



SUPPLEMENTAL APPLICATION

**HYDROGEOLOGIC REVIEWS**

(August - 2010)

**APPLICANT INFORMATION**

Name \_\_\_\_\_ Telephone \_\_\_\_\_

Date \_\_\_\_\_ E-mail \_\_\_\_\_

**WHAT IS A HYDROGEOLOGIC REVIEW?**

A professionally-prepared report providing sufficient analysis regarding the geology and hydrogeology of an area in the immediate vicinity of a proposed development, specified in Subsection 1006.05B of the ZDO, proposing to use an exempt-use well(s) as a water source. The purpose is to determine compliance with Subsections 1006.05B (1-3) of the ZDO:

- 1) That the subject aquifer is capable of sustaining the proposed development with sufficient potable water;
- 2) That the proposed development is not likely to unreasonably interfere with existing wells; and
- 3) That the proposed development is not likely to contribute to the overdraft of the affected aquifer.

**WHO PREPARES THE REVIEWS?**

Hydrogeologic reviews would typically be prepared by State-licensed geologists with specialized training and experience in hydrology.

**AREA OF APPLICATION**

The requirements of Subsections 1006.05 (B-E) apply to all subdivisions located outside of the Portland Metropolitan Urban Growth Boundary and all partitions, subdivisions, commercial, industrial and institutional development within a Sensitive Groundwater Area proposing to use an exempt-use well(s). (See Subsection 1006.05B of the ZDO). NOTE: Any proposed subdivision of 11 or more lots shall be served by a single public or community water source in which case a Hydrogeologic Review is not required. (See Subsection 1006.05H).

**REVIEW PROCESS:**

A Hydrogeologic Review shall be submitted concurrently with an application for partition, subdivision, or new commercial, industrial or institutional development when required pursuant to Subsection 1006.05B of the ZDO. All Hydrogeologic Reviews will be peer-reviewed by a qualified professional contracted by the County to examine the Reviews to ensure that the requirements of Subsection 1006.05C have been satisfied, study procedures and assumptions are generally accepted and that all conclusions and recommendations are supported and reasonable. (see Subsection 1006.05D). The peer-reviewer's

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**HOW LONG WIL IT TAKE TO RECEIVE A FINAL DECISION ON AN APPLICATION?**

Processing time is dependent upon existing workload at the time of application. Decisions on your application may take from 6 to 10 weeks to process. A final County decision must be made, inclusive of any potential appeals to the Hearings Officer, within 120 days if in the UGB and 150 days if outside the UGB.

**COMPLETE APPLICATIONS FOR DEVELOPMENTS REQUIRING HYDROGEOLOGIC REVIEWS PURSUANT TO SUBSECTION 1006.05B REQUIRE THE FOLLOWING IN ADDITION TO THE FORMS AND SUBMITTAL REQUIREMENTS FOR THE SPECIFIC APPLICATION TYPE PROPOSED:**

1. Supplemental Application – Information requested on this form.
2. Application Fee: \$\_\_\_\_\_ (*Fee is nonrefundable upon decision or staff report; partial refund if withdrawn after notice; full refund if withdrawn prior to notice.*)
3. Peer Review Deposit: \$\_\_\_\_\_ (*This is a deposit; additional fees may be required prior to final approval of your application based upon the actual cost of the review; if costs are less, a refund may be due.*)
4. Hydrogeologic Review: See submittal requirements in Subsection 1006.05C of the ZDO (See Attached)

**COMPLETE APPLICATIONS FOR DEVELOPMENTS REQUIRING HYDROGEOLOGIC REVIEWS PURSUANT TO SUBSECTION 1006.05B REQUIRE THE FOLLOWING IN ADDITION TO THE FORMS AND SUBMITTAL REQUIREMENTS FOR THE SPECIFIC APPLICATION TYPE PROPOSED:**

1. Supplemental Application – Information requested on this form.
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3. Peer Review Deposit: \$\_\_\_\_\_ (*This is a deposit; additional fees may be required prior to final approval of your application based upon the actual cost of the review; if costs are less, a refund may be due.*)
4. Hydrogeologic Review: See submittal requirements in Subsection 1006.05C of the ZDO (See Attached)

## SECTION 1006 - ZDO 222: GROUNDWATER ORDINANCE

### GENERAL INFORMATION

**Effective Date:** August 18, 2010

**Area of Applicability:** Outside the Portland Metropolitan Urban Growth Boundary (PMUGB) and Mt. Hood Urban Area. See amended Section 1006 of the ZDO.

Applies to the following types of land divisions/development proposing to use an exempt-use (not needing a permit from the state) well or wells for potable water:

- All proposed subdivisions (land divisions resulting in four or more lots); and
- All proposed land divisions (two or more lots) and new commercial, industrial or institutional development located inside a Sensitive Groundwater Area (SGA). An SGA is an area that has been identified by the State of Oregon as a groundwater limited area, critical groundwater area or other area where new groundwater appropriations are restricted by the State.

**Requirements:** See amended Section 1006 of the ZDO. Prior to land use approval from the Planning Department, development meeting the criteria above will be required to provide a hydrogeologic review report demonstrating that:

- The subject aquifer is capable of sustaining the proposed development;
- The proposed development is not likely to unreasonably interfere with existing wells; and
- The proposed development is not likely to contribute to the overdraft of the aquifer.

The hydrogeologic report will be peer-reviewed by a consultant selected by the county. More specific requirements for the report can be found in Section 1006 of the Clackamas County Zoning and Development Ordinance (ZDO). A guidance manual will also be available to the public on the effective date of the ordinance.

**Additional Provisions & Information:** Additional provisions in ZDO Section 1006 require:

- Proof of proper well abandonment, where applicable;
- A statement in the final plat for any land division within an SGA that acknowledges there is no guarantee of a sustained water supply and the County is not responsible for deepening or replacing wells; and
- All new subdivisions of 11 or more lots are to be served by a public or community water (PMUGB) and Mt. Hood Urban Area. See amended Section 1006 of the ZDO.

Applies to the following types of land divisions/development proposing to use an exempt-use (not needing a permit from the state) well or wells for potable water:

- All proposed subdivisions (land divisions resulting in four or more lots); and
- All proposed land divisions (two or more lots) and new commercial, industrial or institutional development located inside a Sensitive Groundwater Area (SGA). An SGA is an area that has been identified by the State of Oregon as a groundwater limited area, critical groundwater area or other area where new groundwater appropriations are restricted by the State.

**Requirements:** See amended Section 1006 of the ZDO. Prior to land use approval from the Planning Department, development meeting the criteria above will be required to provide a hydrogeologic review report demonstrating that:

1006.04 DEFINITIONS (8/18/10)

Unless specifically defined in Subsection 1006.04, words or phrases used in Section 1006 shall be interpreted to give them the same meaning as they have in common usage and to give Section 1006 its most reasonable application. (8/18/10)

- A. "Aquifer" means a layer of rock or alluvial deposit which holds water. (8/18/10)
- B. "Development permit" means any county partition or subdivision approval; approval of commercial, institutional or industrial development; or residential building or manufactured dwelling placement permit, including any land-use decision, as defined in ORS 197.015, required by this ordinance to be made prior to issuance of the residential building or manufactured dwelling placement permit. (8/18/10)
- C. "Exempt-use well" means a well from which groundwater is used as defined in ORS 537.545(1) as amended. (8/18/10)
- D. "Groundwater" means any water, except capillary moisture, beneath the land surface or beneath the bed of any stream, lake, reservoir or other body of surface water, whatever may be the geological formation or structure in which such water stands, flows, percolates or otherwise moves. (8/18/10)
- E. "Permitted well" means a well from which the intended use of water requires a registration, certificate of registration, application for a permit, permit, certificate of completion or groundwater right certificate under ORS 537.505 to 537.795 and 537.992. (8/18/10)
- F. "Sensitive Groundwater Area" means any area classified by the State of Oregon as a groundwater limited area, critical groundwater area or other area where new groundwater appropriations are restricted by the State of Oregon. (8/18/10)
- G. "Unreasonably interfere" means a proposed development will result in one or more senior ground water appropriators being unable to obtain either the permitted or the customary quantity of ground water, whichever is less, from a reasonably efficient well that fully penetrates the aquifer where the aquifer is relatively uniformly permeable. However, in aquifers where flow is predominantly through fractures, full penetration may not be required as a  
1006 shall be interpreted to give them the same meaning as they have in common usage and to give Section 1006 its most reasonable application. (8/18/10)

- A. "Aquifer" means a layer of rock or alluvial deposit which holds water. (8/18/10)
- B. "Development permit" means any county partition or subdivision approval; approval of commercial, institutional or industrial development; or residential building or manufactured dwelling placement permit, including any land-use decision, as defined in ORS 197.015, required by this ordinance to be made prior to issuance of the residential building or manufactured dwelling placement permit. (8/18/10)

- C. "Exempt-use well" means a well from which groundwater is used as defined in ORS 537.545(1) as amended. (8/18/10)

The provisions of this section apply outside the Portland Metropolitan Urban Growth Boundary and the Mount Hood urban area. (8/18/10)

A. Applicants for any development permit shall specify a lawful water source for the proposed development, such as a public or community water system, certificated water right or exempt-use well. (8/18/10)

B. All subdivisions outside of the Portland Metropolitan Urban Growth Boundary proposing to use an exempt-use well or wells and all land divisions, and new industrial, commercial or institutional development located within a Sensitive Groundwater area and proposing to use an exempt-use well or wells must affirmatively demonstrate: (8/18/10)

1. That the subject aquifer is capable of sustaining the proposed development with sufficient potable water. (8/18/10)
2. That the proposed development is not likely to unreasonably interfere with existing wells. (8/18/10)
3. That the proposed development is not likely to contribute to the overdraft of the affected aquifer. (8/18/10)

