Public Health Division

Center for Health Protection, Drinking Water Services

Tina Kotek, Governor

January 23, 2026

Scott Van Dyke – Scott.VanDyke@jfwmail.com
Gran Moraine Winery
3500 SE Three Mile Lane
McMinnville, OR 97128

Sent by email only

Re: Two 3,000-gallon tanks, cartridge filtration, softener & GAC – PR #101-2018
Gran Moraine Winery – PWS # 95573
Final Approval

Dear Mr. Van Dyke:

On December 19, 2025, our office received confirmation that the above project was completed according to the plans submitted and conditions set forth in the September 6, 2018 conditional approval letter, with a couple modifications (e.g., a different UV unit & Harmsco filter not in use), as addressed under Plan Review ID# 140-2020.

A water system survey was conducted on November 21, 2025, by Sarah Schwab (ODA) and additional information provided by you on January 20, 2026 confirmed the water system components.

Under OAR 333-061-0060(1)(b), submittals must be prepared by a Professional Engineer registered in Oregon, unless exempted by DWS. This exemption has been granted. Note that by utilizing this exemption, the water system takes full responsibility for the project.

This verification completes the plan review requirements under PR #101-2018. Final approval is issued at this time, and the facilities included under this review are approved for use (see the following page for a list of approved facilities).

The use of the well (L92925) and the Viqua Pro24-186 UV unit will be addressed in a separate letter under PR #140-2020.

The facilities granted final approval under PR# 101-2018 are as follows:

1. Two 3,000-gallon buried concrete tanks manufactured by Waite Concrete Tanks Model #WT-3000 (estimated to have been installed in 2008 by Cascade Water Systems on behalf of the previous landowner).
2. One 4.6-gallon Pentair WellMate WM-02 Pressure Tank (NSF-61 approved)
3. One 2.1-gallon Flexcon Industries Jet Rite PJR6 pressure tank (blue colored tank, NSF-61 approved)
4. One Harmsco – valved off and bypassed (NSF-61 approved housing and cartridge)
5. Four Pentair Pentek DGD Series carbon filters (NSF-42 approved) – installed to improve taste.
6. One Viqua H+ UV system (Viqua model H+ Professional SN#151225816, lamp #602855) - non NSF-55 UV system. **This UV unit was subsequently replaced by two LT2 compliant Viqua PRO 24-186 (Part# 660086-R) UV units w/lamp part #602856– see PR #140-2020 viewable on our website at: https://yourwater.oregon.gov/planreview.php?pwsno=95573**.
7. One Badger flowmeter (SN#4760738) – Badger Recordall® positive displacement mechanical flowmeter (AWW C-700 NSF/ANSI 61 & 372). Measures 2.5-170 gpm with 2” flange or 2.5-120 gpm with 1.5” flange.

In addition to the well (reviewed PR# 140-2020), fully treated (potable) surface water is also purchased from the City of McMinnville (PWS ID# 00497) and hauled by CJ Lyons Water Services via truck to two 3,000-gallon buried concrete tanks plumbed in series. Water is pumped from the 3,000-gallon tanks by a 1.0 HP, 25-gpm, 230v pump to the treatment building. The 6-ft x 14-ft filter building houses the pressure tanks, 5- and 1-micron filters, water softener, activated carbon filters, and Viqua Pro 24-186 UV unit.

Hauling purchased fully treated surface water from the City of Yamhill (PWS ID# 00968) and fully treated groundwater from the City of Newberg (PWS ID# 00557) is also acceptable.

Please refer to the water hauling guidelines are available on our website at: https://www.oregon.gov/oha/PH/HEALTHYENVIRONMENTS/DRINKINGWATER/PREPAREDNESS/Documents/haulguide.pdf.

Due to the purchased water from the City of McMinnville, which provides fully treated water from a surface water source, the free chlorine residual in the two 3,000-gallon storage tanks should be measured at least once a week using a DPD or other USEPA approved method (e.g., SenSafe free chlorine test strips: https://sensafe.com/) and maintained at a detectable level (ideally above 0.2 mg/l for purchased surface water - McMinnville typically maintains a free chlorine residual of around 1 mg/l in their distribution system).

Given the limited distribution system, it is acceptable to remove the free chlorine residual using the activated carbon filtration system and forego maintaining a chlorine residual in the distribution system, provided the UV units are maintained according to manufacturer recommendations with flows limited to 24-gpm or less and coliform bacteria is not found in distribution system sampling (although not a requirement, free chlorine residual should be measured and recorded on the laboratory form when taking coliform samples).

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

CC:

- Sarah Schwab, Operations & Automation Specialist, Oregon Dept. of Agriculture – Food Safety Program (ODS): Sarah.SCHWAB@oda.oregon.gov
- Wyatt Faulkner, Food Safety Specialist, ODA: Wyatt.FAULKNER@oda.oregon.gov

Enclosures:

