



May 10, 2024

Levi Danielson

[levi@rawcider.com](mailto:levi@rawcider.com)

Oneiros, LLC. DBA Raw Cider Company

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[www.healthoregon.org/DWP](http://www.healthoregon.org/DWP)

*Letter sent via e-mail only*

Re: **Raw Cider Company (PWS #[95737](#))**  
**2022 Well #1 ([L149426](#), [YAMH59117](#))**  
**Conditional Approval ([PR #45-2024](#))**

Dear Mr. Danielson:

Thank you for your plans for the new transient non-community water system, *Raw Cider Company* (<https://rawcider.com/>), which has been assigned Public Water System ID# 41-95737. The water system includes a single pitless adapter well drilled 9/15/2022 (L149426, YAMH59117) and a single 20-gallon Flexcon (WR60R) pressure tank to serve one connection with a tasting room and processing operation for manufacturing wine. The system is considered a transient non-community system based on the system serving one connection, year-round, with an average daily population of 50 users, three of which are employees, and the other users are guests from the public. The system description, well log, land use statement and sampling results (nitrate, arsenic, and coliform bacteria) were received on March 28, 2024, along with a plan review fee payment in the amount of \$825. An updated Land Use Compatibility Statement (LUCS) for Yamhill County was received May 7, 2024. Based on the anticipated use, Joel Plahn with the Oregon Water Resources Dept. indicated in an email dated 4/18/24 that the planned use meets the Exempt Use criteria, and no water right would be needed for the well at this time.

This project has been assigned plan review #45-2024 and can be tracked online at: <https://yourwater.oregon.gov/planreview.php?pwsno=95737>. As a new transient non-community water system, this system has been assigned Public Water System (PWS) ID# 95737 as viewable online at: <https://yourwater.oregon.gov/inventory.php?pwsno=95737>. All new systems must undergo a Capacity Assessment, which will be completed concurrently with this plan review process and will be addressed in more detail via email.

Under OAR 333-061-0060(1)(b), submittals must be prepared by a Professional Engineer registered in Oregon, unless exempted by DWS. An exemption was approved for this submittal. **Note that by utilizing this exemption, the water system takes full responsibility for the design of the project.**

**Based upon the submitted information, the project is granted Conditional Approval, which means that for Final Approval, the following conditions will need to be met:**

*Note that the following conditions are required under our construction standards as indicated in the Oregon Administrative Rules (OAR) cited below and under [OAR 333-061-0050\(1\) - general requirements](#), [-0050\(2\)\(a\) - wells](#), [-0050\(6\)\(b\) - pressure tanks](#), and [-0050\(8\) - distribution piping](#):*

*OAR 333-061-0050(1) – General:*

1. **Materials (including the greensand filter media)** in contact with well water are designed for potable water service and **meet NSF Standard 61.**

*OAR 333-061-0050(2)(a) – Wells:*

2. **Public or private roadways may be allowed within 100 feet of a confined well, provided 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.
3. **The following sanitary hazards are not allowed within 100 feet of a well** which serves a public water system unless waived by the Authority: any existing or proposed pit privy, subsurface sewage disposal drain field; cesspool; solid waste disposal site; pressure sewer line; buried fuel storage tank; animal yard, feedlot or animal waste storage; untreated storm water or gray water disposal; chemical (including solvents, pesticides and fertilizers) storage, usage or application; fuel transfer or storage; mineral resource extraction, vehicle or machinery maintenance or long term storage; junk/auto/scrap yard; cemetery; unapproved well; well that has not been properly abandoned or of unknown or suspect construction; source of pathogenic organisms or any other similar public health hazards. No gravity sewer line or septic tank shall be permitted within 50 feet of a well which serves a public water system. Clearances greater than indicated above shall be provided when it is determined by the Authority that the aquifer sensitivity and degree of hazard require a greater degree of protection. Above-ground fuel storage tanks provided for emergency water pumping equipment may be exempted from this requirement by the Authority provided that a secondary containment system is in place that will accommodate 110 percent of the fuel tank storage.