C. Unless waived by the Planning Director, an applicant for any proposed development subject to ZDO § 1006.05(B) shall submit a hydrogeologic review with the subject application. The purposes of a hydrogeologic review are to provide information and professional analysis regarding the geology and hydrogeology of the area in the immediate vicinity of the proposed development for the County to determine compliance with ZDO § 1006.05(B) (1) – (3). Study findings, maps, and conclusions shall be presented in a clear and understandable report. (8/18/10)

1. A hydrogeologic review report shall include sufficient evidence and analysis to demonstrate compliance with ZDO 1006.05B, and at a minimum, shall include the following information: (8/18/10)
  - a. A map showing all lots and parcels within at least one-quarter mile of the proposed development; (8/18/10)
  - b. The location, as determined by publicly available information, of all known wells on all lots or parcels within at least one-quarter mile of the proposed development, and the quantity of water permitted to be used; (8/18/10)

certificated water right or exempt-use well. (8/18/10)

B. All subdivisions outside of the Portland Metropolitan Urban Growth Boundary proposing to use an exempt-use well or wells and all land divisions, and new industrial, commercial or institutional development located within a Sensitive Groundwater area and proposing to use an exempt-use well or wells must affirmatively demonstrate: (8/18/10)

1. That the subject aquifer is capable of sustaining the proposed development with sufficient potable water. (8/18/10)
2. That the proposed development is not likely to unreasonably interfere with existing wells. (8/18/10)

tentative land division which has been approved by the county, and shall assume development of a single-family residence on each undeveloped lot or parcel. (8/18/10)

- d. The quantity of water the proposed land use will utilize. If the proposal is for residential use, water use shall be calculated as 400 gallons/day per household and 2000 gallons/day for lawn and landscape irrigation from June through September. If the proposal is for a land division for residential purposes, all proposed lots or parcels shall be included in the calculation, and the calculation shall assume that the remainder of the tract will be developed at its allowed density. (8/18/10)
  - e. Identification of aquifers in the area of the subject property; (8/18/10)
  - f. Compilation and review of available geologic and hydrogeologic studies of the review area; (8/18/10)
  - g. Compilation and evaluation of available well deepening and replacement well information in the review area; (8/18/10)
  - h. Compilation and analysis of existing geologic information, including representative well logs, physical location of representative wells, and an evaluation of the local stratigraphy and geologic structure in the review area; (8/18/10)
  - i. Compilation and analysis of existing and available water level and pump test information including evaluation of long-term stability and sustainability of groundwater levels (heads); and (8/18/10)
  - j. Interpretation of the information gathered for subsections (1)(a) through (i) of this section, including preparation of geologic and hydrogeologic maps and cross sections necessary to support and/or illustrate the interpretation. (8/18/10)
2. A hydrogeologic review shall conclude that there is sufficient information to demonstrate compliance with ZDO §1006.05B, and may need to be based on draw down tests or other physical measurements where necessary. (8/18/10)
  3. The Planning Director may, at the Director's discretion, allow an applicant to modify the water use assumptions used in the hydrogeologic review where an applicant proposes enforceable water use assumptions for residential use, water use shall be calculated as 400 gallons/day per household and 2000 gallons/day for lawn and landscape irrigation from June through September. If the proposal is for a land division for residential purposes, all proposed lots or parcels shall be included in the calculation, and the calculation shall assume that the remainder of the tract will be developed at its allowed density. (8/18/10)
    - e. Identification of aquifers in the area of the subject property; (8/18/10)
    - f. Compilation and review of available geologic and hydrogeologic studies of the review area; (8/18/10)
    - g. Compilation and evaluation of available well deepening and

c. Landscaping with drought resistant plants; or (8/18/10)

d. Rainwater harvest and/or the use of cisterns. (8/18/10)

To be deemed enforceable, any conservation or reuse measure must be approved by County Counsel. (8/18/10)

D. All reviews and plans required by this Section shall be reviewed by a qualified professional of the County's choice during the development review process. Such review shall include examination to ensure required elements have been completed, study procedures and assumptions are generally accepted, and all conclusions and recommendations are supported and reasonable. (8/18/10)

E. Outside of Sensitive Groundwater Areas, the Planning Director may, at the Director's discretion, waive some or all of the requirements for a hydrogeologic review where an applicant demonstrates through well logs or other evidence that the specified information is not necessary to determine compliance with ZDO 1006.05B. (8/18/10)

F. Water service for partitions and subdivisions shall be provided according to the provisions of ORS 92.090. When no water is to be provided by a public or community water system, there shall be a note on the final plat indicating that no public water service is being provided, in addition to the filing and disclosure requirements of ORS 92.090. (8/18/10)

G. Approved land divisions at densities requiring public water service shall include a note on the final plat indicating public water service is required for development. (2/10/94)

H. For any subdivision of 11 lots or more, all lots shall be served by a single public or community water source. (8/18/10)

D. All reviews and plans required by this Section shall be reviewed by a qualified professional of the County's choice during the development review process. Such review shall include examination to ensure required elements have been completed, study procedures and assumptions are generally accepted, and all conclusions and recommendations are supported and reasonable. (8/18/10)

E. Outside of Sensitive Groundwater Areas, the Planning Director may, at the Director's discretion, waive some or all of the requirements for a hydrogeologic review where an applicant demonstrates through well logs or other evidence that the specified information is not necessary to determine compliance with ZDO 1006.05B. (8/18/10)

# Guidance for the Preparation of Hydrogeologic Review Reports

## Clackamas County Zoning and Development Ordinance Section 1006

Prepared by

*Clackamas County Department of Transportation and Development*

*Strategic Planning and Sustainability Division*

*AMEC Earth & Environmental, Inc.*

January, 2011



## Clackamas County Zoning and Development Ordinance Section 1006

# Hydrogeologic Review Report Manual

## INTRODUCTION

On May 20, 2010 the Clackamas County Board of County Commissioners (BCC) approved and adopted amendments to Section 1006 of the Clackamas County Zoning and Development Ordinance (ZDO). These amendments address water supply standards outside the Portland Metropolitan Urban Growth Boundary (PMUGB) in unincorporated areas of Clackamas County and the Mount Hood Urban Area as they pertain to certain developments that propose to utilize exempt use wells (see Applicability section below). Section 1006 is provided as Exhibit A in this manual.

The effective date of these ordinance amendments is August 18, 2010. This manual is to serve as a guide only and to assist in the preparation of a Hydrogeologic Review Report in conjunction with the adopted ordinance amendments as required under Section 1006 of the Clackamas County ZDO.

Pursuant to Section 1006 of the Clackamas County ZDO, a Hydrogeologic Review Report is required for certain, specific land divisions and certain types of development that propose to utilize exempt-use wells outside of the PMUGB. Applicants that propose certain development types are required to submit evidence in conjunction with the land use permit application that the long-term sustainability of groundwater resources in the vicinity of the new land use is reasonably assured.

## PURPOSE

Clackamas County provides this manual with the intent to provide a clear set of guidelines for state registered geologists and engineering geologists, hired by land use applicants, to comply with those requirements in Section 1006 of the ZDO for the completion of all required analysis and reports. This manual may be revised as additional hydrogeologic data becomes available, additional guidelines are developed, or as state law mandates.

## APPLICABILITY

This manual applies to the unincorporated areas of Clackamas County outside the PMUGB and the Mt. Hood Urban Area (addressed in Section 1006.05 of the ZDO). The requirements of Section 1006 of the ZDO were approved and adopted by the Clackamas County Board of County Commissioners (BCC) approved and adopted amendments to Section 1006 of the Clackamas County Zoning and Development Ordinance (ZDO). These amendments address water supply standards outside the Portland Metropolitan Urban Growth Boundary (PMUGB) in unincorporated areas of Clackamas County and the Mount Hood Urban Area as they pertain to certain developments that propose to utilize exempt use wells (see Applicability section below). Section 1006 is provided as Exhibit A in this manual.

The effective date of these ordinance amendments is August 18, 2010. This manual is to serve as a guide only and to assist in the preparation of a Hydrogeologic Review Report in conjunction with the adopted ordinance amendments as required under Section 1006 of the Clackamas County ZDO.

classified by the State of Oregon (State) as a groundwater limited area, critical groundwater area, or other area where new groundwater appropriations are restricted by the State. The Oregon Water Resources Department (OWRD) designated Groundwater Restricted Areas (Limited, Critical, and Withdrawn) within the State are shown on the attached Figure 1. Four groundwater limited areas are recognized within Clackamas County: Damascus, Sandy-Boring, Sherwood-Wilsonville, and Glad Tidings (shown on the attached Figure 2).

## LIMITATIONS

Compliance with all the elements described in this manual should not be considered sufficient to satisfy the needs for complete, accurate information in all cases. ***This manual is a guide only.*** Professional judgment may dictate that additional information is required to comply with Section 1006 of the Clackamas County ZDO by demonstrating that the subject aquifer and surrounding senior (existing) wells will not be unreasonably impacted by the proposed new development.

Additionally, this manual is not intended to provide direction on how to conduct specific tests, but to specify what information is deemed necessary to demonstrate compliance with Section 1006.

## PRE-APPLICATION CONFERENCES

A pre-application conference is strongly recommended for all land divisions and other proposed development requiring a Hydrogeologic Review Report under Section 1006. It is advisable that the applicant's hired geologist or engineering geologist be present to discuss with staff the type of information that should be included in the Hydrogeologic Review Report. The county strongly recommends that applicants apply for the pre-application conference prior to beginning the Hydrogeologic Review Report so that the applicant and the hired consultant have a clear understanding of the required materials necessary to produce the Report.

