

February 24, 2026

Paul Johal, valleymarketjohal@outlook.com
Golden Enterprises
PO Box 125
Sheridan, OR 97378

Sent by email only

**Re: Project Name (PR# [27-2026](#))
Golden Enterprises (PWS ID# [91985](#))
Conditional Approval**

Dear Mr. Johal:

Thank you for your submittal to the Oregon Health Authority's Drinking Water Services (DWS) of plan review information for the Well Building and Tanks for Golden Enterprises. On December 11, 2025, our office received photos, a schematic, specifications and land use approval information for the new tanks and well pump building to serve the Valley Market, Dairy Queen, and the car wash and service station facilities owned by Golden Enterprises. A plan review fee in the amount of \$825 is still pending receipt.

The project was assigned plan review (PR) #27-2026 and includes a review of the following components, which have already been constructed:

- 1) Two 10,000-gallon polyethylene potable water storage tanks,
- 2) One 8,000-gallon polyethylene potable water storage tank and
- 3) One sodium hypochlorite disinfection system (used for residual maintenance only, not 4-log viral inactivation).

The above listed components are all located within a single building, which also houses the existing well ([YAMH7403](#)). The system serves a Dairy Queen restaurant, the Valley Market convenience store, a gas station and car wash facilities located at 23325 SW HWY 18, Sheridan, OR 97378. More details are contained in the enclosed project description.

The plans are approved subject to the following conditions:

1) **A plan review fee payment in the amount of \$825 is paid using one of the following two methods:**

A. Pay by credit card on our website at:

<https://appengine.egov.com/apps/or/dhsoha/dws/planreview>

- (Include public water system ID #91985 and plan review title e.g. “Golden Enterprises storage and disinfection” when submitting your payment).
- Please email me a copy of your payment receipt, to evan.e.hofeld@oha.oregon.gov.

B. Pay by check:

- Make checks payable to "OHA Drinking Water."
- Include your PWS ID #91985 and plan review title (e.g. “Golden Enterprises storage and disinfection”) in the check memo.
- Checks can be mailed to the address below:

Attention: DWS Plan Review OHA Drinking Water Services
800 NE Oregon St, Ste 640
Portland, OR 97232-2162

- Please email me at evan.e.hofeld@oha.oregon.gov when you have mailed your check so I can help ensure it gets credited to this project.

- 2) The tanks are vented per manufacturer’s recommendations and the vent has a screen or flap valve to prevent insects, birds, and rodents from getting inside the tanks.
- 3) The tank hatches or building housing the tanks is lockable to ensure the tanks (and wellhead) are secure from unauthorized access.
- 4) The tank hatch is watertight and excludes insects, birds, and rodents.
- 5) The tank overflow has a screen or flap valve to prevent insects, birds, and rodents from getting inside the tanks.
- 6) An internal ladder is provided for the tanks when the access hatch is on the roof.

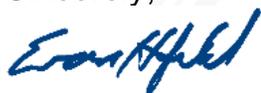
Constructions standards for new tanks and treatment can be found online at:

<https://www.oregon.gov/oha/PH/HEALTHYENVIRONMENTS/DRINKINGWATER/PLANREVIEW/Documents/OAR-333-061-0050.pdf>

Until we receive verification that the conditions have been met and final approval has been issued, the tanks and treatment are not approved for use. Documentation demonstrating how the above conditions were met should reference Plan Review #27-2026 and can be emailed to me at evan.e.hofeld@oha.oregon.gov.

If you have any questions, please feel free to email me at or call me at 971-200-0288.

