PUBLIC HEALTH DIVISION
Drinking Water Services
Tina Kotek, Governor

Oregon Health Authority

800 NE Oregon Street, Ste 640
Portland, OR 97232
Phone: (971) 673-0405
Fax: (971) 673-0694
www.healthoregon.org/DWP

June 20, 2024

Claire Moore
Claire@solenaestate.com
Solena Cellars, LLC
PO Box 760
Yamhill, OR 97148

Letter sent via e-mail only

Re: **Solena Estate (PWS #95738)**
2013 Well #1 (L112357, YAMH56573), Tank, and Secondary Treatment
Final Approval (PR #60-2024)

Dear Ms. Moore:

Thank you for sending the Project Final Approval Request Form and supporting material on June 18, 2024 addressing the conditions in my Conditional Approval letter dated May 10, 2024.

Final Approval – granted. The project, assigned plan review # 60-2024, is granted Final Approval and the drinking water facilities may continue in service. This letter may be downloaded for future reference from our website at: https://yourwater.oregon.gov/planreview.php?pwsno=95738

New system Capacity Assessment completed – no deficiencies. As part of this plan review process, a new System Capacity Assessment was completed resulting in no deficiencies found that need to be corrected. A copy of this assessment is enclosed with this letter. 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.

Project description. The project involved the establishment of a new transient non-community water system called *Solena Estate*. The water system includes a single well drilled in 2013 (L112357, YAMH56573) drawing water from a confined aquifer, a 2,000-gallon 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. A Conditional Approval letter was issued May 10, 2024.

Water rights – not required (Exempt Use). 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. https://yourwater.oregon.gov/planreview.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.

Operator certification requirements – not applicable. Since the water system is classified as a transient non-community water system with a groundwater source and only secondary treatment, a certified operator is not required.

Waiver from engineered plans – granted. 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.**

Monitoring requirements – quarterly coliform bacteria in the distribution system and annual nitrate sampling at the entry point (after treatment and just prior to the remainder of the distribution system). Distribution system samples for coliform bacteria should indicate "DIST-A" for a sample location and entry point sampling should be indicated as "EP-A for Well #1" on the laboratory sampling form. More information on coliform sampling including a coliform sampling plan template is on our website at: https://www.oregon.gov/oha/PH/HEALTHYENVIRONMENTS/DRINKINGWATER/MONITORING/Pages/monitoring.aspx#coliform.

Regulatory contact – Oregon Dept of Agriculture. For future questions regarding regulatory compliance for the water system, please contact the Oregon Dept of Agriculture (ODA). The regulatory contact information for ODA can be found online at: https://yourwater.oregon.gov/reg_contact.php?pwsno=95738

Information contained on subsequent pages of this letter includes:

1. the **completed New System Capacity Assessment form,**
2. constructed **well evaluation results from our geologist,**
3. a summary of **water quality test results**,
4. a **more detailed system description,** and
5. Conditions addressed in the **June 18, 2024 submittal.**

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
Oregon Health Authority – Drinking Water Services

cc:

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

Joel Plahn – OWRD, Water Master, Joel.M.PLAHN@water.oregon.gov

Sarah Schwab – Oregon Dept of Agriculture, Sarah.SCHWAB@oda.oregon.gov

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

New water system capacity assessment form:

New Water System Capacity Assessment
OHA-DWS

Water System Name: Solena Estate — Plan Review # 60-2024
County: Yamhill — PWS ID# 41 95738
Water System Type: TNC (groundwater) — (C, NTNC, TNC)

Requirement	Applicability	Yes	No*	Not Required
Plan Review completed, including LUCS – final approval granted	C, NTNC, TNC	☒	☐	☐
Monitoring results complete, treatment standards and MCLs met	C, NTNC, TNC	☒	☐	☐
Water meters installed at all service connections	Community	☐	☐	☒
Valid water right demonstrated	C, NTNC, TNC	☐	☐	☒
Master plan initiated – engineer selected	C > 300 connections	☐	☐	☒
Designated operator at proper certification level	C, NTNC	☐	☐	☒
Water management and conservation plan submitted to WRD	Community	☐	☐	☒
Water rate structure and billing process adequate for O&M, replacement costs	Community	☐	☐	☒

* If any of the above requirements are not met, include as a deficiency that must be corrected in capacity assessment cover letter.

Comments: System meets Exempt Use criteria (no water right needed) per Joel Plahn (OWRD) as documented in the Final Approval letter for PR# 60-2024.

