



**COMMONSTREET**  
CONSULTING

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September 9, 2025

Columbia County  
230 Strand St.  
St. Helens, OR 97051

**Re: St. Helens Reservoir Siting Study**

Map and Tax Lot #: 4107-BB-00400

Situs Address: 34039 Bachelor Flat Rd., St. Helens, OR 97051

Dear Property Owner:

The City of St. Helens has begun the first phase of the St. Helens Reservoir Project, which is a siting study to evaluate potential locations for a future drinking water reservoir. Work for this portion of the project includes assessing the most suitable sites for a new reservoir based on system hydraulics, subsurface and soil conditions, environmental impacts and regulations, site constraints and constructability, site adjacencies and aesthetics, and construction costs.

Since its incorporation, the City of St. Helens has been continually making strides to provide clean drinking water for its residents and neighboring communities. The City currently owns and operates a water distribution system within the City limits and provides over 530 million gallons of drinking water per year to residential, industrial, commercial, and institutional customers both inside and outside the City limits.

The objective of this study is to determine the most suitable site to construct a new 5-million-gallon reservoir which will allow the City to move forward with property acquisition, design, and construction of a new reservoir facility that will meet the current operational needs at the best possible value to the City of St. Helens.

Enclosed is the Right-of-Entry form for your review. The form allows us and our contractors to access your property to perform needed surveys and other investigations described in the Right-of-Entry form.

Please contact me by phone at 503-580-0185 or at [dave@csrow.com](mailto:dave@csrow.com). if you have any questions or concerns about the project or how it may affect your property.

I look forward to working with you.

Sincerely,

Dave Hansen, as Agent on behalf of the City of St. Helens  
Project Manager, Commonstreet Consulting, LLC

Enclosures: Cover Letter (this document), Right of Entry, Access Map



## RIGHT OF ENTRY AGREEMENT

The City of St. Helens, its employees, agents, and contractors, (hereinafter called CITY) is in the process of site location and design for the **St. Helens Reservoir Siting Study** (hereinafter called PROJECT). **Columbia County** (hereinafter called OWNER) grants CITY the right and license to enter upon the real property described below for the following purpose(s):

1. CITY may enter upon said property for the purpose of performing pedestrian surveys of the property, performing property boundary and topographic land surveys of the property, and meeting with contractors to plan surface and subsurface exploration activities. CITY may thereafter dig test pits, perform geotechnical borings, , and perform other field studies necessary to support the reservoir site evaluation. CITY may enter upon the property to maintain equipment installed by CITY as needed during the duration of PROJECT. CITY shall remove all equipment stalled by CITY at the end of PROJECT or investigation.
2. All work shall be performed in a professional and workmanlike manner. Efforts will be made to minimize disruption to the property and its use, and no permanent installations or structures will be placed on the property. CITY shall restore the premises of OWNER, and any improvements disturbed by CITY, to as good condition as they were prior to the CITY's work, including but not limited to grading, restoration of disturbed topsoil, restoration of damaged vegetation and placement of grass seed and tackifier.
3. This right of entry shall be valid from the date of OWNER's signature and will expire once PROJECT is completed and the site is restored, but not longer than twenty-four (24) months from the date of signature. The CITY will make reasonable efforts to provide prior notice of entry whenever feasible. This Agreement does not grant any interest in the property or authorize any construction activity.
4. The CITY shall indemnify and hold the property owner harmless from any claims arising from negligent acts or omissions during the course of the investigations. The City and its representatives will maintain appropriate liability insurance.
5. OWNER conditions / concerns:

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Property Description: TLD 4107-BB-00400

Mailing Address: 230 Strand St., St. Helens, OR 97051

Contact Phone Number: \_\_\_\_\_

Email Address: \_\_\_\_\_

OWNER hereby represents and warrants that he/she/they is/are the owner(s) of said real property or otherwise have the right to grant this right of entry.

Dated this \_\_\_\_ day of \_\_\_\_\_, 2025.

