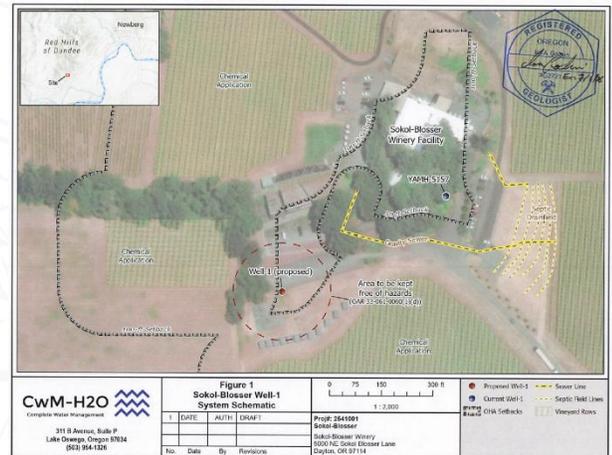


March 4, 2026

Ian Godwin, RG, CWRE  
CwM-H2O, LLC  
311 B Avenue, Suite P  
Lake Oswego, OR 97034

*Sent by email only*

Re: **New Well – SRC-AB (PR# [21-2026](#))**  
**Sokol Blosser Vineyards (PWS ID# [95512](#))**  
**Site Plan Approval**



Dear Mr. Godwin:

Thank you for your submittal to the Oregon Health Authority’s Drinking Water Services (DWS) of plan review information for the new well for Sokol Blosser Vineyards. On February 9, 2026, our office received a site plan, land use compatibility statement (LUCS), and well specifications for a new well (SRC-AB) for the Sokol Blosser Vineyards (CwM-H2O project #2541001). A plan review fee payment in the amount of \$825 was also received on February 9, 2026.

The project includes drilling a well to replace the existing well (SRC-AA) and is **granted site plan approval**. Once construction of the well is complete, please submit:

- The well driller’s report (well log).
- Well pumping test information including static water level, pumping rate, drawdown and rate of recovery.
- Pump information.
- Raw (Untreated) Water Quality Data including coliform bacteria, nitrate and arsenic. These are to be taken from the new well’s raw water sample tap at the wellhead.
- Engineered plans that show the above-well structure detail including the well house, concrete slab, drainage, pump-to-waste piping and plans and specifications for connection of the new well to the water system.
- A copy of the Water Right Permit from WRD, if a water right permit is required.

The above items should reference Plan Review #21-2026 and can be emailed to me at [evan.e.hofeld@oha.oregon.gov](mailto:evan.e.hofeld@oha.oregon.gov).

A regional geologist in our program, Tom Pattee, reviewed the proposed well construction and provided his comments to me on March 4, 2026. Mr. Pattee noted the following, which should be shared with the well driller:

**Evaluation Results From Regional Hydrogeologist:**

**Proposed Well Construction Recommendations:**

**Estimated depth to water-bearing zone:** 170 to 220 ft as per nearby well log for Sokol Blosser Vineyards Well #1 (YAMH5157).

**Estimated aquifer nature:**  Confined       Unconfined

**Estimated depth of casing seal:** 5 ft into consolidated bedrock above the water-bearing zone, which appears to be roughly 21 ft or greater as per YAMH5157 or as per WRD minimum requirements established for construction of this well, whichever is greater. Proposal is to case and seal to 120 ft below ground.

**Comments:** Based on the nearby YAMH5157 well log, it is likely that a well drilled at this location will draw water from a deep confined basalt aquifer. The depth to competent bedrock is likely about 15 to 20 ft. The proposed well construction appears to be appropriate.