Completed by: [signature] Date: 6/20/2024

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.

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

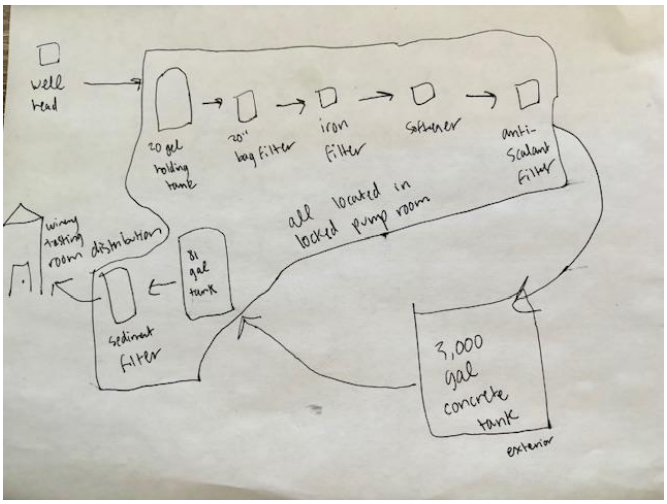
Lab Number	Sample Name		Method	Result	Analysis Date/ Time
4101024-01	**Front Spigot**				
	Sampled: 4/10/24 10:50				
Total Coliforms		A	*SM 9223B (colilert-18) 21st Ed.*	Absent	4/10/24 15:58
E. coli		A	*SM 9223B (colilert-18) 21st Ed.*	Absent	4/10/24 15:58

ND = None detected **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

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 2,000-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:



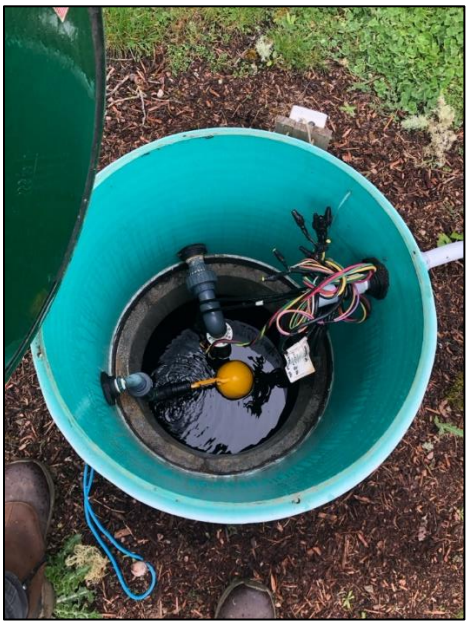
1. Well, L112357 (1/2 HP, 7 GPM 230 Volt, 3-wire submersible well pump)
2. 20-gallon Flexcon steel diaphragm pressure tank (challenger pc662).
3. 20" bag filter housing used to remove gravel and sand debris.
4. 13" x 54" Air-Iron Filter with Greensand filtration media used to reduce iron and odors.
5. 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 2000-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.

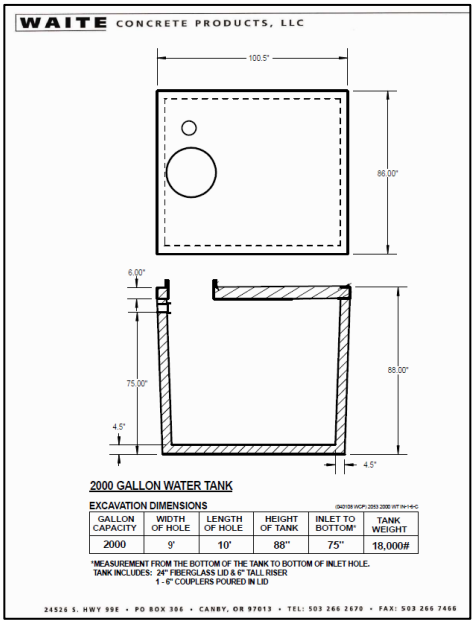
Well Photos:


Well L112357
45.339826 -123.127367
~530'
Septic/Drain Field


OREGON

2,000-gallon Buried Tank Photos:





The buried reinforced concrete tank was manufactured off-site and lowered into the ground on top of a 6" thick layer of gravel. There are no penetrations made in the concrete. All pipes in and out of the tank go through bulkhead fittings installed in the riser. The access hatch on top of the tank that has a curbed watertight cover. There is a vent on the top that allows air in and out of the tank, which would also serve as the overflow should the float switches malfunction.

