March 6, 2026

Arron Bell (Arron@rhestatewines.com)
RH Vineyard and Winery
2995 Michigan City Lane NW
Salem, Oregon 97304

Sent by e-mail only

Re: SRC-AA - 1994 Well #1 - POLK883 (PR# 20-2026)
RH Vineyard and Winery (PWS ID# 95773)
Conditional Approval

Dear Mr. Bell:

Thank you for your submittal to the Oregon Health Authority's Drinking Water Services (DWS) of plan review information for the 1994 Well (POLK883), tanks and secondary treatment for the RH Vineyard and Winery. On December 17, 2026, our office received a baseline survey report from the Oregon Dept. of Agriculture including schematics and photographs of the water system, and a well log (POLK883). A plan review fee payment in the amount of $825 was also received on February 5, 2026, at which time plan id #20-2026 was assigned. Water quality test results (nitrate & arsenic sampled 2/18/26 and both non-detect) were received on February 18, 2026.

This review encompasses the following:

- A single well drilled 8/23/1994 (SRC-AA – 1994 Well #1 (POLK883))
- Hauled surface water from the City of Salem (PWS ID# 00731)
- One buried concrete storage tank
- One 20-gallon Well-X-Trol pressure tank (model # WX-101)

Redhawk (RH) Vineyard and Winery, LLC is a winery and tasting room located at 2995 Michigan City Lane NW, Salem, Oregon 97304 in Polk County. Water is provided by a single well located roughly 60 feet North of the residential home it serves. The well distributes water into a buried concrete cistern tank, that is supplemented by hauled water (acquired from the City of Salem (PWS ID# 00731) at the local fire station). This cistern distributes water into the residential home where it fills into a small pressure tank that then splits and distributes water to the residential home and then the winery and tasting room. The system is classified as a transient non-community (TNC) system licensed by the Oregon Dept. of Agriculture based on an average daily population of 25 users.

Well Log Evaluation – Adequately Constructed into a Confined Aquifer
The well log (POLK883) was reviewed our OHA-DWS geologist Tom Pattee who determined the well to be adequately constructed into a confined aquifer with a low susceptibility to contamination from nearby land use practices by our geologist (see enclosed well evaluation results).

Engineered Plans Exemption – Pending Approval
Under OAR 333-061-0060(1)(b), submittals must be prepared by a Professional Engineer registered in Oregon, unless exempted by DWS. This exemption you requested was submitted on February 16, 2026 to our plan review coordinator and is still pending approval. Note that by utilizing this exemption, the water system takes full responsibility for the project.

Conditions for Approval
The following conditions will need to be met prior to issuing final approval:

1) ☐ The below-grade tank must have footing drains discharging to daylight to carry away ground water which may accumulate around the perimeter of the structure.
2) ☐ The outlet end of the drain/overflow for the buried storage tank must be fitted with an angle-flap valve or equivalent protection (e.g., #24 mesh insect screen) and must discharge with an airgap to a watercourse or storm drain capable of accommodating the flow.
3) ☐ The roof access hatch for the buried storage tank must have curbing around the opening and a lockable watertight cover that overlaps the curbing. There is evidence of rainwater and dirt getting in through the hatch, which is deteriorated and cracked as shown below.




4) ☐ The air vent on the cistern pump should be replaced with a downward turned elbow and fitted with an insect screen (#24 mesh stainless or aluminum window screen works well).

5) ☐ Since the hatch is on the roof, an internal ladder must be provided.

6) ☐ A silt stop must be provided at the outlet pipe of the buried storage tank.

7) ☐ The well will need a sample tap for sampling the raw water from the well prior to any storage tanks or treatment.

8) ☐ The area within 100 feet of the well shall be owned by the water supplier, or a perpetual restrictive easement shall be obtained by the water supplier for all land (with the exception of public rights-of-way) within 100 feet of the well. The easement shall be recorded with the county in which the well is located and with the recorded deed to the property. A certified true copy shall be submitted to our office.