- Water system details

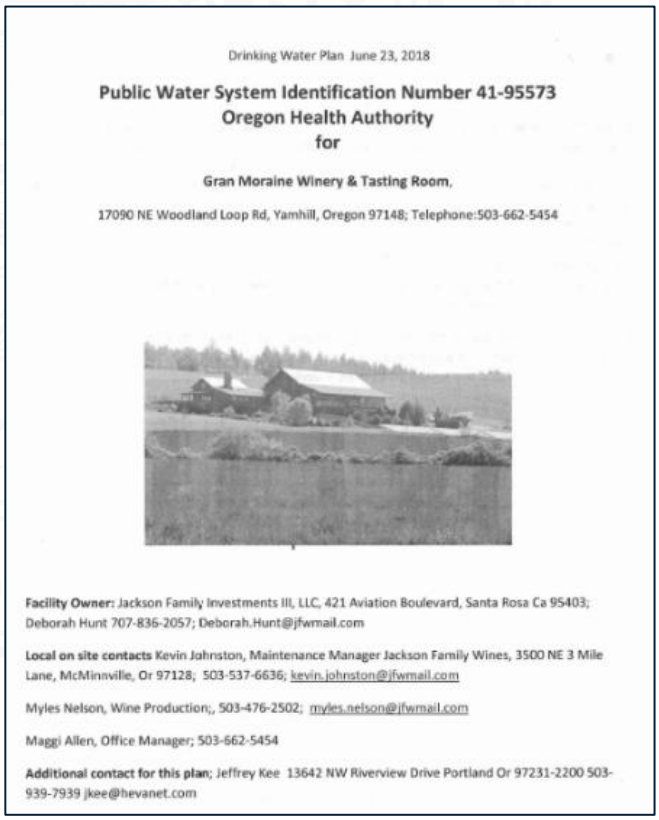
Water System Details:

Plan review documentation was brought into OHA-Drinking Water Services on August 3, 2018, for the Gran Moraine Winery. The submittal was assigned plan review #101-2018 and included two 3,000 gallon buried concrete storage tanks (filled with hauled water purchased from various municipal water providers). The review also included verifying NSF certification for the pressure tank and secondary treatment consisting of a UV system, charcoal filters, and water softener.

It was noted in the September 6, 2018, Conditional Approval letter that **the well on-site (L92925) was not part of this review** and was not to be connected in any way to the potable water system. Approval for the well was sought under a separate plan review initiated in 2020 (PR# 140-2020).

The Gran Moraine Winery (www.jacksonfamilywines.com) was activated as a new transient non-community water system on May 4, 2018, and is regulated as a licensed facility by the Oregon Department of Agriculture.

The August 3, 2018, submittal indicated that water was to be purchased from any one of the suppliers listed in Table 1 and trucked in to fill two buried 3,000-gallon concrete storage tanks. Water is then pumped from the tanks to a pressure tank. Treatment for secondary (non-health based) contaminants includes UV, cartridge and carbon filtration.



Drinking Water Plan June 23, 2018

Public Water System Identification Number 41-95573
Oregon Health Authority
for

Gran Moraine Winery & Tasting Room,

17090 NE Woodland Loop Rd, Yamhill, Oregon 97148; Telephone:503-662-5454

Facility Owner: Jackson Family Investments III, LLC, 421 Aviation Boulevard, Santa Rosa Ca 95403; Deborah Hunt 707-836-2057; Deborah.Hunt@jfwmail.com

Local on site contacts Kevin Johnston, Maintenance Manager Jackson Family Wines, 3500 NE 3 Mile Lane, McMinnville, Or 97128; 503-537-6636; kevin.johnston@jfwmail.com

Myles Nelson, Wine Production;, 503-476-2502; myles.nelson@jfwmail.com

Maggi Allen, Office Manager; 503-662-5454

Additional contact for this plan; Jeffrey Kee 13642 NW Riverview Drive Portland Or 97231-2200 503-939-7939 jkee@hevanet.com

This water serves 5 restrooms, one kitchen and a wine production area with multiple lab sinks and 8 hose faucets. The single building includes a tasting room, wine production, and employee offices. There are six employees and an average of 30 guests daily during the busy time of year.

Table 1. Water Suppliers

PWS ID	Water System Name
00497	City of McMinnville (surface water)
00968*	City of Yamhill (surface water)
00557*	City of Newberg (groundwater)
00954*	City of Wilsonville (surface water)
00557*	City of Newberg (groundwater)
Not regulated under OAR 333-061*	Thunderbird Springs – Pure Waters NW http://www.purewatersnw.com/

* Not in use as of the date of this letter. Water is now being purchased from the City of McMinnville (purchased surface water) and hauled by CJ Lyons Water Services.

The system as reviewed under PR# 101-2018 is comprised of the following:

1. Two 3,000-gallon buried concrete tanks manufactured by Waite Concrete Tanks Model #WT-3000 (estimated to have been installed in 2008 by Cascade Water Systems on behalf of the previous landowner).
2. One 4.6-gallon Pentair WellMate WM-02 Pressure Tank (NSF-61 approved)
3. One 2.1-gallon Flexcon Industries Jet Rite PJR6 pressure tank (blue colored tank, NSF-61 approved)
4. One Harmsco – valved off and bypassed (NSF-61 approved housing and cartridge)
5. Four Pentair Pentek DGD Series carbon filters (NSF-42 approved) – installed to improve taste.
6. One Viqua H+ UV system (Viqua model H+ Professional SN#151225816, lamp #602855) - non NSF-55 UV system. This UV unit was subsequently replaced by a Viqua PRO 24-186 (Part# 660086-R) with lamp part #602856 – see PR #140-2020 viewable online at: https://yourwater.oregon.gov/planreview.php?pwsno=95573.
7. One Badger flowmeter (SN#4760738) – Badger Recordall® positive displacement mechanical flowmeter (AWW C-700 NSF/ANSI 61 & 372). Measures 2.5-170 gpm with 2” flange or 2.5-120 gpm with 1.5” flange.

