

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: Well (L92925, YAMH55206) & UV (Viqua Pro24-186) – [PR #140-2020](#)
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 June 14, 2021 conditional approval letter, with the exception of the rainwater collection & treatment system originally included under Plan Review ID# [140-2020](#), which was not constructed. The well and UV system were added to the existing treatment approved on January 23, 2026 under PR # [101-2018](#).

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.

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).

A waiver (Waiver ID# 2021-398) was granted on September 14, 2021, from having to meet the 100-ft hazard setback requirement under OAR 333-061-0050(2)(a)(E) due to the well being properly constructed and sealed into a confined aquifer. This waiver may be viewed on our website at: <https://yourwater.oregon.gov/planreview.php?pwsno=95573>

The facilities granted final approval under PR# 140-2020 are as follows:

1. Two LT2 compliant Viqua PRO 24-186 (Part# 660086-R) UV units w/lamp part #602856.
2. One well ([L92925](#), YAMH55206) designated as “SRC-AD”, properly constructed on May 29, 2008 and sealed into a confined aquifer.

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/PREPARATION/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:

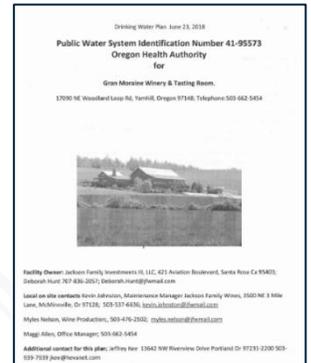
- Sarah Schwab, Operations & Automation Specialist, Oregon Dept. of Agriculture – Food Safety Program (ODS): Sarah.SCHWAB@oda.oregon.gov
- Wyatt Faulkner, Food Safety Specialist, ODA: Wyatt.FAULKNER@oda.oregon.gov
- Rob Henry, HBH Consulting Engineers: rhenry@hbh-consulting.com

Enclosures:

- Water system details

Water System Details:

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 system was submitted under 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. Final approval was issued January 23, 2026.



A second plan review was initiated when on February 10, 2021, our office received a narrative, plans, land use compatibility statement, sample results, and a plan review fee of \$825 for a two-phase project for Gran Moraine Winery. This new project was assigned PR# 140-2020.

The project under PR #140-2020 included two separate phases of work. The first phase included a well (Well log ID# YAMH55206, Well ID# L92925), drilled to a depth of 232 feet in May 2008. This well was anticipated produce enough water such that the winery would no longer need to haul water. A vineyard is located within the 100' sanitary setback for the well.



This phase also included the replacement of the existing Viqua H+ Professional UV system (SN#151225816) with a Viqua Pro24-186 system. This new UV system has a maximum allowable flowrate of 24 gpm and a required minimum intensity/dose of 186 mJ/cm².



If the well did not produce enough water to serve the winery, then the second phase of the project would have included a rainwater collection and surface water treatment system, including a 1,000-gallon concrete tank for collection, a 24,555-gallon tank for rainwater storage and a Harmsco Hurricane Muni 40 MP cartridge system. After the cartridge system, the water would be treated with the Viqua UV system installed in the first phase.

The well was found to provide enough water and the rainwater collection and treatment system were not constructed.

The 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.

The system is now comprised of the following:

Approved under PR# 101-2018:

1. Potable water purchased from the City of McMinnville (PWS ID#00497) and hauled by CJ Lyons Water Services. Potable water may also be hauled from the Cities of Newberg (groundwater) or Yamhill (surface water).
2. 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).
3. One 4.6-gallon Pentair WellMate WM-02 Pressure Tank (NSF-61 approved)
4. One 2.1-gallon Flexcon Industries Jet Rite PJR6 pressure tank (blue colored tank, NSF-61 approved)
5. One Harmsco – valved off and bypassed (NSF-61 approved housing and cartridge)
6. Four Pentair Pentek DGD Series carbon filters (NSF-42 approved) – installed to improve taste.
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.

Approved under PR# 140-2020:

8. One pitless adapter well (Well log ID# YAMH55206, Well ID# L92925), drilled to a depth of 232 feet in May 2008. The well was found to be properly constructed and sealed into a confined aquifer.
9. Two Viqua PRO 24-186 UV units (Part# 660086-R) with lamp part # 602856

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.

