



**CITY OF CENTRAL POINT
PLANNING COMMISSION AGENDA
January 19, 2021 - 6:00 p.m.**

I. MEETING CALLED TO ORDER

II. PLEDGE OF ALLEGIANCE

III. ROLL CALL

Planning Commission members, Tom Van Voorhees (chair), Amy Moore, Jim Mock, Pat Smith, Kay Harrison, Brad Cozza

IV. CORRESPONDENCE

V. MINUTES

Review and approval of the December 1, 2020 Planning Commission meeting minutes.

VI. PUBLIC APPEARANCES

VII. BUSINESS

- A. Public Hearing to consider a Tentative Subdivision Plan for the development of a 5-lot residential subdivision, to be known as Covington Court. The project site is located in the Residential Single Family (R-1-6) zoning district and is identified on the Jackson County Assessor's map as 37 2W 11D, Tax Lot 500. Applicant: Jason Artner

- B. Public Hearing and consideration of a Major Modification to the White Hawk Master Plan concerning the Phasing Plan and the Site Plan and Housing Plan in Proposed Phase 1. The 18.91 acre project site is located on property identified by the Jackson County Assessor's Map as 37S 2W 03 Tax Lots 2700 and 2701. The Master Plan area includes land zoned Low Mix Residential (LMR) and Medium Mix Residential (MMR). Modifications to approved plans are subject to the requirements set forth in CPMC 17.09 and are limited in scope to the proposed changes. Applicant: White Hawk Properties/KDA Homes; Agent: Urban Development Services, LLC. File No. MOD-20005.

- C. Public Hearing and consideration of a 32-lot Tentative Subdivision Plan for Phase 1 of the White Hawk Master Plan. The project site is located on a portion of property

Individuals needing special accommodations such as sign language, foreign language interpreters or equipment for the hearing impaired must request such services at least 72 hours prior to the City Council meeting. To make your request, please contact the City Recorder at 541-423-1026 (voice), or by e-mail at: deanna.casey@centralpointoregon.gov.

Si necesita traductor en español o servicios de discapacidades (ADA) para asistir a una junta pública de la ciudad por favor llame con 72 horas de anticipación al 541-664-3321 ext. 201.

identified on the Jackson County Assessor's Map as 37S 2W 03 Tax Lots 2700 and 2701. Phase 1 is within the MMR, Medium Mix Residential Zone in the Eastside Transit Oriented Development (ETOD) District. Tentative Plans are subject to the requirements in CPMC 16.10 and the zoning standards for the MMR zone in CPMC 17.65.

VIII. DISCUSSION

- A. Update and discussion regarding the upcoming Joint Planning Commission meeting with Jackson County Planning Commission on February 2nd. The purpose of the discussion will be to provide an overview of the format and procedures, and to answer questions that the Planning Commission may have.

IX. ADMINISTRATIVE REVIEWS

X. MISCELLANEOUS

XI. ADJOURNMENT

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COVINGTON COURT SUBDIVISION

**City of Central Point
Planning Commission Minutes
December 1, 2020
Meeting Held Via Zoom**

I. MEETING CALLED TO ORDER AT 6:04 P.M.

II. ROLL CALL

Commissioners Tom Van Voorhees (chair), Kay Harrison, Amy Moore, Brad Cozza, Jim Mock and Pat Smith were present. Also in attendance were Community Development Director Tom Humphrey, Stephanie Holtey, Principal Planner, Justin Gindlesperger, Community Planner and Karin Skelton, Planning Secretary.

III. CORESPONDENCE

IV. MINUTES

Amy Moore mentioned the second item roll call did not include her vote. She made a motion to approve the July 7, 2020 minutes with the stated correction. Jim Mock seconded the motion. ROLL CALL: Kay Harrison, yes; Amy Moore, yes; Brad Cozza, yes; Jim Mock, yes; Pat Smith, yes. Motion passed.

V. PUBLIC APPEARANCES

There were no public appearances.

VI. BUSINESS

VII. DISCUSSION

A. Discussion of 2019 Residential UGB Amendment public hearing schedule.

Stephanie Holtey said the Urban Growth Boundary Amendment has been submitted to Jackson County and is now ready for a joint meeting with the City and County. She said the dates being discussed were the first and third Tuesday in February. The purpose of this meeting is to get concurrence on those dates. At this point there was a distinct possibility of the meeting being held via zoom rather than in person.

The Commissioners discussed how public participation would be handled. Ms. Holtey said the CAC had had about 20 people at their public meeting. There was some discussion about whether it would be possible to have the meeting in person. The consensus was that a joint meeting would be difficult to hold in person due to the number of people who would be participating.

Ms. Holtey said she was expecting Whitehawk to be submitted soon and needed to move the January 5th Planning Commission meeting to January 19th in order to process the application.

The commissioners asked about noticing procedures for the UGB amendment and she replied there would be a published notice in the newspaper, and residents within 750 feet of the Urban Growth Boundary area would be mailed notices. They asked what the procedure would be for the joint meeting. Mr. Humphrey said they would keep it as simple as possible. Ms. Holtey added there would be updated information at the January 19th meeting. Everyone agreed on the January 19, 2021 meeting date and the February 2 & 16, 2021 dates

Planning Update

- **White Hawk would be on the January agenda. There will be some modifications to the original master plan.**
- **Les Schwab has picked up their permits and was beginning work.**
- **The car wash and oil change is working on grading.**
- **Firestone/Bridgestone was also grading**
- **The Reed building is almost complete.**
- **Dominos is almost complete**
- **The Nelson building on Freeman is close to picking up permits and starting work.**

VIII. ADMINISTRATIVE REVIEWS

IX. MISCELLANEOUS

X. ADJOURNMENT

Kay Harrison moved to adjourn the meeting. Pat Smith seconded the motion. All members said "aye". Meeting was adjourned at 6:30p.m.

Planning Commission Chair



January 19, 2021

AGENDA ITEM: VII-A

Consideration of a Tentative Plan application to develop a five (5) lot subdivision on 0.98 acres in the R-1-6, Single Family Residential zoning district. The proposal includes the widening of Covington Court, a Minor Residential Street. The project site is located on property adjacent to Pittview Avenue and is identified on the Jackson County Assessor's Map as 37S 2W 11D, Tax Lot 500. Applicant: Jason Artnet. Approval Criteria: CPMC 16.10 (Tentative Plans) and CPMC 17.20, Residential Single Family Zone.

STAFF SOURCE

Justin P. Gindlesperger, Community Planner II

BACKGROUND

The applicant submitted a tentative plan application for a five (5) lot subdivision on a 0.98 acre property at the intersection of Pittview Avenue and Covington Court (Attachment "A"). The Tentative Plan proposes frontage improvements along both streets and includes utility connections for water, sewer, and stormwater management (Attachment "B").

The proposed subdivision is an infill development that is adjacent to the Borian Estates Subdivision on the west and the Forest Glen Phase IV Subdivision on the south and will be consistent with the existing development pattern. Access to the proposed subdivision will be provided by Covington Court, which will be widened to City standards for a full-width Minor Residential Street.

The section of Pittview Avenue along the frontage of the property is a Jackson County right-of-way and is classified as a County Local Road. The City is in the process of completing a jurisdictional transfer. Improvements along Pittview Avenue must comply with the City's standards for an urban road section and must be permitted by Jackson County.

The property is located within the R-1-6 Residential Single Family zoning district. Minimum and maximum density in the zoning district is four (4) units per acre to six (6) units per acre. The project proposes approximately 5 units per acre. Each of the proposed lots complies with the minimum and maximum lot dimensions for the zone as demonstrated in the Planning Department Findings of Fact and Conclusions of Law (Attachment "C").

ISSUES

During the review of the application, it was noted that the development will need to address stormwater management and identify how surface water runoff will be conveyed and treated. The west side of Covington Court features a rolled curb that is ineffective in directing large amounts of runoff. Homes on the proposed lots must be constructed high enough to provide positive drainage away from the house and underdrain.

Comment: The stormwater management plan must provide adequate drainage to the street and prevent stormwater and drainage issues to adjacent properties. Per the Public Works Staff Report (Attachment “D”), the Applicant shall submit and receive approval for a stormwater management plan to the Public Works Department, demonstrating compliance with the Rogue Valley Stormwater Quality Design Manual for water quality and quantity treatment.

FINDINGS OF FACT AND CONCLUSIONS OF LAW

The tentative plan has been reviewed for conformance with the standards for tentative plans in CPMC 16.10 and the R-1-6 zoning district per CPMC 17.20 and found to comply as evidenced in the Planning Department Findings of Fact and Conclusions of Law (Attachment “C”).

CONDITIONS OF APPROVAL

1. Prior to final plat approval, the applicant shall:
 - a. Provide documentation from the Jackson County Surveyor’s Office that the name of the proposed subdivision is unique relative to other approved land divisions in Jackson County.
 - b. Demonstrate compliance with all agency conditions of approval including the following:
 - i. Satisfy conditions of approval in the Public Works Staff report dated January 4, 2021 (Attachment “D”).
 - ii. Comply with conditions of approval provided by Jackson County Roads in a letter dated January 5, 2021 (Attachment “E”).
 - iii. Comply with conditions of approval provided by Fire District #3 in an email dated January 6, 2021 (Attachment “F”).
 - iv. Comply with conditions of approval provided by the Rogue Valley Sewer Services in a letter dated July 24, 2018 (Attachment “G”).

ATTACHMENTS:

Attachment “A” – Project Location Map
Attachment “B” – Tentative Subdivision Plan
Attachment “C” – Planning Department Findings of Fact and Conclusions of Law
Attachment “D” – Public Works Staff Report dated January 4, 2021
Attachment “E” – Jackson County Roads Letter dated January 5, 2021
Attachment “F” – Fire District #3 Email dated January 6, 2021
Attachment “G” – Rogue Valley Sewer Services Letter dated December 30, 2020
Attachment “H” – Public Comment Email dated January 4, 2021
Attachment “I” – Draft Resolution No. 884

ACTION

Consider the proposed Covington Court tentative plan and 1) approve, 2) approve with modifications, or 3) deny the application.

RECOMMENDATION

Approve the Covington Court tentative plan subject to the conditions of approval in the staff report dated January 19, 2021.

ATTACHMENT "A"

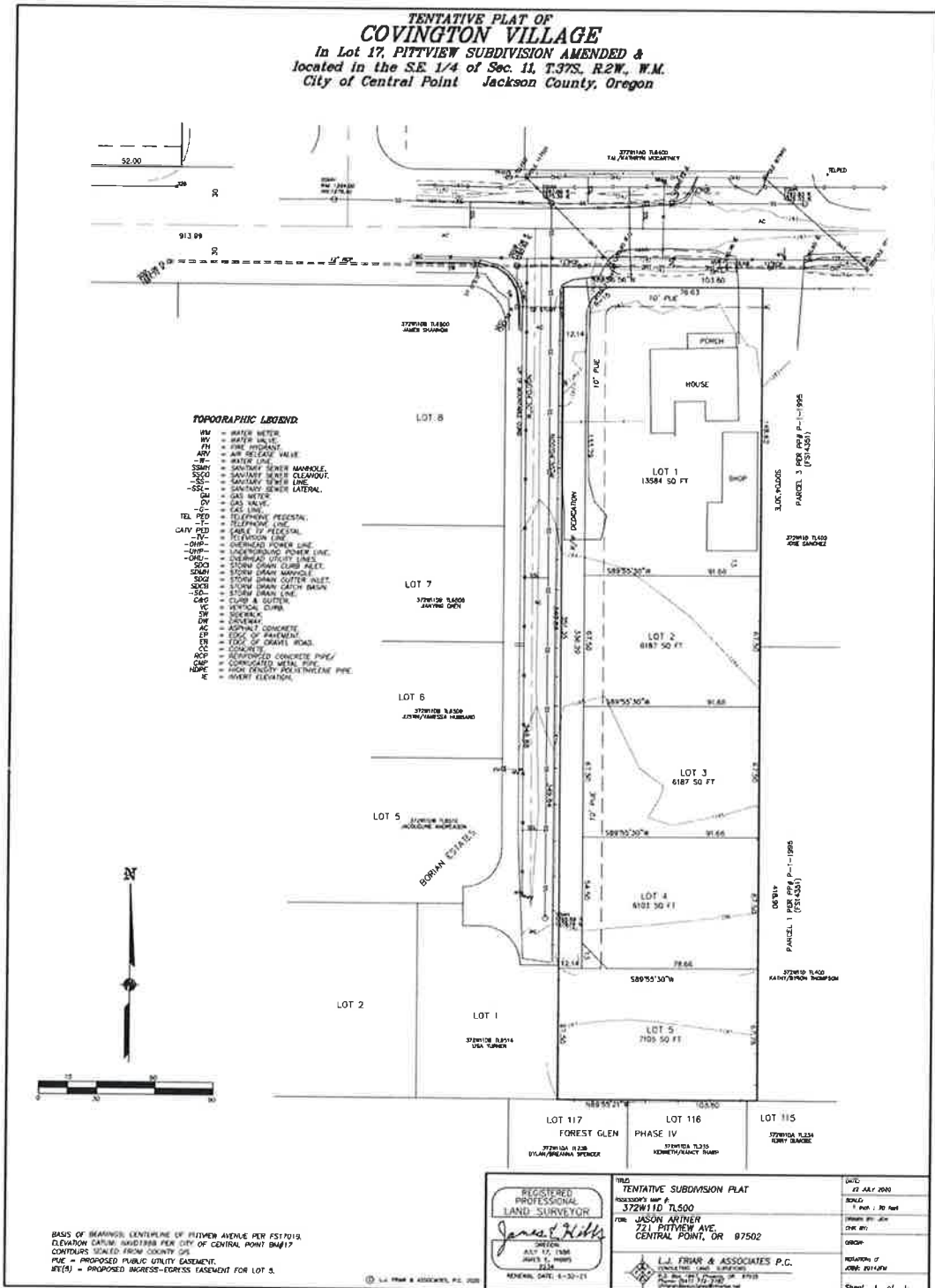
Covington Court Sub
721 Pittview Ave

37S 2W 11D, Tax Lot 500
Zone: R-1-6



Legend

Covington Court	EC = Employment Commercial (TOD)	ETOD MMR*
BCG = Bear Creek Greenway	GC = General Commercial (TOD)	OS = Open Space/ Parks
C-2 (M) = Commercial - Medical District	HMR = High Mix Residential/Commercial (TOD)	R-3 = Multiple Family Residential
C-4 = Tourist and Office	LMR = Low Mix Residential (TOD)	R-2 = Two-Family Residential
C-5 = Thoroughfare Commercial	ETOD LMR*	R-1-6 = SF Residential - 6,000
CN = Neighborhood Commercial	M-1 = Industrial	R-1-8 = SF Residential - 8,000
Civic	M-2 = Industrial General	R-1-10 = SF Residential - 10,000
ETOD Civic*	MMR = Medium Mix Residential (TOD)	R-L = Low Density Residential



**PLANNING DEPARTMENT SUPPLEMENTAL FINDINGS OF FACT
AND CONCLUSIONS OF LAW
File No.: SUB-20004**

**Before the City of Central Point Planning Commission
Consideration of a Tentative Plan for Covington Court Subdivision**

Applicant:)	Findings of Fact
Jason Artner)	and
721 Pittview Avenue)	Conclusion of Law
Central Point, OR 97502)	

PART 1 - INTRODUCTION

The applicant submitted a tentative plan application (Type III) for the Covington Court Subdivision to subdivide 0.98 acres into five (5) lots (“Application”). The property is located within the R-1-6 Residential Single Family zoning district.

A subdivision tentative plan is reviewed as a Type III application. Type III applications are reviewed in accordance with procedures provided in Section 17.05.400, which provides the basis for decisions upon standards and criteria in the development code and the comprehensive plan, when appropriate.

The standards and criteria for the proposal are set forth in CPMC Title 16, Subdivisions, and Chapter 17.20, Residential Single Family. The following findings address each of the standards and criteria as applies to the subdivision tentative plan.

PROJECT BACKGROUND

The proposed subdivision is an infill development, located in an area with existing subdivision developments on the west, north and east sides of the subject property. The existing development pattern in the area, including block sizes and street patterns, limits the connectivity between the proposed subdivision and the surrounding development. The project proposes five (5) units per acre, which is within the minimum/maximum range for density. Minimum lot size provided in the proposed tentative plan is 6,103 square feet and the average lot size is 7,833 square feet, which is consistent with the minimum and maximum lot dimensions permitted in the R-1-6 zoning district.

Figure 1. Tentative Plan

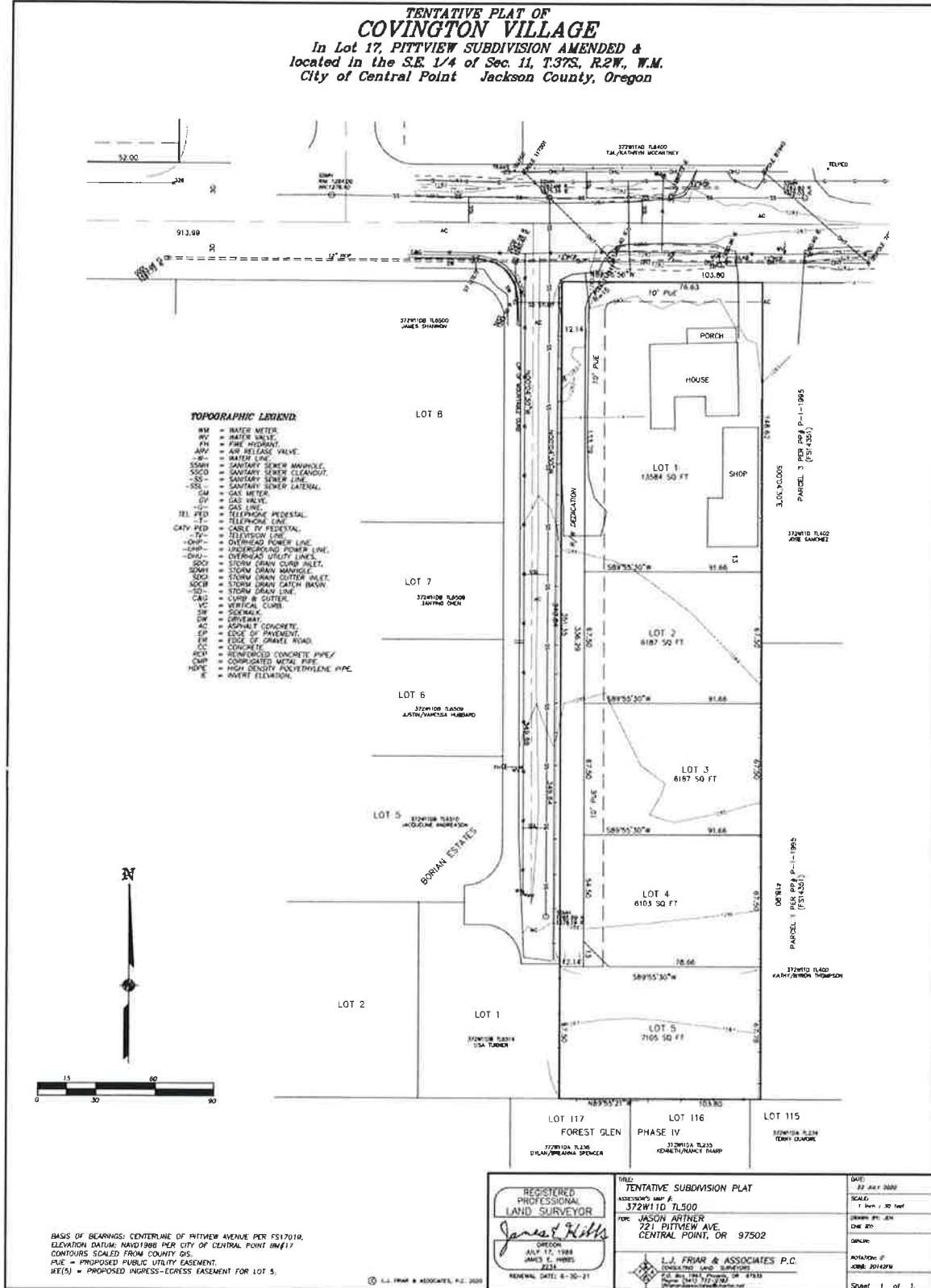


Figure 2. Vicinity Map



Legend

Covington Court	EC = Employment Commercial (TOD)	ETOD MMR*
BCG = Bear Creek Greenway	GC = General Commercial (TOD)	OS = Open Space/ Parks
C-2 (M) = Commercial - Medical District	HMR = High Mix Residential/Commercial (TOD)	R-3 = Multiple Family Residential
C-4 = Tourist and Office	LMR = Low Mix Residential (TOD)	R-2 = Two-Family Residential
C-5 = Thoroughfare Commercial	ETOD LMR*	R-1-6 = SF Residential - 6,000
CN = Neighborhood Commercial	M-1 = Industrial	R-1-8 = SF Residential - 8,000
Civic	M-2 = Industrial General	R-1-10 = SF Residential - 10,000
ETOD Civic*	MMR = Medium Mix Residential (TOD)	R-L = Low Density Residential

PART 2 - SUBDIVISIONS

Title 16 of the Central Point Municipal Code (CPMC) establishes standards and criteria for land division applications including tentative plans and final plats. The sections of CPMC 16 applicable to the Application are:

Chapter 16.10 - Tentative Plans.

This section of code provides design standards and principles of acceptability, the information required on a tentative plan map and other supplementary material that may be required for review of the application.

Finding CPMC 16.10: *The tentative plan, as represented by Attachment "B" of the Planning Department Staff Report dated January 12, 2021, has been reviewed for compliance with the requirements of Chapter 16.10 and found to contain all the necessary information. As a condition of approval, the applicant is required to submit a subdivision plat name from the Jackson County Surveyor.*

Conclusion CPMC 16.10: *Complies as conditioned.*

CPMC 16.20.020 Streets – Generally

Streets created by subdivisions and partitions shall be designed and constructed in conformance with the requirements of the city's comprehensive plan, this code, the city's public works standards, and all conditions established by the city.

Finding CPMC 16.20: *Per the Public Works Staff Report dated January 4, 2021 (Attachment "D" in the Planning Department Staff Report dated January 12, 2021), all proposed streets, their location and classification, as shown on the tentative plan (Attachment "A-1" of the Planning Department Staff Report dated January 12, 2021), comply with the Public Works Standards for a Minor Residential Street as conditioned.*

It should be noted that Pittview Avenue is a County facility. Per the Jackson County Roads letter dated January 5, 2021 (Attachment "E" in the Staff Report dated January 12, 2021), the Applicant is required to obtain appropriate permits for road improvements and utility installation along the Pittview Avenue street frontage.

Access to the proposed subdivision will be provided by a new Retail Street, which provides access to Table Rock Road and Biddle Road with a connection to Hamrick Road through existing developments to the west. The Retail Streets are designed to minimum construction standards, provides landscape rows and sidewalk connections throughout the site. Internal circulation will be provided by access easements

Conclusion CPMC 16.20: *As evidenced by the Tentative Plan and Parks & Public Works Staff Report referenced above, the proposed retail streets are designed and planned for construction consistent with City standards.*

Chapter 16.24, Blocks and Lots—Design Standards

The lengths, widths and shapes of blocks shall be designed with due regard to providing adequate building sites suitable to the special needs of the type and use contemplated, needs for convenient access, circulation, control and safety of street traffic and limitations and opportunities of topography.

Finding CPMC 16.24: *The proposed subdivision is an infill development, located in an area with existing subdivision developments on the north and west sides of the subject property. The existing development pattern in the area, including block sizes and street patterns, limits the connectivity between the proposed subdivision and the surrounding development.*

Conclusion CPMC 16.24: *Not applicable.*

Chapter 16.24, Blocks and Lots—Design Standards

The lengths, widths and shapes of blocks shall be designed with due regard to providing adequate building sites suitable to the special needs of the type and use contemplated, needs for convenient access, circulation, control and safety of street traffic and limitations and opportunities of topography.

Finding CPMC 16.24: *The proposed subdivision is an infill development, located in an area with existing subdivision developments on the west, north and east sides of the subject property. The existing development pattern in the area, including block sizes and street patterns, limits the connectivity between the proposed subdivision and the surrounding development.*

Conclusion CPMC 16.24: *Not applicable.*

PART 3 - ZONING ORDINANCE

The purpose of Title 17 of the CPMC is to encourage the most appropriate use of land, promote orderly growth of the city, and promote public health, safety, convenience and general welfare. The sections of CPMC 17 applicable to the application are:

Chapter 17.05, Applications and Types of Review Procedures

This Chapter establishes standard decision-making procedures that enable the city, the applicant, and the public to review applications and participate in the local decision making process. There are four (4) types of review procedures, Type I, II, III, and IV that are applied to land use and development applications in Table 17.05.100.1. It also establishes when a Traffic Impact Analysis (TIA) is required.

Finding CPMC 17.05: *As identified in Table I, Section 17.05.100.1 a subdivision tentative plan is reviewed using Type III procedures. Mailed and posted notification of the proposed tentative plan were provided on December 30, 2020.*

Conclusion CPMC 17.05: *Complies.*

Chapter 17.20 – R-1, Residential Single Family Districts

The purpose of the R-1 district is to stabilize and protect the urban low density residential characteristics of the district while promoting and encouraging suitable environments for family life.

***Finding CPMC 17.20:** The proposed tentative plan has been reviewed in accordance with the applicable zoning regulations provided in Chapter 17.20.*

Table 1. Applicable Zoning Regulations

Standard	R-1-6 Zone	Proposed Tentative Plan
Minimum Density	4 units/ acre	5 units/acre
Maximum Density	6 units/acre	
Minimum Lot Area (interior)	4,500 square feet	6,103 square feet
Maximum Lot Area (interior)	9,000 square feet	7,105 square feet
Minimum Lot Area (corner)	7,000 square feet	13,584 square feet
Maximum Lot Area (corner)	N/A	
Minimum Lot Width (interior)	50-feet	67.5-feet
Minimum Lot Width (corner)	60-feet	148-feet
Minimum Lot Depth	N/A	91-feet

As shown in Table 1, above, the proposed 5 lot tentative plan on 0.98 acres complies with the lot dimension standards in the R-1-6 zone.

Conclusion CPMC 17.20: *Consistent.*

PART 4 - SUMMARY CONCLUSION

As evidenced in Planning Department Supplemental Findings, the proposed tentative plan application for the Covington Court Subdivision is, as conditioned in the Staff Report dated January 12, 2021, in compliance with the applicable criteria set forth in Title 16 and Title 17 of the Central Point Municipal Code.



PUBLIC WORKS STAFF REPORT

January 4, 2021

AGENDA ITEM: Covington Village (SUB-20004)

5 lot subdivision - 37S 2W 11 D, Tax Lot 500

Applicant: Jason Artner

Traffic:

The applicant is proposing a five lot subdivision. Per the ITE, single-family dwellings generate 1.0 peak hour trips per household for a total of 5 trips. A Traffic Impact Analysis (TIA) threshold is 25 PHT. A TIA is not required for this development.

Existing Infrastructure:

Water: There is an 8-inch water line in Covington court.

Streets: Covington Court is currently a minor residential half-street. The applicant is proposing widening to make it a minor residential street.

Stormwater: There is an existing storm drain inlet near the intersection of Pittview and Covington Court.

Background:

The proposed project is a 5 – lot residential subdivision.

Issues:

There are two main issues associated with the subject site—the surrounding area development pre- stormwater quality requirements and public street design. The proposed subdivision will need to address stormwater quality, and the City Public Works Standards for stormwater detention requirements. In order to provide adequate drainage to the street and prevent stormwater and drainage issues to adjacent properties, the new homes will have to be elevated.

Second, Covington Court is currently constructed as a half-width Minor Residential Street. The City Public Works Construction Standards require a full-width Minor Residential Street to provide access to the proposed development and existing development to the west. The applicant is required to widen Covington Court to a full-width Minor Residential Street before the final plat.

Conditions of Approval:

Prior to the building permit issuance and the start of construction activities on the site, the following conditions shall be satisfied:

1. Stormwater Management Plan – The Applicant shall submit and receive approval for a stormwater management plan to the Public Works Department, demonstrating compliance with the Rogue Valley Stormwater Quality Design Manual for water quality and quantity treatment. Construction on site must be sequenced so that the permanent stormwater quality features are installed and operational when stormwater runoff enters.

Phase 1 has a storm drain clean (SDCI) out on the west side of Covington Court near the entrance to Pittview. A stub out extending east from the existing SDCI was built as part of the Borian Estates Subdivision for the build-out proposed. The applicant should plan to use this stub to construct a new SDCI on Covington's east side to accommodate stormwater from the new eastside development. The engineer is to confirm this design will work and the system has capacity. Regarding water, if they are going to mirror phase 1 at the south end, they will need to come off of the existing tee and valve.

2. Erosion and Sediment Control – The proposed development will disturb more than one acre and require an erosion and sediment control permit (NPDES 1200-C) from the Department of Environmental Quality (DEQ). The applicant shall obtain a 1200-C permit from DEQ and provide a copy to the Public Works Department.
3. Covington Court Improvements – Applicant will need to improve Covington Court to City Standards for a full-width Minor Residential Street. Improvements will include widening and additional paving of Covington Court, curb, gutter, and sidewalks.
4. Pittview Ave Frontage Improvements - Applicant will need to improve Pittview Avenue along the frontage of proposed lot 1. Improvements will include additional paving of Pittview Avenue, curb, gutter, and sidewalks.

Prior to final inspection and certificate of occupancy, the applicant shall comply with the following conditions of approval:

1. PW Standards and Specifications – Applicant shall comply with the standards and specifications of the public work for construction within the right of way.
2. Stormwater Quality Operations & Maintenance– the Applicant shall record an Operations and Maintenance Agreement for all new stormwater quality features and provide a copy of the Public Works Department's recorded document.



JACKSON COUNTY

Roads

Roads
Engineering

Chuck DeJanvier
Construction Engineer

200 Antelope Road
White City, OR 97503
Phone: (541) 774-6255
Fax: (541) 774-6295
dejanvca@jacksoncounty.org

www.jacksoncounty.org

January 5, 2021

Attention: Justin Gindlesperger
City of Central Point Planning
140 South Third Street
Central Point, OR 97502

RE: Tentative Plan for a 5-lot Residential Development off
Pittview Avenue – county-maintained road.
Planning File: SUB-20-004; 37-2W-11D Tax Lot 500.

Dear Justin:

Thank you for the opportunity to comment on this tentative Plan application for the development of a 5-lot subdivision on 1.0 acres in the R-1-6 residential zoning district. The project site is at 721 Pittview Avenue. Jackson County Roads has the following comments:

1. Jackson County's General Administration Policy #1-45 sets forth the County's position as it relates to the management of County roads located within existing or proposed city limits or Urban Growth Boundaries (UGB). The County has no current plans for improvements to Pittview Avenue Jackson County Roads recommends that the city request road jurisdiction of Pittview Avenue and any proposed new roads.
2. If frontage improvements are required along Pittview Avenue, the applicant shall obtain a Minor Road Improvement Permit from Jackson County. Sidewalk placement on Pittview Avenue frontage if required should be directly behind the curb. Jackson County Roads does not maintain planter strips.
3. The paved approach shall have 20' radii and be to Central Point's standard road width. There shall be no direct driveway approaches off Pittview Avenue.
4. Roads recommend the removal of any existing driveways not being used on Pittview Avenue and replacing them with new curb, gutter and sidewalk.
5. If drainage is directed to Pittview Avenue, Jackson County Roads would like to review and comment on the hydraulic report including the calculations and drainage plan. Capacity improvements or on-site detention, if necessary, shall be installed at the expense of the applicant. Upon completion of the project, the developer's engineer shall certify that construction of the drainage system was constructed per plan and a copy of the certification shall be sent to Jackson County Roads.
6. The applicant shall submit construction drawings to Jackson County Roads and obtain county permits if required.

January 5, 2021

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7. We would like to be notified of future development proposals, as county permits may be required.
8. The posted speed zone for Pittview Avenue is 25 mph, requiring an approach sight distance minimum of 150'.
9. Utility Permits are required from Roads for any utility work within the county road right-of-way. On longitudinal trenches within a travel lane 100' or greater in length, unless otherwise approved by the Engineer, the existing pavement shall be removed and replaced to full paving-machine width (normally 10'-12') for a travel lane restoration. Drag boxes or other pull-type asphalt spreaders will not be permitted for longitudinal trench pavement replacement.
10. Per Oregon Revised Statute 209.150, any survey monuments of record removed, disturbed or destroyed within the permit area must be referenced prior to construction and replaced after construction by a registered professional land surveyor. All costs associated with this surveying work are the responsibility of the permit holder
11. Please note Pittview Avenue is a County Local Road. Average Daily Traffic counts for this road are unavailable.
12. We concur with any right-of-way dedicated.

Sincerely,



Chuck DeJanvier, PE
Construction Engineer

Justin P. Gindlesperger

From: Mark Northrop <MarkN@jcf3.com>
Sent: Wednesday, January 6, 2021 8:01 AM
To: Justin P. Gindlesperger
Subject: RE: Request for Agency Comments on Land Use Application - SUB-20004

My Comments for this subdivision are as follows.

The access street shall meet 2019 Oregon Fire Code appendix D.

1. Where a fire hydrant is located the access road shall be a minimum of 26 feet in width.
2. Dead end access roads shall be provided with a turnaround meeting Table D103.4
3. Roads 20-26 feet in width shall be posted both sides as No Parking Fire Lane.
4. Roads 26-32 feet in width shall be posted on one side as No Parking Fire Lane.