2000 GALLON WATER TANK

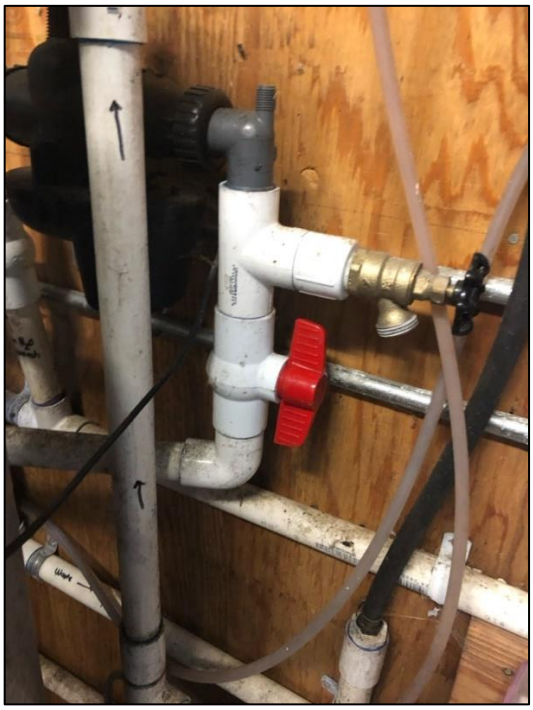
EXCAVATION DIMENSIONS (040108 WCP) 2053 2000 WT IN-1-6-C

GALLON CAPACITY	WIDTH OF HOLE	LENGTH OF HOLE	HEIGHT OF TANK	INLET TO BOTTOM*	TANK WEIGHT
2000	9'	10'	88"	75"	18,000#

*MEASUREMENT FROM THE BOTTOM OF THE TANK TO BOTTOM OF INLET HOLE.
TANK INCLUDES: 24" FIBERGLASS LID & 6" TALL RISER
1 - 6" COUPLERS POURED IN LID

Treatment Photos in the Pump Room:

The system would need to be shut down should the pressure tank need to be taken out of service for repair or replacement as there is no bypass around the pressure to keep the system operational while it is serviced.



Raw water sample tap →
The well into the pump room. In the photo below, the pipe marked “FROM WELL” is the raw water sample tap before any treatment or storage.

Treated water sample tap ↓
There is also a water tap that is after all treatment and storage and before water is distributed into the building as shown in the photo below.

AMTROL

WELL-X-TROL®

Diaphragm Well Tanks: WX-100, 200 and 300 Series

150 PSIG Working Pressure

Construction

Shell	High Strength Steel
Diaphragm	Heavy Duty Butyl
Liner	Polypropylene
System Connection	Stainless Steel
Finish	Tuf-Kote™ HG Blue
Water Circulator	Turbulator™
Air Valve	Projection Welded
Factory Precharge	38 PSIG (2.6 bar)

Performance

Maximum Operating Temperature	200°F (93°C)
Maximum Working Pressure	150 PSIG (10.3 bar)
Maximum Relief Valve Setting	125 PSIG (8.6 bar)
Warranty	7 Year

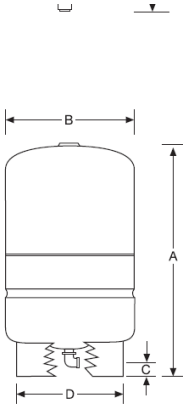
Application

- Controls pump cycling in residential well water systems.
- Can be installed indoors or outdoors.

Available in gray. Use suffix G.