 **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 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.

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

The survey noted: “Wellhead is not secure as the gray pvc covering the electrical is broken and there is no screen on the vent....Grape vines are approximately 45’ from wellhead and diesel storage/transfer station along with various chemical storage are approximately 50’ from wellhead. Diesel storage does have an adequate containment but is used to fill machinery from this location. Dark brown building in forefront of picture is the treatment and disinfection equipment storage for the water system and the building in distance with white man door has cabinets of various chemicals (yellow and gray cabinets) and the diesel storage. The wellhead is just outside of the picture to the left of the farthest right white posts.”

The system has removed most hazards as part of resolving these hazards identified in the survey report. Additionally, a construction standard waiver was granted for the 100-ft hazard setback (WV-2021-398).

A regional geologist from OHA-DWS reviewed the well log construction details and noted the following:

- The well is properly constructed and sealed into a confined aquifer.
- The well is cased to a depth of 29 feet and the casing is sealed to a depth of 28 feet. The casing seal is completed 9 feet into a sedimentary bedrock of low permeability that overlies the aquifer.
- The well likely draws water from fractures within a confined sedimentary bedrock aquifer of moderate depth. Water was first encountered at a depth of 72 feet with the water-bearing zone reported as extending from that depth to a depth of 212 feet. The aquifer is overlain by 53 feet of sandstone that acts as a confining layer. Water in the aquifer is under pressure, rising 45 feet above the aquifer to a depth of 27 feet below ground level.
- Results from a sensitivity analysis suggest that both the well and the aquifer are not sensitive to nearby land use practices, provided that nitrate concentrations are less than 5 mg/L. Coliform bacteria and nitrate were both non-detect in a samples taken 11-13-20 and 11-10-20, respectively.

Well Evaluation Results:

Evaluation Results From Regional Hydrogeologist:

Proposed Well Construction Recommendations:

Estimated depth to water-bearing zone: _____
 Estimated aquifer nature: Confined Unconfined
 Estimated depth of casing seal: _____
 Comments: _____

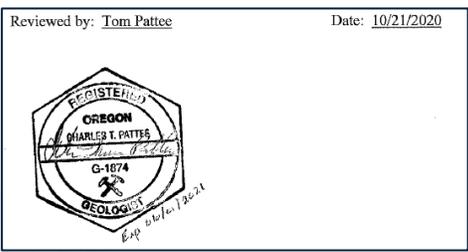
As Built Well Construction Evaluation for Plan Review and/or Setback Waiver:

Well/Spring meets current construction standards.
 WRD special construction standards, see well log or Comments.
 Well/Spring construction does not meet construction standards.
 Not sealed to appropriate depth. Recommended depth: _____
 Not appropriate seal materials
 Open to more than one aquifer
 Seal info missing or unknown
 Seal not constructed properly (Insufficient sealant volume Insufficient annular space)
 Susceptible construction, but grandfathered source. Consider for reconstruction if nitrate \geq 5mg/L or confirmed *E. coli* at source.
 Susceptible well construction, **not approved for use.**

Comments: This well was drilled to a depth of 232 ft; it is cased to a depth of 29 ft; and the casing is sealed to a depth of 28 ft. The casing seal is completed 9 ft into a sedimentary bedrock of low permeability that overlies the aquifer. Sensitivity Analysis results suggest that well construction is not sensitive to nearby land use practices.

Nature of Aquifer Evaluation:

Aquifer Nature: Confined aquifer Semi-confined aquifer Unconfined aquifer
 Comments: This well likely draws water from fractures within a confined sedimentary bedrock aquifer of moderate depth. Water was first encountered at a depth of 72 ft with the water-bearing zone reported as extending from that depth to a depth of 212 ft. The aquifer is overlain by 53 ft of sandstone that acts as a confining layer. Water in the aquifer is under pressure, rising 45 ft above the aquifer to a depth of 27 ft below ground level. Sensitivity Analysis results suggest that the aquifer is not sensitive to nearby land use practices provided nitrate concentrations are less than 5 mg/L.



Construction Setback Waiver Info:

Facility Profiler review for additional contamination info:
 Not applicable, Facility Profiler doesn't track releases from this type of contaminant source.
 Facility Profiler does not indicate a spill or chemical release related to the sanitary setback violation.
 Facility Profiler indicates that there is a spill or chemical release related to the sanitary setback violation.