<https://codes.iccsafe.org/content/OFC2019P1/appendix-d-fire-apparatus-access-roads>

DFM Mark Northrop, IAAI, CFI

Jackson County Fire District 3

8383 Agate Rd, White City, OR 97503

Markn@jcf3.com

Office: 541.831.2776

Cell 541.660.7689

www.jcf3.com



Together We're Better



From: Justin P. Gindlesperger <Justin.Gindlesperger@centralpointoregon.gov>
Sent: Wednesday, December 30, 2020 11:24 AM
To: Bobbie Pomeroy <Bobbie.Pomeroy@centralpointoregon.gov>; Carl Tappert <ctappert@rvss.us>; Mike Ono <Mike.Ono@centralpointoregon.gov>; Chad Murders <chad.murders@ecso911.com>; David Baker



ROGUE VALLEY
SEWER SERVICES
CLEAN WATER · HEALTHY COMMUNITIES

Attachment "G"

December 30, 2020

City of Central Point Planning Department
155 South Second Street
Central Point, Oregon 97502

Re: SUB-20004, Covington Court, Tax Lot 500, Map 37S 2W 11D

There are existing 8 inch sewer mains located along Covington Court and Pittview Avenue. The existing home on the property is currently served by a 4 inch service connected to the main along Pittview Avenue. The proposed development will not affect the existing service. Sewer service for lots 2-5 will require new sewer tap connections as generally shown on the submitted site plan.

Rogue Valley Sewer Services requests that approval of this development be subject to the following conditions:

1. The developer must obtain sewer tap permits from RVSS to prior to construction. Sewer SDC's will be due upon issuance of sewer connection permits and prior to the issuance of building permits for each lot.

Feel free to call me if you have any questions.

Sincerely,

Nicholas R. Bakke, PE
District Engineer

Justin P. Gindlesperger

From: Lisa Turner <lturnerlaw@hotmail.com>
Sent: Monday, January 4, 2021 11:31 AM
To: Justin P. Gindlesperger
Subject: New Covington Court Subdivision

Hello:

My name is Lisa Turner and I received a letter that the Planning Commission is considering allowing a new subdivision of additional homes on Covington Court. I have significant concerns regarding the lack of parking that currently exists without the additional housing the tentative plans create if there isn't a requirement to have the street size increased to allow on-street parking. I have resided in this neighborhood since I purchased my home in March 2007. During the last 14 years - we have had significant issues with parking that have led to multiple calls to the police and to the fire department due to parking issues. I believe on one occasion, a car was towed. These homes are designed to accommodate families with children and the size of the homes beckons larger families due to 4-5 bedrooms within the homes. This in turn contemplates multiple drivers within one household. Without the current addition of 4 additional homes, parking is still lacking. Thus, the addition of 4 homes to the all-ready lack of parking on Covington Court is a significant concern. I did review the plot map provided with the letter. I am not able to determine if there will be an increase in the road size to allow on-street parking with the addition of these 4 homes. I would request that whatever design for new homes would require the street to be enlarged to allow on-street parking ON Covington Court for residences and guests so as to alleviate an future issues with parking.

Please advise how I address this issue at the meeting being held on June 19 at 6. I will be requesting a zoom link as well.

Thank you,

Lisa Turner
998 Covington Court
Central Point, OR 97502

[EXTERNAL EMAIL] DO NOT CLICK links or attachments unless you recognize the sender and know the content is safe.

PLANNING COMMISSION RESOLUTION NO. 884

**A RESOLUTION OF THE PLANNING COMMISSION APPROVING A TENTATIVE
SUBDIVISION FOR A 5 LOT SUBDIVISION TO BE KNOWN AS COVINGTON COURT
SUBJECT TO CONDITIONS OF APPROVAL**

(File No: SUB-20004)

WHEREAS, the applicant has submitted a tentative plan application to create a 5 lot subdivision consisting of residential property identified on the Jackson County Assessor's map as 37S 2W 11D, Tax Lot 500, Central Point, Oregon; and

WHEREAS, the project site is located in the R-1-6, Residential Single Family zoning districts; and

WHEREAS, the application has been found to be consistent with the applicable approval criteria set forth in Title 16, Subdivisions and Title 17, Zoning, and per conditions noted in the Staff Report dated January 19, 2021; and

WHEREAS, on January 19, 2021, at a duly noticed public hearing, the City of Central Point Planning Commission considered the Applicant's request for Tentative Plan approval for Covington Court subdivision.

NOW, THEREFORE, BE IT RESOLVED that the City of Central Point Planning Commission by Resolution No. 884 does hereby approve the Tentative Plan application for Covington Court subject to the conditions in the Staff Report dated January 19, 2021 (Exhibit 1).

PASSED by the Planning Commission and signed by me in authentication of its passage this 19th day of January, 2021.

Planning Commission Chair

ATTEST:

City Representative



January 19, 2021

Agenda Item: VIII-B

Consideration of a Major Modification to the White Hawk Master Plan (File No. 14004) concerning the phasing plan and alley layout, architectural style, and housing type in Phase 1. The 18.91 acre project site is within the Low Mix Residential (LMR) and Medium Mix Residential (MMR) zones in the Eastside Transit Oriented Development District (ETOD) and is identified on the Jackson County Assessor's Map as 37S 2W 02, Tax Lots 2700 and 2701. **Applicant:** White Hawk Properties, LLC; **Agent:** Urban Development Service, LLC (Mark Knox). **File No.** MOD-20005.

Staff Source

Stephanie Holtey, Principal Planner

Background

On November 3, 2015 the Planning Commission approved Resolution No. 825 approving the White Hawk Master Plan ("Master Plan"). The Master Plan establishes a framework for a residential development, including 34 duplexes and townhomes, 276 apartments and a 4.12 acre public park to be built in three (3) phases. At the time the Master Plan was approved, the project site was bank owned. The property was recently purchased by White Hawk Properties, LLC. At this time, the Applicant is requesting approval of a Master Plan modification to accomplish the following:

- Amend the phasing plan to allow construction of the duplexes/townhouses first;
- Decrease the number of duplex/townhome lots from 34 to 32;
- Add Accessory Dwelling Units (ADUs) as a new housing type;
- Revise the proposed phase 1 housing type from 100% attached to 50% attached;
- Change the architectural style from traditional to contemporary; and,
- Consolidate two of the east/west alleys in proposed phase 1.

In accordance with CPMC 17.09.300 modifications to approved plans are either major or minor. Although most of the changes proposed are minor, it has been processed as a major amendment due to the change in alley access and the housing design. The scope of review is limited to proposed changes.

Project Description:

The proposed Master Plan Modification amends the Phasing Plan, Site Plan for proposed Phase 1 and all exhibits in the Housing Plan. Each are described in the sections below.

Phasing Plan

The original phasing plan (Figure 1) addresses timing and implementation of traffic park construction and mitigation of traffic and environmental impacts of the White Hawk development. As shown in Figures 1 and 2, the proposed change to the phasing plan changes Phase 3 to Phase 1. To comply with the original

master plan requirements, the Applicant proposes to realign the intersection of Gebhard and Beebe Road to provide a safe turning radius. Proposed Phase 2 is the Park and Phase 3 includes the apartment development. Aside from timing, no changes are proposed to either Phase 2 or 3 at this time.

Figure 1, Phasing Plan (approved 11-2015)

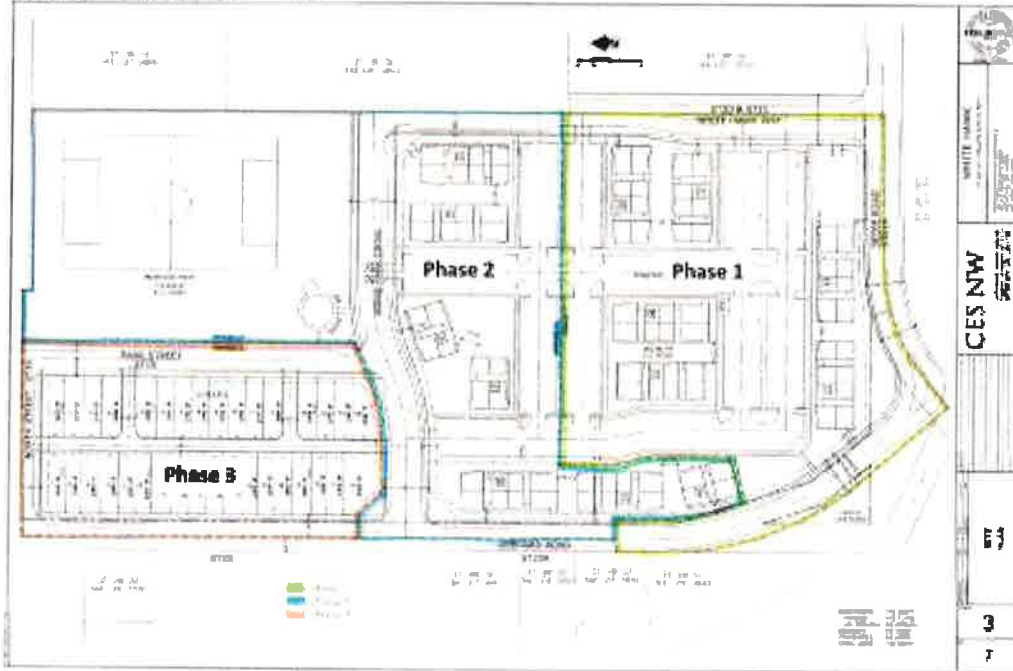
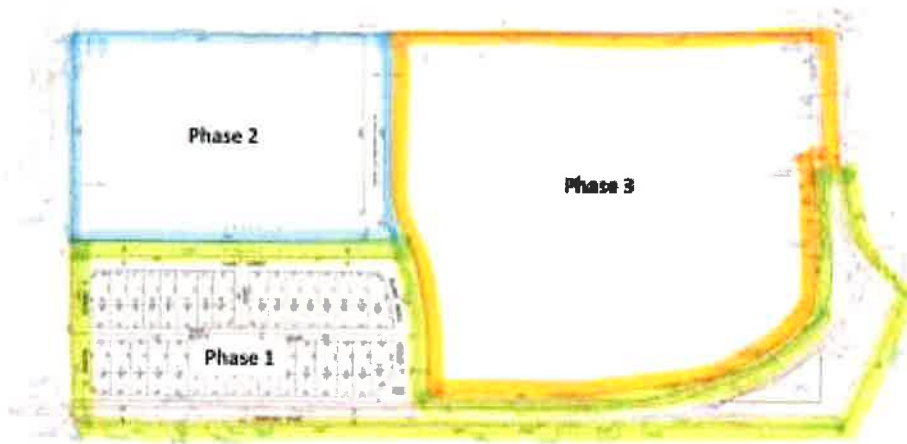


Figure 2, Proposed Phasing Plan Revision (See also, Attachment "A-1")



Site Plan

The site plan for proposed Phase 1 consolidates the two alleys intersect with Park Street and reduce the total lot count from 34 to 32 (Attachment "A-1"). According to the Applicant's Findings (Attachment "B"), the purpose of the changes is to provide a more livable and sustainable housing development that is energy efficient, accommodates solar and provides increased private open space. The proposed changes have been reviewed by the City and agencies is found to comply with applicable requirements.

Housing Plan

The original Housing Plan provided a neo-traditional architectural design concept that included three (3) housing types: duplexes, townhomes, and apartments. The proposed modification provides for a contemporary architectural style that includes single family townhomes (i.e. attached row houses / “zero lot line duplexes”) and accessory dwelling units (ADUs) in proposed phase 1. The proposed housing types are all permitted uses in the LMR and MMR zones.

The proposal reduces townhomes from 34 to 32 but adds 16 ADUs for a total of 48 units in Phase 1. The minimum/maximum range for density for the overall project is 202 to 457 units. The proposed modification will result in 324 units consistent with the density requirements for the site.

Issues

There are three (3) issues/notes relative to this application as follows:

1. **Building Design.** The proposed changes to the building design represent a departure from the original Master Plan approval, including reduction in building materials and architectural details. The change to contemporary design reflects a more minimalist façade. Based on review of the design prototypes, the proposal meets the residential façade requirements for single family housing types by providing varied rooflines, vertical articulation, use of two (2) primary building materials (i.e. horizontal lap siding and panel siding) adequate window and door area and use of alley loaded garages. Recessed entrances are questionable in terms of creating a building entry that is “prominent, interesting and pedestrian accessible,” as recommended per CPMC 17.67.070(C)(3)(c).

Comment: Staff recommends that the Planning Commission consider the proposed changes and approve the proposed housing plan with or without modification to provide a more prominent building entrance characteristic of TOD development.

2. **Soil Mitigation.** The approved Master Plan sets forth conditions approval relative to the timing of construction and mitigation of arsenic contamination in the soil. The prior owner of the property completed all soil mitigation actions per an approved mitigation plan. On August 14, 2019, the City the Department of Environmental Quality issued a No Further Action letter.

Comment: The proposed modification requires no further action to remediate contaminated soils.

3. **Shallow Well Mitigation.** To avoid potential impacts of the development process on the water table and shallow wells, the prior property owner was required to survey and sample identified wells in the vicinity of the project site. This work was completed between December 2015 and April 2016 and a report was prepared including recommended mitigation actions for the design and construction of underground utilities. Per the Public Works Staff Report dated January 4, 2021, the Applicant is required to address the shallow well mitigation requirements prior to Civil Improvement Plan approval and the start of construction.

Comment: Staff recommends that the Planning commission approve Condition No. 2 that the Applicant satisfy all Public Works conditions of approval in the Staff Report dated January 4,

Findings of Fact and Conclusions of Law

The proposed modification has been reviewed in accordance with CPMC 17.09, Modifications to Approved Plans and Conditions of Approval, and found to comply as evidenced in the Planning Department Supplemental Findings (Attachment "E").

Conditions of Approval

1. Prior to final plat approval, the Applicant shall comply with the conditions set forth in the Public Works Staff Report dated January 4, 2021 (Attachment "C") and Jackson County Roads conditions as applicable (Attachment "D").
2. Prior to building permit issuance, the Applicant shall make any changes to the architecture needed to provide a more prominent building entrance consistent with the building design standards set forth in CPMC 17.67.070.

Attachments:

Attachment "A-1" – Revised Phasing Plan and Phase 1 Site Plan

Attachment "A-2" – Housing Plan Exhibits dated 12/7/2020 (Sheets 1-8)

Attachment "A-3" – Building Elevation Prototype, Lots 31 and 32 (1- and 2- story units with ADU)

Attachment "A-4" – Building Elevation Prototype, Lots 3 and 4 (2-story units with ADU)

Attachment "A-5" – Building Elevation Prototype, Lots 27 and 28 (1- and 2-story units with ADU)

Attachment "A-6" – Building Elevation Prototype (single story units)

Attachment "B" – Applicant's Findings

Attachment "C" – Public Works Department Staff Report dated January 4, 2021

Attachment "D" – Jackson County Roads Staff Report dated January 4, 2021

Attachment "E" – Planning Department Supplemental Findings (to be provided)

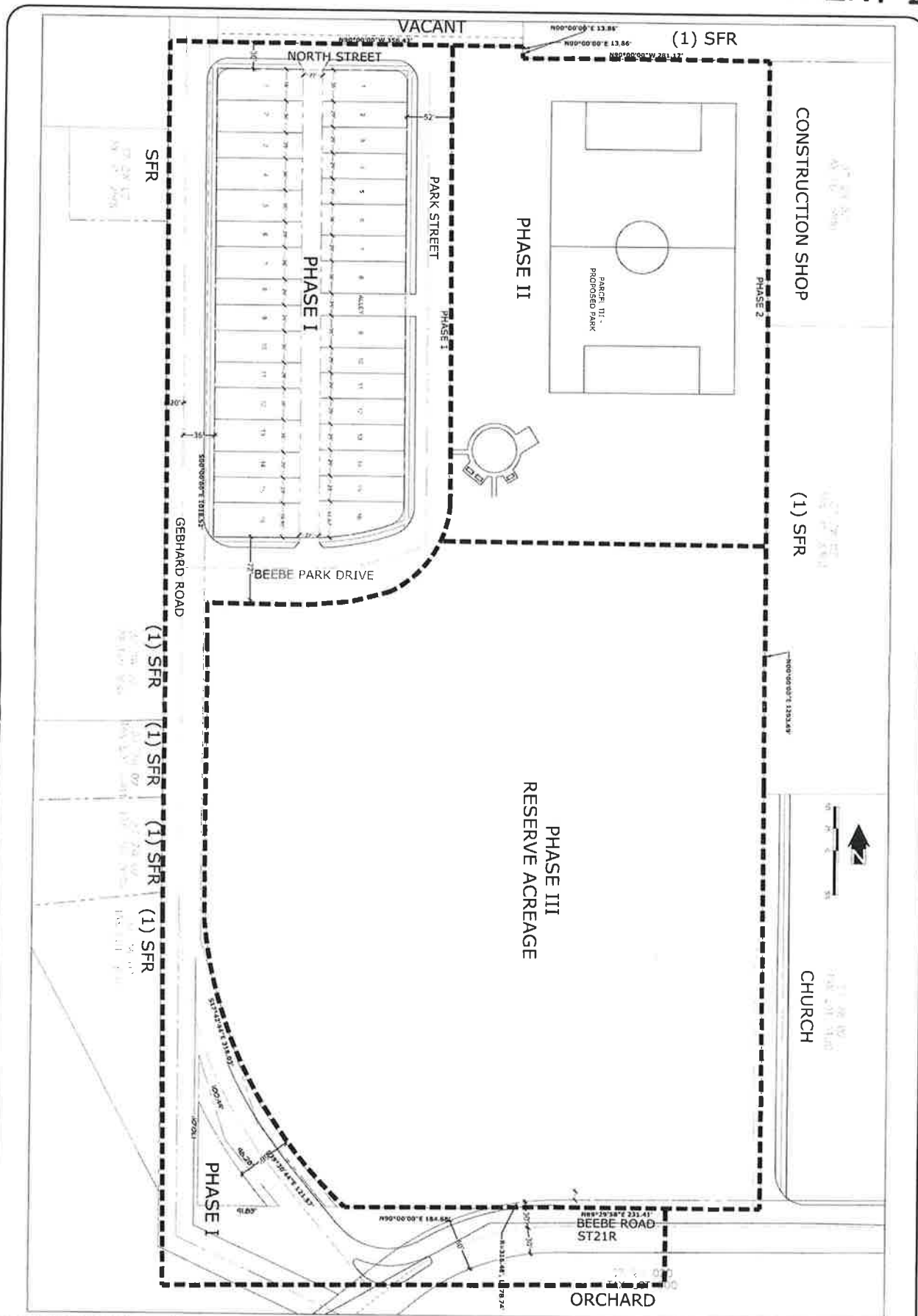
Attachment "F" – Draft Resolution No. 885 (to be provided)


Action

Consider the proposed Major Modification to the White Hawk Master Plan and 1) Approve; 2) Approve with Modifications or 3) Deny the application.

Recommendation

Approve the Major Modification request subject to the recommended conditions in the staff report dated January 19, 2021.



SHEET 1 OF 10/25	PHASE 1 LAYOUT <table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td style="font-size: small;">MAX. 300 HCS (10/14)</td> <td style="font-size: small;">REVISIONS</td> </tr> <tr> <td style="font-size: small;">DES. NAME: CHR</td> <td style="font-size: small;">DATE: 10/14/20</td> </tr> <tr> <td style="font-size: small;">DRAWN: REC</td> <td style="font-size: small;">CHK: REC</td> </tr> </table>	MAX. 300 HCS (10/14)	REVISIONS	DES. NAME: CHR	DATE: 10/14/20	DRAWN: REC	CHK: REC	WHITE HAWK 37 2W 02, TAX LOTS 2700 & 2979 BEEBE ROAD CENTRAL POINT 30 OREGON	 YOUR PROFESSIONAL ENGINEERING TEAM SINCE 1957 STRUCTURAL / MECHANICAL / ELECTRICAL CIVIL / LANDSCAPE / ENVIRONMENTAL / CONSTRUCTION / TESTING	PRELIMINARY <small>Not for Construction</small>
MAX. 300 HCS (10/14)	REVISIONS									
DES. NAME: CHR	DATE: 10/14/20									
DRAWN: REC	CHK: REC									

ATTACHMENT "A-2"



1 FIRST FLOOR PLAN
SCALE: 1/8" = 1'-0"

2 FIRST FLOOR PLAN
SCALE: 1/8" = 1'-0"

PROJECT NO.
SHEET NO.
SHEET CONTENTS

WHITE HAWK
CENTRAL POINT
OREGON



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1371 KNAUS ROAD LAKE OSWEGO, OREGON 97034
T (503) 539 8802 F (503) 697 1985 e rah@tahrans.com

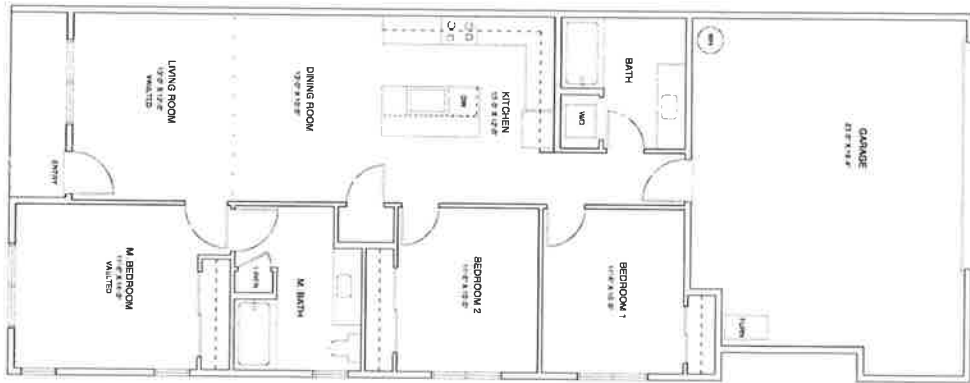
DESIGN DRAWINGS
12/20



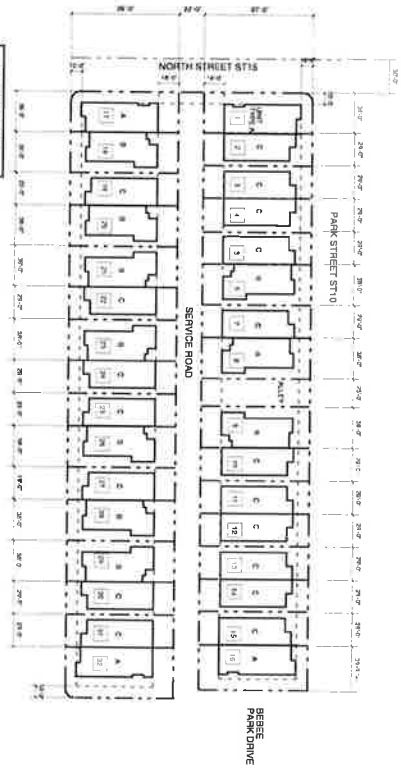
PROJECT NO.	200-4
SHEET CONTENTS	



1 FIRST FLOOR PLAN
 SCALE: 1/8" = 1'-0"
 48' x 140' INCLUDING GARAGE



DATE	DESCRIPTION



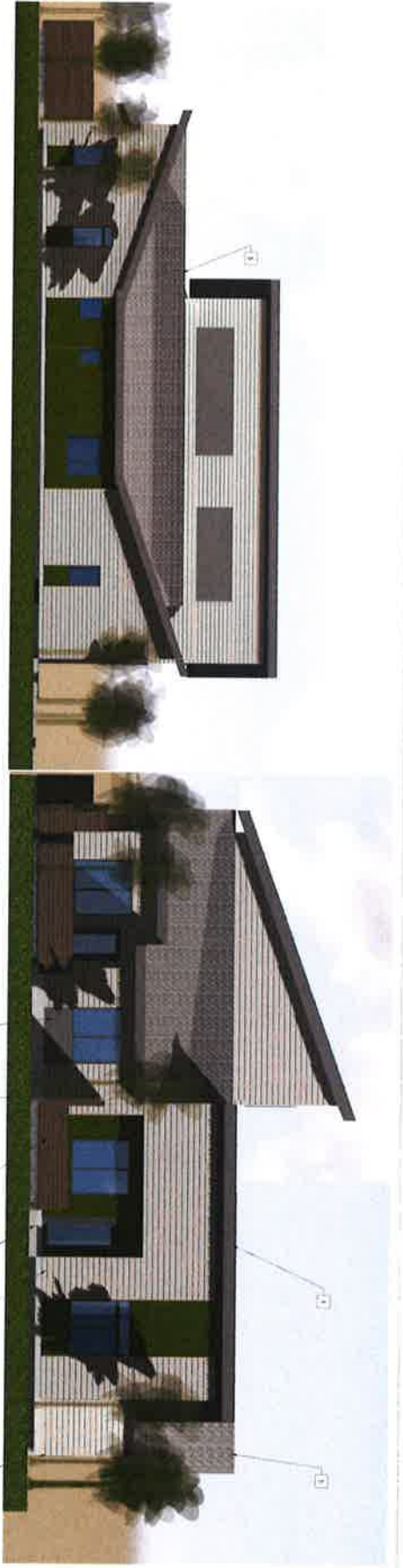
DESIGN DRAWINGS
12.1.20

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WHITE HAWK
CENTRAL POINT
OREGON





COLOR OPTION 4



COLOR OPTION 3



COLOR OPTION 1



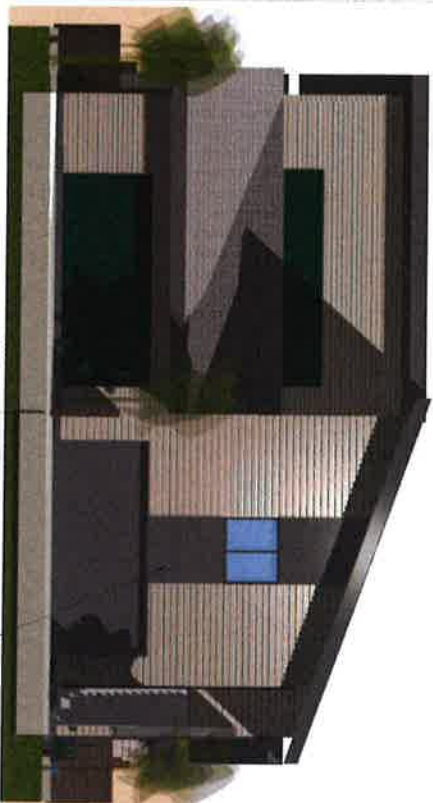
ALTERNATION



COLOR OPTION 2

BUILDING TYPE 1:
2 STORY WITH 1 AND 1 STORY

- EXHIBITION - EXHIBIT
1. LAMP HOUSE - 10' x 10' x 10'
 2. OFFICE - 10' x 10' x 10'
 3. SHOW ROOM - 10' x 10' x 10'
 4. 2.5' x 10' TOWER
 5. CONVENTION - 10' x 10' x 10'
 6. WOODEN - 10' x 10' x 10'
 7. WOODEN - 10' x 10' x 10'
 8. CONVENTION - 10' x 10' x 10'



FRONT ELEVATION



SIDE ELEVATION



REAR ELEVATION

- EXISTING ELEMENTS
- 1. LAP SIDING ON 1ST FLOOR AND 2ND FLOOR
 - 2. EXTERIOR CORNER TRIM - 1 X 6
 - 3. 1/2" X 1/2" TRIM
 - 4. 1/2" X 1/2" TRIM
 - 5. COMPARTMENT FENCE - 4' HIGH
 - 6. WOOD FINISH FENCE
 - 7. WINDOW - 1.5' X 2.5' (EXISTING)
 - 8. CORNER POST AT 1ST FLOOR

BUILDING TYPE 2
2 STORY WITH ADU AND 2 STORY NO ADU

DESIGN DYNAMICS
10/25

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WHITE HAWK
CENTRAL POINT
OREGON

PROJECT NO.	1007
SHEET NO.	37
DATE	10/25

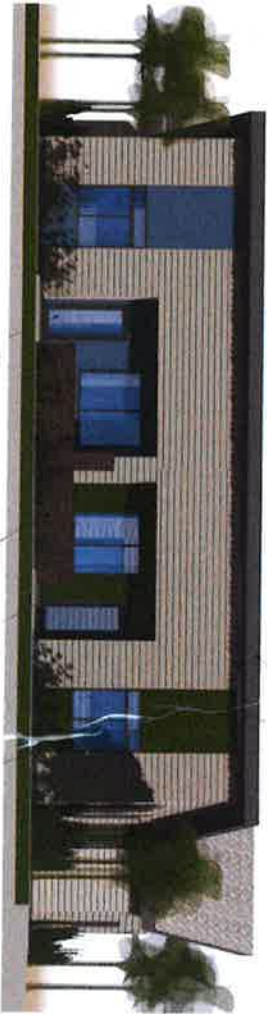
PROJECT NO.
1007

SHEET NUMBER

7



ALLEY ELEVATION



STREET ELEVATION 4

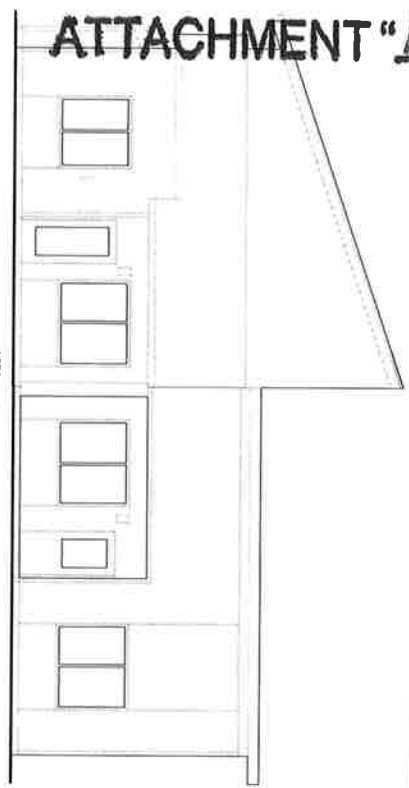
- ELEVATION KEYNOTES**
- 1. LAM BIRCH DO ORFANS P AND K EXPOSURE
 - 2. EXTERIOR CORNER TRIM - 1 X 4
 - 3. SPEEDY FRAME SIDING
 - 4. 2 X 6 1/2 DOOR CASE
 - 5. 2 X 6 1/2 DOOR CASE
 - 6. WOOD BRACKET TRIM
 - 7. WINDOW - BLACK EXTERIOR PAINT
 - 8. COVERED WOOD AT UNIT ENTRY

BUILDING TYPE 3
1 STORY AND 1 STORY

ATTACHMENT "A3"

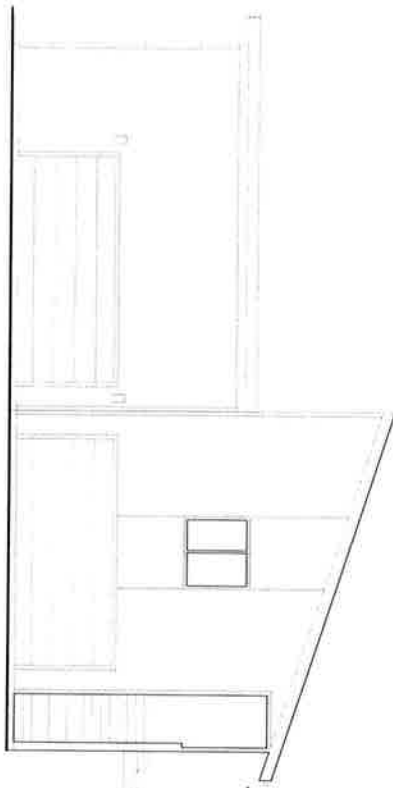
WEST ELEVATION
SCALE: 1/4" = 1'-0"

LOT 31 32

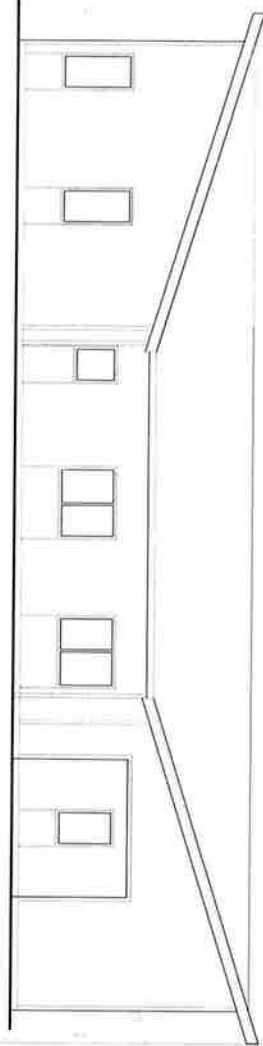


EAST ELEVATION
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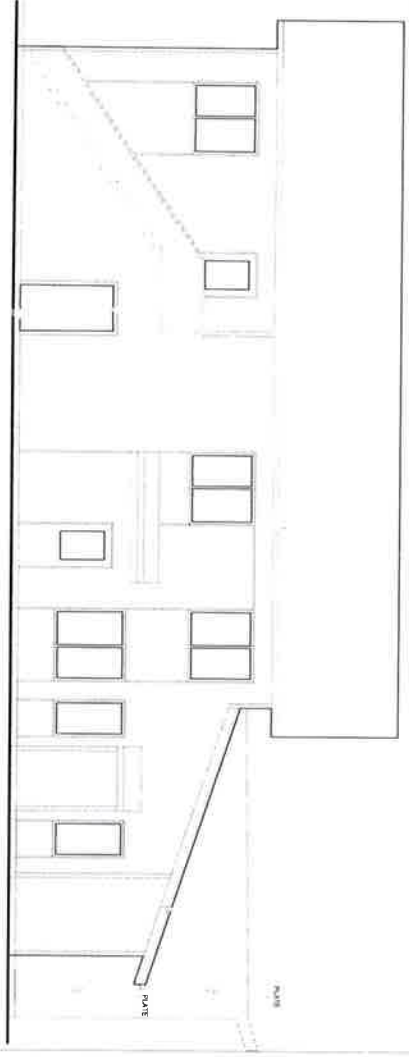
LOT 31 32



