

Tina Kotek, Governor

August 28, 2025

Shiela LaPoint
slapoint@resonancewines.com
Découverte Vineyard
12050 NE Meadow Lake Rd
Carlton, OR 97111

Letter sent via email only.

**Re: Well #1 ([YAMH4625](#)), pressure tank, cartridge filtration & UV
[PR#103-2025](#)
Découverte Vineyard (PWS ID# [95769](#))
Conditional Approval**

Dear Ms. LaPoint,

Thank you for your submittal to the Oregon Health Authority's Drinking Water Services (DWS) of plan review information for the water system (described below) for Découverte Vineyard, which is licensed and regulated by the Oregon Dept. of Agriculture. On August 12, 2025 our office received a plan review fee of \$825 to accompany Well #1 (SRC-AA) well log ([YAMH4625](#)), system description, map and photos of the water system serving the the "Résonance Tasting Salon" at the Découverte Vineyard.

The project includes a review of pre-existing facilities consisting of:

- One well ([YAMH4625](#)) – adequately constructed into a confined aquifer,
- One 60-gallon Pentair Wellmate Model #WM-20WM "CPVC Drain" Pressure Tank (WQA certified to NSF Standard 61),
- One NSF-55 Class B Viqua Model #E4 UV unit (secondary treatment & not approved for total coliform or 4-log viral disinfection)
- One Pentair Big Blue 20-inch Opaque filter 1-inch NPT (secondary treatment & not approved for pathogen removal)

Waterlines located on private property fall under local plumbing code and were not included in this review.

Decouverte Vineyard (PWS #95769)

Conditional Approval PR #103-2025 – well #1 (YAMH4625), UV, cartridge & pressure tank

August 28, 2025

This project has been assigned plan review #103-2025 and can be tracked online at:

<https://yourwater.oregon.gov/planreview.php?pwsno=95769>.

Located at 17205 NE Archery Summit Rd in Dayton, Oregon, the “Résonance Tasting Salon” at the Découverte Vineyard was officially opened to the public April of 2013, but was only recently activated as a new transient non-community (TNC) water system on August 1, 2025 as shown on our website at:

<https://yourwater.oregon.gov/inventory.php?pwsno=95769>. This TNC classification is based on the system serving one connection, at the same address, year-round, with an average daily population of 50 users, two of which are employees.



Decouverte Vineyard (PWS #95769)

Conditional Approval PR #103-2025 – well #1 (YAMH4625), UV, cartridge & pressure tank

August 28, 2025

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 granted for this submittal. **Note that by utilizing this exemption, the water system takes full responsibility for the design of the project.**

The well identified as SRC-AA (YAMH4625) was determined by our geologist, Tom Pattee, to be adequately constructed into a confined aquifer with low susceptibility to contamination from local land use practices. See the enclosed information for more details of Mr. Pattee's evaluation. The well log YAMH4625 can be viewed online at:

https://apps.wrd.state.or.us/apps/gw/well_log/wl_details.aspx?wl_id=285054

Note that wells intended for public water system sources need to be constructed and have valid water rights as applicable for the intended use in accordance with:

- 1) Oregon Administrative Rule (OAR) 333-061-0050(2), viewable online at: <https://www.oregon.gov/oha/PH/HEALTHYENVIRONMENTS/DRINKINGWATER/PLANREVIEW/Documents/OAR-333-061-0050.pdf#page=2> and
- 2) Oregon Water Resources Department (OWRD) general standards for the construction and maintenance of water wells in Oregon as prescribed in OAR chapter 690, divisions 200 through 220, viewable online at: <https://www.oregon.gov/owrd/Documents/Ch%20690%20Div%20200;%2020230206.pdf>
- 3) Water rights requirements administered by the Oregon Water Resources Dept (OWRD). Contact Joel Plahn (cc'd on this letter) for more information regarding water rights requirements.

