



May 10, 2024

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www.healthoregon.org/DWP

Letter sent via e-mail only

Re: Solena Estate (PWS #95738)

2013 Well #1 (L112357, <u>YAMH56573</u>), Tank, and Secondary Treatment Conditional Approval (PR #60-2024)

Dear Ms. Moore:

Thank you for your plans for the new transient non-community water system, *Solena Estate*. The water system includes a single well drilled in 2013 (L112357, YAMH56573), a buried concrete cistern, pressure tank, secondary treatment (filters) and related facilities to serve two buildings and one rental house, year-round, with an average daily population of 60 users (10-12 employees with the remainder being guests from the public). The system description, well log, and sampling results (nitrate, arsenic, and coliform bacteria) were received on April 18, 2024, along with a plan review fee payment in the amount of \$825. A Land Use Compatibility Statement (LUCS) for Yamhill County was received May 7, 2024. Based on a maximum anticipated use of 3,000-gallons per day, Joel Plahn with the Oregon Water Resources Dept. indicated that the 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 #60-2024 and can be tracked online at: https://yourwater.oregon.gov/planreview.php?pwsno=95738. As a new transient non-community water system, this system has been assigned Public Water System (PWS) ID# 95738 as viewable online at: https://yourwater.oregon.gov/inventory.php?pwsno=95738. All new systems must undergo a Capacity Assessment, which will be completed concurrently with this plan review process and will 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 <u>OAR 333-061-0050(1)</u> - general requirements, -0050(2)(a) - wells, -0050(4) - treatment facilities, -0050(6) - finished water storage, -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.

OAR 333-061-0050(4) – Treatment Facilities Other than Disinfection:

5. Sampling taps shall be provided before and following the treatment process and before the first user when any form of water treatment is used at a public water system.

OAR 333-061-0050(6) – Finished Water Storage (applicable to buried tank):

- 6. Concrete reservoirs shall be provided with **sufficient reinforcing** to prevent the formation of cracks, and waterstops and dowels shall be placed at construction joints. Poured-in-place wall castings shall be provided where pipes pass through the concrete.
- 7. Where ground-level reservoirs are located partially below ground, the **bottom** shall be above the ground water table and footing drains discharging to daylight shall be provided to carry away ground water which may accumulate around the perimeter of the structure.
- 8. Finished water storage facilities shall have a watertight roof.
- 9. An **access hatch** shall be provided to permit entry to the interior for cleaning and maintenance. When the access manhole is on the roof of the reservoir there shall be a curbing around the opening and a lockable watertight cover that overlaps the curbing.
- 10.An internal **ladder** of durable material, shall be provided where the only access manhole is located on the roof (a waiver may be granted to allow placement of a portable step ladder when cleaning based upon the relatively small size of the 3,000-gallon reservoir).
- 11. **Screened vents** shall be provided above the highest water level to permit circulation of air above the water.
- 12.A drain shall be provided at the lowest point in the bottom of the storage facility and an overflow of sufficient diameter to handle the maximum flow into the tank shall be provided at or near the top of the sidewall. The outlet ends of the drain and overflow shall be fitted with angle-flap valves or equivalent protection and shall discharge to a watercourse or storm drain capable of accommodating the flow with a vertical separation between the bottom of the pipe and top of the receiving body or structure.
- 13.A **silt stop** shall be provided at the outlet pipe (e.g., if the outlet is at the bottom, it should be about 6" off the floor to prevent sediment from getting into distribution.
- 14.**If interior surface is provided with a protective coating**, the coating shall meet the requirements of NSF Standard 61: Drinking Water System Components Health Effects or equivalent.

Page 4 of 14 Solena Estate (PWS #95738) – 2013 Well #1 Conditional Approval LTR (PR #60-2024) May 10, 2024

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

15. The NSF-61 pressure tanks:

- 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; 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:

16. 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. The construction standards waiver application is available as a fillable MS Word or a PDF document.

Until documentation showing how these conditions have been met and <u>Final</u> 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 along with any supplemental documentation showing how the above conditions have been met (be sure to reference Plan Review #60-2024 and public water system (PWS) ID #95738).

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.

