

GR MOD

Name Northstar Communities LLC

Address 9550 Clackamas road  
Clackamas Or 97015

Change in POD POA

Date Filed 12/20/2021

Initial notice date 1/4/2022

DPD issued date \_\_\_\_\_

PD issued date \_\_\_\_\_

PD notice date \_\_\_\_\_

Date of FO 4/6/2026 Vol 138 Page 650

Withdrawal FO

C-Date \_\_\_\_\_

COBU due date \_\_\_\_\_

COBU Received date \_\_\_\_\_

Certificate issued \_\_\_\_\_

DESCRIPTION OF WATER RIGHT(S)

Name of Stream Well

Trib. of Unnamed Stream

Use Irrigation County Marion

Quantity of water (CFS) \_\_\_\_\_ No. of Acres \_\_\_\_\_

Name of ditch \_\_\_\_\_

App# GR-305 Per # \_\_\_\_\_ Cert # GR-284 PR Date 9/30/1951

App# \_\_\_\_\_ Per # \_\_\_\_\_ Cert # \_\_\_\_\_ PR Date \_\_\_\_\_

App# \_\_\_\_\_ Per # \_\_\_\_\_ Cert # \_\_\_\_\_ PR Date \_\_\_\_\_

App# \_\_\_\_\_ Per # \_\_\_\_\_ Cert # \_\_\_\_\_ PR Date \_\_\_\_\_

App# \_\_\_\_\_ Per # \_\_\_\_\_ Cert # \_\_\_\_\_ PR Date \_\_\_\_\_

FEES PAID		
Date	Amount	Receipt #
<u>12-20-2021</u>	<u>\$1250.<sup>00</sup></u>	<u>137142</u>

FEES REFUNDED		
Date	Amount	Receipt #

Assignments: \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Irrigation District \_\_\_\_\_

Agent Steven Ardegate Consulting

CWRE \_\_\_\_\_

CC's list Marion County

- Oversized map - Location \_\_\_\_\_



# Oregon

Tina Kotek, Governor

**Water Resources Department**

North Mall Office Building

725 Summer St NE, Suite A

Salem, OR 97301

Phone 503 986-0900

Fax 503 986-0904

April 6, 2026

Karl Ivanov  
9550 SE Clackamas Rd  
Clackamas, OR 97015

**ORDER ON WITHDRAWN APPLICATION**

Reference: Transfer Application T-13878

The above referenced transfer application was withdrawn from the record of the Water Resources Department on April 6, 2026, by Special Order Volume 138, Page 650 (copy enclosed).

The transfer application is no further force or effect.

If you have any questions related to this Withdrawal Order, you may contact your caseworker, Elyse Hennen, by telephone at (971) 701-5485 or by e-mail at [Elyse.d.hennen@water.oregon.gov](mailto:Elyse.d.hennen@water.oregon.gov).

Sincerely,

David V. Jones Jr  
Water Right Services Support  
Transfers and Conservation Section

cc: Gregory J. Wacker, Watermaster Dist. # 16 (via email)  
Marion County Planning Department, Local Government

Enclosure

**BEFORE THE WATER RESOURCES DEPARTMENT  
OF THE  
STATE OF OREGON**

In the Matter of Transfer Application	)	FINAL ORDER WITHDRAWING
T-13878, Marion County, Oregon	)	AN APPLICATION FOR A GROUNDWATER
	)	REGISTRATION MODIFICATION

**Authority**

ORS 540.505 to 540.580 establishes the process in which a water right holder may submit a request to transfer the point of diversion, place of use, or character of use authorized under an existing water right.

**Applicant**

NORTHSTAR COMMUNITIES, LLC  
C/O KARL IVANOV, MEMBER  
9550 SE CLACKAMAS RD  
CLACKAMAS, OR 97015

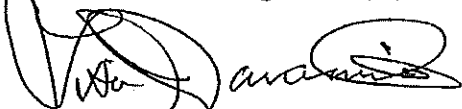
**Findings of Fact**

1. Groundwater Registration Modification Application T-13878, in the name of Northstar Communities, LLC, c/o Karl Ivanov was filed on December 20, 2021.
2. On February 26, 2026, the applicant's agent submitted a request, via email, that Groundwater Registration Modification Application T-13878 be withdrawn.

**Now, therefore, it is ORDERED:**

Groundwater Registration Modification Application T-13878, in the name of Northstar Communities, LLC, is withdrawn and of no further force or effect.

Dated in Salem, Oregon on 4/6/2026



Lisa J. Jaramillo, Transfer and Conservation Section Manager, for  
Ivan Gall, Director  
Oregon Water Resources Department

*Mailing date: 4/7/2026*

This final order is subject to judicial review by the Court of Appeals under ORS 183.482. Any petition for judicial review must be filed within the 60-day time period specified by ORS 183.482(1). Pursuant to ORS 536.075 and OAR 137-003-0675, you may petition for judicial review or petition the Director for reconsideration of this order. A petition for reconsideration may be granted or denied by the Director, and if no action is taken within 60 days following the date the petition was filed, the petition shall be deemed denied.

**BEFORE THE WATER RESOURCES DEPARTMENT  
OF THE  
STATE OF OREGON**

In the Matter of Groundwater  
Registration Modification Application  
T-13878, Marion County

)  
)  
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)  
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)

**D R A F T**

PRELIMINARY DETERMINATION  
PROPOSING APPROVAL OF RECOGNITION  
OF A MODIFICATION IN POINT OF  
APPROPRIATION AND A MODIFICATION  
IN PLACE OF USE

**Authority**

Oregon Revised Statutes (ORS) 537.610, 537.705 and 540.505 to 540.580 establish the process in which the holder of a certificate of registration may submit a request for recognition of modifications to the place of use, character of use or point of appropriation under a groundwater certificate of registration.

Oregon Administrative Rules (OAR) Chapter 690, Divisions 382 and 380 implement the statutes and provide the Department's procedures and criteria for evaluating groundwater registration modification applications.

**Applicant**

NORTHSTAR COMMUNITIES, LLC  
C/O KARL IVANOV, MEMBER  
9550 SE CLACKAMAS RD  
CLACKAMAS, OR 97015

**Findings of Fact**

1. On December 20, 2021, Northstar Communities, LLC, c/o Karl Ivanov filed a Groundwater Registration Modification application to modify the point of appropriation and to modify the place of use under Registration Application GR-305 (Certificate of Registration GR-284). The Department assigned the application number T-13878.
2. On February 13, 2020, Registration Application GR-305 (Certificate of Registration GR-284) was assigned from Victor L. Ramey and Lorena C. Ramey to Northstar Communities, LLC.

3. Notice of the application for Groundwater Registration Modification was published on January 4, 2022, pursuant to OAR 690-382-0600. No comments were filed in response to the notice.