## HYDROGEOLOGIC REVIEW REPORT ANALYSIS

Pursuant to Subsection 1006.05C the Hydrogeologic Review Report shall include information that affirmatively demonstrates that:

1. The aquifer is capable of sustaining the proposed development with sufficient potable water.
2. The proposed development is not likely to unreasonably interfere with existing wells,

## LIMITATIONS

Compliance with all the elements described in this manual should not be considered sufficient to satisfy the needs for complete, accurate information in all cases. ***This manual is a guide only.*** Professional judgment may dictate that additional information is required to comply with Section 1006 of the Clackamas County ZDO by demonstrating that the subject aquifer and surrounding senior (existing) wells will not be unreasonably impacted by the proposed new development.

Additionally, this manual is not intended to provide direction on how to conduct specific tests, but to specify what information is deemed necessary to demonstrate compliance with Section 1006.

Subsection 1006.05 of the ZDO defines when a Hydrogeologic Review Report is required and the scope of information that may be necessary to include in the report. The location of the subject parcel will determine the necessary scope of analysis to include in the Hydrogeologic Review Report. Lands outside the PMUGB and the SGA will require a Hydrogeologic Review Report only for subdivisions that propose to use exempt-use wells. Lands outside the PMUGB and *within* the SGA will require a Hydrogeologic Review Report for all *land divisions, new industrial, commercial and institutional developments*, pursuant to Subsection 1006.05, that propose to use exempt-use wells.

A Hydrogeologic Review Report is an in-depth professional analysis that determines the availability of groundwater intended to supply the proposed development (see Section 1006.05.B, in Exhibit A of this manual). The Report depends on careful collection and expert interpretation of existing information (section below) such as driller's well reports, previous studies, and geologic maps. Collection of new information may be required to demonstrate compliance with Subsection 1006.05. Because the circumstances at each proposed development site vary, the ordinance relies upon the professional completing the Report to design methods of investigation using generally-accepted methods that are pertinent to the demonstration required by 1006.05 B. Some guidance is provided, but the ordinance provides flexibility to contend with unique situations.

If existing information proves inadequate to demonstrate compliance with Subsection 1006.05, then new information shall be produced by the applicant's geologist or engineering geologist. The new information must provide adequate information and sound conclusions that determine if the proposed development will or will not result in unsustainable use of the groundwater resource. Therefore, it is strongly advised that the professional performing the analysis determine early on ALL necessary data calculations, analysis, and site specific information necessary to ensure compliance with Subsection 1006.05 of the Clackamas County ZDO. Meeting/conference attendance with Clackamas County also is credited against the application fee.

#### EXISTING INFORMATION

The consulting geologist must review existing, publicly available information and report the findings and conclusions from earlier work in the vicinity of the subject site (or in other areas with similar geologic characteristics).

This review is to include publically available information regarding the specific site and surrounding study area as defined in Subsection 1006.05C.1. such as:

- Site location vicinity, including all lots, parcels, and wells located within at least one *commercial and institutional developments*, pursuant to Subsection 1006.05, that propose to use exempt-use wells.

A Hydrogeologic Review Report is an in-depth professional analysis that determines the availability of groundwater intended to supply the proposed development (see Section 1006.05.B, in Exhibit A of this manual). The Report depends on careful collection and expert interpretation of existing information (section below) such as driller's well reports, previous studies, and geologic maps. Collection of new information may be required to demonstrate compliance with Subsection 1006.05. Because the circumstances at each proposed development site vary, the ordinance relies upon the professional completing the Report to design methods of investigation using generally-accepted methods that are pertinent to the demonstration required by 1006.05 B. Some guidance is provided, but the ordinance provides flexibility to contend with unique situations.

- Compilation and review of existing geologic and hydrogeologic studies, well deepenings, and well replacements;
- Compilation and analysis of existing available geologic information, water level, and pump test information including evaluation of long-term stability and sustainability of groundwater levels;
- Evaluation of local stratigraphy and geologic structure;
- Estimates of the water balance within the study area;
- Proximity and potential for communication with nearby surface water features;
- Typical groundwater yield from aquifers in the study area;
- Evaluation of groundwater levels for long-term stability, and;
- Geologic and hydrogeologic maps and cross sections.

The text of the Hydrogeology Review Report can include a general summary of this research, but it should explain how the existing information relates to the circumstances of the subject site.

If the existing information is inadequate to demonstrate compliance with Subsection 1006.05B, then new information will need to be produced by the applicant's geologist or engineering geologist to comply with Subsection 1006.05B.

#### **NEW INFORMATION**

If during the course of the peer review process it is determined that new information is required to supplement the application, the applicant shall sign a 150-day waiver to allow time to provide the information or withdraw the application if more time is necessary.

When existing information proves inadequate to demonstrate compliance with Subsection 1006.05, new information may be necessary to address:

1. Identification of the Target aquifer(s)
2. Characterization of the aquifer properties
3. Estimation of use from the target aquifer(s)
4. Well interference
5. Potential for interaction with nearby surface water features
6. Aquifer sustainability.

The Hydrogeologic Review Report shall make professional conclusions regarding the long-term sustainability of groundwater supply.

- Estimates of the water balance within the study area,
- Proximity and potential for communication with nearby surface water features;
- Typical groundwater yield from aquifers in the study area;
- Evaluation of groundwater levels for long-term stability, and;
- Geologic and hydrogeologic maps and cross sections.

The text of the Hydrogeology Review Report can include a general summary of this research, but it should explain how the existing information relates to the circumstances of the subject site.

If the existing information is inadequate to demonstrate compliance with Subsection 1006.05B, then new information will need to be produced by the applicant's geologist or engineering geologist to comply with Subsection 1006.05B.

## STUDY AREA

Subsection 1006.05C.1 requires that the study area extend “at least one-quarter mile” from the *boundary* of the proposed development and shall include the entirety of lots bisected by the one-quarter mile radius line. The study area should be enlarged when:

1. large-volume permitted wells are located within one-half mile *of the property boundary* (or farther if professional judgment indicates it is warranted);
2. wells identified that have been anecdotally implicated as causing aquifer interference or decline, or regional water-level decline;
3. homogeneous development (i.e., include all of a subdivision, rather than letting the study area boundary bisect a development); and
4. hydrogeologic boundaries (if known) that could significantly influence groundwater movement (e.g., faults, changes in aquifers).

In addition, the study area may be enlarged and/or shifted to include areas underlain by the target aquifer when a portion of the original study area is underlain by a non-target aquifer.

The acreage in the study area is used to compile the water-use inventory; this acreage must include the entire study area, including the full acreage of lots wholly or partially within the one-quarter mile radius line, not just the area within the circle.

## MAPS

All maps should fit onto an 8.5- by 11-inch sheet and include a scale (preferably a bar style), a north arrow, and a legend that describes all symbols used. The report should include the following maps at minimum:

1. County assessor map(s), showing all property ownership boundaries within the study area. This map should include the location of the proposed parcel(s), the ¼-mile radius around the boundary of the proposed parcel(s), the perimeter of the study area, and tax lot boundaries. (An example of a map showing all property ownership boundaries within the study area is provided as attached Figure 3);
2. United States Geological Survey (USGS) quadrangle maps showing the study area
  1. large-volume permitted wells are located within one-half mile *of the property boundary* (or farther if professional judgment indicates it is warranted);
  2. wells identified that have been anecdotally implicated as causing aquifer interference or decline, or regional water-level decline;
  3. homogeneous development (i.e., include all of a subdivision, rather than letting the study area boundary bisect a development); and
  4. hydrogeologic boundaries (if known) that could significantly influence groundwater movement (e.g., faults, changes in aquifers).

The county assessor map, or equivalent, may be used as the base for this map (An example of a map showing well locations is provided as attached Figure 6). The map should differentiate field-located wells (reasonably accurate locations) from assumed locations based upon correlations with tax lot numbers; and

5. A map showing groundwater water rights and the associated points of appropriation which are located within the study area, or are otherwise discussed in the report (An example of a map showing groundwater rights is provided as attached Figure 7). The map should also indicate the location of nearby surface water features within the study area and existing surface water rights.

Note the examples of maps provided in this manual are intended for illustration purposes and do not necessarily reflect actual geologic and/or hydrogeologic conditions. The maps listed above do not necessarily need to be submitted separately. Two or more maps may be combined if the resultant single map includes all of the required information and is readable and readily understandable.

The applicant's property and study area (not just a one-quarter mile radius perimeter) should be clearly outlined on each map. If the study area does not follow the boundary of the lots within the one-quarter mile study area, explain why it differs.

All located wells within the study area, labeled with a unique identification number (preferably the OWRD well log number), must be shown on a map which includes tax lot boundaries (i.e. tax assessor's map or equivalent). The same well identification number used on the map should also be used on any other maps showing well locations, cross-sections and in tables and text where the wells are identified and discussed in the report. At a minimum, the wells used for the cross sections (discussed below) and those discussed in the report need to be shown on the quad. The text of the report needs to explain the method used for determining well locations and elevations.

Although the County recognizes that adequate information to identify precise well locations is not always available, a reasonable attempt to locate wells should be made. All wells with a state water right permit must be shown on a map, and the report should identify the source of the information (e.g., field ID, other reports). Wells used for cross-sections need to be accurately located and identified on the map.

## TABULAR WELL DATA

Include a table of located wells with the following information:

example of a map showing groundwater rights is provided as attached Figure 7). The map should also indicate the location of nearby surface water features within the study area and existing surface water rights.

Note the examples of maps provided in this manual are intended for illustration purposes and do not necessarily reflect actual geologic and/or hydrogeologic conditions. The maps listed above do not necessarily need to be submitted separately. Two or more maps may be combined if the resultant single map includes all of the required information and is readable and readily understandable.