Sincerely,



Evan Hofeld, Regional Engineer
OHA-Drinking Water Services
Evan.e.hofeld@oha.oregon.gov

CC:

- Sarah Schwab, Oregon Dept of Agriculture: Sarah.SCHWAB@oda.oregon.gov

Enclosure:

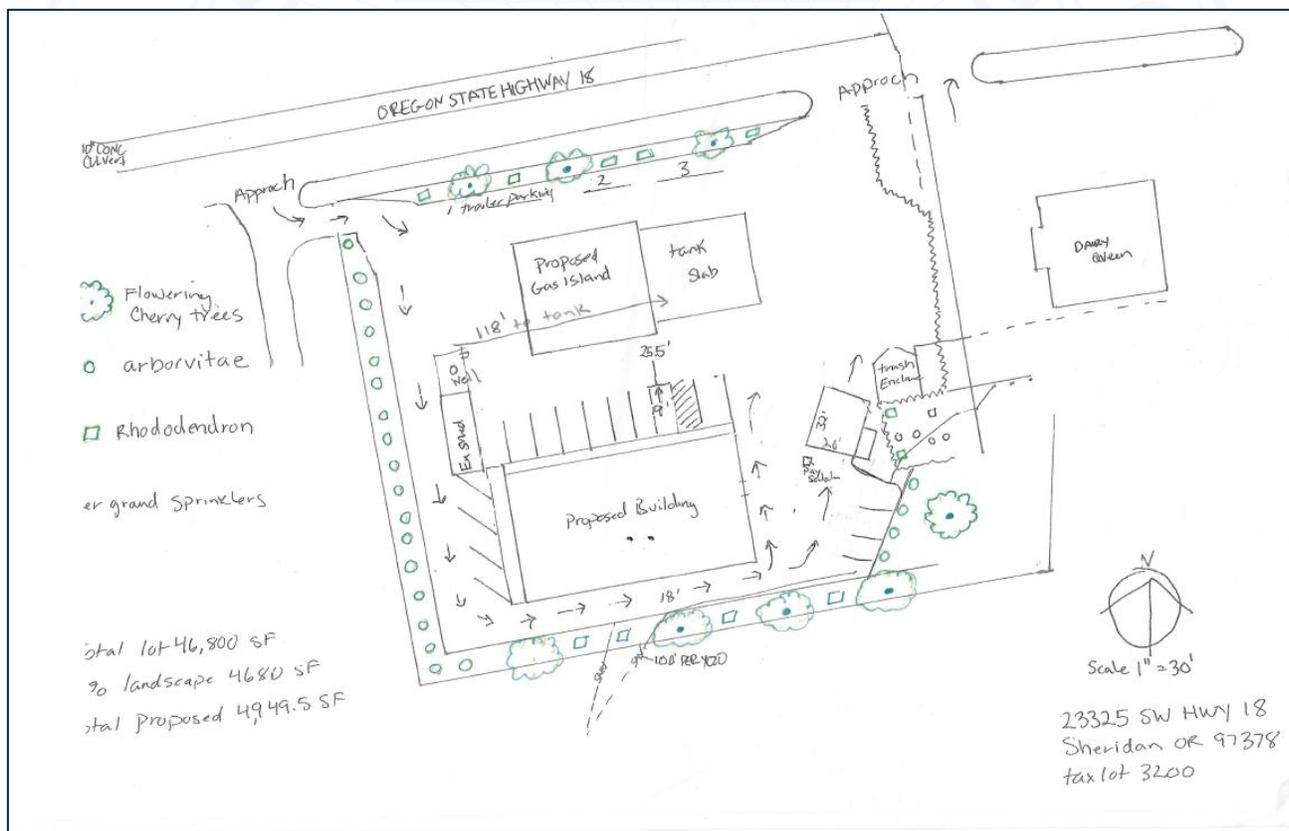
Project Description

Project Description

The project (PR# 27-2026) includes a review of the following components:

- 4) Two 10,000-gallon polyethylene potable water storage tanks,
- 5) One 8,000-gallon polyethylene potable water storage tank and
- 6) One sodium hypochlorite disinfection system (used for residual maintenance only, not 4-log viral inactivation).

The above listed components are all located within a single building, which also houses the existing well ([YAMH7403](#)). The system serves a Dairy Queen restaurant, the Valley Market convenience store, a gas station and car wash facilities located at 23325 SW HWY 18, Sheridan, OR 97378 as shown below.