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

Sincerely,



Evan Hofeld, Regional Engineer  
OHA-Drinking Water Services  
[Evan.e.hofeld@oha.oregon.gov](mailto:Evan.e.hofeld@oha.oregon.gov)

CC:

- Alex Sokol Blosser, President Sokol Blosser Vineyards: [alex@sokolblosser.com](mailto:alex@sokolblosser.com)
- Syndie Rider, Sokol Blosser Vineyards: [person1@somewhere](mailto:person1@somewhere)
- Tommy Laird - Oregon Water Resources Dept (OWRD), Well Construction Program Coordinator: [Tommy.K.LAIRD@water.oregon.gov](mailto:Tommy.K.LAIRD@water.oregon.gov)
- Kris Byrd, OWRD WCC Section Manager: [kristopher.r.byrd@water.oregon.gov](mailto:kristopher.r.byrd@water.oregon.gov)
- Joel Plahn, OWRD, Water Master: [Joel.M.PLAHN@water.oregon.gov](mailto:Joel.M.PLAHN@water.oregon.gov)
- Sarah Schwab, Oregon Dept of Agriculture: [Sarah.SCHWAB@oda.oregon.gov](mailto:Sarah.SCHWAB@oda.oregon.gov)
- Melissa Wong, Yamhill County Environmental Health: [wongm@yamhillcounty.gov](mailto:wongm@yamhillcounty.gov)

Enclosures:

- Project Description

## Project Description



**CwM-H2O**  
Complete Water Management

Pacific Northwest



February 3, 2026

Project No. 2541001

OHA Drinking Water Services  
Attn: *Plan Review*  
800 NE Oregon St., Ste 640  
Portland, OR 97232-2162

**RE: SITE PLAN – NEW SOURCE WELL – REPLACEMENT WELL-1  
SOKOL-BLOSSER VINEYARDS  
PWS ID #41-95512**

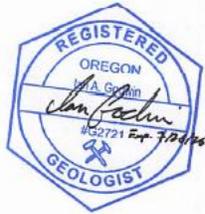
This letter presents the background information required for Oregon Health Authority (OHA) review and conditional approval of a Site Plan that includes a new groundwater well for use as a new drinking water source, as well as a check for the Plan Review fee (\$825). The Sokol-Blosser Vineyard (Sokol-Blosser) water system (OR 41-95512) is halfway between the towns of Dundee and Lafayette, Oregon in Yamhill County. Sokol-Blosser is a transient non-community water system. During the peak tourism season in the wine region, the system has a transient population of up to approximately 110 people, with most use being at the winery’s tasting room.

The Sokol-Blosser system currently operates a single well, Well-1 (YAMH-5157), which is listed as entry point SRC-AA on the OHA’s database. Sokol-Blosser is currently applying for a groundwater right for irrigation and agricultural uses (Application G-19389) connected to multiple points of appropriation (POAs), one of which being YAMH-5157. However, the Applicant is currently working with Oregon Water Resources Department (OWRD) to overcome several issues with the original application. One of these issues will require the abandonment and replacement of YAMH-5157 with a new Well-1 located nearby. This Site Plan is for the proposed new Well-1.