9) ☐ Documentation (e.g., conditional use permit, etc.) will need to be submitted showing the winery and tasting room are an approved use. If such documentation does not exist, land use approval can be obtained by providing Polk County with a land use compatibility statement (LUCS) form using either the Microsfot Word or PDF template on our website at the links below. The completed form can then be submitted to our office.

- https://www.oregon.gov/oha/PH/HEALTHYENVIRONMENTS/DRINKINGWATER/PLANREVIEW/Documents/LUCS.docx (Microsoft Word LUCS form)
- https://www.oregon.gov/oha/PH/HEALTHYENVIRONMENTS/DRINKINGWATER/PLANREVIEW/Documents/LUCS.pdf (PDF LUCS form)

10) ☐ Materials (piping, sample taps, sealants, etc.) with the potential to be in contact with drinking water are certified to ANSI/NSF Standard 61 for use in potable water systems. Most components will have markings stamped on them indicating this certification. Sealants will also indicate this certification on the packaging.

11) ☐ Coliform sample results need to be submitted. The results should include a sample taken from the well, prior to any storage tanks. A second coliform sample needs to be taken from a sink in the tasting room which is used to provide potable water. Note: the Oregon Dept. of Agriculture may request additional sampling that needs to be done in order to meet licensing requirements.

Construction Standards
Please refer to the links provided below for construction standards for wells and tanks under OAR 333-061-0050.

OAR 333-061-0050(2) – Wells:
https://www.oregon.gov/oha/PH/HEALTHYENVIRONMENTS/DRINKINGWATER/PLANREVIEW/Documents/OAR-333-061-0050.pdf#page=3

OAR 333-061-0050(6) – Storage Tanks:
https://www.oregon.gov/oha/PH/HEALTHYENVIRONMENTS/DRINKINGWATER/PLANREVIEW/Documents/OAR-333-061-0050.pdf#page20

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 an internal tank ladder, silt stop, land ownership around a well, etc.).

The construction standards waiver application form is available as a fillable MS Word or a PDF document on our plan review page at:
https://www.oregon.gov/oha/PH/HEALTHYENVIRONMENTS/DRINKINGWATER/PLANREVIEW/Pages/index.aspx#construction

Refer to my email and templates I sent you on February 27, 2025 for more information on requesting a construction standard waiver.

Once the above conditions have been met, 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 #20-2026 and public water system (PWS) ID #95773.

Until we receive verification that the conditions have been met and final approval has been issued, the drinking water facilities are not approved for use.

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
Christina Tisdell, Polk Co. Community Development: tisdell.christina@polkcountyor.gov
Tommy Laird, OWRD WCP Inspection Coord.: Tommy.k.laird@water.oregon.gov
Kris Byrd, OWRD WCP Section Manager: kristopher.r.byrd@water.oregon.gov
Joel Plahn, Oregon Water Resources Dept.: Joel.M.PLAHN@water.oregon.gov
Tom Pattee, Oregon Health Authority – DWS: Tom.PATTEE@oha.oregon.gov

Enclosure(s):

- Well evaluation results
- Water system description

Well Evaluation Results (POLK883)

An evaluation for the well (POLK883) completed on March 5, 2026 by OHA-DWS geologist, Tom Pattee, showed that the well was adequately constructed into a confined aquifer having a low susceptibility to contamination from nearby land use practices. Further details regarding this evaluation are shown below.

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

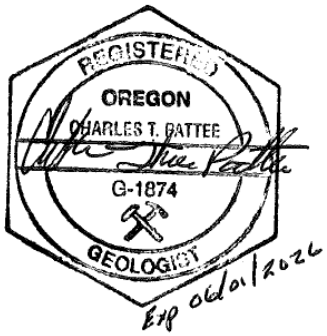
☒ Well/Spring meets current construction standards.
☐ WRD special construction standards, see well log or Comments.
☐ Well/Spring construction does not meet construction standards.
☐ Not sealed to appropriate depth. Recommended depth: _____
☐ Not appropriate seal materials
☐ Open to more than one aquifer
☐ 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 200 ft. The well is cased and sealed to a depth of 39 ft. The casing and casing seal extend 5 ft into competent bedrock that we interpret as basalt (the well log says "Rock"). Water can enter the well through the uncased portion of the well from 39 to 200 ft below ground level. Sensitivity Analysis results suggest that well construction has a low sensitivity to nearby land use practices.

