

October 27, 2025

Andrew Loia
Urban Patterns
Via email: andrew@urbanpatterns.com

**Re: New Well (PR#133-2025)
Bayocean (Formerly Tillamook Oyster Company) (PWS ID#05167)
Site Plan Evaluation**

Dear Andrew:

Thank you for your submittal to the Oregon Health Authority's Drinking Water Services (DWS) of plan review information for the new well for Bayocean. On October 7, 2025, our office received a site plan and well drilling specifications. A plan review fee of \$825 was received on October 14, 2025.

The project includes drilling a well to a proposed depth of at least 150 feet below ground surface. The proposed location of the well appears to be in a flood zone. The site plan indicates that the water system will not have the required 100' radius of control, the well will be located approximately 20 feet from the road (100 feet is required for a confined well), and a parking lot is within the 100-foot sanitary setback. The parking lot would be considered a sanitary hazard.

Due to the setback, location of the road, and radius of control issues noted above, **the site plan/location cannot be approved at this time**. If a properly constructed confined aquifer well is drilled, please submit:

1. The well driller's report (well log).
2. A waiver request for the above noted setback issues, as appropriate.
3. Well pumping test information including static water level, pumping rate, drawdown and rate of recover.
4. Pump information.
5. Raw (Untreated) Water Quality Data including coliform bacteria, IOCs (including nitrate, nitrite and arsenic), SOCs, VOCs. These are to be taken from the new well's raw water sample tap at the wellhead. Note that if the water system falls into the transient water system category, only coliform, nitrate and arsenic are required.

6. Engineered plans that show the above-well structure detail including the well house, concrete slab, drainage, pump-to-waste piping and plans and specifications for reconnection of the well to the water system, as well photos or drawings that show the well casing is at least 2 feet above the 100-year flood level.
7. A copy of the Water Right Permit from WRD, if a water right permit is required.

A regional geologist in our program reviewed the proposed well construction. **He noted the following, which should be shared with the well driller:**

- There are no well logs of adequate depth close enough to the proposed well location to make a reasonable estimate of the depth to an adequate water-bearing zone and required depth of the casing seal. Oregon Water Resources Department's database has five wells in this section that have depths greater than 100 feet. Four of them capture water from a *confined aquifer*, either within the sediments or within the underlying bedrock.
- If a confined water-bearing zone is encountered, the casing and the casing seal must extend a minimum of 5 feet into the confining layer immediately above the water-bearing zone.

As noted on page 1, the well location has several issues: the 100' radius of control is not met, there is a sanitary hazard within the 100' setback, and the well is located within 100' of a road. A waiver for these issues cannot be approved prior to drilling a well. If the well is properly drilled into a confined aquifer, then OHA/DWS may be able to waive the requirement. If the well is not drilled into a confining aquifer, then OHA/DWS may not be able to approve the well for use by the water system. The waiver form can be found on our website under the plan review section. Note that the parking lot may require additional mitigation such as curbing and pavement within that 100' radius.

Surface water is present within 500 feet of the proposed well location. The well construction and aquifer characteristics will be reviewed for any ground water under the direct influence (GWUDI) concern after the well is constructed and the well log has been submitted for evaluation. Note that a GWUDI designation would require installation of surface water treatment, including filtration and disinfection.

The above items should reference Plan Review #133-2025 and can be emailed to me at Carrie.L.Gentry@oha.oregon.gov.

If you have any questions, please feel free to call me at (971) 201-9794.

Sincerely,



Carrie Gentry, PE
Regional Engineer

OHA-Drinking Water Services
Carrie.L.Gentry@oha.oregon.gov

cc: Jaime Craig, REHS, Tillamook County Health
Nicole Alfafara, REHS, OHA/DWS
Tommy Laird, OWRD Well Construction Inspection Program Coordinator
Travis Kelly, OWRD Well Construction Inspection Program Coordinator