Sincerely,

Evan Hofeld, PE

Evan Afrill

Oregon Health Authority – Drinking Water Services

Page 5 of 14 Solena Estate (PWS #95738) – 2013 Well #1 Conditional Approval LTR (PR #60-2024) May 10, 2024

cc:

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

Joel Plahn – OWRD, Water Master, <u>Joel.M.PLAHN@water.oregon.gov</u>

Sarah Schwab - Oregon Dept of Agriculture, <u>Sarah.SCHWAB@oda.oregon.gov</u>

Melissa Wong – Yamhill County Environmental Health, wongm@yamhillcounty.gov

Page 6 of 14 Solena Estate (PWS #95738) – 2013 Well #1 Conditional Approval LTR (PR #60-2024) May 10, 2024

Constructed Well Evaluation Results:

The well log (YAMH56573) was submitted to our geologist, Tom Pattee, for evaluation on April 23, 2024. Mr. Pattee completed his evaluation on May 8, 2024, shown in the evaluation excerpts below, the well is adequately constructed to draw water from a confined sedimentary bedrock aquifer. Mr. Pattee further determined that aquifer sensitivity results suggest that the:

"...well construction does not contribute to the overall sensitivity of this water source to nearby 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 ≥ 5mg/L or confirmed E. coli at source. Susceptible well construction, not approved for use.
Comments: This well was drilled to a depth of 240 ft. The bottom 90 ft of the well caved in. The final reported well depth is 150 ft. The casing extends to a depth of 98.5 ft. The casing seal is completed to a depth of 21 ft, 8 ft into siltstone (claystone) bedrock that overlies the water-bearing zone. A narrow diameter perforated liner has been placed in the well from 70 to 150 ft below ground to help keep the borehole open below the casing. The well is gravel packed from 21 to 98 ft below ground level and therefore acts as an open
hole as water can enter the well bore through the gravel pack. Sensitivity Analysis results suggest that well
construction does not contribute to the overall sensitivity of this water source to nearby 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 confined sedimentary bedrock aquifer. The water-bearing zone is reported to occur between 61 and 97 ft below ground level and is overlain by 57 ft of siltstone (claystone) and silt (clay) of low permeability that act as a confining layer. Water within the aquifer is under pressure, rising 36 ft above the identified water-bearing zone to a final static water-level of 25 ft below ground. Sensitivity Analysis results suggest that the aquifer is not highly sensitive to nearby land use practices.

Page 7 of 14 Solena Estate (PWS #95738) – 2013 Well #1 Conditional Approval LTR (PR #60-2024) May 10, 2024

Approximate 50-, 100-, and 500-ft radii around the well:



Well Testing Water Quality Results:

The following test results taken 4/10/24 were received on 4/18/24 and demonstrate that additional treatment is not needed to address arsenic or coliform bacteria (both not detected) or nitrate detected at 0.308 mg/l, which is less than half the Maximum Contaminant Level (EPA MCL) of 10 mg/l:

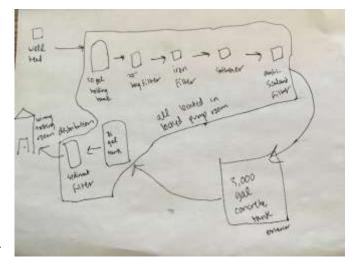
Lab Number	Sample Name	Method	Result	Units	MRL	EPA MCL	Analysis Date/ Time	
4101024-01	Front Spigot							
	Sampled: 4/10/24 10:50							
Arsenic	A	EPA 200.9	ND	mg/L	0.003	0.01	04/12/24 13:28	
Nitrate as N	A	EPA 300.0	0.308	mg/L	0.100	10	04/10/24 16:38	
Lab Number	Sample Name	Method				Result	Analysis Date/ Time	
4101024-01	Front Spigot Sampled: 4/10/24 10:50							
Total Coliforms	А	SM 9223B (coli	SM 9223B (colilert-18) 21st Ed.			Absent	4/10/24 15:58	
E. coli	A	SM 9223B (coli	lert-18) 21st i	Ed.		Absent	4/10/24 15:58	

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

The water system has been licensed with ODA as a winery at this location since March of 2015. The well, drilled in 2013, has a pitless wellhead adapter that will have a sample spigot within 20 feet of the wellhead. There is an underground storage tank that is made from concrete and has a 3,000-gallon capacity. The storage tank is secured with a lid tightened with unique hex screws making it challenging to access unless you have the correct tool. The underground water storage tank also has a wireless water level alarm.