Hydrogeologist comments regarding hazards within the Sanitary Setback: The well is adequately constructed to draw water from a confined aquifer. Sensitivity Analysis results suggest that, provided nitrate concentrations are less than 5 mg/L, water quality from this source is unlikely to have a high susceptibility to vineyard activities that might occur within the 100 ft Sanitary Setback.

GWUDI Review Results:

New system/source or surface water is inside sanitary setback, initiate **monthly source assessment monitoring when source goes into production or as soon as possible.**
 Fractured bedrock, < 500 ft to surface water
 Coarse sand, gravel, and boulders, < 200 ft to surface water
 Sand and gravel, < 100 ft to surface water
 Sand, < 75 ft to surface water
 Pre-existing source, initiate **monthly source assessment monitoring as part of annually generated monthly assessment monitoring list.**
 Fractured bedrock, < 500 ft to surface water
 Coarse sand, gravel, and boulders, < 200 ft to surface water
 Sand and gravel, < 100 ft to surface water
 Sand, < 75 ft to surface water
 Source may be sensitive to GWUDI but approved for use. Source must be included as one of repeat coliform sampling sites, consider for GWUDI if *E. coli* ever confirmed in the source.
 Do not need to consider for GWUDI.
 Comments: There does not appear to be any surface water present within 500 ft of the wellhead based on the reported well location.

Testing Data:

Drinking Water Report

Client Name: Schneider Equipment, Inc 21881 River Road NE St. Paul, OR 97137	Reference Number: 20-40614 Report Date: 11/18/20 Approved By: jdn Authorized by:  Thanh B Phan Lab Manager, Portland
Project: Jackson Family Wines Field ID: Hose Bib Sample Description: 17090 NE Woodland Loop Rd Sample Date: 11/13/20 11:13	Lab Number: OR100063-77172 Date Received: 11/13/20 Sampled By: Austin Sampler Phone:

CAS Number	Analyte	Result	MCL	Pass [^]	Lab QL	Units	Analyzed
	TOTAL COLIFORM	Absent		Pass	c P/A	per 100m	11/14/20
	E. Coli	Absent		Pass	c Y/N	per 100m	11/14/20



Burlington, WA Corporate Laboratory (a)
 1620 S Walnut St - Burlington, WA 98233 - 800.755.9285 • 360.757.1400

Bellingham, WA Microbiology (b)
 805 Orchard Dr Ste 4 - Bellingham, WA 98225 - 360.715.1212

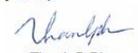
Portland, OR Microbiology/Chemistry (c)
 9150 SW Pioneer Ct Ste W - Wilsonville, OR 97070 - 503.682.7802

Corvallis, OR Microbiology/Chemistry (d)
 1100 NE Circle Blvd, Ste 130 - Corvallis, OR 97330 - 541.753.4946

Bend, OR Microbiology (e)
 20332 Empire Blvd Ste 4 - Bend, OR 97701 - 541.639.8425


 Page 1 of 1

Drinking Water Report

Client Name: Schneider Water Services 21881 River Road NE St. Paul, OR 97137	Reference Number: 20-39881 Report Date: 11/12/20 Approved By: jdn, tbp Authorized by:  Thanh B Phan Lab Manager, Portland
Project: Jackson Family Field ID: Hose Bib Sample Description: 17090 NE Woodland Loop Rd Yamhill, OR Sample Date: 11/10/20 9:29	Lab Number: OR100063-75658 Date Received: 11/10/20 Sampled By: Austin Sampler Phone:

CAS Number	Analyte	Result	MCL	Pass [^]	Lab QL	Units	Analyzed
14797-55-8	NITRATE-N	ND	10	Pass	c 0.005	mg/L	11/10/20



**C
L
I
E
N
T**
Gran Moraine Winery
 Attn: Shane Moore
 17090 NE Woodland Loop Rd.
 Yamhill OR, 97148
 Phone: (707) 974-8499

ANALYSIS REPORT
Alexin Analytical Laboratories, Inc.
 13035 SW Pacific Hwy
 Tigard, OR 97223
 Tel.: (503) 639-9311
 Fax: (503) 684-1588

Reported: 12/10/2025
 Received: 12/3/25 14:02
 Temp. on Receipt: 8.6 °C
 Sampled By: Jeremy Morgan
 Work Order: 5337025