Nature of Aquifer Evaluation:

Aquifer Nature: ☒ Confined aquifer ☐ Semi-confined aquifer ☐ Unconfined aquifer
Comments: This well appears to draw water from a confined layered basalt aquifer. The water-bearing zone is reported to occur at a depth of 75 ft. The water-bearing zone is overlain by 41 ft of basalt of low permeability that acts as a confining layer. Water in the aquifer is under pressure, rising 27 ft above the top of the water-bearing zone to a static water-level of 48 ft below ground. Sensitivity Analysis results suggest that the aquifer has a low sensitivity to nearby land use practices.

Reviewed by: Tom Pattee, R. G. Date: 03/05/2026



Water System Description https://www.rhestatewines.com/
https://yourwater.oregon.gov/inventory.php?pwsno=95773

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The system is classified as a transient non-community (TNC) system licensed by the Oregon Dept. of Agriculture based on an average daily population of 25 users.

The water system consists of:

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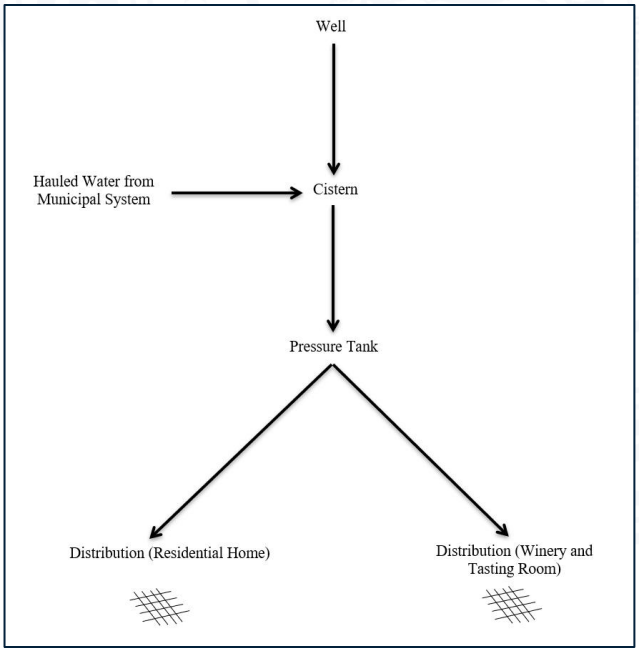
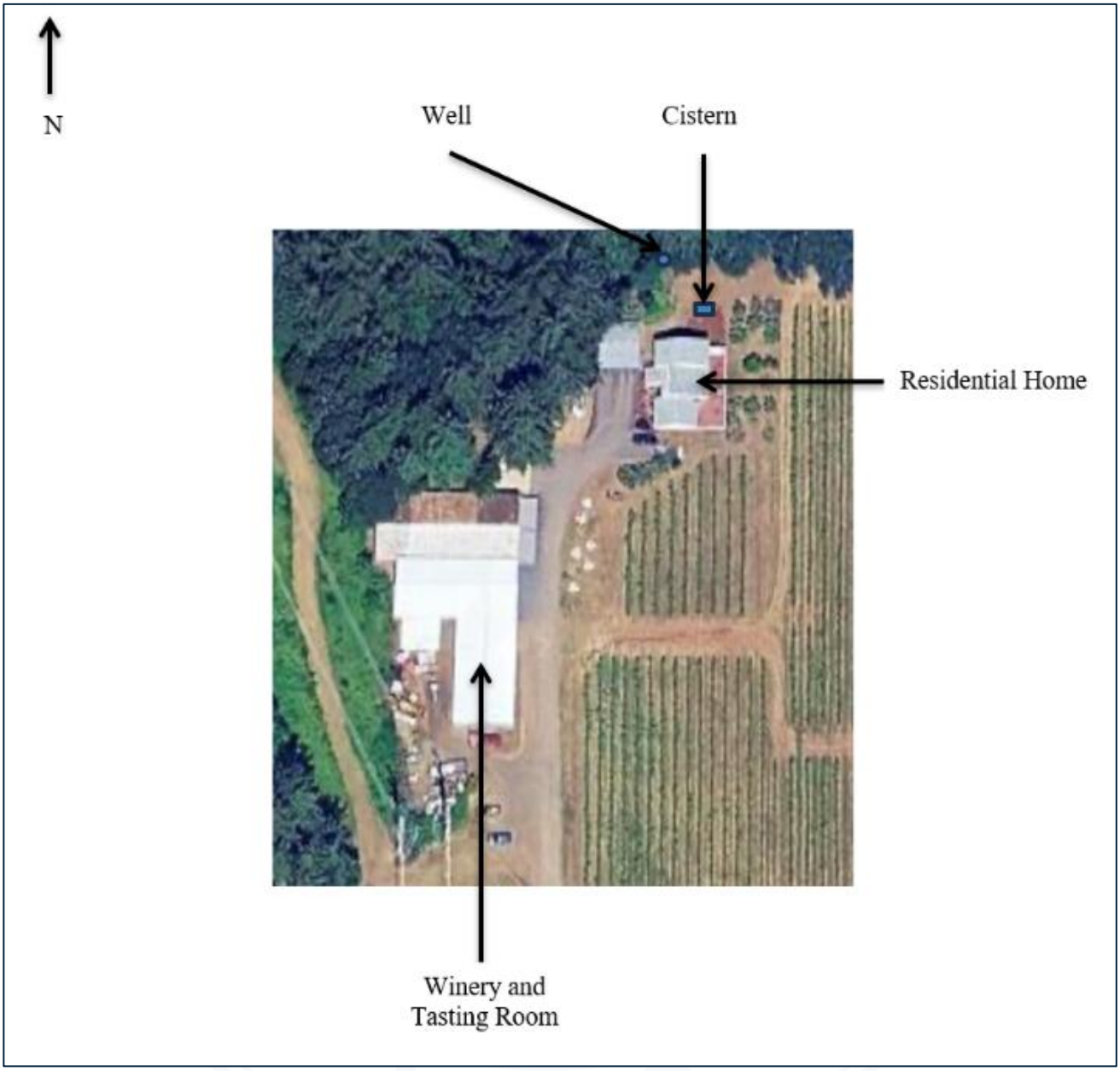