Potable water is delivered via truck to two underground 3,000-gallon buried concrete tanks. A pressure tank in the filter house is kept at 100 psi. Water is pumped from the tanks by a 1.0 HP, 25-gpm, 230v pump to the winery facility.

The 6-ft x 14-ft filter building also houses the 5-micron and 1-micron Pentair cartridge filters, water softener, activated carbon filters, and Viqua Pro 24-186 UV unit. The UV, carbon filter and softener systems were installed by Always Pure.

The November 21, 2025 survey report describes the system as shown on the following

page. There is one well (L92925, YAMH55206) designated as “SRC-AD”, which was properly constructed on May 29, 2008 and sealed into a confined aquifer as reviewed under PR# 140-2020.

OREGON HEALTH AUTHORITY

Gran Moraine Water System
Water System Survey
OHA Drinking Water Services

PWS ID: 41 95573
Survey Date: 11/21/25

Page 4 of 14

Water Flow-
Well (L92925) >Wellmate WM02 4.6-gallon pressure tank, Pentair 5-micron filter>Water Softener>Pentair 1-micron filter>flowmeter>enters 3,000-gallon tanks that are connected underground. The underground storage tanks are also supplied with hauled water from City of Yamhill, Newberg, and McMinnville. The water from the tanks has a Jet Rite PJR6 2.1-gallon pressure tank> Pentair 5-micron filter>Pentair 1-micron filter>Harmsco filter (currently turned off, there is a bypass)> four activated carbon filters> Viqua Pro 24-186 UV>distribution

The well is up in the front of the picture, it has a pitless adaptor, green circler to left of second post is the top of the outside underground 3,000 gallon storage tank, behind that is an above ground water storage tank that hauled water is added to and only used for equipment such as to fill sprayer on tractor with water, the structure to the right is the where all the treatment and disinfection items are stored and also the top of the second 3,000-gallon storage tank. The two 3,000-gallon storage tanks are connected and do not have an overflow but does have a screen on the pitless adaptor inside the building next to the top of the inside storage tank.

Wellhead is not secure as the gray pvc covering the electrical is broken and there is no screen on the vent. Outside storage tank lid is chained and locked but lid can be lifted.

The storage tanks are accessed by 3-ft diameter manholes, secured with padlocks, tamper-resistant bolts and one tank access is located inside the locked treatment building. The tanks and piping were installed by Cascade Water Systems.



The building that houses the treatment and disinfection equipment along with the lid to the second storage tank is inside the locked building. The lid is not secured on top of the storage tank.


Treatment Building


Storage Tank Fill Pipe

Water Flow:

Well (L92925) → WellMate WM02 4.6-gallon pressure tank (tan colored tank) → Pentair 5-micron filter → Water Softener → Pentair 1-micron filter → flowmeter → enters 3,000-gallon tanks that are connected underground. The underground storage tanks are also supplied with hauled water from City of Yamhill, Newberg, and McMinnville.

untreated water sample tap after small pressure tank & before the 5- and 1-micron filters.

Wellmate WM02 4.6-gallon pressure tank

Flowmeter

Water Softener and 1- and 5-µm filters

Water Flow (continued):

The water from the tanks has a Jet Rite PJR6 2.1-gallon pressure tank (blue colored tank) → Pentair 5-micron filter → Pentair 1-micron filter → Harmsco filter (currently turned off, there is a bypass) → four activated carbon filters → Viqua Pro 24-186 UV →distribution

Description
Jet-Rite (PJR) tanks are a diaphragm type, pre-charged hydro-pneumatic tank designed for residential and commercial water well, pressure booster, and irrigation systems.

Ratings

Max. Working Pressure: 125 PSI
Max. Working Temp: 140 F
Pre-Charge (adjustable): 28 PSI

Materials of Construction

Shell: Drawn steel w/ polyurethane paint finish

Diaphragm: Butyl rubber w/ copolymer polypropylene liner

Connection: Stainless steel nipple
(PJR 6-PJR25S-3/4" nipple)
(PJR 44-PJR66S- 1" nipple)

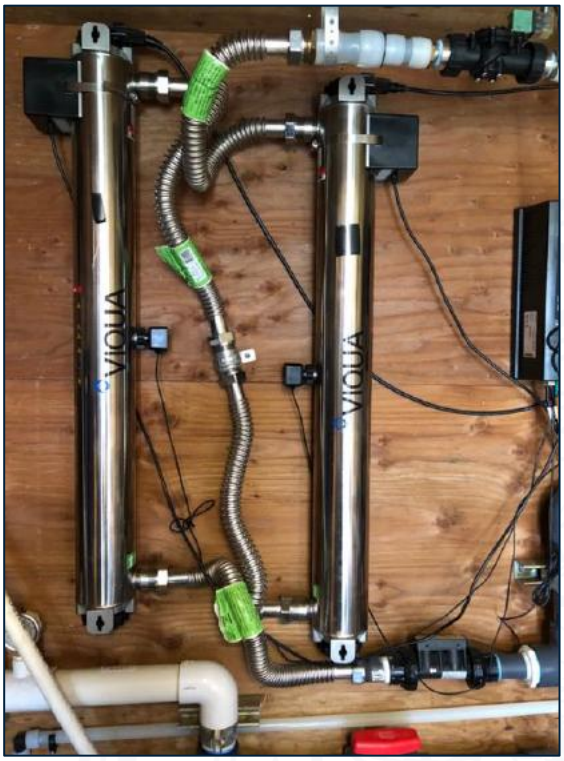
Tank Specifications

Model	Diameter (inches)	Height (inches)	System Connection (inches)	Volume (gallons)	Drawdown (gallons)			Weight (lbs)
					20/40	30/50	40/60	
PJR 6	8.0	12.0	¾	2.1	.8	.7	.6	5.0

Jet Rite PJR6 2.1-gallon pressure tank
& Pentair 5- and 1-µm filters.

