

Application SP 14-01
Clackamas River Water Response 1-14-2015

Water:

The water service to the concept plan areas needs to accommodate the entire concept plan area.

No comment by CRW

Having this property asking for special service from CRW does not solve the overall problem, but actually makes it worse by this development not helping to pay for the pipes needed to serve the entire concept plan area.

No comment by CRW

That the CRW acknowledges (8-22-14) the developer's request is not an agreement to provide water and does not meet the current need to show water service can be provided.

CRW acknowledges that the intent of a wholesale water agreement will be utilized only for a specified amount designated for the demand of the development.

The city is to be the water provider to this city property and the rest of the city development in this area.

No comment by CRW – The City will be purchasing water from CRW to serve only the development.

The City is unable to provide the necessary volume of water without building out its water system (to provide storage and pressure) and apparently there aren't the resources including finances to do so.

No comment by CRW – The City can supply the volume of water required but not at the City's required pressure.

There is no evidence that CRW is able to continue to serve piecemeal development in the Beavercreek Rd. concept plan area and this piecemeal approach was to be avoided by concept planning.

The wholesale water agreement will be fashioned for an amount only to meet the water demand at the development.

This request also potentially could compromise the ability of CRW to serve its core rate payers and others within its district that haven't yet built out.

Utilizing a hydraulic model, CRW analyzed current and forecasted future demands (including proposed Application SP 14-01 development) to determine the CRW system's capacity. The results indicated that demands can be supplied without exposing the District customers to water shortages while maintaining the wholesale agreement with Oregon City.

As an example, for the year 2040 the hydraulic modeling used an CRW system Average Daily Demand (ADD) equaling 350 gpm and the development demand of 85 gpm for a total demand of 435 gpm. The system capacity equals 1,030 gpm which results in 2.3 safety factor.

For example, climate change is reducing the summer flows of this district with little water storage capacity and drought in California could cause an increased demand for irrigated food produce/vegetable production from properties in the CRW district. Because the district is likely to have first choice of its district water, this development could be left without adequate water in a droughty year.

No comment by CRW