Stand Models

Model Number	Tank Volume		Max. Accept. Factor	A Tank Height		B Tank Diameter		C Sys. Conn. Centerline		D Stand Diameter		System Conn. (NPTM)	Shipping Weight	
	Gal	Lit		In	mm	In	mm	In	mm	In	mm	In	Lbs	Kg
WX-201	14.0	53	0.81	25	635	15	381	1 19/32	40	12	304	1	25	11
WX-202	20.0	76	0.57	32	813	15	381	1 19/32	40	12	304	1	33	15
WX-202XL	26.0	98	0.44	39	991	15	381	1 19/32	40	12	304	1	36	16
WX-203	32.0	121	0.35	47	1194	15	381	1 19/32	40	12	304	1	43	20
WX-205	34.0	129	1.00	30	762	22	559	1 15/16	49	20½	521	1¼	61	28
WX-250	44.0	167	0.77	36	914	22	559	1 15/16	49	20½	521	1¼	69	31
WX-251	62.0	235	0.55	47	1194	22	559	1 15/16	49	20½	521	1¼	92	42
WX-255	81.0	306	0.41	57	1448	22	559	1 15/16	49	20½	521	1¼	103	47
WX-252*	86.0	326	0.39	62	1575	22	559	1 15/16	49	20½	521	1¼	114	52
WX-302	86.0	326	0.54	47	1194	26	660	2 1/16	52	20½	521	1¼	123	56
WX-350	119.0	450	0.39	62	1575	26	660	2 1/16	52	20½	521	1¼	166	75



*WX-252: Maximum Working Pressure: 100 PSIG. Avaliable in Blue only. Available in Tan and Gray. Use suffix T or G.

All dimensions and weights are approximate.

Submittal Data

Challenger Series

Water System Tanks

Job Name: _____ Schedule #: _____

Location: _____ Model #: _____

Engineer: _____ Representative: _____

Contractor: _____

Description

Challenger (PC) series tanks are diaphragm type, pre-charged hydro-pneumatic tanks designed for residential and commercial water well, pressure booster, and irrigation applications. Also available in almond (APC).

CHALLENGER

Materials of Construction

Shell: Drawn steel w/ epoxy finish

Diaphragm: Butyl rubber w/ copolymer polypropylene lower water chamber

Connection: Steel FPT

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	
(A) PC 44	16	22	1	14	5.6	4.8	4.1	28
(A) PC 66	16	29	1	20	8.1	6.8	5.9	36
(A) PC88	16	34.5	1	26	10.5	8.9	7.7	41
(A) PC 111	21	27.75	1 ¼	32	12.9	10.9	9.4	54
(A) PC 122	16	42.75	1	33.4	13.3	11.3	9.7	49
(A) PC 144	21	36.25	1 ¼	44	17.7	15.0	13.0	67
(A) PC 211	21	48	1 ¼	62	25.0	21.1	18.3	82
(A) PC 244	21	62	1 ¼	81	32.6	27.6	23.9	99
(A) PC 266	26	44.5	1 ¼	85	34.3	29.0	25.1	121
(A) PC 366	26	59.75	1 ¼	119	48.0	40.6	35.1	153

FLEXCON INDUSTRIES
A Swan Group Company

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

Water Rights Not Required for the Well:

RE: Solena Cellars Well Question

PJ

PLAHN Joel M * WRD <Joel.M.PLAHN@wa

To Claire Moore

Cc Hofeld Evan E

Reply | Reply All | Forward

Tue 4/30/2024 10:39 AM

You forwarded this message on 4/30/2024 12:47 PM.

Yes, that would be within exempt uses and no water right required. Thanks

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

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

From: Claire Moore <claire@solenaestate.com>
Sent: Tuesday, April 30, 2024 10:29 AM
To: PLAHN Joel M * WRD <Joel.M.PLAHN@water.oregon.gov>
Cc: Hofeld Evan E <EVAN.E.HOFELD@oha.oregon.gov>
Subject: RE: Solena Cellars Well Question

You don't often get email from claire@solenaestate.com. Learn why this is important

Hi Joel,

The max water ever used in one day would be about 3,000 gallons. We are fairly small. So it sounds like we are exempt from the water permitting process?

I will look into the pond issue. Thank you!

Claire Moore
Business Manager

Well Log:

YAMH 56573

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

State Well ID L112357
Start Card # 1020627

(1) OWNER: Well No. 2806
Name LAURENT MONTALIEU
Address 17100 NE WOODLAND LOOP RD
City YAMHILL St OR Zip 97148

(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 150 ft
Explosives used NO Type _____ Amount _____

	HOLE			SEAL		
Diam.	From	To	Material	From	To	Amount
10	0	98	BENTONITE CHIP	0	21	16 SAX
6	98	240				

Seal placement method POURED/PROBED
Backfill: from 150 ft to 240 ft Material CAVING SLOUGH
Gravel: from 21 ft to 98 ft Size 3/8" PEA

(6) CASING/LINER:

	Diam.	From	To	Gauge	Material	Connection
Casing	6	+1.5	98.5	.25	STEEL	WELDED
Liner	4	70	150	SCH40	PLASTIC	THREADED