Harmsco Filter - valved off
(bypassed)

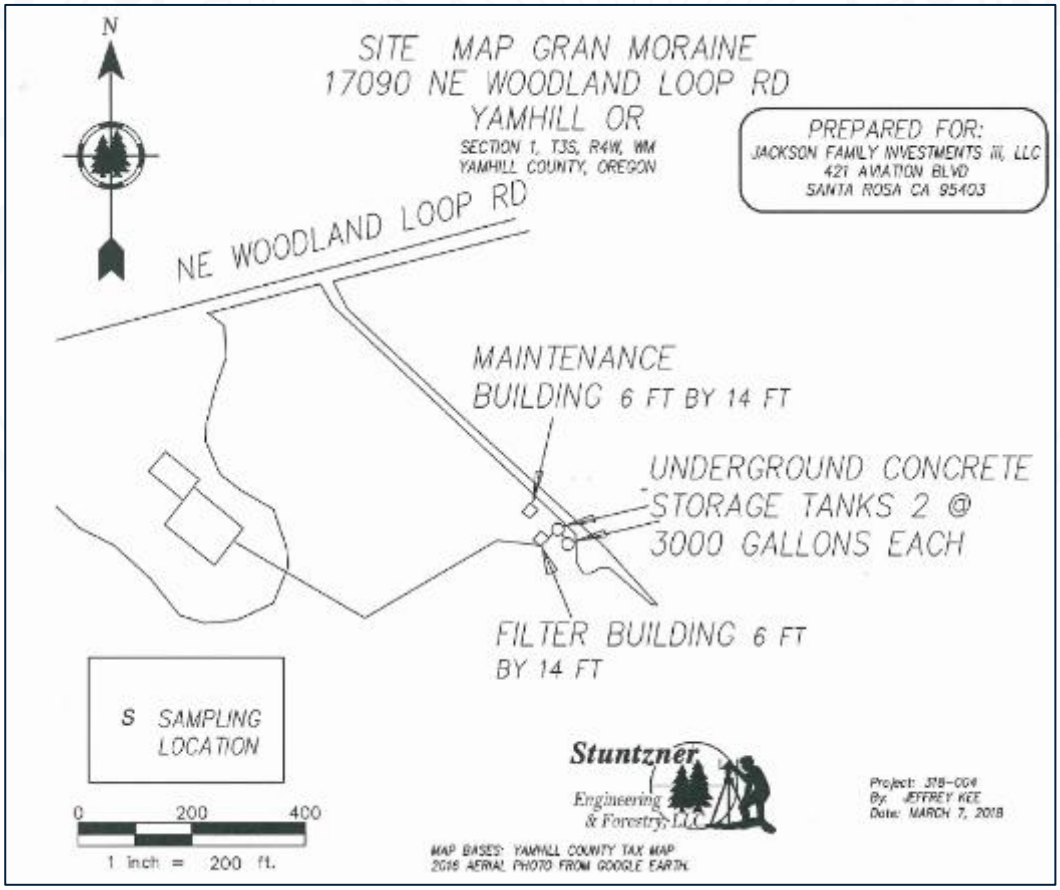
Activated Carbon Filters
(used to remove free chlorine residual)



Viqua Pro24-186 (Part# 660086-R) UV units w/lamp part #602856 (**reviewed under PR#140-2020**). **Note:** UV light is 186-mJ/cm2 thus a chlorine residual for the hauled surface water would not be required at distribution point. It is however required that when the hauled water is delivered that it does have a testable chlorine residual.

Treated sample tap (hose attached)

A 2-inch underground PVC pipe delivers water 1,000-ft downhill southward entering the east end of the facility.



ATTACHMENT A

SITE MAP GRAN MORAINE
17090 NE WOODLAND LOOP RD
YAMHILL OR

SECTION 1, T3S, R4W, WM
YAMHILL COUNTY, OREGON

PREPARED FOR:
JACKSON FAMILY INVESTMENTS iii, LLC
421 AVIATION BLVD
SANTA ROSA CA 95403

N

0 200 400
1 inch = 200 ft.