Project # : N/A

PWSID # : 4195573

Lab Number
5337025-01 **Sampled At:** Well Tag #L92925 **Sample Matrix:** Drinking Water **Sampled:** 12/3/25 11:25
Address:
Sample Type: Assessment

	Method	Result	Analysis Begun / Ended	
Microbiological Analysis				
A Total Coliforms	SM 9223B (colilert-18) 21st Ed.	Present	12/3/25 16:03	12/4/25 12:06
A E. coli	SM 9223B (colilert-18) 21st Ed.	Absent	12/3/25 16:03	12/4/25 12:06

5337025-02 **Sampled At:** B.R Sink **Sample Matrix:** Drinking Water **Sampled:** 12/3/25 11:35
Address:
Sample Type: Routine

	Method	Result	Analysis Begun / Ended	
Microbiological Analysis				
A Total Coliforms	SM 9223B (colilert-18) 21st Ed.	Absent	12/3/25 16:03	12/4/25 12:06
A E. coli	SM 9223B (colilert-18) 21st Ed.	Absent	12/3/25 16:03	12/4/25 12:06

Send results to **DHS-DWP P.O. Box 14350, Portland, OR 97293-0350**

A = All procedures for this analysis are accredited in accordance with NELAP standards. Lab Accreditation No. OR-100013



13035 SW Pacific Hwy
 Tigard, OR 97223
 Tel.: (503) 639-9311 Fax: (503) 684-1588

**C
L
I
E
N
T**
Gran Moraine Winery
 Attn: Shane Moore
 17090 NE Woodland Loop Rd.
 Yamhill OR, 97148
 Phone: (707) 974-8499

ANALYSIS REPORT

Reported: 12/12/2025
 Received: 12/03/2025
 Sampled By: Jeremy Morgan
 Work Order: 5337026

Project:
 Project # : N/A
 PWSID # : 4195573

Sampling Location:
 Sample Matrix: Drinking Water

Lab Number
5337026-01 **Sample Name:** EP-A
Sampled: 12/3/25 11:20

	Code	Method	Units	Result	MRL	EPA MCL	Analysis Date/ Time
Metals (Total)							
A Arsenic	1005	EPA 200.8	mg/L	ND	0.00100	0.01	12/10/25 16:59
Inorganics							
A Nitrate as N	1040	EPA 300.0	mg/L	0.530	0.100	10	12/03/25 16:13

ND = None detected at the MRL **MRL** = Minimum Reporting Limit **MCL** = Maximum Contamination Limit
 A = All procedures for this analysis are accredited in accordance with NELAP standards. Lab Accreditation No. OR-100013

Well Log Reviewed Under PR# 140-2020:

YAMH 55206

State of Oregon
 WATER WELL REPORT (as required by ORS 537.745) Page 1 of 1 State Well ID L92925
 Start Card # 1009509/003584

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

(2) TYPE OF WELL: 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
18	0 28	BENTONITE CHIP	0 28
6	28 232		24 SAX

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

(6) CASING/LINER:

Dian.	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 _____
 Screens Type HAZE SLOT Material SCH 40 PPC

From	To	Slot	Number	Diam.	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 E20
 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 NW
 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 BONES:
 Depth at which water was first found 72

From	To	Est Flow Rate	SWL
72	212	7.5	27

(12) WELL LOG:

Material	Ground elevation	
	From	To
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.
 Signed _____ WWC Number _____
 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.
 Signed *David A. Paysinger* WWC Number 1438
 Date 05/30/08

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

RECEIVED
 JUN 26 2008
 WATER RESOURCES DEPT
 SALEM, OREGON

Waiver ID# 2021-398 was granted on September 14, 2021, from having to meet the 100-ft hazard setback requirement under OAR 333-061-0050(2)(a)(E) due to the well being properly constructed and sealed into a confined aquifer. This waiver may be viewed on our website at: <https://yourwater.oregon.gov/planreview.php?pwsno=95573>.