4. The portion of the groundwater registration to be modified is as follows:

**Registration:** Application GR-305 (Certificate of Registration GR-284), in the name of VICTOR L. RAMEY AND LORENA C. RAMEY (*assigned to NORTHSTAR COMMUNITIES, LLC*); as modified by Special Order Volume 118, Pages 583-586

**Use:** IRRIGATION of 14.5 ACRES

**Tentative**

**Priority Date:** SEPTEMBER 1951

**Quantity:** 91.87 GALLONS PER MINUTE; 18.37 ACRE FEET PER YEAR

**Source:** PUMP WELL

**Original Point of Appropriation:**

Twp	Rng	Mer	Sec	Q-Q	DLC	Measured Distances
6 S	2 W	WM	32	NE SW	48	PUMP WELL - SOUTH 89° 6' WEST, 3752.81 FEET AND SOUTH 18° 35' EAST 699.8 FEET FROM THE NE CORNER OF W.B. STEVENS DLC NO. 48

**Original Place of Use:**

IRRIGATION						
Twp	Rng	Mer	Sec	Q-Q	DLC	Acres
6 S	2 W	WM	32	SE SW	48	9.0
7 S	2 W	WM	5	NE NW	48	5.5
Total						14.5

5. Groundwater Registration Modification Application T-13878 proposes to modify the location of the original point of appropriation approximately 0.3 mile Northeast from the original well to:

Twp	Rng	Mer	Sec	Q-Q	DLC	Measured Distances
6 S	2 W	WM	32	SW NE	72	NEW WELL - 760 FEET NORTH AND 2620 FEET WEST FROM THE NE CORNER OF DLC 48

6. Groundwater Registration Modification Application T-13878 proposes to modify the place of use under the ground water registration to:

IRRIGATION						
Twp	Rng	Mer	Sec	Q-Q	DLC	Acres
6 S	2 W	WM	29	SW SE	72	5.2
6 S	2 W	WM	32	NW NE	72	9.3
Total						14.5

***Review Criteria for Groundwater Registration Modification Applications***

***[OAR 690-382-0100(10), 690-382-0700(2), 690-382-1000(1), 690-380-2110(2), and 690-380-2200]***

7. The proposed modifications would not result in a state Scenic Waterway not receiving previously available water during periods in which stream flows are less than the quantities determined by the Department to be necessary to meet the requirements of ORS 390.835.
8. The proposed point of appropriation develops groundwater from the same aquifer as the authorized point of appropriation, as required by OAR 690-380-2110(2).
9. The proposed modifications would not result in enlargement of the registration.
10. The proposed modifications would not result in injury to other water rights.
11. All other application requirements are met.

**Determination and Proposed Action**

The modification in point of appropriation and modification in place of use proposed in Groundwater Registration Modification T-13878 appear to be consistent with the requirements of ORS 537.610, 537.705, 540.505 to 540.580 and OAR 690-382-1000. If protests are not filed pursuant to OAR 690-382-0900, the modification will be approved.

*If Groundwater Registration Modification T-13878 is approved, the final order will include the following:*

1. *The modifications to Registration Application GR-305 (Certificate of Registration GR-284) proposed in Groundwater Registration Modification Application T-13878 are recognized. Recognition of the modifications shall not be construed as a final determination of the right to appropriate groundwater under the certificate of registration or modification. Such a determination will occur in an adjudication proceeding under ORS 537.670 to 537.695.*
2. *The use of the water is restricted to beneficial use at the place of use described, and is subject to all other conditions and limitations contained in Registration Application GR-305 (Certificate of Registration GR-284) and any related decree.*
3. *Approval of this Groundwater Registration Modification application does not constitute nor grant legal access onto or through another person's property for purposes of accessing the new point of appropriation and the new place of use.*
4. *Water shall be acquired from the same aquifer (water source) as the original point of appropriation.*
5. *Water shall no longer be appropriated from the original point of appropriation as part of this groundwater certificate of registration.*

6. *The quantity of water diverted at the proposed point of appropriation (New Well) shall not exceed the quantity of water lawfully available at the original point of appropriation (Pump Well).*
7. *The former place of use of the modified groundwater registration shall no longer receive water as part of the groundwater certificate of registration.*

Dated in Salem, Oregon on

**D R A F T**

Lisa J. Jaramillo, Transfer and Conservation Section Manager, for  
IVAN GALL, DIRECTOR  
Oregon Water Resources Department

This draft Preliminary Determination was prepared by Elyse Hennen. If you have questions about the information in this document, you may reach me at 971-701-5485 or at [elyse.d.hennen@water.oregon.gov](mailto:elyse.d.hennen@water.oregon.gov).



# Oregon

Tina Kotek, Governor

## Water Resources Department

North Mall Office Building

725 Summer St NE, Suite A

Salem, OR 97301

Phone 503 986-0900

Fax 503 986-0904

[www.oregon.gov/owrd](http://www.oregon.gov/owrd)

November 20, 2025

VIA E-MAIL AND REGULAR MAIL

NORTHSTAR COMMUNITIES, LLC  
C/O KARL IVANOV  
9550 SE CLACKAMAS RD  
CLACKAMAS, OR 97015

SUBJECT: Groundwater Registration Modification T-13878

Your Groundwater Registration Modification is in one of three phases of processing. Enclosed is a draft of our Preliminary Determination regarding Groundwater Registration (GR) Modification Application T-13878. The document reflects the Department's conclusion that, based on the information currently available, the modification will be approved.

***Required items needing your immediate attention:***

1. Please carefully review the Draft Preliminary Determination to verify that it accurately reflects the changes you intend to make and to become familiar with the proposed conditions.
2. **Respond in writing** by December, 20, 2025, with acknowledgement that you agree to the proposed action and conditions.
3. If you find any errors, please let me know.
4. **REQUIRED:** You must submit a **Report of Ownership** for the lands where the water right is currently located (i.e., the FROM lands). This report:
  - a) Must be prepared by a title company;
  - b) Shall include a "prepared by" statement and the date the title company prepared the report printed on the cover sheet;
  - c) Must:
    - i. Be prepared no earlier than 3 months prior to the date of issuance of the Draft Preliminary Determination showing current ownership; **OR**
    - ii. Be prepared within 3 months of the date the water right conveyance agreement was recorded; **OR**
    - iii. Show ownership for the FROM land at the time a water right conveyance agreement was recorded.

*If water right conveyance agreements are involved, it is helpful to provide copies of those agreements along with the Report of Ownership.*

**IMPORTANT:** In order for the Department to clearly understand the date that the title company prepared the Report of Ownership, the title company must indicate/state the date that they prepared the report on the coversheet and/or first page of the report.

- d) Must include a list of owners at the time the report was generated; **AND**
  - e) Must include a legal description of the property where the water right to be transferred is currently located (i.e., the FROM lands).
5. You must provide a notarized statement of consent signed by any landowner listed in the Report of Ownership who is not already included in the transfer application. The Department's statement of consent form (**Consent By Deeded Landowner**) is available at:  
[https://www.oregon.gov/OWRD/WRDFormsPDF/consent to transfer form.pdf](https://www.oregon.gov/OWRD/WRDFormsPDF/consent%20to%20transfer%20form.pdf)
6. Notice of this transfer will need to be published in a newspaper with general circulation in the area where the water rights are currently located. You will be responsible for the charges.

**What happens next...**

Once the Preliminary Determination is issued a publication period is required. Because there is more than ¼ mile between the new and the authorized point of appropriation, the Department will publish notice of the modification in a local newspaper having a general circulation in the area of the water right at least once per week for two consecutive weeks. You are responsible for sending a check to cover the cost of publication prior to the issuance of the Preliminary Determination and publication of notice (see below). As outlined in OAR 690-380-4020(3), publication costs include both the direct cost of the notice and indirect processing costs (not to exceed 20% of the direct costs) for processing.

Issuance of the Preliminary Determination will occur shortly after we receive:

1. Your written response to the conditions and proposed action in the Draft Preliminary Determination (e-mail is acceptable); and
2. The Report of ownership, and affidavits of consent from any landowners shown in the ownership report who have not signed the transfer application. The title company must indicate/state the date that they prepared the ownership report on the coversheet and/or first page of the report.