800 NE Oregon St., Ste 640, Portland, OR 97232-2162
Voice: 971-673-0405 | Fax: 503-673-0694
All relay calls accepted | www.healthoregon.org/dws

Land Use Approval



Yamhill County Building Department
525 NE 4th Street
McMinnville, OR 97128
503-434-7516
Fax: 503-434-7544

Building Permit
Commercial Structural
Permit Number: 979-21-000894-STR
IVR Number: 979020265278

Web Address: <https://www.co.yamhill.or.us/planning> Email Address: planning@co.yamhill.or.us

Permit Issued: May 04, 2021 Application Date: March 10, 2021
Project: Paul Johal

TYPE OF WORK	
Structural Specialty Code Edition: 2019	
Category of Construction: Commercial	Type of Work: New
Submitted Job Value: \$835,000.00	
Description of Work: Gas Station Market	

JOB SITE INFORMATION			
Worksite Address	Parcel	Owner:	PAUL JOHAL
23325 SW HIGHWAY 18	R5531 03200	Address:	210 MAIN ST WILLAMINA, OR 97396

LICENSED PROFESSIONAL INFORMATION			
Business Name	License	License Number	Phone
E & M REMODELING LLC - Primary	CCB	161521	503-949-5195

Yamhill County Inspection Report

525 NE 4th Street
McMinnville, OR, 97128 Tel: 503-434-7516

Location: 23325 SW HIGHWAY 18	Inspection Date: Wed, 01 Feb 2023 12:00 AM
Owner: PAUL JOHAL	Record ID: 979-21-000894-STR
Record Type: Commercial Structural	Result: Approved
Inspection Type: 1999 Final Building	
Inspector: Beau Biggs	
Phone: 503-434-7516	
Email: biggsb@co.yamhill.or.us	
Comments:	



Yamhill County Department of Planning and Development
525 NE 4th Street
McMinnville, OR 97128
503-434-7516
Fax: 503-434-7544
planning@co.yamhill.or.us
Website: <https://www.co.yamhill.or.us/planning>

Septic Authorization Approval
979-21-000042-AUTH
Commercial Authorization

Date Issued: 3/24/21 Date Expiring: 3/24/22
Work Description: Septic authorization for future gas station and market.

Applicant: E & M Remodeling	Address: 16498 Brown Rd Dallas OR 97338
Phone: 503-949-5195	Email: eandremodeling@gmail.com
Owner: PAUL JOHAL	Property Address: 23325 SW Highway 18, Sheridan, OR 97378
Parcel: R5531 03200 - Primary	Township: 5S Range: 5W Section: 31
Authorization Notice for: Other	Lot Size: 1.15 Water Supply: Well
Category of Construction: Commercial	Use of Structure: Manufactured home
	Gas station and mini mart

Conditions of Approval:



Yamhill County Building Department
525 NE 4th Street
McMinnville, OR 97128
503-434-7516
Fax: 503-434-7544

Commercial Certificate of Occupancy

Web Address: <https://www.co.yamhill.or.us/planning> Email Address: planning@co.yamhill.or.us

This structure has been inspected and, at the time of certificate issuance, was in compliance with all applicable codes and regulations for the occupancy, division of occupancy and use for which the occupancy is classified.
Structural Specialty Code Edition: 2019

Permit Number: 979-21-000894-STR Final Inspection Date: 2/7/23
Property Address: 23325 SW HIGHWAY 18, ,
Parcel Number: R5531 03200
Owner: PAUL JOHAL, 210 MAIN ST, WILLAMINA, OR 97396

Description of Work: Gas Station Market
Category of Construction: Commercial Type of Work: New
Existing Sprinklers: No Sprinklers Included in Project: Not specified

Occupant Load: 118
Portion of Building: Gas Station and Market
Special Conditions: None Specified

Related Permits	Permits Status
979-21-000894-MECH-01	Finald
979-21-000894-PLM-01	Finald

Record 979-21-000894-STR:
Commercial Structural
Record Status: Finald
Expiration Date: 08/06/2023

