February 4, 2026

Michael Brady
Linn-Benton Community College
6500 Pacific Blvd.
Albany, OR 97321

s*ent by email only*

Re: Well (PR#137-2024)
Linn-Benton Community College (PWS ID#95748)
Conditional Approval

Dear Michael Brady:

Thank you for your submittal to the Oregon Health Authority's Drinking Water Services (DWS) of plan review information for the well and storage for Linn-Benton Community College. On January 13, 2026, DWS received updated drawings, as-built well log and a previously paid plan review fee of $825.

The project includes the construction of a new Linn-Benton Community College teaching facility west of Tangent, Oregon. The public water system construction includes a new well water source, water conveyance piping, and a poly storage tank, and a pressure tank. water storage.

The plans are approved subject to the following conditions:

Well-

- There appears to be an earthen storm water disposal/infiltration facility partially within the 100-radius setback of the as-built well per the site civil drawings. Per OAR 333-061-0050(2)(a)(E), storm water disposal is not allowed within a 100-foot of the well that serves a public water system. With application of final approval public water system, demonstrate the as-built condition of the site development meets this construction standard. This was noted in the site plan evaluation.
- The development site appears built on an agricultural field. Per OAR 333-061-0050(2)(a)(E), chemical storage, usage and/or application shall not be allowed within 100 feet of the well source. Demonstrate this construction standard has been met

with the application for final approval of the public water system. This was noted in the site plan evaluation.

- Piping arrangements from the new well shall include provisions for pumping the total flow from the well to waste per OAR 333-061-0050(2)(a)(K)(vi). Demonstrate this construction standard has been met with the application for final approval of the public water system.
- The well shall have a method of determining the total output per OAR 333-061-0050(2)(a)(K)(vii). Demonstrate this construction standard has been met with application for final approval of the public water system.
- The ground surface around the well slab shall be graded so that drainage is away from the well per OAR 333-061-0050(2)(a)(K)(ix). Demonstrate this construction standard has been met with application for final approval of the public water system.
- The top of the well casing shall extend at least 12-inches above the concrete slab per OAR 333-061-0050(2)(a)(K)(x). Demonstrate this construction standard has been met with application for final approval of the public water system.
- Before the well is placed into operation as the source of supply for a public water system, the following documents shall be submitted by the water supplier per OAR 333-061-0050(2)(a)(N):
    - Performance data on the pumps and other equipment.
    - Proposals for disinfection as required by section (5) of this rule, if applicable.
    - Reports on determination of potential direct influence by surface water into groundwater source as prescribed in OAR 333-061-0050(3) of this rule.

Finished water storage-

- Ground-level reservoirs shall be constructed on undisturbed soil, bedrock or other stable foundation material capable of supporting the structure when full per OAR 333-061-0050(6)(a)(B). Demonstrate this construction standard has been met with application for final approval of the public water system.
- When the access manhole is on the roof of the reservoir there shall be a curbing around the opening and a lockable watertight cover that overlaps the curbing per OAR 333-061-0050(6)(a)(J). Demonstrate this construction standard has been met with application for final approval of the public water system.
- A silt stop shall be provided at the outlet pipe per OAR 333-061-0050(6)(a)(N). Demonstrate this construction standard has been met with application for final approval of the public water system.

- With completion of as-built work, demonstrate finished water storage facilities has watertight roof per OAR 333-061-0050(6)(a)(I).
- Bypass piping around the pressure tank shall be provided to permit operation of the system while the tank is being maintained or repaired per OAR 333-061-0050(6)(b)(B). Demonstrate this construction standard has been met with application for final approval of the public water system.
- All pressure tanks shall be provided with a drain, a pressure gauge, an air blow-off valve, means for adding air and pressure switches for controlling the operation of the pump(s). Demonstrate this construction standard has been met with application for final approval of the public water system.

Disinfection of facilities-

- Following construction or installation of new facilities and repairs to existing facilities, those portions of the facilities which will be in contact with water delivered to users must be cleaned and flushed with potable water and disinfected according to AWWA Standards C651 through C654 before they are placed into service. Demonstrate this construction standard has been met with application for final approval of the public water system.

In addition to the above conditions, I have the following comment:

- The extent of planned new water pipe installation appears to be limited to one property parcel. Per OAR 333-061-0050(8)(d), public water systems where the system facilities and the premises 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. Coordinate with the local plumbing jurisdiction to ensure all water pipe installation are approved per State Plumbing Code.

A DWS Geologist has reviewed the as-built well and offered the following comments:

"*The well was drilled to a depth of 140 feet in July of 2025. A 10-inch borehole extends to a depth of 21 feet and is 6 inches in diameter beyond that depth to the bottom of the borehole (140 feet). The casing seal extends to 21 feet in depth and consists of 15 sacks of bentonite (15 sacks used, 9.6 required). The well construction is considered to meet standards in terms of casing depth, casing seal depth, sealant volume, and annular spacing.*

The new well is located in a crop-field, as per OAR 333-061-00502aE fertilizer and pesticide application or storage are not permitted within 100 feet of the wellhead. Setbacks

to all sanitary hazards shall be met or addressed through the OHA-DWS Waiver from Construction Standards."

"*The well is surficially located in what is reported as Quaternary stilt draped over terrace deposits. The well appears to produce from alluvial sediments consisting of clay, sand, and gravel appearing to be consistent with the Willamette Aquifer materials. The Willamette Silt (reported as brown/gray clay/gravel) overlying the water bearing zone appears to be confining based on the rise in static water level 21 feet, compared to the initial water bearing zone of 67 feet.*"

Until we receive verification that the conditions have been met, and final approval has been issued, the well and storage are not approved for use. Upon completion of the project, the engineer must verify in writing that construction was completed according to the submitted plans. If substantial changes are made, a set of as-built drawings must be submitted. Documentation demonstrating how the above conditions were met should reference Plan Review #137-2024 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 541-230-9077

Sincerely,

Zach Golik, PE
Regional Engineer
Drinking Water Services

CC: Nike Alviani, DWS Springfield
Stephen Kirkley, Linn County Environmental Health
Tommy Laird, Oregon Water Resource Department
Lanaya Blakely, Oregon Water Resource Department