**If we do not receive the items listed above by December 20, 2025, a Preliminary Determination may be issued denying the application as incomplete.**

Please don't hesitate to contact me at 971 701-5485 or [Elyse.D.Hennen@water.oregon.gov](mailto:Elyse.D.Hennen@water.oregon.gov), if I may be of assistance.

Sincerely,



Elyse Hennen  
Groundwater Registration Modification Specialist  
Transfer and Conservation Section

cc: GR Modification application file T-13878  
Gregory J. Wacker, District 16 Watermaster (via e-mail)  
Steven P. Applegate, agent for the applicant (via e-mail)

enc

# Watermaster Review Form:

## Water Right Transfer



Oregon Water Resources Department  
725 Summer St NE, Suite A  
Salem, Oregon 97301-1266  
(503) 986-0900  
www.oregon.gov/OWRD

Transfer Application: T-13878

Review Due Date: 02/02/2022

Applicant Name: Northstar Communities LLC Karl Ivanov

Proposed Changes:  POU  POD  POA  USE  OTHER

Reviewer(s): G. Wacker

Date of Review: 01/24/2022

1. Do you have evidence that the right has not been used in the last 5 years and that the presumption of forfeiture would not likely be rebuttable?  Yes  No If "Yes", attach evidence (e.g. dated aerial photo showing pavement or building on the land for >5 yrs.)
2. Is there a history of regulation on the source that serves this (or these) right(s) that has involved the transferred right(s) and downstream water rights?  Yes  No Generally characterize the frequency of any regulation or explain why regulation has not occurred:
3. Have headgate notices been issued for the source that serves the transferred right(s)?  
 Yes  No  Records not available.
4. In your estimation, after the proposed change, would distribution of water for the right(s) result in regulation of other water rights that would not have occurred if use under the original right(s) was/were maximized?  Yes  No If "Yes", explain:
5. In your estimation, if the proposed change is approved, are there upstream water rights that would be affected?  Yes  No If "Yes", describe how the rights would be affected and list the rights most affected:

6. Check here  if it appears that downstream water rights benefit from return flows resulting from the current use of the transferred right(s)? If you check the box, generally characterize the locations where the return flows likely occur and list the water rights that benefit most:

N/A

7. For POD changes and instream transfers, check here if there are channel losses between the old and new PODs or within the proposed instream reach? If you check the box, describe and, if possible, estimate the losses:

N/A

8. For instream transfers that propose protection of a reach beyond the mouth of the source stream:

N/A Would the quantity be measureable into the receiving stream consistent with OAR 690-077-0015(8)?  Yes  No

9. For POU changes:  N/A Is it likely the original place of use would continue to receive water from the same source?  Yes  No If "Yes", explain:

10. For POU or USE changes:  N/A In your best judgment, would use of the existing right at "full face value," result in the diversion of more water than can be used beneficially and without waste?

Yes  No If "Yes", explain:

11. For POU changes that involve micro-irrigation:  N/A

a. Has the applicant made changes (absent a transfer) to convert to micro-irrigation within the current place of use boundary of the water right proposed for transfer, and previously demonstrated to the Department through monitoring and site inspections by the Watermaster that the proposed transfer will not result in injury or enlargement?

Yes  No If "Yes", explain:

- b. Has a temporary transfer of this nature been previously filed and approved on the same lands (or portions thereof) as those lands involved in this transfer?

Yes  No If "Yes", answer the following:

- i. Were there any problems with more acres being irrigated (or wetted) than were authorized under the temporary transfer?  Yes  No If "Yes", explain:
- ii. Did the designated areas that were to remain dry (or not wetted) under the temporary transfer actually remain dry?  Yes  No If "No", explain:
- iii. Did the applicant comply with and meet all of the conditions of the temporary transfer?  Yes  No If "No", explain:
- iv. Do you have any other observations regarding the temporary transfer?  
 Yes  No If "Yes", describe:
- v. Did the applicant demonstrate to the Department through monitoring and site inspections by the Watermaster that neither injury nor enlargement occurred as a result of the temporary transfer?  Yes  No If "No", explain:

- c. To the best of your knowledge, if this transfer is approved, does it appear that:

- i. "Injury" will occur to other water rights that share the same source?

Yes  No If "Yes", explain:

- ii. "Enlargement" of the water right being transferred will occur?

Yes  No If "Yes", explain:

12. Are there other issues not identified through the above questions that should be considered in determining whether the change "can be effected without injury to other rights"?

Yes  No If "Yes", explain:

13. What alternatives may be available for addressing any issues identified above:

14. Do conditions need to be included in the transfer order to avoid enlargement of the right or injury to other rights?  No  Yes, as checked and provided below:

For POU changes that involve micro-irrigation, provide the monitoring and reporting conditions necessary to prevent injury/enlargement:

A Headgate should be required prior to diverting water.

Measurement Devices for POD or POA: (if this condition is selected, also fill in the top sections of Page 4)

*a. Before water use may begin under this order, the water user shall install a **totalizing flow meter\***, or, with prior approval of the Director, another suitable measuring device,  at each point of diversion/appropriation (new and existing) OR at each new point of diversion/appropriation  with the exception that water rights issued to the Bureau of Reclamation or an irrigation district (or similar entity) are not subject to this condition.*

*b. The water user shall maintain the meters or measuring devices in good working order.*

*c. The water user shall allow the Watermaster access to the meters or measuring devices; provided however, where the meters or measuring devices are located within a private structure, the Watermaster shall request access upon reasonable notice.*

Reservoir water use measurement: (if this condition is selected, also fill in the top sections of Page 4)

*a. Before water use may begin under this order, the water user shall install **staff gages\***, or, with prior approval of the Director, other suitable measuring devices, that measure the entire range and stage between empty and full in each reservoir. Staff gages shall be United States Geological Survey style.*

*b. Before water use may begin under this order, if the reservoir is located in channel, weirs or other suitable measuring devices must be installed upstream and downstream of the reservoir, and, an adjustable outlet valve must be installed. The water user shall maintain such devices in good working order. A written waiver may be obtained, if in the judgment of the Director, the installation of weirs or other suitable measuring devices, or the adjustable outlet valve, will provide no public benefit.*

\* The following alternative device(s) should be substituted for the bold, underlined device in the above selected condition:

Weir  
 Parshall Flume  
 Other: \_\_\_

Submerged Orifice  
 Flow Restrictor

**Oregon Water Resources Department**  
**Measurement Condition Information for the Applicant**  
*(To be sent with the Draft Preliminary Determination or Final Order)*

Transfer #: T-

In order to avoid enlargement of the right or injury to other rights, a \_\_\_\_\_ will  
be required to be installed **prior to diversion of water**, as a condition of this transfer:  
 *at each point of diversion/appropriation (new and existing) OR*  
 *at each new point of diversion/appropriation.*

For additional information, or to obtain approval of a different type of measurement device, the applicant should contact the area Watermaster:

Watermaster name:

District:

Address:

City/State/Zip:

Phone:

Email:

*Note: If a device other than the one specified in the Preliminary Determination or Final Order is approved by the Watermaster, fill out and mail the form below to the Salem office.*

\*\*\*\*\*

**Approval of an Alternate Measurement Device**                      T-  
*(to be filled out after consultation with the applicant, or after a site visit)*

On behalf of the Director, I authorize use of the following suitable alternate measurement device:

\_\_\_\_\_  
\_\_\_\_\_

\_\_\_\_\_  
Watermaster signature    District    Date

If this form is used for approval of an alternative measurement device, it must be mailed to:

Oregon Water Resources Department  
725 Summer Street NE, Suite A  
Salem, OR 97301-1266

# Groundwater Transfer Review Summary Form

Transfer/PA # T- 13878

GW Reviewer Phillip I. Marcy Date Review Completed: 11/07/2023

## Summary of Same Source Review:

The proposed change in point of appropriation is not within the same aquifer as per OAR 690-380-2110(2).