4. A **raw water sampling tap** shall be provided on the pump discharge line, prior to treatment or storage tanks and as close to the wellhead as possible. Although no treatment was indicated in the submittal, please note that a sample tap after treatment and any tanks is also required should treatment be added with the final design.

*OAR 333-061-0050(6)(b) – Pressure Tanks:*

5. **The NSF-61 pressure tank (Flexcon WR60R):**

- a. Shall be provided with bypass piping around the pressure tank to permit operation of the system while the tank is being maintained or repaired (this was indicated as being a planned change in the provided system description); and
- b. Shall be provided with a drain, a pressure gauge, an air blow-off valve, a means for adding air and pressure switches for controlling the operation of the pump(s).

*OAR 333-061-0050(8) – Waterlines:*

6. Where the system facilities and the premises being served are both on the same parcel of property, requirements relating to pipe materials and pipe installation shall comply with the local and/or State **Plumbing Code**.


As provided under [OAR 333-061-0055 \(end of page 26\)](#), Drinking Water Services may grant waivers from construction standards under some conditions (e.g., the roadway within 100-ft of the well). The construction standards waiver application is available as a [fillable MS Word](#) or a [PDF document](#).

**Please complete this waiver form** and email it back to me at [evan.e.hofeld@oha.oregon.gov](mailto:evan.e.hofeld@oha.oregon.gov). You may indicate that you are seeking a waiver from [OAR 333-061-0050\(2\)\(a\)\(D\)](#) due to the presence of NE McDougall Rd being roughly 50-ft north of the 2022 well ([L149426](#)) as shown in the map below, which was found by Tom Pattee (per the well evaluation report completed under PR #45-2024) to be adequately constructed into a deep confined layer basalt aquifer and therefore, both the well and the aquifer have a low susceptibility to activities associated with the road.

Approximate 100-ft and 500-ft radii around the wellhead:



**Until documentation showing how these conditions have been met and Final Approval has been granted, the system is not approved for use.**

**To close out this project and request final approval**, please fill out the Project Final Approval  [request form](#) and email it me at [evan.e.hofeld@oha.oregon.gov](mailto:evan.e.hofeld@oha.oregon.gov) along with any supplemental documentation showing how the above conditions have been met (be sure to reference Plan Review #45-2024 and public water system (PWS) ID #95737).

Information contained on subsequent pages of this letter includes the constructed **well evaluation results from our geologist**, a summary of **water quality test results**, and a system description.

Thank you for your patience in this plan review process and if you have any questions, please feel free to call me at 971-200-0288 or e-mail me at [evan.e.hofeld@oha.oregon.gov](mailto:evan.e.hofeld@oha.oregon.gov).

Sincerely,



Evan Hofeld, PE  
Oregon Health Authority – Drinking Water Services

cc:

Tommy Laird - Oregon Water Resources Dept (OWRD), Well Construction Program Coordinator  
[Tommy.K.LAIRD@water.oregon.gov](mailto:Tommy.K.LAIRD@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)

**Constructed Well Evaluation Results:**

The well log ([YAMH59117](#)) was submitted to our geologist, Tom Pattee, for evaluation on April 10, 2024. Mr. Pattee completed his evaluation on May 1, 2024 finding that, as shown in the evaluation excerpts below, the well is:

***“...adequately constructed to draw water from a deep confined layer basalt aquifer.”***

Mr. Pattee further determined that aquifer sensitivity results suggest that:

***“...well construction does not contribute to the overall sensitivity of this water source to local land use practices” [and] “...the aquifer is not highly sensitive to nearby land use practices.” [having a] “...low susceptibility to activities associated with the roadway that occurs within the 100 ft sanitary setback.”***

**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 202 ft. The casing and casing seal extend to a depth of 118 ft, 44 ft into unweathered low permeability basalt that overlies the aquifer. A narrow diameter perforated liner, placed in the well, helps to keep the borehole open below the casing. Water can enter the well through the uncased portion of the well between 118 and 202 ft below ground. Sensitivity Analysis results suggest that well construction does not contribute to the overall sensitivity of this water source to local land use practices.