Record Info/Schedule Inspections ▼ Payments ▼

Work Location

23325 SW HIGHWAY 18 *

Record Details

Applicant:	Licensed Professional:
E & M REMODELING LLC	E & M REMODELING LLC
16498 BROWN RD	161521
DALLAS, OR, 97338	16498 BROWN RD
	DALLAS, OR, 97338
	CCB 161521
Project Description:	Owner:
Paul Johal	PAUL JOHAL *
Gas Station Market	210 MAIN ST
	WILLAMINA OR 97396



Sheridan – SW Polk – West Valley
 Fire Districts



April 9, 2021

This letter is to inform you that I have been working with E & M Remodeling & Concrete on the Sheridan Gas Station project located at 23325 SW Hwy 18 Sheridan.

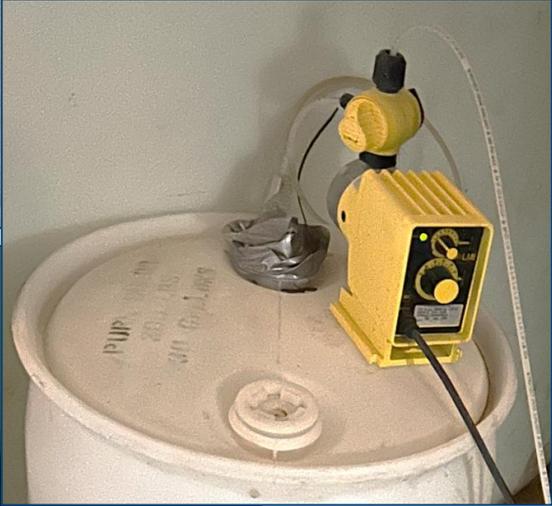
I have received and reviewed the site plans and worked with them to meet our access and water supply concerns.

We are giving them approval to move on in the permit process after agreeing they will provide approximately 26,000 gallons of onsite water that will be accessible for firefighting efforts. Their plan will meet the NFPA 1142 guidelines.

Please feel free to contact me if you have any questions or concerns.

Damon Schulze
 Deputy Chief
 Sheridan/SW Polk/West Valley Fire Districts
 971-241-3884

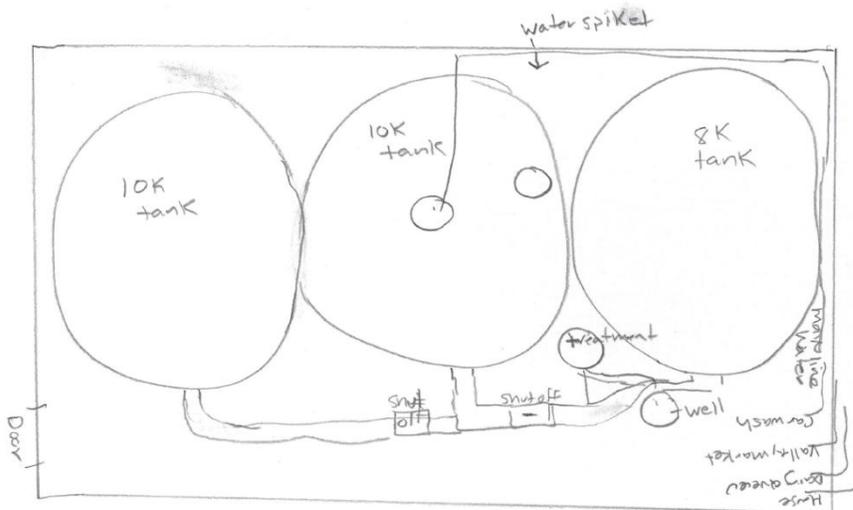
Wellhead, raw water sample tap, and chlorination system