Final Location of shoe(s) 98.5 // SPLINE-LOC LINER

(7) PERFORATIONS/SCREENS:
[X] Perf. Method 6"TORCH/4"SAW
[_] Screens Type _____ Material _____

From	To	Slot Size	Number	Tele/pipe Diam.	Tele/pipe Size	Casing/liner
22	97	.2X7"	80			CASING
111	129	.1X7"	34			LINER
140	149	.1X7"	20			LINER

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

Yield GPM	Draw-down	Drill stem at	Time
5		150	1 hr.
5		135	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. ° ' " Long. ° ' "
Township 3 S Range 4 W WM.
Section 1 SE 1/4 NW 1/4
Tax Lot 1000 Lot Block Subdivision
Street Address of Well (or nearest Address):
17100 NE WOODLAND LP RD YAMHILL, OR

(10) STATIC WATER LEVEL:
25 ft. below land surface. Date 08/02/13
Artesian pressure _____ lb per square in. Date _____

(11) WATER BEARING ZONES:
Depth at which water was first found 61

From	To	Est Flow Rate	SWL
61	97	5	25

(12) WELL LOG:
Ground elevation ____

Material	From	To	SWL
TOP SOIL	0	4	
CLAY, TAN	4	13	
CLAYSTONE, GRAY	13	61	
CLAYSTONE, GRAY W/OCC THIN LAYERS OF TAN LIMESTONE AND GRAY SANDSTONE	61	150	
CLAYSTONE W/CLAY LAYERS, VERY UNSTABLE AND CAVING. WILL NOT STAY OPEN	150	240	
BOREHOLE COLLAPSED 150'- 240'			

RECEIVED BY OWRD
AUG 19 2013
SALEM, OR

DAVE PAYSINGER, bluewaterdrilling.com
(503) 868 7878

Date started 08/01/13 Completed 08/02/13

(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 David M. Paysinger Date 08/03/13

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

Conditions addressed in the June 18, 2024 submittal:

Solena Estate (PWS #95738) 2013 Well #1 (L112357, YAMH56573), Tank, and Secondary Treatment Conditional Approval (PR #60-2024)

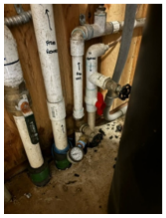
OAR 333-061-0050(1) – General:
1. **Materials (including the greensand filter media)** in contact with well water are designed for potable water service and **meet NSF Standard 61**.

Yes, they are all 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.
The well is not located within 100 feet of any roadway.

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.
No hazards of any type listed above are located anywhere within 100 feet of the well.

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.
There is a raw water sample tap that goes directly from the well into the pump room before it hits any treatment or tanks. The line goes directly from the well into the pump room. In the photo below, the pipe marked "FROM WELL" is the raw water sample tap.



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.
See above photo, the "from well" tap is before any treatment or storage. There is also a water tap that is after all treatment and storage and before water is distributed into the building. See picture below:

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.
These concrete tanks are manufactured with a lot of rebar and are very well built. There are no penetrations made in the concrete. All pipes in and out of the tank go through bulkhead fittings installed in the riser. Attached is a one page spec sheet for the concrete tank. The concrete reservoir was constructed off site and lowered into ground here.

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. **The tank is set on 6" of gravel so as not to allow groundwater to seep up.**

8. Finished water storage facilities shall have a **watertight roof**.
Yes the water storage has 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.
We do have an access hatch on top of the tank that has a curbed watertight cover so no insects or rodents can access the tank. See photos below showing hatch off, hatch on, and up close hatch showing curved lip.

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).
The tank is too small to install a permanent internal ladder, we would like to request a waiver .

11. **Screened vents** shall be provided above the highest water level to permit circulation of air above the water.
There is a vent on the top that allows air in and out.

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.**

Our holding tank is a buried concrete tank where you cannot install a lower tank drain and the vent on top of the tank can act and an overflow if the tank controls fail to stop water from the well.

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.
Any sediment coming from the well and tank would be stopped at the treatment and not distributed into system.

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.
There is no protective coating. So N/A.