**Nature of Aquifer Evaluation:**

Aquifer Nature:  Confined aquifer  Semi-confined aquifer  Unconfined aquifer

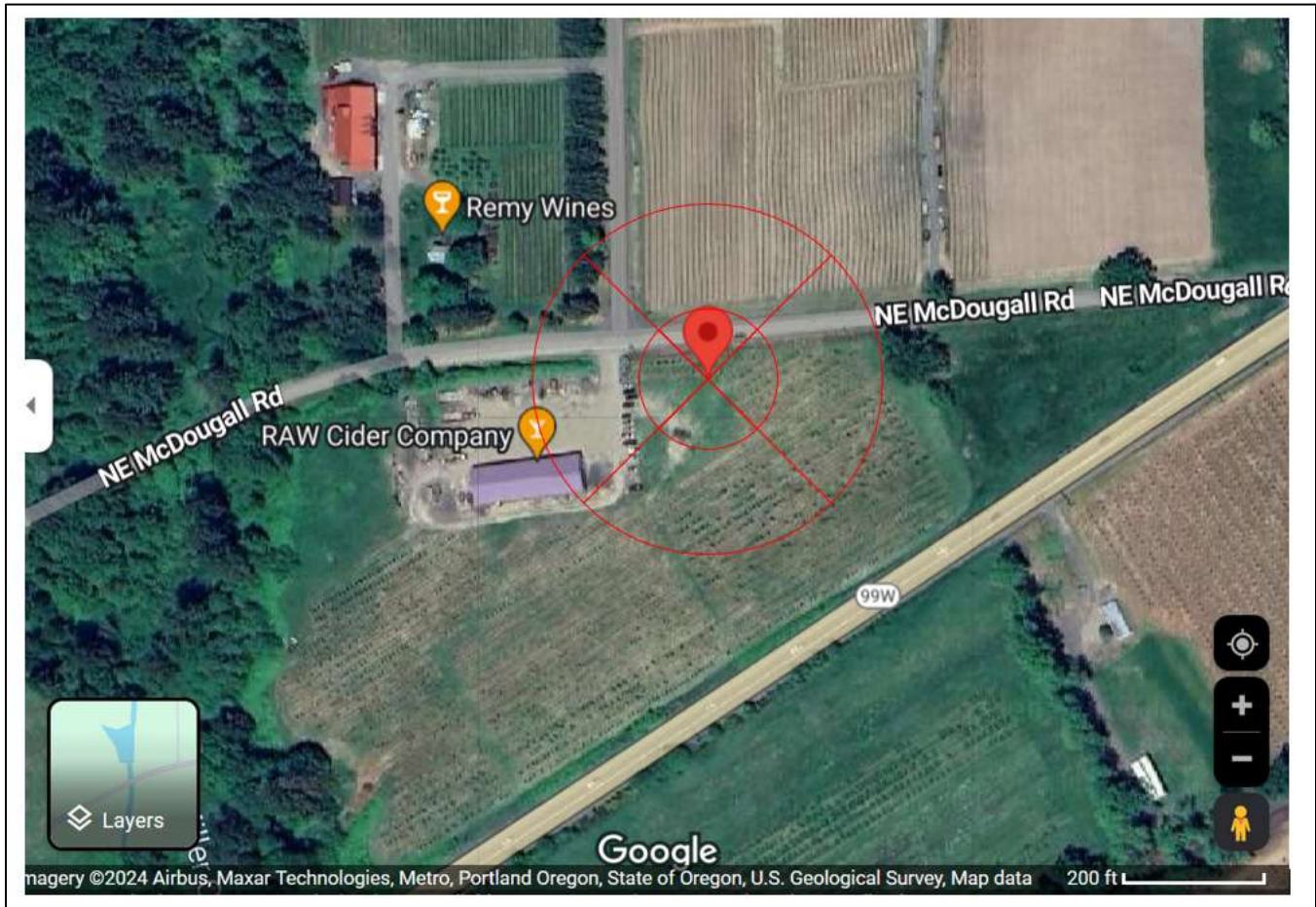
Comments: This well is designed to draw water from a deep confined layered basalt aquifer. The water-bearing zone is reported to occur at a depth of 153 ft and is overlain by 79 ft of low permeability basalt that acts as a confining layer. Water within the aquifer is under pressure, rising 83.5 ft above the identified water-bearing zone to a final static water-level of 69.5 ft below ground level. Sensitivity Analysis results suggest that the aquifer is not highly sensitive to nearby land use practices.