## Summary of Injury Review:

The proposed transfer will result in another, existing water right not receiving previously available water to which it is legally entitled or result in significant interference with a surface water source as per 690-380-0100(3).

## Summary of GW-SW Transfer Similarity Review:

The proposed SW-GW transfer doesn't meet the definition of "similarly" as per OAR 690-380-2130.

*This is only a summary. Documentation is attached and should be read thoroughly to understand the basis for determinations.*



Oregon Water Resources Department  
 725 Summer Street NE, Suite A  
 Salem, Oregon 97301-1271  
 (503) 986-0900  
 www.wrd.state.or.us

### Ground Water Review Form:

- Water Right Transfer
- Permit Amendment
- GR Modification
- Other

Application: T-13878

Applicant Name: Northstar Communities LLC

Proposed Changes:  POA     APOA     SW→GW     RA  
 USE     POU     OTHER

Reviewer(s): Phillip I. Marcy

Date of Review: 11/07/2023

Date Reviewed by GW Mgr. and Returned to WRSD: JTI – 11/08/2023

The information provided in the application is insufficient to evaluate whether the proposed transfer may be approved because:

- The water well reports provided with the application do not correspond to the water rights affected by the transfer.
- The application does not include water well reports or a description of the well construction details sufficient to establish the ground water body developed or proposed to be developed.
- Other \_\_\_\_\_

1. Basic description of the changes proposed in this transfer: The applicant proposes to change the POU for 14.5 acres authorized under GR-305, in addition to changing the authorized POA to a location on Tax Lot 1000 in Section 32. The proposed POA well has not yet been constructed.
2. Will the proposed POA develop the same aquifer (source) as the existing authorized POA?  
 Yes     No    Comments: The authorized POA (MARI 4684) produces groundwater from sands and gravels from 75-103' BLS. The replacement POA well is proposed to produce from similar depths, at which similar lithologies are anticipated to be encountered.
3. a) Is there more than one source developed under the right (e.g., basalt and alluvium)?  
 Yes     No The authorized well produces from alluvium.  
 b) If yes, estimate the portion of the right supplied by each of the sources and describe any limitations that will need to be placed on the proposed change (rate, duty, etc.): NA
4. a) Will this proposed change, at its maximum allowed rate of use, likely result in an increase in interference with another ground water right?  
 Yes     No    Comments: The proposed POA location is less than 100' from MARI 4675, which is an authorized POA under Certificate 30706.  
 b) If yes, would this proposed change, at its maximum allowed rate of use, likely result in another groundwater right not receiving the water to which it is legally entitled?

Yes  No If yes, explain: Since these POA locations (proposed and existing) lie on the same tax lot under the same ownership, any injury incurred by the use of the POA at the proposed location will be to the applicant.

5. a) Will this proposed change, at its maximum allowed rate of use, likely result in an increase in interference with **another surface water source**?

Yes  No Comments: The proposed POA location is not significantly closer to any surface water source.

b) If yes, at its maximum allowed rate of use, what is the expected change in degree of interference with any **surface water sources** resulting from the proposed change?

Stream: NA  Minimal  Significant

Stream: NA  Minimal  Significant

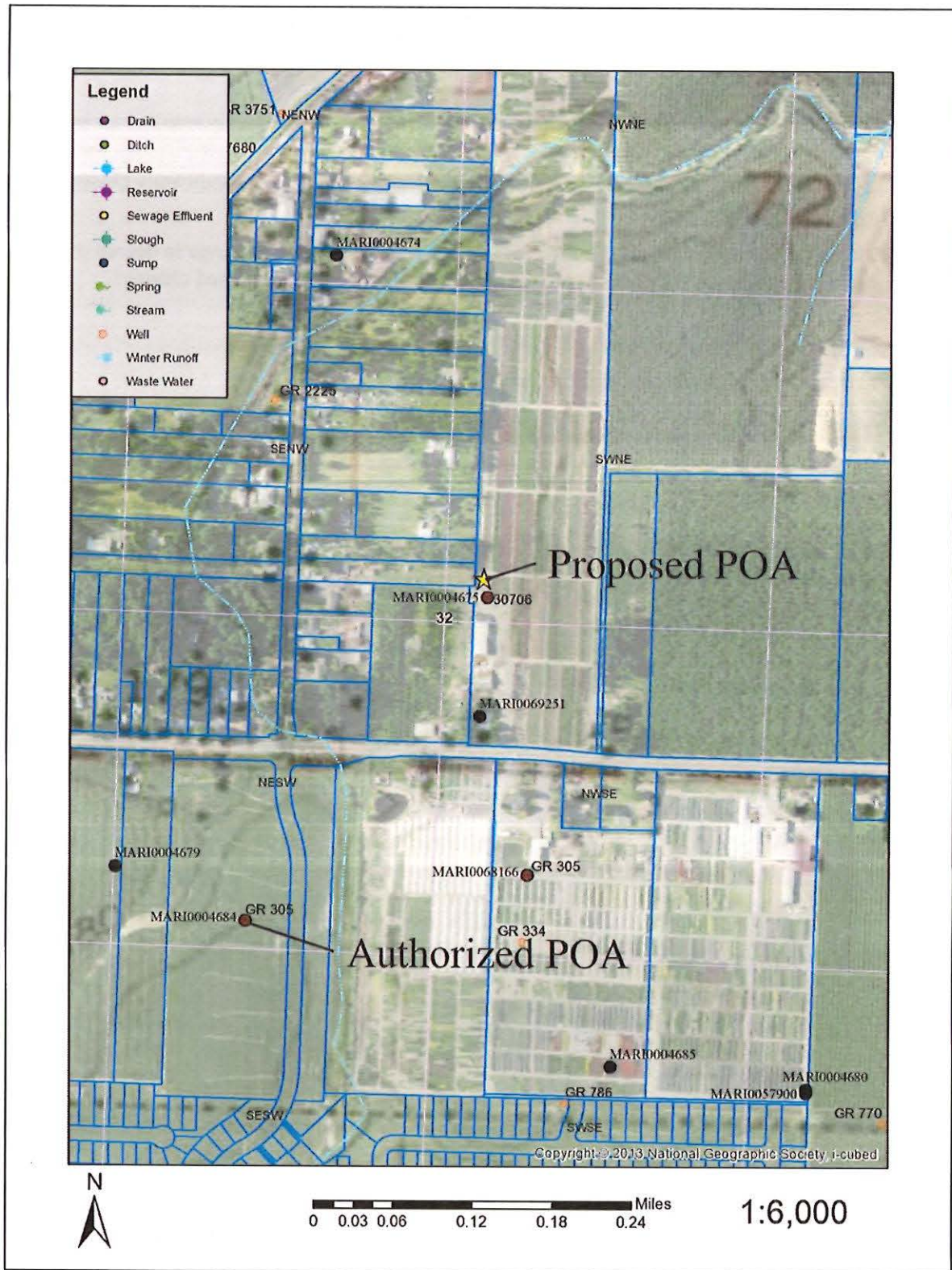
Provide context for minimal/significant impact: NA

6. For SW-GW transfers, will the proposed change in point of diversion affect the surface water source similarly (as per OAR 690-380-2130) to the authorized point of diversion specified in the water use subject to transfer?