S SAMPLING LOCATION

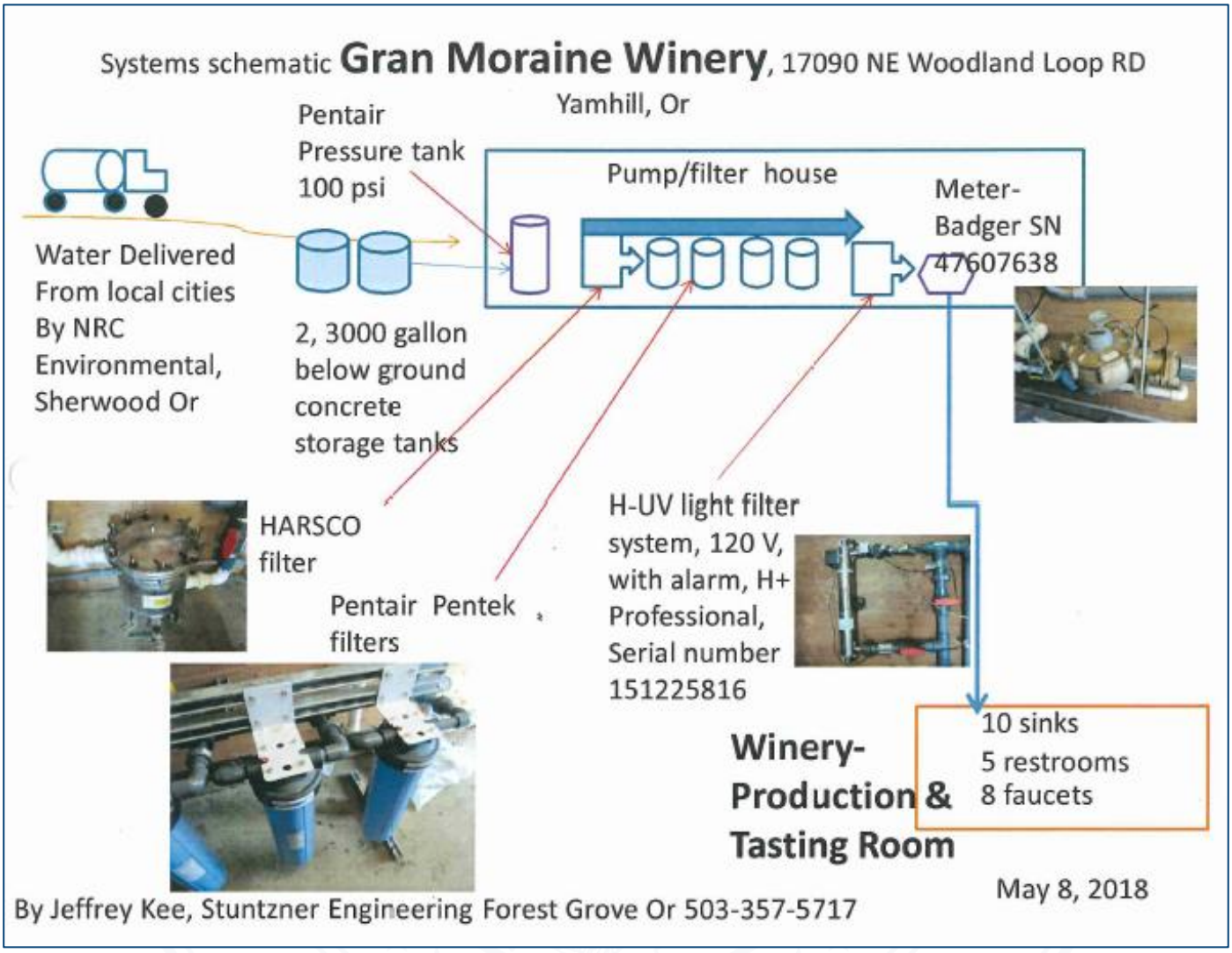
Certified Water Right Examiner
#60125
Jeffrey A. Kee
July 15, 2003
STATE OF OREGON
EXPIRES 06/30/2019

MAP BASES: YAMHILL COUNTY TAX MAP
2016 AERIAL PHOTO FROM GOOGLE EARTH.

Stuntzner Engineering & Forestry, LLC

Project: 318-004
By: JEFFREY KEE
Date: MARCH 7, 2018

Original System Schematic from the 2018 Submittal:



Land Use Compatibility Statement (LUCS):

3481-1001

RECEIVED
JUL 28 2020
YAMHILL COUNTY
PLANNING DEPARTMENT

STATE OF OREGON
DEPARTMENT OF HUMAN SERVICES
DRINKING WATER PROGRAM
LAND USE COMPATIBILITY STATEMENT

Certain plan review approvals for drinking water projects have been identified by the Department of Land Conservation and Development as Class B permits affecting land use. The Department of Human Services is therefore required by ORS 197-180, OAR 660-30-065 to - 070, OAR 660-31-010-040, the Department of Human Service=s state agency coordination program and OAR 333-61-062 to ensure that projects defined in OAR 333-61-062(1) are compatible with city and county comprehensive plans and land use regulations. This form or other acceptable documentation and necessary attachments must accompany each set of project plans to ensure that compatibility.

1. GENERAL INFORMATION

a. Project Title: Drinking Water System for Winery and Tasting Room

b. Applicant: Gran Moraine (Name of Water System)

c. Type of project: Treatment (Treatment, Transmission, Storage, Distribution, Etc.)

d. Project contact person: Kevin Johnston, Maintenance Manager (Engineer, owners, etc., including title)
~~3500 SE Three Mile Lane~~ 17090 NE. Woodland Loop. Rd (Street Address)
~~McMinnville, OR 97128~~ Yamhill OR 97148 (City, State, Zip Code) ~~503-537-6636~~ (Phone)

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

Agency Name: Yamhill County Planning Phone: (503) 434-7516

Address: 525 NE 4th Street, McMinnville Zip: 97128

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

f. If a statement of compatibility previously has been submitted to the Department to cover a master water system plan, of which this project is a segment, no further information is required. If such a statement has been filed, the date of the submittal was _____.

