

STATE OF OREGON

COUNTY OF YAMHILL

PERMIT TO APPROPRIATE THE PUBLIC WATERS

THIS PERMIT IS HEREBY ISSUED TO

MONROVIA NURSERY COMPANY
12600 SE ALDERMAN RD
DAYTON, OREGON 97114

The specific limits for the use are listed below along with conditions of use.

APPLICATION FILE NUMBER: G-13473

SOURCE OF WATER: FOUR WELLS IN THE YAMHILL RIVER BASIN

PURPOSE OR USE: NURSERY OPERATIONS ON 805.4 ACRES

RATE OF USE: 4.01 CUBIC FEET PER SECOND (CFS) TOTAL, BEING 0.44 CFS - WELL #15; 0.89 CFS - WELL #16; 1.34 CFS - WELL #17; 1.34 CFS - WELL #18.

PERIOD OF ALLOWED USE: YEAR-AROUND

DATE OF PRIORITY: JULY 20, 1993

POINT OF DIVERSION LOCATION: SW 1/4 SE 1/4, SECTION 31, T4S, R3W, W.M.; NW 1/4 SE 1/4, SECTION 6, SE 1/4 SW 1/4, NW 1/4 SE 1/4, SECTION 7, T5S, R3W, W.M.; WELL #15 - 2550 FEET NORTH AND 3090 FEET EAST FROM THE SW CORNER OF SECTION 7; WELL #16 - 420 FEET NORTH AND 2470 FEET EAST FROM THE SW CORNER OF SECTION 7; WELL #17 - 1490 FEET SOUTH AND 50 FEET EAST FROM THE NE CORNER OF KIMSEY DLC 43; WELL #18 - 1600 FEET NORTH AND 600 FEET WEST FROM THE NE CORNER OF KIMSEY DLC 43

The amount of water used for NURSERY OPERATIONS is limited to a diversion of 0.15 cubic foot per second per acre. For the irrigation of **containerized nursery plants**, the amount of water diverted is limited to ONE-FORTIETH of one cubic foot per second (or its equivalent) and 5.0 acre feet per acre per year. For the irrigation of **in ground nursery plants** the amount of water diverted is limited to ONE-EIGHTIETH of one cubic foot per second (or its equivalent) and 2.5 acre feet per acre per year. The use of water for NURSERY OPERATIONS may be made at anytime of the year that the use is beneficial. For the irrigation of **any other crop**, the amount of water diverted is limited to ONE-EIGHTIETH of one cubic foot per second (or its equivalent) and 2.5 acre feet per acre during the irrigation season of each year.

THE PLACE OF USE IS LOCATED AS FOLLOWS:

SW 1/4 SE 1/4 8.5 ACRES
SECTION 31
TOWNSHIP 4 SOUTH, RANGE 3 WEST, W.M.

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SW 1/4 NW 1/4 30.4 ACRES
 NW 1/4 SW 1/4 36.1 ACRES
 SW 1/4 SW 1/4 5.2 ACRES

SECTION 5

NW 1/4 NE 1/4 15.3 ACRES
 SW 1/4 NE 1/4 33.6 ACRES
 SE 1/4 NE 1/4 33.6 ACRES
 NE 1/4 NW 1/4 0.2 ACRE
 SE 1/4 NW 1/4 23.7 ACRES
 NE 1/4 SW 1/4 33.8 ACRES
 SE 1/4 SW 1/4 34.9 ACRES
 NE 1/4 SE 1/4 38.2 ACRES
 NW 1/4 SE 1/4 40.8 ACRES
 SW 1/4 SE 1/4 29.8 ACRES
 SE 1/4 SE 1/4 4.0 ACRES

SECTION 6

NW 1/4 NE 1/4 28.6 ACRES
 SW 1/4 NE 1/4 30.0 ACRES
 NE 1/4 NW 1/4 37.5 ACRES
 SW 1/4 NW 1/4 3.9 ACRES
 SE 1/4 NW 1/4 32.4 ACRES
 NE 1/4 SW 1/4 12.8 ACRES
 NW 1/4 SW 1/4 7.5 ACRES
 SW 1/4 SW 1/4 12.8 ACRES
 SE 1/4 SW 1/4 19.4 ACRES
 NW 1/4 SE 1/4 2.1 ACRES
 SW 1/4 SE 1/4 12.0 ACRES
 SE 1/4 SE 1/4 3.2 ACRES

SECTION 7

NE 1/4 NE 1/4 5.3 ACRES
 NW 1/4 NE 1/4 40.0 ACRES
 SW 1/4 NE 1/4 25.2 ACRES
 SE 1/4 NE 1/4 0.1 ACRE
 NE 1/4 NW 1/4 32.8 ACRES
 NW 1/4 NW 1/4 28.1 ACRES
 SW 1/4 NW 1/4 42.4 ACRES
 SE 1/4 NW 1/4 39.9 ACRES
 NE 1/4 SW 1/4 2.6 ACRES
 NW 1/4 SW 1/4 17.0 ACRES

SECTION 18

TOWNSHIP 5 SOUTH, RANGE 3 WEST, W.M.