The applicant's property and study area (not just a one-quarter mile radius perimeter) should be clearly outlined on each map. If the study area does not follow the boundary of

4. Township, range, section, quarter section (160 acres), and quarter-quarter section (40 acres), and tax map and lot number (if available);
5. Owner's name;
6. Address of well location (not necessarily the same as the address on the well report);
7. Approximate elevation of the wellhead of the wells discussed in the report and an estimated elevation error (e.g. +/- 10 ft) (the text of the report needs to explain how elevations were determined);
8. Dates of original drilling and any deepening(s);
9. Depth originally drilled and any deepening(s);
10. Depth to water and date measured;
11. Primary aquifer (e.g., Columbia River Basalt); and
12. Yield
13. A detailed and factual account documented by data shall be provided to explain why a well was deepened, repaired, or replaced; and
14. Well use (i.e. domestic, irrigation, etc.)

All data regarding depth to water and yield (including any more recent than that contained on the well report) and the date measured should be included. The well data should be organized in some logical format that is explained in a footnote to the table. The same organizational method for listing the wells should be used throughout the document. A sample table is provided as attached Table 1. Available groundwater level and/or well yield data also may be displayed on a map.

If the consulting geologist has access to the OWRD GRID system, a printout of wells from that source should be included.

It would be beneficial if the consultant can provide the well data table in digital form, preferably in ASCII comma-delimited or other generic format, on a CD.

#### CROSS SECTIONS

7. Approximate elevation of the wellhead of the wells discussed in the report and an estimated elevation error (e.g. +/- 10 ft) (the text of the report needs to explain how elevations were determined);
8. Dates of original drilling and any deepening(s);
9. Depth originally drilled and any deepening(s);
10. Depth to water and date measured;
11. Primary aquifer (e.g., Columbia River Basalt); and

1. surface elevation;
2. the screened or open interval in the wells;
3. water level data and date(s) measured;
4. well deepening information;
5. stratigraphy;
6. GRID well-identification number; and
7. unique well identification number, if different from the GRID number.

An example of a cross section is provided as attached Figure 8. Note examples provided here are intended for illustration purposes only and do not necessarily reflect actual geologic and/or hydrogeologic conditions.

#### **WATER LEVEL ANALYSIS**

The report shall determine whether existing water-level data is sufficient to characterize the sustainability of the aquifer. Decadal precipitation trends should be taken into account when appropriate. The water level analysis must employ a generally accepted method that is:

1. Applicable to, and incorporates the effects of, the hydrogeologic conditions in the study area; and
2. Fully employs existing water-level data.
3. The report must clearly document the sources of data, assumptions, and limitations of the methods used.

#### **WATER USE INVENTORY AND ANALYSIS**

A water use inventory shall be compiled to estimate current and potential use for all existing lots that produce from the aquifers of interest. The water use inventory shall be discussed within the context of all other factors to help determine compliance with 1006.05.B. The inventory shall include all of the following elements:

1. ~~Non-exempt use in the study area.~~ All sources of information on non-exempt uses
5. stratigraphy;
6. GRID well-identification number; and
7. unique well identification number, if different from the GRID number.

An example of a cross section is provided as attached Figure 8. Note examples provided here are intended for illustration purposes only and do not necessarily reflect actual geologic and/or hydrogeologic conditions.

should explain the calculated consumption for other permitted uses. Water use from irrigation or commercial wells that obtain water from multiple water bearing zones can be prorated according to the yield predicted from the water bearing zones that are also developed for exempt use;

2. Small lots that may not be developable (buildable) must be reviewed by Clackamas County for buildability before they can be excluded from the water balance calculations; and
3. All existing lots and parcels and new lots proposed for the subject property at a rate of 400 gallons per day for household use and 2,000 gallons per day for lawn and landscape irrigation from June through September (See Subsection 1006.05C.1.c.).
4. Areas that are illegally irrigated without a water right should not be included in the water balance calculation but should be addressed as anecdotal information;
5. A copy of a cancellation notice, stamped received by the Oregon Water Resources Department, together with other supporting evidence, can be used as proof that a water right is subject to cancellation and should not be included in the water balance calculations.

The Water Resources Department provides the following conversion rates in "Water Rights in Oregon" (1997):

1 cubic foot/second = 7.48 gallons/second  
448.8 gallons/minute  
646,272 gallons/day  
1.98 acre-feet/days

1 acre-foot = 43,560 cubic feet  
325,851 gallons

To ensure comparability of findings, these rates should be used.

Upon approval by the Planning Director and County Counsel, the rate of water use by the County for buildability before they can be excluded from the water balance calculations; and

3. All existing lots and parcels and new lots proposed for the subject property at a rate of 400 gallons per day for household use and 2,000 gallons per day for lawn and landscape irrigation from June through September (See Subsection 1006.05C.1.c.).
4. Areas that are illegally irrigated without a water right should not be included in the water balance calculation but should be addressed as anecdotal information;

*specific practices followed, who is implementing the practices or program and reasonable expectations for continuation of the practices or program. The peer reviewer shall document any such practices and programs in the peer-review report. Practices to be implemented on the subject property may be included as a condition of approval for subsequent land use applications.*

## **AQUIFER SUSTAINABILITY**

A section addressing aquifer sustainability must be included in the Hydrogeologic Review Report. The report needs to include a discussion of evidence of aquifer stability, and a description of the wells in the study area. Efforts should be made to contact as many owners (or the drillers) of deepened and replacement wells as possible. Describe how many well logs were examined, well owners contacted and other research performed, and the results of that research.

If this research finds evidence of well deepening, the report needs to include an evaluation of identified well deepening and replacements within the study area with a discussion of the consultant's conclusions regarding likely reasons. The detail of the evaluation may depend on how many deepening have occurred. The report should address the relationship between deepening and: (1) long-term water-level (head) trends, (2) groundwater use, (3) source aquifer, and (4) climate. The number and relative percentage of deepening should be compared to the number of well logs identified in the study area. A high number of deepening and/or replacements within the study area, or within a portion of the study area, should be evaluated and discussed in the report. As an example, the designation of a "high number" of deepening may be based upon well type (i.e. domestic well deepening as opposed to irrigation well deepening may provide an indicator of groundwater decline or overdraft).

## **SPECIAL CIRCUMSTANCES**

The SGAs in Clackamas County coincide with administrative areas delineated by the Oregon Water Resources Department that have known or suspected groundwater supply problems in a specific aquifer or groups of aquifers. The Hydrogeologic Review Report needs to assess whether the proposed groundwater source produces from one of these specified aquifers.

### **1. Waivers**

In compliance with Subsection 1006.05E the Planning Director may, at the Director's discretion, waive some or all of the requirements for a Hydrogeologic Review Report

## **AQUIFER SUSTAINABILITY**

A section addressing aquifer sustainability must be included in the Hydrogeologic Review Report. The report needs to include a discussion of evidence of aquifer stability, and a description of the wells in the study area. Efforts should be made to contact as many owners (or the drillers) of deepened and replacement wells as possible. Describe how many well logs were examined, well owners contacted and other research performed, and the results of that research.

If this research finds evidence of well deepening, the report needs to include an evaluation of identified well deepening and replacements within the study area with a discussion of the

Hydrogeologic Review Report when the applicant has proposed enforceable water conservation and/or reuse measures as defined in Subsection 1005.05C.3 of the Clackamas County ZDO. Such measures can include but are not limited to gray water use, water conserving appliance and fixtures, drought resistant landscaping and rainwater harvest and/or use of cisterns.

**3. Public Water Requirements**

Pursuant to Subsection 1006.05H any subdivisions of 11 lots or more shall be served by a single public or community water source. The development would be exempt from the requirements in ZDO Section 1006 if these community or public water systems require a well permit from the state.

**CONCLUSIONS**

The primary purpose of the Hydrogeologic Review Report is to adequately demonstrate whether the standards in 1006.05.B. are met. In arriving at this conclusion, the assumptions, and analyses discussed above need to be incorporated. These include:

1. The geologic conditions that affect recharge and discharge in the study area;
2. Analysis of why wells in the study area have been deepened or replaced;
3. Long-term water level trends in the area, if available;
4. Predicted water use in the study area using development of all existing lots and future development of the proposed lots on the subject property (including the water budget);
5. Evaluation whether the proposed use will or will not cause an unreasonable adverse affect the long-term water supply of existing uses, potential new uses on existing vacant parcels in the study area, and/or existing water rights; and
6. Assessment whether the proposed use will or will not "deplete" the groundwater resource and/or impact nearby surface water features over the short or long term.
7. Evaluation regarding whether adequate information exist to make reasonable conclusions based on the above-mentioned factors.

**3. Public Water Requirements**

Pursuant to Subsection 1006.05H any subdivisions of 11 lots or more shall be served by a single public or community water source. The development would be exempt from the requirements in ZDO Section 1006 if these community or public water systems require a well permit from the state.

**CONCLUSIONS**

The primary purpose of the Hydrogeologic Review Report is to adequately demonstrate whether the standards in 1006.05.B. are met. In arriving at this conclusion, the assumptions, and analyses discussed above need to be incorporated. These include:

regarding submittal of data on groundwater supply result in additional study if initial investigations indicate long-term decline of the resource may occur as the result of existing or new development.

Reports prepared by professional geologists or engineering geologists must be reviewed by a peer representing the county. The design and performance of required studies should be coordinated with the peer-reviewer. Changes may be used for the water balance, figures, and/or conclusions if agreement of the changes is approved by the County's peer reviewer. Any changes that are made to the Hydrogeologic Review Report during the peer review should be reflected in the text of the report. Replacement pages or an errata sheet must be submitted to Clackamas County so that a final report that includes all revisions and corrections can be placed in Clackamas County files. The peer review will not be mailed to the applicant unless three copies of all replacement pages or errata sheets are submitted to Clackamas County.