(Continued on the back)

LAND USE COMPATIBILITY DETERMINATION (Complete either 2 or 3)

2. PLANNING AUTHORITY STATEMENT: (To be completed by local planning authority)

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

1. ~ The acknowledged comprehensive plan and land use regulations.

2. ~ Statewide planning goals. The goals apply because:

~ There is no acknowledged plan, or
~ Conditions described in OAR 660-31-025(3) apply.

b. I find that this project **(circle one)** IS or 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 660-31-025 (2) or (3).

Signed _____ Title Planning Director
Date 7/31/2020

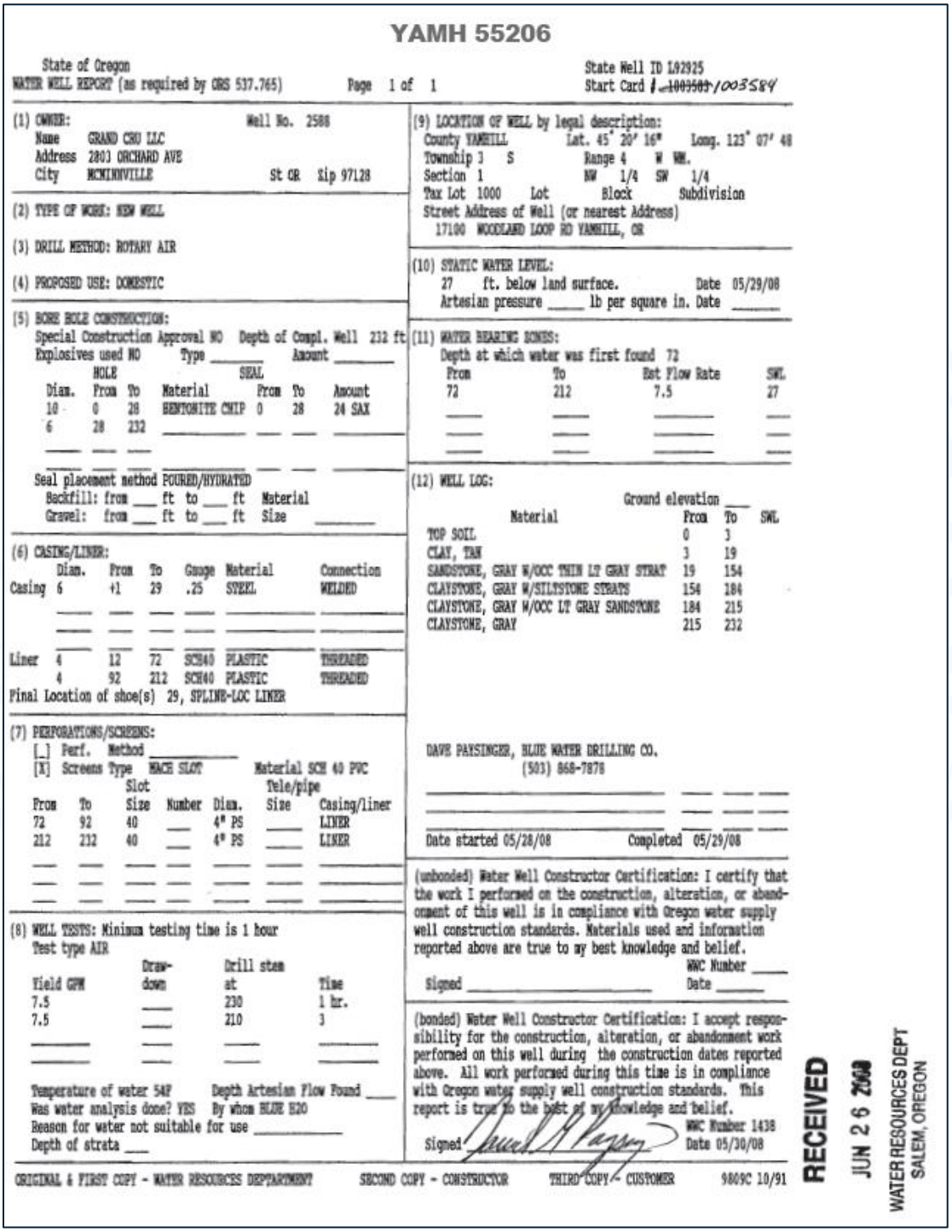
3. APPLICANT REQUEST FOR PLAN REVIEW APPROVAL

I hereby certify that I have applied to the local governments cited in 1.e above for a determination of compatibility with the local acknowledged plan or the statewide planning goals as applicable. I hereby request that the Department issue the plan review approval 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 will be conditional, pending the applicant receiving a land use approval from each unit of local government. When signed, such approval shall be forwarded to the Department. I understand that plan review approval for this project will not be effective until and unless the Department of Human Services has received a copy of the land use approval and determined it to be complete and adequate.