N
Well
Cistern
Residential Home
Winery and
Tasting Room

SRC-AA - 1994 Well #1 - POLK883

- Link to WRD Well Map: https://apps.wrd.state.or.us/apps/gw/well_log/wl_details.aspx?wl_id=244137
- Google Maps to address: https://maps.app.goo.gl/pZZjNzt9HCYfMCQA6
- Google Maps to well GPS Coordinates: https://maps.app.goo.gl/DhttJYc7pRXStFoD6

Water is provided by a pitless adapter well (POLK883), which is roughly 60 feet north of the residential home it serves. The well is within 100-ft of adjacent property, so RH Winery and Tasting Room, LLC does not own or control all land through perpetual restrictive easements within 100-ft of the well. The well is located more than 100-ft away from any septic drain field. The well has the following construction/protection characteristics:

Site Identification (Click to Collapse...)

GW LogID:	POLK 883 Well Log Database
GW Well Tag Number:	
Tag Verified on Well:	No
Site Type:	WELL
Primary Use:	DOMESTIC
Unused Status:	
Site Source Organization:	
Site Source OWRD:	
Established By:	KARL WOZNIAK
Established Date:	11/21/2001
Bonded Company:	ROBINSON DRILLING
Stage:	COMPLETE

Location (Click to Collapse...)