***Clackamas County will submit peer-reviewed reports to the Oregon State Board of Geologist Examiners (OSBGE) if it comes to the County's attention that information provided in a hydrology review or study has, or may have been, willfully omitted or distorted to influence the peer-reviewer's decision.***

#### ADDITIONAL INFORMATION SOURCES

Clackamas County does not necessarily endorse particular methods, resources, and/or references provided below. However, this information is intended to assist with Hydrogeology Review Report preparation as needed.

(1) OWRD website links:

(a) General website:

<http://www.wrd.state.or.us/>

(b) Well log query:

[http://apps.wrd.state.or.us/apps/gw/well\\_log/Default.aspx](http://apps.wrd.state.or.us/apps/gw/well_log/Default.aspx)

(c) Groundwater level data/hydrograph interactive maps:

[http://maps.google.com/maps?f=q&source=s\\_q&hl=en&geocode=&q=http:%2F%2Fww1.wrd.state.or.us%2Fkml%2FOWRD\\_Observation\\_Wells\\_CLAC.kml&ie=UTF8](http://maps.google.com/maps?f=q&source=s_q&hl=en&geocode=&q=http:%2F%2Fww1.wrd.state.or.us%2Fkml%2FOWRD_Observation_Wells_CLAC.kml&ie=UTF8)

(d) Water rights platcard report:

[http://apps2.wrd.state.or.us/apps/wr/wrinfo/wr\\_platcard.aspx](http://apps2.wrd.state.or.us/apps/wr/wrinfo/wr_platcard.aspx)

(2) Woodward, D.G., M.W. Gannett, and J.J. Vaccaro, 1998, Hydrogeologic Framework of the Willamette Lowland Aquifer System, Oregon and Washington: U.S. Geological Survey Professional Paper 1424-B, 82 p.

and/or conclusions if agreement of the changes is approved by the County's peer reviewer. Any changes that are made to the Hydrogeologic Review Report during the peer review should be reflected in the text of the report. Replacement pages or an errata sheet must be submitted to Clackamas County so that a final report that includes all revisions and corrections can be placed in Clackamas County files. The peer review will not be mailed to the applicant unless three copies of all replacement pages or errata sheets are submitted to Clackamas County.

***Clackamas County will submit peer-reviewed reports to the Oregon State Board of Geologist Examiners (OSBGE) if it comes to the County's attention that information provided in a hydrology review or study has, or may have been, willfully omitted or distorted to influence the peer-reviewer's decision.***

#### ADDITIONAL INFORMATION SOURCES

(5) Oregon Water Resources Department and the Oregon Department of Land Conservation and Development, 2002, Ground Water Supplies in the Willamette Basin, September 2002.

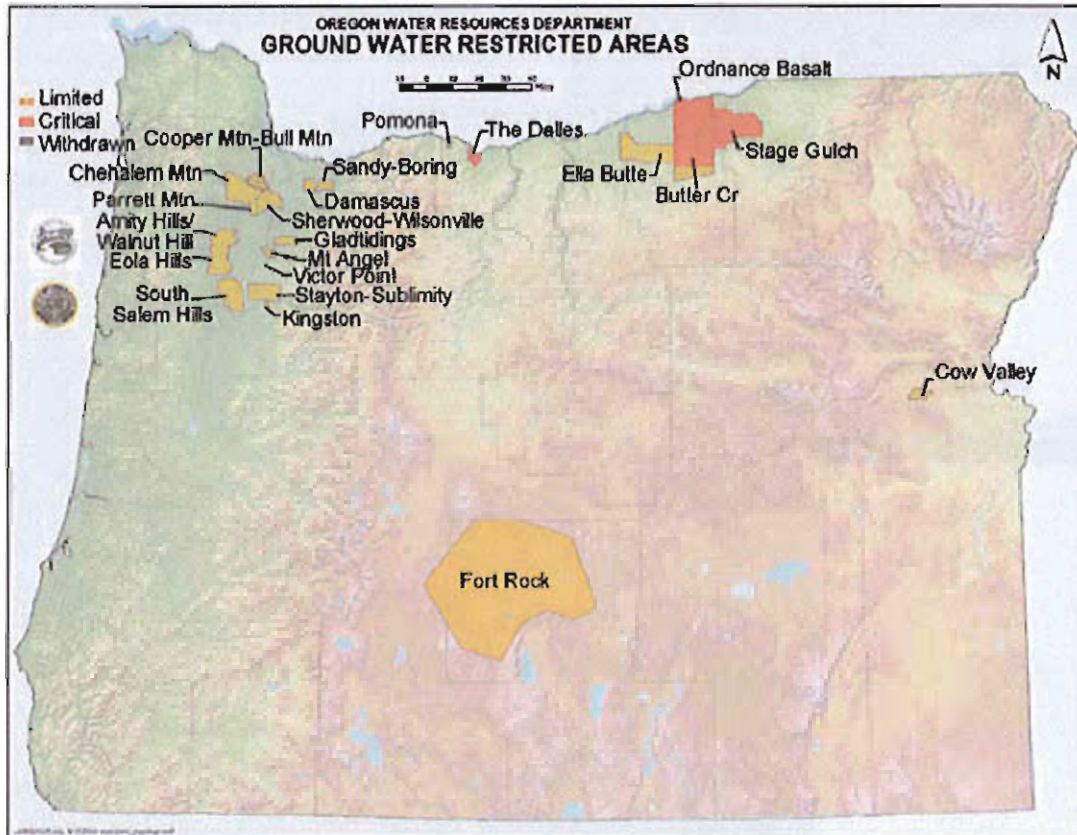
TABLE 1 EXAMPLE TABULAR WELL DATA

CLAC	4853	1	n/a	SKORO	SLAVO	n/a		295	363	283	7/3/1989	X	2	2	3	3	16	n/a	n/a	n/a	2155 SE CURTIS RD. - CLACKA	SLAVO	n/a	295	363	
CLAC	4854	2	450	HILL	LESTER	n/a		301	435	330	4/29/1989	X	2	2	3	3	16	SW	SE	n/a	n/a	LESTER	n/a	301	435	
CLAC	4855	3	400	PENNER	DR GREG L	n/a		175	250	130	2/23/1989	X	2	2	3	3	16	n/a	SE	n/a	n/a	DR GREG L	n/a	175	250	
CLAC	4856	4	n/a	BIERLEIN	LEN	n/a		357	360	300	4/9/1982	X	2	2	3	3	16	n/a	SE	n/a	n/a	LEN	n/a	357	360	
CLAC	4857	5	500	LAMB	GARY A	n/a		634	654	422	10/18/1979	X	2	2	3	3	16	NW	NW	n/a	n/a	GARY A	n/a	634	654	
CLAC	4858	6	n/a	PHHELPS	RICHARD W	PHHELPS SHARON M		85	356	164	12/16/1976	X	2	2	3	3	16	NE	n/a	n/a	n/a	RICHARD W	PHHELPS SHARON M	85	356	
CLAC	4859	7	520	BROOKMAN	WESLEY	n/a		265	312	101	1/25/1974	X	2	2	3	3	16	SW	SE	n/a	n/a	WESLEY	n/a	265	312	
CLAC	4860	8	580	OLDFIELD	ERNEST	n/a		145	180	118	8/31/1973	X	2	2	3	3	16	NE	NE	n/a	n/a	ERNEST	n/a	145	180	
CLAC	4861	9	450	LAMB	GARY A	n/a		85	96	66	5/5/1978	X	2	2	3	3	16	NW	NW	n/a	n/a	GARY A	n/a	85	96	
CLAC	18051	10	n/a	BACHMAN	JOE	n/a		700	745	405	11/21/1991	X	2	2	3	3	16	n/a	n/a	n/a	20700 SE KURTIS, CLACKAMA	JOE	n/a	700	745	
CLAC	54509	11	430	ENGELSON	CHERYL	n/a		15	38	9.5	4/7/1999	X	2	2	3	3	16	NE	SW	n/a	2000	21212 SE CURTIS RD	CHERYL	n/a	15	38

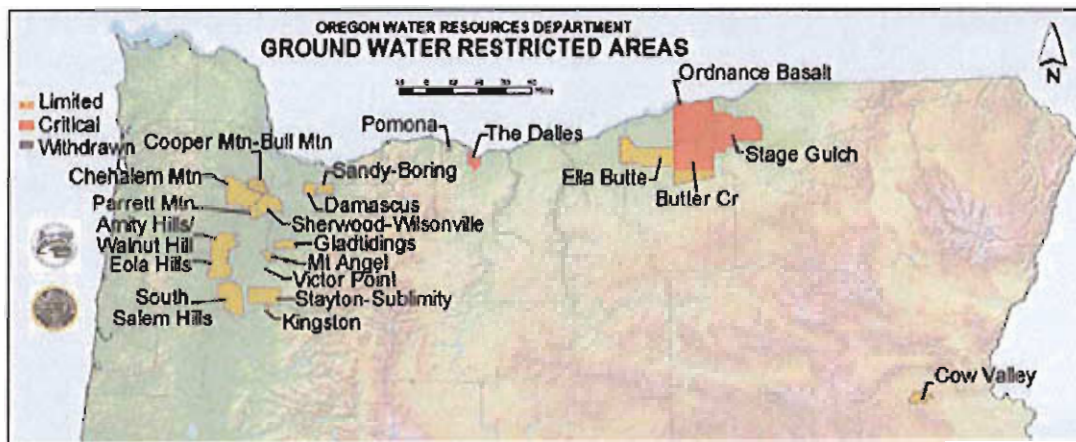
Notes:  
 Information modified from Oregon Water Resources Department well log database  
 ft amsl - feet above mean sea level  
 ft bgs - feet below ground surface  
 approximate well elevations determined from USGS 7.5 Minute Quadrangle  
 n/a - not available or not applicable  
 gpm - gallons per minute  
 CRBG - Columbia River Basalt Group

