

STATE OF OREGON
Water Resources Department
725 Summer St. N.E.
Salem, OR 97301

MEMORANDUM

DATE: 4/18/2024

TO: File G- 13591 Permit G- 18738
FROM: Dennis Orłowski, Hydrogeologist
SUBJECT: Information to Assess Permit Renewal Request

Location: T 1S/ R 3E- S 31
GW Limited Area: Damascus
Permittee: City of Happy Valley (previously Pleasant Valley Golf Club or Development)
Use: Nursery (26.75 acres); Irrigation (26.75 acres)
Priority Date: 06/02/1995
Permit History:

Permit	Date Issued	Date Expired/Will Expire
G-13051 EX	12/18/1996	12/16/2001
G-15081 EX	06/28/2002	10/31/2004
G-15767 EX	11/01/2004	10/31/2009
G-16622 EX	12/04/2009	10/31/2014
G-18213 CN	03/17/2020	10/31/2024
G-18738 (superseding)	01/26/2022	10/31/2024

Q: 0.32 cfs

Well Logs: CLAC 359

Decline Triggers: Use of water from the well shall be controlled or shut off if the well displays: a) an average water level decline of three or more feet per year for five consecutive years; b) a total water level decline of fifteen or more feet; or c) a hydraulic interference of fifteen or more feet in any neighboring well providing water for senior exempt uses or wells covered by prior rights.

Renewal Criteria: The permit may be renewed for additional periods of time, not to exceed five years, if the Director finds the groundwater resource can probably support the continued use.

Pump Test: Not required.

Long-term supply plan: Newton Consultants letter dated 10/27/2009 (in file).

Water Use Rptg: None on record (not mandated, only if required by OWRD).

COBU: In file (Newton Consultants, received 10/31/2002).

Water Level Rptg: Permittee is required to submit a March water level each year; current through 2023.

Ref. Water Level: CLAC 359: 117.84 ft below land surface.

SWL Data: See attached hydrograph for CLAC 359.

Comments

The Pleasant Valley Golf Club ceased operating in 2005. According to a letter to OWRD from Newton Consultants dated October 27, 2009 requesting permit renewal at that time (in file), the permitted groundwater allocation was being used to irrigate nursery stock at the property. A letter from AKS Engineering & Forestry, LLC to OWRD, dated April 23, 2018 and requesting this most recent permit renewal does not indicate if allocated water continued to be used for nursery and/or agricultural uses since the latest permit expiration date of October 31, 2014.

In 2023 application G-13591/permit G-18738 was assigned from Pleasant Valley Development, LLC and Joe Schiewe to the City of Happy Valley. This most recent permit G-18738 revised the use to nursery and irrigation of 26.75 acres, with a reduction in maximum pumping rate to 0.32 cfs (from the original 0.95 cfs).

TRIGGERS. No triggers have been exceeded. On the contrary, since 2004 water level measurements in CLAC 359 have exhibited a consistent upward trend, suggesting greatly diminished pumping beginning with closure of the golf club in 2005.

RECOVERY FROM TRIGGER LEVELS. This is not a current issue.

AREA WATER LEVEL BEHAVIOR. Since the mid-to-late 1990s, water-level data from CLAC 359 and other nearby wells show increases on the order of 20-30 feet.

PERMIT RENEWAL. The groundwater resource can probably support the extended use.

The Groundwater Section finds that renewal criteria for application G-13591/permit G-18738 have been satisfied.

If renewed by Water Rights, it is requested that the renewal for application G-13591/permit G-18738 include a **new expiration date of October 31, 2029**. The Groundwater Section proposes that, to the extent possible, all time-limited permits within a particular GWLA possess the same expiration date. The goal for synchronizing expiration dates will be to streamline future groundwater technical reviews by allowing them to be done concurrently for a particular GWLA, and thus reduce the overall administrative burden to the Department.

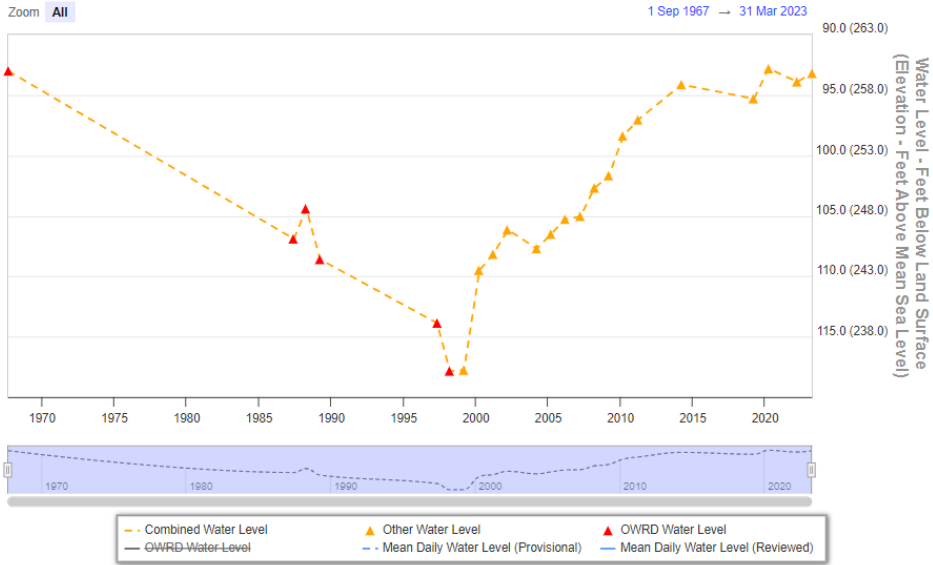


Search Records

Well Log Id: or GW Logid:

Well Location: 1.00S/3.00E-31CCA	Total Depth (bis): 442 ft	Water Level Count: 23
Log ID: CLAC 359 Well Log	Land Surface Elevation: 353 ft	Wtr Lvl Date Range: 9/01/1967 - 3/31/2023
Well Tag: ---	Vertical Reference Datum: NGVD1929	Wtr Lvl Depth Min-Max: 92.8 - 117.84 ft
State Observation: ---	Primary Use of Well: IRRIGATION	Recorder Wtr Lvl Count: 0
USGS Site: ---	Primary Aquifer System: Quaternary-Late Tertiary sediment Aq	Recorder Wtr Lvl Date Range: ---
More information: GWIS	Groundwater Mapping Tool	Recorder Wtr Lvl Depth Min-Max: ---

Groundwater Levels for CLAC 359



Observation Well Data