Joel Plahn
District 22 Watermaster
503-508-2394 (cell)
Joel.M.PLAHN@water.oregon.gov

Decouverte Vineyard (PWS #95769)

Conditional Approval PR #103-2025 – well #1 (YAMH4625), UV, cartridge & pressure tank

August 28, 2025

The system is granted Conditional Approval, which means that for Final Approval, the following four 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 as follows:

333-061-0050(1) - general requirements (page 1)

333-061-0050(2)(a) – groundwater sources (page 2)

333-061-0050(6)(b) – pressure tanks (page 21), and

333-061-0050(10) – disinfection of facilities (page 24)

Viewable online at:

<https://www.oregon.gov/oha/PH/HEALTHYENVIRONMENTS/DRINKINGWATER/PLANREVIEW/Documents/OAR-333-061-0050.pdf>

OAR 333-061-0050(1) – General

1. ☐ **Materials** in contact with well water are designed for potable water service and **meet NSF Standard 61 (e.g., cartridge filter).**

OAR 333-061-0050(2)(a) – groundwater wells

2. ☐ The well must be constructed according to OAR 333-061-0050(2)(a) including:

- a) The area within 100 feet of the well shall be owned by the Vineyard or a perpetual restrictive easement shall be obtained for all land (with the

exception of public rights-of-way) within 100-ft of the well. The easement shall be recorded with Yamhill County and with the recorded deed to the property. Copy of the easement shall be submitted to our office;

- b) Hazard identified below are not allowed within the following setbacks →

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.

Decouverte Vineyard (PWS #95769)

Conditional Approval PR #103-2025 – well #1 (YAMH4625), UV, cartridge & pressure tank
August 28, 2025

c) The above-ground well construction shall meet the following requirements:

The pump installation, piping arrangements, other appurtenances, and well house details at wells which serve as the source of supply for a public water system, shall meet the following requirements:

- (i) The line shaft bearings of turbine pumps shall be water-lubricated, except that bearings lubricated with non-toxic approved food-grade lubricants may be permitted in wells where water-lubricated bearings are not feasible due to depth to the water;
- (ii) Where turbine pumps are installed, the top of the casing shall be sealed into the pump motor. Where submersible pumps are installed, the top of the casing shall be provided with a watertight sanitary seal;
- (iii) A casing vent shall be provided and shall be fitted with a screened return bend;
- (iv) Provisions shall be made for determining the depth to water surface in the well under pumping and static conditions;
- (v) A sampling tap shall be provided on the pump discharge line;
- (vi) Piping arrangements shall include provisions for pumping the total flow from the well to waste;
- (vii) A method of determining the total output of each well shall be provided. This requirement may be waived by the Authority at confined wells which serve as the source of supply for TNCs;
- (viii) A reinforced concrete slab shall be poured around the well casing at ground surface. The slab shall be sloped to drain away from the casing;
- (ix) The ground surface around the well slab shall be graded so that drainage is away from the well;
- (x) The top of the well casing shall extend at least 12 inches above the concrete slab;
- (xi) Provisions shall be made for protecting pump controls and other above-ground appurtenances at the well head. Where a wellhouse is installed for this purpose, it shall meet applicable building codes and shall be insulated, heated and provided with lights, except that where the wellhouse consists of a small removable box-like structure the requirement for lights may be waived by the Authority;
- (xii) The wellhouse shall be constructed so that the well pump can be removed.
- (xiii) Wells equipped with pitless adaptors or units are not required to meet the requirements of subparagraphs (2)(a)(K)(iii) and (viii) of this rule.




Decouverte Vineyard (PWS #95769)
 Conditional Approval PR #103-2025 – well #1 (YAMH4625), UV, cartridge & pressure tank
 August 28, 2025

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


3. ☐ **The pressure tank shall be provided with:**
- a) a drain,
 - b) pressure gauge,
 - c) an air blow-off valve,
 - d) a means for adding air, and
 - e) pressure switches for controlling the operation of pump(s).

