Oregon
Theodore R. Kulongoski., Governor

Department of Human Services
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May 26, 2009

Steve Pitkin
81191 Gronnel Road
Seaside, OR 97318

Re: Oney's Restaurant (PWS# 90413) Reactivation of Well (CLAT101)
Conditional Approval - PR# 109-2009

Dear Mr. Pitkin

Thank you for meeting with me to conduct the plan review inspection on May 22, 2009. Our records indicated that Oney's Restaurant burned down on May 7, 2008, thereby reducing the number of customers and connections below that which is considered a regulated water system (3 connections serving less than 10 people remained after the fire). Since the restaurant is being reconstructed and expected to open in roughly a month (more than 1 year after the fire) the system must undergo plan approval. Because most of the infrastructure remained in-tact after the fire, I have waived the normal $150 plan review fee. The plan review inspection was conducted in order to facilitate the plan review process and identify conditions that will need to be met in order to receive final approval.

Prior to using the well to service the restaurant, the following conditions will need to be met:

1. Due to the severe corrosion of the well casing (see pictures on page 4), the Water Resources Department would likely consider the well a "Health Threat" as defined in OAR 690-200-0050(56). The well casing must be repaired such that the corroded section of casing be removed down to solid steel with a thickness of ¼-inch (the thickness of the original casing as installed in 1969) and a new segment of ¼-inch steel casing be welded on, extending to a point 12-inches above the concrete slab. As part of this repair, a new sanitary well seal must be installed. The well must be disinfected according to OAR 690-210-0380 once the work has been completed. Within 30 days of completion of well repairs, the constructer must permanently affix a well identification label to the wellhead in accordance with OAR 690-0200-0048. The identification label can be furnished by the Water Resources Department and can be affixed by the water well constructor.

The work to repair the well casing is required to be completed by a licensed water well constructor or a landowner with a Landowner's Well Permit and $5,000 bond per Water Resources Department requirements under OAR 690-215-0006. I have enclosed a Landowner's Well Permit application packet for your use, however, I would strongly recommend using a licensed contractor who will be experienced in meeting the Water Resources Department requirements.

Once the work is completed, please submit a Well Report and Start Card filled out according to Water Resources Department Requirements under OAR 690-205-0175.

For more information on Water Resources Department Requirements, call 503-986-0851.

2. Piping arrangements shall be made to the wellhead to allow the total flow of the well to be pumped to waste.
3. Piping arrangements shall be made to bypass the pressure tanks to permit operation of the system while the tank is being maintained or repaired.
4. The location of the chlorine injection must be moved from its current location to the unused injection port after the well check valve just prior to the smaller 115-gallon pressure tank.
5. Once the chlorine injection point has been relocated, arsenic, nitrate, and coliform samples will need to be taken from the well and sent to an approved lab for analysis, prior to the point of chlorine injection (raw water samples) and results submitted to our office for review.
6. Submit a map showing any hazards within 100-ft of the well. Hazards include, but are not limited to: any existing or proposed pit privy, subsurface sewage disposal drain field; cesspool; solid waste disposal site; pressure sewer line; buried fuel storage tank; animal yard, feedlot or animal waste storage; untreated storm water or gray water disposal; chemical (including solvents, pesticides and fertilizers) storage, usage or application; fuel transfer or storage; mineral resource extraction, vehicle or machinery maintenance or long term storage; junk/auto/scrap yard; cemetery; unapproved well; well that has not been properly abandoned or of unknown or suspect construction; source of pathogenic organisms or any other similar public health hazards.

7. Standard Chlorox brand bleach, with no additives (scents, fabric softeners, etc.) is an acceptable product for continuous disinfection and should be used rather than the chlorine product in use at the time of the inspection.
8. A lock on the building that houses the wellhead must be provided.
9. A copy of the building occupancy permit for the restaurant must be submitted.
10. An Application for Waiver from the construction standards must be completed if there is no recorded easement around the well. I have partially completed the application form for you and enclosed it with this letter.

The well is not to be put into service until the conditions above have been demonstrated to our office to have been met and you have been notified by our office that it is approved for use.

In order to receive final approval, the following conditions will need to be met no later than July 1, 2009:

1. Submit a map showing the location, size, age (if known), and type of piping used in the distribution system.
2. Even though chlorine is only used to maintain a residual in the distribution system, the chlorine level in the distribution system must be measured using a DPD type test kit and recorded at least twice a week and at any time coliform samples are taken in the distribution system (chlorine measurements taken with coliform samples need to be recorded on the coliform sample lab form).

In addition to the conditions above, I have the following **comments/recommendations**:

1. Discontinue using chlorine to wash down the floor in the well control building and keep the area as dry as possible to avoid further corrosion of tanks, wellhead, and related electrical equipment.
2. Repair holes in the sides of the building to block out rodents, wind-driven rain, and freezing temperatures.
3. Recondition or replace the existing pressure tanks as soon as possible before they blow out through a corroded area.
4. I strongly encourage you to obtain a written easement for the property on which the well is located. The easement should be a restrictive easement for a 100-ft radius around the well (50-ft radius minimum), which will allow you legal access to the well and allow you to legally restrict the current and future owners from placing hazardous materials in the wellhead building or in close proximity to the well.

5. Because the well is located within 200-ft of Humbug Creek, the well is to be evaluated for being under the influence of surface water. You will be contacted by someone from our program with further instruction on completing this evaluation.

The pictures below show the corrosion of the well identified at the time of the plan review inspection on May 22, 2009.

Thank you for your time and cooperation in completing this project. If you have questions or would like this information in an alternate format, please feel free to contact me at any time at 971-673-0419 or via e-mail at evan.e.hofeld@state.or.us.

Sincerely,

Evan Hofeld
Regional Engineer
DHS-Drinking Water Program