Signed _____ Title _____ Date _____

H:\PROJECT FILES\DWP WEBSITE_SHAREPOINT\LUCS.DOC

Well Log Reviewed Under PR# 140-2020 (see Final Approval for PR# 140-2020 for more well details):



YAMH 55206

State of Oregon
WATER WELL REPORT (as required by ORS 537.765) Page 1 of 1

State Well ID L92925
Start Card # ~~1003583~~/003584

(1) OWNER: Well No. 2588
Name GRAND CRU LLC
Address 2803 ORCHARD AVE
City MCMINNVILLE St OR Zip 97128

(2) TYPE OF WORK: NEW WELL

(3) DRILL METHOD: ROTARY AIR

(4) PROPOSED USE: DOMESTIC

(5) BORE HOLE CONSTRUCTION:
Special Construction Approval NO Depth of Compl. Well 232 ft.
Explosives used NO Type _____ Amount _____

	HOLE			SEAL		
Diam.	From	To	Material	From	To	Amount
10	0	28	BENTONITE CHIP	0	28	24 SAX
6	28	232				

Seal placement method POURED/HYDRATED
Backfill: from ___ ft to ___ ft Material
Gravel: from ___ ft to ___ ft Size _____

(6) CASING/LINER:

	Diam.	From	To	Gauge	Material	Connection
Casing	6	+1	29	.25	STEEL	WELDED
Liner	4	12	72	SCH40	PLASTIC	THREADED
	4	92	212	SCH40	PLASTIC	THREADED

Final Location of shoe(s) 29, SPLINE-LOC LINER

(7) PERFORATIONS/SCREENS:
[_] Perf. Method _____
[X] Screens Type MACH SLOT Material SCH 40 PVC

From	To	Slot Size	Number	Dia.	Tele/pipe Size	Casing/liner
72	92	40	___	4" PS	____	LINER
212	232	40	___	4" PS	____	LINER

(8) WELL TESTS: Minimum testing time is 1 hour
Test type AIR

Yield GPM	Draw-down	Drill stem at	Time
7.5	___	230	1 hr.
7.5	___	210	3

Temperature of water 54F Depth Artesian Flow Found ___
Was water analysis done? YES By whom BLUE H2O
Reason for water not suitable for use _____
Depth of strata ___

(9) LOCATION OF WELL by legal description:
County YAMHILL Lat. 45° 20' 16" Long. 123° 07' 48"
Township 3 S Range 4 W WM.
Section 1 NW 1/4 SW 1/4
Tax Lot 1000 Lot Block Subdivision
Street Address of Well (or nearest Address)
17100 WOODLAND LOOP RD YAMHILL, OR

(10) STATIC WATER LEVEL:
27 ft. below land surface. Date 05/29/08
Artesian pressure ____ lb per square in. Date _____

(11) WATER BEARING ZONES:
Depth at which water was first found 72

From	To	Est Flow Rate	SWL
72	212	7.5	27

(12) WELL LOG:
Ground elevation ___

Material	From	To	SWL
TOP SOIL	0	3	
CLAY, TAN	3	19	
SANDSTONE, GRAY W/OCC THIN LT GRAY STRAT	19	154	
CLAYSTONE, GRAY W/SILTSTONE STRATS	154	184	
CLAYSTONE, GRAY W/OCC LT GRAY SANDSTONE	184	215	
CLAYSTONE, GRAY	215	232	

DAVE PAYSINGER, BLUE WATER DRILLING CO.
(503) 868-7878

Date started 05/28/08 Completed 05/29/08

(unbonded) Water Well Constructor Certification: I certify that the work I performed on the construction, alteration, or abandonment of this well is in compliance with Oregon water supply well construction standards. Materials used and information reported above are true to my best knowledge and belief.
WWC Number ____
Signed _____ Date _____

(bonded) Water Well Constructor Certification: I accept responsibility for the construction, alteration, or abandonment work performed on this well during the construction dates reported above. All work performed during this time is in compliance with Oregon water supply well construction standards. This report is true to the best of my knowledge and belief.
WWC Number 1438
Signed [signature] Date 05/30/08

RECEIVED
JUN 26 2008
WATER RESOURCES DEPT
SALEM, OREGON

ORIGINAL & FIRST COPY - WATER RESOURCES DEPARTMENT SECOND COPY - CONSTRUCTOR THIRD COPY - CUSTOMER 9809C 10/91

Response to Conditional Approval Letter:

FW: PWS 41-95573 PR #101-2018 conditional approval

SS SCHWAB Sarah * ODA <Sarah.SCHWAB@oda.oregon.gov

To Hofeld Evan E
Cc Scott Van Dyke

Reply | Reply All | Forward

Mon 12/22/2025 2:28 PM

Retention Policy 7 Year Retention Policy - Email (7 years) Expires 12/20/2032

tamper proof screw riser 1.JPEG 1 MB
tamper proof screw riser 2.JPEG 2 MB
WT3000 footing drainage.JPEG 2 MB
WV-2021-398-95573 waiver request for well.pdf 10 MB
IMG_0387.JPEG 86 KB
IMG_0388.JPEG 552 KB

Good afternoon Evan,

Please see the detailed response form Scott concerning the conditional approval. I did not see you in the original email so wanted you to have the information as you will be providing the firm final approval.