**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.

Hydrogeologists comments regarding request for Waiver from Construction Standards: A roadway is present within the 100 ft sanitary setback. The well is adequately constructed to draw water from a deep confined layered basalt aquifer. Furthermore, Sensitivity Analysis results suggest that water quality from this drinking water source has a low susceptibility to activities associated with the roadway that occurs within the 100 ft sanitary setback.

Approximate 100-ft and 500-ft radii around the wellhead:



Approximate 100-ft radius around well:



**Well Testing Water Quality Results:**

The following test results taken 9/5/23 were received on 3/28/24 and demonstrate that additional treatment is not needed to address arsenic or coliform bacteria (both not detected) or nitrate detected at 0.142 mg/l, which is less than half the Maximum Contaminant Level (EPA MCL) of 10 mg/l:

Alexin Analytical LABORATORIES, INC.		Professional Laboratory Services		ANALYSIS REPORT			
13035 SW Pacific Hwy. Tigard, OR 97223 Tel.: (503) 539-9311 Fax: (503) 684-1588		Reported: 09/08/2023 Received: 09/06/23 08:12 Sampled By: Levi Danielson Work Order: 3249004 Paid CC					
<b>C</b> Raw Cider Co.	<b>Project:</b>						
<b>L</b> Attn: Levi Danielson	<b>PO #:</b>						
<b>I</b> 17530 NE McDougall Rd	<b>Project #:</b> N/A						
<b>E</b> Dayton OR, 97114	<b>Sampling Location:</b> Fixed Sink Water Closet						
<b>N</b> Phone: (507) 459-9304	<b>Sample Matrix:</b> Water						
<b>T</b>							
Lab Number	Sample Name	Method	Result	Units	MRL	EPA MCL	Analysis Date/ Time
<b>3249004-01</b>	<b>Raw Cider</b>						
Sampled: 9/5/23 19:20							
Arsenic	A	EPA 200.9	ND	mg/L	0.003	0.01	09/07/23 16:36
Nitrate as N	A	EPA 300.0	0.142	mg/L	0.100	10	09/06/23 15:38
Lab Number	Sample Name	Method	Result		Analysis Date/ Time		
<b>3249004-01</b>	<b>Raw Cider</b>						
Sampled: 9/5/23 19:20							
Total Coliforms	A	SM 9223B (collekt-18) 21st Ed	Absent		9/6/23 14:37		
E. coli	A	SM 9223B (collekt-18) 21st Ed	Absent		9/6/23 14:37		
<b>ND</b> = None detected <b>MRL</b> = Minimum Reporting Limit <b>MCL</b> = Maximum Contamination Limit <b>A</b> = All procedures for this analysis are accredited in accordance with NELAP standards, Lab Accreditation No. OR-100013							

**System description, Site map & photos showing the extent of the water system:**

**Name:** Raw Cider Company

**Property Address:** 17530 NE McDougall Rd, Dayton, OR 97114

**Ownership/Mailing address:** Oneiros, LLC. DBA Raw Cider Company, 10670 SW Hall Blvd, Portland, OR 97223

**Contact Information:**

Name: Levi Danielson

Phone: 507-459-9304

Email: [levi@rawcider.com](mailto:levi@rawcider.com)

**Well Tag:** L149426

**Project:** This is new facility that will include one connection with a tasting room and processing operation for manufacturing wine. A well was drilled in September of 2022. See attached well log.