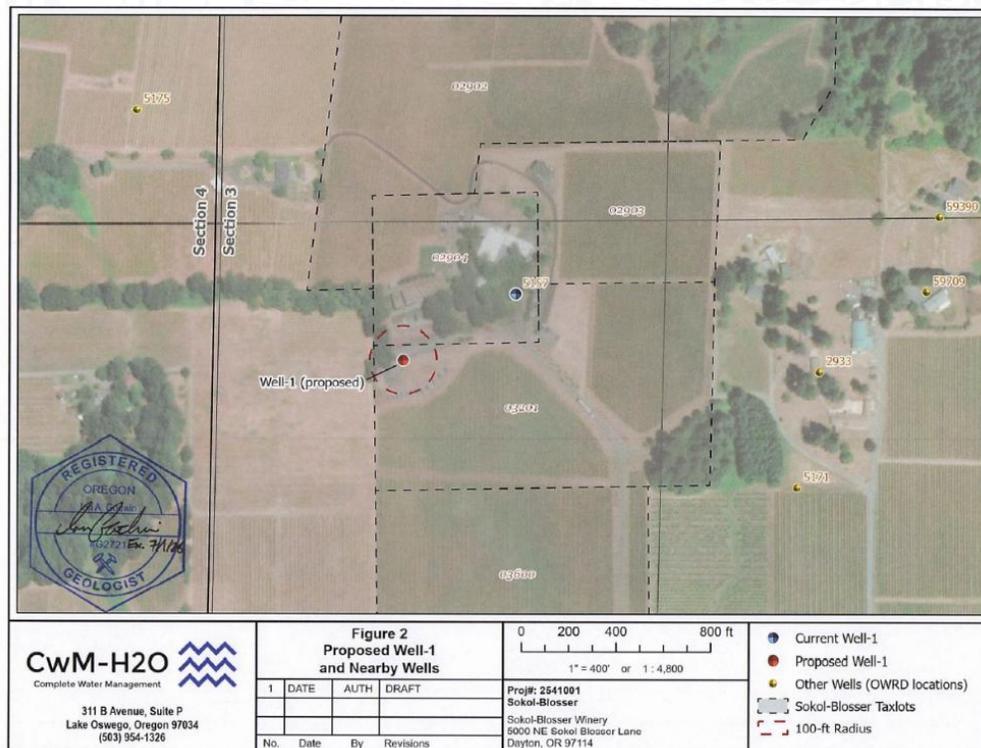
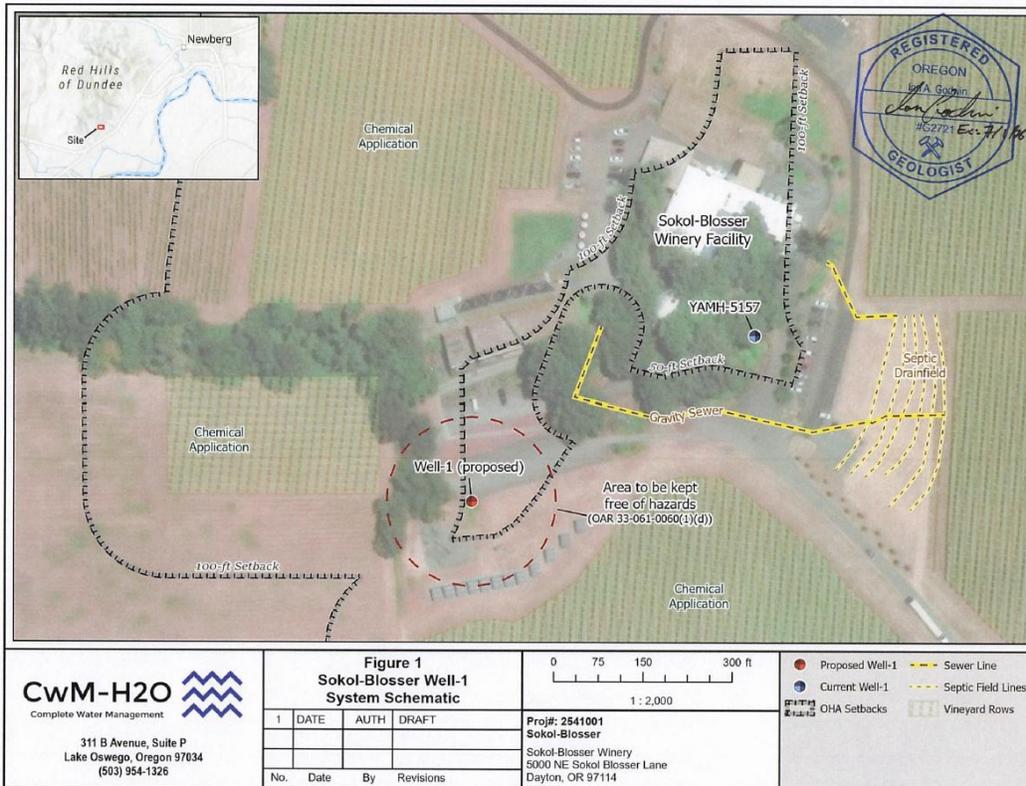
The replacement of Well-1 will allow Sokol-Blosser to address multiple items with OHA and OWRD. First, the new well will be constructed with a surface seal meeting both OHA and OWRD standards. As demonstrated in this Site Plan, the new well location meets all sanitary setbacks. For this reason, it is not currently necessary for Sokol-Blosser to seek a waiver from OAR 333-061-0050 (2) for sanitary hazard setbacks from public water system wells.