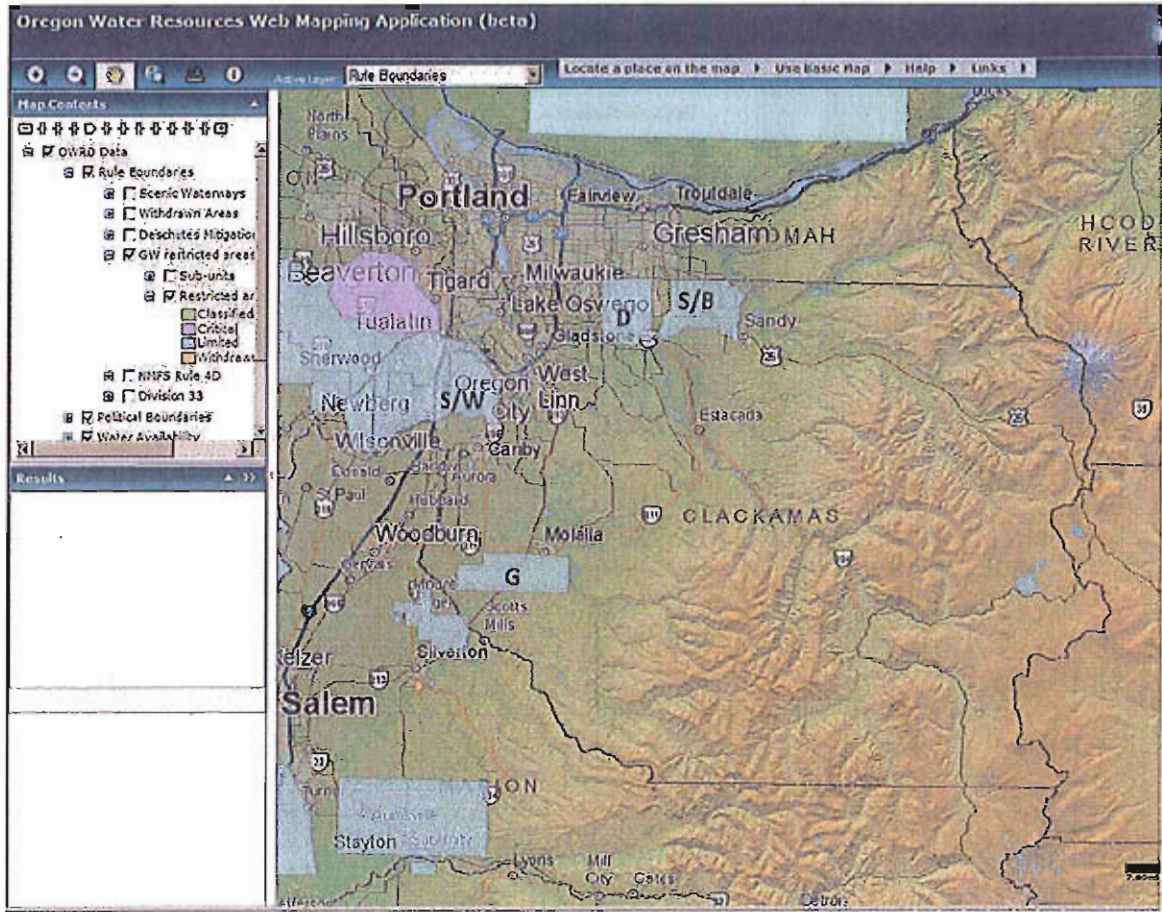
Water Resources Department well log database

red from USGS 7.5 Minute Quadrangle



Source:  
Oregon Water Resources Department, accessed January 2011.  
website: [http://www.oregon.gov/OWRD/GW/gw\\_critical\\_allocations.shtml](http://www.oregon.gov/OWRD/GW/gw_critical_allocations.shtml)





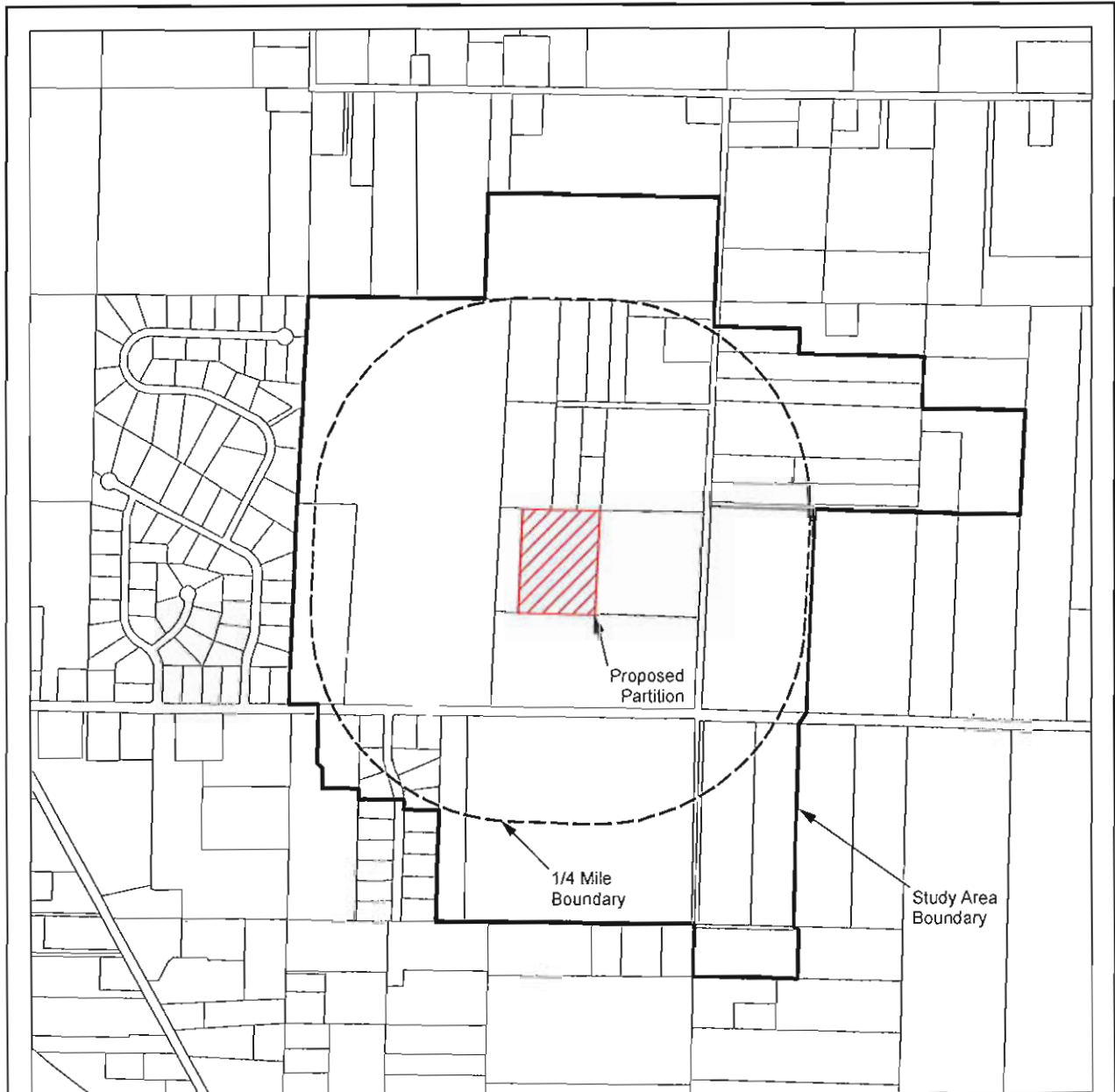
**Groundwater Limited Areas:**

D = Damascus (CRB/BFS)





S/B= Sandy- Boring (BFS)

S/W= Sherwood-Wilsonville (CRB)