NE 1/4 SE 1/4 1.7 ACRES

SECTION 13

TOWNSHIP 5 SOUTH, RANGE 4 WEST, W.M.

Measurement, recording and reporting conditions:

- A. Before water use may begin under this permit, the permittee shall install a meter or other suitable measuring device as approved by the Director. The permittee shall maintain the

meter or measuring device in good working order, shall keep a complete record of the amount of water used each month and shall submit a report which includes the recorded water use measurements to the Department annually or more frequently as may be required by the Director. Further, the Director may require the permittee to report general water use information, including the place and nature of use of water under the permit.

- B. The permittee shall allow the watermaster access to the meter or measuring device; provided however, where the meter or measuring device is located within a private structure, the watermaster shall request access upon reasonable notice.

Limited Water Level Decline/Interference Condition

To monitor the effect of water use from the well(s) authorized under this permit, the Department requires the water user to make and report annual static water level measurements. The static water level shall be measured by April 15 of each year. Reports shall be submitted to the Department within 30 days of measurement.

Measurements must be made according to the following schedule:

Before Use of Water Takes Place

Initial and Annual Measurements

The Department requires the permittee to submit an initial water level measurement in the month specified above once well construction is complete and annually thereafter until use of water begins; and

After Use of Water has Begun

Seven Consecutive Annual Measurements

Following the first year of water use, the user shall submit seven consecutive annual reports of static water level measurements. The first of these seven annual measurements will establish the reference level against which future annual measurements will be compared. Based on an analysis of the data collected, the Director may require that the user obtain and report additional annual static water level measurements beyond the seven year minimum reporting period. The additional measurements may be required in a different month. If the measurement requirement is stopped, the Director may restart it at any time.

All measurements shall be made by a certified water rights examiner, registered professional geologist, registered professional engineer, licensed well constructor, or pump installer licensed by the Construction Contractors Board and be submitted to the Department on forms provided by the Department. The Department requires the individual performing the measurement to:

- A. Identify each well with its associated measurement; and

- B. Measure and report water levels to the nearest tenth of a foot as depth-to-water below ground surface; and
- C. Specify the method used to obtain each well measurement; and
- D. Certify the accuracy of all measurements and calculations submitted to the Department.

The water user shall discontinue use of, or reduce the rate or volume of withdrawal from, the well(s) if annual water level measurements reveal any of the following events:

- A. An average water level decline of 3 or more feet per year for five consecutive years; or
- B. A water level decline of 15 or more feet in fewer than five consecutive years; or
- C. A water level decline of 25 or more feet; or
- D. Hydraulic interference leading to a decline of 25 or more feet in any neighboring well with senior priority.

The period of non or restricted use shall continue until the annual water level rises above the decline level which triggered the action or until the Department determines, based on the permittee's and/or the Department's data and analysis, that no action is necessary because the aquifer in question can sustain the observed declines without adversely impacting the resource or senior water rights. The water user shall in no instance allow excessive decline, as defined in Commission rules, to occur within the aquifer as a result of use under this permit. If more than one well is involved, the water user may submit an alternative measurement and reporting plan for review and approval by the Department.

If substantial interference with a senior water right occurs due to withdrawal of water from any well listed on this permit, then use of water from the well(s) shall be discontinued or reduced and/or the schedule of withdrawal shall be regulated until or unless the Department approves or implements an alternative administrative action to mitigate the interference. The Department encourages junior and senior appropriators to jointly develop plans to mitigate interferences.

STANDARD CONDITIONS

The wells shall be constructed in accordance with the General Standards for the Construction and Maintenance of Water Wells in Oregon. The works shall be equipped with a usable access port, and may also include an air line and pressure gauge adequate to determine water level elevation in the well at all times.

The use shall conform to such reasonable rotation system as may be ordered by the proper state officer.

Prior to receiving a certificate of water right, the permit holder shall submit the results of a pump test meeting the department's standards, to the Water Resources Department. The Director may require water level or pump test results every ten years thereafter.

Failure to comply with any of the provisions of this permit may result in action including, but not limited to, restrictions on the use, civil penalties, or cancellation of the permit.

This permit is for the beneficial use of water without waste. The water user is advised that new regulations may require the use of best practical technologies or conservation practices to achieve this end.

By law, the land use associated with this water use must be in compliance with statewide land-use goals and any local acknowledged land-use plan.

The use of water shall be limited when it interferes with any prior surface or ground water rights.

The Director finds that the proposed use(s) of water described by this permit, as conditioned, will not impair or be detrimental to the public interest.

Actual construction of the well shall begin within one year from permit issuance, and shall be completed on or before October 1, 1998. Complete application of the water to the use shall be made on or before October 1, 1999.

Issued April 3, 1996

BC09

Martha O. Pagel
for Martha O. Pagel, Director
Water Resources Department