OAR 333-061-0050(10) – Disinfection of Facilities

4. ☐ New facilities or existing facilities if modified to meet these conditions are **disinfected, flushed, and tested** (coliform bacteria presence/absence test) following construction in conformance with OAR 333-061-0050(10).

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 absence of pressure tank bypass piping). 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 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 along with any supplemental documentation showing how the above conditions have been met (be sure to reference Plan Review #103-2025 and public water system (PWS) ID #95769).

Supplemental documentation may include one or more of the following:

- ✓ Certifications, emails or other documents regarding water rights, NSF-61 certification (e.g., for the cartridge filter), etc.
- ✓ Photos of the
 - Wellhead with concrete slab and cover,
 - sample taps (pre- and post-treatment),
 - pressure tank components,
 - etc.

A description of how new facilities were disinfected, flushed, and tested (coliform bacteria presence/absence test results) following construction in conformance with OAR 333-061-0050(10). You may also find it helpful to refer to this guidance for assistance with disinfection:

<https://www.oregon.gov/oha/PH/HealthyEnvironments/DrinkingWater/Operations/Pages/shockchlorination.aspx>.

Decouverte Vineyard (PWS #95769)

Conditional Approval PR #103-2025 – well #1 (YAMH4625), UV, cartridge & pressure tank

August 28, 2025

Information contained on subsequent pages of this letter includes maps and photos of the water system along with:

- ✓ A general system description,
- ✓ Source information including:
 - An evaluation from our geologist for well #1 (SRC-AA),
 - Well and pressure tank photos, and
 - water quality test results,
- ✓ Photos of secondary treatment (UV and cartridge filter)

If you have any questions, please feel free to email me at evan.e.hofeld@oha.oregon.gov or call me at 971-200-0288.

Sincerely,



Evan Hofeld, PE
Regional Engineer
Drinking Water Services

CC: Sarah Schwab, Oregon Dept of Agriculture (ODA) – Drinkingwater@oda.oregon.gov
Wyatt Faulkner, ODA - Wyatt.FAULKNER@oda.oregon.gov
Melissa Wong, Yamhill County Public Health - wongm@yamhillcounty.gov
Tommy Laird, Oregon Water Resources Dept. - Tommy.k.laird@water.oregon.gov
Travis Kelly, Oregon Water Resources Dept. - Travis.N.Kelly@water.oregon.gov
Joel Plahn, Oregon Water Resources Dept. - Joel.M.PLAHN@water.oregon.gov

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Description of facilities reviewed under Plan Review #103-2025

General water system description:

Découverte Vineyard (<https://resonancewines.com/vineyards/decouverte-vineyard/>) is classified as a transient non-community system, licensed by the Oregon Dept of Agriculture, and has been assigned public water system ID# 95769 as shown online at: <https://yourwater.oregon.gov/inventory.php?pwsno=95769>

Located at 17205 NE Archery Summit Rd in Dayton, Oregon (Yamill County), the “Résonance Tasting Salon” at the Découverte Vineyard was opened to the public April of 2013, but was only recently activated as a new transient non-community (TNC) water system on August 1, 2025 as shown on our website at:

<https://yourwater.oregon.gov/inventory.php?pwsno=95769>. This TNC classification is based on the system serving one connection, at the same address, year-round, with an average daily population of 50 users, two of which are employees.



The water system consists of:

- One well ([YAMH4625](#))
- One 60-gallon Pentair Wellmate Model #WM20WM “CPVC Drain” Pressure Tank (WQA certified to NSF Standard 61)
- One NSF-55 Class B Viqua Model #E4 UV unit (secondary treatment & not approved for total coliform or 4-log viral disinfection)
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Conditional Approval PR #103-2025 – well #1 (YAMH4625), UV, cartridge & pressure tank
August 28, 2025

Additional Notes/Comments/Requests

Name: Decouverte Vineyard

Property Address: 17205 NE Archery Summit Rd, Dayton, OR 97114

Ownership/Mailing address: Resonance Wines, LLC, 12050 NW Meadow Lake Rd, Carlton, OR 97111

Contact Information:

Name: Sheila LaPoint

Phone: 971-999-1604

Email: slapoint@resonancewines.com

Well Tag: YAMH 4625, well tag ID application will be submitted to Water Resources to receive an L number

Project: This well is connected to an existing tasting room and barn. See attached well log.