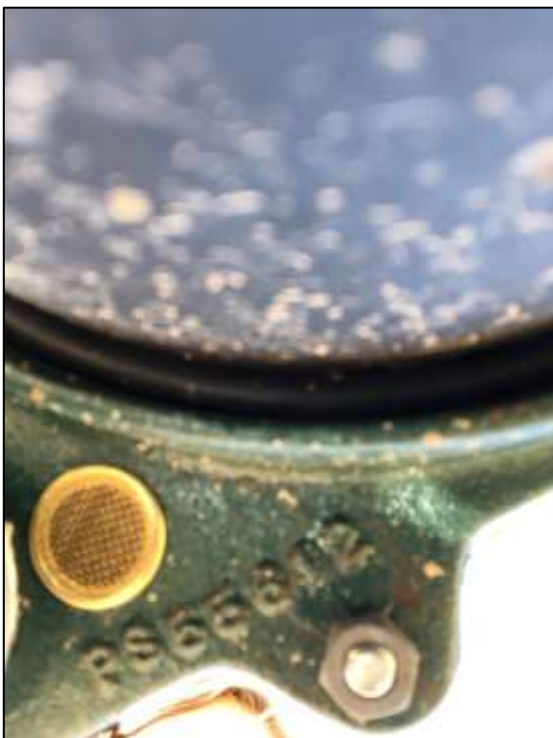
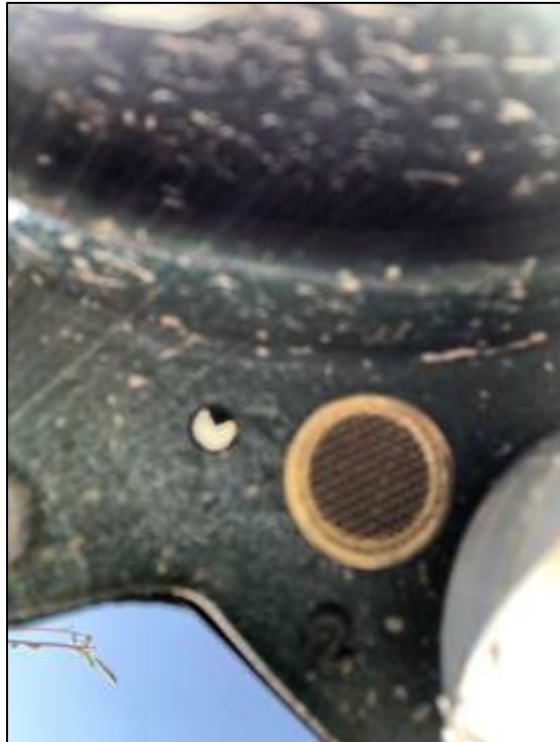
**Population:** The system will be considered a transient non-community. This classification is based on the system serving one connection, year-round, with an average daily population of 50 users, three of which will be employees, other users would be guests from the public.

**Exemption:** We would like to request an exemption from using an Oregon Certified Engineer to create our plans. Possibly if he can provide something on his letterhead would be nice to provide as an attachment.

**Land Use Compatibility Statement:** Please accept the attached letter dated August 30, 2022, from Yamhill County Department of Planning and Development for land use approval to have a tasting room at this location.