SOUTH ELEVATION
SCALE: 1/4" = 1'-0"



NORTH ELEVATION
SCALE: 1/4" = 1'-0"



LOT 31 AND 32

SHEET NUMBER
PROJECT NO.
SHEET CONTENTS

DATE: 10/15/2015
DRAWN BY: [Name]
CHECKED BY: [Name]

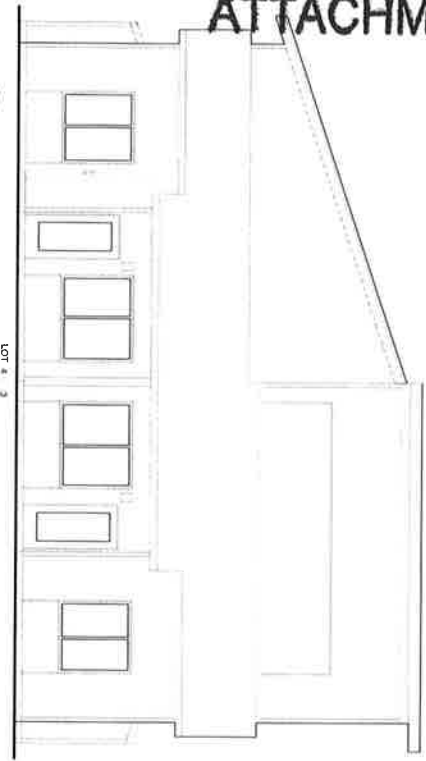
WHITE HAWK
CENTRAL POINT
OREGON



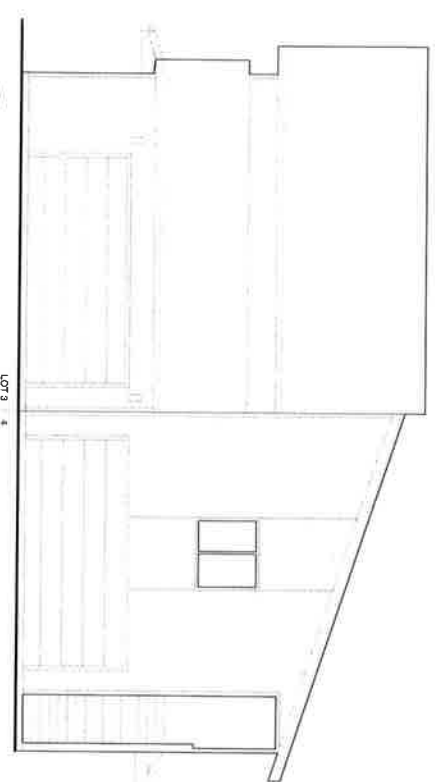
TAHRAN ARCHITECTURE & PLANNING LLC
1371 KNAUS ROAD LAKE OSWEGO, OREGON 97034
T (503) 539 8802 F (503) 597 1985 e ralph@tahrancpa.com

DESIGN DRAWINGS
12.12.20

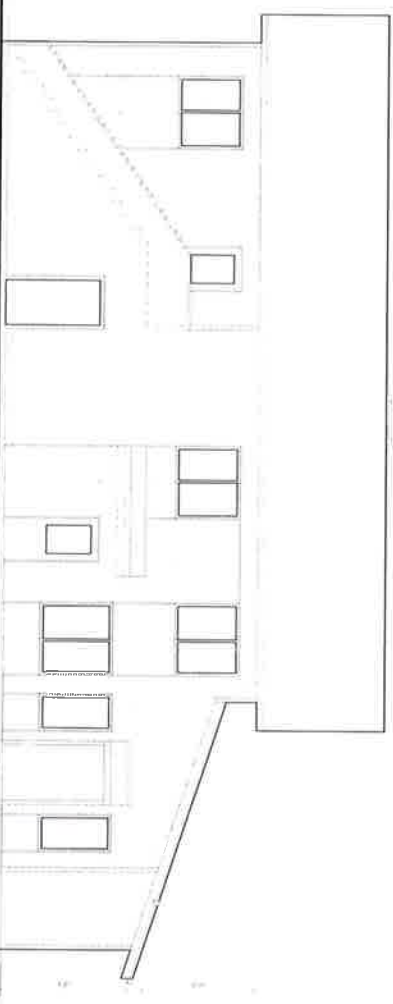
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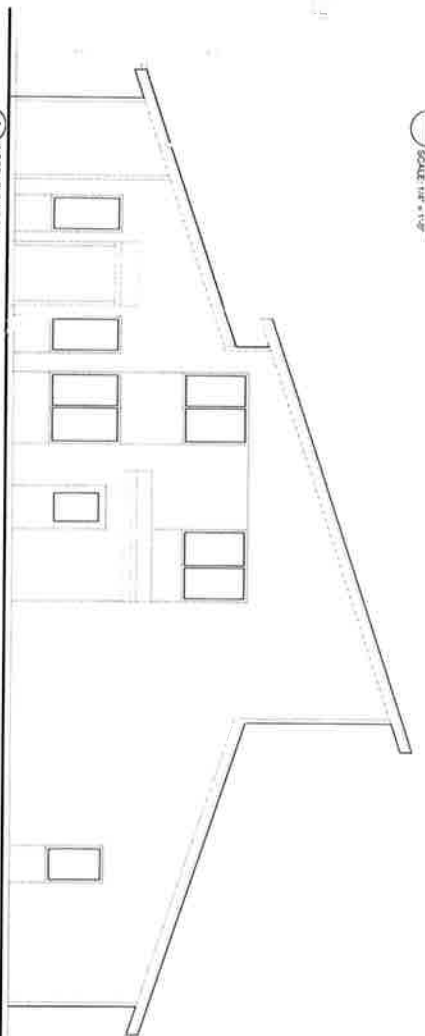
1 WEST ELEVATION
SCALE 1/4" = 1'-0"



1 SOUTH ELEVATION
SCALE 1/4" = 1'-0"



1 NORTH ELEVATION
SCALE 1/4" = 1'-0"



LOT 3 AND 4

DESIGN DRAWINGS
12.12.20

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WHITE HAWK
CENTRAL POINT
OREGON

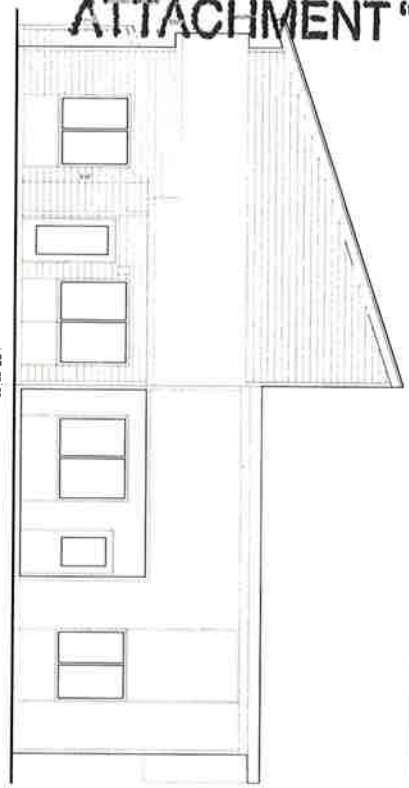
PROJECT NO.
SHEET COMMENTS

SHEET NUMBER

ATTACHMENT "A-5"

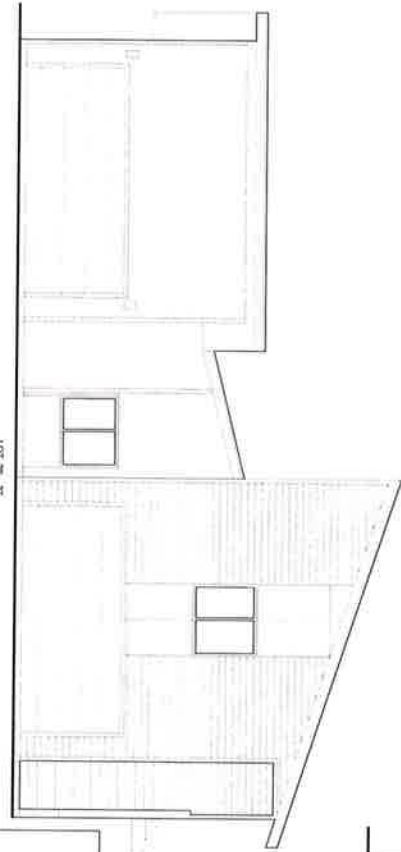
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LOT 27/28

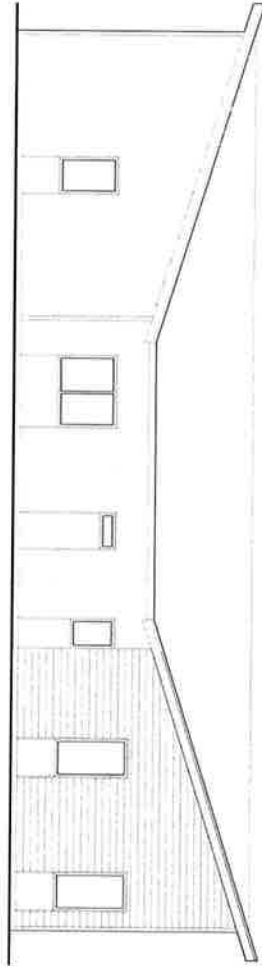


EAST ELEVATION
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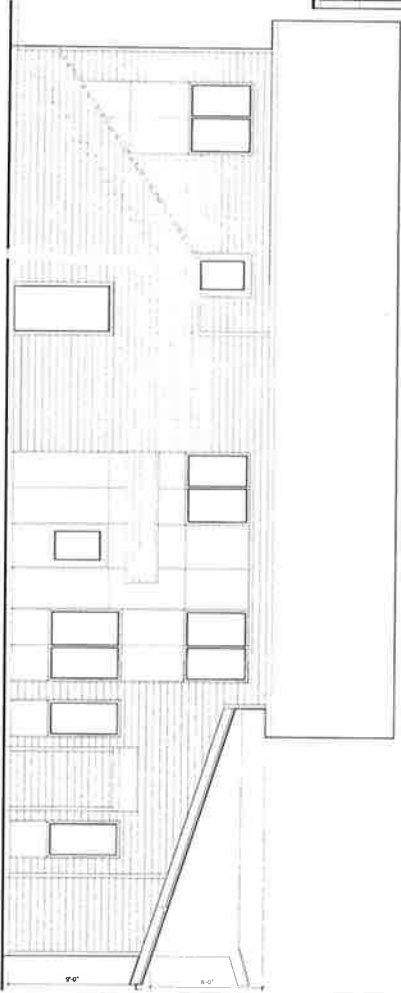
LOT 28/27



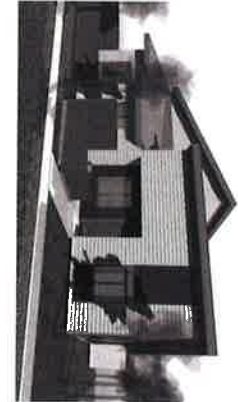
SOUTH ELEVATION
SCALE: 1/8" = 1'-0"



NORTH ELEVATION
SCALE: 1/8" = 1'-0"



LOT 27 AND 28



SHEET NUMBER

PROJECT NO.
SHEET CONTENTS

DATE	DESCRIPTION

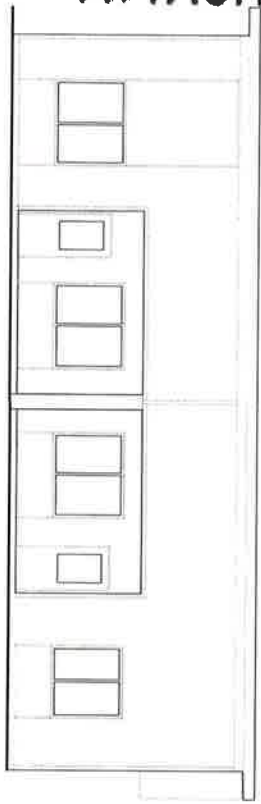
WHITE HAWK
CENTRAL POINT
OREGON



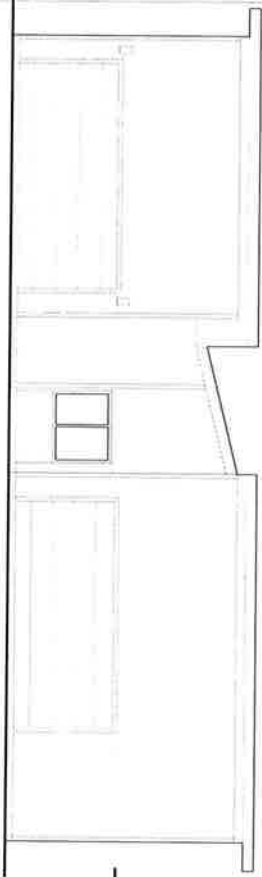
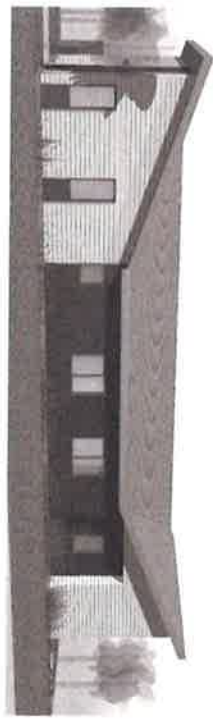
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T (503) 539 8802 F (503) 697 1985 e ralphtahran@comcast.net

DESIGN DRAWINGS
12.2.20

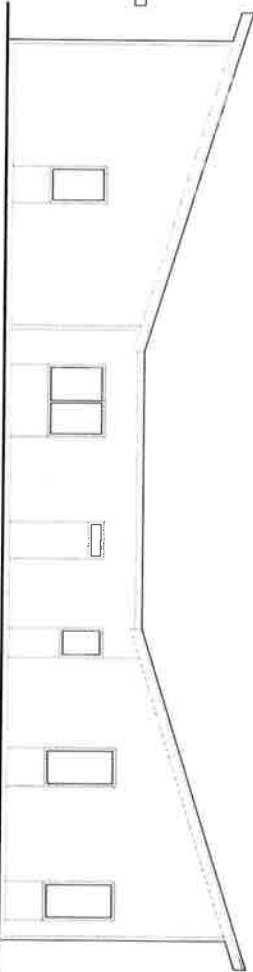
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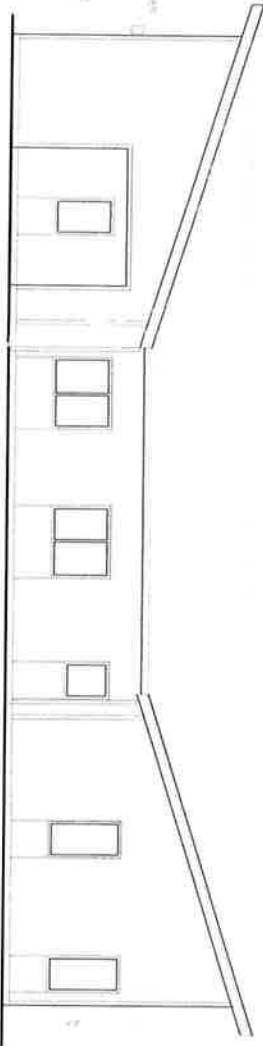
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EAST ELEVATION
SCALE: 1/8" = 1'-0"



NORTH ELEVATION
SCALE: 1/8" = 1'-0"



SOUTH ELEVATION
SCALE: 1/8" = 1'-0"

SHEET NUMBER

PROJECT NO.
SHEET COMMENTS

DATE	DESCRIPTION

WHITE HAWK
CENTRAL POINT
OREGON



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DESIGN DRAWINGS
12.12.20

"WHITE HAWK"

**A PROPOSAL FOR MINOR MODIFICATIONS TO THE APPROVED
WHITE HAWK MASTER PLAN SUBDIVISION,
LOCATED WITHIN THE EASTSIDE TRANSIT ORIENTED DISTRICT**



**SUBMITTED TO
CITY OF CENTRAL POINT
FOR
OUTLIER CONSTRUCTION & KDA HOMES, LLC**

DECEMBER 7TH, 2020

FINDINGS of FACT

**Consideration of minor modifications of the approved
Master Plan for the White Hawk Subdivision**

Project Information:

Address: 718 Beebe Road

Map & Tax Lot: 372W02 – 2700 & 2701

Property Owner: White Hawk Properties, LLC
841 O'Hare Pkwy #100
Medford OR, 97504

Applicants: Outlier Construction KDA Homes, LLC
841 O'Hare Pkwy #100 604 Fair Oaks Court
Medford OR, 97504 Ashland, OR 97520

Agent: Urban Development Services, LLC
604 Fair Oaks Court
Ashland, OR 97520

Architect: Tahan Architecture & Planning, LLC
1371 Knaus Road
Lake Oswego, OR 97034

Civil Engineer: Marquess & Associates
1120 E Jackson Street
Medford, OR 97504

Request:

Consideration of minor modifications of the approved Master Plan for the White Hawk Subdivision, File #14004, within the Eastside Transit Oriented Development. The project site is located east of Gebhard Road and north of Beebe Road, and is identified on the Jackson County Assessor's Map as 37S 2W 02 Tax Lots 2700 and 2701. The project site is within the LMR—Low Mix Residential (~2.69 acres) and MMR—Medium Mix Residential (~15.84 acres) zoning districts.

Property Description:

The subject properties are located at the intersection of Beebe Road and Gebhard Road. Per the adopted existing conditions an environmental plan from the White Hawk Master Plan approval, Tax 2700 is a vacant, 18.77-acre parcel to the northeast of the intersection. Tax lot 2701 is southwest of the intersection, is .13 acres and is also vacant.

The site is Comprehensive Plan Designated as Low Density, and has two residential zoning designations, Low Mix Residential (LMR) and Medium Mix Residential (MMR), the property is within the East Side Transit Oriented District. The properties to the north are also zoned LMR and MMR. These large acre properties are occupied by primarily by residential structures and their outbuildings. The properties to the east are also zoned LMR. The property adjacent to the southeast corner of the property is zoned ETOD Civic and is occupied by a church and its parking area. Across Gebhard Road to the west, are County zoned properties. The Bear Creek floodplain encroaches slightly onto Tax Lot 2701, but does not affect the development of Tax Lot 2700.

Proposal:

The request is for a minor modification to the Master Plan approval for the 18.77-acre parcel in the ETOD District, for the White Hawk Subdivision Master Plan. The proposal includes a request to:

- 1) Amend the Phasing Plan by swapping Phase I and Phase III;
- 2) Decreasing the number of duplex/townhome lots within proposed Phase I from 34 to 32;
- 3) Revising the housing type within proposed Phase I from 100% attached to 50% attached;
- 4) Adding a new housing type within proposed Phase I to include accessory residential units;
- 5) Revising the housing design from traditional to more contemporary;
- 6) Elimination of one of three alleys in the proposed Phase I area.

In accordance with CPMC 17.09.400, the proposed changes qualify as a Minor Modification.

Detailed proposal:

The original approved Master Plan included residential development with three housing types: 18 single-family attached rowhouses, 16 duplexes and 276 apartments for a total of 310 units. Included in the project was a 4.2-acre public park, along with associated infrastructure and landscaping.

The proposal herein does not significantly deviate from the originally approved White Hawk Master Plan, but does improve the plan based on current market demands as well as livability and sustainability goals of the applicants. The applicants contend the White Hawk Master Plan and its conditions of approval have been well thought out, but because of the project's size, types of units and their configuration, the applicants desire minor adjustments to refine the plan which include:

1) Phasing Plan Amendment: The applicants propose to amend the Phasing Plan which consists of three phases. The initial phasing plan consisted of 276 apartments in Phase I, the 4.2-acre park in Phase II and 18 single-family attached rowhouses and 16 duplexes in Phase III. The applicants propose to "swap" Phase I and Phase III and construct the proposed units within the revised Phase I first. The improvement of the park (Phase II) as well as the majority of street improvements along Gebhard and Beebe Roads will also be included in the project's initial construction, consistent with the original conditions of approval. The attached Phasing Plan illustrates the proposed phases in addition to other minor amendments as noted herein. Note: The Phase III area (previously Phase I) has been labeled "Reserve Acreage" and left as white space on the plan, but will eventually develop consistent with the approved White Hawk Master Plan unless otherwise modified under approval.

2) Duplex/Townhome and Housing Type Modifications (the below attempts to clarify Items #2-4 above):

The applicants propose to reduce the number of lots within proposed Phase I area from 34 to 32. The overall purpose of the modification is *multifold* in order to produce a housing project that is more livable and sustainable.

The original approval identified the 18 attached townhome units along the Gebhard Road frontage having approximately 495' of continuous building frontage and 16 attached duplex units along the proposed Park Street frontage having continuous housing blocks of roughly 106', 118' and 106'. The applicant's proposed two-unit reduction will allow for 32 zero lot-line duplex units (each duplex joined at the shared property line) which will produce housing with significantly more natural light from a side yard, create a side yard for recreational opportunities, be less prone to substantial unit fire loss and create the opportunity for more diverse streetscape designs. Further, the proposed layout is more affordable as shared roofs with four or more units must pay into a monthly "reserve" Home Owner's Association account in order for its eventual replacement. This alone adds substantially to a homeowner's monthly housing costs, but is also not as livable.

The proposed 32 zero lot line duplex units are also to include accessory residential units with one per duplex. The accessory residential unit will sit above the garage on one side of the duplex so as to minimize sound and vibration to the attached unit(s), but also provide for a more diverse and attractive building façade. The applicants also propose to include the accessory residential units within the Master Plan's overall density numbers and depending on market reaction, could propose more, via a modification, with other phases. *Note:* In addition to the applicant's livability and sustainability goals as outlined below, the inclusion of the accessory residential dwelling units is to also insure a more affordable housing type that is generally proven to be an efficient use of space, a source of affordable rental housing and an opportunity for the homeowner to subsidize their monthly housing expenses. Overall, the applicants contend the modifications are minor, but should produce an outcome where the tenants experience a more livable space and thus are more appreciative of their home and neighborhood.

3) Revising the housing design from traditional to more contemporary: Along with the housing type and setback revisions noted above, the applicants desire to modify the unit's conceptual design from a traditional architectural style to a more contemporary style that largely accommodates Net Zero solar goals, Earth Advantage goals, but also affordability in construction technique and maintenance. With an alternating view of the floor plan and elevations, one can see the front yard is activated as both a private and semi-private gathering space for outdoor recreational opportunity and also creating a sense of entry to the front door.

4) Elimination of an alley within proposed Phase I: The original application identified two north to south alleys intersecting with another alley running east to west and paralleling Gebhard Road within the proposed Phase I area. The applicants propose to eliminate one of the short north to south alleys and instead "combine" the two into one and centering it within the Park Street block between North Street and Beebe Park Drive. The general reason for the modification is the second alley provided little relief to the circulation pattern as the vast majority of trips are likely to be directed towards the primary streets of

Gebhard Road and out to Beebe Road or to Beebe Park Drive and out to Beebe Road, with little to zero necessity to access Park Drive (or vice versa), but also allowed for slightly wider parcels for added design flexibility, but also provided an opportunity to revise the alley's design to now include an abutting sidewalk for pedestrian mobility leading to and from the proposed park whereas the previous alley design did not.

Further, in conversations with the project's original and current Architect, Tahran Architecture & Planning LLC, the second alley was only proposed to break-up the mass of the units fronting along Park Street and did not relate to any transportation remedies. However, considering the revisions to the unit designs and reduction of lots, the current design and lot dimension provide for a more relaxed streetscape with breaks between the duplex buildings while trying to retain the original planned density.

Overall, the applicants contend the minor modifications proposed herein retains the circulation pattern, density and intent of the approved White Hawk Master Plan, but also provides for a number of added elements that are more in-keeping with Comprehensive Plan policies.

Reserve Acreage:

The area identified as "Reserve Acreage" is not proposed to be modified at this time. The original site plan illustrating this area's building, parking and circulation pattern remains as approved, but is noted herein as Reserve Acreage as the proposed minor changes to the proposed Phase I area do not effect this area. However, the applicants are aware the original Master Plan identified a range of units from 202 to 457 units for the entire 18.77 acres. The revised Phase I area is planned to include 32 single family homes and 16 Accessory Residential Units, leaving a density allotment of 154 to 409 units within the revised Phase III area. Previous application submittals illustrated site plans with a unit count of 140 attached townhome and duplex style structures and 64 apartments for a total of 204 dwelling units. As such, the land use application for the proposed Phase III area will need to include a density proposal within the Phase III MMR area that includes 154 to 409 dwelling units, which may include single family, duplex, accessory units and/or apartments.

Tentative Plat – Proposed Phase I Area:

The proposal herein includes a request for a 32 lot Tentative Plat approval for the proposed Phase I Area. The proposal is to implement the initial phase of the White Hawk Master Plan as revised per file No. MOD-20005. The proposed Tentative Plat has been designed in consideration of needed housing goals and transportation planning policies and complies with the City of Central Point's MMR zones minimum and maximum density provisions, lot dimension and setback standards.

Thank you for your consideration.

Respectfully,

Mark Knox
KDA Homes, LLC

Findings of Fact
17.09.400 Minor Modifications

A. Minor Modification. Any modification to a land use decision or approved development plan that is not within the description of a major modification as provided in Section 17.09.300(A).

The proposal herein is a Minor Modification to a land use decision as the modifications proposed are not within the description of a Major Modification as provided in Section 17.09.300(A) which are noted below in *bold italics*, followed by the applicant's responses in standard font:

CPMC 17.09.300 Major modifications

1. A change in land use;

There is no change in land use proposed with this proposal.

2. An increase in density by more than ten percent, provided the resulting density does not exceed that allowed by the land use district;

There is no increase in density by more than ten percent with this modification proposal.

3. A change in setbacks or lot coverage by more than ten percent, provided the resulting setback or lot coverage does not exceed that allowed by the land use district;

There are no changes in setbacks or lot coverage by more than ten percent that exceed the zoning district. The minor modifications proposed herein include a modification that modifies the originally approved row house lots fronting along Gebhard Road from zero-lot line on both sides to zero lot-line on one side where it creates a zero lot-line duplex unit with an open side yard of 5' at the garage and 10' at the house.

4. A change in the type and/or location of accessways, drives or parking areas affecting off-site traffic;

The proposal does include a minor modification by eliminating one of the two east-to-west alleys originally proposed off Park Street, but the change does not affect off-site traffic.

5. An increase in the floor area proposed for nonresidential use by more than fifteen percent where previously specified;

Not applicable as only residential use is proposed.

6. A reduction of more than ten percent of the area reserved for common open space; or

No changes are proposed to the common open space areas.

7. Change to a condition of approval, or a change similar to subsections (A)(1) through (6) of this section, that could have a detrimental impact on adjoining properties. The city planning official shall have discretion in determining detrimental impacts warranting a major modification.

To the best of the applicant's knowledge and efforts, the modifications herein have no detrimental impact on adjoining properties.

CPMC 17.09.400 Minor modifications

As previously noted, the proposal herein is a Minor Modification to a land use decision and subject to the criteria provided in Section 17.09.400 which are noted below in ***bold italics***, followed by the applicant's responses in standard font:

B. Minor Modification Review Procedure. An application for approval of a minor modification shall be reviewed by the planning official using a Type I or a Type II review procedure under Section 17.05.200 or 17.05.300. The community development director is responsible for determining the appropriate review procedure based on the following criteria:

1. Minor modifications that involve only clear and objective code standards may be reviewed using a Type I procedure;

The proposed modifications herein involve clear and objective code standards.

2. Minor modifications that involve one or more discretionary standards shall be reviewed through Type II procedure; and

To the best of the applicant's knowledge, the proposed modifications are not discretionary and follow not only the intent of the original White Hawk Master Plan approvals, but also the City's density thresholds and dimensional standards.

3. When the code is unclear on whether the application should be a Type I or Type II review, a Type II procedure shall be used.

The applicants are aware of this standard.

C. Minor Modification Applications. An application for minor modification shall include an application form, filing fee and narrative, and a site plan using the same plan format as in the original approval. The community development director may require other relevant information, as necessary, to evaluate the request.

Included with this narrative, the application for the minor modifications noted herein the application form, filing fee and site plan using the same plan format as in the original approval.

D. Minor Modification Approval Criteria. The community development director shall approve, deny, or approve with conditions an application for minor modification based on written findings

that the modification is in compliance with all applicable requirements of the development code and conditions of approval on the original decision, and the modification is not a major modification as described in Section 17.09.300(A).

The applicants are aware of this standard.



PUBLIC WORKS STAFF REPORT

January 4, 2021

AGENDA ITEM: White Hawk Master Plan and Subdivision (MOD-2005 and Sub - 20002)

37S 2W 02 Tax Lot 2700 and 2701 –Modification of Master Plan and 32 lot subdivision

Applicant: KDA Homes

Agent: KDA Homes

Traffic/Street Details:

A Traffic Impact Analysis (TIA) was completed for the project in 2014. The TIA indicates that full build-out of the development will contribute 11% towards Beebe Hamrick's intersection. Additionally, at build year, the intersection will degrade to a LOS F, which is below the City's minimum requirements. Per the TIA, the level of service decline will occur when trips generated by the development reach 107 PM Peak Hour Trips. To assure timely completion of the signal installation, the Planning Commission imposed a 96 PM Peak Hour Trip Cap.

The proposed changes to Revised 1 will generate 40.64 PM Peak Hour trips, which is within the the Trip Cap. Since the development conditions have not changed in the Eastside Transit Oriented Development (ETOD) District since the Master Plan was approved and the proposed modifications are within scope of the original TIA, an updated TIA is not needed at this time.

Street Details:

Gehbard Road shall be developed to Public Works Standard ST-21R (12 foot center turn lane)

Park Drive shall be developed to Public Works Standard ST-10.

Beebe Park Drive shall be developed to Public Works Standard ST-20 (half street).

North Street shall be developed to Public Works Standard ST-15 (half street).

Existing Infrastructure:

Water: There are 12-inch water lines in servicing the site.

Streets: All streets surrounding the site are collectors that are currently county roads.

Stormwater: There is a 48-inch storm drain line in Beebe Road. Additionally, the City is installing a new outfall to Bear Creek near the project site.

Storm Water

Quality: The applicant will need to address stormwater quality for the site.

Background/Issues:

The applicant is proposing a revision to the master plan switching the phasing so that the single-family portion can be built first. Public Works has the following issues/notes about the proposed modification and Phase 1 tentative plan.

1. Any phase of development will need to include frontage improvements and amending the intersection of Beebe/Gebhard to align for a future bridge and allow for a safer turning radius.
2. The City will be installing a new signal at Hamrick/Beebe in the 21/23 FY budget. Additionally, the City is working on a new stormwater outfall near proposed North Street and Gebhard Road.
3. The City is working with Jackson County on a Jurisdictional Transfer for Gebhard and Beebe Roads. Once approved, all conditions for this development will be from the City.

Conditions of Approval:

Prior to Public Works Civil Improvement Plan approval and the start of construction of infrastructure improvements for Phase 1 as modified, the Applicant shall:

1. Utility Design – The applicant shall address the water table and well issues within the area on their construction plans to limit groundwater disturbances. The design shall address findings in the attached APEX Report dated November 16, 2016.
2. Stormwater Management Plan – The Applicant shall submit and receive approval for a stormwater management plan from the Public Works Department. The Stormwater Plan shall demonstrate compliance with the Rogue Valley Stormwater Quality Design Manual for water quality and quantity treatment. Construction on site must be sequenced so that the permanent stormwater quality features are installed and operational when stormwater runoff enters.
3. Erosion and Sediment Control – The proposed development will disturb more than one acre and requires an erosion and sediment control permit (NPDES 1200-C) from the Department of Environmental Quality (DEQ). The applicant shall obtain a 1200-C permit from DEQ and provide a copy to the Public Works Department. Stormwater Quality Operations & Maintenance– The Applicant shall record an Operations and Maintenance Agreement for all new stormwater quality features and provide a copy of the recorded document to the Public Works Department.
4. Landscape and Irrigation Plans – Applicant shall prepare and gain approval for a landscape and irrigation for all public landscape rows before any development occurs.

Prior to the final plat for Phase 1, the applicant shall comply with the following conditions of approval:

1. Right of Way Dedication – Applicant shall dedicate the right of way shown on the tentative plat to meet collector standards for Gebhard Road and Beebe Park Drive. The right of way dedication and improvements are SDC credit eligible.
2. Frontage Improvements – Applicant shall develop half street improvements adjacent to Phase 1 of the modified master plan. Applicant shall also design and construct the proposed re-alignment of Beebe/Gebhard as part of the Phase 1 development.