Latitude/Longitude

Latitude:	44.98817203	Horiz. Error:	100.00 ft.
Longitude:	-123.09109795	Datum:	WGS1984
Lat/Long Source:	MAP 24K		

Location

TRSQQ:	WM 7.00S3.00W5SWSW
Tax Map:	
Taxlot:	
24 Quad:	SALEM WEST
Basin:	2 - Willamette
County:	Polk
WM District:	22
WM Region:	NW
LSD Elev:	440.00 Accy: 5.00 Datum: NGVD1929
Elev Source:	7.5-MINUTE MAP

Groundwater Mapping Tool

Well Construction & Protection*

Yes	No	
☐	☒	Well log available?
☒	☐	Pitless adaptor?
☒	☐	• Sanitary seal & casing watertight?
☒	☐	• Meets setbacks from hazards? ft.:
☒	☐	• Wellhead protected from flooding?
☒	☐	• Raw water sample tap?
☐	☐	• Treated water sample tap? ☒ N/A (no treatment)
☒	☐	• If vented, properly screened? ☐ N/A (not vented)
☐	☒	Concrete slab around casing?
☒	☐	Casing height ≥ 12-in. above slab/grade?
☒	☐	Pump to waste piping?
☐	☒	Protective housing?

Well Log (Version 2 – Completion Dated 8/23/1994):

STATE OF OREGON
WATER WELL REPORT
(as required by ORS 537.765)

16 POLK 883 7S/5W/56c

(START CARD) # 70044

(1) OWNER: Well Number # 3
Name Tom Robinson
Address 2995 Michigan City Av
City Salem State Ore Zip 97304

(2) TYPE OF WORK:
☑ New Well ☐ Deepen ☐ Recondition ☐ Abandon

(3) DRILL METHOD:
☑ Rotary Air ☐ Rotary Mud ☐ Cable
☐ Other

(4) PROPOSED USE:
☑ Domestic ☐ Community ☐ Industrial ☐ Irrigation
☐ Thermal ☐ Injection ☐ Other

(5) BORE HOLE CONSTRUCTION:
Special Construction approval ☐ Yes ☑ No Depth of Completed Well 200 ft.
Explosives used ☐ Yes ☑ No Type Amount

HOLE Diameter	From	To	SEAL Material	From	To	Amount sacks or pounds
6"	39	200	cement	31	39	2sak
10"	0	39	Bentonite	0	32	

How was seal placed: Method ☐ A ☐ B ☑ C ☐ D ☐ E
☑ Other Filled to Top With Dry Bentonite.
Backfill placed from ft. to ft. Material
Gravel placed from ft. to ft. Size of gravel

(6) CASING/LINER:

	Diameter	From	To	Gauge	Steel	Plastic	Welded	Threaded
Casing:	6"	+1	39	250	☐	☐	☐	☐
					☐	☐	☐	☐
					☐	☐	☐	☐
Liner:					☐	☐	☐	☐

Final location of shoe(s)

(7) PERFORATIONS/SCREENS:
☐ Perforations Method
☐ Screens Type Material

From	To	Slot size	Number	Diameter	Tele/pipe size	Casing	Liner
						☐	☐
						☐	☐
						☐	☐
						☐	☐
						☐	☐

(8) WELL TESTS: Minimum testing time is 1 hour
☐ Pump ☐ Bailer ☑ Air ☐ Flowing Artesian

Yield gal/min	Drawdown	Drill stem at	Time
4	Gpm	280	1 hr.

Temperature of Water 54 Depth Artesian Flow Found
Was a water analysis done? ☐ Yes By whom
Did any strata contain water not suitable for intended use? ☐ Too little
☐ Salty ☐ Muddy ☐ Odor ☐ Colored ☐ Other
Depth of strata:

(9) LOCATION OF WELL by legal description:
County Polk Latitude Longitude
Township 7 S N or S. Range 5 W E or W. WM.
Section 5 SW ¼ NW ¼
Tax Lot 0700 Lot Block Subdivision
Street Address of Well (or nearest address) Same

(10) STATIC WATER LEVEL:
48' ft. below land surface. Date 8/23/94
Artesian pressure lb. per square inch. Date

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

From	To	Estimated Flow Rate	SWL
75	200	4 Gpm	

(12) WELL LOG:
Ground elevation

Material	From	To	SWL
Soil			
Brown Clay W/boilders	0	13	
Rock Brown W/clay	13	28	
Rock Partly weatherd	28	34	
Rock Black w/ Brown Layer	34	75	
Rock Partly weatherd	75	120	
Rock	120	160	
Clay Red Greenish Gray	160	200	