DocuSign Envelope ID: 2C962162-446F-46D6-9C50-AE2373BFC66F

Public Health Division – Drinking Water Services
Kate Brown, Governor

Oregon Health Authority

Application for Waiver from Construction Standards for Public Water Systems

As Provided under OAR 333-061-0055, *The Department may grant waivers from the construction standards prescribed by these rules:*

- (a) *When it is demonstrated to the satisfaction of the Department that strict compliance with the rule would be highly burdensome or impractical due to special conditions or causes; and*
- (b) *When the public or private interest in the granting of the waiver is found by the Department to clearly outweigh the interest of the application of uniform rules; and*
- (c) *When alternate measures are provided which, in the opinion of the Department, will provide adequate protection to the health and safety of the public including the ability to produce water which does not exceed the maximum contaminant levels listed in rule 333-061-0030.*

In accordance with the above, the Gran Moraine Winery water system, PWS ID #41-95573, hereby requests the Oregon Health Authority to waive the construction standard OAR 333-061-0050 (2)(a)(E).

The construction standard requested to be waived is for the following project: Well, UV and Rainwater Treatment (PR#140-2020).

This waiver is necessary for the following reasons:

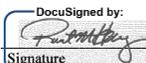
The 100 foot radius setback area contains wine grapes. Fungicides are applied to the grapes at an agronomic rate, along with adjuvants admixtures to increase application efficiency of the fungicides. The application of these fungicides are critical to the operation of the vineyard.

Proposed alternate measures to protect the health and welfare of the public in lieu of complying with the construction standards OAR 333-061-0050 will consist of:

The well is drilled into a confined aquifer. The well log shows that there is layer of Tan Clay from 3 to 19 feet below ground surface (see attached well log). The well sanitary seal extends below this clay layer (bentonite chip seal to 28 ft). This confining layer demonstrates that the aquifer is not at risk of contamination from nearby sanitary hazards. Because the well is confined the health and safety of the public is adequately protected.

1

DocuSign Envelope ID: 2C962162-446F-46D6-9C50-AE2373BFC66F

DocuSigned by:  8/17/2021

Signature: 41DDDBE6B5744AC... Date: Oregon Health Authority
Name: Robert Henry, PE Drinking Water Services #640
Address: 501 E First St, PO Box 14450
Newberg, OR 97132 Portland, OR 97293-0450
Telephone Number: 503-554-9553

Plan review coordinator's notes on justification/mitigation: Well is properly drilled into a confined aquifer.

Comments: Waiver record 398-2021

Attachments

Oregon Health Authority Action

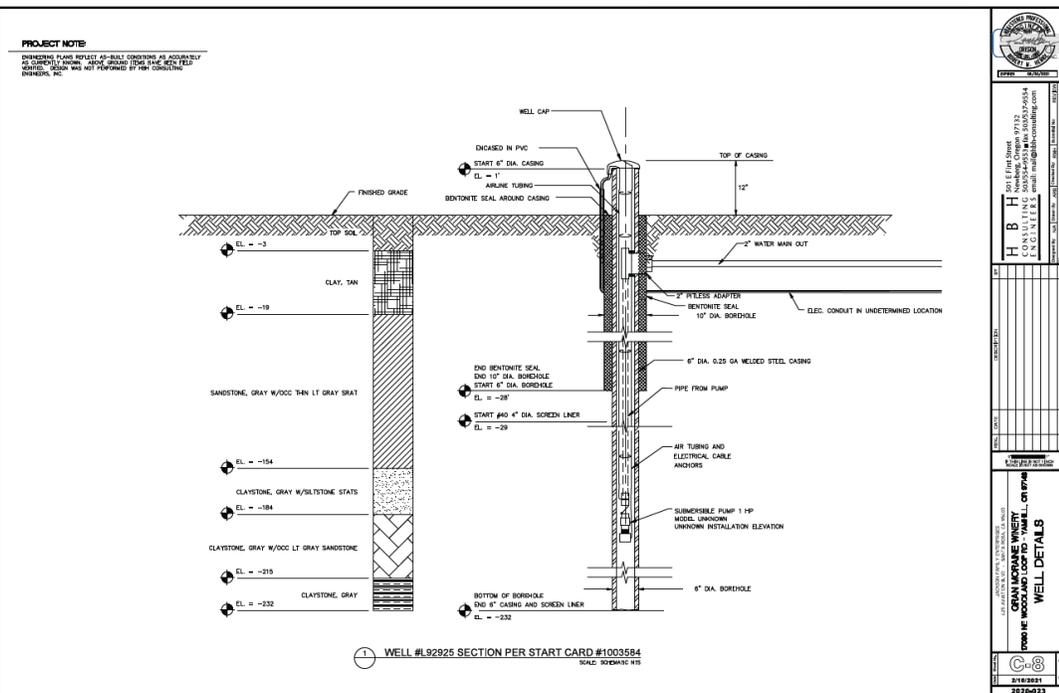
After due consideration, the above requested waiver from the construction standards of OAR 333-061-0050 is hereby:

Approved
 Denied

Kari Salis 9/14/21
Drinking Water Regional Manager Signature Date
Oregon Health Authority
Type Phone Number Here

2

Plans received for the waiver request:



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		Materials of Construction						
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.		Shell: Drawn steel w/ polyurethane paint finish						
Ratings		Diaphragm: Butyl rubber w/ copolymer polypropylene liner						
Max. Working Pressure: 125 PSI		Connection: Stainless steel nipple (PJR 6-PJR25S-3/4" nipple)						
Max. Working Temp: 140 F		(PJR 44-PJR66S- 1" nipple)						
Pre-Charge (adjustable): 28 PSI								
    								
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	3/4	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)

**Alternative Treatment Technology Units
 Meeting Validation Test Criteria**
 Oregon Administrative Rule 333-061-0050(5)(k)(l)
 Oregon Health Authority, Drinking Water Services (DWS)

ULTRAVIOLET REACTORS

(Other reactors not on this list may meet the criteria.
 Contact DWS for details on verifications for reactors not listed.)

Manufacturer	Model	Log ₁₀ Inactivation Credit**			Max. Flow (gpm)
		Crypto.	Giardia	Virus	
Neotech	D438	3.5	3.5	0	435
Trojan	UVSwiftSC™ B03	3.5	3.5	0	132
	UVSwift™ 2L12	3.5 *	3.5 *	0	4,500
	UVSwift™ 4L12	3.5 *	3.5 *	0	4,500
Viqua	Pro50/SV50/Sterilight50	3.5	3.5	0	70
	Pro50/SV50/Sterilight50	3.0	3.0	0	80
	Pro24-186	5.5+	5.5+	4.0	24
Calgon	Sentinel 24" 9-lamp	4.0	4.0	0	19,600
atg	UV SP-25-6	3.0	3.0	0	495
Wedeco	BX100	3.0	3.0	0	387
	B400XL	3.0	3.0	0	1,760
	LBX1000	4.0	4.0	0	4,650

* If more log inactivation credit is requested after 2015 action spectra correction factors can be re-calculated to improve accuracy.
 ** 1 log is 90% inactivation of pathogens (e.g., Crypto.), 2 log is 99%, 3.5 log is 99.97%, 5.5 log is 99.9997% inactivation.

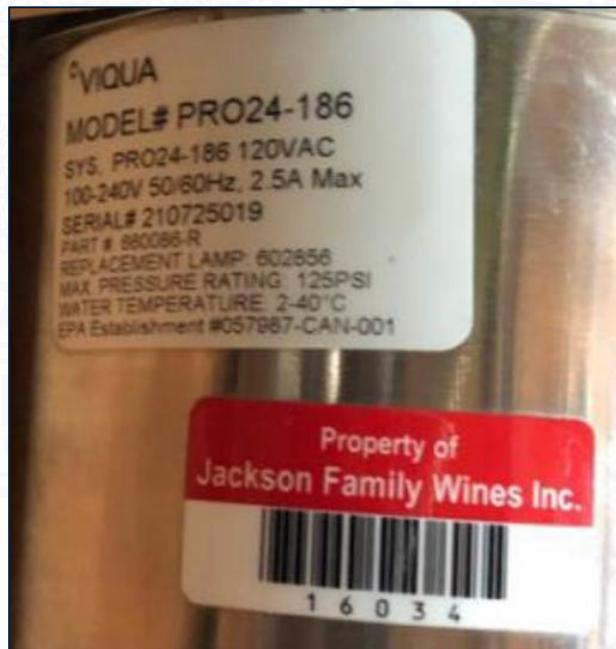


Viqua Pro24-186 UV units (Part# 660086-R) w/lamp part #602856 (PR#140-2020)