Population: The system will be considered a transient non-community. This classification is based on the system serving one connection, at the same address, year-round, with an average daily population of 50 users, two of which are employees.

Exemption: We would like to request an exemption from using an Oregon Certified Engineer to create our plans.

Land Use Compatibility Statement: Yamhill County letter dated March 30, 2022, is for approval of land use as a tasting room. Attached is the updated letter from Yamhill County dated January 5, 2024, for the approval of land use as a tasting room.

Details & Specification: The well has a traditional wellhead with a spigot close on top of casing. There is an insulated box around the well head that cannot be locked. The system consists of a 60-gallon WellMate pressure tank model WM-20MW CPVC DRAIN, a Viqua Model #E4 UV unit, and a Pentair Big Blue 1 Inch NPT, 20 inch Opaque filter. It is rated for 40-100 degrees Fahrenheit and 30-90 PSI. believed to contain a 1 micron filter. The well is near grape vines that are sprayed, but the application of the spray follows manufactures requirements and are all organic sprays, see attached list of products used.

Oregon Department of Agriculture Market Access and Certification Programs Organic Certification Program				CROP - INPUT INVENTORY & REVIEW NOP 205.105, 205.201(a)(2)			
Inputs include, but are not limited to: pesticides, pheromones, fertilizers, detergents, cleaners							
OPERATION NAME:		Louis Jadot Estate, LLC					
CERTIFICATION YEAR:		2024					
Product Name (as it appears on the label)	Manufacturer (as it appears on the SDS)	Approved for Use in Organic Production By: (OMRI, WSDA, CDA, NOP)	Is this product currently being used?	Use/Function (e.g. Fertilizer, Sanitizer, Adjuvant, etc.)	Location(s) used	Does this input contact organic product or product contact surfaces (containers, packing tables, etc)?	Is this input applied by a contractor? (include contractor name)
PFR-97	Certis USA	OMRI	no	Pest	All sites	Yes, contacts vine/grapes	Results Partners LLC
Plantkydd (Powder Concentrate)	Tree World Plant Care Products Inc.	OMRI	no	Repellent	All sites	Yes, contacts vine/grapes	Results Partners LLC
ProBlad Verde	SvmAgro	OMRI	Yes	Fungicide	All sites	Yes, contacts vine/grapes	Results Partners LLC
Pure Spray Green	Petro-Canada	OMRI	no	Fungicide	All sites	Yes, contacts vine/grapes	Results Partners LLC
Regalia Biofungicide	Marrone Bio Innovations, Inc.	OMRI	Yes	Fungicide	All sites	Yes, contacts vine/grapes	Results Partners LLC
Serenade Opti	Bayer CropScience	OMRI	no	Fungicide	All sites	Yes, contacts vine/grapes	Results Partners LLC
Solubor usb-9853	U.S. Borax, Inc.	OMRI	Yes	Micronutrient	All sites	Yes, contacts vine/grapes	Results Partners LLC
Stimplex	Acadian Seaplants		no	Fertilizer	All sites	Yes, contacts vine/grapes	Results Partners LLC
Venerat XC	Marrone Bio Innovations, Inc.	OMRI	no	Pest	All sites	Yes, contacts vine/grapes	Results Partners LLC
Vitiseal	Vitiseal International, LLC.	CCOF	no	Pest	All sites	Yes, contacts vine/grapes	Results Partners LLC
Biolink Anti Foam	Biolink	OMRI	no	Adjuvant	All sites	Yes, contacts vine/grapes	Results Partners LLC
Biolink 3-3-3	Biolink	WSDA	no	Fertilizer	All sites	Yes, contacts vine/grapes	Results Partners LLC
Howler	AgBiome Innovations Inc	OMRI	Yes	Fungicide	All Sites	Yes, contacts vine/grapes	Results Partners LLC
Theta	AgBiome Innovations Inc	OMRI	no	Fungicide	All Sites	Yes, contacts vine/grapes	Results Partners LLC
Kaligreen	OAT Agro Co., Ltd.	OMRI	Yes	Fungicide	All Sites	Yes, contacts vine/grapes	Results Partners LLC
Stargus	Marrone Bio Innovations	OMRI	Yes	Fungicide	All Sites	Yes, contacts vine/grapes	Results Partners LLC
Enviro Calcium	NutriAg Ltd.	OMRI	Yes	Fertilizer	All Sites	Yes, contacts vine/grapes	Results Partners LLC