Water flows through the system in the following order:

- 1. Well, L112357 (1/2 HP, 7 GPM 230 Volt, 3-wire submersible well pump)
- 2. 20-gallon Flexcon steel diaphragm pressure tank (challenger pc662).
- 3. 20" bag filter housing used to remove gravel and sand debris.
- 4. 13" x 54" Air-Iron Filter with Greensand filtration media used to reduce iron and odors.
- 5. 13" x 54" Softener used to reduce hardness mineral.
- 6. 20" anti-scalant filter used as a polishing filter.
- 7. Treated water supplies a buried 3000-gallon concrete reservoir with a 2.0 GPM flow control.
- 8. Buried reservoir supplies distribution with a submersible well pump equipped with an 81-gallon Well-x-trol steel diaphragm pressure tank (model wx255).
- 9. 20" sediment filter housing is used as a polishing filter for water coming from buried reservoir and into distribution.
- 10. Distribution serves two buildings and one rental house, year-round, with an average daily population of 60 users, 10-12 of which will be employees, other users would be guests from the public.



Page 9 of 14 Solena Estate (PWS #95738) – 2013 Well #1 Conditional Approval LTR (PR #60-2024) May 10, 2024

Well Photos:









Page 10 of 14 Solena Estate (PWS #95738) – 2013 Well #1 Conditional Approval LTR (PR #60-2024) May 10, 2024



3,000-gallon Buried Tank Photos:





Page 11 of 14 Solena Estate (PWS #95738) – 2013 Well #1 Conditional Approval LTR (PR #60-2024) May 10, 2024

Treatment Photos in the Pump Room:



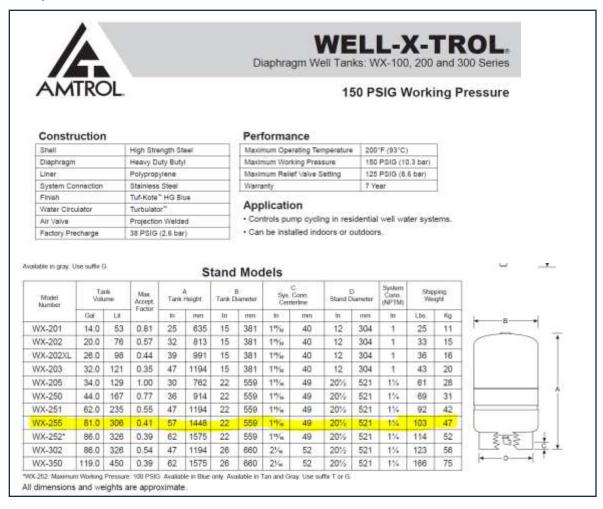


81-gallon steel diaphragm pressure tank (Well-X-Trol model wx255)





Page 12 of 14 Solena Estate (PWS #95738) – 2013 Well #1 Conditional Approval LTR (PR #60-2024) May 10, 2024





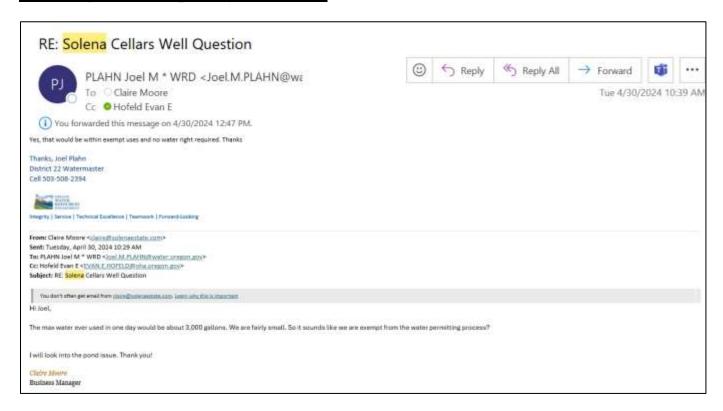
Tank Specifications								
Model	Diameter (inches)	Height (inches)	System Connection (inches)	Volume (gallons)	Drawdown (gallons)			Weight
					20/40	30/50	40/60	(lbs)
(A) PC 44	18	22	1	14	5.6	4.8	4.1	28
(A) PC 66	16	29	1.	20	8.1	8.8	5.9	36
(A) PCB8	16	34.5	. 1.	26	10.5	8.9	- 7.7	41
(A) PC 111	21	27,75	3.34	32	12.9	10.9	8.4	54
(A) PC 122	16	42.75	- 1	33.4	13.3	113	9.7	49
(A) PC 144	21	36.25	1.54	44	17.7	15.0	13.0	67
(A) PC 211	21	48	1.16	62	25.0	21.1	18.3	82
(A) PC 244	21	62	139	81	32.6	27.6	23.9	99
(A) PC 266	26	44.5	134	85	34.3	29.0	25.1	121
(A) PC 366	26	59.75	1.54	119	48.0	40.6	35.1	153



