

A photograph of a forest stream with mossy rocks and a waterfall. The stream flows over several large, moss-covered rocks, creating a small waterfall in the foreground. The background shows a dense forest of tall, thin trees.

Bull Run Management Unit Lands Acquisition

David Shaff, Administrator
Portland Water Bureau
October 17, 2012



Ordinance before Council

What:

Purchase ~205 acres of private land adjacent to and inside the Bull Run Management Unit

When:

FY 2012-2013

Cost:

Not to exceed \$1.65 million

Background

- Lands formerly owned by Portland General Electric (PGE)
- PGE divested interest in Sandy River area and decommissioned dams in 2007-2008
- PGE lands conveyed to Western Rivers Conservancy (WRC)
- WRC willing to sell essential properties to City of Portland

Rationale

- Source Water Protection
- Regulatory Compliance
- Operational Efficiencies
- Security

Source Water Protection

- All non-federal lands in the Bull Run Watershed Management Unit (BRWMU) will be owned and protected by City of Portland
- Water quality and natural habitat in the lower Bull Run and Little Sandy Rivers will be protected

Regulatory Compliance

- Riparian habitat protection will contribute to federal Endangered Species Act (ESA) compliance goals of Bull Run Water Supply Habitat Conservation Plan (HCP) (Ordinance No. 182235)

Operational Efficiencies

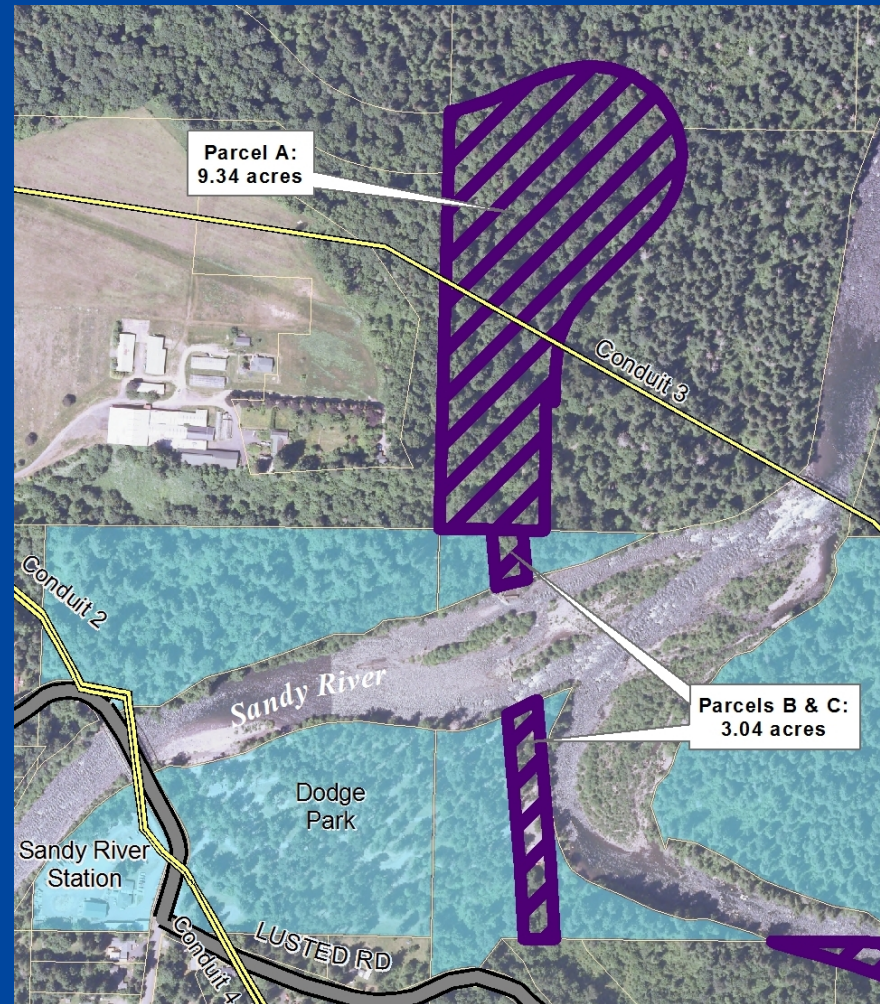
- Land on which water system infrastructure is located will be owned by City
- Provide site for staging of water system improvement projects
- Future location for eventual replacement of maintenance facility (Sandy River Station)