800 NE Oregon St., Ste. 640, Portland, OR 97232-2162

Voice: 971-673-0405 | Fax: 503-673-0694

www.healthoregon.org/dws

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Conditional Approval PR #103-2025 – well #1 (YAMH4625), UV, cartridge & pressure tank

August 28, 2025

Well #1 Evaluation Results Received from OHA Geologist Tom Pattee on 8-19-25:

SRC-AA – Well #1 (YAMH4625) – adequately constructed into a confined aquifer:

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

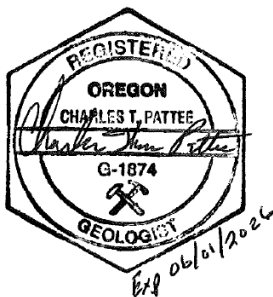
- ☒ Well/Spring meets current construction standards.
☐ WRD special construction standards, see well log or Comments.
- ☐ Well/Spring construction does not meet construction standards.
☐ Not sealed to appropriate depth. Recommended depth: _____
☐ Not appropriate seal materials
☐ Open to more than one 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 $\geq 5\text{mg/L}$ or confirmed *E. coli* at source.
- ☐ Susceptible well construction, **not approved for use.**

Comments: This well was drilled to a depth of 258 ft. The casing extends to a depth of 166 ft and is sealed to a depth of 60 ft below ground level. The casing seal is completed 18 ft into soft brown rock, likely weathered basalt. A narrow diameter liner extends from the surface to the bottom of the hole. The liner is perforated from 219 to 257 ft below ground level. The open space surrounding the outside of the liner has been gravel packed from 60 to 258 ft below ground level. Any water coming in contact with the gravel pack below the casing can enter the well. Sensitivity Analysis results suggest that well construction is not highly sensitive 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 deep confined layered basalt aquifer. The first water-bearing zone is reported to occur at a depth of 210 ft and is overlain by 168 ft of basalt and soft rock (weathered basalt) that acts as a confining layer. Water in the aquifer is under pressure, rising 120 ft above the identified water-bearing zone to a final static water-level of 90 ft below ground level. Sensitivity Analysis results suggest that the aquifer is not highly sensitive to nearby land use practices.

Reviewed by: Tom Pattee, R. G.Date: 08/19/2025

Decouverte Vineyard (PWS #95769)
 Conditional Approval PR #103-2025 – well #1 (YAMH4625), UV, cartridge & pressure tank
 August 28, 2025

SRC-AA – Well #1 – (YAMH4625)



45°15'43.2"N 123°03'37.1"W

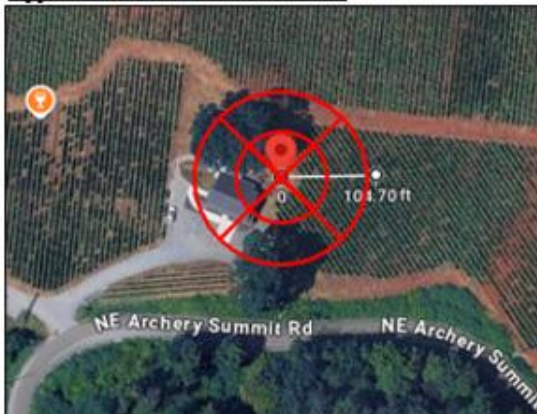
45.261990, -123.060310

Approximate 500-ft radius:



100-YR Flood Area

Approximate 50-ft and 100-ft radii:



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Conditional Approval PR #103-2025 – well #1 (YAMH4625), UV, cartridge & pressure tank

August 28, 2025

Link to WRD Well Mapping Tool:

https://apps.wrd.state.or.us/apps/gw/well_log/wl_details.aspx?wl_id=285054

Link to GoogleMaps:

<https://maps.app.goo.gl/LP2V5XDgy4HJQmZt5>

Link to Well Log:

https://apps.wrd.state.or.us/apps/misc/vault/vault.aspx?wl_county_code=YAMH&wl_nr=4625

Insulated well housing over well head




Well head, casing is not 12" above ground, bottom of tape measure is at ground level.




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 Conditional Approval PR #103-2025 – well #1 (YAMH4625), UV, cartridge & pressure tank
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Test Results

 <p>Alexin ANALYTICAL LABORATORIES</p> <p>13035 SW Pacific Hwy Tigard, OR 97223 Tel.: (503) 639-9311 Fax: (503) 684-1588</p>		<p>ANALYSIS REPORT</p> <p>Reported: 08/04/2025 Received: 07/30/2025 Sampled By: Jeremy Morgan Work Order: 5211023</p>																																																	
<p>Client: Resonance Wines Attn: Sheila LaPointe 12050 NW Meadow Lake Rd Carlton OR, 97111 Phone: (971) 999-1604</p>		<p>Project: Project # : N/A PWSID # : 4195769</p> <p>Sampling Location: 17205 Archery Summit Rd. Sample Matrix: Drinking Water</p>																																																	
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<table border="1"> <thead> <tr> <th></th> <th>Code</th> <th>Method</th> <th>Units</th> <th>Result</th> <th>MRL</th> <th>EPA MCL</th> <th>Analysis Date/ Time</th> </tr> </thead> <tbody> <tr> <td>5211023-01</td> <td colspan="7">Sample Name: Exterior Spigot Sampled: 7/30/25 11:10</td> </tr> <tr> <td colspan="8">Metals (Total)</td> </tr> <tr> <td>A Arsenic</td> <td>1005</td> <td>EPA 200.8</td> <td>mg/L</td> <td>ND</td> <td>0.00100</td> <td>0.01</td> <td>08/01/25 17:34</td> </tr> <tr> <td colspan="8">Inorganics</td> </tr> <tr> <td>A Nitrate as N</td> <td>1040</td> <td>EPA 300.0</td> <td>mg/L</td> <td>0.153</td> <td>0.100</td> <td>10</td> <td>07/30/25 15:09</td> </tr> </tbody> </table>					Code	Method	Units	Result	MRL	EPA MCL	Analysis Date/ Time	5211023-01	Sample Name: Exterior Spigot Sampled: 7/30/25 11:10							Metals (Total)								A Arsenic	1005	EPA 200.8	mg/L	ND	0.00100	0.01	08/01/25 17:34	Inorganics								A Nitrate as N	1040	EPA 300.0	mg/L	0.153	0.100	10	07/30/25 15:09
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<p>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</p>																																																			

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<p>Send results to DHS-DWP P.O. Box 14350, Portland, OR 97293-0350</p> <p>A = All procedures for this analysis are accredited in accordance with NELAP standards. Lab Accreditation No. OR-100013</p>																																							

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[illegible]

Decouverte Vineyard (PWS #95769)
 Conditional Approval PR #103-2025 – well #1 (YAMH4625), UV, cartridge & pressure tank
 August 28, 2025

WellMate tanks:

<https://www.pentair.com/en-us/products/residential/water-supply-disposal/water-supply-pumps/wellmate-wm-series-tanks.html>

WM SERIES FEATURES & BENEFITS



Durable interior air cell is fully replaceable and constructed of heavy-gauge engineered polymer.

