



PUBLIC HEALTH DIVISION
Center for Health Protection, Drinking Water Services

Tina Kotek, Governor

Oregon
Health
Authority

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October 10, 2025

Blake Bell
DLF Headquarters East
33080 Red Bridge Road, SE
Albany, OR 97322

Re: Well (PR#156-2023)
DLF Headquarters East (PWS ID#95726)
Conditional Approval

Dear Blake Bell:

Thank you for your submittal to the Oregon Health Authority's Drinking Water Services (DWS) of plan review information for the well and water system of the DLF Headquarters East. On September 8th, 2025, DWS received drawings, sampling information, well information and a plan review fee of \$825.

The project is the review of an existing seed facility located along Highway 34, between Albany and Lebanon, Oregon. The review encompasses the existing ground water well and pressure tank. The DLF Headquarters East was identified as a public water system in 2023.

The plans are subject to the following conditions:

Well-

- Wells shall be constructed in accordance with the general standards for the construction and maintenance of water wells in Oregon as prescribed in OAR chapter 690, divisions 200 through 220. The as-built well has been reviewed by OHA's Regional Geologist and the existing well's casing sealant volume was determined to be deficient. Please refer to Regional Geologist comments included in this letter as well as OAR 333-061-0050(2)(a)(G).
- The Red Bridge Road is within the existing well's 100-foot setback. Public or private roadways may be allowed within 100 feet of a confined well, provided the

- well is protected against contamination from surface runoff or hazardous liquids
- which may be spilled on the roadway and is protected from unauthorized access. The well is drilled into a confined aquifer, so you must also demonstrate how well is protected from road runoff. Please reference to OAR 333-061-0050(2)(D).
 - Vehicle storage is present on the gravel parking adjacent to the existing well. This is considered a sanitary hazard and is not allowed within 100 feet of a well which serves a public water system.
 - Also provide verification there is not subsurface sewage disposal within the 100-foot well setback. Please reference to OAR 333-061-0050(2)(a)(E).
 - Based on the submitted information, the well casing appears to extend 4-5 inches above the concrete slab of the well house. The top of the well casing shall extend at least 12 inches above the concrete slab. Reference OAR 333-061-0050(2)(a)(K)(x).
 - Based on submitted information, it is not clear the well's effluent water line can be pumped solely to a waste, as need. Piping arrangements shall include provisions for pumping the total flow from the well to waste. Demonstrate construction meets this rule. Reference OAR 333-061-0050(2)(a)(K)(vi).
 - Based on submitted information, it is not clear the well house is constructed so that the well pump can be removed. Demonstrate as-built construction meets this rule. Reference OAR 333-061-0050(2)(a)(K)(vii).

Finished water storage-

- Based on submitted information, the pressure tank does not have bypass piping. Bypass piping around the pressure tank shall be provided to permit operation of the system while the tank is being maintained or repaired. Reference OAR 333-061-0050(6)(b)(B).
- Based on submitted information, it is not clear the pressure tank is designed for pressure at least 50 percent greater than the maximum system pressure anticipated. Demonstrate as-built construction meets rule. Reference OAR 333-061-0050(6)(b)(E).

In addition, I have the following comments.

- The extent of the water pipes associated with the public water system appear to be limited to one property parcel. In all public water systems where the system facilities and the premises (real estate and structure(s) on it) being served are both on the same parcel of property, requirements relating to pipe materials and pipe installation shall comply with the State Plumbing Code. Reference OAR 333-061-0050(8)(d).

The OHA Regional Geologist has reviewed the as-built well construction and provided the following comments for reference.

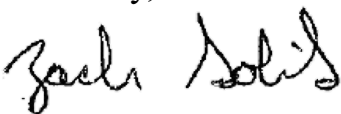
“The well was drilled to a depth of 101 feet in April 2005. The borehole is 10 inches in diameter to a depth of 18 feet and is 6 inches in diameter beyond that depth. The borehole caved back to a depth of 95 feet. A 6-inch casing was placed a depth of 79 feet and perforated from 58-78 feet in depth. The well was sealed to 18 feet in depth (7 sacks of bentonite were utilized and 8.21 sacks were required). The casing sealant volume used constitutes a sealant shortage of approximately 15% and therefore the well construction does not meet standards, (OWRD concurred 10-2-2025).”

“The well is located in what is surficially mapped as Quaternary Willamette Silt draped over terrace deposits (Qwst). The well appears to produce from gravel and sand, with water bearing zone depths reported from 47-78 feet in depth. The aquifer is overlain by what is reported as clay-brown/clay-brown with gravel which appears to be confining based on the rise in static water level (6 feet in depth) compared the initial water bearing zone depth.”

Until we receive verification that the conditions have been met, and final approval has been issued, the well and pressure tank are not approved for use. Documentation demonstrating how the above conditions were met should reference Plan Review #156-2023 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,



Zach Golik, PE
Regional Engineer
Drinking Water Services

CC: Stephen Kirkley, Linn County Environment Health
Tommy Laird, Oregon Water Resource Department
Lanaya Blakely, Oregon Water Resource Department