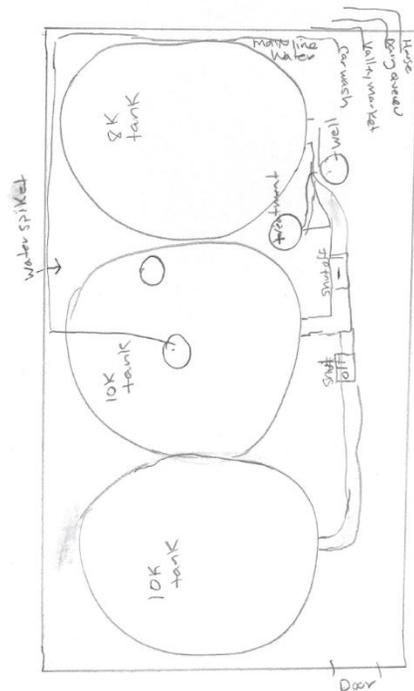
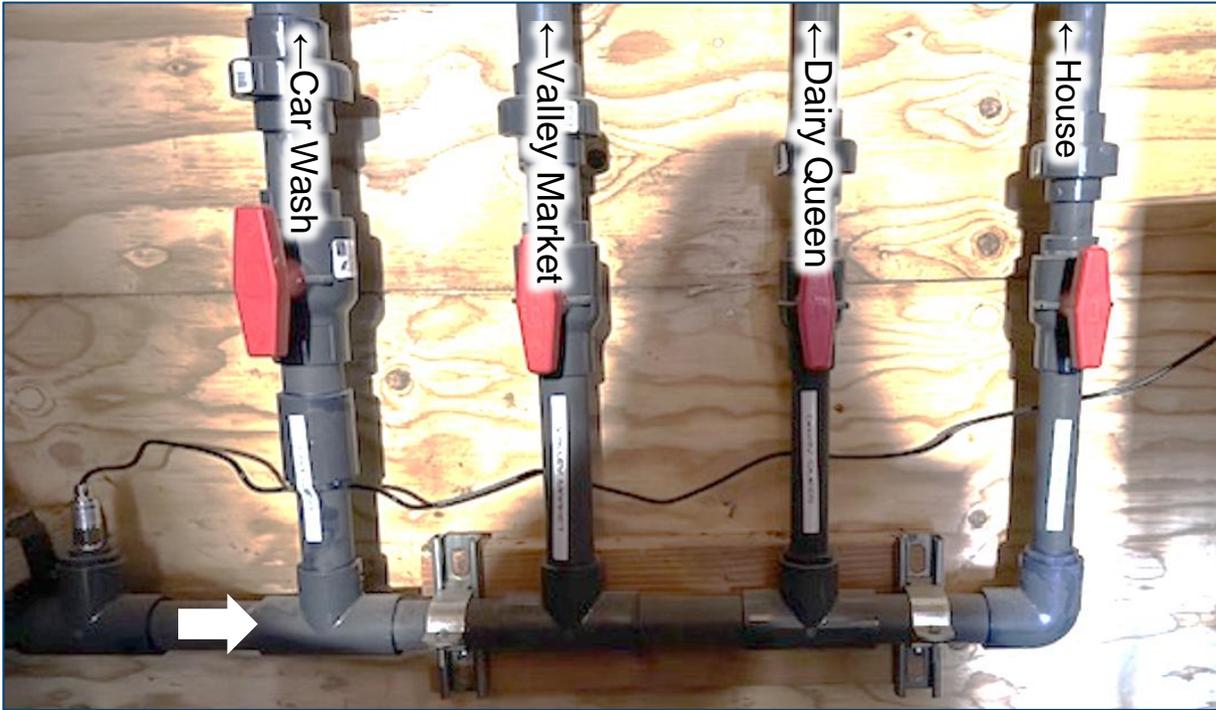
Tank Influent Piping