One piece, seamless inner shell molded of premium, high-density polyethylene.

Outer shell is a composite of continuous fiberglass strands sealed with high-grade epoxy resin.

Sturdy, molded polymeric base is corrosion and impact proof.

Bottom inlet/outlet one-piece drain is custom molded of high-impact PVC.

PENTAIR									
SPECIFICATIONS									
TYPE: Classic									
ITEM #	CAPACITY	MAXIMUM OPERATING PRESSURE	DRAWDOWN IN	DIAMETER INCH CM	OVERALL HEIGHT INCH CM	HEIGHT INLET OUTLET TO FLOOR	CONNECTIONS	ASSEMBLY WEIGHT	PALLET QUANTITY
WM-20WM WM0235 C	60.0 / 227	125 / 862 / 8.6	18.5 / 70.0	24 / 61	41.5 / 105	2 1/4 / 5.7	1 1/4" male NPT	72.75 / 33.0	4

Decouverte Vineyard (PWS #95769)
 Conditional Approval PR #103-2025 – well #1 (YAMH4625), UV, cartridge & pressure tank
 August 28, 2025

Land Use Review

Yamhill County DEPARTMENT OF PLANNING AND DEVELOPMENT <small>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</small>
<p>January 5, 2024</p> <p>Resonance Wines, LLC Robert Aldridge 12050 NW Meadowlake Rd Carlton, OR 97111</p> <p>Re: Docket No. C-19-23, Tax Lot 3333-803</p> <p>Dear Mr. Aldridge:</p> <p>In reference to the conditional use permit for a commercial activity in conjunction with farm use to amend the existing conditional use approval to allow expanded wine sales and tastings from the existing on-site tasting room, 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 amended condition:</p> <p>Condition # 2 of Docket C-31-21/SDR-31-21 is amended as follows:</p> <p>2. The tasting room shall allow only the sale of:</p> <p>(a) Wines produced in conjunction with the applicant's vineyards and processed at the applicant's winery located at 12050 NW Meadowlake Road, Carlton.</p> <p>(b) Items directly related to wine, including imported wines not produced by the applicant, the sales of which are incidental to the retail sale of wine on-site and do not exceed 25 percent of the total gross receipts of the retail facility. Such items include those served by a limited-service restaurant, as defined in ORS 624.010. If requested by the Planning Director, the permit holder shall submit to the Director a report, prepared by a certified public accountant, demonstrating compliance with this condition.</p> <p>(c) Permitted on-site marketing of wine includes up to four events of one to three days in duration during a calendar year intended to draw customers to the site for the tasting and purchase of wine.</p> <p>(d) "Agri-tourism or other commercial events" are not authorized without additional approval. "Agri-tourism or other commercial events" include outdoor concerts for which admission is charged, educational, art, cultural, health or lifestyle events, facility rentals, celebratory gatherings, and other events at which the promotion of wine produced in conjunction with the vineyard is a secondary purpose of the event.</p> <p>This decision is based on findings and conclusions as contained in the staff report. This approval shall expire one year from the date of this letter unless construction or the use has been initiated.</p>

Docket C-19-23
 Resonance Wines, LLC
 Page 2

The Yamhill County Zoning Ordinance provides for appeal of any action or ruling of the Planning Director to the Board of Commissioners within fifteen (15) days of the decision on a proposed action. Anyone wishing to appeal the Director's decision must file an appeal form, together with a \$250.00 fee, with this department no later than **5:00 p.m., January 22, 2024**. If no appeal is filed, the Director's decision will be final and this letter will serve as your official notice of approval of your application.

If you have any questions, please contact this office.

Sincerely,



Kenneth P. Friday
 Planning Director

cc: Board of Commissioners
 Public Works
 Assessor
 SPOs
 Dayton Fire Department
 Sanitarian
 Watermaster
 Department of Agriculture
 Soil & Water Conservation District