RECEIVED
SEP 16 1994
WATER RESOURCES DEPT.
SALEM, OREGON

ROBINSON DRILLING
WELLS & PUMPS
4520 Dallas-Salem Hwy.
Salem, Ore. 97304
371-1844

Date started 8/17/94 Completed 8/23/94

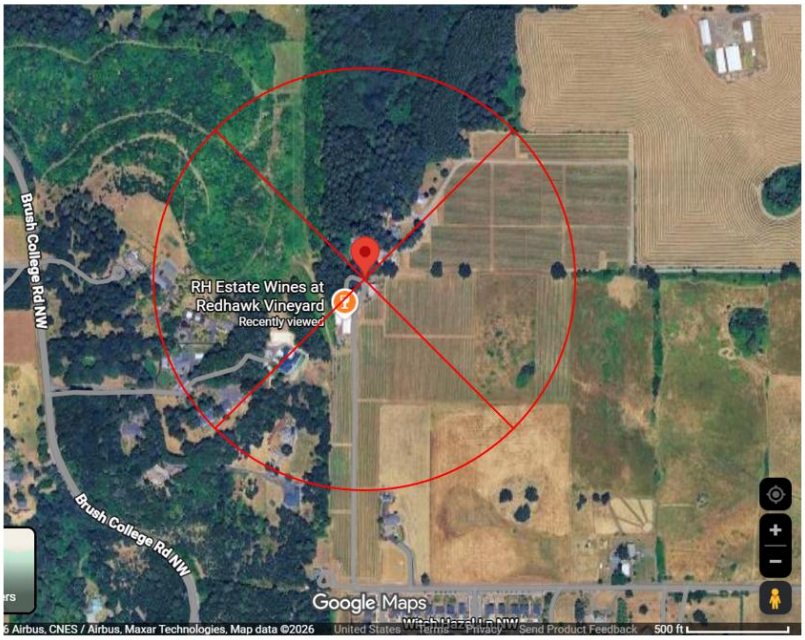
(unbonded) Water Well Constructor Certification:
I certify that the work I performed on the construction, alteration, or abandonment of this well is in compliance with Oregon well construction standards. Materials used and information reported above are true to my best knowledge and belief.
WWC Number
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 well construction standards. This report is true to the best of my knowledge and belief.
WWC Number #1585
Signed Date 8-26-94