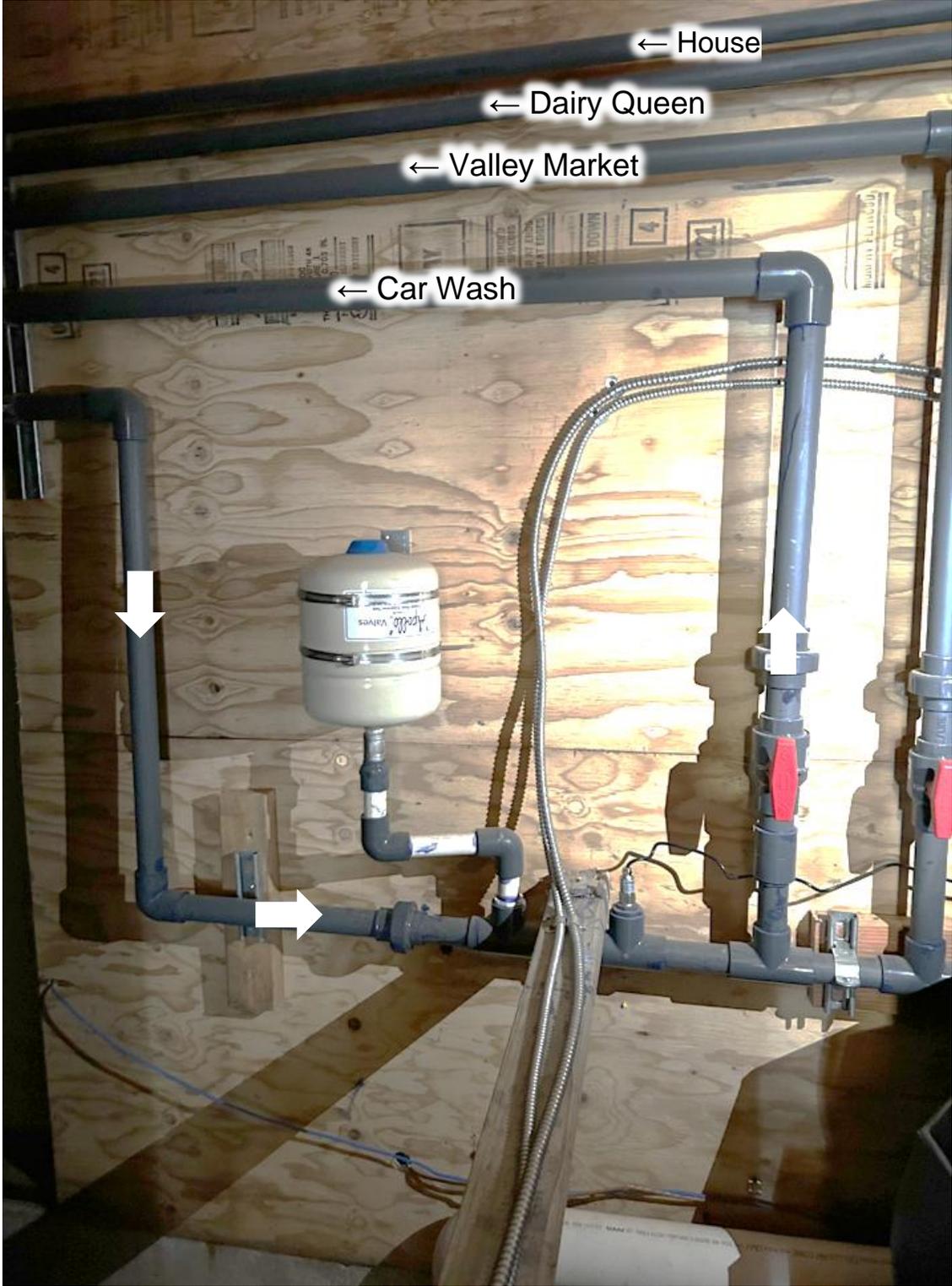


Tank hatch and outlet



Distribution Header:







Golden Enterprises
Water System Survey
OHA Drinking Water Services

PWS ID: 41 91985
Survey Date: 6/20/2025

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Survey Photos



SRC-AA WELL - [YAMH7403](#)





