



COMMONWEALTH OF PENNSYLVANIA
PENNSYLVANIA PUBLIC UTILITY COMMISSION
400 NORTH STREET, HARRISBURG, PA 17120

November 4, 2025

IN REPLY PLEASE
REFER TO OUR FILE

Docket No. A-2025-3057461
Utility Code 230087

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RE: Application of The York Water Company - Wastewater for approval of the right to: (1) acquire certain wastewater system assets of Pine Run Management, LLC; and (2) begin to offer, render, furnish or supply wastewater service to the public in a portion of Hamilton Township, Adams County, Pennsylvania at Docket No. A-2025-3057461

Dear Attorneys Ryan, Hassel and Rulli:

On September 15, 2025, The York Water Company – Wastewater (York Water-WW) filed the above-captioned document (Application) with the Pennsylvania Public Utility Commission (Commission). For the Commission to complete its analysis of the filing, please respond with the information requested in the attached document.

Please forward the information to the Secretary of the Commission at the address listed below **within ten (10) business days** from the date of this letter. All documents requiring notary stamps must have original signatures. The Commission strongly encourages submission through efilings with the Secretary of the Commission by opening an efilings account through the Commission website and accepting eservice at <https://efiling.puc.pa.gov>. The Commission is accepting all public documents through our efilings system at this time.

If your filing contains confidential material, you are required to either file by overnight delivery or submit to the Secretary's Share Point File system to ensure the timely filing of your submission. Filers should contact the Secretary's Bureau in advance to gain access to the Share Point File system. Make sure to reference the Docket Number listed above when filing your response. The overnight address for hard-copy or confidential responses is:

Matthew L. Homsher, Secretary
Pennsylvania Public Utility Commission
400 North Street
Harrisburg, PA 17120

Please note your answers must be verified per 52 Pa. Code § 1.36. Accordingly, you must provide the following statement with your responses:

I, [print name of appropriate company representative], hereby state that the facts above set forth are true and correct to the best of my knowledge, information and belief, and that I expect to be able to prove the same at a hearing held in this matter. I understand that the statements herein are made subject to the penalties of 18 Pa. C.S. § 4904 (relating to unsworn falsification to authorities).

Signature _____
Title _____
Date _____

Please contact the below staff person if any problems should arise that prevent a full response within ten business days or if any clarification of these data requests is needed. Please mark the materials “CONFIDENTIAL” in bold or highlighted manner if any of the requested information is deemed to be of a confidential nature.

In addition, to expedite completion of the review, please send a copy of the response to James Kennedy, in the Water/Wastewater Section of the Bureau of Technical Utility Services via e-mail at jameskenne@pa.gov. Please also direct any questions to James Kennedy at telephone number (717) 783-3971. Thank you in advance for your cooperation.

Sincerely,



Matthew L. Homsher
Secretary

Enclosure: TUS Data Request Set 1

cc: Darryl Lawrence, Office of Consumer Advocate (w/enclosure), ra-oca@paoca.org
Melanie El Atieh, Office of Consumer Advocate (w/enclosure), melatieh@paoca.org
NazAarah Sabree, Office of Small Business Advocate (w/enclosure), ra-sba@pa.gov
Allison Kaster, Bureau of Investigation & Enforcement (w/enclosure), akaster@pa.gov

TUS Data Request Set 1

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Note: Please restate the data request prior to providing a response. In addition, provide the name and title of the person(s) providing the response and/or information for each data request.

- A-1. The Application's Exhibit B included a copy of a map (Requested Territory Map) entitled "Exhibit B-2: Proposed Wastewater Expansion," dated July 22, 2025. The Application's Exhibit B also included a written description by bearing angles and distances of the requested territory's boundaries. However, the boundary line segment labels indicated in Exhibit B are not identified on the Requested Territory Map. Please provide a revised Requested Territory Map that includes the line segment labels noted in Exhibit B next to the associated line segments on the Requested Territory Map with a defined beginning point.
- A-2. In Section 4 of the Application, York Water-WW indicated that the requested territory includes three phases of development, with Phases I and II already constructed, Phase III currently under construction, and an estimated 141 residential units at full build-out. The Requested Territory Map, however, includes two areas marked "PH. 1" and "PH. 2", appearing to indicate Phases I and II, but there is no reference to Phase III. Please provide a revised Requested Territory Map, with bearing angles and distances, that separately identifies all three phases of development for the Pine Run Retirement Community (Pine Run MHP).
- A-3. In Section 4 of the Application, York Water-WW indicated that Exhibit C of the Application included Pine Run MHP Phase III planning approval for the Pine Run MHP development. However, Exhibit C included a copy of a land use consistency response letter from Hamilton Township, and a land use consistency request letter sent to Adams County. Please provide a copy of the approved land development plan for Pine Run MHP Phase III and the associated municipal land development approval letter from Hamilton Township.
- A-4. In Section 5 of the Application, York Water-WW indicated that the seller will transfer certain wastewater system assets (the Wastewater System) to York Water-WW upon Pennsylvania Department of Environmental Protection's (DEP's) approval of the permit transfer(s). Also, the Application's Exhibit E included a copy of National Pollutant Discharge Elimination System Permit No. PA0083836. However, York Water-WW did not provide copies of any water quality management (WQM) permits for the Wastewater System, including WQM Permit No. 0190401 T-1 identified in the Application's Exhibit E, DEP Sewage Facilities Planning for Pine Run MHP Phase III Component 3, Section G.2.a. Please provide a list of all DEP permits to be acquired by York Water-WW from Pine Run Management, LLC (Pine Run), and provide copies of those permits.
- A-5. The Application's Exhibit E also included a map image titled "Waters of the US Drawing" for the "Greiner Property 2843 Mt. Pleasant Road Mount Joy, PA." Please clarify the intent of providing this map as part of the Application.

TUS Data Request Set 1

Application of The York Water Company - Wastewater for approval of the right to: (1) acquire certain wastewater system assets of Pine Run Management, LLC; and (2) begin to offer, render, furnish or supply wastewater service to the public in a portion of Hamilton Township, Adams County, Pennsylvania at Docket No. A-2025-3057461

- A-6. In Section 10 of the Application, York Water-WW indicated that water meters have been set in all but four of the Pine Run MHP residential units. Please confirm that water meters will be installed for all Pine Run MHP customers before York Water-WW bills Pine Run MHP customers for service, or identify the applicable flat rate in York Water-WW's tariff that York Water-WW would charge if water usage data for a wastewater customer is not available.
- A-7. In Section 15 of the Application, York Water-WW explained how Application approval is in the public interest. Please explain how Application approval would benefit current York Water-WW customers.
- A-8. The Application's Exhibit C included a copy of the Land-Use Compliance request letter sent to Adams County. Please provide a copy of the response letter from Adams County, or if no response letter from Adams County has been received, provide a statement verifying if the Application is compliant with the county comprehensive plan and any applicable zoning ordinances.
- A-9. The Application's Exhibit J included a description of the facilities to be acquired by York Water-WW that listed 55 manholes. The map provided in Exhibit J, however, shows 56 manholes. Please explain this discrepancy and clarify the total number of manholes to be acquired, with a revised Exhibit J.
- A-10. The Application's Exhibit J included a description of the Wastewater System that did not separately identify any company-owned service laterals. Please clarify if company-owned service laterals are included in the purchase of the Wastewater System.
- A-11. Please clarify if York Water-WW is anticipating any physical, operational, or managerial changes to York Water-WW's operations as a result of the acquisition.
- A-12. Please state if York Water-WW and Pine Run are affiliated with one another.