November 16, 2016

John Boyd
People's Bank of Commerce
1311 East Barnett Rd.
Medford, Oregon 97504

Re: White Hawk Development – Well Survey Results
718 Beebe Road
Central Point, Oregon
2251-00

Dear Mr. Boyd:

This letter provides the results of a well survey conducted in the vicinity of the proposed White Hawk Development and updates the evaluation of the potential for impacts to the water levels in wells near the development due to the installation of a proposed storm drain line along Gebhard Road. A preliminary evaluation was provided in a letter to you dated August 24, 2015. Subsequent to that letter, the City of Central Point requested that a survey be performed to identify domestic well owners in the vicinity of the development and, where possible, the construction of the wells (e.g., depth, use, screened interval if screened, etc.) to further evaluate the potential for negative impacts to water levels in wells located within the White Hawk transit oriented development (TOD) from the proposed construction of the storm drain line. The survey was completed between December 2015 and April 2016. The results of the survey and an updated evaluation on the potential impacts of the storm drain line on wells identified in the White Hawk TOD are provided below.

WELL SURVEY

A well survey form was sent to the residents located within the White Hawk TOD; Attachment A shows the boundaries and tax lots within the White Hawk TOD. Well surveys were sent to owners of the 31 tax lots within the White Hawk TOD. The well survey was sent at least two times to each tax lot owner; 11 completed surveys were returned to Apex. Attachment B includes copies of the completed surveys. Table 1 summarizes the results of the survey; two surveys were for property outside of the TOD and were not included on Table 1. Results of the well survey indicated the presence of six wells on five tax lots within the TOD. The location of these wells and the reported depth of the well is shown on Figure 1. Where information on the exact location of the well is not available, the location is approximated by placing it in the center of the tax lot for which the information was obtained.

In addition, Apex reviewed Oregon Water Resources Department (OWRD) online files to identify registered wells in the TOD. Ten well logs for wells located on 6 parcels within the TOD were identified. Attachment C contains the identified well logs and Table 2 summarizes the information on the identified wells, by parcel. Two of the parcels¹ with well logs registered by OWRD sent in completed well surveys; the other well logs provided additional information. Additionally, shown on Figure 1 are the locations of wells identified in a report prepared by Don Haggerty, PhD in February 2000².

¹ Dino Picollo, parcel 28 and Charlotte Holder, parcel 15; see Table 1.

² Haggerty 2000. *Report on Groundwater in the Vicinity of Beebe Rd.*, Jackson County, Oregon. February 28, 2000.

It is unknown how many of the wells identified in the OWRD database or in the Haggarty report are still in use as only two property owners³ with wells identified in the OWRD database and/or the Haggarty report sent back completed well surveys (parcel owners were sent water well surveys in December 2015, January 2016, and/or March 2017). Additionally, the Haggarty report indicated 3 wells to be present on parcel number 15, but the completed well survey for this parcel indicated just one 50-foot deepwell. Figure 1 shows the updated information from the well survey.

Based on the information obtained from the well searches:

- At least six wells are in use in the White Hawk TOD based on the well survey results; the well depths range from 12 to 50 feet, where known.
- An additional 5 to 8 wells were identified from the OWRD well log database. Of these, all but two are sealed from ground surface to 20 feet or more. Additionally, the Himmelman well at parcel 30 appears to be 100 feet deep and sealed to 35 feet.
- It is unclear whether the additional wells identified in the OWRD database are still in use.
- The well logs in the OWRD database suggest that, in the vicinity of the development, the soil consists of clay to depths of 8 to 12 feet below grade, underlain by sand and gravel to at least 40 to 50 feet in most locations.

Figure 1 shows that most of the wells are more than 100 feet from the proposed stormdrain line to be installed beneath Gebhard Road. However, wells are reported at parcels 3, 5, and 6 (see Figure 1) and the location of the wells are not known so the wells could be closer to the proposed utility.

EVALUATION OF THE POTENTIAL FOR IMPACTS DURING STORM AND SANITARY LINE INSTALLATION

Depth to first encountered water for shallow wells in the area appears to be about 9 feet below grade, but was historically reported as shallow as 4 feet below grade in some areas. Based on the OWRD well logs, it appears that most (if not all) of the wells are sealed to at least 9 feet below grade and are accessing water below that depth. The proposed storm and sanitary lines may be installed to depths of up to 10 to 12 feet and therefore, may intercept the water table in some areas. Based on this information, installation of the storm and/or sanitary lines could impact groundwater levels (and thereby impact the nearby water wells) from the following:

- Dewatering during construction;
- Infiltration into sewer lines; or
- Longitudinal flow in trench backfill.

If dewatering is necessary during construction, the water table would be lowered and these effects could extend to nearby water wells. This effect would be temporary and conditions would be expected to return to normal within a short period after completion of the work.

Long-term, if the storm or sanitary lines leak, infiltration into the lines could permanently lower the water table in the vicinity of the utilities to the base of the lines; however, this effect would likely extend only a few feet from the utility trench. This potential impact is addressed by quality control during construction to assure the utility lines are installed in alignment, seals are in place, intact and tested, proper pipe bedding is used, and trench backfill is properly compacted. These conditions assure the lines have a tight seal and meet the required performance standards prior to acceptance by the City.

³ Dino Picollo, parcel 28 and Charlotte Holder, parcel 15; see Table 1.

If trench backfill is more permeable than native soil, water could flow longitudinally along the trench and discharge to surface water, permanently lowering the water table in the vicinity of the trench. Given the native soil conditions (clay soils in the upper 8 to 12 feet), it is possible that the trench backfill could be more permeable than the native soil in the areas where the native clay extends below the bottom depth of the utility bedding. Depending on the depth to which the trench penetrates the water table, longitudinal flow could occur; however, the influence on the shallow water table would likely extend only a few feet laterally from the utility trench. This localized depression in the water table caused by the trench could be addressed by installing low-permeability plugs at intervals in the trench backfill. Given that dewatering of local wells was reported after a drain trench was installed in Beebe Road in 1998, it is recommended that low permeability trench plugs be installed in future utility trenches dug for the project.

MITIGATION RECOMMENDATIONS EVALUATION AND MITIGATION OPTIONS

The potential impact of the installation and presence of the proposed storm and sanitary lines was performed in 2015 and is updated herein based on the updated well information obtained from the wells survey:

- Up to 21 wells may be located in the vicinity of the proposed project; it is unclear how many of these wells are still in use, however, at least three wells that are likely in use appear to be located within 100 feet of the proposed installation along Gebhard Road. The proposed utility installation is not expected to impact two of these wells because the wells are 35 and 140 feet deep and access water well below the depth of utility installation. The third well, located on parcel 3 (Figure 1) is of unknown depth. It is also unlikely that the utility installation will impact this well because the utility installations will penetrate only a few feet into the water table, if at all, at this location.
- A 12-foot depth well is reportedly located on parcel 28 that may be within 100 feet of proposed storm and sewer lines to be installed along the eastern development boundary (Figure 1). There is the potential that this well could be impacted by the utility installation, if the line extends into the water table at this location.
- Wells located further than 100 feet from the installation would not be anticipated to be impacted by the utility installation.
- It is also noted that three wells have been deepened over a period of 16 years, indicating that there is a long-term reduction in water level in the area.

The following presents mitigation options to address potential concerns:

- Prior to construction of the storm drain line proposed to be placed along Gebhard Road, verify the depth of the well located on parcel 3 and, if the well is less than a total depth of 15 feet, monitor water levels in that well during construction.
- Prior to construction of storm or sewer lines tie-ins to the existing storm or sewer lines beneath Beebe Road, verify the presence of wells located on parcel 10 identified in the Haggerty report that may be located within 100 feet of the tie-ins and are reported to be shallower than 15 feet in depth. If these wells are still present and in use, monitor the water levels during the construction.
- If installation does penetrate the water table, low-permeability plugs can be used to inhibit flow along the trench line. Assuming crushed rock is used for trench backfill, adding 5 percent (dry weight) bentonite to the backfill is sufficient to reduce the permeability of the backfill. The plugs should be placed from the bottom of the trench to 1 foot above the water table the full width of the trench and have a minimum length of 5 feet. A plug should be placed at the low end of each main sewer line.
- In areas where the lines are installed below the water table, particular care needs to be taken to ensure that the lines have a tight seal.

If you have any questions or need further information, please contact us at your convenience.

Sincerely,



Amanda Spencer, R.G.
Principal Hydrogeologist

ATTACHMENTS

Table 1 – Summary of Well Survey Results

Table 2 – OWRD Well Survey Results

Figure 1 – Location of Wells in the White Hawk TOD

Attachment A – White Hawk TOD

Attachment B – Completed Surveys

Attachment C – OWRD Well Logs for Wells Within the TOD

cc: Matt Samitore, City of Central Point

TABLE 1: SUMMARY OF WELL SURVEY RESULTS

Parcel Index	MAP	TAX LOT	Site Num	Site St	Owner	Owner Address (if different from Site Address)	Date Survey sent	Survey Returned?	Well?	Well Depth	Date Installed	Notes
1	372W02	400		No Address		6026 Palmero Cir Cameron Park, CA 95682	Survey sent 12/15	12/22/2015 1/25/2016	N	NA	NA	Undeveloped land
2	372W02	500		No Address		10 S Oakdale Ave	Survey sent 3/3/16	3/11/2016	N	NA	NA	Undeveloped land
3	372W02	2500	4757	Gebhard	Karen and Randall Wales	Medford, OR 97501	Survey sent 12/15	12/28/2015	Y	unknown	unknown	domestic use and yard/gardening
4	372W02	600		No Address		1355 Cora Ln Auburn, CA 95603	Survey sent 3/3/16	3/11/2016	N	NA	NA	Undeveloped land
5	372W02	2601	4617	Gebhard	David & Julie Webb		Survey sent 12/15	12/30/2015	Y	35 feet bgs	1930?	domestic use and yard/gardening/orchard
6	372W02	2600	4613	Gebhard	Sergio Mejia		Survey sent 12/15 Resent 3/3/16	N				Survey not completed but OWRD well log found dated 5/4/2012 for a 140 foot well
7	372W02	2602	4603	Gebhard	William Jeshke		Survey sent 12/15 Resent 3/3/16	N				
8	372W02D	501		No Address		PO Box 996 Medford, OR 97501	Survey sent 12/15 Resent 3/3/16	3/11/2016	N			Undeveloped land
10	372W02D	300	587	Beebe	Ken Beebe?		Survey sent 12/15 Resent 3/3/16	N				Completed Survey not received but 3 OWRD well logs identified - See Table 2
11	372W02D	200	511	Beebe	Mingus		Survey sent 3/3/16	N				Completed Survey not received but 3 OWRD well logs identified - See Table 2
12	372W01C	2500	507	Beebe	Terry & Harley Callahan		Survey sent 12/15 Resent 3/3/16	N				
13	372W01C	2400	495	Beebe	James and Michelle Nistler		Survey sent 12/15 Resent 3/3/16	N				
14	372W01C	2300	477	Beebe	Michelle Nistler		Survey sent 12/15 Resent 3/3/16	N				
15	372W01C	2301	445	Beebe	Charlotte Holder		Survey sent 12/15 Resent 3/3/16	1/11/2016	Y	50 feet	1998	lawn, gardening, watering orchard, fire abatement
16	372W01C	2200	443	Beebe	Rita Deann Tyner		Survey sent 12/15 Resent 3/3/16	N				
17	372W01C	1700	4511	Hamrick	James Sutton		Survey sent 12/15 Resent 3/3/16	N				
18	372W01C	1800	4497	Hamrick	Nick Kenneth Lee		Survey sent 12/15 Resent 3/3/16	N				
19	372W01CB	1100	4475	Hamrick	Gladys Muse		Survey sent 12/15 Resent 3/3/16	N				
20	372W01CB	1000	4461	Hamrick	Richard Smith		Survey sent 12/15 Resent 3/3/16	N				

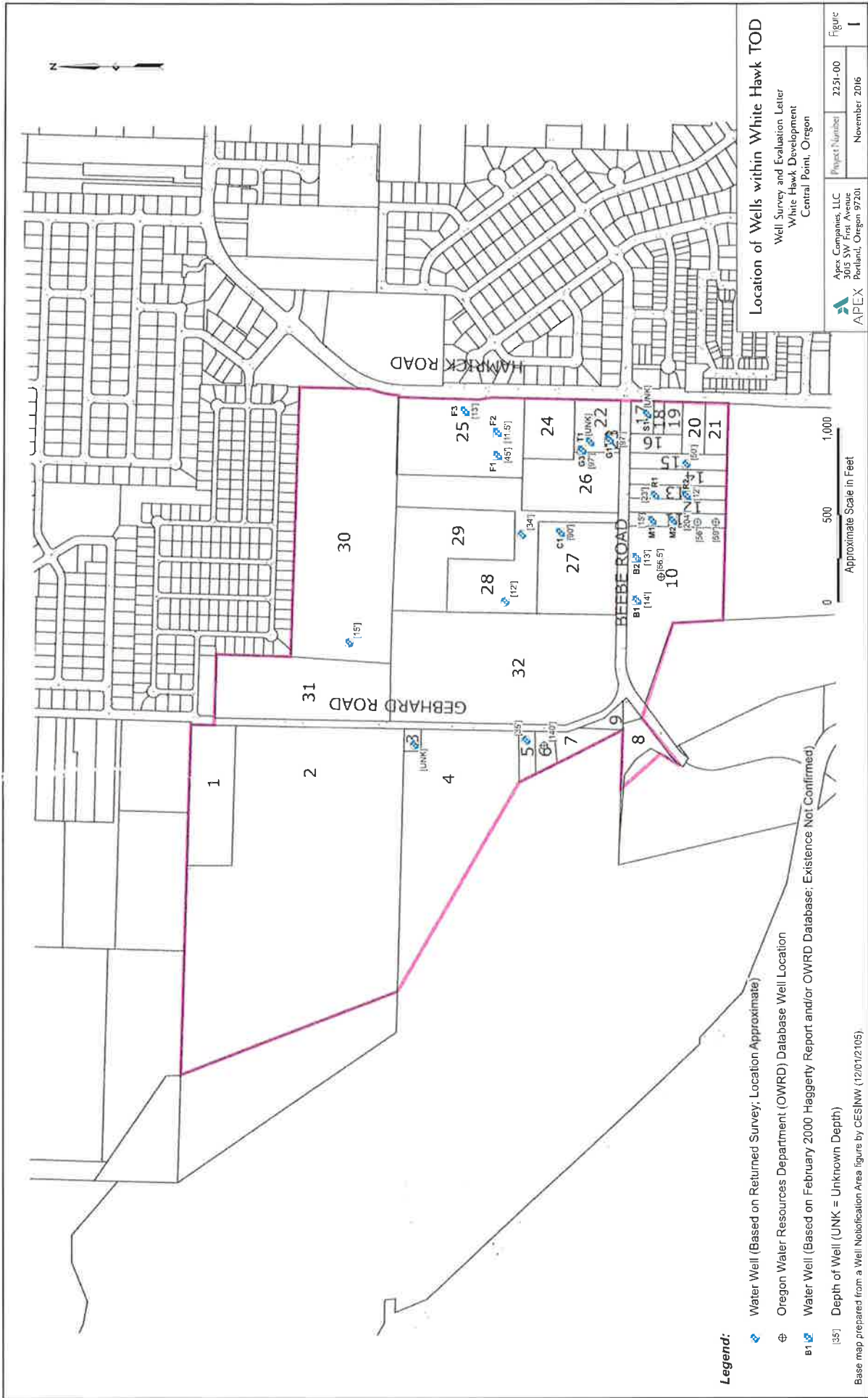
21	372W01CB	900	4439 Hamrick	Humphrey&Windsor LLC		Survey sent 12/15 Resent 3/3/16	N					
22	372W01BC	10100	446 Beebe			Survey sent 3/3/16	N					
23	372W01BC	10200	444 Beebe			Survey sent 3/3/16	N					
24	372W01BC	10000	4615 Hamrick	Edic Silva		Survey sent 12/15 Resent 3/3/16	N					
25	372W01BC	9800	4630 Hamrick	CA Galpin		Survey sent 12/15 Resent 3/3/16	N					
26	372W01BC	9900	456 Beebe	Piccolo LLC		Survey sent 12/15 Resent 3/3/16	N					
27	372W02	3100	600 Beebe	Shepherd of the Valley Catholic Church		Survey sent 12/15 Resent 3/3/16	N					Completed Survey not received but OWRD well log identified - See Table 2 one well at back of lot used for irrigation; second well shared with 523 Beebe for domestic and irrigation
28	372W02	3000	628 Beebe	Dino Piccolo		Survey sent 12/15	12/23/2015	2 wells	1 - 12 feet 2 - 34 feet	1 - Unknown 2 - 1940'sh		OWRD well log from 2/17/1983 for a 60 foot well - see Table 2
30	372W02	200	4848 Gebhard	Steve & Carolyn Himmelman		Survey sent 12/15	1/5/2016	Y	1.5 feet	unknown		hand dug well domestic use/irrigation/stock watering OWRD well log found from 10/11/1994 for a 100 foot well
31	372W02AA	2800	4920 Gebhard			Survey sent 3/3/16	N					

Note: yellow highlighted: surveys were returned because the post office could not deliver

TABLE 2: OWRD SURVEY RESULTS

Parcel Index	MAP	TAX LOT	Site Num	Site St	Owner	Well Log #	Well Depth	Date Installed	Notes
1	372W02	400	No Address			None	NA	NA	
2	372W02	500	No Address			None	NA	NA	
3	372W02	2500	4757 Gebhard			None	unknown	unknown	domestic use and yard/gardening well onsite based on Well Survey (see Table 1)
4	372W02	600	No Address			None	NA	NA	
5	372W02	2601	4617 Gebhard			None	35 feet bgs	1930?	domestic use and yard/gardening/orchard well onsite based on Well Survey (see Table 1)
6	372W02	2600	4613 Gebhard		Sergio Mejia	JACK61181	140 feet	5/4/2012	sealed from 0 to 50 feet below grade; screened from 50 to 140 feet below grade
7	372W02	2602	4603 Gebhard		William Jeshke	None			
8	372W02D	501	No Address			None			
						JACK12262	12 feet		sealed 0 to 9 feet
						JACK12264	66.5 feet	1965 and 1966	sealed 0 to 20 feet
10	372W02D	300	587 Beebe		Ken Beebe?	JACK12261	13 feet	1999	sealed 0 to 9 feet
						JACK52926	204 feet		sealed 0 to 59?
						JACK55868	56 feet	2003	Sealed 0 to 27 feet
11	372W02D	200	511 Beebe		Mingus	JACK52660	59 feet	1998	sealed 0 to 20 feet
12	372W01C	2500	507 Beebe		Terry & Harley Callahan	None			
13	372W01C	2400	495 Beebe		James and Michelle Nistler	None			
14	372W01C	2300	477 Beebe		Michelle Nistler	None			
15	372W01C	2301	445 Beebe		Charlotte Holder	None	50 feet	1998	lawn, gardening, watering orchard, fire abatement well onsite based on Well Survey (see Table 1)
16	372W01C	2200	443 Beebe		Rita Deann Tyner	None			
17	372W01C	1700	4511 Hamrick		James Sutton	None			
18	372W01C	1800	4497 Hamrick		Nick Kenneth Lee	None			
19	372W01CB	1100	4475 Hamrick		Gladys Muse	None			
20	372W01CB	1000	4461 Hamrick		Richard Smith	None			
21	372W01CB	900	4439 Hamrick		Humphrey&Windsor LLC	None			
22	372W01BC	10100	446 Beebe			None			
23	372W01BC	10200	444 Beebe			None			
24	372W01BC	10000	4615 Hamrick		Edic Silva	None			
25	372W01BC	9800	4630 Hamrick		CA Galpin	None			
26	372W01BC	9900	456 Beebe		Picollo LLC	None			

27	372W02	3100	600 Beebe	Shepherd of the Valley Catholic Church	JACK30394	90 feet	1990	Deepening of an existing well from 68 to 90 feet
28	372W02	3000	628 Beebe	Dino Picolla	JACK12241	60 feet	1983	Deepening of an existing well from 35 feet to 60 feet. Sealed from 0 to 35 feet.
30	372W02	200	4848 Gebhard	Steve Himmelman	JACK33759	100 feet	1994	sealed 0 to 35 feet
31	372W02AA	2800	4920 Gebhard		None			



Legend:

- ◆ Water Well (Based on Returned Survey, Location Approximate)
- ⊕ Oregon Water Resources Department (OWRD) Database Well Location
- ⊕ Water Well (Based on February 2000 Heggerty Report and/or OWRD Database; Existence Not Confirmed)

[35] Depth of Well (UNK = Unknown Depth)

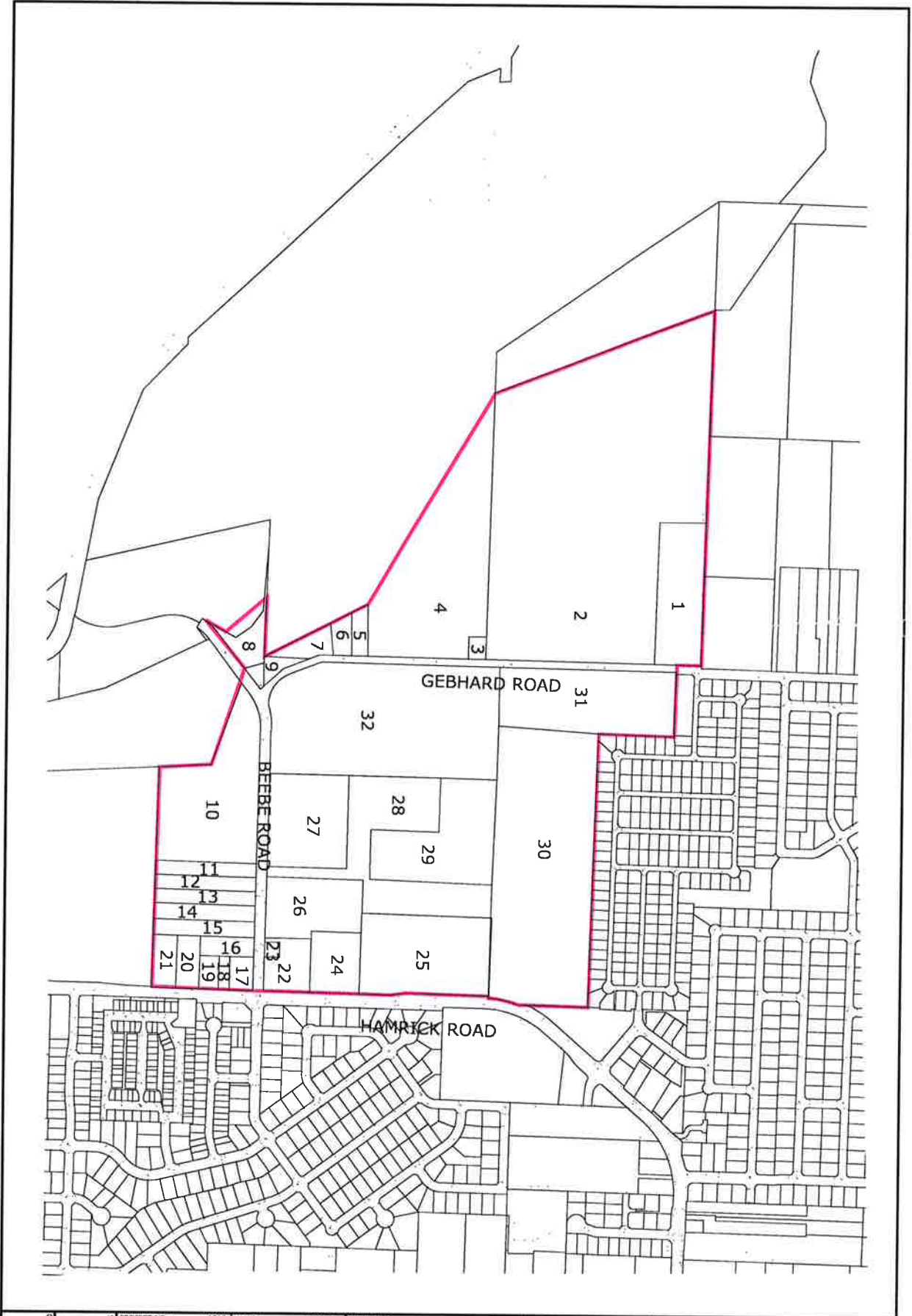
Base map prepared from a Well Notification Area figure by CES\INW (12/01/2/05)

Location of Wells within White Hawk TOD
 Well Survey and Evaluation Letter
 White Hawk Development
 Central Point, Oregon

Apex Companies, LLC 3015 SW First Avenue Portland, Oregon 97201	Project Number 2251-00	Figure 1
APEX	November 2016	

Attachment A

White Hawk TOD



1	PROJECT NO.: 1910	DATE: 12/01/15	REVISIONS
	DESIGNED BY: ARW	DRAWN BY: ARW	
1	WELL NOTIFICATION AREA		
	1910-WELL NOTICE AREA.DWG		
<h2 style="margin: 0;">CES NW</h2> <p style="font-size: x-small; margin: 0;">13190 SW 68th Parkway, Suite 150 Tigard, Oregon 97223 503.968.6655 www.cesnw.com</p>		<p style="margin: 0;">WHITE HAWK TOD CASE FILE NO. 14004</p> <p style="font-size: x-small; margin: 0;">PEOPLE'S BANK OF COMMERCE 1311 BARNETT ROAD MEDFORD, OR 97054 (541) 774-7656</p>	

Attachment B

Completed Surveys

Received

DEC 21 2018

Apex-Port...

VOLUNTARY RESIDENTIAL WATER USE SURVEY

1. Please provide your address

Address: 1 A Pennington Rd
City, State, Zip: CP OR

2. What water source(s) are used on your property?

Individual well
Well shared with one neighbor
Central Point Utility Services
Other (please describe):

If you do not use an individual well on your property, then no further answers are necessary.

If water from a well is used, we appreciate responses to the following questions:

3. What is the well water used for:

In home domestic use
Lawn and garden watering
Pasture/Crops/Orchard
Stock watering
Other (please describe)

4. When was the well installed?
5. What is the depth of the well?
6. Was the well installed by a drilling contractor?

Received

Apex-Portland

VOLUNTARY RESIDENTIAL WATER USE SURVEY

1. Please provide your address

Address: 4757 GEBHARD RD
City, State, Zip: CENTRAL POINT, OR 97502

2. What water source(s) are used on your property?

Individual well

Well shared with one neighbor

Central Point Utility Services

Other (please describe):

If you do not use an individual well on your property, then no further answers are necessary.

if water from a well is used, we appreciate responses to the following questions:

3. What is the well water used for:

In home domestic use
Lawn and garden watering

Pasture/Crops/Orchard

Stock watering

Other (please describe)

4. When was the well installed? UNKNOWN

5. What is the depth of the well? UNKNOWN

6. Was the well installed by a drilling contractor? UNKNOWN - PROBABLY

VOLUNTARY RESIDENTIAL WATER USE SURVEY

Received

1. Please provide your address

Address: 4617 GEBHARD ROAD
City, State, Zip: CENTRAL POINT OR. 97502

2. What water source(s) are used on your property?

Individual well

Well shared with one neighbor

Central Point Utility Services

Other (please describe):

If you do not use an individual well on your property, then no further answers are necessary.

If water from a well is used, we appreciate responses to the following questions:

3. What is the well water used for:

In home domestic use

Lawn and garden watering

Pasture/Crops/Orchard

Stock watering

Other (please describe)

20 + FRUIT TREES 40 + OTHER TREES

VERY LARGE GARDEN, GRAPES, RASPBERRIES STRAWBERRIES ETC.

4. When was the well installed? 1930 ?

5. What is the depth of the well? 35 FEET

6. Was the well installed by a drilling contractor? ?

Received

SEP 28 2015

Apex-Portland

VOLUNTARY RESIDENTIAL WATER USE SURVEY

1. Please provide your address

Address: 628 Beebe Rd
City, State, Zip: CENTRAL POINT, OR 97502

2. What water source(s) are used on your property?

- Individual well
- Well shared with one neighbor
- Central Point Utility Services
- Other (please describe):

one well on back of property for
IRRIGATION, one well for both
628 & 523 Beebe for household
& IRRIGATION

If you do not use an individual well on your property, then no further answers are necessary.

If water from a well is used, we appreciate responses to the following questions:

3. What is the well water used for:

- In home domestic use
- Lawn and garden watering
- Pasture/Crops/Orchard
- Stock watering
- Other (please describe)

4. When was the well installed? #1 unknown -
#2 was used for house built around 1940
5. What is the depth of the well? #1 ABOUT 12' #2 ABOUT 34'
6. Was the well installed by a drilling contractor?
UNKNOWN #2 ASSUME YES

VOLUNTARY RESIDENTIAL WATER USE SURVEY

1. Please provide your address

Address: 6076 Palmero Circle
City, State, Zip: Cameron Park CA 95682

2. What water source(s) are used on your property?

- Individual well
- Well shared with one neighbor
- Central Point Utility Services
- Other (please describe):

under Rogue Valley Irrigation District

No well on property

If you do not use an individual well on your property, then no further answers are necessary.

if water from a well is used, we appreciate responses to the following questions:

3. What is the well water used for:

- In home domestic use
- Lawn and garden watering
- Pasture/Crops/Orchard
- Stock watering
- Other (please describe)

4. When was the well installed?

5. What is the depth of the well?

6. Was the well installed by a drilling contractor?

Received

Apex-Portland

VOLUNTARY RESIDENTIAL WATER USE SURVEY

1. Please provide your address

Address: ^{MAIL} P.O. Box 3972, 4848 Gebhard RD
City, State, Zip: CENTRAL POINT, OR. 97502

2. What water source(s) are used on your property?

Individual well

Well shared with one neighbor
Central Point Utility Services
Other (please describe):

If you do not use an individual well on your property, then no further answers are necessary.

If water from a well is used, we appreciate responses to the following questions:

3. What is the well water used for:

In home domestic use
Lawn and garden watering
Pasture/Crops/Orchard
Stock watering
Other (please describe)

4. When was the well installed? UNKNOWN

5. What is the depth of the well? 15' APPROX

6. Was the well installed by a drilling contractor? NO - HAND DUG

Receiver:

APR 11 2008

Apex-Portland

VOLUNTARY RESIDENTIAL WATER USE SURVEY

1. Please provide your address

Address: 445 BEEBE RD.
City, State, Zip: CENTRAL POINT, OREGON 97522

2. What water source(s) are used on your property?

- Individual well
- Well shared with one neighbor
- Central Point Utility Services
- Other (please describe):

If you do not use an individual well on your property, then no further answers are necessary.

If water from a well is used, we appreciate responses to the following questions:

3. What is the well water used for:

- In home domestic use
- Lawn and garden watering
- Pasture/Crops/Orchard
- Stock watering
- Other (please describe)

FIRE ABATEMENT

4. When was the well installed? 1998

5. What is the depth of the well? 50'

6. Was the well installed by a drilling contractor? YES

VOLUNTARY RESIDENTIAL WATER USE SURVEY

1. Please provide your address Apex-Portland

Address: Map 372 W020 TL 500+600
City, State, Zip: _____

2. What water source(s) are used on your property?

- Individual well
- Well shared with one neighbor
- Central Point Utility Services
- Other (please describe):

No water source - bare land

If you do not use an individual well on your property, then no further answers are necessary.

If water from a well is used, we appreciate responses to the following questions:

3. What is the well water used for:

- In home domestic use
- Lawn and garden watering
- Pasture/Crops/Orchard
- Stock watering
- Other (please describe)

4. When was the well installed?

5. What is the depth of the well?

6. Was the well installed by a drilling contractor?

(Property no. 1)

VOLUNTARY RESIDENTIAL WATER USE SURVEY

1. Please provide your address - *Property is on Gebhard Rd. 5 acre parcel No Dwelling*

Address: 6026 Palmero Circle
City, State, Zip: Cameron Park CA 95682

2. What water source(s) are used on your property?

- Individual well
- Well shared with one neighbor
- Central Point Utility Services
- Other (please describe):

Sage River Valley Irrigation District

If you do not use an individual well on your property, then no further answers are necessary.

If water from a well is used, we appreciate responses to the following questions:

3. What is the well water used for:

- In home domestic use
- Lawn and garden watering
- Pasture/Crops/Orchard
- Stock watering
- Other (please describe)

4. When was the well installed?

5. What is the depth of the well?

6. Was the well installed by a drilling contractor?

VOLUNTARY RESIDENTIAL WATER USE SURVEY

Received

JAN 25 11:16

Apex Field

1. Please provide your address

Address: 1480 E. Pine Street
City, State, Zip: Central Point, OR, 97502

2. What water source(s) are used on your property?

- Individual well
- Well shared with one neighbor
- Central Point Utility Services
- Other (please describe):

If you do not use an individual well on your property, then no further answers are necessary.

If water from a well is used, we appreciate responses to the following questions:

3. What is the well water used for:

- In home domestic use
- Lawn and garden watering
- Pasture/Crops/Orchard
- Stock watering
- Other (please describe)

Commercial / Retail

4. When was the well installed?

About 1950

5. What is the depth of the well?

not known

6. Was the well installed by a drilling contractor?

not known

Received Lots 2 & 4 + 8
MAR 11 2010

VOLUNTARY RESIDENTIAL WATER USE SURVEY

1. Please provide your address

Address: 10 S Oakdale Ave #111
City, State, Zip: Windsor CO 9501

2. What water source(s) are used on your property?

- Individual well
- Well shared with one neighbor
- Central Point Utility Services
- Other (please describe):

Property is currently unused bare land shown on your map as Lots 2 & 4 + 8, with the exception of the greenway path through lot 8
No water use

If you do not use an individual well on your property, then no further answers are necessary.