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_  
SIGNATURE

\_\_\_\_\_  
SIGNATURE

\_\_\_\_\_  
DATE

\_\_\_\_\_  
DATE

**CITY OF ST. HELENS**

\_\_\_\_\_  
Sharon Darroux, PMP | Engineering Division Manager

\_\_\_\_\_  
Date

**Contact for Questions:**

Dave Hansen  
Project Manager, Commonstreet Consulting LLC  
503-580-0185  
dave@csrow.com



## 1.0 Geotechnical Drilling

A track-mounted CME-850 or equivalent drill rig will be used to drill the borings (see Exhibit 1 through Exhibit 3 photographs below) accompanied by a support truck towing or carrying a water tank. If the support truck is unable to reach the boring location it may be parked nearby in an accessible area. A rubber tracked drill rig is used since it has a small footprint (apprx. 24ft by 8ft) and generally it distributes the weight over a wider track area with an overall downforce of around 3-psi. The rubber tracks will generally make small indentations as it moves over the ground but does not rut or tear up the ground like a traditional truck-mounted drill rig and it will not chip or scrap concrete or asphalt roadways like a metal tracked drill rig will. The drill rig generally operates at about the same decibel range as a standard pedestrian bus pulling away from a bus stop. A field geologist with a small pickup or SUV will be on-site full-time during explorations to coordinated drilling, log the materials and acquire samples. The borehole is advanced using hollow-stem auger drilling techniques which produces an 8-inch diameter hole.

### *Hollow Stem Auger Drilling*

During hollow-stem auger drilling, the boring is advanced by sections, or flights, of augers that are rotated into the ground. A cutting head is attached to the first flight and the cuttings, or spoils, are rotated to the surface as the borehole is advanced. A pilot or center bit can be held at the base of the first flight with drill rods to prevent cuttings from entering the center of the auger. When the bit is removed, samples can be obtained through the hollow portion of the auger. In general, the introduction of drilling fluids is not required. The hollow-stem auger also acts as a casing while the boring is being advanced, preventing the side walls from collapsing into the boring. The most common size of auger has an outside diameter of 6.25 inches, which generally creates a 7- to 8-inch-diameter hole.

## 1.1 Personnel

On-site personnel will generally consist of three to four people. A field geologist from Shannon & Wilson will be on-site during all operations to coordinate drilling, acquire samples and log the borings. The drill rig is generally operated by a driller who is accompanied by a drill helper. At times a second drill helper will be onsite to assist with operations.

## 1.2 Geotechnical Sampling

Soil samples will be collected in the borings at 2.5-, 5-, or 10-foot depth intervals. The soil samples will be collected using a 2-inch outside diameter split-barrel sampler during an in-situ Standard Penetration Testing (SPT), in accordance with ASTM D1586. The split spoon sampler is lowered to the bottom of the borehole by the center drilling rod. An auto-hammer is used to pound the drill rods and sampler into the bottom of the borehole a vertical distance of approximately 18-inches. Sampling with the auto-hammer occurs every 7 to 20 minutes, and the auto-hammer hitting the drill rods makes an equivalent noise as a metal hammer striking a metal pipe repeatedly for a time range of 10 to 60 seconds.

### 1.3 Borehole Abandonment

All boreholes will be backfilled with a physically and chemically stable hydrated grout slurry or bentonite chips in accordance with Oregon Water Resources requirements, up to a depth of 2 feet bgs. The borehole will be backfilled with native on-site material removed during drilling for 2 feet bgs up to the surface. If the surface is gravel, sod, or bark, the surface material will be hand tool excavated and a portion saved to the side prior to drilling. After completion of the borehole, the saved material will be used to finish the surface.

### 1.4 Best Management Practices

All drilling contractors and their subcontractors will abide by industry Best Management Practices. Spill kits will be present and readily available on every drill rig. All drill fluids and cuttings will be drummed and removed from drill sites. The drill rig will generally tamp down vegetation as it drives over it and may leave small less than 1-inch indentations in the ground depending on surface conditions. We generally use a tracked drill rig since the impact to vegetation is minimal and tamped vegetation usually springs back up after being tamped. Turning the tracked rig on vegetation may scrape vegetation off the surface but generally the roots remain undisturbed, and vegetation returns after a rainfall or during the next growth season. Any comments made by public or private property owners concerning post-drill site condition should be addressed to Shannon & Wilson so every effort may be made to immediately remedy any issues should they arise.

***Exhibit 1 - Showing a standard rubber track mounted drill rig being driven over landscaping and onto a lawn. Notice the flex of the tracks which reduces rutting.***



**Exhibit 2 - Showing a drill site in brushy area with minimal track indentations in lawn.**



**Exhibit 3 - Showing a typical drill site with the tracked rig, and support truck.**