Yes  No Comments: NA

7. What conditions or other changes in the application are necessary to address any potential issues identified above: None.

8. Any additional comments: \_\_\_\_\_





# Oregon

Kate Brown, Governor

**Water Resources Department**  
725 Summer St NE, Suite A  
Salem, OR 97301  
(503) 986-0900  
Fax (503) 986-0904

January 3, 2022

NORTHSTAR COMMUNITIES LLC  
KARL IVANOV  
9550 SE CLACKAMAS RD  
CLACKAMAS, OR 97015

Reference: Application T- 13878

On December 20, 2021, OWRD received your water Groundwater Registration Modification application. The application was accompanied by \$1250.00. Our receipt number 137142 is enclosed.

By copy of this letter, we are asking the Watermaster for a report regarding the potential for injury to existing water rights which may be caused by the requested change. A review form will also be sent to our groundwater staff to determine whether the proposed well accesses the same source of water as the original well.

This application may require publication of a notice for two consecutive weeks in a newspaper with general circulation in the area where the water right is located. If it is determined that newspaper notice will be required, the Department will prepare the notice and notify you of the cost. You will be responsible for submitting payment to the Department prior to publication of the notice.

You may not use water for the new use, in the new place of use or from the new point of appropriation until a final order approving recognition of the groundwater registration modification application has been issued by the Department. If the land is sold before the modification is approved, the buyer's consent to the modification will be required unless a recorded deed or other legal document clearly established that the groundwater registration was not conveyed in the sale.

Please refer to the following page for a chart showing the steps and expected timelines for the processing of your application.

If you have any questions, please contact the Transfer Section at (503) 979-9931.

Cc: Watermaster Dist. #16, Gregory J. Wacker (via email)  
Steven P. Applegate, Agent  
Marion County Planning Division

Enclosure

**STATE OF OREGON  
WATER RESOURCES DEPARTMENT**

725 Summer St. N.E. Ste. A  
SALEM, OR 97301-4172  
(503) 986-0900 / (503) 986-0904 (fax)

RECEIPT # **137142**

INVOICE # \_\_\_\_\_

RECEIVED FROM: <u>Alpha Nursery, Inc.</u>	APPLICATION
BY: _____	PERMIT
	TRANSFER <u>1-13878</u>
CASH: <input type="checkbox"/> CHECK:# <u>50382</u> OTHER: (IDENTIFY) <input type="checkbox"/>	TOTAL REC'D \$ <u>1250.00</u>

1083 TREASURY 4170 WRD MISC CASH ACCT	
0407 COPIES	\$ _____
OTHER: (IDENTIFY) _____	\$ _____
0243 I/S Lease _____ 0244 Muni Water Mgmt. Plan _____ 0245 Cons. Water _____	

4270 WRD OPERATING ACCT	
MISCELLANEOUS <u>46110</u>	
0407 COPY & TAPE FEES	\$ _____
0410 RESEARCH FEES	\$ _____
0408 MISC REVENUE: (IDENTIFY) _____	\$ _____
TC162 DEPOSIT LIAB. (IDENTIFY) _____	\$ _____
0240 EXTENSION OF TIME	\$ _____
<b>WATER RIGHTS:</b>	
0201 SURFACE WATER	EXAM FEE \$ _____ 0202 RECORD FEE \$ _____
0203 GROUND WATER	\$ _____ 0204 \$ _____
0205 TRANSFER	\$ <u>1250.00</u>
<b>WELL CONSTRUCTION</b>	
0218 WELL DRILL CONSTRUCTOR	EXAM FEE \$ _____ 0219 LICENSE FEE \$ _____
LANDOWNER'S PERMIT	0220 \$ _____
OTHER (IDENTIFY) _____	

0536 TREASURY 0437 WELL CONST. START FEE	
0211 WELL CONST START FEE	\$ _____ CARD# _____
0210 MONITORING WELLS	\$ _____ CARD# _____
OTHER (IDENTIFY) _____	

0607 TREASURY 0467 HYDRO ACTIVITY LIC NUMBER	
0233 POWER LICENSE FEE (FW/WRD)	\$ _____
0231 HYDRO LICENSE FEE (FW/WRD)	\$ _____
HYDRO APPLICATION	\$ _____

TREASURY	OTHER / RDX
FUND _____ TITLE _____	
OBJ. CODE _____ VENDOR # _____	
DESCRIPTION _____	\$ _____

RECEIPT: **137142** DATED: 12-20-2021 BY: Mindy Cadden



State of Oregon  
 Water Resources Department  
 725 Summer Street NE, Suite A  
 Salem, Oregon 97301-1266  
 (503) 986-0900

# Application for Groundwater Registration Modification

## Part 1 of 5 – Minimum Requirements Checklist

**This Groundwater Registration Modification application will be returned if Parts 1 through 4 and all required attachments are not completed and included.**

For questions, please call (503) 986-0900, and ask for Transfer Section.

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Check all included with this application (N/A = Not Applicable)

- Part 1 – Completed Minimum Requirements Checklist.
- Part 2 – Completed Application Map Checklist.
- Part 3 – Completed Applicant Information and Signature.
- Part 4 – Completed Groundwater Registration Modification Application – Groundwater Registration Information. (Only one Groundwater registration per application, unless the Groundwater registrations to be modified are layered).
- Completed Groundwater Registration Modification Application Map (Does not have to be prepared by a Certified Water Right Examiner).
- Groundwater registration modification fees – Amount enclosed: \$ 1,250.00. (\$875.00 for a place of use change only; \$1,250.00 for any other change or combination).

**Attachments:**

- N/A Request for Assignment Form and statutory fee. This form needs to be completed if the applicant owns the land to which the registration is appurtenant and is **not** the registration certificate holder of record. The Request for Assignment Form is available at <https://www.oregon.gov/OWRD/Forms/Pages/default.aspx>.  
 Assignment is not needed for any person or entity who can demonstrate authorization to request recognition of a modification (e.g. legal representative, power of attorney, agent, etc.) or the applicant is named on the certificate of registration, or has been assigned to the certificate of registration.
- N/A Oregon Water Resources Department’s Land Use Information Form with approval and signature (or signed land use form receipt stub) from each local land use authority in which water is to be diverted, conveyed, and/or used. Not required if water is to be diverted, conveyed, and/or used only on federal lands or if **all** of the following apply: a) a change in place of use only, b) no structural changes, c) the use of water is for irrigation only, and d) the use is located within an irrigation district or an exclusive farm use zone.
- N/A Water Well Report/Well Log for changes in point(s) of appropriation (well(s)) or additional point(s) of appropriation.

(For Staff Use Only)

**WE ARE RETURNING YOUR APPLICATION FOR THE FOLLOWING REASON(S):**

- |  |  |
|--|--|
| <input type="checkbox"/> Application fee not enclosed/insufficient | <input type="checkbox"/> Map not included or incomplete                    |
| <input type="checkbox"/> Land Use Form not enclosed or incomplete  | <input type="checkbox"/> Assignment Form and fee not enclosed/insufficient |
| <input type="checkbox"/> Additional signature(s) required          | <input type="checkbox"/> Part _____ is incomplete                          |

Other/Explanation \_\_\_\_\_

Staff: \_\_\_\_\_ 503-986-0 \_\_\_\_\_ Date: / /

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## Part 2 of 4 – Groundwater Registration Modification Map Checklist

Your Groundwater Registration Modification application will be returned if any of the map requirements listed below are not met.