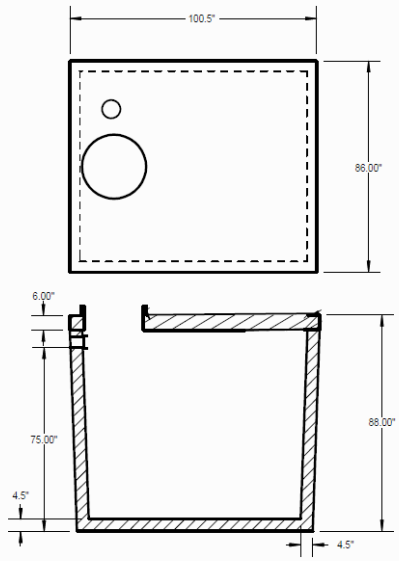
OAR 333-061-0050(6)(b) – Pressure Tanks:
15. **The NSF-61 pressure tanks**:
a. Shall be provided with bypass piping around the pressure tank to permit operation of the system while the tank is being maintained or repaired; and
b. Shall be provided with a drain, a pressure gauge, an air blow-off valve, a means for adding air and pressure switches for controlling the operation of the pump(s).

We cannot install a bypass around the pressure to keep the system operational while it is serviced as it is part of the system and the system will have to be shut down if the pressure tank is ever needed to be worked on. This requirement would only be met if there were multiple pressure tanks on the system and you could leave at least one in service while the other is repaired.

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**.

See attached occupancy letter from the county of Yamhill. They inspected all plumbing and permits, and occupancy would not be granted if we were not in compliance with code.

WAITE CONCRETE PRODUCTS, LLC



2000 GALLON WATER TANK

EXCAVATION DIMENSIONS

GALLON CAPACITY	WIDTH OF HOLE	LENGTH OF HOLE	HEIGHT OF TANK	INLET TO BOTTOM*	TANK WEIGHT
2000	9'	10'	88"	75"	18,000#

*MEASUREMENT FROM THE BOTTOM OF THE TANK TO BOTTOM OF INLET HOLE.
TANK INCLUDES: 24" FIBERGLASS LID & 6" TALL RISER
1 - 6" COUPLERS POURED IN LID

24526 S. HWY 99E • PO BOX 306 • CANBY, OR 97013 • TEL: 503 266 2670 • FAX: 503 266 7466

Yamhill County
Building Division

CERTIFICATE OF OCCUPANCY

This Certificate has been issued pursuant to the applicable requirements of the current Building Codes. The below described project has been inspected for compliance with the requirements of the building codes for the group and division of occupancy and the use for which the proposed occupancy is classified.

Address: 17096 NE WOODLAND LOOP RD Permit #: 2013002619

Description: WINERY TASTING ROOM

Owner: MONTALIEU, LAURENT

Applicant: MONTALIEU, LAURENT

Type of Const: VB Occupancy Group: F-2

Fire Sprinklers Required: N

Fire Sprinklers Provided: N

Text Code Edition: 2010 OSSC

Occupancy Date: 08/24/2015

Building Official

POST IN A CONSPICUOUS LOCATION

Dept. Of Planning and Development
525 NE 4th Street
McMinnville, OR 97128
Phone: 503-434-7516 Fax: 503-434-7544

Hofeld Evan E

From: Hofeld Evan E
Sent: Tuesday, June 18, 2024 2:24 PM
To: Claire Moore
Subject: RE: Solena Estate (PWS #95738) – 2013 Well #1 Conditional Approval LTR (PR #60-2024)

No – I should be able to final out the project without the waiver request form (I confirmed with our plan review coordinator, Carrie Gentry, this morning that a waiver form is not required).

Evan Hofeld
Regional Engineer
OREGON HEALTH AUTHORITY - Public Health Division - Drinking Water Services
evan.e.hofeld@oha.oregon.gov
Cell: 971-200-0288
Fax: 971-673-0458
www.healthoregon.org/dwp

After-hours emergencies: evenings, weekends, holidays
Contact on-call DWS manager (503) 704-1174

From: Claire Moore <claire@solenaestate.com>
Sent: Tuesday, June 18, 2024 11:54 AM
To: Hofeld Evan E <EVAN.E.HOFELD@oha.oregon.gov>
Subject: Solena Estate (PWS #95738) – 2013 Well #1 Conditional Approval LTR (PR #60-2024)

Hi Evan,

I think I am finally ready to submit this to you. I have all my docs attached. My one question is to I need to get the waiver form signed by the OHA requesting we don't get a ladder into our tiny tank before this can be considered "complete"?

Thank you!

Claire Moore
Business Manager

claire@solenaestate.com
P: 503.662.3700
PO Box 760
Yamhill, OR 97148