Sarah Schwab, Operations & Automation Specialist
Oregon Department of Agriculture – Food Safety Program
635 Capitol St NE, Salem, OR 97301-2532
PH: 503.508.6028 | Salem Office: 503.986.4720 | WEB: Oregon.gov/ODA

Hofeld Evan E

From: SCHWAB Sarah * ODA <Sarah.SCHWAB@oda.oregon.gov>
Sent: Monday, December 22, 2025 2:28 PM
To: Hofeld Evan E
Cc: Scott Van Dyke
Subject: FW: PWS 41-95573 PR #101-2018 conditional approval
Attachments: tamper proof screw riser 1.JPEG; tamper proof screw riser 2.JPEG; WT3000 footing drainage.JPEG; WV-2021-398-95573 waiver request for well.pdf; IMG_0387.JPEG; IMG_0388.JPEG

Good afternoon Evan,

Please see the detailed response form Scott concerning the conditional approval. I did not see you in the original email so wanted you to have the information as you will be providing the firm final approval.

Sarah Schwab, Operations & Automation Specialist
Oregon Department of Agriculture – Food Safety Program
635 Capitol St NE, Salem, OR 97301-2532
PH: 503.508.6028 | Salem Office: 503.986.4720 | WEB: Oregon.gov/ODA

From: Scott Van Dyke <Scott.VanDyke@jfwmail.com>
Date: Friday, December 19, 2025 at 12:37 PM
To: SCHWAB Sarah * ODA <sarah.schwab@oda.oregon.gov>
Cc: Shane Moore <Shane.Moore@jfwmail.com>, Erica Snyder <Erica.Snyder@jfwmail.com>, Alex McCrea <Alexander.McCrea@granmoraine.com>, Adriana Fabbro <Matthew.Farver@jfwmail.com>
Subject: PWS 41-95573 PR #101-2018 conditional approval

Hi Sarah,

Completed tasks from PR 101-2018 conditional approval:

The facilities are approved, provided the following conditions are met:

1. The land use is approved by Yamhill County Planning and Development (503-434-7516). Enclosed is a Land Use Compatibility Statement for your use. **Reviewed with Sarah**
2. Hauled water is potable and is obtained from a public water system regulated under OAR 333-061. ~~Thunderbird Springs – Pure Water NW does not appear to be regulated under OAR 333-061. Earlier submittals indicate water is only hauled from the City of Yamhill;~~ **McMinnville Water and Light~~, and the City of~~ Newberg is the source location. Potable water will be hauled by CJ Lyons Water Services. We have requested that CJ Lyons records Chlorine test results on all water shipping manifests. We will test Chlorine onsite if the results are not on the manifest. Shipping manifests will be kept onsite at the pumphouse with 1 year of backdated records.**
3. A raw water sample tap that allows you to sample water prior to any treatment must be present. **Completed, Sarah has photo. Morgan environmental has used this sampling location.**
4. A treated water sample tap (after all treatment and typically after any pressure tanks) that is used for routine entry point sampling must also be present. **Completed, Sarah has photo. Morgan environmental has used this sampling location.**
5. The tanks need to be secured such that no insects can get into them (flies can carry fecal matter into tanks if they can get into them). The tanks must have a drain and overflow which drain to daylight and have a flap valve and/or screening that prevents insect and rodent intrusion. The tanks must also have an air vent which is screened. A #24 mesh stainless screen is recommended. **Completed, photo is attached.**
6. The concrete tanks must have sufficient reinforcing to prevent the formation of cracks, and water stops and dowels shall be placed at construction joints. Poured-in-place wall castings shall be provided where pipes pass through the concrete. **Completed, unable to locate tank drawings. Tanks are manufactured by Waite Concrete tanks, two WT-3000 tanks installed.**
7. Since the tanks are at least partially below ground, the bottom of the tanks must be above the ground water table and footing drains discharging to daylight must be provided to carry away ground water which may accumulate around the perimeter of the tanks; **Photo attached.**
8. The concrete tanks must be equipped with a lockable watertight access hatch for cleaning and maintenance, a watertight roof, fence or other method of vandal deterrence, and an internal coating (if present) that meet NSF Standard 61. **Photos of both risers are attached.**
9. NSF Standard 61 (or "NSF-PW") certification is required for all components that come in contact with potable water. This is generally stamped on manufactured products and is shown in most of the photos you sent. Please provide the make and model of treatment equipment so that this certification can be verified. **Reviewed with Sarah, can provide more information as required.**
10. The existing "on-site" well mentioned in the "General Description" of the June 23, 2018 Drinking Water Plan must be physically disconnected from the system supplying potable water, since it has not been approved for use and may have potential contamination issues (e.g., connection to underground irrigation piping, process chemicals, and/or pesticide application facilities). A removable spool (can be made from flanges and gaskets) or piping that accommodates a short segment of hose will provide this separation and will make some allowance for an emergency connection if needed in the future. **We have performed Arsenic, Nitrates, Coliforms, and E. coli testing. We will be relocating possible contamination sources (fuel station, flammables cabinet) no later than 2/20/26 to ensure they are greater than 100ft away. We will provide photos upon completion. Waiver request approval is attached.**

Other requests from Sarah:
-pitless adapter screen **Completed, installed new pitless adapter and screen, will get a better photo.**
-update Emergency Response Plan. **In progress, this will be included in the operations manual at the pumphouse.**
-update system schematic. **In progress, this will be included in the operations manual at the pumphouse.**

Thanks!

SCOTT VAN DYKE | Maintenance Manager
3500 SE Three Mile Lane, McMinnville, OR 97128

o: 971.261.4273 | c: 971.287.4142
Scott.VanDyke@jfwmail.com
www.JacksonFamilyWines.com

Jackson FAMILY WINE

2