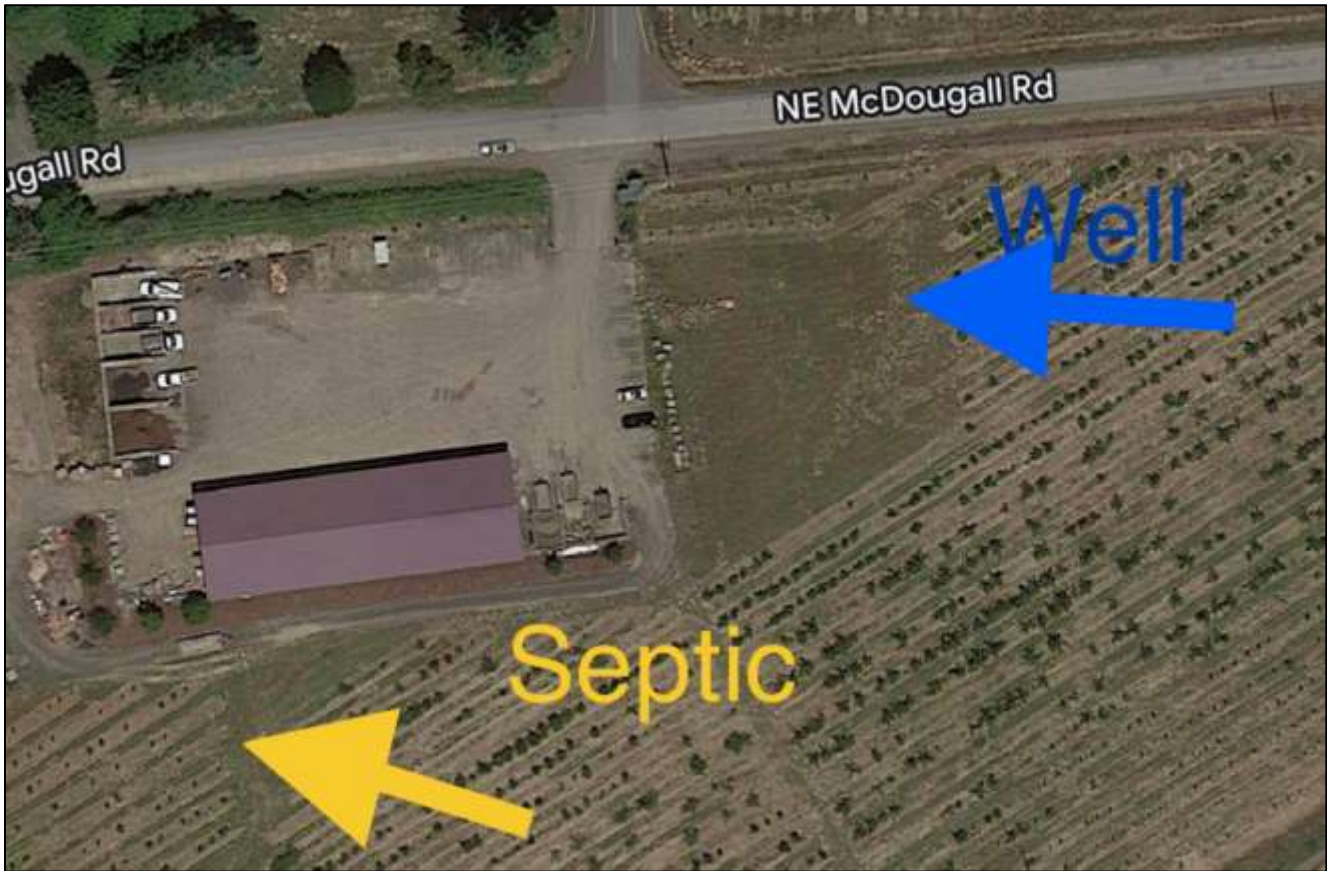
**Details & Specification:** The well has a pitless wellhead adapter that will have a sample spigot within 5-10 feet of the wellhead. The spigot has not yet been installed. There are no storage tanks, treatment, or filters on the system. There is a 20-gallon Flexcon (WR60R) pressure tank connected to the system. A bypass valve is planned for installation prior to final approval. The well is in a non-irrigated apple orchard that is organic and does not have any chemical applications to the trees. Wanting to open business in May of 2024.