**Figures:**

- Figure 1 - Sokol-Blosser Well-1 System Schematic
- Figure 2 - Proposed Well-1 and Nearby Wells
- Figure 3 - Area Topographic Map



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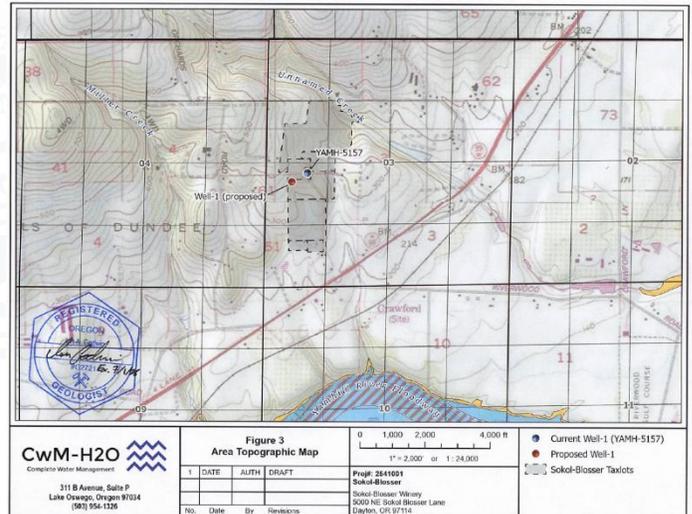
## Proposed Well Specifications

The proposed Well-1 location is at an elevation of approximately 360 ft above mean sea level (AMSL) and is situated on the south-facing slope of the basaltic Red Hills of Dundee (Figure 3). The Columbia River Basalts are exposed at the surface here or are covered by a very thin mantle of soil. The well log for YAMH-5157 indicates that there is a thin (~15-20 ft thick) layer of weathered basalt before reaching competent rock. The proposed well will be targeting the same water-bearing zone as YAMH-5157 at a depth of approximately 180-200 ft below ground surface (bgs).

The static water level in this water-bearing zone rises to approximately 130 ft bgs, which is indicative of confining conditions. These confining conditions create a protective barrier to surface contamination sources such as the hazards listed in Table 2. The local geology, along with the proposed well construction, will be sufficiently protective of water quality from the proposed Well-1.

Sokol-Blosser proposes installing a submersible pump in Well-1 and ports sufficient for measuring water levels. The final proposed production well will include the following minimum specifications in compliance with OAR 690-200 through 220 "Water Supply Well Construction Standards" and the measuring devices that will be required by water right (App. G-19389).

- 1> Drilling of a 6-inch nominal diameter borehole from the ground surface to an approximate target depth of 220 ft (bottom of the target water-bearing zone).
- 2> Reaming of an oversized, 10-inch nominal diameter surface borehole from the ground surface to an approximate target depth of 120 ft.
- 3> Installation of a 6-inch nominal diameter 0.250-gage steel production casing from +2 ft above ground surface to approximately between 120 ft bgs.
- 4> Installation of a Cement-Bentonite sanitary seal from the ground surface to a depth of approximately 120 ft bgs (to the bottom of the casing) in the annular space between the 6-inch casing and the 10-inch borehole.
- 5> The lower portion of the 6-inch borehole, from the bottom of the casing to the bottom of the well (approximately 120-220 ft bgs) will be open hole.
- 6> After well construction and during pipeline and wellhead construction activities, the well opening will be fitted with a temporary welded steel plate or other robust and secure temporary well cap to seal off the production casing.



