

January 28, 2025

John Rossell
Pioneer Villa
33180 HWY 228
Halsey, OR 97348

sent by email only

**Re: New Well and Distribution (PR#106-2024)
Pioneer Villa (PWS ID#91700)
Site Plan Evaluation**

Dear John Rossell:

Thank you for your submittal to the Oregon Health Authority's Drinking Water Services (DWS) of plan review information for the new proposed well for Pioneer Villa. On December 3, 2024, the Oregon Health Authority Drinking Water Services (DWS) received a preliminary site plan drawing. A plan review fee of \$825 was received on December 3, 2024.

The project proposes drilling a well on the south side of the Pioneer Villa complex as part of an expansion of the public water system to include an RV rental development. The Pioneer Villa is located on the southeast corner of the Highway I-5 and 228 interchange.

Due to the setback and/or radius of control issue, **the site plan/location cannot be approved at this time.** 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.

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

- *“Proposed well location appears it will not meet setback requirements from truck parking lot. New proposed well appears it will not be connected to the existing Pioneer Villa PWS and a new PWS will be created.”*
- *“The proposed well location will be surficially located in what is field mapped as*

Holocene older alluvium. The other water system well L-119821 located approximately 800 feet to the west is surficially located in what is field mapped as the Willamette silt, which appears to overly aquifer materials and appears to be confining. The the aquifer at the current proposed location cannot be specifically characterized currently until the well is completed. Depending on the presence silt and clay layers and level of cementation, the aquifer characteristics can range from unconfined to confined. Surface geology as described by McConnell et al. 0-10-03, 2010. The proposed construction plans call for a 45 foot seal which shall be completed as per OAR 690-210-0130 or the applicable standard to a depth based on lithology encountered during drilling.”

- *“Note: The current proposed well location does not meet setbacks to a high-pressure sewer lift station and the gravel parking lot for large trucks according to submitted plans. A formal waiver from construction standards will likely be required. In the event of confirmed E. coli in the well, revocation of the waiver may occur.”*

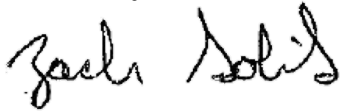
If a properly constructed confined aquifer well is drilled, please submit:

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 and radionuclides. These are to be taken from the new well's raw water sample tap at the wellhead.
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.
7. A copy of the Water Right Permit from WRD, if a water right permit is required.

The above items should reference Plan Review #160-2024 and can be emailed to me at zachariah.cunningham-golik@oha.oregon.gov.

If you have any questions, please feel free to call me at 541-231-9077.

Sincerely,

A handwritten signature in black ink, appearing to read "Zach Golik". The signature is fluid and cursive, with the first name "Zach" and last name "Golik" clearly distinguishable.

Zach Golik, PE
Regional Engineer
Drinking Water Services

CC: Stephen Kirkley, Linn County Public Health