If water from a well is used, we appreciate responses to the following questions:

3. What is the well water used for:

- In home domestic use
- Lawn and garden watering
- Pasture/Crops/Orchard
- Stock watering
- Other (please describe)

4. When was the well installed?

5. What is the depth of the well?

6. Was the well installed by a drilling contractor?

Attachment C

OWRD Well Logs for Wells Within the TOD

STATE OF OREGON
WATER SUPPLY WELL REPORT
(as required by ORS 537.765)

Jack 52460

WELL I.D.# _____

L 27891

(START CARD) # 87249

Instructions for completing this report are on the last page of this form.

(1) OWNER: Well Number 1044-98

Name Ernest Mingus
Address 511 Beebee Rd.
City Central Point State OR. Zip 97502

(2) TYPE OF WORK
 New Well Deepening Alteration (repair/recondition) Abandonment

(3) DRILL METHOD:
 Rotary Air Rotary Mud Cable Auger
 Other

(4) PROPOSED USE:
 Domestic Community Industrial Irrigation
 Thermal Injection Livestock Other

(5) BORE HOLE CONSTRUCTION:
Special Construction approval Yes No Depth of Completed Well 59 ft.
Explosives used Yes No Type _____ Amount _____

HOLE		SEAL		Sacks or pounds	
Diameter	From To	Material	From To		
10"	0 20	Bentonite	0 20	8 Sacks	
6"	20 59			Bentonite	

How was seal placed: Method A B C D E

Other Poured DRY
Backfill placed from _____ ft. to _____ ft. Material _____
Gravel placed from _____ ft. to _____ ft. Size of gravel _____

(6) CASING/LINER:

Diameter	From	To	Gauge	Steel	Plastic	Welded	Threaded
Casing: 6"	0	59	1/2	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Liner:				<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Final location of shoe(s) 59

(7) PERFORATIONS/SCREENS:
 Perforations Method Holt Air Perf.
 Screens Type _____ Material _____

From	To	Slot size	Number	Diameter	Tele/pipe size	Casing	Liner
40	56	1/8 x 1/16	200		6	<input checked="" type="checkbox"/>	<input type="checkbox"/>

(8) WELL TESTS: Minimum testing time is 1 hour

Yield gal/min	Drawdown	Drill stem at	Time
5	18	59	1 hr.

Temperature of water 54 Depth Artesian Flow Found _____
Was a water analysis done? Yes By whom _____
Did any strata contain water not suitable for intended use? Too little
 Salty Muddy Odor Colored Other _____
Depth of strata: _____

(9) LOCATION OF WELL by legal description:

County Jackson Latitude _____ Longitude _____
Township 37 N or S Range 2 E or W. WM.
Section 02-D SW 1/4 SE 1/4
Tax Lot 200 Lot _____ Block _____ Subdivision _____
Street Address of Well (or nearest address) 511 Beebee Rd Central Point OR.

(10) STATIC WATER LEVEL:
41 ft. below land surface. Date 10-27-98
Artesian pressure _____ lb. per square inch. Date _____

(11) WATER BEARING ZONES:
Depth at which water was first found 4'

From	To	Estimated Flow Rate	SWL
41	59	5	41

(12) WELL LOG:
Ground Elevation _____

Material	From	To	SWL
Brown clay	0	12	
Med to coarse sand + gravel	12	57	41
Soft gray clay stone	57	59	41

RECEIVED

NOV 09 1998

WATER RESOURCES DEPT.
SALEM, OREGON

Date started 10-26-98 Completed 10-27-98

(unbonded) Water Well Constructor Certification:
I certify that the work I performed on the construction, alteration, or abandonment of this well is in compliance with Oregon water supply well construction standards. Materials used and information reported above are true to the best of my knowledge and belief.

Signed John Studabak WWC Number 679 Date 11-9-98

(bonded) Water Well Constructor Certification:
I accept responsibility for the construction, alteration, or abandonment work performed on this well during the construction dates reported above. All work performed during this time is in compliance with Oregon water supply well construction standards. This report is true to the best of my knowledge and belief.

Signed Charles R. [Signature] WWC Number 260 Date _____

NOTICE TO WATER WELL CONTRACTOR

The original and first copy of this report are to be filed with the

STATE ENGINEER, SALEM 10, OREGON within 30 days from the date of well completion.

RECEIVED

WATER WELL REPORT

STATE OF OREGON (Please type or print)

State Well No. 37/2W-2

State Permit No.

(1) OWNER:

Name D R ADAMS Address 587 BEEBE RD CENTRAL POINT ORE

(2) LOCATION OF WELL:

County JACKSON Driller's well number 1/4 Section 2 T. 37S R. 2W W.M. Bearing and distance from section or subdivision corner

(3) TYPE OF WORK (check):

New Well [x] Deepening [] Reconditioning [] Abandon [] Abandonment, describe material and procedure in Item 12.

(4) PROPOSED USE (check):

Domestic [] Industrial [] Municipal [] Irrigation [x] Test Well [] Other []

(5) TYPE OF WELL:

Rotary [] Driven [] Cable [] Jetted [] Dug [] Bored [x]

(6) CASING INSTALLED:

18" Diam. from 1.5 ABS ft. to 13 ft. Gage CONCRETE

(7) PERFORATIONS:

Perforated? [x] Yes [] No

Type of perforator used

Size of perforations 1 inch perforations from 9 ft. to 12 ft.

(8) SCREENS:

Well screen installed [] Yes [x] No

Manufacturer's Name Model No. Slot size Set from ft. to ft.

(9) CONSTRUCTION:

Well seal-Material used in seal CONCRETE Depth of seal 9 ft. Was a packer used? NO Diameter of well bore to bottom of seal 24 in. Were any loose strata cemented off? [] Yes [x] No Depth Was a drive shoe used? [] Yes [x] No Was well gravel packed? [] Yes [x] No Size of gravel: Gravel placed from NONE ft. to ft. Did any strata contain unusable water? [] Yes [x] No Type of water? Depth of strata Method of sealing strata off

(10) WATER LEVELS:

Static level 9 ft. below land surface Date 5-13-66 Artesian pressure lbs. per square inch Date

(11) WELL TESTS:

Drawdown is amount water level is lowered below static level

Was a pump test made? [x] Yes [] No If yes, by whom? OWNER Yield: 15 gal./min. with NONE ft. drawdown after 6 hrs.

(12) WELL LOG:

Diameter of well below casing NONE

Depth drilled 12 ft. Depth of completed well 13 ft. Formation: Describe by color, character, size of material and structure, and show thickness of aquifers and the kind and nature of the material in each stratum penetrated, with at least one entry for each change of formation.

Table with 3 columns: MATERIAL, FROM, TO. Rows include BLACK CLAY (0-4), DARK BROWN CLAY (4-6), HARD BROWN CLAY (6-9), SAND - SMALL GRAVEL (9-11), LARGE COBBLES SAND (11-13), GRAVEL.

Work started 5-13-1966 Completed 5-13-1966 Date well drilling machine moved off of well 5-13-1966

(13) PUMP:

Manufacturer's Name [x] ? Type: ? H.P. ?

Water Well Contractor's Certification:

This well was drilled under my jurisdiction and this report is true to the best of my knowledge and belief.

NAME LLOYD K. FISCHER (Person, firm or corporation) (Type or print)

Address 1021 VAWTER RD

Drilling Machine Operator's License No. 43

[Signed] Lloyd K. Fischer (Water Well Contractor)

Contractor's License No. 346 Date 5-16-1966

(USE ADDITIONAL SHEETS IF NECESSARY)

JACK 12261

STATE OF OREGON
WATER SUPPLY WELL REPORT
 (as required by ORS 537.765)

WELL ID # L **L62623**

(START CARD) # **153911**

Instructions for completing this report are on the last page of this form

(1) OWNER: Well Number: **L62623**
 Name **Earnest Mingus**
 Address **511 Beebe Rd.**
 City **Central Point** State **OR** Zip **97502**

(2) TYPE OF WORK:
 New Well Deepening Alteration (repair/recondition) Abandonment

(3) DRILL METHOD:
 Rotary Air Rotary Mud Cable Auger
 Other

(4) PROPOSED USE:
 Domestic Community Industrial Irrigation
 Thermal Injection Livestock Other

(5) BORE HOLE CONSTRUCTION:
 Special Construction approval Yes No Depth of Completed Well **55** ft.
 Explosives used Yes No Type _____ Amount _____

HOLE			SEAL				Amount
Diameter	From	To	Material	From	To	sacks or pounds	
10	0	55	Bentonite	0	27	50 Sacks	
			16 Sand	27	40	20 sacks	
			10 x 20 Sand	40	54	20 Sacks	
			Sand Gravel	54	55		

How was seal placed: Method A B C D E
 Other **Poured Dry**
 Backfill placed from _____ ft. to _____ ft. Material _____
 Gravel placed from _____ ft. to _____ ft. Size of gravel _____

(6) CASING/LINER:

Diameter	From	To	Gauge	Steel	Plastic	Welded	Threaded
Casing: 6	+2	31	.250	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Liner:				<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Final location of shoe(s) _____

(7) PERFORATIONS/SCREENS:

Perforations Method _____
 Screens Type **.020** Material **Stainless**

From	To	Slot size	Number	Diameter	Tele/pipe size	Casing	Liner
31	55	.020				<input checked="" type="checkbox"/>	<input type="checkbox"/>

(8) WELL TESTS: Minimum testing time is 1 hour
 Pump Bailor Air Flowing Artesian

Yield gal/min	Drawdown	Drill stem at	Time
3 GPM	55	55	6 hr.

Temperature of Water **57** Depth Artesian Flow found _____
 Was a water analysis done? Yes By whom _____
 Did any strata contain water not suitable for intended use? Too little
 Salty Muddy Odor Colored Other _____
 Depth of strata: _____

(9) LOCATION OF WELL by legal description:
 County **Jackson** Latitude _____ Longitude _____
 Township **37S** N or S. Range **2W** E or W. of WM.
 Section **2** SW 1/4 **SE** 1/4
 Tax lot **200** Lot _____ Block _____ Subdivision _____
 Street Address of Well (or nearest address) **511 Beebe Rd.**

(10) STATIC WATER LEVEL:
12 ft. below land surface. Date **12/4/2002**
 Artesian pressure _____ lb. per square inch. Date _____

(11) WATER BEARING ZONES:
 Depth at which water was first found **8**

From	To	Estimated Flow Rate	SWL
8	55	3 GPM	12

(12) WELL LOG: Ground elevation _____

Material	From	To	SWL
Top Soil	0	2	
Brown Clay	2	8	
Tan clay w/ sand gravel	8	28	
Tan sand w/ gravel	28	30	12
Tan clay w/ gravel	30	55	
Grey Silt Stone	55	56	

ASHLAND DRILLING INC.
 ALL AMERICAN PUMPS
 600 South Pacific Hwy
 Talent, OR 97540
 541 488 2827

RECEIVED
 JAN 10 2003
 WATER RESOURCES DEPT.
 SALEM, OREGON

Date started **12/2/2002** Completed **12/4/2002**

(unbonded) Water Well Constructor Certification:
 I certify that the work I performed on the construction, alteration, or abandonment of this well is in compliance with Oregon water supply well construction standards. Materials used and information reported above are true to my best knowledge and belief.

Signed *William Valley* WWC Number **1657**
 Date **1/6/2003**
Ashland Drilling Inc.

(bonded) Water Well Constructor Certification:
 I accept responsibility for the construction, alteration, or abandonment work performed on this well during the construction dates reported above. All work performed during this time is in compliance with Oregon water supply well construction standards. This report is true to the best of my knowledge and belief.

Signed *William Valley* WWC Number **1478**
 Date **1/6/2003**
Ashland Drilling Inc.

RECEIVED

FEB 16 1999

JACK
52926

STATE OF OREGON
WATER SUPPLY WELL REPORT WATER RESOURCES DEPT.
(as required by ORS 537.765) SALEM, OREGON
Instructions for completing this report are on the last page of this form.

WELL I.D. # L27891
START CARD # 61007

(1) OWNER: Well Number _____
Name Earnest Mingus
Address 511 Beebe Rd
City Central Point State OR Zip 97502

(2) TYPE OF WORK
 New Well Deepening Alteration (repair/recondition) Abandonment

(3) DRILL METHOD:
 Rotary Air Rotary Mud Cable Auger
 Other

(4) PROPOSED USE:
 Domestic Community Industrial Irrigation
 Thermal Injection Livestock Other

(5) BORE HOLE CONSTRUCTION:
Special Construction approval Yes No Depth of Completed Well 204 ft.
Explosives used Yes No Type _____ Amount _____

HOLE SEAL

Diameter	From	To	Material	From	To	Sacks or pounds
6	59	204	SEAL	NDOT		Disturbed

How was seal placed: Method A B C D E
 Other _____
Backfill placed from _____ ft. to _____ ft. Material _____
Gravel placed from _____ ft. to _____ ft. Size of gravel _____

(6) CASING/LINER:

Diameter	From	To	Gauge	Steel	Plastic	Welded	Threaded
Casing:				<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Liner:	4	0	204	14	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Final location of shoe(s) EXISTING

(7) PERFORATIONS/SCREENS:

Perforations Method Saw
 Screens Type _____ Material _____

From	To	Slot size	Number	Diameter	Tubing size	Casing	Liner
120	180	12	128	1 1/2	4"	<input type="checkbox"/>	<input checked="" type="checkbox"/>

(8) WELL TESTS: Minimum testing time is 1 hour

Pump Bailer Air Flowing
Yield gal/min _____ Drawdown _____ Drill stem at _____ Time _____
12 _____ 203 _____ 1 hr.

Temperature of water 54 Depth Artesian Flow Found _____
Was a water analysis done? Yes By whom _____
Did any strata contain water not suitable for intended use? Too little
 Salty Muddy Odor Colored Other _____
Depth of strata: _____

(9) LOCATION OF WELL by legal description:
County Jackson Latitude _____ Longitude _____
Township 37 N or S Range 2 E or W
Section 2-D SW 1/4 SE 1/4
Tax Lot 200 Lot _____ Block _____ Subdivision _____
Street Address of Well (or nearest address) 511 Beebe Rd
Central Point OR 97502

(10) STATIC WATER LEVEL:
41 ft. below land surface. Date 1-27-99
Artesian pressure _____ lb. per square inch. Date _____

(11) WATER BEARING ZONES:
Depth at which water was first found 78

From	To	Estimated Flow Rate	SWL
78	162	12	41

(12) WELL LOG:
Ground Elevation _____

Material	From	To	SWL
Sandstone	cream	60	78
claystone	Reddish	78	96
Cemented	Fine Gravel	96	152
Sandstone	Green	152	204

Date started 1-29-99 Completed 1-28-99
(unbonded) Water Well Constructor Certification:

I certify that the work I performed on the construction, alteration, or abandonment of this well is in compliance with Oregon water supply well construction standards. Material used and information reported above are true to the best of my knowledge and belief.
WWC Number _____
Date _____
Signed _____

(bonded) Water Well Constructor Certification:
I accept responsibility for the construction, alteration, or abandonment work performed on this well during the construction dates reported above. All work performed during this time is in compliance with Oregon water supply well construction standards. This report is true to the best of my knowledge and belief.
WWC Number 679
Signed John Studebaker Date 1-28-99

NOTICE TO WATER WELL CONTRACTOR

The original and first copy of this report are to be filed with the

STATE ENGINEER, SALEM 10, OREGON within 30 days from the date of well completion.

RECEIVED

MAY 31 1966

WATER WELL REPORT

STATE OF OREGON (Please type or print)

State Well No. 37/2w-2

State Permit No.

(1) OWNER:

Name K. W. BEEBE
Address 587 BEEBE RD
CENTRAL POINT ORE

(2) LOCATION OF WELL:

County JACKSON Driller's well number
1/4 1/4 Section 2 T. 37S R. 2W W.M.
Bearing and distance from section or subdivision corner
SOUTH SIDE OF BEEBE RD
HALF WAY BETWEEN
K.W. BEEBE HOUSE AND
G.R. BEEBE HOUSE

(3) TYPE OF WORK (check):

New Well [x] Deepening [] Reconditioning [] Abandon []
Abandonment, describe material and procedure in Item 12.

(4) PROPOSED USE (check):

Domestic [] Industrial [] Municipal []
Irrigation [x] Test Well [x] Other []

(5) TYPE OF WELL:

Rotary [] Driven []
Cable [] Jetted []
Dug [] Bored [x]

(6) CASING INSTALLED:

18" Diam. from 1 FT ABS ft. to 12 ft. Gage CONCRETE
" Diam. from ft. to ft. Gage
" Diam. from ft. to ft. Gage

(7) PERFORATIONS:

Perforated? [x] Yes [] No

Type of perforator used

Size of perforations 1/2 inch in. by 1/2 inch in. 181
1/2 inch perforations from 9 ft. to 12 ft.
perforations from ft. to ft.
perforations from ft. to ft.
perforations from ft. to ft.
perforations from ft. to ft.

(8) SCREENS:

Well screen installed [] Yes [x] No

Manufacturer's Name
Type Model No.
Diam. Slot size Set from ft. to ft.
Diam. Slot size Set from ft. to ft.

(9) CONSTRUCTION:

Well seal—Material used in seal CONCRETE
Depth of seal 9 ft. Was a packer used? NO
Diameter of well bore to bottom of seal 24 in.
Were any loose strata cemented off? [] Yes [x] No Depth
Was a drive shoe used? [] Yes [x] No
Was well gravel packed? [] Yes [x] No Size of gravel:
Gravel placed from NONE ft. to ft.
Did any strata contain unusable water? [] Yes [x] No
Type of water? Depth of strata
Method of sealing strata off

(10) WATER LEVELS:

Static level 9 ft. below land surface Date 5-16-66
Artesian pressure lbs. per square inch Date

(11) WELL TESTS:

Drawdown is amount water level is lowered below static level

Was a pump test made? [x] Yes [] No If yes, by whom? OWNER
Yield: 30 gal./min. with ft. drawdown after 1 hrs.
Baller test gal./min. with ft. drawdown after hrs.
Artesian flow g.p.m. Date
Temperature of water 50 Was a chemical analysis made? [] Yes [x] No

(12) WELL LOG:

Diameter of well below casing NONE

Depth drilled 12 ft. Depth of completed well 12 ft.
Formation: Describe by color, character, size of material and structure, and show thickness of aquifers and the kind and nature of the material in each stratum penetrated, with at least one entry for each change of formation.

Table with columns MATERIAL, FROM, TO. Rows include BLACK CLAY (0-4), BROWN CLAY (4-7), MEDIUM FINE SAND (7-9), SAND-GRAVEL (9-12), and LARGE COBBLES.

Work started 5-14 1966 Completed 5-14 1966
Date well drilling machine moved off of well 5-14 1966

(13) PUMP:

Manufacturer's Name ?
Type: ? H.P. ?

Water Well Contractor's Certification:

This well was drilled under my jurisdiction and this report is true to the best of my knowledge and belief.

NAME LLOYD K. FISCHER
(Person, firm or corporation) (Type or print)

Address 1021 VAUTER RD

Drilling Machine Operator's License No. 43

[Signed] Lloyd K. Fischer
(Water Well Contractor)

Contractor's License No. 346 Date 5-16, 1966

(USE ADDITIONAL SHEETS IF NECESSARY)

JACK 12262

NOTICE TO WATER WELL CONTRACTOR

The original and first copy of this report are to be filed with the

RECEIVED

NOV 15 1965 WATER WELL REPORT

STATE ENGINEER, SALEM, OREGON within 30 days from the date of well completion. STATE ENGINEER STATE OF OREGON (Please type or print)

JACK
12264

State Well No. 37/2w-2

State Permit No.

(1) OWNER:

Name D.R. Adams
Address 587 Beebe Rd.
Medford, Oregon

(2) LOCATION OF WELL:

County Jackson Driller's well number
1/4 Section 2 T. 37 S. R. 2 W. W.M.
Bearing and distance from section or subdivision corner
210 FT NORTH & 25 FT
WEST OF SOUTH EAST
CORNER

(3) TYPE OF WORK (check):

New Well Deepening Reconditioning Abandon
If abandonment, describe material and procedure in Item 12.

(4) PROPOSED USE (check):

Domestic Industrial Municipal
Irrigation Test Well Other

(5) TYPE OF WELL:

Rotary Driven
Cable Jetted
Dug Bored

(6) CASING INSTALLED:

Threaded Welded
6" Diam. from +1 ft. to 50 ft. Gage 250
" Diam. from _____ ft. to _____ ft. Gage _____
" Diam. from _____ ft. to _____ ft. Gage _____

(7) PERFORATIONS:

Perforated? Yes No
Type of perforator used TORCH
Size of perforations 1/4 in. by 12 in.
9 perforations from 91 ft. to 99 ft.
perforations from _____ ft. to _____ ft.
perforations from _____ ft. to _____ ft.
perforations from _____ ft. to _____ ft.
perforations from _____ ft. to _____ ft.

(8) SCREENS:

Well screen installed? Yes No
Manufacturer's Name _____ Model No. _____
Diam. Slot size Set from _____ ft. to _____ ft.
Diam. Slot size Set from _____ ft. to _____ ft.

(9) CONSTRUCTION:

Well seal—Material used in seal BENTONITE & CUTTINGS
Depth of seal 20 ft. Was a packer used? NO
Diameter of well bore to bottom of seal 9 1/2 in.
Were any loose strata cemented off? Yes No Depth _____
Was a drive shoe used? Yes No
Was well gravel packed? Yes No Size of gravel: _____
Gravel placed from _____ ft. to _____ ft.
Did any strata contain unusable water? Yes No
Type of water? SURFACE depth of strata 7109
Method of sealing strata off BENTONITE

(10) WATER LEVELS:

Static level 8 ft. below land surface Date 11-10-65
Artesian pressure _____ lbs. per square inch Date _____

(11) WELL TESTS:

Drawdown is amount water level is lowered below static level
Was a pump test made? Yes No If yes, by whom?
Yield: gal./min. with ft. drawdown after hrs.
" " " " "
" " " " "
Baller test 5 gal./min. with 53 ft. drawdown after 1 hrs.
Artesian flow _____ g.p.m. Date _____
Temperature of water _____ Was a chemical analysis made? Yes No

(12) WELL LOG:

Diameter of well below casing 6
Depth drilled 66 1/2 ft. Depth of completed well 66 1/2 ft.
Formation: Describe by color, character, size of material and structure, and show thickness of aquifers and the kind and nature of the material in each stratum penetrated, with at least one entry for each change of formation.

MATERIAL	FROM	TO
<u>SOIL BRACK CLAY</u>	<u>0</u>	<u>9</u>
<u>CLAY & SAND</u>	<u>9</u>	<u>17</u>
<u>CLAY BROWN</u>	<u>17</u>	<u>25</u>
<u>SAND, GRAVEL FINE.</u>	<u>25</u>	<u>49</u>
<u>CLAYSTONE BLUE</u>	<u>49</u>	<u>53</u>
<u>CLAYSTONE</u>	<u>53</u>	<u>60</u>
<u>SANDSTONE</u>	<u>60</u>	<u>66 1/2</u>
<u>WATER</u>	<u>45</u>	<u>49</u>
	<u>59</u>	<u>61</u>

Work started 11-8 19 65 Completed 11-10 19 65
Date well drilling machine moved off of well 11-10 19 65

(13) PUMP:

Manufacturer's Name _____ Type: _____ H.P. _____

Water-Well Contractor's Certification:

This well was drilled under my jurisdiction and this report is true to the best of my knowledge and belief.

NAME CRATERWELL DRILLING, INC.
(Person, firm or corporation) (Type or print)

Address 3061 Crater Lake Ave., Medford, Ore.

Drilling Machine Operator's License No. 71

[Signed] P.L. Chittwood
(Water Well Contractor)

Contractor's License No. 83 Date 11-10, 1965

STATE OF OREGON
WATER WELL REPORT
(as required by ORS 537.765)

Jack 30394

37S/24/2

(START CARD) # 21199

(1) OWNER: Well Number: _____
 Name SHEPPARD OF THE VALLEY/ARCHDIOCESE/PORTLAND
 Address 600 BEEBE ROAD
 City CENTRAL POINT State OR Zip 97502

(2) TYPE OF WORK:
 New Well Deepen Recondition Abandon

(3) DRILL METHOD
 Rotary Air Rotary Mud Cable
 Other _____

(4) PROPOSED USE:
 Domestic Community Industrial Irrigation
 Thermal Injection Other _____

(5) BORE HOLE CONSTRUCTION:
 Special Construction approval Yes No Depth of Completed Well 90 ft.
 Explosives used Yes No Type _____ Amount _____

HOLE			SEAL			Amount sacks or pounds
Diameter	From	To	Material	From	To	
6"	68	90	DEEPENING			

How was seal placed: Method A B C D E
 Other _____
 Backfill placed from _____ ft. to _____ ft. Material _____
 Gravel placed from _____ ft. to _____ ft. Size of gravel _____

(6) CASING/LINER:

Diameter	From	To	Gauge	Steel	Plastic	Welded	Threaded
Casing:	N/A			<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Liner:	4"	0	90	160	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Final location of shoe(s) _____

(7) PERFORATIONS/SCREENS:
 Perforations Method SAW
 Screens Type _____ Material _____

From	To	Slot size	Number	Diameter	Tele/pipe size	Casing	Liner
30	90	1X8X8	60			<input type="checkbox"/>	<input checked="" type="checkbox"/>

(8) WELL TESTS: Minimum testing time is 1 hour
 Pump Bailer Air Flowing Artesian
 Yield gal/min 8GPM Drawdown _____ Drill stem at 90 Time 1 hr.

Temperature of water 54 Depth Artesian Flow Found _____
 Was a water analysis done? Yes By whom _____
 Did any strata contain water not suitable for intended use? Too little
 Salty Muddy Odor Colored Other _____
 Depth of strata: _____

(9) LOCATION OF WELL by legal description:
 County JACKSON Latitude _____ Longitude _____
 Township 37S N or S, Range 2W E or W, WM.
 Section 2 4 4
 Tax Lot 3100 Lot _____ Block _____ Subdivision _____
 Street Address of Well (or nearest address) SAME AS #1

(10) STATIC WATER LEVEL:
17 ft. below land surface. Date 9-14-90
 Artesian pressure _____ lb. per square inch. Date _____

(11) WATER BEARING ZONES:
 Depth at which water was first found 17SWL

From	To	Estimated Flow Rate	SWL
75	85	8GPM	17

(12) WELL LOG: Ground elevation _____

Material	From	To	SWL
CLAYSTONE, BLUE, SOFT	68	90	17

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OCT - 3 1990

WATER RESOURCES DEPT.
SALEM, OREGON

Date started 9-14-90 Completed 9-14-90

(unbonded) Water Well Constructor Certification:
 I certify that the work I performed on the construction, alteration, or abandonment of this well is in compliance with Oregon well construction standards. Materials used and information reported above are true to my best knowledge and belief.

Signed 3286 Hanley Road Medina Well Drilling WWC Number _____ Date _____

(bonded) Water Well Constructor Certification:
 I accept responsibility for the construction, alteration, or abandonment work performed on this well during the construction dates reported above. All work performed during this time is in compliance with Oregon well construction standards. This report is true to the best of my knowledge and belief.
 Signed Jacqueline Medina WWC Number 1207 Date 9-17-90

STATE OF OREGON
WATER WELL REPORT
 (as required by ORS 537.765)

RECEIVED
 JACK 12239
 JUL 27 1989

375/2w/2
 10374

(START CARD) # 10374

(1) OWNER:
 Name **MARGARET NIXON**
 Address **718 BEEBE ROAD**
 City **CENTRAL POINT** State **OR** Zip **97502**

Well Number: _____
 (2) LOCATION OF WELL by legal description:

County **JACKSON** Latitude _____ Longitude _____
 Township **37N** N or S, Range **2W** E or W, WM.
 Section **02** 1/4 _____ 1/4 _____
 Tax Lot **2700** Lot _____ Block _____ Subdivision _____
 Street Address of Well (or nearest address) **SAME AS #1**

(2) TYPE OF WORK:
 New Well Deepen Recondition Abandon

(3) DRILL METHOD
 Rotary Air Rotary Mud Cable
 Other _____

(4) PROPOSED USE:
 Domestic Community Industrial Irrigation
 Thermal Injection Other _____

(5) BORE HOLE CONSTRUCTION:
 Special Construction approval Yes No Yes No
 Depth of Completed Well **100** ft.
 Explosives used Yes No Type _____ Amount _____

HOLE			SEAL			Amount sacks or pounds
Diameter	From	To	Material	From	To	
10"	0	50	CEMENT	0	50	13 SACKS
6"	50	100				

How was seal placed: Method A B C D E
 Other _____
 Backfill placed from _____ ft. to _____ ft. Material _____
 Gravel placed from _____ ft. to _____ ft. Size of gravel _____

(6) CASING/LINER:

Diameter	From	To	Gauge	Steel	Plastic	Welded	Threaded
Casing: 6"	+1	59	.250	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Liner: 4"	0	100		<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Final location of shoe(s) **59**

(7) PERFORATIONS/SCREENS:
 Perforations Method **SAW**
 Screens Type _____ Material _____

From	To	Slot size	Number	Diameter	Tele/pipe size	Casing	Liner
40	60	1X8X8	60			<input type="checkbox"/>	<input checked="" type="checkbox"/>

(8) WELL TESTS: Minimum testing time is 1 hour
 Pump Bailer Air Flowing Artesian
 Yield gal/min **12 GPM** Drawdown **72** Drill stem at **100** Time **1 hr.**

Temperature of water _____ Depth Artesian Flow Found _____
 Was a water analysis done? Yes By whom _____
 Did any strata contain water not suitable for intended use? Too little
 Salty Muddy Odor Colored Other _____
 Depth of strata: _____

(10) STATIC WATER LEVEL:
28 ft. below land surface. Date **7-6-89**
 Artesian pressure _____ lb. per square inch. Date _____

(11) WATER BEARING ZONES:
 Depth at which water was first found **60**

From	To	Estimated Flow Rate	SWL
60	90	12 GPM	28

(12) WELL LOG: Ground elevation _____

Material	From	To	SWL
SOIL, BROWN	0	2	
CLAY, BROWN	2	6	
DECOMPOSED, GRANITE	6	23	
CLAY, BROWN	23	30	
GRAVEL, SMALL	30	40	
CLAY, BLUE	40	46	
CLAYSTONE, BLUE, SOFT	46	100	28

Date started **7-6-89** Completed **7-6-89**

(unbonded) Water Well Constructor Certification:
 I certify that the work I performed on the construction, alteration, or abandonment of this well is in compliance with Oregon well construction standards. Materials used and information reported above are true to my best knowledge and belief.

Signed **MEDINA WELL DRILLING** WWC Number _____
 Date _____

(bonded) Water Well Constructor Certification:
 I accept responsibility for the construction, alteration, or abandonment work performed on this well during the construction dates reported above. all work performed (**500**) (**664**) (**639**) in compliance with Oregon well construction standards. This report is true to the best of my knowledge and belief.

Signed *Josquin Medina* WWC Number **1207**
 Date **7-9-89**

WATER WELL REPORT
STATE OF OREGON

JACK
1224

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FEB 22 1983

State Well No. 375/2W-2

WATER RESOURCES DEPT.
SALEM, OREGON

State Permit No. *Deepened*

(1) OWNER:

Name Gus Picollo
Address 628 Bee Be Road
City Central Point State Oregon

(2) TYPE OF WORK (check):

New Well Deepening Reconditioning Abandon

If abandonment, describe material and procedure in Item 12.

(3) TYPE OF WELL:

Rotary Air Driven
Rotary Mud Dug
 Bored

(4) PROPOSED USE (check):

Domestic Industrial Municipal
Irrigation Test Well Other
Thermal: Withdrawal Reinjection

(5) CASING INSTALLED:

Steel Plastic
Threaded Welded

Diam. from ft. to ft. Gauge
Diam. from ft. to ft. Gauge

LINER INSTALLED:

Diam. from ft. to ft. Gauge

(6) PERFORATIONS:

Perforated? Yes No

Type of perforator used

Size of perforations in by in
perforations from ft. to ft.
perforations from ft. to ft.
perforations from ft. to ft.

(7) SCREENS:

Well screen installed? Yes No

Manufacturer's Name
Type Model No.
Diam. Slot Size Set from ft. to ft.
Diam. Slot Size Set from ft. to ft.

(8) WELL TESTS:

Drawdown is amount water level is lowered below static level

Was a pump test made? Yes No If yes, by whom?
Flow: gal./min. with ft. drawdown after hrs.
Air test gal./min. with drill stem at ft. hrs.
Bailer test gal./min. with ft. drawdown after hrs.
Artesian flow g.p.m.
Temperature of water Depth artesian flow encountered ft.

(9) CONSTRUCTION:

Special standards: Yes No

Well seal—Material used
Well sealed from land surface to ft.
Diameter of well bore to bottom of seal in.
Diameter of well bore below seal in.
Number of sacks of cement used in well seal sacks
How was cement grout placed?

Was pump installed? Type HP Depth ft.
Was a drive shoe used? Yes No Plug Size: location ft.
Did any strata contain unusable water? Yes No
Type of Water? depth of strata
Method of sealing strata off
Was well gravel packed? Yes No Size of gravel:
Gravel placed from ft. to ft.