Security

- Better control of access to Bull Run Management Unit Main Gate
- Land adjacent to Bull Run watershed Homestead Gate will be owned by City
- Create 'buffer zone' between privately held land and Bull Run Management Unit

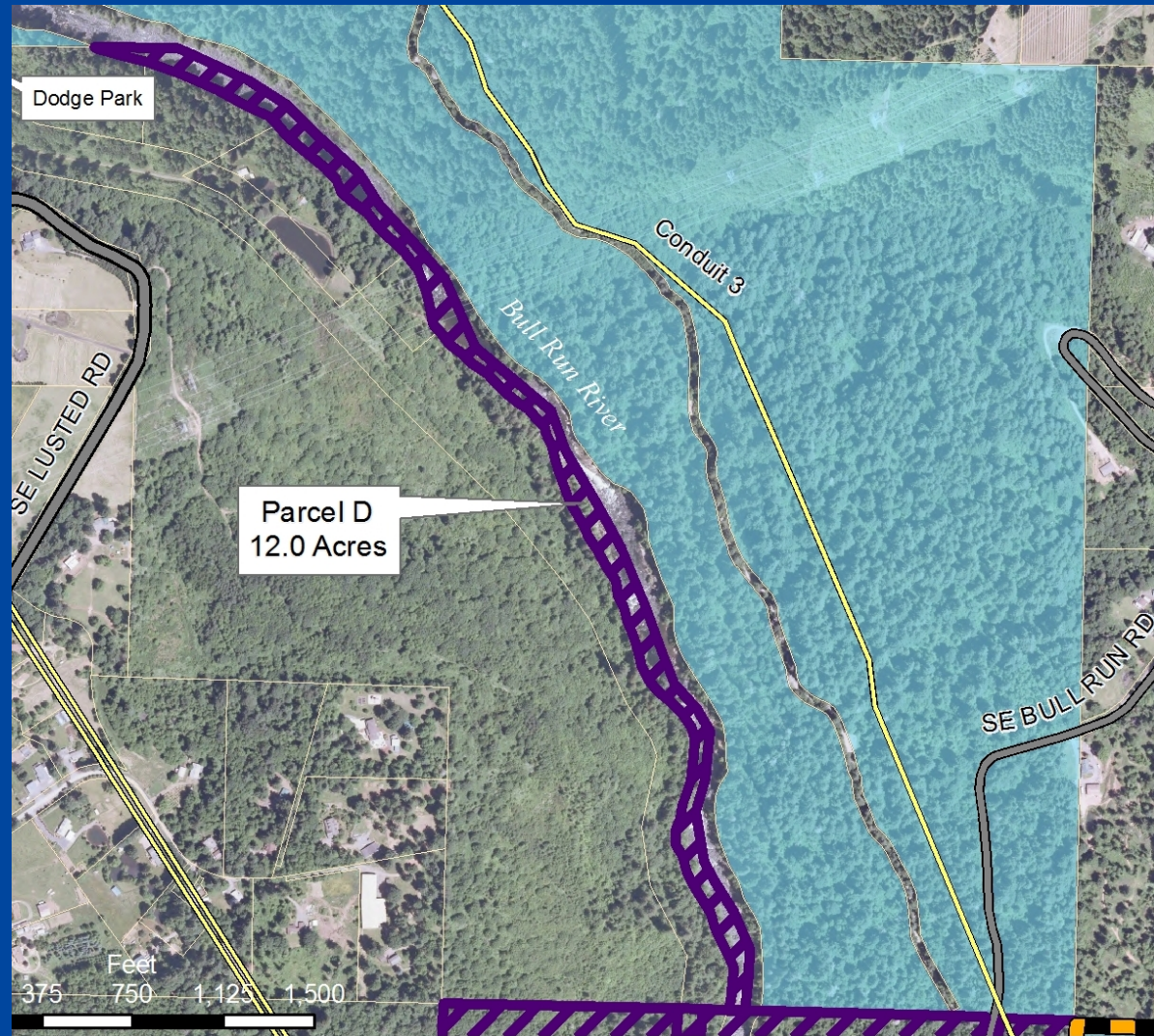
Parcels A, B/C: ~12 acres

- Old PGE Trolley route