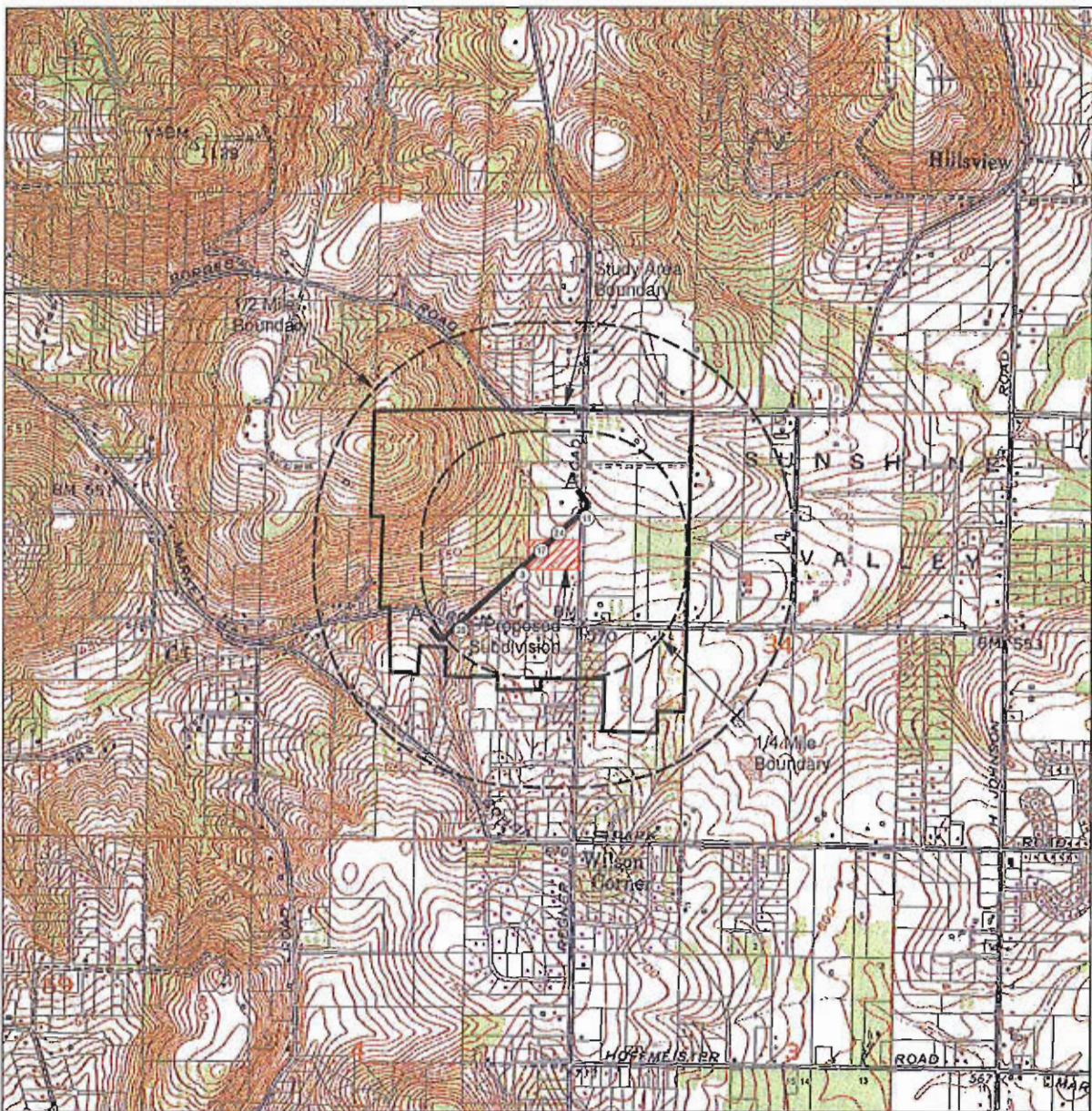










**LEGEND**

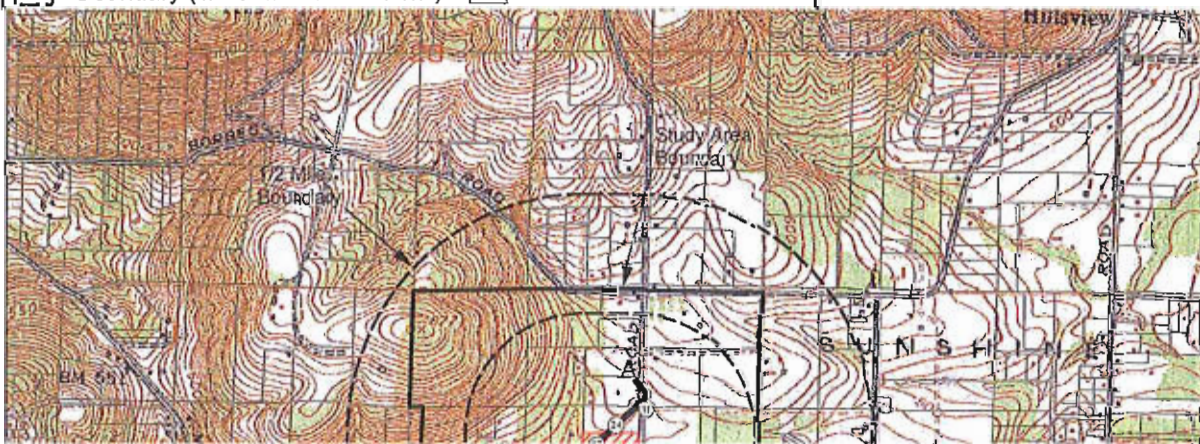
-  Study Area Boundary
-  1/4 Mile Boundary
-  Proposed Partition
-  Taxlots

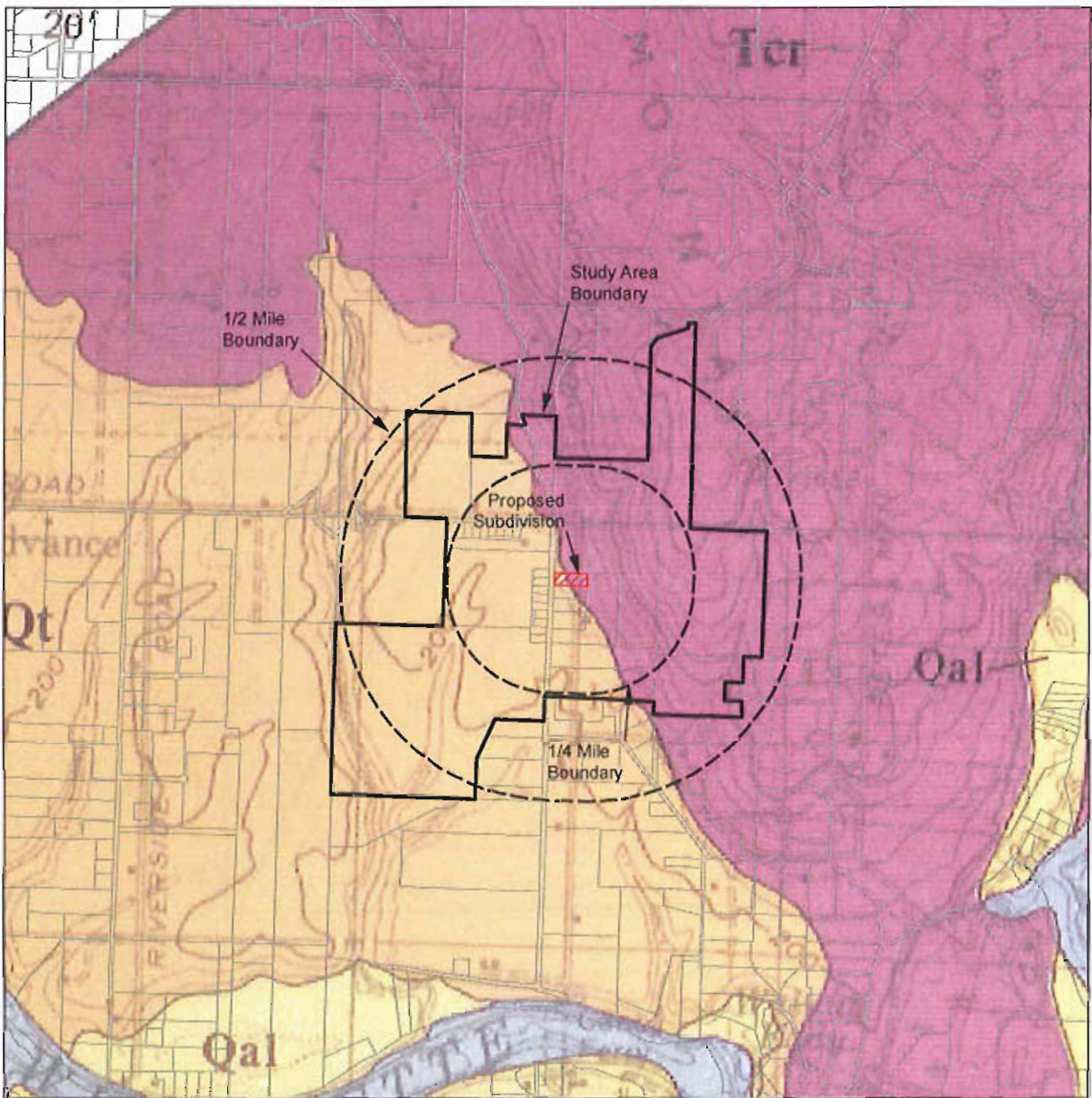





**LEGEND**

- |   |  |
|---|--|
|  Proposed Subdivision              |  Cross Section Location   |
|  Study Area Boundary               |  Well Location and ID No. |
|  Boundary (1/4 & 1/2 Mile Extents) |  Taxlots                  |






**LEGEND**


 Proposed Subdivision

 Study Area Boundary

 Boundary (1/4 & 1/2 Mile Extents)