(10) LOCATION OF WELL:

County Jackson Driller's well number 83-3
Tax Lot # 3000 Section 2 T. 37S R. 2W W.M.
Address at well location: 628 Bee Be Road
Central Point, Oregon

(11) WATER LEVEL: Completed well.

Depth at which water was first found see below
Static level 4 ft. below land surface. Date 1-18-83
Artesian pressure lbs. per square inch. Date

(12) WELL LOG:

Diameter of well below casing 6 inch

Depth drilled 35 ft. Depth of completed well 45 ft.

Formation: Describe color, texture, grain size and structure of materials; and show thickness and nature of each stratum and aquifer penetrated, with at least one entry for each change of formation. Report each change in position of Static Water Level and indicate principal water-bearing strata.

MATERIAL	From	To	SWL
Increased air return from 75 GPM to 250+ GPM.			
Formations:			
Medium sand with coarse gravel	25	60	4

Work started 1-18 19 83 Completed 1-18 19 83
Date well drilling machine moved off of well 1-18 19 83

Drilling Machine Operator's Certification:

This well was constructed under my direct supervision. Materials used and information reported above are true to my best knowledge and belief.
[Signed] John Studebaker (Drilling Machine Operator) Date 2-17, 1983

Drilling Machine Operator's License No. 1008

Water Well Contractor's Certification:

This well was drilled under my jurisdiction and this report is true to the best of my knowledge and belief.

Name Studebaker Well Drilling (Person, firm or corporation) (Type or print)
Address 4876 Highway 66 Ashland, Oregon 97520

[Signed] John Studebaker (Water Well Contractor)

Contractor's License No. 679 Date 2-17 19 83

NOTICE TO WATER WELL CONTRACTOR
The original and first copy of this report are to be filed with the

WATER RESOURCES DEPARTMENT,
SALEM, OREGON 97310
within 30 days from the date of well completion.

SP*12658-690

14

JACK 33759

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37S/2W/2bc
JCWP#491-94W

STATE OF OREGON
WATER WELL REPORT
(as required by ORS 537.765)

Gribble Well Drilling Nic.

OCT 13 1994

(START CARD) # 65619

Instructions for completing this report are on the last page of this form.

WATER RES

(1) OWNER:

Well Number 1

Name Steve Himmelman
Address P.O. Box 411
City Jacksonville State Ore Zip 97530

(2) TYPE OF WORK

New Well Deepening Alteration (repair/recondition) Abandonment

(3) DRILL METHOD:

Rotary Air Rotary Mud Cable Auger
 Other

(4) PROPOSED USE:

Domestic Community Industrial Irrigation
 Thermal Injection Livestock Other

(5) BORE HOLE CONSTRUCTION:

Special Construction approval Yes No Depth of Completed Well 100 ft.
Explosives used Yes No Type _____ Amount _____

HOLE			SEAL			Sacks or pounds
Diameter	From	To	Material	From	To	
10"	0	35	Bent	0	35	1150 lbs
6"	35	100				

How was seal placed: Method A B C D E

Other Poured Dry

Backfill placed from _____ ft. to _____ ft. Material _____

Gravel placed from _____ ft. to _____ ft. Size of gravel _____

(6) CASING/LINER:

Diameter	From	To	Gauge	Steel	Plastic	Welded	Threaded
Casing: 6"	+1	59	250	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Liner: 4"	0	100	160	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Final location of shoe(s) 59'

(7) PERFORATIONS/SCREENS:

Perforations Method Saw

Screens Type _____ Material _____

From	To	Slot size	Number	Diameter	Material	Casing	Liner
60	100	10"	80	1/8"	_____	<input type="checkbox"/>	<input checked="" type="checkbox"/>

(8) WELL TESTS: Minimum testing time is 1 hour

Yield gal/min	Drawdown	Drill stem at	Flowing Artesian Time
30		100	1 hr.

Temperature of water 56 Depth Artesian Flow Found _____

Was a water analysis done? Yes By whom _____

Did any strata contain water not suitable for intended use? Too little

Salty Muddy Odor Colored Other

Depth of strata: _____

(9) LOCATION OF WELL by legal description:

County Jackson Latitude _____ Longitude _____
Township 37S N or S Range 2W E or W. WM. _____
Section 2 SW 1/4 NW 1/4
Tax Lot 200 Lot _____ Block _____ Subdivision _____
Street Address of Well (or nearest address) 4848 Gebhard Rd.
Central Point, Ore. 97502

(10) STATIC WATER LEVEL:

22 ft. below land surface. Date 10/5/94
Artesian pressure _____ lb. per square inch. Date _____

(11) WATER BEARING ZONES:

Depth at which water was first found 85'

From	To	Estimated Flow Rate	SWL
85	88	30	22

(12) WELL LOG:

Material	From	To	SWL
Soil Brown	0	8	
Gravel & Clay Brown	8	19	
Gravel Med. Brown	19	27	
Claystone Brown	27	48	
Claystone Gray	48	100	22

Date started 10/5/94 Completed 10/5/94

(unbonded) Water Well Constructor Certification:

I certify that the work I performed on the construction, alteration, or abandonment of this well is in compliance with Oregon water supply well construction standards. Materials used and information reported above are true to the best of my knowledge and belief.

WWC Number _____
Signed _____ Date _____

(bonded) Water Well Constructor Certification:

I accept responsibility for the construction, alteration, or abandonment work performed on this well during the construction dates reported above. All work performed during this time is in compliance with Oregon water supply well construction standards. This report is true to the best of my knowledge and belief.

WWC Number 905
Signed [Signature] Date 10-10-94

STATE OF OREGON
WATER SUPPLY WELL REPORT
(ORS 537.765 & OAR 690-205-0210)

JACK 61181

WELL LABEL # L 107198
START CARD # 70560
ORIGINAL LOG #

Instructions for completing this report are on the last page of this form.

(1) LANDOWNER Owner Well I.D. _____
First Name _____ Last Name _____
Company Highlander Forest L.L.C.
Address 1240 Vista Dr
City Central Point State Or Zip 97502

(2) TYPE OF WORK New Conversion Deepening
 Alteration (complete Sections 2a & 10) Abandonment (complete Section 5a)

(2a) PRE-ALTERATION: Well Depth _____ ft.
Seal Material _____
Casing Type: Steel Plastic Other _____
Casing Gauge _____ Casing Diameter _____

(3) DRILL METHOD Rotary Air Rotary Mud Auger
 Cable Cable Mud Reverse Rotary Other _____

(4) PROPOSED USE Domestic Irrigation Community
 Industrial/Commercial Livestock Dewatering Injection
 Thermal Other _____

(5) BORE HOLE CONSTRUCTION
Depth of Completed Well 140 ft. Special Standard: Yes (attach copy)

BORE HOLE				SEAL			
Dia	From	To	Material	From	To	Amount	Secs/lbs
10"	0	50'	Bent	0	50	1200	165
6"	50	140					

How was seal placed: Method A B C D E
 Other Formed dry
Backfill placed from _____ ft. to _____ ft. Material _____
Filter pack from _____ ft. to _____ ft. Material _____ Size _____

(5a) ABANDONMENT USING UNHYDRATED BENTONITE:
Calculated Amount Proposed to be Used: _____ sacks/lbs
Actual Amount Used: _____ sacks/lbs

(6) CASING/LINER

Csng	Linr	Dia	+	From	To	Gauge	Steel	Plastic	Welded	Thrd
✓		6"	1		59	250	✓		✓	
	✓	4"	0	140	280			✓	✓	

Shoe Inside Outside Other Location of shoe(s) 59'
Temporary casing Yes Diameter _____ From _____ To _____

(7) PERFORATIONS/SCREENS
Perforations Method Saw cut
Screens Type _____ Material _____

Perf	Scrn	Csng	Linr	Screen Dia	From	To	Screen/slot width	Slot length	# of slots	Tele/pipe size
✓		✓			80	140	1/8"	5"	90	

(8) WELL TESTS: Minimum testing time is 1 hour
 Pump Bailer Air Flowing Artesian

Yield gal/min	Drawdown	Drill stem/Pump depth	Duration (hr)
65		140	1 hr

Temperature 57 °F Lab analysis Yes By _____
Water quality concerns? Yes (describe below) TDS _____ ppm

From	To	Description	Amount	Units

(9) LOCATION OF WELL (legal description)
County Jackson Twp 37 N or S Range 2-W E or W W.M.
Sec 2 1/4 of the _____ 1/4 Tax Lot _____
Tax Map Number _____ Lot _____
Lat 42° 38' 27.0" DMS or DD
Long 122° 39' 13.3" DMS or DD
Street Address of Well (or nearest address) 4613 Geldhard Rd
Central Point, Or 97502

(10) STATIC WATER LEVEL

Existing Well/Pre-Alteration	Date	SWL (psi)	+	SWL (ft)
Completed Well	<u>4/3/12</u>			<u>45</u>

Flowing Artesian? Yes Dry Hole? Yes

WATER BEARING ZONES Depth water was first found 80

SWL Date	From	To	Est Flow	SWL (psi)	+	SWL (ft)
<u>4/3/12</u>	<u>80</u>	<u>91</u>	<u>1.5</u>			<u>45</u>

(11) WELL LOG Ground Elevation 7247

Material	From	To
<u>Clay + gravel brown</u>	<u>0</u>	<u>18</u>
<u>Claystone blue</u>	<u>18</u>	<u>42</u>
<u>Granite + boulders Tan</u>	<u>42</u>	<u>51</u>
<u>Claystone - Blue</u>	<u>51</u>	<u>140</u>

Date Started 4/3/12 Completed 4/4/12

(unbonded) Water Well Constructor Certification
I certify that the work I performed on the construction, deepening, alteration, or abandonment of this well is in compliance with Oregon water supply well construction standards. Materials used and information reported above are true to the best of my knowledge and belief.

RECEIVED

License Number _____ Date _____
Signed _____ JUN 04 2012

(bonded) Water Well Constructor Certification WATER RESOURCES DEPT SALEM OREGON
I accept responsibility for the construction, deepening, alteration, or abandonment work performed on this well during the construction dates reported above. All work performed during this time is in compliance with Oregon water supply well construction standards. This report is true to the best of my knowledge and belief.

License Number 1661 Date 5/4/12
Signed Brodie J. Wilkowski
Contact Info. (optional) _____



JACKSON COUNTY

Roads

ATTACHMENT "D"

Roads Engineering

Chuck DeJanvier
Construction Engineer

200 Antelope Road
White City, OR 97503
Phone: (541) 774-8255
Fax: (541) 774-6295
DeJanvCA@jacksoncounty.org
www.jacksoncounty.org

January 4, 2021

Attention: Stephanie Holtey
City of Central Point Planning
140 South Third Street
Central Point, OR 97502

RE: Major Modification to the White Hawk Master Plan and 32-lot subdivision (White Hawk Phase 1) off Gebhard Road and Beebe Road – county-maintained roads.
Planning File: MOD-20-005 & SUB-20-002; 37-2W-02CA Tax Lots 2700 and 2701.

Dear Stephanie:

Thank you for the opportunity to comment on this proposal amends the phasing plan to allow construction of the townhomes/duplexes first. Also includes the following changes in Phase I: housing type, removal of 2 lots, addition of 16 Accessory Dwelling Units, change of traditional architectural style to contemporary style, and eliminates one of three (3) alleys in Phase I and the thirty-two (32) lot subdivision to be known as White Hawk Phase I. Project site is 18.91 acres and is adjacent to the intersection of Gebhard Road and Beebe Road (37-2W-02 Tax lots 2700 & 2701). Jackson County Roads has the following comments:

1. The applicant shall submit construction drawings to Jackson County Roads and obtain county permits if required.
2. We would like to be notified of future development proposals, as county permits may be required.
3. Jackson County's General Administration Policy #1-45 sets forth the County's position as it relates to the management of County roads located within existing or proposed city limits or Urban Growth Boundaries (UGB). The County has no current plans for improvements to Gebhard Road or Beebe Road. Jackson County Roads recommends that the city request road jurisdiction of the proposed new roads.
4. If frontage improvements are required along either Gephard Road or Beebe Road, they shall be permitted and inspected by Jackson County Roads. Sidewalk placement on either Gephard Road or Beebe Road frontage if required should be directly behind the curb. Jackson County Roads does not maintain planter strips. The developer shall obtain a Minor Road Improvement Permit prior to commencing work in the County right-of-way.
5. The applicant shall obtain a Road Approach permits from Roads for any new or improved road approaches to either Gephard Road or Beebe Road.
6. The radius for road intersection along a collector road shall be a thirty-foot radius. The road approach shall be perpendicular to Gebhard Road or Beebe Road and aligned directly across from a road approach on the other side of the road if possible.

January 4, 2021

Page 2 of 2

7. There shall be no direct driveway approaches off Beebe Road or Gebhard Road.
8. Roads recommend the removal of any existing driveways not being used on Gebhard Road and Beebe Road and replacing them with new curb, gutter and sidewalk.
9. ADA curb ramps must be located wherever there are curbs or other barriers to entry from a pedestrian walkway or sidewalk, including any intersection where it is legal for a pedestrian to cross the street, whether or not there is any designated crosswalk.
10. If drainage is directed to either Gebhard Road or Beebe Road, Jackson County Roads would like to review and comment on the hydraulic report including the calculations and drainage plan. Capacity improvements or on-site detention, if necessary, shall be installed at the expense of the applicant. Upon completion of the project, the developer's engineer shall certify that construction of the drainage system was constructed per plan and a copy of the certification shall be sent to Jackson County Roads.
11. Gebhard Road has a load limit restriction, the applicant needs to indicate to the County where the alternative construction access will be.
12. Utility Permits are required from Roads for any utility work within the county road right-of-way. On longitudinal trenches within a travel lane 100' or greater in length, unless otherwise approved by the Engineer, the existing pavement shall be removed and replaced to full paving-machine width (normally 10'-12') for a travel lane restoration. Drag boxes or other pull-type asphalt spreaders will not be permitted for longitudinal trench pavement replacement.
13. Per Oregon Revised Statute 209.150, any survey monuments of record removed, disturbed or destroyed within the permit area must be referenced prior to construction and replaced after construction by a registered professional land surveyor. All costs associated with this surveying work are the responsibility of the permit holder.
14. Please note Beebe Road is a County Urban Minor Collector Road with an Average Daily Traffic count of 1,244 as of 6/9/2020, 50' west of Hamrick.
15. Please note Gebhard Road is a County Urban Minor Collector Road with an Average Daily Traffic count of 730 as of 6/9/2020, 150' south of Wilson Road.
16. We concur with any right-of-way dedicated.
17. Be Advised: other permits from local State or Federal Agencies' or Departments may be required prior to starting work.

Sincerely,



Chuck DeJanvier, PE
Construction Engineer

**TENTATIVE SUBDIVISION PLAN FOR PHASE 1 OF WHITE
HAWK MASTER PLAN**



January 19, 2021

Agenda Item: VIII-C

Consideration of a 32 lot tentative subdivision plan to be known as White Hawk Phase 1. The 18.91 acre project site is within the White Hawk Master Plan area on property identified on the Jackson County Assessor's Map as 37S 2W 02, Tax Lots 2700 and 2701. **Applicant:** White Hawk Properties, LLC; **Agent:** Urban Development Service, LLC (Mark Knox). **File No.** SUB-20002.

Staff Source

Stephanie Holtey, Principal Planner

Background

The Applicant is proposing a 32 lot tentative subdivision plan on in the northwest corner or the White Hawk Master Plan Area (File No. 14004 and MOD-20005). The tentative plan includes frontage improvements along Park Street, North Street, Beebe Park Drive, Gebhard Road and a portion of Beebe Road (Attachment "A"). Street improvements include the intersection of Beebe/Gebhard Road as needed to correct the existing unsafe turning radius. Approval of the proposed improvements is subject to approval of the revised Master Plan (MOD-20005). Phases II (park) and III (apartments) are reserved for future development.

The project site is within the Medium Mix Residential (MMR) and Low Mix Residential (LMR) zones. Per the Master Plan, residential densities are mixed across the site allowing 202 to 457 total units. The Master Plan includes 324 units, which is within the minimum/maximum density requirements. The proposed tentative plan will authorize construction of the first 48 units together with infrastructure and utility improvements. The proposed lots have been evaluated against the lot dimensions standards and found to comply.

Issues

There are two (2) issues/notes relative to this application as follows:

1. **Shallow Well Mitigation.** To avoid potential impacts of the development process on the water table and shallow wells, the prior property owner was required to survey and sample identified wells in the vicinity of the project site. This work was completed between December 2015 and April 2016. The findings of the analysis and recommended mitigation measures are set forth in the APEX Report dated November 16, 2016 (Attachment "B").

Comment: Per the Public Works Staff Report dated January 4, 2021, the Applicant is required to design all utility and infrastructure improvements in accordance with the shallow well mitigation measures identified in the APEX report. These must be reviewed by the City's engineer and approved prior to the start of construction of any improvements. Staff recommends that the Planning commission approve Condition No. 1 that the Applicant satisfy all Public Works

conditions of approval and Jackson County Roads conditions as applicable (Attachments “C” and “D”).

2. **Road Names.** Emergency Communications of Southern Oregon (ESCO) submitted comments requesting that the road names for “Park Street,” “North Street,” and “Beebe Park Drive” be changed because they are either in use elsewhere in the County or incorporate multiple names from other existing streets. This can create confusion for emergency services.

Comment: Staff recommends the Planning Commission require the street names to be changed in accordance with the ESCO email dated January 6, 2021.

Findings of Fact and Conclusions of Law

The proposed tentative has been reviewed in accordance with CPMC 17.66.050(C), including CPMC 16.10, Tentative Plans, and found to comply as evidenced in the Planning Department Supplemental Findings (Attachment “G”).

Conditions of Approval

1. Prior to final plat approval, the Applicant shall:
 - a. Comply with the conditions set forth in the Public Works Staff Report dated January 4, 2021 (Attachment “B”) and Jackson County Roads letter dated January 4, 2021 as applicable (Attachment “C”).
 - b. Comply with the conditions set forth in the Rogue Valley Sewer Services letter dated January 4, 2021 (Attachment “D”).
 - c. Comply with the Fire District #3 conditions of approval set forth in the email dated January 6, 2021 (Attachment “E”).
 - d. Change the names of proposed streets per the ESCO email dated January 6, 2021 (Attachment “F”).
2. Prior to building permit issuance for any lot in Phase 1, a copy of the recorded plat shall be provided to the City of Central Point Community Development Department.

Attachments:

Attachment “A” – Tentative Plan

Attachment “B” – Public Works Department Staff Report dated January 4, 2021

Attachment “C” – Jackson County Roads letter dated January 4, 2021

Attachment “D” – Rogue Valley Sewer Services letter dated January 4, 2021

Attachment “E” – Fire District #3 email dated January 6, 2021

Attachment “F” – ESCO email dated January 6, 2021

Attachment “G” – Planning Department Supplemental Findings (to be provided)

Attachment “H” – Resolution No.886 (to be provided)

Action

Consider the proposed tentative subdivision plan and 1) Approve; 2) Approve with Modifications or 3) Deny the application.

Recommendation

Approve Tentative Plan subject to the recommended conditions in the staff report dated January 19, 2021.



PUBLIC WORKS STAFF REPORT

January 4, 2021

AGENDA ITEM: White Hawk Master Plan and Subdivision (MOD-2005 and Sub - 20002)
37S 2W 02 Tax Lot 2700 and 2701 –Modification of Master Plan and 32 lot subdivision
Applicant: KDA Homes
Agent: KDA Homes

Traffic/Street Details:

A Traffic Impact Analysis (TIA) was completed for the project in 2014. The TIA indicates that full build-out of the development will contribute 11% towards Beebe Hamrick's intersection. Additionally, at build year, the intersection will degrade to a LOS F, which is below the City's minimum requirements. Per the TIA, the level of service decline will occur when trips generated by the development reach 107 PM Peak Hour Trips. To assure timely completion of the signal installation, the Planning Commission imposed a 96 PM Peak Hour Trip Cap.

The proposed changes to Revised 1 will generate 40.64 PM Peak Hour trips, which is within the the Trip Cap. Since the development conditions have not changed in the Eastside Transit Oriented Development (ETOD) District since the Master Plan was approved and the proposed modifications are within scope of the original TIA, an updated TIA is not needed at this time.

Street Details:

- Gehbard Road shall be developed to Public Works Standard ST-21R (12 foot center turn lane)
- Park Drive shall be developed to Public Works Standard ST-10.
- Beebe Park Drive shall be developed to Public Works Standard ST-20 (half street).
- North Street shall be developed to Public Works Standard ST-15 (half street).

Existing Infrastructure:

- Water: There are 12-inch water lines in servicing the site.
- Streets: All streets surrounding the site are collectors that are currently county roads.
- Stormwater: There is a 48-inch storm drain line in Beebe Road. Additionally, the City is installing a new outfall to Bear Creek near the project site.
- Storm Water Quality: The applicant will need to address stormwater quality for the site.

Background/Issues:

The applicant is proposing a revision to the master plan switching the phasing so that the single-family portion can be built first. Public Works has the following issues/notes about the proposed modification and Phase 1 tentative plan.

1. Any phase of development will need to include frontage improvements and amending the intersection of Beebe/Gebhard to align for a future bridge and allow for a safer turning radius.
2. The City will be installing a new signal at Hamrick/Beebe in the 21/23 FY budget. Additionally, the City is working on a new stormwater outfall near proposed North Street and Gebhard Road.
3. The City is working with Jackson County on a Jurisdictional Transfer for Gebhard and Beebe Roads. Once approved, all conditions for this development will be from the City.

Conditions of Approval:

Prior to Public Works Civil Improvement Plan approval and the start of construction of infrastructure improvements for Phase 1 as modified, the Applicant shall:

1. Utility Design – The applicant shall address the water table and well issues within the area on their construction plans to limit groundwater disturbances. The design shall address findings in the attached APEX Report dated November 16, 2016.
2. Stormwater Management Plan – The Applicant shall submit and receive approval for a stormwater management plan from the Public Works Department. The Stormwater Plan shall demonstrate compliance with the Rogue Valley Stormwater Quality Design Manual for water quality and quantity treatment. Construction on site must be sequenced so that the permanent stormwater quality features are installed and operational when stormwater runoff enters.
3. Erosion and Sediment Control – The proposed development will disturb more than one acre and requires an erosion and sediment control permit (NPDES 1200-C) from the Department of Environmental Quality (DEQ). The applicant shall obtain a 1200-C permit from DEQ and provide a copy to the Public Works Department. Stormwater Quality Operations & Maintenance– The Applicant shall record an Operations and Maintenance Agreement for all new stormwater quality features and provide a copy of the recorded document to the Public Works Department.
4. Landscape and Irrigation Plans – Applicant shall prepare and gain approval for a landscape and irrigation for all public landscape rows before any development occurs.

Prior to the final plat for Phase 1, the applicant shall comply with the following conditions of approval:

1. Right of Way Dedication – Applicant shall dedicate the right of way shown on the tentative plat to meet collector standards for Gebhard Road and Beebe Park Drive. The right of way dedication and improvements are SDC credit eligible.
2. Frontage Improvements – Applicant shall develop half street improvements adjacent to Phase 1 of the modified master plan. Applicant shall also design and construct the proposed re-alignment of Beebe/Gebhard as part of the Phase 1 development.



November 16, 2016

John Boyd
People's Bank of Commerce
1311 East Barnett Rd.
Medford, Oregon 97504

Re: White Hawk Development – Well Survey Results
718 Beebe Road
Central Point, Oregon
2251-00

Dear Mr. Boyd:

This letter provides the results of a well survey conducted in the vicinity of the proposed White Hawk Development and updates the evaluation of the potential for impacts to the water levels in wells near the development due to the installation of a proposed storm drain line along Gebhard Road. A preliminary evaluation was provided in a letter to you dated August 24, 2015. Subsequent to that letter, the City of Central Point requested that a survey be performed to identify domestic well owners in the vicinity of the development and, where possible, the construction of the wells (e.g., depth, use, screened interval if screened, etc.) to further evaluate the potential for negative impacts to water levels in wells located within the White Hawk transit oriented development (TOD) from the proposed construction of the storm drain line. The survey was completed between December 2015 and April 2016. The results of the survey and an updated evaluation on the potential impacts of the storm drain line on wells identified in the White Hawk TOD are provided below.

WELL SURVEY

A well survey form was sent to the residents located within the White Hawk TOD; Attachment A shows the boundaries and tax lots within the White Hawk TOD. Well surveys were sent to owners of the 31 tax lots within the White Hawk TOD. The well survey was sent at least two times to each tax lot owner; 11 completed surveys were returned to Apex. Attachment B includes copies of the completed surveys. Table 1 summarizes the results of the survey; two surveys were for property outside of the TOD and were not included on Table 1. Results of the well survey indicated the presence of six wells on five tax lots within the TOD. The location of these wells and the reported depth of the well is shown on Figure 1. Where information on the exact location of the well is not available, the location is approximated by placing it in the center of the tax lot for which the information was obtained.

In addition, Apex reviewed Oregon Water Resources Department (OWRD) online files to identify registered wells in the TOD. Ten well logs for wells located on 6 parcels within the TOD were identified. Attachment C contains the identified well logs and Table 2 summarizes the information on the identified wells, by parcel. Two of the parcels¹ with well logs registered by OWRD sent in completed well surveys; the other well logs provided additional information. Additionally, shown on Figure 1 are the locations of wells identified in a report prepared by Don Haggerty, PhD in February 2000².

¹ Dino Picollo, parcel 28 and Charlotte Holder, parcel 15; see Table 1.

² Haggerty 2000. *Report on Groundwater in the Vicinity of Beebe Rd.*, Jackson County, Oregon. February 28, 2000.

It is unknown how many of the wells identified in the OWRD database or in the Haggarty report are still in use as only two property owners³ with wells identified in the OWRD database and/or the Haggarty report sent back completed well surveys (parcel owners were sent water well surveys in December 2015, January 2016, and/or March 2017). Additionally, the Haggarty report indicated 3 wells to be present on parcel number 15, but the completed well survey for this parcel indicated just one 50-foot deepwell. Figure 1 shows the updated information from the well survey.

Based on the information obtained from the well searches:

- At least six wells are in use in the White Hawk TOD based on the well survey results; the well depths range from 12 to 50 feet, where known.
- An additional 5 to 8 wells were identified from the OWRD well log database. Of these, all but two are sealed from ground surface to 20 feet or more. Additionally, the Himmelman well at parcel 30 appears to be 100 feet deep and sealed to 35 feet.
- It is unclear whether the additional wells identified in the OWRD database are still in use.
- The well logs in the OWRD database suggest that, in the vicinity of the development, the soil consists of clay to depths of 8 to 12 feet below grade, underlain by sand and gravel to at least 40 to 50 feet in most locations.

Figure 1 shows that most of the wells are more than 100 feet from the proposed stormdrain line to be installed beneath Gebhard Road. However, wells are reported at parcels 3, 5, and 6 (see Figure 1) and the location of the wells are not known so the wells could be closer to the proposed utility.

EVALUATION OF THE POTENTIAL FOR IMPACTS DURING STORM AND SANITARY LINE INSTALLATION

Depth to first encountered water for shallow wells in the area appears to be about 9 feet below grade, but was historically reported as shallow as 4 feet below grade in some areas. Based on the OWRD well logs, it appears that most (if not all) of the wells are sealed to at least 9 feet below grade and are accessing water below that depth. The proposed storm and sanitary lines may be installed to depths of up to 10 to 12 feet and therefore, may intercept the water table in some areas. Based on this information, installation of the storm and/or sanitary lines could impact groundwater levels (and thereby impact the nearby water wells) from the following:

- Dewatering during construction;
- Infiltration into sewer lines; or
- Longitudinal flow in trench backfill.

If dewatering is necessary during construction, the water table would be lowered and these effects could extend to nearby water wells. This effect would be temporary and conditions would be expected to return to normal within a short period after completion of the work.

Long-term, if the storm or sanitary lines leak, infiltration into the lines could permanently lower the water table in the vicinity of the utilities to the base of the lines; however, this effect would likely extend only a few feet from the utility trench. This potential impact is addressed by quality control during construction to assure the utility lines are installed in alignment, seals are in place, intact and tested, proper pipe bedding is used, and trench backfill is properly compacted. These conditions assure the lines have a tight seal and meet the required performance standards prior to acceptance by the City.

³ Dino Picollo, parcel 28 and Charlotte Holder, parcel 15; see Table 1.

If trench backfill is more permeable than native soil, water could flow longitudinally along the trench and discharge to surface water, permanently lowering the water table in the vicinity of the trench. Given the native soil conditions (clay soils in the upper 8 to 12 feet), it is possible that the trench backfill could be more permeable than the native soil in the areas where the native clay extends below the bottom depth of the utility bedding. Depending on the depth to which the trench penetrates the water table, longitudinal flow could occur; however, the influence on the shallow water table would likely extend only a few feet laterally from the utility trench. This localized depression in the water table caused by the trench could be addressed by installing low-permeability plugs at intervals in the trench backfill. Given that dewatering of local wells was reported after a drain trench was installed in Beebe Road in 1998, it is recommended that low permeability trench plugs be installed in future utility trenches dug for the project.

MITIGATION RECOMMENDATIONS EVALUATION AND MITIGATION OPTIONS

The potential impact of the installation and presence of the proposed storm and sanitary lines was performed in 2015 and is updated herein based on the updated well information obtained from the wells survey:

- Up to 21 wells may be located in the vicinity of the proposed project; it is unclear how many of these wells are still in use, however, at least three wells that are likely in use appear to be located within 100 feet of the proposed installation along Gebhard Road. The proposed utility installation is not expected to impact two of these wells because the wells are 35 and 140 feet deep and access water well below the depth of utility installation. The third well, located on parcel 3 (Figure 1) is of unknown depth. It is also unlikely that the utility installation will impact this well because the utility installations will penetrate only a few feet into the water table, if at all, at this location.
- A 12-foot depth well is reportedly located on parcel 28 that may be within 100 feet of proposed storm and sewer lines to be installed along the eastern development boundary (Figure 1). There is the potential that this well could be impacted by the utility installation, if the line extends into the water table at this location.
- Wells located further than 100 feet from the installation would not be anticipated to be impacted by the utility installation.
- It is also noted that three wells have been deepened over a period of 16 years, indicating that there is a long-term reduction in water level in the area.

The following presents mitigation options to address potential concerns:

- Prior to construction of the storm drain line proposed to be placed along Gebhard Road, verify the depth of the well located on parcel 3 and, if the well is less than a total depth of 15 feet, monitor water levels in that well during construction.
- Prior to construction of storm or sewer lines tie-ins to the existing storm or sewer lines beneath Beebe Road, verify the presence of wells located on parcel 10 identified in the Haggerty report that may be located within 100 feet of the tie-ins and are reported to be shallower than 15 feet in depth. If these wells are still present and in use, monitor the water levels during the construction.
- If installation does penetrate the water table, low-permeability plugs can be used to inhibit flow along the trench line. Assuming crushed rock is used for trench backfill, adding 5 percent (dry weight) bentonite to the backfill is sufficient to reduce the permeability of the backfill. The plugs should be placed from the bottom of the trench to 1 foot above the water table the full width of the trench and have a minimum length of 5 feet. A plug should be placed at the low end of each main sewer line.
- In areas where the lines are installed below the water table, particular care needs to be taken to ensure that the lines have a tight seal.

If you have any questions or need further information, please contact us at your convenience.