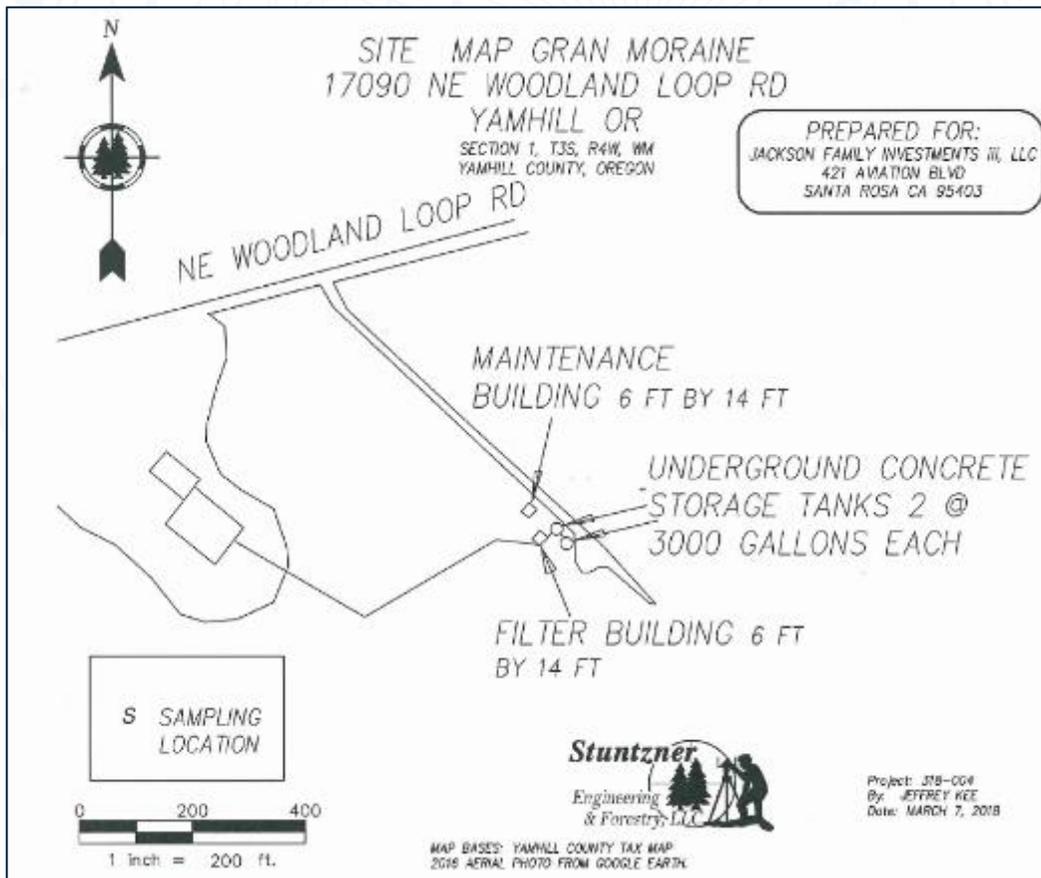
Note: UV light is 186-mJ/cm² thus a chlorine residual for the hauled surface water would not be required at distribution point. It is however required that when the hauled water is delivered that it does have a testable chlorine residual.



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.