Please be sure that the map you submit includes all the items listed below and meets the requirements of OAR 690-380-3100, however, the map does not have to be prepared by a Certified Water Right Examiner. Check all boxes that apply.

- Permanent quality printed with dark ink on good quality paper.
- The size of the map can be 8½ x 11 inches, 8½ x 14 inches, 11 x 17 inches, or up to 30 x 30 inches. For 30 x 30 inch maps, one extra copy is required.
- A north arrow, a legend, and scale.
- The scale of the map must be: 1 inch = 400 feet, 1 inch = 1,320 feet, the scale of the county assessor map if the scale is not smaller than 1 inch = 1,320 feet, or a scale that has been pre-approved by the Department.
- Township, Range, Section, ¼ ¼, DLC, Government Lot, and other recognized public land survey lines.
- Tax lot boundaries (property lines) are required. Tax lot numbers are recommended.
- Major physical features including rivers and creeks showing direction of flow, lakes and reservoirs, roads and railroads.
- Major water delivery system features from the point(s) of appropriation such as main pipelines, canals, and ditches.
- Existing place of use that includes hachuring, priority date, and use including number of acres in each quarter-quarter section, government lot, or in each quarter-quarter section as projected within government lots, donation land claims, or other recognized public land survey subdivisions. If less than the entirety of the registration is being changed, a separate hachuring is needed for the portion of the registration left unchanged.
- N/A If you are proposing a modification in place of use, show the proposed place of use with hachuring including priority date and use including number of acres in each quarter-quarter section, government lot, or in each quarter-quarter section as projected within government lots, donation land claims, or other recognized public land survey subdivisions.
- Existing point(s) of appropriation with distance and bearing or coordinates from a recognized survey corner.
- N/A If you are proposing a modification in point(s) of appropriation, show the proposed location and label it clearly with distance and bearing or coordinates. If GPS coordinates are used, latitude-longitude coordinates may be expressed as either degrees-minutes-seconds with at least one digit after the decimal (example – 42°32'15.5") or degrees-decimal with five or more digits after the decimal (example – 42.53764°).

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## Part 3 of 4 – Applicant Information and Signature

### Applicant Information

APPLICANT/BUSINESS NAME <b>Northstar Communities, LLC, Karl Ivanov Member</b>		PHONE NO. <b>503-655-7933</b>	ADDITIONAL CONTACT NO.
ADDRESS <b>9550 SE Clackamas Road</b>			FAX NO.
CITY <b>Clackamas</b>	STATE <b>OR</b>	ZIP <b>97015</b>	E-MAIL <b>karl@iecon.us</b>
<b>BY PROVIDING AN E-MAIL ADDRESS, CONSENT IS GIVEN TO RECEIVE ALL CORRESPONDENCE FROM THE DEPARTMENT ELECTRONICALLY. COPIES OF THE FINAL ORDER DOCUMENTS WILL ALSO BE MAILED.</b>			

**Agent Information** – The agent is authorized to represent the applicant in all matters relating to this application

APPLICANT/BUSINESS NAME <b>Steven P. Applegate Consulting</b>		PHONE NO. <b>503-362-4040</b>	ADDITIONAL CONTACT NO.
ADDRESS <b>3395 Huckleberry Ct S</b>			FAX NO.
CITY <b>Salem</b>	STATE <b>OR</b>	ZIP <b>97302</b>	E-MAIL <b>steve.applegsp@gmail.com</b>
<b>BY PROVIDING AN E-MAIL ADDRESS, CONSENT IS GIVEN TO RECEIVE ALL CORRESPONDENCE FROM THE DEPARTMENT ELECTRONICALLY. COPIES OF THE FINAL ORDER DOCUMENTS WILL ALSO BE MAILED.</b>			

Explain in your own words what you propose to accomplish with this modification; and why: Northstar Communities, LLC, owners of the subject lands under GR#305 on Tax Lot 200, wishes to change the POU for 14.5 acres to TL 1000 in Section 32 and also to change the POA to a well on TL1000. The “from” lands (TL 200) are owned by Northstar Communities, LLC and the “To” lands (TL1000) are owned by the Estate of Ernest & Lola Zielinski Trust, Doug Zielinski, Trustee, 5050 Hazelgreen Road, NE, Salem, OR 97305.

If you need additional space, continue on a separate piece of paper and attach to the application as “Attachment 1”.

Check this box if this project is fully or partially funded by the American Recovery and Reinvestment Act. (Federal stimulus dollars)

(Check one box)

- By signing this application, I (we) understand that, upon receipt of the draft preliminary determination and prior to Department approval of the Groundwater modification, I (we) will be required to provide landownership information and evidence that I am authorized to pursue the modification as identified in OAR 690-382-0400(16)(a); **OR**
- I (we) affirm the applicant is a municipality as defined in ORS 540.510(3)(b) and that the right is in the name of the municipality or a predecessor; **OR**
- I (we) affirm that the applicant is an entity with the authority to condemn property and is acquiring the property to which the Groundwater registration proposed for modification is appurtenant by condemnation and have attached supporting documentation.

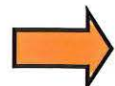
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I understand that prior to Department approval of the groundwater registration modification, I may be required to submit payment to the Department for publication of a notice in a newspaper with general circulation in the area where the groundwater registration is located, once per week for two consecutive weeks. If more than one qualifying newspaper is available, I suggest publishing the notice in the following paper: Statesman-Journal.

**I (we) affirm that the information contained in this application is true and accurate.**



	<b>Karl Ivanov, Member</b>	<b>11/22/21</b>
Applicant Signature	Print Name (and Title if applicable)	Date
Applicant Signature	Print Name (and Title if applicable)	Date

Is the applicant the sole owner of the land on which the Groundwater registration modification or portion thereof, is located?  Yes  No *If NO, include signatures of all deeded landowners (and mailing*

and/or e-mail addresses if different than the applicant's) or attach affidavits of consent (and mailing and/or e-mail addresses) from all landowners or individuals/entities to which the Groundwater registration has been conveyed.

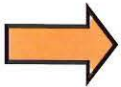
**Check the appropriate box, if applicable:**

- Check here if the Groundwater registration proposed for modification is or will be located within or served by an irrigation or other water district. N/A

IRRIGATION DISTRICT NAME	ADDRESS	
CITY	STATE	ZIP

- Check here if water for the Groundwater registration is supplied under a water service agreement or other contract with a federal agency or other entity. N/A

ENTITY NAME	ADDRESS	
CITY	STATE	ZIP



To meet State Land Use Consistency Requirements, you must list all local governments (each county, city, municipal corporation, or tribal government) within whose jurisdiction water will be diverted, conveyed or used.

ENTITY NAME <b>Marion County</b>	ADDRESS	
CITY <b>Salem</b>	STATE <b>OR</b>	ZIP

ENTITY NAME	ADDRESS	
CITY	STATE	ZIP

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and/or e-mail addresses if different than the applicant's) or attach affidavits of consent (and mailing and/or e-mail addresses) from all landowners or individuals/entities to which the Groundwater registration has been conveyed.


**Check the appropriate box, if applicable:**

- Check here if the Groundwater registration proposed for modification is or will be located within or served by an irrigation or other water district. N/A

IRRIGATION DISTRICT NAME	ADDRESS	
CITY	STATE	ZIP

- Check here if water for the Groundwater registration is supplied under a water service agreement or other contract with a federal agency or other entity. N/A

ENTITY NAME	ADDRESS	
CITY	STATE	ZIP

 To meet State Land Use Consistency Requirements, you must list all local governments (each county, city, municipal corporation, or tribal government) within whose jurisdiction water will be diverted, conveyed or used.

