearly spelled out in the Park Rules And Regulations (Appendix B). These regulatory tools are the following:

- 1) No car repairs are allowed inside Rogue Lea Estates.
- 2) A car wash is provided for Rogue Lea tenants. The car wash is located inside the 5-year TOT has a concrete floor, and floor drains that are connected to city sewer.
- 3) Vehicles are not to be washed at the tenant's space or in the street.

These regulatory management options significantly reduce the threat of non-point source groundwater contamination from fluids associated with widespread automobile use and maintenance. With these management options in place the potential risk to the water supply from this kind of activity should be reduced from moderate to low.

Household activities that might produce a non-point source contamination threat throughout the area that falls under the jurisdictional control of Rogue Lea Estates are targeted for a public education campaign. The public education campaign will use a two pronged approach; educational fliers and notices and encouraging participation in Grants Pass -Medford area waste reduction programs. Educational fliers and notices will be distributed to the residents of Rogue Lea Estates through door to door contact, mass mailings, and articles in the park news letter. Printed materials will describe wellhead protection, the location of the wellhead protection area, and the proper ways for handling and disposal of hazardous household materials (Appendix C). These materials will also be included in a Drinking Water Protection Packet that will be distributed by management to new residents as they move into the area. Grants Pass -Medford area household hazardous materials collection events will be advertised in the news letter and residents will be encouraged to participate.

The public education campaign is justified as risk reducing measure in Oregon's Wellhead Protection Program Guidance Manual (Stewart and Nelson, 1996) where it states "... it is the advisory committee's and state agency's opinions that groundwater protection within the wellhead protection areas can best be accomplished by the RMAs developing partnerships with local business, industry, and the agricultural community and focusing on educational/training and pollution prevention concepts." In the case of Rogue Lea Estates, no businesses, industries, or agricultural activities have been identified so the idea has been focused on forging a partnership with the community residents in the hopes that they will take some personal ownership in the protection of their drinking water supply. The establishment of this partnership will ensure that the risks associated with high density housing inside Rogue Lea Estates remains low.