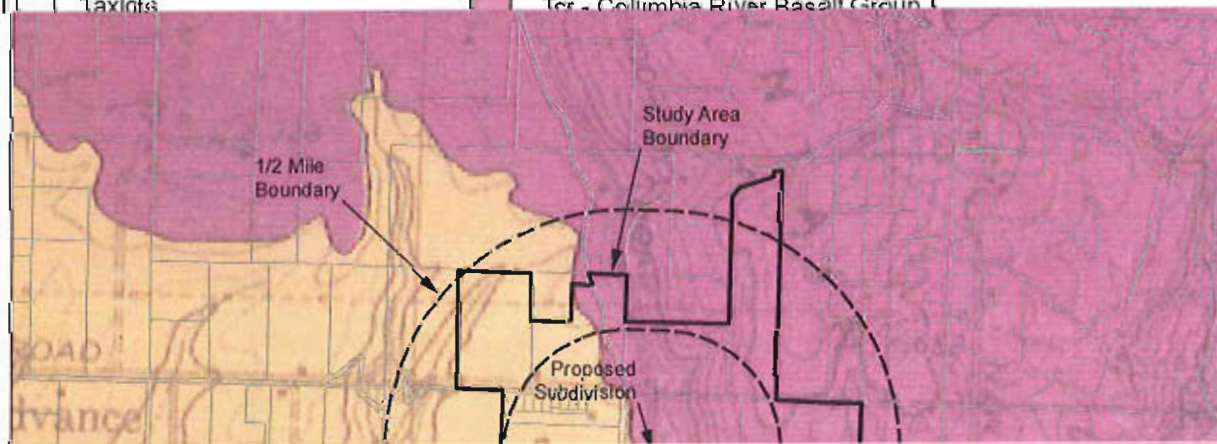
 Taxlots

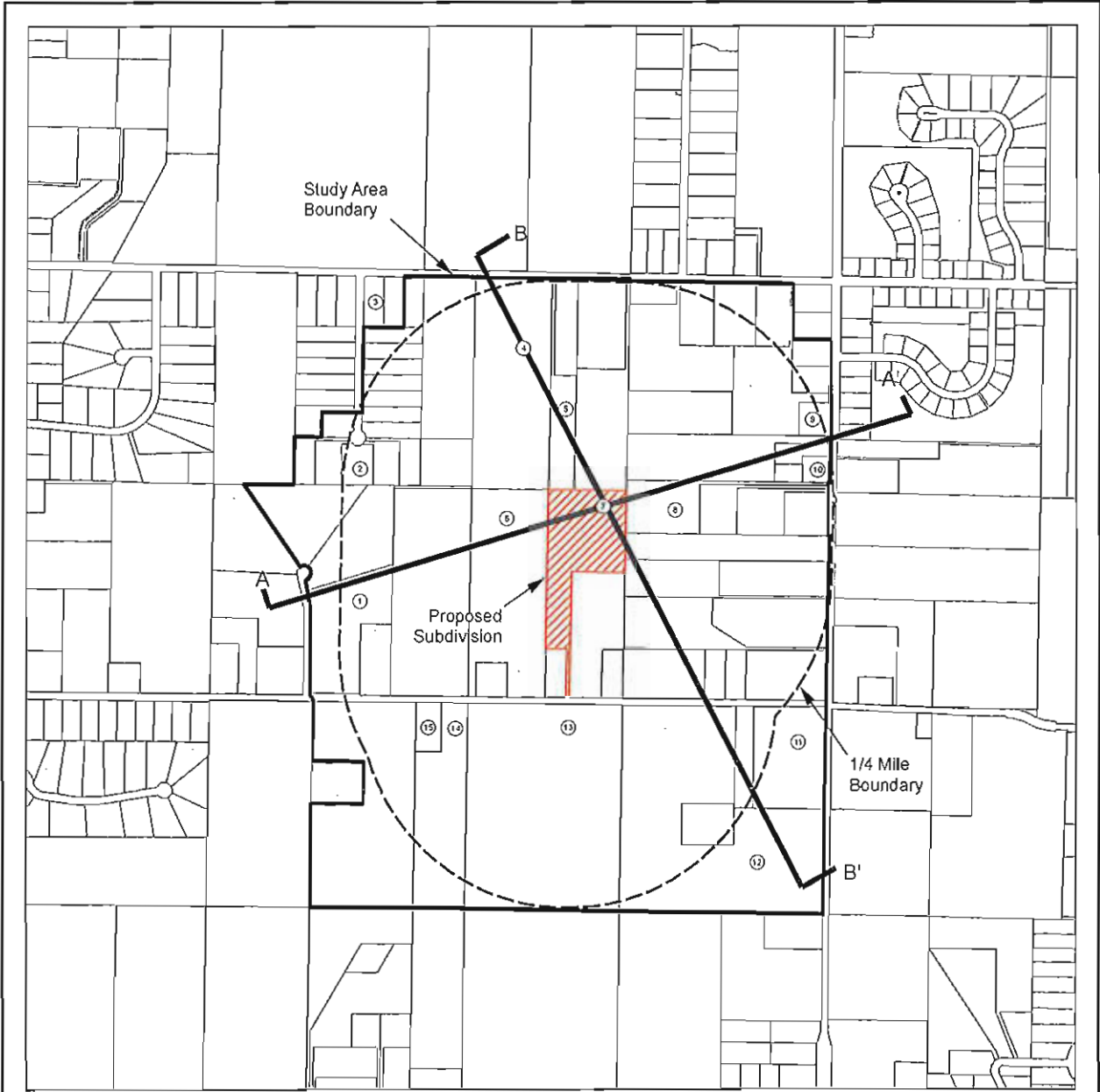
**Geologic Units**

 Qal - Alluvium








 Qt - Terrace Deposits

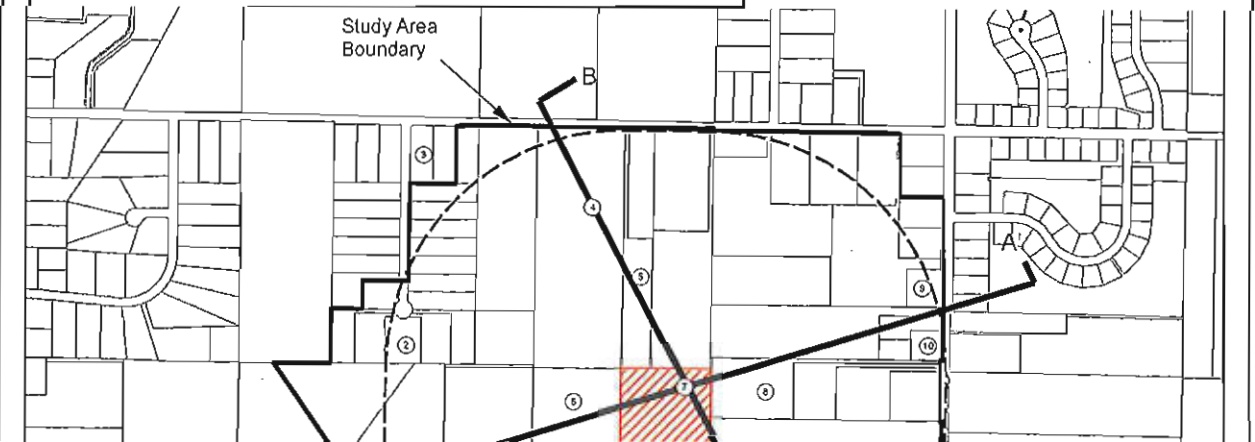
 Ter - Columbia River Basalt Group

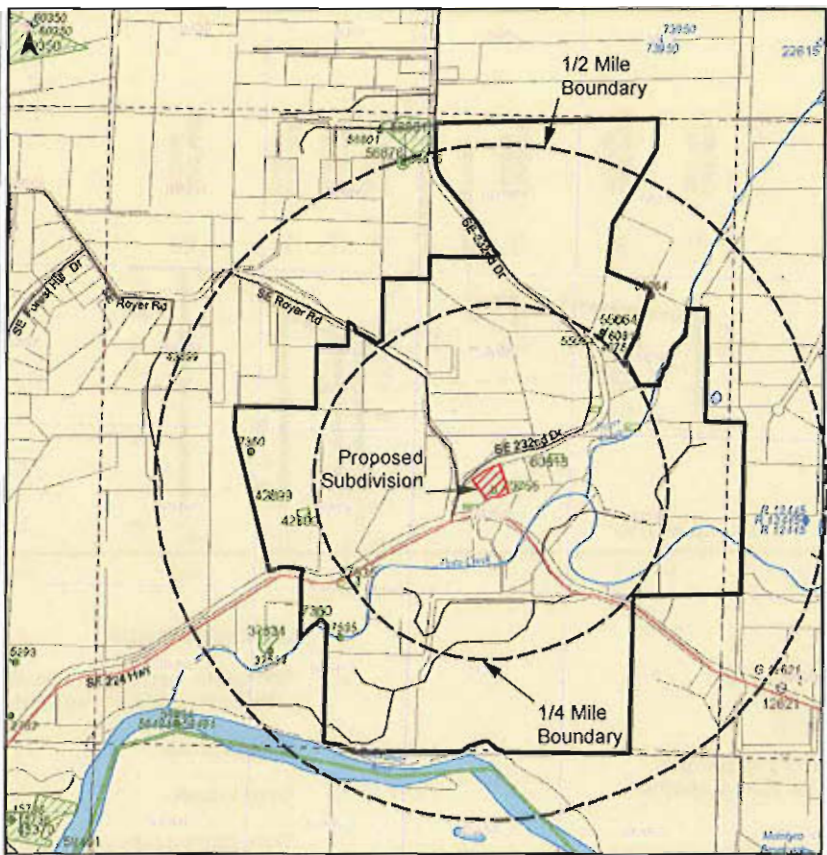




**LEGEND**

-  Proposed Partition
-  Study Area Boundary
-  Boundary (1/4 Mile Extent)
-  Well Location and ID No.
-  Taxlots
-  A A' Cross Section Location
-  B B' Cross Section Location





0 1,000 Feet

For more information:  
<http://www.oregon.gov/owrd> or visit us at  
<http://trippel.oregon.gov/owrd>

This map is for informational purposes only. It is not intended for legal, engineering or surveying purposes.

**Legend**

Points of Diversion	Places of Use	Water Rights - Outline to be determined (Applies in all colors)
73030	73771 Storage water	Water rights - Outline to be determined (Applies in all colors)
24883	24895 Surface water	Water right labels indicate certificate number or point letter(s) and number. Municipality units enclosed.
24882	24893 Ground water	

**Index Map**

**LEGEND**

- Proposed Subdivision
- Study Area Boundary
- Boundary (1/4 & 1/2 Mile Extents)
- Taxlots