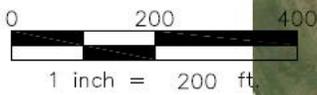


ATTACHMENT A

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



S SAMPLING LOCATION

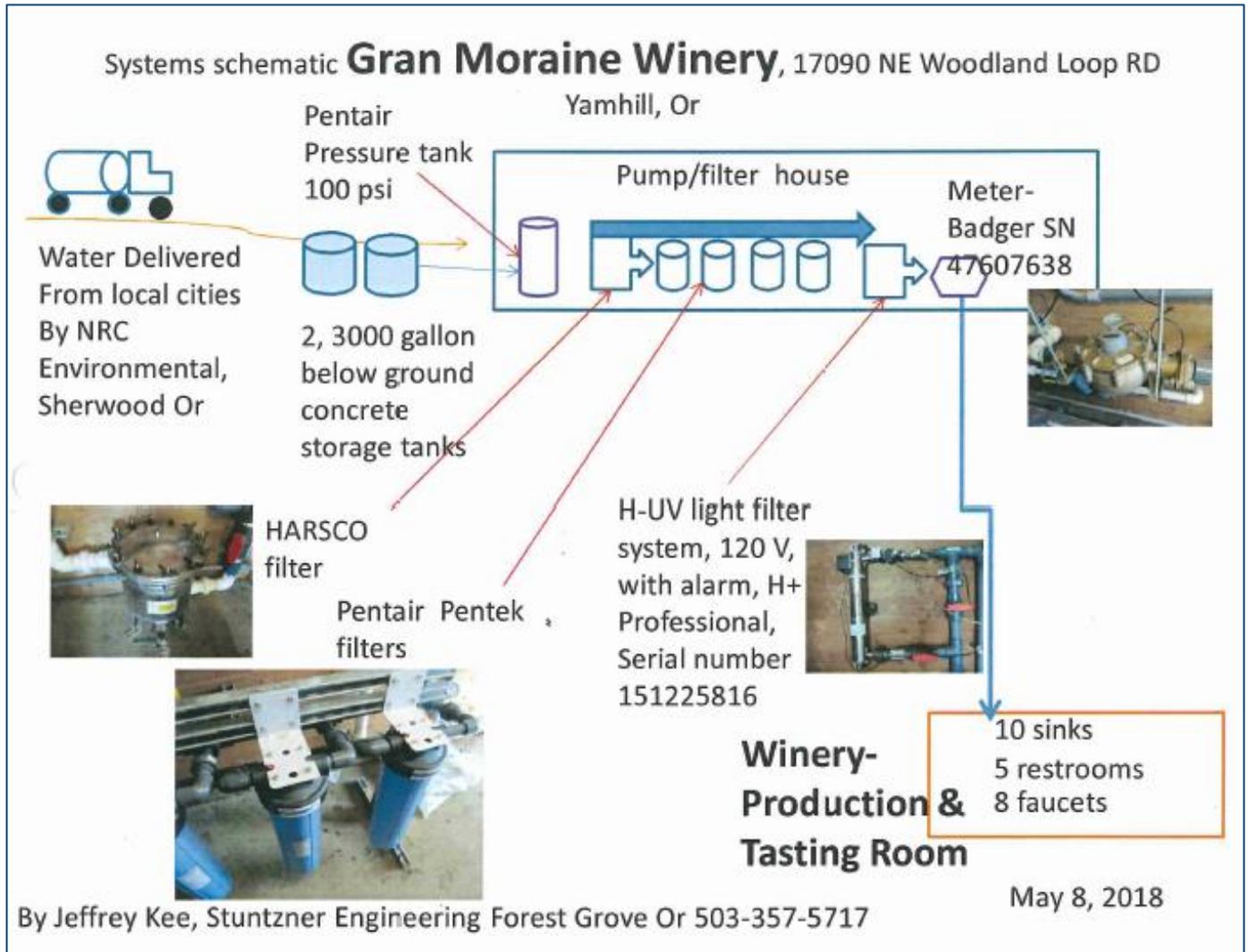
Certified Water Right Examiner
#60125
Jeffrey A. Kee
July 15, 2003
STATE OF OREGON
EXPIRES 06/30/2019

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



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

Original System Schematic from the 2018 Submittal:



Land Use Compatibility Statement (LUCS):

3481-1001

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

RECEIVED
JUL 28 2020
 YAMHILL COUNTY
 PLANNING DEPARTMENT

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 Services 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 1790 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 [Signature] 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



Response to Conditional Approval Letter:

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

SCHWAB Sarah * ODA <Sarah.SCHWAB@oda.oregon.gov>
To: Hofeld Evan E
Cc: Scott Van Dyke
Retention Policy 7 Year Retention Policy - Email (7 years) Expires 12/20/2032

Attachments: tamper proof screw riser 1.JPG (1 MB), tamper proof screw riser 2.JPG (2 MB), WT3000 footing drainage.JPG (2 MB), WV-2021-398-95573 waiver request for well.pdf (10 MB), IMG_0387.JPG (86 KB), IMG_0388.JPG (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.JPG; tamper proof screw riser 2.JPG; WT3000 footing drainage.JPG; WV-2021-398-95573 waiver request for well.pdf; IMG_0387.JPG; IMG_0388.JPG

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:

- 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**
- 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.
- 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.**

- 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.**
- 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.**
- 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.**
- 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.**
- 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.**
- 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.**
- 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, flammable 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



2