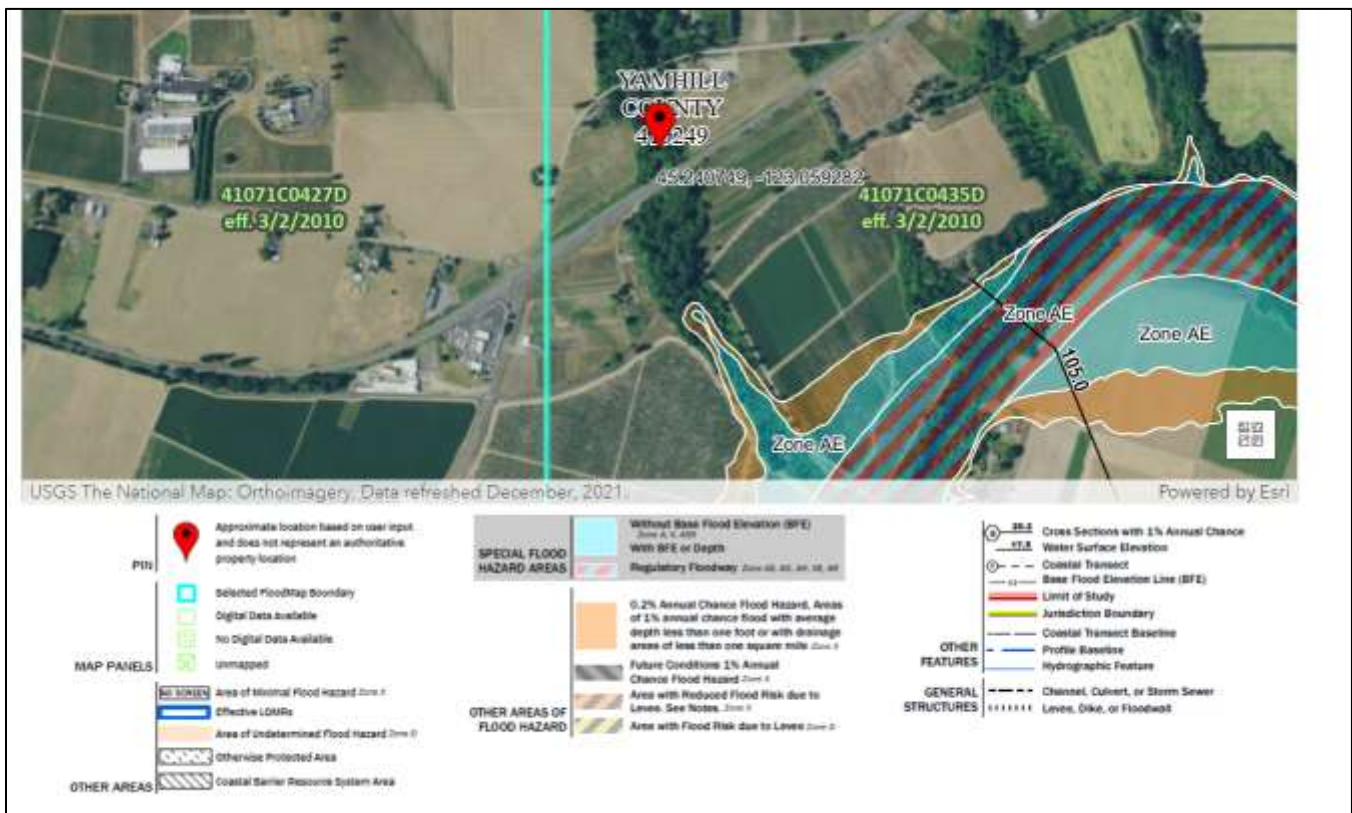
well head and Septic are 380 ft apart in the diagram below.  
NE McDougall Rd is approximately 50-ft north of the well.