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Page 13 of 14 Solena Estate (PWS #95738) – 2013 Well #1 Conditional Approval LTR (PR #60-2024) May 10, 2024

Water Rights Not Required for the Well:



Well Log:

WATE	State of Ore	gon (as required by	ORS 537.765)	Page	1 of 1		Well ID 1112357 Card # 1020627		
(1) OMNER: Well No. 2805 Name LAURENT MONTALIEU Address 17100 NE MOCOLAND LOOP RD				County YAMMILL Township) Section 1 Tax Lot 1000 Street Address	[(9) LOCATION OF WELL by legal description: County YAMMILL				
31	DRILL METHOD:	ROTARY AIR			(10) STATIC MATE	a rever			
(4) PROPOSED USE: DOMESTIC					25 ft.	below land surface essure lb pe		te 08/02/11	
(5)	BORE HOLE CON Special Const Explosives us HOL Diam. Fro 10 0 6 98	ruction Approval ed NO Type E e To Material 98 BENTORIT	SEAL A	o Amount	0 ft (11) MATER DEAR! Depth at wh From 61	NO ZONES: 1ch water was first To 97	t found 61 Eet Flow Rat 5	te 51 	
	Seal placemen	t method POURED/F	ROBED		(12) WELL LOG:				
		rom 150 ft to 3 rom 21 ft to 9		al CAVING SLOU 3/8" PEA	I TOP SOIL	Material	Ground elevation From	100	
6)	CASING/LINER				CLAY, TAN		4	11	
Diam. From To Gauge Material Connect Casing 6 +1.5 98.5 25 STEEL MELDED	Connection WELDED	CLAYSTONE, GRAY	AY AY M/OCC THIN LAYER TONE AND GRAY SANDI		190				
						SAY DAYERS, VERY W		12557	
Line	- I	70 150 SCH4	0 PLASTIC	THREADED	AND CAVING. W	TLL NOT STAY OPEN	150	240	
69 -		shoe(s) 98.5 //			SOREHOLE COLL	APRED 155'- 240'	RECEIVED	BY OWN	
171	SERBODATIONS /	SCHURKE:					AUG 1	9 2013	
	(XI Perf. Method 6"TORCH/4"BAW [_! Screens Type				8. Disemsterdellis (503) 868 7878	SALE	M, OR		
	From To 22 97	Size Number -2%7" 80	Diam. Size	Casing/lin					
	111 129 146 149	.1X7" 34 .1X7" 30		LINER	Date started	08/01/13	Completed DB	02/13	
(E) WELL TESTS: Minimum cesting time is 1 hour Test type AIR Draw: Drill stem Yield GRM down at Time				the work I performed this well construction	r Mell Constructor ormed on the constr well is in complier on standards. Mater are true to my best	ruction, alterations with Oregon viols used and in the Browledge and the Browledge a	on, or abar water supply aformation		
	5	-	150	1 hr.	[bonded] Water 1	Well Constructor Cr	rrification: I a	coept respo	
	Temperature o	lyess done? YES	Depth Artesian	Flow Found	sibility for th performed on th above. All work with Oregon wat	e construction, all is well during the a performed during or supply well cons theybear of pr	eration, or spar e construction do this time is in etruction standar moviedge and bel	ndorment wor its reports compliance nds. This list.	
	Reason for wa Depth of stra	ter not suitable	tor use		Signed Lau	A. I Fays		Number 1434 08/53/13	