- Located in or adjacent the City's Dodge Park
- Conduit 3 runs through Parcel A
- Parcels B & C are surrounded by PWB-owned property.



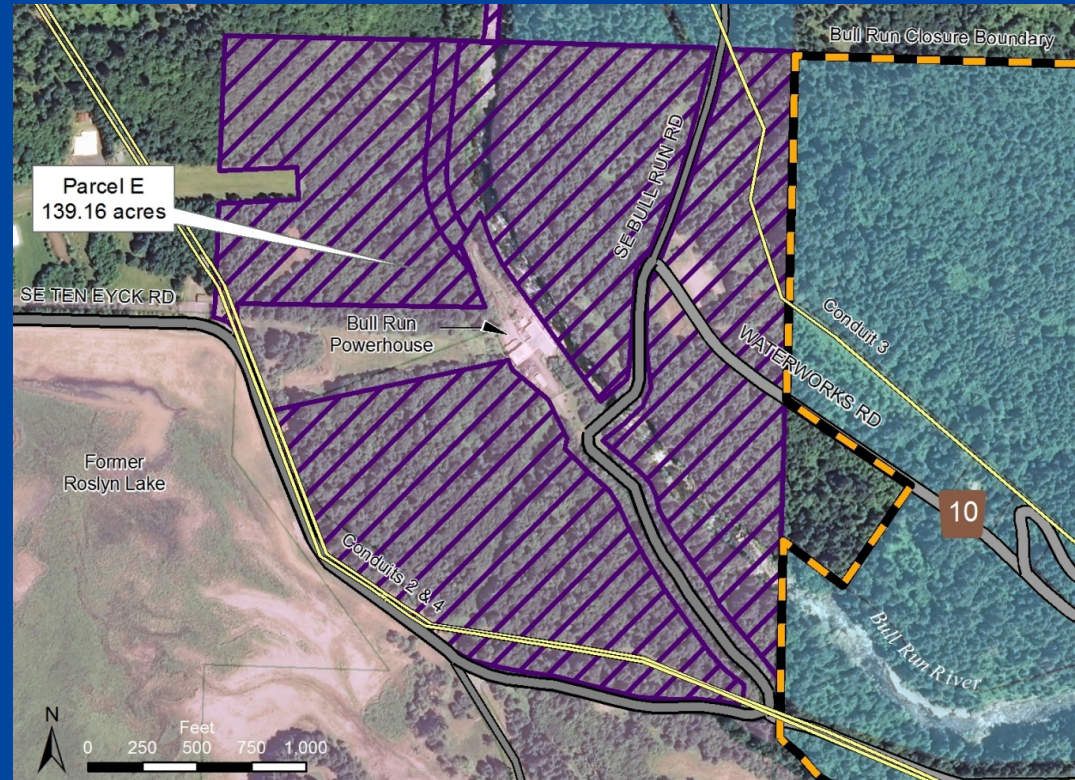
Parcel D: ~12 acres

- Protection of riparian lands will contribute to goals of Bull Run Water Supply Habitat Conservation Plan (ESA compliance)



