



February 27, 2024

Paul Scherbak
Director – EH&S Center of Excellence/Wine and Spirits
Via email: Paul.Scherbak@cbrands.com

Re: New System and Well (PR#18-2024)
Lingua Franca Winery (PWS ID#95732)
Site Plan Approval

Dear Paul:

Thank you for your submittal to the Oregon Health Authority's Drinking Water Services (DWS) of plan review information for the new system and well for Franca Lingua Winery. On February 7, 2024, our office received a site plan, well log and a plan review fee of \$825. A land use compatibility statement was not submitted.

The project includes a well (Well ID POLK 54266) drilled to a depth of 278 feet in April 2019. The water system appears to have the required 100' radius of control, except for a small portion that reaches into a roadway.

Based on information provided by Oregon Department of Agriculture, the proposed water system will be classified as a transient non-community system.

A regional geologist in our program reviewed the well log construction details. He noted the following:

- The well is cased and sealed to a depth of 178 feet. The casing seal is completed 14 feet into competent basalt. A narrow diameter liner and liner screen extend below the casing to the bottom of the hole. Water can enter the well through the uncased portion of the well below a depth of 178 feet.
- The well draws water from a deep confined layer-basalt aquifer. The water-bearing zone is overlain by 48 feet of competent basalt of low permeability which acts as a confining layer. Water in the aquifer is under pressure, rising within the well 177 feet above the water-bearing zone to a depth of 35 feet below ground.

- Results from a sensitivity analysis indicate that the well construction has a low sensitivity to nearby land use practices and the aquifer is not highly sensitive to nearby land use practices.

The project is granted site plan approval. To move the plan review process forward, please submit:

1. A Land Use Compatibility Statement (LUCS) signed by Polk County must be submitted prior to the project receiving final approval. A land use decision can be provided as an alternative. A LUCS form can be found on our website and a link will be provided via email.
2. The 100' setback to sanitary hazards appears to be met, however, if a vineyard or chemical use/storage is within the 100' radius, please provide that detail as these would require a waiver from construction standards.
3. Since the well is drilled in a confined aquifer and located near a road, OAR 333-061-0050(2)(a)(D) applies. This rule allows DWS to waive the setback requirement for a road that is located within 100' of a well. To approve this setback issue, information must be submitted that demonstrates how the well is "...protected against contamination from surface runoff or hazardous liquids which may be spilled on the roadway and is protected from unauthorized access".
4. 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. Specifically,
 - Unless a pitless adapter was installed, a concrete slab must be provided around the well.
 - The casing height must be 12" above the slab (or 12" above grade, if a pitless adapter was installed.)
 - A watertight sanitary seal must be provided.
 - A sample tap at the well head must be provided.
 - Piping arrangements must include provisions for pumping the total flow of the well to waste. Pump-to-waste piping is typically installed for this, however, some systems plan to pump the flow to waste through the sample tap.
 - Unless a pitless adapter is installed, a well house must be provided. If the well house is not a small dog-house style, then it must be provided with light and heat. In all cases it must be lockable.
 - A casing vent with a screened return bend must be provided. If a pitless adapter was installed, the caps are typically vented.

Note that the water system could ask for an exemption to providing engineered plans. Email me for additional information.

5. Coliform bacteria, nitrate and arsenic sample results must be submitted. These samples must be obtained from the well head raw water sample tap.
6. If there are treatment systems or storage tanks installed, or planned to be installed, then additional details must be submitted. Please include information on any of these items, including type, capacity, volume and material, as applicable.

The above items should reference Plan Review #18-2024 and can be emailed to me at Carrie.L.Gentry@oha.oregon.gov. Once these items are received and reviewed, I will likely be able to issue a conditional approval letter.

If you have any questions, please feel free to call me at (971) 201-9794.

Sincerely,



Carrie Gentry, PE
Regional Engineer
Drinking Water Services

cc: Amy Bleekman, REHS, OHA/DWS
Jeff Green, REHS, Oregon Department of Agriculture
Sarah Schwab, REHS, Oregon Department of Agriculture
Tommy Laird, Well Construction Program Coordinator, Oregon Water Resources Dept.