## ***2. Pumping Facilities***

The pumping facilities for the proposed new well will likely consist of a moderately sized submersible pump and motor. Because the well is also proposed for irrigation and agricultural uses, the pump will likely be larger than the one currently operating in Well-1 (currently a 5 HP submersible pump/motor).

The wellhead will be protected within a small wellhouse that also stores related electrical and treatment equipment. Design plans for the wellhead and wellhouse have not yet been finalized.

## ***3. Treatment Facilities***

The current water system utilizes groundwater filtration with an ultraviolet radiation unit for sterilization. This same treatment system will be used for the proposed replacement Well-1.

## ***4. First Customers Served***

Only the Sokol-Blosser Vineyard tasting room and related facilities will be served by this water system. No changes will be made to the current water system (#41-95512) other than the source well.

## ***5. Property Boundaries Controlled***

The boundaries of the Sokol-Blosser property are shown in Figure 2. Most of the property is in wine grape blocks. The proposed well is located on Taxlot 03201 close to the winery tasting room and related buildings approximately 390 ft from the current Well-1 (YAMH-5157). A 100-ft radius around the well is under the ownership and control of the Sokol-Blosser.

**Hazards – None within 100-ft of the site proposed. Nearest surface water is over 500-ft away.**

The potential hazards for the well construction site were reviewed based on OHA Construction Standards in OAR 333-061-0050(2)(a) Groundwater Wells. The list of potential hazards is addressed in Table 2 - Potential Hazards and relevant hazards are shown in Figure 1. Setback requirements for roads (OAR 333-061-0050(2)(a)(D)), surface water, and flood elevation (OAR 333-061-0050(2)(a)(F)) requirements for the production wellhead are also addressed in this section.

Item	Present/ Absent	Set Back Required (ft)	Comments
Pit Privy	Absent	100	
Subsurface Sewage Disposal Drain Field	Present	100	<i>Sokol-Blosser septic drainfield is located ~430 ft to the east.</i>
Cesspool	Absent	100	
Solid Waste Disposal Site	Absent	100	
Pressure Sewer Line	Absent	100	
Buried Fuel Storage Tank	Absent	100	
Animal Yard, Feed Lot, or Animal Waste Storage	Absent	100	
Untreated Stormwater or Grey Water Disposal	Absent	100	
Chemical Storage, Usage, or Application	Present	100	<i>Organic-certified wine grape blocks are located 100 ft southeast and 100 ft west. Some agricultural chemicals are used in these areas.</i>
Fuel Transfer or Storage	Absent	100	
Mineral Resource Extraction	Absent	100	
Vehicle or Machinery Maintenance or Long-Term Storage	Absent	100	
Junk/Auto/Scrap Yard	Absent	100	
Cemetery	Absent	100	
Unapproved Well	Absent	100	
Source of Pathogenic Organisms or Other Public Health Hazard	Absent	100	
Gravity Sewer or Septic Drain Field	Present	50	<i>The gravity sewer line from the winery to the septic drainfield is located 180 ft northeast.</i>

A search of the Oregon Department of Environmental Quality’s Underground Storage Tank (UST) and Leaking Underground Storage Tank (LUST) databases failed to identify any buried fuel storage tanks associated with Sokol-Blosser. The closest site in the records is a leaking heating oil tank site over 2,600 ft to the northeast, off of Sokol-Blosser property (program ID 36-21-1000).

The closest surface water to the proposed Well-1 is an unnamed stream to the northeast (approximately 1,800 ft) and Miller Creek to the west (approximately 2,480 ft), both much lower in elevation than Well-1. The Yamhill River is more than 4,400 ft to the south and nearly 300 ft lower in elevation. The location of Well-1 is therefore far above any FEMA flood zone (OAR 333-061-0050 (2)(a)(F)). There are no other water bodies in the vicinity of the well.