Parcel E: ~140 acres

- Located just outside the BRMU main gate
- Key water system infrastructure located in and around this parcel
- Possible location for future watershed maintenance station
- Landslide risk area on parcel better managed under PWB ownership



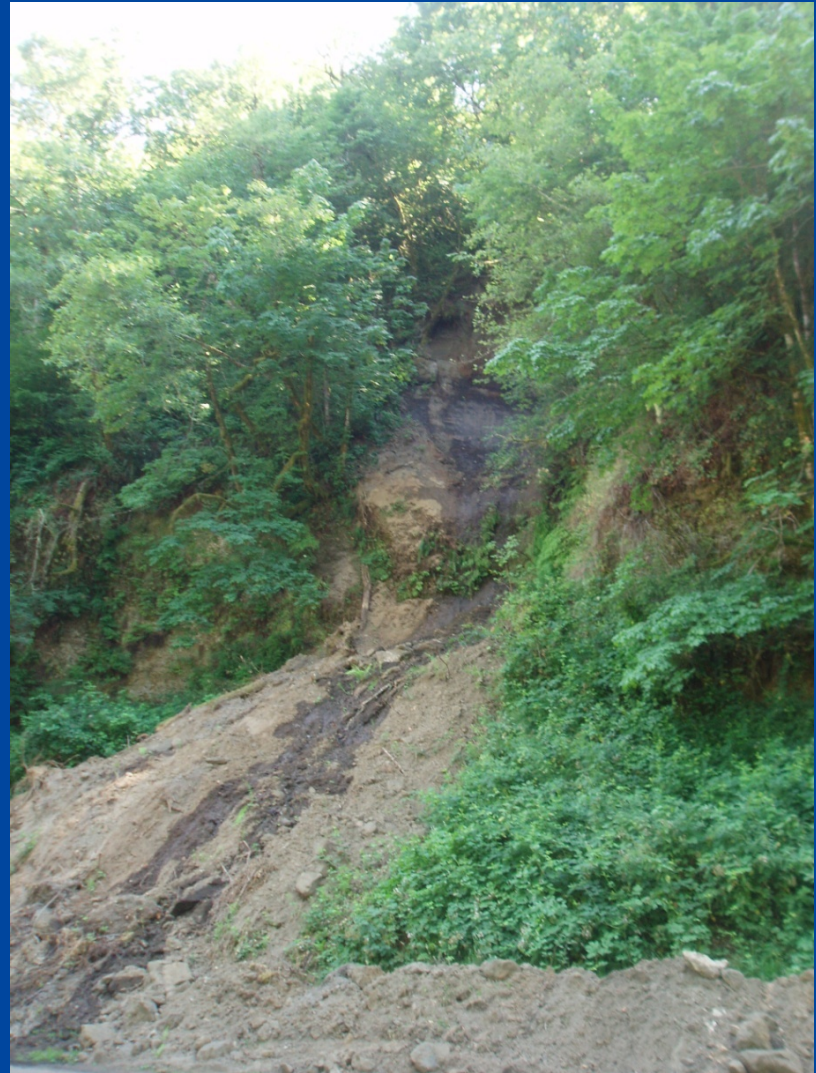
Ditch Camp (Parcel E)

- Landslide in 2003 threatened conduits
- Extensive efforts expended to stabilize, protect and monitor conduits and surrounding area



Ditch Camp (Parcel E)

- PWB acquisition would enhance ability to protect infrastructure
- If property falls into private hands, permission and easements to work on water supply infrastructure could be problematic and expensive



Ditch Camp (Parcel E)