Golden Enterprises
Water System Survey
OHA Drinking Water Services

PWS ID: 41 91985
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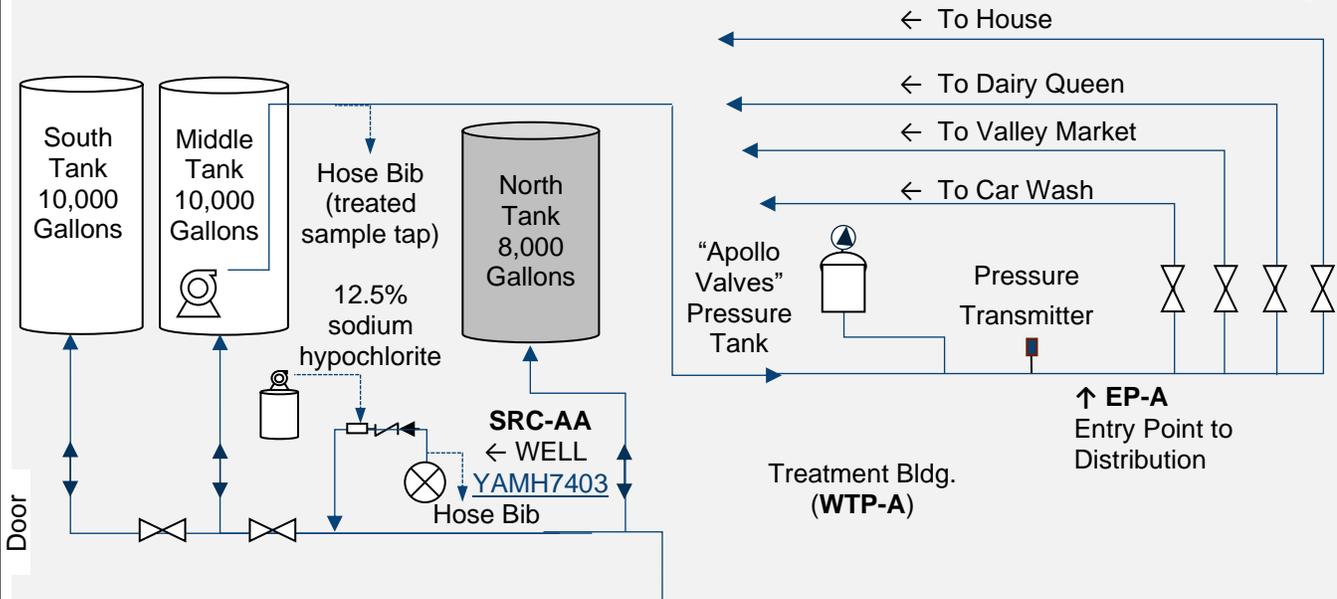
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Survey Photos



Water System Schematic

Building housing the well, chlorination system, and tanks

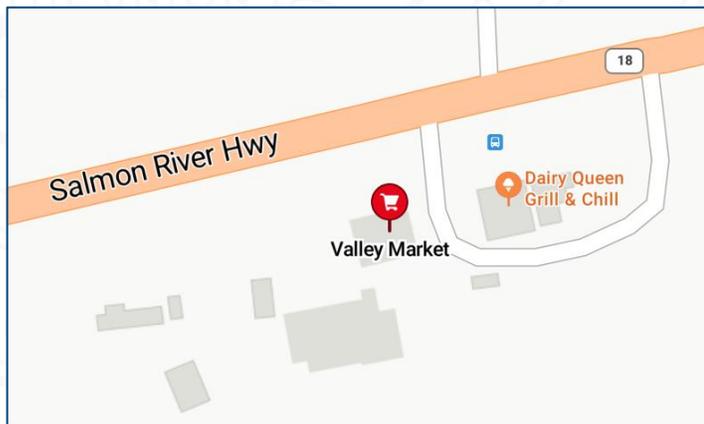


Fire Dept Connection

HWY 18 →

Valley Market

Chevron Gas Pumps



Car Wash

← Septic Tanks and Detention Pond

Shed

Dairy Queen