**Roadways**

*There are private driveways within 100 feet of the proposed well. However, the aquifer source is confined, and the proposed well seal is over 100 ft deep, so a setback is not required (OAR 333-061-0050 (2)(a)(D)).*

## Water Rights – Exempt Use

Water rights are not required for the proposed domestic and commercial uses under the Sokol-Blosser public water system. However, Sokol-Blosser is currently pursuing a new groundwater permit for irrigation and agricultural uses from multiple wells, one of which will be Well-1. The replacement and abandonment of YAMH-5157 with the proposed Well-1 is one of the conditions for the approval of the water right application G-19389 by OWRD.

## Land Use Compatibility Statement (LUCS)



PUBLIC HEALTH DIVISION  
 Drinking Water Services

Oregon  
 Health  
Authority

### Land Use Compatibility Statement

Certain plan review approvals for drinking water projects have been identified by the Land Conservation and Development Commission as Class B permits affecting land use. The Oregon Health Authority is therefore required by ORS 197.180, OAR 660, division 30, OAR 660, division 31, the Oregon Health Authority's approved State Agency Coordination Program, and OAR 333-061-0062 to ensure that projects defined in OAR 333-061-0062(1) conform with statewide planning goals and are compatible with city and county comprehensive plans and land use regulations. In order to ensure such compatibility, this form or other acceptable documentation and necessary attachments must accompany each applicable set of project plans submitted to the Oregon Health Authority for review.

**General Information**

Project Title Sokol-Blosser Winery Water Supply

Applicant Alex Sokol-Blosser, Sokol-Blosser Winery  
Name of Water System

Type of Project New Source  
Treatment, Transmission, Storage, Distribution, New Source, etc.

Project Contact Person Alex Sokol-Blosser, President of Sokol-Blosser Winery  
Engineer, Owner, etc., including title

5000 NE Sokol-Blosser Lane  
Mailing Address

Dayton, OR 97114  
City, State, Zip Code      Phone

alex@sokolblosser.com  
Email Address

The local government entity\* having comprehensive planning authority over the site of the proposed project is:

Agency Name Yamhill County Planning & Development      Phone 503-434-7516

Address 400 NE Baker Street, McMinnville      Zip 97128

(\*If the proposed project is located within the jurisdiction of more than one planning authority, all entities must certify compatibility.)

(Continued on Back)

1 revised 7/9/20

Complete either part A or part B.

A. Land Use Compatibility Determination - Planning Authority Statement  
(to be completed by local planning authority)

I certify that this project has been reviewed for compatibility with:

- The acknowledged comprehensive plan and land use regulations.
- Statewide planning goals. The goals apply because conditions described in OAR 660-31-0025(3) exist.

I find that this project (check one)  IS compatible  
 IS NOT compatible

Attach appropriate land use decision(s) written findings as required in ORS 215.416 (8) or (9), or 227.173 (1) or (2), or OAR 660-31-026.

Signature Tiffanie Willis      Date 1/5/2024  
 Print Name Tiffanie Willis      Title Associate Planner Yamhill County

B. Request for Conditional Plan Review Approval, Pending Land Use Compatibility Determination (to be completed by applicant)

I hereby certify that I have applied to the local government entity cited on page 1 for a determination of compatibility with the local acknowledged plan or the statewide planning goals as applicable. I hereby request that the Authority issue a conditional approval of the plans with the understanding that issuance of said approval is not a finding of compliance with the statewide planning goals or compatibility with the applicable, acknowledged comprehensive plan and land use regulations, but is conditional upon the applicant receiving a land use approval from each unit of local government. I understand that final plan review approval for this project will not be effective until and unless the Oregon Health Authority receives a signed copy of the land use approval and determines it to be complete and adequate.

Signature \_\_\_\_\_      Date \_\_\_\_\_  
 Print Name \_\_\_\_\_      Title \_\_\_\_\_