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

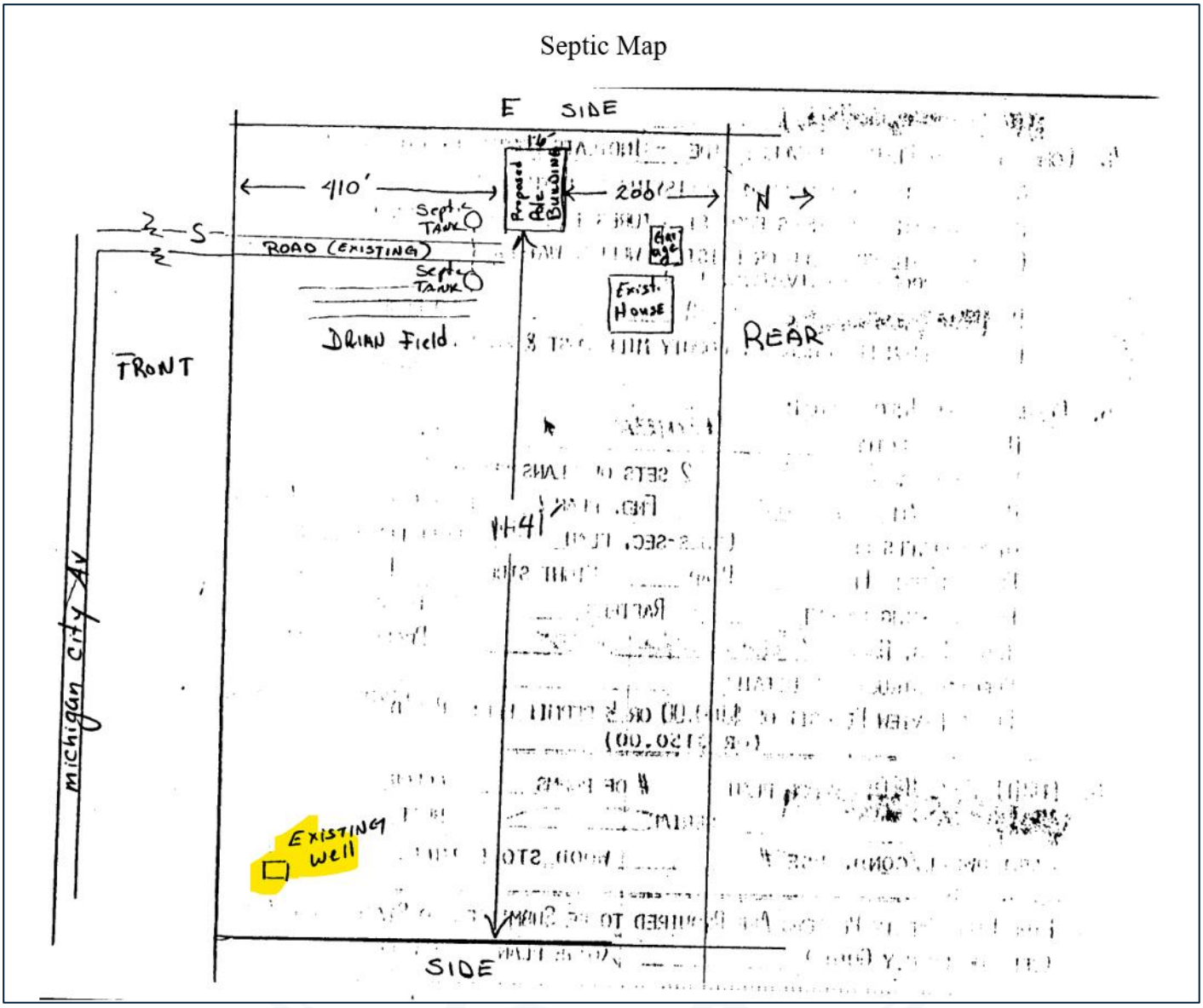
Approximate 50- 100- and 500-ft radii around the well:

500-ft radius around well:



50- and 100-ft radii around well:

Septic Map


Septic Map
E SIDE
410'
Septic TANK
Proposed Addn Building
200'
N
ROAD (EXISTING)
Septic TANK
Garage
Exist. House
DRIAN Field.
REAR
FRONT
michigan city Av
EXISTING well
SIDE

Well Test Results Received 2-25-26:

TO: RH Vineyard and Winery
2995 Michigan City Ln
Salem, OR 97304

02/24/2026

RHVINE

PO#:

Collection Information

Date: 02/18/2026
Time: 1400
By: AB

Lab #: 20260218-050
Location: Kitchen tap

Lab Receipt Information

02/18/2026
1533
SW

Case Narrative

The analyses were performed according to the guidelines in the WATERLAB Corp Quality Assurance Program. This report contains analytical results for the sample(s) as received by the laboratory. This report shall not be reproduced except in ful without permission in writing.

WATERLAB Corp certifies that this report is in compliance with the requirements of NELAP. No unusual difficulties were experienced during analysis of this batch except as noted below or qualified with data flags on the reports.

Analyte	Method	Acc*	Results	Qual	MRL	Units	EPA Limit	Analysis Date Time		Tech
Arsenic, Nitrate										
Arsenic	SM3113B	A	ND		0.002	mg/l	0.01	02/23/2026		bem
Nitrogen, Nitrate	EPA300.0	A	ND		0.2	mg NO3-N/l	10.	02/19/2026	1954	as