Sincerely,



Amanda Spencer, R.G.
Principal Hydrogeologist

ATTACHMENTS

Table 1 – Summary of Well Survey Results

Table 2 – OWRD Well Survey Results

Figure 1 – Location of Wells in the White Hawk TOD

Attachment A – White Hawk TOD

Attachment B – Completed Surveys

Attachment C – OWRD Well Logs for Wells Within the TOD

cc: Matt Samitore, City of Central Point

TABLE 1: SUMMARY OF WELL SURVEY RESULTS

Parcel Index	MAP	TAX LOT	Site Num	Site St	Owner	Owner Address (if different from Site Address)	Date Survey sent	Survey Returned?	Well?	Well Depth	Date Installed	Notes
1	372W02	400	No Address			6026 Palmero Cir Cameron Park, CA 95682	Survey sent 12/15	12/22/2015 1/25/2016	N	NA	NA	Undeveloped land
2	372W02	500	No Address			10 S Oakdale Ave Medford, OR 97501	Survey sent 3/3/16	3/11/2016	N	NA	NA	Undeveloped land
3	372W02	2500	4757 Gebhard		Karen and Randall Wales		Survey sent 12/15	12/28/2015	Y	unknown	unknown	domestic use and yard/gardening
4	372W02	600	No Address			1355 Cora Ln Auburn, CA 95603	Survey sent 3/3/16	3/11/2016	N	NA	NA	Undeveloped land
5	372W02	2601	4617 Gebhard		David & Julie Webb		Survey sent 12/15	12/30/2015	Y	35 feet bgs	1930?	domestic use and yard/gardening/orchard
6	372W02	2600	4613 Gebhard		Sergio Mejia		Survey sent 12/15 Resent 3/3/16	N				Survey not completed but OWRD well log found dated 5/4/2012 for a 140 foot well
7	372W02	2602	4603 Gebhard		William Jeshke		Survey sent 12/15 Resent 3/3/16	N				
8	372W02D	501	No Address			PO Box 996 Medford, OR 97501	Survey sent 12/15 Resent 3/3/16	3/11/2016	N			Undeveloped land
10	372W02D	300	587 Beebe		Ken Beebe?		Survey sent 12/15 Resent 3/3/16	N				Completed Survey not received but 3 OWRD well logs identified - See Table 2
11	372W02D	200	511 Beebe		Mingus		Survey sent 3/3/16	N				Completed Survey not received but 3 OWRD well logs identified - See Table 2
12	372W01C	2500	507 Beebe		Terry & Harley Callahan		Survey sent 12/15 Resent 3/3/16	N				
13	372W01C	2400	495 Beebe		James and Michelle Nistler		Survey sent 12/15 Resent 3/3/16	N				
14	372W01C	2300	477 Beebe		Michelle Nistler		Survey sent 12/15 Resent 3/3/16	N				
15	372W01C	2301	445 Beebe		Charlotte Holder		Survey sent 12/15 Resent 3/3/16	1/11/2016	Y	50 feet	1998	lawn, gardening, watering orchard, fire abatement
16	372W01C	2200	443 Beebe		Rita Deann Tynner		Survey sent 12/15 Resent 3/3/16	N				
17	372W01C	1700	4511 Hamrick		James Sutton		Survey sent 12/15 Resent 3/3/16	N				
18	372W01C	1800	4487 Hamrick		Nick Kenneth Lee		Survey sent 12/15 Resent 3/3/16	N				
19	372W01CB	1100	4475 Hamrick		Glady's Muse		Survey sent 12/15 Resent 3/3/16	N				
20	372W01CB	1000	4461 Hamrick		Richard Smith		Survey sent 12/15 Resent 3/3/16	N				

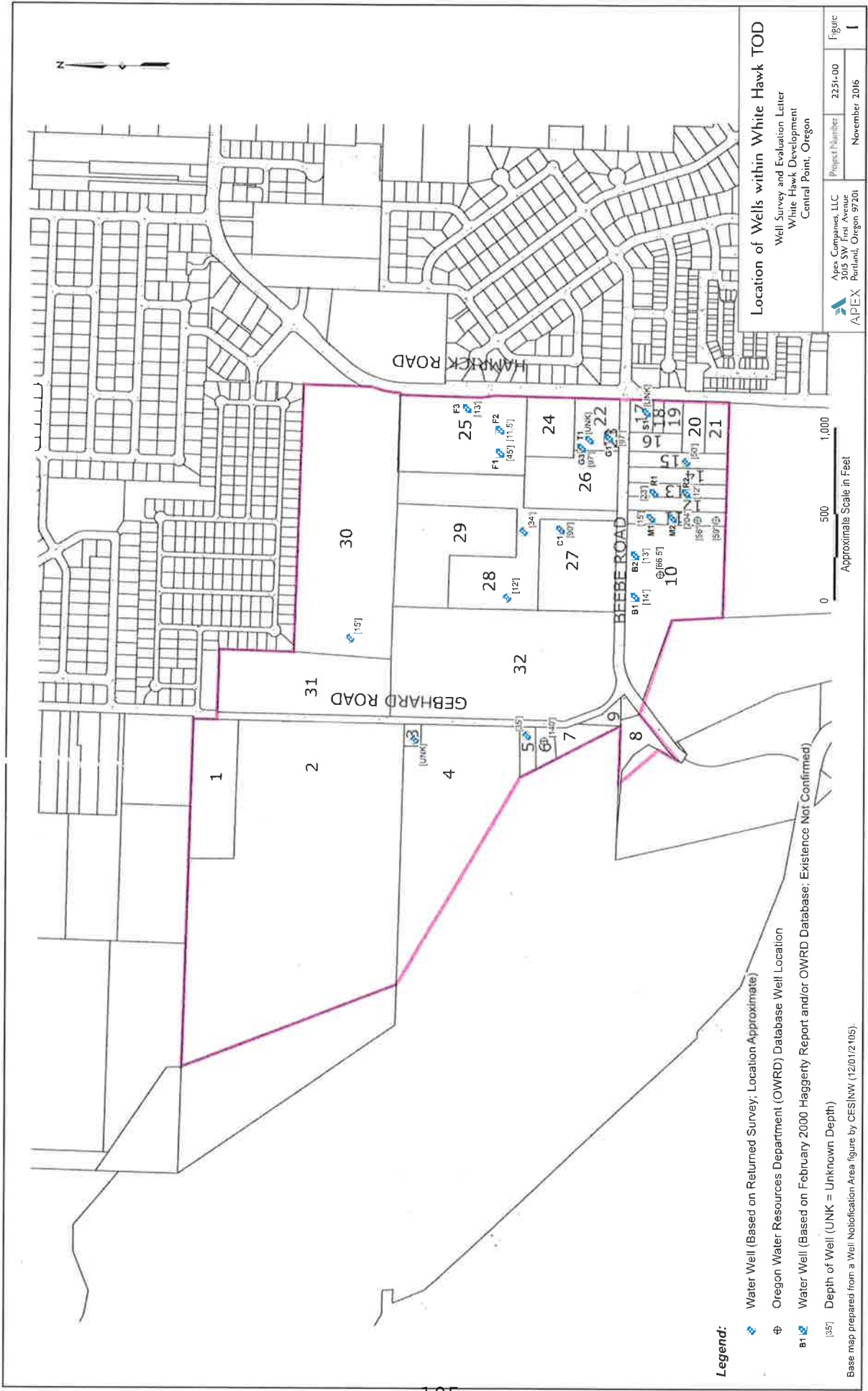
21	372W01CB	900	4439	Harrick	Humphrey&Windsor LLC	Survey sent 12/15 Resent 3/3/16	N				
22	372W01BC	10100	446	Beebe		Survey sent 3/3/16	N				
23	372W01BC	10200	444	Beebe		Survey sent 3/3/16	N				
24	372W01BC	10000	4615	Harrick	Elic Siiva	Survey sent 12/15 Resent 3/3/16	N				
25	372W01BC	9800	4630	Harrick	CA Galpin	Survey sent 12/15 Resent 3/3/16	N				
26	372W01BC	9900	456	Beebe	Piccolo LLC	Survey sent 12/15 Resent 3/3/16	N				
27	372W02	3100	600	Beebe	Shepherd of the Valley Catholic Church	Survey sent 12/15 Resent 3/3/16	N				Completed Survey not received but OWRD well log identified - See Table 2
28	372W02	3000	628	Beebe	Dino Piccolo	Survey sent 12/15	12/23/2015	2 wells	1 - 12 feet 2 - 34 feet	1 - Unknown 2 - 1940ish	one well at back of lot used for irrigation; second well shared with 523 Beebe for domestic and irrigation OWRD well log from 2/17/1983 for a 60 foot well - see Table 2
30	372W02	200	4848	Gebhard	Steve & Carolyn Himmelman	Survey sent 12/15	1/5/2016	Y	15 feet	unknown	hand dug well domestic use/irrigation/stock watering OWRD well log found from 10/11/1994 for a 100 foot well
31	372W02AA	2800	4920	Gebhard		Survey sent 3/3/16	N				

Note: yellow highlighted: surveys were returned because the post office could not deliver

TABLE 2: OWRD SURVEY RESULTS

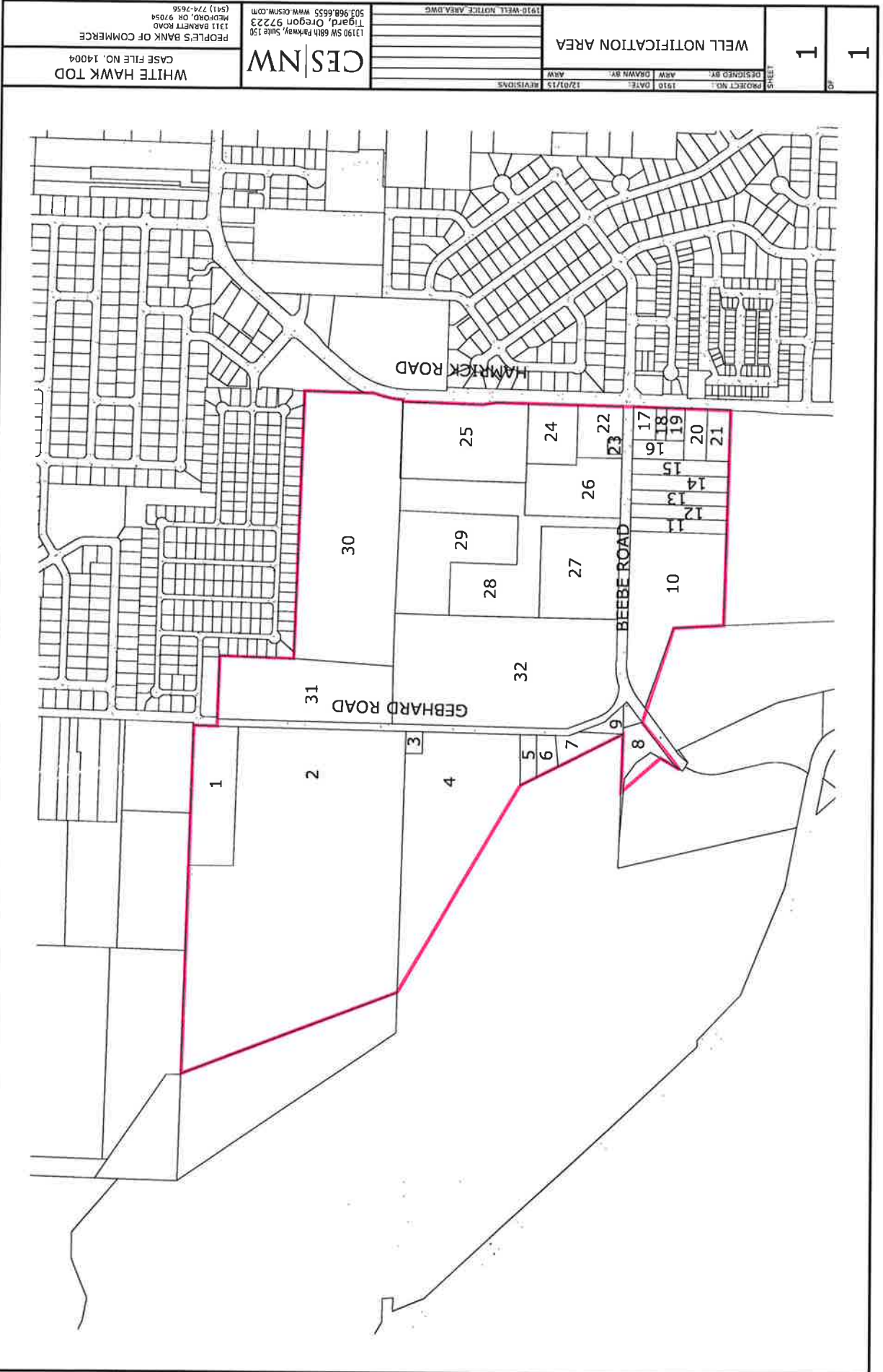
Parcel Index	MAP	TAX LOT	Site Num	Site St	Owner	Well Log #	Well Depth	Date Installed	Notes
1	372W02	400	No Address			None	NA	NA	
2	372W02	500	No Address			None	NA	NA	
3	372W02	2500	4757 Gebhard			None	unknown	unknown	domestic use and yard/gardening well onsite based on Well Survey (see Table 1)
4	372W02	600	No Address			None	NA	NA	
5	372W02	2601	4617 Gebhard			None	35 feet bgs	1930?	domestic use and yard/gardening/orchard well onsite based on Well Survey (see Table 1)
6	372W02	2600	4613 Gebhard		Sergio Mejia	JACK61181	140 feet	5/4/2012	sealed from 0 to 50 feet below grade; screened from 50 to 140 feet below grade
7	372W02	2602	4603 Gebhard		William Jeshke	None			
8	372W02D	501	No Address			None			
10	372W02D	300	587 Beebe		Ken Beebe?	JACK12262	12 feet		sealed 0 to 9 feet
11	372W02D	200	511 Beebe		Mingus	JACK12264	66.5 feet	1965 and 1966	sealed 0 to 20 feet
12	372W01C	2500	507 Beebe		Terry & Harley Callahan	JACK52926	13 feet	1959	sealed 0 to 9 feet
13	372W01C	2400	495 Beebe		James and Michelle Nistler	JACK55868	56 feet	2003	Sealed 0 to 27 feet
14	372W01C	2300	477 Beebe		Michelle Nistler	JACK52660	59 feet	1998	sealed 0 to 20 feet
15	372W01C	2301	445 Beebe		Charlotte Holder	None	50 feet	1998	lawn, gardening, watering orchard, fire abatement well onsite based on Well Survey (see Table 1)
16	372W01C	2200	443 Beebe		Rita Deann Tyner	None			
17	372W01C	1700	4511 Hamrick		James Sutton	None			
18	372W01C	1800	4497 Hamrick		Nick Kenneth Lee	None			
19	372W01CB	1100	4475 Hamrick		Glady's Muse	None			
20	372W01CB	1000	4461 Hamrick		Richard Smith	None			
21	372W01BC	10100	4439 Hamrick		Humphrey&Windsor LLC	None			
22	372W01BC	10100	446 Beebe			None			
23	372W01BC	10200	444 Beebe			None			
24	372W01BC	10000	4615 Hamrick		Edic Silva	None			
25	372W01BC	9800	4630 Hamrick		CA Galpin	None			
26	372W01BC	9900	456 Beebe		Picollo LLC	None			

27	372W02	3100	600	Beebe	Shepherd of the Valley Catholic Church	JACK30394	91 feet	1990	Deepening of an existing well from 68 to 90 feet
28	372W02	3000	628	Beebe	Dino Piccolo	JACK12241	60 feet	1983	Deepening of an existing well from 35 feet to 60 feet. Sealed from 0 to 35 feet.
30	372W02	200	4848	Gebhard	Steve Himmelman	JACK33759	100 feet	1994	sealed 0 to 35 feet
31	372W02AA	2800	4920	Gebhard		None			



Attachment A

White Hawk TOD



PROJECT NO. 1910 DATE: 12/01/15 REVISIONS

DESIGNED BY: ARW DRAWN BY: ARW

WELL NOTIFICATION AREA

1910 WELL NOTICE AREA.DWG

CES | NW

13190 SW 68th Parkway, Suite 130
Tigard, Oregon 97223
503.968.6555 www.cesnw.com

WHITE HAWK TOD
CASE FILE NO. 14004

PEOPLE'S BANK OF COMMERCE

1311 BARRETT ROAD
MEDFORD, OR 97504
(541) 774-7656

Attachment B
Completed Surveys

Receiver

001 21 101

Apex-Port

VOLUNTARY RESIDENTIAL WATER USE SURVEY

1. Please provide your address

Address: 1 A Pennington Rd
City, State, Zip: CP OR

2. What water source(s) are used on your property?

Individual well
Well shared with one neighbor
Central Point Utility Services
Other (please describe):

If you do not use an individual well on your property, then no further answers are necessary.

If water from a well is used, we appreciate responses to the following questions:

3. What is the well water used for:

In home domestic use
Lawn and garden watering
Pasture/Crops/Orchard
Stock watering
Other (please describe)

4. When was the well installed?
5. What is the depth of the well?
6. Was the well installed by a drilling contractor?

Received

Apex-Portland

VOLUNTARY RESIDENTIAL WATER USE SURVEY

1. Please provide your address

Address: 4757 GEBHARD RD
City, State, Zip: CENTRAL POINT, OR 97502

2. What water source(s) are used on your property?

Individual well

Well shared with one neighbor

Central Point Utility Services

Other (please describe):

If you do not use an individual well on your property, then no further answers are necessary.

If water from a well is used, we appreciate responses to the following questions:

3. What is the well water used for:

In home domestic use
Lawn and garden watering

Pasture/Crops/Orchard

Stock watering

Other (please describe)

4. When was the well installed? UNKNOWN

5. What is the depth of the well? UNKNOWN

6. Was the well installed by a drilling contractor? UNKNOWN - PROBABLY

VOLUNTARY RESIDENTIAL WATER USE SURVEY

Received

1. Please provide your address

Address: 4617 GEBHARD ROAD
City, State, Zip: CENTRAL POINT OR. 97502

Apex-Form

2. What water source(s) are used on your property?

Individual well

- Well shared with one neighbor
- Central Point Utility Services
- Other (please describe):

If you do not use an individual well on your property, then no further answers are necessary.

If water from a well is used, we appreciate responses to the following questions:

3. What is the well water used for:

In home domestic use

Lawn and garden watering

- Pasture/Crops/Orchard
- Stock watering
- Other (please describe)

20 + FRUIT TREES 40 + OTHER TREES
VERY LARGE GARDEN, GRAPES, RASPBERRIES STRAWBERRIES ETC.

4. When was the well installed? 1930 ?

5. What is the depth of the well? 35 FEET

6. Was the well installed by a drilling contractor? ?

Received

SEP 23 2019

Apex-Portland

VOLUNTARY RESIDENTIAL WATER USE SURVEY

1. Please provide your address

Address: 628 Beebe Rd
City, State, Zip: CENTRAL POINT, OR 97502

2. What water source(s) are used on your property?

Individual well
Well shared with one neighbor
Central Point Utility Services
Other (please describe):
one well on back of property for
IRRIGATION, one well for Both
628 & 523 Beebe for Household
& IRRIGATION

If you do not use an individual well on your property, then no further answers are necessary.

If water from a well is used, we appreciate responses to the following questions:

3. What is the well water used for:

In home domestic use
Lawn and garden watering
Pasture/Crops/Orchard
Stock watering
Other (please describe)

4. When was the well installed? #1 unknown
#2 was used for House Built around 1940

5. What is the depth of the well? #1 ABOUT 12' #2 ABOUT 34'

6. Was the well installed by a drilling contractor?

unknown #2 assume yes

VOLUNTARY RESIDENTIAL WATER USE SURVEY

1. Please provide your address

Address: 6076 Palmero Circle
City, State, Zip: Cameron Park CA 95682

2. What water source(s) are used on your property?

- Individual well
- Well shared with one neighbor
- Central Point Utility Services
- Other (please describe):

under Rogue Valley Irrigation District

No well on property

If you do not use an individual well on your property, then no further answers are necessary.

If water from a well is used, we appreciate responses to the following questions:

3. What is the well water used for:

- In home domestic use
- Lawn and garden watering
- Pasture/Crops/Orchard
- Stock watering
- Other (please describe)

4. When was the well installed?

5. What is the depth of the well?

6. Was the well installed by a drilling contractor?

VOLUNTARY RESIDENTIAL WATER USE SURVEY

1. Please provide your address

Address: ^{MAIL} P.O. Box 3972, 4848 Gebhard RD
City, State, Zip: CENTRAL POINT, OR. 97502

2. What water source(s) are used on your property?

Individual well

Well shared with one neighbor
Central Point Utility Services
Other (please describe):

If you do not use an individual well on your property, then no further answers are necessary.

if water from a well is used, we appreciate responses to the following questions:

3. What is the well water used for:

- In home domestic use
- Lawn and garden watering
- Pasture/Crops/Orchard
- Stock watering
- Other (please describe)

4. When was the well installed? UNKNOWN

5. What is the depth of the well? 15' APPROX

6. Was the well installed by a drilling contractor? NO - HAND DUG

VOLUNTARY RESIDENTIAL WATER USE SURVEY

1. Please provide your address

Address: 445 BEEBE RD.
City, State, Zip: CENTRAL POINT, OREGON 97522

2. What water source(s) are used on your property?

- Individual well
- Well shared with one neighbor
- Central Point Utility Services
- Other (please describe):

If you do not use an individual well on your property, then no further answers are necessary.

If water from a well is used, we appreciate responses to the following questions:

3. What is the well water used for:

- In home domestic use
- Lawn and garden watering
- Pasture/Crops/Orchard
- Stock watering
- Other (please describe)

FIRE ABATEMENT

4. When was the well installed? 1998
5. What is the depth of the well? 50'
6. Was the well installed by a drilling contractor? Yes

Receiver

VOLUNTARY RESIDENTIAL WATER USE SURVEY

1. Please provide your address

Apex-Portland

Address:

Map 372 W020 TL 500+600

City, State, Zip:

2. What water source(s) are used on your property?

Individual well

Well shared with one neighbor

Central Point Utility Services

Other (please describe):

No water source - bare land

If you do not use an individual well on your property, then no further answers are necessary.

If water from a well is used, we appreciate responses to the following questions:

3. What is the well water used for:

In home domestic use

Lawn and garden watering

Pasture/Crops/Orchard

Stock watering

Other (please describe)

4. When was the well installed?

5. What is the depth of the well?

6. Was the well installed by a drilling contractor?

Property no. 1

VOLUNTARY RESIDENTIAL WATER USE SURVEY

- 1. Please provide your address - *Property is on Gebhard Rd. 5 acre parcel No Dwelling*

Address: 6026 Palmero Circle
 City, State, Zip: Cameron Park CA 95682

- 2. What water source(s) are used on your property?

- Individual well
- Well shared with one neighbor
- Central Point Utility Services
- Other (please describe):

Rogue River Valley Irrigation District

If you do not use an individual well on your property, then no further answers are necessary.

if water from a well is used, we appreciate responses to the following questions:

- 3. What is the well water used for:

- In home domestic use
- Lawn and garden watering
- Pasture/Crops/Orchard
- Stock watering
- Other (please describe)

- 4. When was the well installed?
- 5. What is the depth of the well?
- 6. Was the well installed by a drilling contractor?

VOLUNTARY RESIDENTIAL WATER USE SURVEY

Received

JAN 25 2016

Apex

1. Please provide your address

Address: 1480 E. Pine Street
City, State, Zip: Central Point, OR, 97502

2. What water source(s) are used on your property?

Individual well

Well shared with one neighbor

Central Point Utility Services

Other (please describe):

If you do not use an individual well on your property, then no further answers are necessary.

If water from a well is used, we appreciate responses to the following questions:

3. What is the well water used for:

In home domestic use

Lawn and garden watering

Pasture/Crops/Orchard

Stock watering

Other (please describe)

Commercial / Retail

4. When was the well installed?

About 1950

5. What is the depth of the well?

not known

6. Was the well installed by a drilling contractor?

not known

Received

Lots 2 & 4 & 8

MAR 11 2016

Apex, North Carolina

VOLUNTARY RESIDENTIAL WATER USE SURVEY

1. Please provide your address

Address: 10 S Oakdale Ave #111
City, State, Zip: Milledgeville GA 30501

2. What water source(s) are used on your property?

- Individual well
- Well shared with one neighbor
- Central Point Utility Services
- Other (please describe):

Property is currently unused bare land shown on your map as Lots 2 & 4 & 8, with the exception of the greenway path through lot 8
No water use

If you do not use an individual well on your property, then no further answers are necessary.

If water from a well is used, we appreciate responses to the following questions:

3. What is the well water used for:

- In home domestic use
- Lawn and garden watering
- Pasture/Crops/Orchard
- Stock watering
- Other (please describe)

4. When was the well installed?

5. What is the depth of the well?

6. Was the well installed by a drilling contractor?

Attachment C

OWRD Well Logs for Wells Within the TOD

STATE OF OREGON WATER SUPPLY WELL REPORT
(as required by ORS 537.765)

Jack 521660

WELL I.D.# _____

L 27891

(START CARD) # 87249

Instructions for completing this report are on the last page of this form.

(1) OWNER: Well Number 1044-98

Name Ernest Mingus
Address 511 Beebee Rd.
City Central Point State OR. Zip 97502

(2) TYPE OF WORK
 New Well Deepening Alteration (repair/recondition) Abandonment

(3) DRILL METHOD:
 Rotary Air Rotary Mud Cable Auger
 Other

(4) PROPOSED USE:
 Domestic Community Industrial Irrigation
 Thermal Injection Livestock Other

(5) BORE HOLE CONSTRUCTION:
Special Construction approval Yes No Depth of Completed Well 59 ft.
Explosives used Yes No Type _____ Amount _____

HOLE			SEAL			
Diameter	From	To	Material	From	To	Sacks or pounds
10"	0	20	Bentonite	0	20	8 Sacks
6"	20	59				Bentonite

How was seal placed: Method A B C D E

Other Poured DRY

Backfill placed from _____ ft. to _____ ft. Material _____

Gravel placed from _____ ft. to _____ ft. Size of gravel _____

(6) CASING/LINER:

Diameter	From	To	Gauge	Steel	Plastic	Welded	Threaded
1.14	0	2	1/2	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Liner: _____

Final location of shoe(s) 59

(7) PERFORATIONS/SCREENS:

Perforations Method Holt Air Perf.

Screens Type _____ Material _____

From	To	Slot size	Number	Diameter	Tele/plpe size	Casing	Liner
40	86	1/8 y	200		6	<input checked="" type="checkbox"/>	<input type="checkbox"/>

(8) WELL TESTS: Minimum testing time is 1 hour

Yield gal/min	Drawdown	Drill stem at	Time
5	18	59	1 hr.

Temperature of water 54 Depth Artesian Flow Found _____

Was a water analysis done? Yes By whom _____

Did any strata contain water not suitable for intended use? Too little

Salty Muddy Odor Colored Other _____

Depth of strata: _____

(9) LOCATION OF WELL by legal description:

County Jackson Latitude _____ Longitude _____

Township 37 N or S Range 2 E or W. WM.

Section 02-D SW 1/4 SE 1/4

Tax Lot 200 Lot _____ Block _____ Subdivision _____

Street Address of Well (or nearest address) 511 Beebee Rd

Central Point OR.

(10) STATIC WATER LEVEL:

41 ft. below land surface. Date 10-27-98

Artesian pressure _____ lb. per square inch. Date _____

(11) WATER BEARING ZONES:

Depth at which water was first found 4'

From	To	Estimated Flow Rate	SWL
41	59	5	41

(12) WELL LOG:

Ground Elevation _____

Material	From	To	SWL
Brown clay	0	12	
Med to coarse sand + gravel	12	57	41
Soft gray clay stone	57	59	41

RECEIVED

NOV 09 1998

WATER RESOURCES DEPT.
SALEM, OREGON

Date started 10-26-98 Completed 10-27-98

(unbonded) Water Well Constructor Certification:

I certify that the work I performed on the construction, alteration, or abandonment of this well is in compliance with Oregon water supply well construction standards. Materials used and information reported above are true to the best of my knowledge and belief.

Signed John Studabak WWC Number 679 Date 11-9-98

(bonded) Water Well Constructor Certification:

I accept responsibility for the construction, alteration, or abandonment work performed on this well during the construction dates reported above. All work performed during this time is in compliance with Oregon water supply well construction standards. This report is true to the best of my knowledge and belief.

Signed Charles R. Hatcher WWC Number 260 Date _____

STATE OF OREGON
WATER SUPPLY WELL REPORT
 (as required by ORS 537.765)

WELL ID # L **L62623**
 (START CARD) # **153911**

Instructions for completing this report are on the last page of this form

(1) OWNER: Well Number: **L62623**
 Name **Earnest Mingus**
 Address **511 Beebe Rd.**
 City **Central Point** State **OR** Zip **97502**

(2) TYPE OF WORK:
 New Well Deepening Alteration (repair/recondition) Abandonment

(3) DRILL METHOD:
 Rotary Air Rotary Mud Cable Auger
 Other

(4) PROPOSED USE:
 Domestic Community Industrial Irrigation
 Thermal Injection Livestock Other

(5) BORE HOLE CONSTRUCTION:
 Special Construction approval Yes No Depth of Completed Well **55** ft.
 Explosives used Yes No Type _____ Amount _____

HOLE			SEAL			Amount
Diameter	From	To	Material	From	To	sacks or pounds
10	0	55	Bentonite	0	27	50 Sacks
			16 Sand	27	40	20 sacks
			10 x 20 Sand	40	54	20 Sacks
			Sand Gravel	54	55	

How was seal placed: Method A B C D E
 Other **Poured Dry**
 Backfill placed from _____ ft. to _____ ft. Material _____
 Gravel placed from _____ ft. to _____ ft. Size of gravel _____

(6) CASING/LINER:

Diameter	From	To	Gauge	Steel	Plastic	Welded	Threaded
Casing: 6	+2	31	.250	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Liner:				<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Final location of shoe(s) _____

(7) PERFORATIONS/SCREENS:

Perforations Method _____
 Screens Type **.020** Material **Stainless**

From	To	Slot size	Number	Diameter	Tele/pipe size	Casing	Liner
31	55	.020				<input checked="" type="checkbox"/>	<input type="checkbox"/>

(8) WELL TESTS: Minimum testing time is 1 hour
 Pump Bailor Air Flowing Artesian

Yield gal/min	Drawdown	Drill stem at	Time
3 GPM	55	55	6 hr.

Temperature of Water **57** Depth Artesian Flow found _____
 Was a water analysis done? Yes By whom _____
 Did any strata contain water not suitable for intended use? Too little
 Salty Muddy Odor Colored Other _____
 Depth of strata: _____

(9) LOCATION OF WELL by legal description:
 County **Jackson** Latitude _____ Longitude _____
 Township **37S** N or S. Range **2W** E or W. of WM.
 Section **2** SW 1/4 **SE** 1/4
 Tax lot **200** Lot _____ Block _____ Subdivision _____
 Street Address of Well (or nearest address) **511 Beebe Rd.**

(10) STATIC WATER LEVEL:
12 ft. below land surface. Date **12/4/2002**
 Artesian pressure _____ lb. per square inch. Date _____

(11) WATER BEARING ZONES:
 Depth at which water was first found **8**

From	To	Estimated Flow Rate	SWL
8	55	3 GPM	12

(12) WELL LOG: Ground elevation _____

Material	From	To	SWL
Top Soil	0	2	
Brown Clay	2	8	
Tan clay w/ sand gravel	8	28	
Tan sand w/ gravel	28	30	12
Tan clay w/ gravel	30	55	
Grey Silt Stone	55	56	

RECEIVED
JAN 10 2003
 WATER RESOURCES DEPT.
 SALEM, OREGON
 541 488 2827

Date started **12/2/2002** Completed **12/4/2002**

(unbonded) Water Well Constructor Certification:
 I certify that the work I performed on the construction, alteration, or abandonment of this well is in compliance with Oregon water supply well construction standards. Materials used and information reported above are true to my best knowledge and belief.
 Signed *William Kelly* WWC Number **1657**
 Date **1/6/2003**
Ashland Drilling Inc.

(bonded) Water Well Constructor Certification:
 I accept responsibility for the construction, alteration, or abandonment work performed on this well during the construction dates reported above. All work performed during this time is in compliance with Oregon water supply well construction standards. This report is true to the best of my knowledge and belief.
 Signed *William Kelly* WWC Number **1478**
 Date **1/6/2003**
Ashland Drilling Inc.

FEB 16 1999

JACK
52926

STATE OF OREGON
WATER SUPPLY WELL REPORT WATER RESOURCES DEPT.
(as required by ORS 537.765) SALEM, OREGON

WELL I.D. # L27891
START CARD # 61007

Instructions for completing this report are on the last page of this form.

(1) OWNER: Well Number _____
Name Earnest Mingus
Address 511 Beebe Rd
City Central Point State OR Zip 97502

(2) TYPE OF WORK
 New Well Deepening Alteration (repair/recondition) Abandonment

(3) DRILL METHOD:
 Rotary Air Rotary Mud Cable Auger
 Other

(4) PROPOSED USE:
 Domestic Community Industrial Irrigation
 Thermal Injection Livestock Other

(5) BORE HOLE CONSTRUCTION:
Special Construction approval Yes No Depth of Completed Well 204 ft.
Explosives used Yes No Type _____ Amount _____

HOLE SEAL

Diameter	From	To	Material	From	To	Sacks or pounds
6	59	204	SEAL	NOT		Disturbed

How was seal placed: Method A B C D E
 Other _____
Backfill placed from _____ ft. to _____ ft. Material _____
Gravel placed from _____ ft. to _____ ft. Size of gravel _____

(6) CASING/LINER:

Diameter	From	To	Gauge	Steel	Plastic	Welded	Threaded
Casing:				<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Liner:	4	0	204	1/4	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	610

Final location of shoe(s) EXISTING

(7) PERFORATIONS/SCREENS:

Perforations Method Saw
 Screens Type _____ Material _____

From	To	Slot size	Number	Diameter	Tube/pipe size	Casing	Liner
120	180	12	128	1/8"	4"	<input type="checkbox"/>	<input checked="" type="checkbox"/>

(8) WELL TESTS: Minimum testing time is 1 hour

Yield gal/min	Drawdown	Drill stem at	Flowing Artesian Time
12		203	1 hr.

Temperature of water 54 Depth Artesian Flow Found _____
Was a water analysis done? Yes By whom _____
Did any strata contain water not suitable for intended use? Too little
 Salty Muddy Odor Colored Other _____
Depth of strata: _____

(9) LOCATION OF WELL by legal description:
County Jackson Latitude _____ Longitude _____
Township 37 N or S Range 2 E or W or WM
Section 2-D SW 1/4 SE 1/4
Tax Lot 200 Lot _____ Block _____ Subdivision _____
Street Address of Well (or nearest address) 511 Beebe Rd
Central Point OR 97502

(10) STATIC WATER LEVEL:
41 ft. below land surface. Date 1-27-99
Artesian pressure _____ lb. per square inch. Date _____

(11) WATER BEARING ZONES:
Depth at which water was first found 78

From	To	Estimated Flow Rate	SWL
78	162	12	41

(12) WELL LOG:
Ground Elevation _____

Material	From	To	SWL
Sandstone	cream	60	78
claystone	Redesh	78	96
Cemented	Fine Gravel	96	152
Sandstone	Green	152	204

Date started 1-29-99 Completed 1-27-99
(unbonded) Water Well Constructor Certification:

I certify that the work I performed on the construction, alteration, or abandonment of this well is in compliance with Oregon water supply well construction standards. Materials used and information reported above are true to the best of my knowledge and belief.
WWC Number _____
Signed _____ Date _____

(bonded) Water Well Constructor Certification:
I accept responsibility for the construction, alteration, or abandonment work performed on this well during the construction dates reported above. All work performed during this time is in compliance with Oregon water supply well construction standards. This report is true to the best of my knowledge and belief.
WWC Number 679
Signed John Studebaker Date 1-28-99

JACK
12262

RECEIVED
STATE OF OREGON
WATER WELL REPORT
MAY 31 1966

NOTICE TO WATER WELL CONTRACTOR
The original and first copy of this report are to be filed with the
STATE ENGINEER, SALEM 10, OREGON
within 30 days from the date of well completion.