- Location of well has 1 ¼ PVC buried at code depth that runs south and makes a turn heading west along the back side of the building. Total length of run of the 1 ¼ PVC is 400'
- At the backside of the building outside of the pump room the water line makes a transition to 1 ¼ PEX piping and enters the building.
- The entire building has PEX piping with a few sections of copper





FEMA Flood Map:





WATER SUPPLY WELL REPORT - Map with location identified must be attached and shall include an approximate scale and north arrow

YAMH 59117

10/7/2022

Map of Hole





**Well-Rite Series**  
 Water System Tanks

Job Name: \_\_\_\_\_ Schedule #: \_\_\_\_\_  
 Location: \_\_\_\_\_ Model #: \_\_\_\_\_  
 Engineer: \_\_\_\_\_ Representative: \_\_\_\_\_  
 Contractor: \_\_\_\_\_

**Description**

Well-Rite (WR) series tanks are diaphragm type pre-charged hydro-pneumatic tanks designed for residential and commercial water wells, pressure booster, irrigation and reverse osmosis systems.

**Materials of Construction**

Shell: Drawn steel w/ epoxy finish

Diaphragm: Butyl rubber w/ copolymer polypropylene lower water chamber

Connection: Stainless steel

**Ratings**

Max. Working Pressure: 125 PSI  
 Max. Working Temp: 140 F  
 Pre-Charge (adjustable): 38 PSI

Tank Specifications								
Model	Diameter (inches)	Height (inches)	System Connection (inches)	Volume (gallons)	Drawdown (gallons)			Weight (lbs)
					20/40	30/50	40/60	
WR 45	16	22	1	14	5.6	4.8	4.1	28
WR 60	16	29	1	20	8.1	6.8	5.9	36
WR 80	16	34.5	1	26	10.5	8.9	7.7	41
WR 100	21	27.75	1 ¼	32	12.9	10.9	9.4	54
WR 120	16	42.75	1	33.4	13.3	11.3	9.7	49
WR 140	21	36.25	1 ¼	44	17.7	15.0	13.0	67
WR 200	21	48	1 ¼	62	25.0	21.1	18.3	82
WR 240	21	62	1 ¼	81	32.6	27.6	23.9	99
WR 260	26	44.5	1 ¼	85	34.3	29.0	25.1	121
WR 360	26	59.75	1 ¼	119	48.0	40.6	35.1	153

A Swan Group Company

300 Pond St • Randolph, MA 02368 • 800-527-0030 • 781-986-2029 FAX • www.flexconind.com

**Yamhill County**  
**DEPARTMENT OF PLANNING AND DEVELOPMENT**

525 NE 4TH STREET • McMinnville, OREGON 97128  
Phone: 503-434-7516 • Fax: 503-434-7544 • TTY: 800-735-2900 • Internet Address: <http://www.co.yamhill.or.us/planning>

**COPY**

August 30, 2022


You are receiving this because  
state law requires notice of this  
decision to surrounding property  
owners.

Matthew Lewis Construction  
Attn: Matthew Lewis  
17800 SW Peavine Road  
McMinnville, OR 97128

Re: **Docket No. SDR-27-22, Tax Lot 4309-00500**

In reference to your application for the development of a cidery and cider tasting room on a parcel identified as Tax Lot 4309-00500, with at least **15-acres of orchard planted onsite**, planning staff has reviewed your application and finds that it complies with the requirements of the *Yamhill County Zoning Ordinance*. Your application has been approved with the following conditions:

RE: Plan Review #45-2024 - **RAW Cider Co.** (PWS ID# 95737) - 2022 Well (L149426) for tasting Roo...



PLAHN Joel M \* WRD <Joel.M.PLAHN@we

To ● Hofeld Evan E

Cc ● Carrie Gentry; ● Rebecca Templin


☺ ↩ Reply ↶ Reply All ➡ Forward 📧 ⋮

Thu 4/18/2024 2:10 PM

Hi Evan,

Thanks for your time today. I spoke with Levi Danielson earlier in the week. Levi told me the us of water for **Raw Cider Co.** would be under 5,000 gallons a day. After speaking with Levi, I determined they will be under the exempt uses and a water right is not required at this time. Please let me know if you need anything else. Have a great week.

Thanks, Joel Plahn  
District 22 Watermaster  
Cell 503-508-2394



OREGON  
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DEPARTMENT

Integrity | Service | Technical Excellence | Teamwork | Forward-Looking