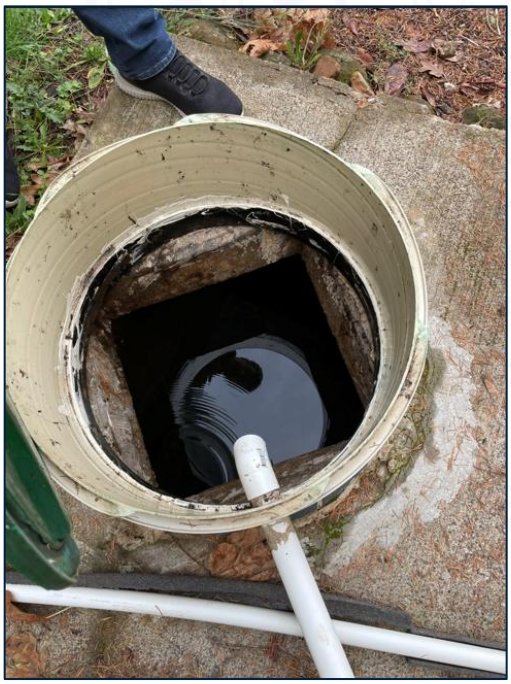
ND- No Detection at @ MRL
SM-"Standard Methods for the Examination of Water & Wastewater",20th ed
EPA- "Methods for Chemical Analysis for Water and Wastes",USEPA
MRL-"Method Reporting Limit"
* Accreditation
A- Waterlab Corporation, ORELAP 100039
The results relate only to the parameters tested or to the sample as received by the laboratory.
This report shall not be reproduced except in full, without the written approval of Waterlab Corporation.

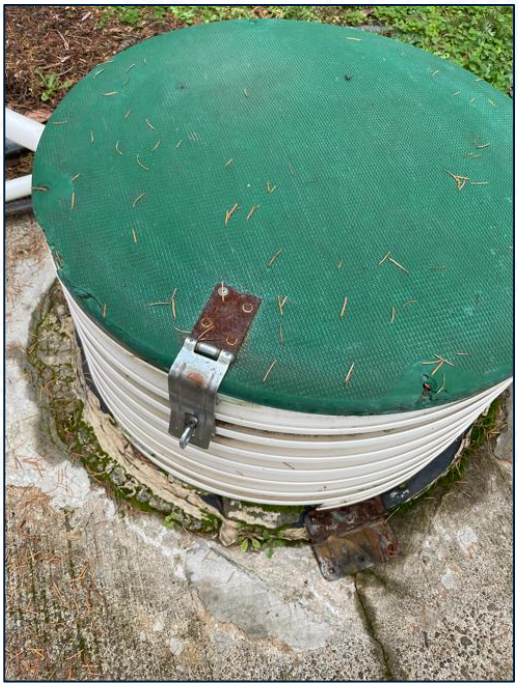
Approved by: Britt E. Myers

Page 1 of 1

Cistern

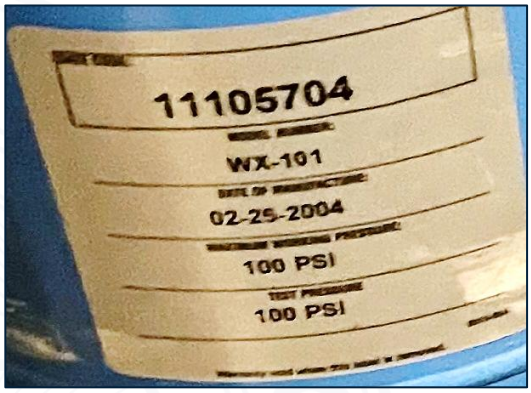
The well pumps water to the cistern, which is also supplemented by fully treated surface water purchased from the City of Salem (hauled from the local fire dept.)





Pressure Tank (Well-X-Trol WX-101)

Water is pumped out of the cistern to the residential home where it pressurizes a 2-gallon pressure tank. Water than splits were it serves the home, winery, and tasting room without any treatment.



N/A

	Pressure Tanks*	Yes	No
	Accessible for maintenance?	☒	☐
	Bypass piping?	☐	☒
	Drain?	☒	☐
	Pressure relief device?	☒	☐
	Air bladder/diaphragm?	☒	☐
	Valve for adding air?	☒	☐


To
Vineyard