State Well No. 37/2w-2
State Permit No. _____

(1) OWNER:
Name K. W. BEEBE
Address 587 BEEBE RD
CENTRAL POINT ORE

(2) LOCATION OF WELL:
County JACKSON Driller's well number _____
1/4 Section 2 T. 37S R. 2W W.M.
Bearing and distance from section or subdivision corner
SOUTH SIDE OF BEEBE RD
HALF WAY BETWEEN
K.W BEEBE HOUSE AND
G.R BEEBE HOUSE

(3) TYPE OF WORK (check):
New Well Deepening Reconditioning Abandon
Abandonment, describe material and procedure in Item 12.

(4) PROPOSED USE (check): Domestic Industrial Municipal
Irrigation Test Well Other
(5) TYPE OF WELL: Rotary Driven
Cable Jetted
Dug Bored

(6) CASING INSTALLED: Threaded Welded
18" Diam. from 1 FT ABS ft. to 12 ft. Gage CONCRETE
" Diam. from _____ ft. to _____ ft. Gage _____
" Diam. from _____ ft. to _____ ft. Gage _____

(7) PERFORATIONS: Perforated? Yes No
Type of perforator used _____
Size of perforations 1 1/4 in. by 1 1/4 in. 181 ft.
1 1/4 in. perforations from 9 ft. to 12 ft.
perforations from _____ ft. to _____ ft.
perforations from _____ ft. to _____ ft.
perforations from _____ ft. to _____ ft.
perforations from _____ ft. to _____ ft.

(8) SCREENS: Well screen installed Yes No
Manufacturer's Name _____ Model No. _____
Type _____ Slot size _____ Set from _____ ft. to _____ ft.
Diam. _____ Slot size _____ Set from _____ ft. to _____ ft.

(9) CONSTRUCTION: Well seal—Material used in seal CONCRETE
Depth of seal 9 ft. Was a packer used? NO
Diameter of well bore to bottom of seal 24 in.
Were any loose strata cemented off? Yes No Depth _____
Was a drive shoe used? Yes No
Was well gravel packed? Yes No Size of gravel: _____
Gravel placed from NONE ft. to _____ ft.
Did any strata contain unusable water? Yes No
Type of water? _____ Depth of strata _____
Method of sealing strata off _____

(10) WATER LEVELS:
Static level 9 ft. below land surface Date 5-16-66
Artesian pressure _____ lbs. per square inch Date _____

(11) WELL TESTS: Drawdown is amount water level is lowered below static level
Was a pump test made? Yes No If yes, by whom? OWNER
Yield: 30 gal./min. with _____ ft. drawdown after 1 hrs.
" " " " " "
" " " " " "
Bailer test gal./min. with _____ ft. drawdown after _____ hrs.
Artesian flow _____ g.p.m. Date _____
Temperature of water 50 Was a chemical analysis made? Yes No

(12) WELL LOG: Diameter of well below casing NONE
Depth drilled 12 ft. Depth of completed well 12 ft.
Formation: Describe by color, character, size of material and structure, and show thickness of aquifers and the kind and nature of the material in each stratum penetrated, with at least one entry for each change of formation.

MATERIAL	FROM	TO
<u>BLACK CLAY</u>	<u>0</u>	<u>4</u>
<u>BROWN CLAY</u>	<u>4</u>	<u>7</u>
<u>MEDIUM FINE SAND</u>	<u>7</u>	<u>9</u>
<u>SAND - GRAVEL</u>	<u>9</u>	<u>12</u>
<u>LARGE COBBLES</u>		

Work started 5-14 1966 Completed 5-14 1966
Date well drilling machine moved off of well 5-14 1966

(13) PUMP: Manufacturer's Name P
Type: ? H.P. ?

Water Well Contractor's Certification:
This well was drilled under my jurisdiction and this report is true to the best of my knowledge and belief.
NAME LOYD K. FISCHER
(Person, firm or corporation) (Type or print)
Address 1021 VAUTER RD
Drilling Machine Operator's License No. 43
[Signed] Lloyd K. Fischer
(Water Well Contractor)
Contractor's License No. 346 Date 5-16, 1966

NOTICE TO WATER WELL CONTRACTOR

The original and first copy of this report are to be filed with the

RECEIVED

NOV 15 1965 WATER WELL REPORT

STATE ENGINEER, SALEM, OREGON STATE ENGINEER STATE OF OREGON (Please type or print)

State Well No. 37/2w-2

State Permit No.

(1) OWNER:

Name D.R. Adams Address 587 Beebe Rd.

Medford, Oregon

(2) LOCATION OF WELL:

County Jackson Driller's well number 2 T. 37 S. R. 2W W.M.

Bearing and distance from section or subdivision corner 210 FT NORTH & 25 FT WEST OF SOUTH EAST CORNER

(3) TYPE OF WORK (check):

New Well [X] Deepening [] Reconditioning [] Abandon []

(4) PROPOSED USE (check):

Domestic [X] Industrial [] Municipal [] Irrigation [] Test Well [] Other []

(5) TYPE OF WELL:

Rotary [] Driven [] Cable [X] Jetted [] Dug [] Bored []

(6) CASING INSTALLED:

6" Diam. from 41 ft. to 50 ft. Gage 250

(7) PERFORATIONS:

Type of perforator used TORCH Size of perforations 1/4 in. by 12 in. 9 perforations from 41 ft. to 49 ft.

(8) SCREENS:

Well screen installed? [] Yes [X] No Manufacturer's Name Model No.

(9) CONSTRUCTION:

Well seal—Material used in seal BENTONITE & COTTINGS Depth of seal 20 ft. Was a packer used? NO Diameter of well bore to bottom of seal 9 1/2 in.

(10) WATER LEVELS:

Static level 8 ft. below land surface Date 11-10-65 Artesian pressure lbs. per square inch Date

(11) WELL TESTS:

Drawdown is amount water level is lowered below static level Was a pump test made? [] Yes [X] No If yes, by whom? Yield: gal./min. with ft. drawdown after hrs.

(12) WELL LOG:

Diameter of well below casing 6 Depth drilled 66 1/2 ft. Depth of completed well 66 1/2 ft. Formation: Describe by color, character, size of material and structure, and show thickness of aquifers and the kind and nature of the material in each stratum penetrated, with at least one entry for each change of formation.

Table with columns MATERIAL, FROM, TO. Rows include SOIL BRAK CLAY, CLAY & SAND, CLAY BROWN, SAND, GRAVEL FINE, CLAYSTONE BLUE, CLAYSTONE, SANDSTONE, WATER.

Work started 11-8 19 65 Completed 11-10 19 65 Date well drilling machine moved off of well 11-10 19 65

(13) PUMP:

Manufacturer's Name Type: H.P. Water-Well Contractor's Certification: This well was drilled under my jurisdiction and this report is true to the best of my knowledge and belief. NAME CRATERWELL DRILLING, INC. Address 3061 Crater Lake Ave., Medford, Ore. Drilling Machine Operator's License No. 71 [Signed] P.H. Chittwood (Water Well Contractor) Contractor's License No. 83 Date 11-10 19-65

STATE OF OREGON
WATER WELL REPORT
 (as required by ORS 537.765)

Jack 30394

37S/20/2

(START CARD) # 21199

(1) OWNER: Well Number: _____
 Name: SHEPPARD OF THE VALLEY/ARCHDIOCESE/PORTLAND
 Address: 600 BEEBE ROAD
 City: CENTRAL POINT State: OR Zip: 97502

(2) TYPE OF WORK:
 New Well Deepen Recondition Abandon

(3) DRILL METHOD
 Rotary Air Rotary Mud Cable
 Other _____

(4) PROPOSED USE:
 Domestic Community Industrial Irrigation
 Thermal Injection Other _____

(5) BORE HOLE CONSTRUCTION:
 Special Construction approval Yes No Depth of Completed Well 90 ft.
 Explosives used Yes No Type _____ Amount _____

HOLE			SEAL			Amount sacks or pounds
Diameter	From	To	Material	From	To	
6"	68	90	DEEPENING			

How was seal placed: Method A B C D E
 Other _____
 Backfill placed from _____ ft. to _____ ft. Material _____
 Gravel placed from _____ ft. to _____ ft. Size of gravel _____

(6) CASING/LINER:

Diameter	From	To	Gauge	Steel	Plastic	Welded	Threaded
Casing: <u>N/A</u>				<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Liner: <u>4"</u>	<u>0</u>	<u>90</u>	<u>160</u>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Final location of shoe(s) _____

(7) PERFORATIONS/SCREENS:
 Perforations Method SAW
 Screens Type _____ Material _____

From	To	Slot size	Number	Diameter	Tele/pipe size	Casing	Liner
30	90	1X8X8	60			<input type="checkbox"/>	<input checked="" type="checkbox"/>

(8) WELL TESTS: Minimum testing time is 1 hour
 Pump Bailer Air Flowing Artesian
 Yield gal/min 8GPM Drawdown _____ Drill stem at 90 Time 1 hr.

Temperature of water 54 Depth Artesian Flow Found _____
 Was a water analysis done? Yes By whom _____
 Did any strata contain water not suitable for intended use? Too little
 Salty Muddy Odor Colored Other _____
 Depth of strata: _____

(9) LOCATION OF WELL by legal description:
 County JACKSON Latitude _____ Longitude _____
 Township 37S N or S, Range 2W E or W, WM.
 Section 2 1/4 _____ 1/4 _____
 Tax Lot 3100 Lot _____ Block _____ Subdivision _____
 Street Address of Well (or nearest address) SAME AS #1

(10) STATIC WATER LEVEL:
17 ft. below land surface. Date 9-14-90
 Artesian pressure _____ lb. per square inch. Date _____

(11) WATER BEARING ZONES:
 Depth at which water was first found 17SWL

From	To	Estimated Flow Rate	SWL
75	85	8GPM	17

(12) WELL LOG: Ground elevation _____

Material	From	To	SWL
CLAYSTONE, BLUE, SOFT	68	90	17

RECEIVED

OCT - 3 1990

WATER RESOURCES DEPT.
 SALEM, OREGON

Date started 9-14-90 Completed 9-14-90

(unbonded) Water Well Constructor Certification:
 I certify that the work I performed on the construction, alteration, or abandonment of this well is in compliance with Oregon well construction standards. Materials used and information reported above are true to my best knowledge and belief.

Signed MEDINA WELL DRILLING WWC Number _____
3266 Hanley Road Date _____

(bonded) Water Well Constructor Certification:
 I accept responsibility for the construction, alteration, or abandonment work performed on this well during the construction dates reported above, all work performed during this time is in compliance with Oregon well construction standards. This report is true to the best of my knowledge and belief.
 Signed Jacqueline Medina WWC Number 1207
 Date 9-17-90

STATE OF OREGON
WATER WELL REPORT
 (as required by ORS 537.765)

RECEIVED
 JACK 12239 JUL 27 1989
 375/2w/2
 (START CARD) # 10374

(1) OWNER: Well Number: _____
 Name **MARGARET NIXON**
 Address **718 BEEBE ROAD**
 City **CENTRAL POINT** State **OR** Zip **97502**

(2) LOCATION OF WELL by legal description:
 County **JACKSON** Latitude _____ Longitude _____
 Township **37N** N or S, Range **2W** E or W, WM.
 Section **02** 1/4 _____ 1/4 _____
 Tax Lot **2700** Lot _____ Block _____ Subdivision _____
 Street Address of Well (or nearest address) **SAME AS #1**

(2) TYPE OF WORK:
 New Well Deepen Recondition Abandon

(3) DRILL METHOD
 Rotary Air Rotary Mud Cable
 Other _____

(4) PROPOSED USE:
 Domestic Community Industrial Irrigation
 Thermal Injection Other _____

(5) BORE HOLE CONSTRUCTION:
 Special Construction approval Yes No Depth of Completed Well **100** ft.
 Yes No
 Explosives used Type _____ Amount _____

HOLE			SEAL			Amount sacks or pounds
Diameter	From	To	Material	From	To	
10"	0	50	CEMENT	0	50	13SACKS
6"	50	100				

How was seal placed: Method A B C D E
 Other _____
 Backfill placed from _____ ft. to _____ ft. Material _____
 Gravel placed from _____ ft. to _____ ft. Size of gravel _____

(6) CASING/LINER:

Diameter	From	To	Gauge	Steel	Plastic	Welded	Threaded
Casing: 6"	+1	59	.250	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Liner: 4"	0	100		<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Final location of shoe(s) **59**

(7) PERFORATIONS/SCREENS:
 Perforations Method **SAW**
 Screens Type _____ Material _____

From	To	Slot size	Number	Diameter	Tele/pipe size	Casing	Liner
40	60	1X8XB	60			<input type="checkbox"/>	<input checked="" type="checkbox"/>

(8) WELL TESTS: Minimum testing time is 1 hour
 Pump Bailer Air Flowing Artesian
 Yield gal/min **12 GPM** Drawdown **72** Drill stem at **100** Time **1 hr.**

Temperature of water _____ Depth Artesian Flow Found _____
 Was a water analysis done? Yes By whom _____
 Did any strata contain water not suitable for intended use? Too little
 Salty Muddy Odor Colored Other _____
 Depth of strata: _____

(10) STATIC WATER LEVEL:
 _____ ft. below land surface. Date **7-6-89**
 Artesian pressure _____ lb. per square inch. Date _____

(11) WATER BEARING ZONES:
 Depth at which water was first found **60**

From	To	Estimated Flow Rate	SWL
60	90	12GPM	28

(12) WELL LOG: Ground elevation _____

Material	From	To	SWL
SOIL, BROWN	0	2	
CLAY, BROWN	2	6	
DECOMPOSED, GRANITE	6	23	
CLAY, BROWN	23	30	
GRAVEL, SMALL	30	40	
CLAY, BLUE	40	46	
CLAYSTONE, BLUE, SOFT	46	100	28

Date started **7-6-89** Completed **7-6-89**

(unbonded) Water Well Constructor Certification:
 I certify that the work I performed on the construction, alteration, or abandonment of this well is in compliance with Oregon well construction standards. Materials used and information reported above are true to my best knowledge and belief.
 Signed **MEDINA WELL DRILLING** Date _____ WWC Number _____

(bonded) Water Well Constructor Certification:
 I accept responsibility for the construction, alteration, or abandonment work performed on this well during the construction dates reported above. All work performed (**608 664 8339**) in compliance with Oregon well construction standards. This report is true to the best of my knowledge and belief.
 Signed *Josquin Medina* Date **7-9-89** WWC Number **1207**

14

JACK
33759

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375/2w/2bc
JCWP#491-94W

STATE OF OREGON
WATER WELL REPORT
(as required by ORS 537.765)

Gribble Well Drilling Nic.

OCT 13 1994

(START CARD) # 65619

Instructions for completing this report are on the last page of this form.

WATER RESOURCES DEPARTMENT

(1) OWNER: Well Number 1
Name Steve Himmelman
Address P.O. Box 411
City Jacksonville State Ore Zip 97530

(2) TYPE OF WORK
 New Well Deepening Alteration (repair/recondition) Abandonment

(3) DRILL METHOD:
 Rotary Air Rotary Mud Cable Auger
 Other

(4) PROPOSED USE:
 Domestic Community Industrial Irrigation
 Thermal Injection Livestock Other

(5) BORE HOLE CONSTRUCTION:
Special Construction approval Yes No Depth of Completed Well 100 ft.
Explosives used Yes No Type _____ Amount _____

HOLE			SEAL			
Diameter	From	To	Material	From	To	Sacks or pounds
10"	0	35	Bent	0	35	1150 lbs
6"	35	100				

How was seal placed: Method A B C D E
 Other Poured Dry
Backfill placed from _____ ft. to _____ ft. Material _____
Gravel placed from _____ ft. to _____ ft. Size of gravel _____

(6) CASING/LINER:

Diameter	From	To	Gauge	Steel	Plastic	Welded	Threaded
Casing: 6"	+1	59	250	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Liner: 4"	0	100	160	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Final location of shoe(s) 59'

(7) PERFORATIONS/SCREENS:

Perforations Method Saw
 Screens Type _____ Material _____

From	To	Slot size	Number	Diameter	Material	Casing	Liner
60	100	10"	80	1/8"		<input type="checkbox"/>	<input checked="" type="checkbox"/>

(8) WELL TESTS: Minimum testing time is 1 hour
 Pump Bailor Air Flowing Artesian
Yield gal/min 30 Drawdown _____ Drill stem at 100 Time 1 hr.

Temperature of water 56 Depth Artesian Flow Found _____
Was a water analysis done? Yes By whom _____
Did any strata contain water not suitable for intended use? Too little
 Salty Muddy Odor Colored Other
Depth of strata: _____

(9) LOCATION OF WELL by legal description:
County Jackson Latitude _____ Longitude _____
Township 37S N or S Range 2W E or W. WM. _____
Section 2 SW 1/4 NW 1/4
Tax Lot 200 Lot _____ Block _____ Subdivision _____
Street Address of Well (or nearest address) 4848 Gebhard Rd.
Central Point, Ore. 97502

(10) STATIC WATER LEVEL:
_____ 22 ft. below land surface. Date 10/5/94
Artesian pressure _____ lb. per square inch. Date _____

(11) WATER BEARING ZONES:
Depth at which water was first found 85'

From	To	Estimated Flow Rate	SWL
85	88	30	22

(12) WELL LOG:
Ground Elevation _____

Material	From	To	SWL
Soil Brown	0	8	
Gravel & Clay Brown	8	19	
Gravel Med. Brown	19	27	
Claystone Brown	27	48	
Claystone Gray	48	100	22

Date started 10/5/94 Completed 10/5/94

(unbonded) Water Well Constructor Certification:
I certify that the work I performed on the construction, alteration, or abandonment of this well is in compliance with Oregon water supply well construction standards. Materials used and information reported above are true to the best of my knowledge and belief.
WWC Number _____
Signed _____ Date _____

(bonded) Water Well Constructor Certification:
I accept responsibility for the construction, alteration, or abandonment work performed on this well during the construction dates reported above. All work performed during this time is in compliance with Oregon water supply well construction standards. This report is true to the best of my knowledge and belief.
WWC Number 905
Signed [Signature] Date 10-10-94

STATE OF OREGON
WATER SUPPLY WELL REPORT
(ORS 537.765 & OAR 690-205-0210)

JACK 61181

WELL LABEL # L 107198
START CARD # 20560
ORIGINAL LOG #

Instructions for completing this report are on the last page of this form.

(1) LANDOWNER Owner Well I.D. _____
First Name _____ Last Name _____
Company Highlander Forest L.L.C.
Address 1246 Vista Dr
City Central Point State Or Zip 97502

(2) TYPE OF WORK New Conversion Deepening
 Alteration (complete Sections 2a & 10) Abandonment (complete Section 5a)

(2a) PRE-ALTERATION: Well Depth _____ ft.
Seal Material _____
Casing Type: Steel Plastic Other _____
Casing Gauge _____ Casing Diameter _____

(3) DRILL METHOD Rotary Air Rotary Mud Auger
 Cable Cable Mud Reverse Rotary Other _____

(4) PROPOSED USE Domestic Irrigation Community
 Industrial/Commercial Livestock Dewatering Injection
 Thermal Other _____

(5) BORE HOLE CONSTRUCTION
Depth of Completed Well 140 ft. Special Standard: Yes (attach copy)

BORE HOLE				SEAL			
Dia	From	To	Material	From	To	Amount	Seks/lbs
10"	0	50'	Bent	0	50	1200	165
6"	50	140					

How was seal placed: Method A B C D E
 Other Powered Dry
Backfill placed from _____ ft. to _____ ft. Material _____
Filter pack from _____ ft. to _____ ft. Material _____ Size _____

(5a) ABANDONMENT USING UNHYDRATED BENTONITE:
Calculated Amount Proposed to be Used: _____ sacks/lbs
Actual Amount Used: _____ sacks/lbs

(6) CASING/LINER

Csng	Lnr	Dia	+	From	To	Gauge	Steel	Plastic	Welded	Thrd
✓		6"	1	59	150		✓		✓	
✓		4"	0	140	250		✓	✓		

Shoe Inside Outside Other Location of shoe(s) 59'
Temporary casing Yes Diameter _____ From _____ To _____

(7) PERFORATIONS/SCREENS
Perforations Method Saw cut
Screens Type _____ Material _____

Perf	Scrn	Csng	Lnr	Screen Dia	From	To	Screen/slot width	Slot length	# of slots	Tele/pipe size
✓		✓			80	140	1/8"	5"	90	

(8) WELL TESTS: Minimum testing time is 1 hour
 Pump Bailer Air Flowing Artesian
Yield gal/min 65 Drawdown 140 Drill stem/Pump depth 1 hr Duration (hr) 1 hr

Temperature 57 °F Lab analysis Yes By _____
Water quality concerns? Yes (describe below) TDS _____ ppm

From	To	Description	Amount	Units

(9) LOCATION OF WELL (legal description)
County Jackson Twp 37 No S Range 2-W E or W W.M.
Sec 2 1/4 of the _____ 1/4 Tax Lot _____
Tax Map Number _____ Lot _____
Lat 42° 38' 27.0" or _____ DMS or DD
Long 122° 59' 13.3" or _____ DMS or DD
Street Address of Well (or nearest address) 4613 Geldhard Rd
Central Point, Or 97502

(10) STATIC WATER LEVEL

Existing Well/Pre-Alteration	Date	SWL (psi)	+	SWL (ft)
Completed Well	<u>4/3/12</u>			<u>45</u>

Flowing Artesian? Yes Dry Hole? Yes

WATER BEARING ZONES Depth water was first found 80

SWL Date	From	To	Est Flow	SWL (psi)	+	SWL (ft)
<u>4/3/12</u>	<u>80</u>	<u>91</u>	<u>1.5</u>			<u>45</u>

(11) WELL LOG Ground Elevation 1247

Material	From	To
<u>Clay + gravel brown</u>	<u>0</u>	<u>18</u>
<u>Claystone blue</u>	<u>18</u>	<u>42</u>
<u>Granite + boulders Tan</u>	<u>42</u>	<u>51</u>
<u>Claystone - Blue</u>	<u>51</u>	<u>140</u>

Date Started 4/3/12 Completed 4/4/12

(unbonded) Water Well Constructor Certification
I certify that the work I performed on the construction, deepening, alteration, or abandonment of this well is in compliance with Oregon water supply well construction standards. Materials used and information reported above are true to the best of my knowledge and belief.
RECEIVED
License Number _____ Date _____
Signed _____ JUN 04 2012

(bonded) Water Well Constructor Certification WATER RESOURCES DEPT SALEM, OREGON
I accept responsibility for the construction, deepening, alteration, or abandonment work performed on this well during the construction dates reported above. All work performed during this time is in compliance with Oregon water supply well construction standards. This report is true to the best of my knowledge and belief.
License Number 1661 Date 5/14/12
Signed Bronck Burt J. Wilkowsky
Contact Info. (optional) _____



JACKSON COUNTY

Roads

Roads Engineering

Chuck DeJanvier
Construction Engineer

200 Antelope Road
White City, OR 97503
Phone: (541) 774-6255
Fax: (541) 774-6295
DeJanvCA@jacksoncounty.org
www.jacksoncounty.org

January 4, 2021

Attention: Stephanie Holtey
City of Central Point Planning
140 South Third Street
Central Point, OR 97502

RE: Major Modification to the White Hawk Master Plan and 32-lot subdivision (White Hawk Phase 1) off Gebhard Road and Beebe Road – county-maintained roads.
Planning File: MOD-20-005 & SUB-20-002; 37-2W-02CA Tax Lots 2700 and 2701.

Dear Stephanie:

Thank you for the opportunity to comment on this proposal amends the phasing plan to allow construction of the townhomes/duplexes first. Also includes the following changes in Phase I: housing type, removal of 2 lots, addition of 16 Accessory Dwelling Units, change of traditional architectural style to contemporary style, and eliminates one of three (3) alleys in Phase I and the thirty-two (32) lot subdivision to be known as White Hawk Phase I. Project site is 18.91 acres and is adjacent to the intersection of Gebhard Road and Beebe Road (37-2W-02 Tax lots 2700 & 2701). Jackson County Roads has the following comments:

1. The applicant shall submit construction drawings to Jackson County Roads and obtain county permits if required.
2. We would like to be notified of future development proposals, as county permits may be required.
3. Jackson County's General Administration Policy #1-45 sets forth the County's position as it relates to the management of County roads located within existing or proposed city limits or Urban Growth Boundaries (UGB). The County has no current plans for improvements to Gebhard Road or Beebe Road. Jackson County Roads recommends that the city request road jurisdiction of the proposed new roads.
4. If frontage improvements are required along either Gephard Road or Beebe Road, they shall be permitted and inspected by Jackson County Roads. Sidewalk placement on either Gephard Road or Beebe Road frontage if required should be directly behind the curb. Jackson County Roads does not maintain planter strips. The developer shall obtain a Minor Road Improvement Permit prior to commencing work in the County right-of-way.
5. The applicant shall obtain a Road Approach permits from Roads for any new or improved road approaches to either Gephard Road or Beebe Road.
6. The radius for road intersection along a collector road shall be a thirty-foot radius. The road approach shall be perpendicular to Gebhard Road or Beebe Road and aligned directly across from a road approach on the other side of the road if possible.

January 4, 2021

Page 2 of 2

7. There shall be no direct driveway approaches off Beebe Road or Gebhard Road.
8. Roads recommend the removal of any existing driveways not being used on Gebhard Road and Beebe Road and replacing them with new curb, gutter and sidewalk.
9. ADA curb ramps must be located wherever there are curbs or other barriers to entry from a pedestrian walkway or sidewalk, including any intersection where it is legal for a pedestrian to cross the street, whether or not there is any designated crosswalk.
10. If drainage is directed to either Gebhard Road or Beebe Road, Jackson County Roads would like to review and comment on the hydraulic report including the calculations and drainage plan. Capacity improvements or on-site detention, if necessary, shall be installed at the expense of the applicant. Upon completion of the project, the developer's engineer shall certify that construction of the drainage system was constructed per plan and a copy of the certification shall be sent to Jackson County Roads.
11. Gebhard Road has a load limit restriction, the applicant needs to indicate to the County where the alternative construction access will be.
12. Utility Permits are required from Roads for any utility work within the county road right-of-way. On longitudinal trenches within a travel lane 100' or greater in length, unless otherwise approved by the Engineer, the existing pavement shall be removed and replaced to full paving-machine width (normally 10'-12') for a travel lane restoration. Drag boxes or other pull-type asphalt spreaders will not be permitted for longitudinal trench pavement replacement.
13. Per Oregon Revised Statute 209.150, any survey monuments of record removed, disturbed or destroyed within the permit area must be referenced prior to construction and replaced after construction by a registered professional land surveyor. All costs associated with this surveying work are the responsibility of the permit holder.
14. Please note Beebe Road is a County Urban Minor Collector Road with an Average Daily Traffic count of 1,244 as of 6/9/2020, 50' west of Hamrick.
15. Please note Gebhard Road is a County Urban Minor Collector Road with an Average Daily Traffic count of 730 as of 6/9/2020, 150' south of Wilson Road.
16. We concur with any right-of-way dedicated.
17. Be Advised: other permits from local State or Federal Agencies' or Departments may be required prior to starting work.

Sincerely,



Chuck DeJanvier, PE
Construction Engineer



ROGUE VALLEY
SEWER SERVICES
CLEAN WATER · HEALTHY COMMUNITIES

ATTACHMENT "D"

January 4, 2021

City of Central Point Planning Department
155 South Second Street
Central Point, Oregon 97502

Re: SUB-20002 & MOD-20005, White Hawk Subdivision, Map 37S 2W 02, Tax Lots 2700 & 2701

There are sewer facilities adjacent to the property as generally shown on the submitted tentative site plan. The 12 inch sewer adjacent to the property located on tax lots 2800 & 200 is shallow, has poor grade, and is in very poor condition. Connection to this portion of the sewer will not be allowed. Sewer service for the development can be had by sewer main extension from the existing 12 inch sewer on Gebhard Road.

Rogue Valley Sewer Services requests that approval of this development be subject to the following conditions:

1. All sewer design and construction must comply with RVSS standards. Construction drawings must be submitted to RVSS for review and approval prior to construction.
2. Sewer sizing calculations must be prepared per RVSS standards and submitted to RVSS for review and approval. Sizing calculations must account for up-stream sewer drainage areas in full build-out condition.

Feel free to call me if you have any questions.

Sincerely,

Nicholas R. Bakke, PE
District Engineer

Stephanie Holtey

From: Mark Northrop <MarkN@jcf3.com>
Sent: Wednesday, January 6, 2021 8:57 AM
To: Stephanie Holtey
Subject: RE: ACTION NEEDED: Request for Agency Comments on Land Use Applications

Stephanie:

My Comments remain unchanged.

1. The Location of the FDC(s) shall be approved by the AHJ if required.
 - a. **OFC 903.3.7 Fire department connections.** The location of fire department connections shall be approved by the fire code official.
2. Fire lanes will need to be signed and painted.
 - a. **OFC D103.6 Signs.** Where required by the fire code official, fire apparatus access roads shall be marked with permanent NO PARKING—FIRE LANE
3. Fire hydrants are not located on site map and will be needed. Location to be approved before final plat by the AHJ at a later date.
 - a. **C102.1 Fire hydrant locations.** Fire hydrants shall be provided along required fire apparatus access roads and adjacent public streets.

DFM Mark Northrop, IAAI, CFI
 Jackson County Fire District 3
 8383 Agate Rd, White City, OR 97503
MarkN@jcf3.com
 Office: 541.831.2776
 Cell 541.660.7689
www.jcf3.com



Together We're Better



From: Stephanie Holtey <Stephanie.Holtey@centralpointoregon.gov>

Sent: Wednesday, December 30, 2020 4:39 PM

To: Matt Samitore <Matt.Samitore@centralpointoregon.gov>; Mike Ono <Mike.Ono@centralpointoregon.gov>; Justin P. Gindlesperger <Justin.Gindlesperger@centralpointoregon.gov>; 'nbakke@rvss.us' <nbakke@rvss.us>; Bobbie Pomeroy <Bobbie.Pomeroy@centralpointoregon.gov>; 'chad.murders@ecso911.com' <chad.murders@ecso911.com>; Mark Northrop <MarkN@jcf3.com>; mark.kimmelshue@centurylink.com; jeff.wedman@centurylink.com; surveyor@jacksoncounty.org; nickolas.c.eufemi@usps.gov; rrvld@rrvid.org; '(dbaker@roguedisposal.com)' <dbaker@roguedisposal.com>; JuddAJ@jacksoncounty.org; David.McFadden@avistacorp.com; ed.devries@pacificorp.com; Mike Kuntz <KuntzM@jacksoncounty.org>; ptownsend@rvtd.org; seisma@rvtd.org; Derek Zwagerman <Derek.Zwagerman@centralpointoregon.gov>; Spencer Davenport <spencer.davenport@district6.org>; HOROWITZ Micah (Micah.HOROWITZ@odot.state.or.us) <Micah.HOROWITZ@odot.state.or.us>

Subject: ACTION NEEDED: Request for Agency Comments on Land Use Applications

Importance: High

Good afternoon,

The City is reviewing two (2) applications on property located at the intersection of Beebe and Gebhard Roads. The first is a modification to the White Hawk Master Plan (File No. MOD-20005). The original master plan was approved in 2015 and set forth instructions for future development of the site. Most of the changes are minor in nature; however, the Applicant is eliminating one of three (3) alleys in proposed Phase I located in the northwest portion of the site. Additionally, the proposal modifies the architectural style from traditional to contemporary, a significant departure from the original approval. More information about the modification request is available online (see the attached form for a link to the website).

The second application is a tentative subdivision plan for Phase I (File No. SUB-20002). The proposal includes construction of most frontage improvements along Beebe and Gebhard Road. Phase II (future park) and Phase III are identified as reserve acreage for future land division and development.

Please let me know if you have any questions or comments.

Wishing you all a very happy new year!

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Stephanie Holtey

From: Chad Murders <chad.murders@ecso911.com>
Sent: Wednesday, January 6, 2021 4:42 PM
To: Stephanie Holtey
Subject: White Hawk Subdivision

Hi Stephanie,

We would like to discourage the use of "North Street" and "Park Street" these are already in use in Jackson County. We would encourage a unique street name that leaves no confusion for Emergency Services. While, Beebe Park Drive is a unique name, it does incorporate multiple names of places in the same location. For this reason, we would also encourage a new name for this one.

Chadwick A. Murders
MSAG/GIS/CAD Programming
Emergency Communications of Southern Oregon
Office: (541)774-5066

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