ENTITY NAME <b>Marion County</b>	ADDRESS	
CITY <b>Salem</b>	STATE <b>OR</b>	ZIP

ENTITY NAME	ADDRESS	
CITY	STATE	ZIP

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## Part 4 of 4 – Groundwater Registration Information

Please use a separate Part 4 for each registration being modified. See instructions on page 5, to copy and paste additional Part 4s, or to add additional rows to tables within the form.

**Table 1. Location of Authorized and Proposed Point(s) of Appropriation (POA)**

(Note: If the POA name is not specified in the registration, assign it a name or number here.)

POA Name or Number	Is this POA Authorized by the registration or is it Proposed?	OWRD Well Log ID# (or Well ID Tag # L-___)	Twp		Rng		Sec		¼ ¼		Tax Lot, DLC or Gov't Lot	Measured Distances (from a recognized survey corner)
Orig. Well	<input checked="" type="checkbox"/> Authorized <input type="checkbox"/> Proposed	UNKNOW N	6	S	2	W	32	NE	SW	200	380' S & 3340' W from NE Cor. DLC 48	
New Well	<input type="checkbox"/> Authorized <input checked="" type="checkbox"/> Proposed	NOT DRILLED	"	"	"	W	32	SW	NE	1000	760' N & 2620' W from NE Cor. DLC 48	
	<input type="checkbox"/> Authorized <input type="checkbox"/> Proposed											
	<input type="checkbox"/> Authorized <input type="checkbox"/> Proposed											

**Check all type(s) of modifications(s) proposed below (modification "CODES" are provided in parentheses):**

- |  |   |
|--|---|
| <input checked="" type="checkbox"/> Place of Use (POU) | <input checked="" type="checkbox"/> Point of Appropriation (well) (POA) |
| <input type="checkbox"/> Character of Use (USE)        | <input type="checkbox"/> Additional Point of Appropriation (APOA)       |

**Will all of the proposed changes affect the entire Groundwater registration?**

- Yes Complete only the proposed ("to" lands) section of Table 2 on the next page. Use the "CODES" listed above to describe the proposed changes.
- No Complete all of Table 2 to describe the portion of the registration to be changed.

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**Groundwater Registration # GR-305 (Certificate # GR-284)**

**For a modification in place of use or character of use:**

Are there other water right certificates, water use permits, or Groundwater registrations associated with the “from” or “to” lands?  Yes  No

If YES, list the other certificate, water use permit, or other Groundwater registration numbers:



Pursuant to OAR 690-382-0200, any “layered” water use, such as an irrigation right that is supplemental to a primary irrigation right proposed for transfer, must be concurrently transferred with the registration or be cancelled. Any change to a water right must be filed separately in a transfer application. Any change to a water use permit must be filed separately with a permit amendment. Any modification to a Groundwater registration on the “to” lands must be filed separately with a Groundwater registration modification.

**For modifications in point(s) of appropriation (well(s) or additional point(s) of appropriation:**

- Well log(s) are attached for each well that are clearly labeled and associated with the corresponding well(s) in Table 1 above and on the accompanying application map.  
(Tip: You may search for well logs on the Department’s web page at: [http://apps.wrd.state.or.us/apps/gw/well\\_log/](http://apps.wrd.state.or.us/apps/gw/well_log/))

**AND/OR**

- Describe the construction of the authorized and proposed well(s) in Table 3 for any wells that do not have a well log. For *proposed wells not yet constructed or built*, provide “a best estimate” for each requested information element in the table. The Department recommends you consult a licensed well driller, geologist, or certified water right examiner to assist with assembling the information necessary to complete Table 3.

**Table 3. Construction of Point(s) of Appropriation**

Any well(s) in this listing must be clearly tied to corresponding well(s) described in Table 1 and shown on the accompanying application map. Failure to provide adequate information is likely to delay the processing of your modification application until it is received. The information is necessary for the department to assess whether the proposed well(s) will access the same source aquifer as the authorized point(s) of appropriation (POA). The Department is prohibited by law from approving POA changes that do not access the same source aquifer.

Proposed or Authorized POA Name or Number	Is well already built? (Yes or No)	If an existing well, OWRD Well ID Tag No. L-___	Total well depth	Casing Diameter	Casing Intervals (feet)	Seal depth(s) (intervals)	Perforated or screened intervals (in feet)	Static water level of completed well (in feet)	Source aquifer (sand, gravel, basalt, etc.)	Well - specific rate (cfs or gpm). If less than full rate of water right
Well (original POA)	Yes	N/A	103	8”	UNK	UNK	79-100’	35	Sand/gravel	450 GPM
New POA	No	—	150	8”	Unk	Unk	70-140”	30’	alluvium	3-400 GPM

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NOTE: Data for original well taken from GR Registration Statement (GR305)

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Registration Statement

REGISTRATION NO. GR-305

CERTIFICATE NO. GR-284

OF CLAIMANT OF RIGHT TO APPROPRIATE GROUND WATER

(Under Chapter 708, Oregon Laws 1955.)

TO THE STATE ENGINEER OF OREGON:

I, Victor E. Ramey and Loren C. Ramey.

of 5150 Hazel Green Rd. Salem County of Marion

State of Oregon, do hereby make application for a certificate of registration as evidence of a right to appropriate ground water.

1. Source from which water is withdrawn is Pump Well (Flowing well, pump well, infiltration trench, or tunnel)

2. Location is: 6 miles N.E. Salem (Approximate distance and direction from nearest city or town)

and is more particularly described as follows: Point of diversion is

(a) S 89° 06' W 3752.81 ft and S 18° 35' E 699.80 feet from N.E. Cor. W.B. Stephens D.N.C. No. 110 being within 1/4 SW quarter of Sec. 32, Twp. 6 S, Rge. 2 W

or (b) within limits of recorded platted property, town or city:

in Lot 6, Block of (Name of plat or addition)

County of Marion

(If within city or town, give name)

3. Construction Work was begun on Sept. 1951; was completed on Sept. 1951

and the ground water claimed was first used for the purposes set out below on April 1952

since which time the water has been used Continuously (Continuously or Intermittently)

from April, 1952 to Sept. 1956

4. Quantity of water claimed and used is 250 gallons per minute; .50 acre feet per year.

5. Purpose or Purposes for which water is used Irrigation

(Domestic, irrigation, municipal, manufacturing, industrial, etc.)

6. Description of Well: Depth 103 feet Type Drilled diameter 6 inches. Elevation of ground at well site 110 feet, mean sea level.

Depth to water table 35 feet.

7. Capacity of Well: 450 g.p.m. with 65 feet drawdown. g.p.m. with feet drawdown.

Date of test Sept. 1951

If Flowing Well: Measured discharge g.p.m. on (Date)

Shut-in pressure at ground surface lbs. per sq. in. on (Date)

Water is controlled by (Cap, valve, etc.)

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If log of well is not available, give name and address of driller. Max Wymore furnished log.

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11. Infiltration Trench: Covered or open .....

Dimensions: Length ..... ft. Minimum depth ..... ft. Maximum depth ..... ft.

Bottom width ..... ft. Discharge ..... g.p.m. Date of test .....

12. Tunnel: Type of lining .....

Dimensions: .....  
(See 10, course, and cross sectional size)

Position of water bearing stratum with reference to portal of tunnel .....