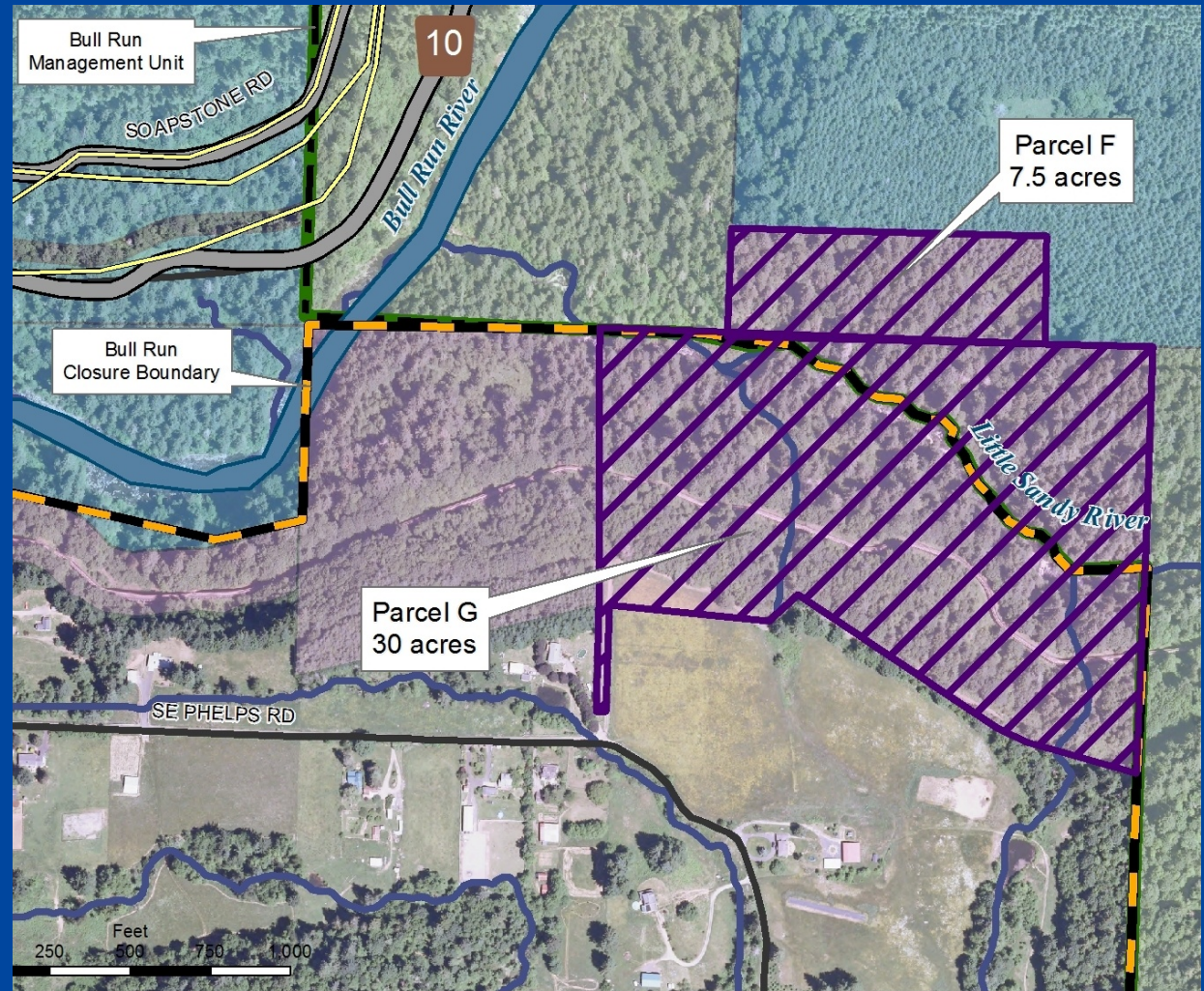
Before burial



After burial

Parcel F/G: ~37 acres

- Located inside the BRWMU
- PWB efforts to protect riparian lands on this parcel will contribute to HCP goals and ESA Compliance



Parcel H: ~3 acres

- Located inside the BRMU; shares a property line with both City owned land and USDA Forest Service property
- Additional contribution to HCP goals and ESA Compliance