Log of tunnel: (Preceding table for log of well may be used, if desired. Give footage from portal and character of materials, as pertinent.)

13. Pumping Equipment:

(a) Pump Jouaxi Deep Well Turbine Capacity 300 g.p.m.  
(Make, type and size)

(b) Motor 7 1/2 H.P. Elec. Motor  
(Type and horsepower)

14. Location of area irrigated or to be irrigated, or place of use if for purposes other than irrigation.

Township North or South	Range E. or W. of Willamette Meridian	Section	Forty-acre Tract	Number Acres To Be Irrigated	Date of Reclamation
T 6 S	R 2 W	32	NE SW	11.46	1952
T 6 S	R 2 W	32	SW SW	19.42	1952
T 7 S	R 2 W	5	NE NW	6.58	1952
Total acres				39.46	

Victor L. Roney

Commencing at a point in the North line of the William B. Stephens and Innocent H. Stephens Donation Land Claim, Notification No. 236, in Township 6 and 7 South, Range 2 West of the Willamette Meridian in Marion County, Oregon, said point being 46155 chains West from the Northeast corner of said Donation Land Claim; and running thence South, 41.22 chains to the South line of said Claim; thence West on said South line, 9.71 chains; thence North, 41.22 chains to the North line of said Claim; thence East on said North line, 9.81 chains to the place of beginning, all in Marion County, Oregon.

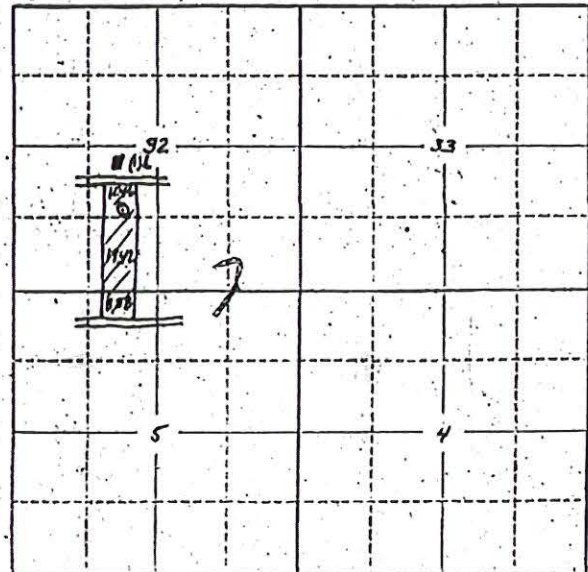

15. If the ground water supply is supplemental to an existing water supply, identification of any application for a permit, permit, certificate or adjudicated right to appropriate water made or held by the registrant.

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GR-284B

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Township 6.S Range 2.W, W.M.  
North



Locate well and acreage of irrigated land on plat.  
Scale: 2" = 1 Mile

STATE OF OREGON

County of Marion } ss.

We, Walter H. Ramsey and Lucina C. Ramsey, being first duly sworn, do hereby certify that I have read the foregoing Registration Statement and that all of the items therein contained are true to the best of my knowledge and belief.

Walter H. Ramsey  
Lucina C. Ramsey  
(Signature of Registrant)

Subscribed and sworn to before me this 12th day of November, 1956

My commission expires April 10 - 1960 William H. Zimmert  
(Notary Public)

(SEAL)

CERTIFICATE OF REGISTRATION

STATE OF OREGON } ss.  
County of Marion

This is to certify that the foregoing Registration Statement was received in the office of the State Engineer on the 20th day of November, 1956, at 8 o'clock A. M. and has been duly recorded in said office in Book No. 2 of Registration Statements on page GR-281-C

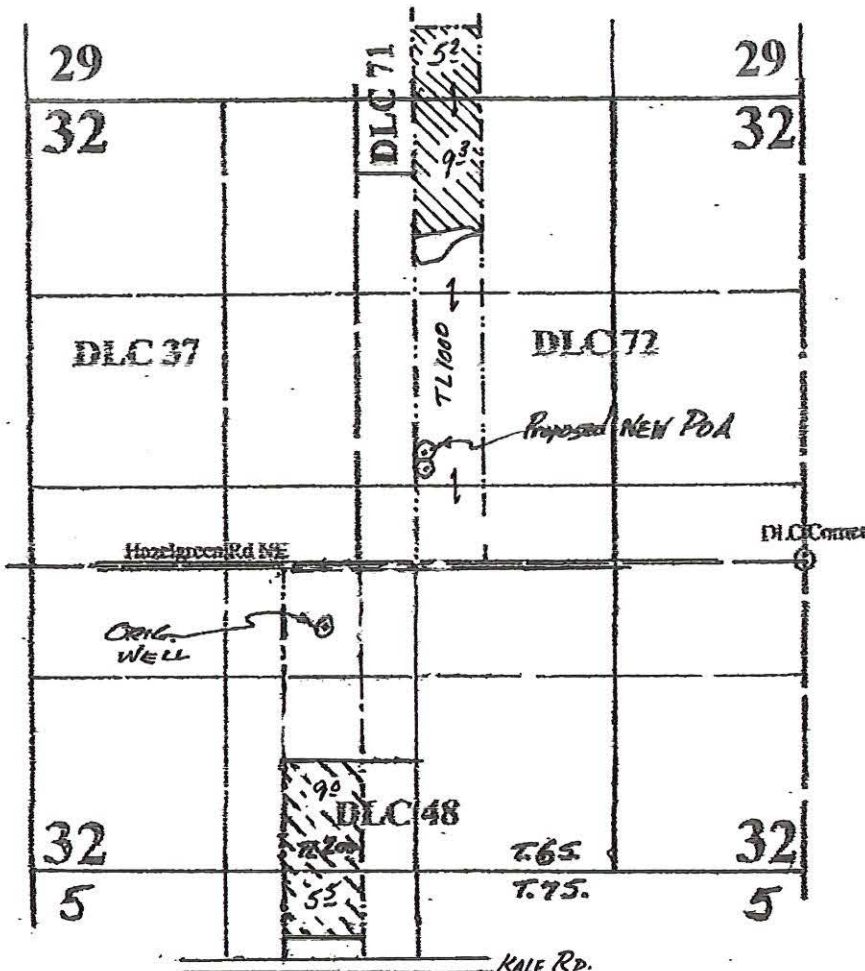
~~Construction shall be completed by X-X-X-X-X-X-X-X-X-X-X-X and the water completely applied to beneficial uses by X-X-X-X-X-X-X-X-X-X-X-X~~



Witness my hand this 15th day of January, 1957. Lewis A. Stanley  
(State Engineer) 13878

By \_\_\_\_\_  
(Deputy)

GR-284C

# T.6S., R.2W., W.M.



-  "TO" Lands
-  "FROM" Lands

Well (Original POA) is located 380" S. & 3340' W;  
 Well # (New POA) is located 760' N. & 2620' W; both from the NE Cor. DLC 48

## Application Map

TIES  
**NORTHSTAR COMMUNICATIONS, LLC**

GROUNDWATER REGISTRATION MODIFICATION - GR 305

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This Map was Prepared for the Purpose of Identifying the Location of a Water Right Only and is Not Intended to Provide Legal Dimensions to Location of Property Ownership Lines.

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# Land Use Information Form

Applicant(s): NORTHSTAR COMMUNITIES, LLC, KARL IVANOV, MEMBER

Mailing Address: 9550 SE CLACKAMAS ROAD

City: CLACKAMAS State: OR Zip Code: 97015 Daytime Phone: (503) 655-7938

## A. Land and Location

Please include the following information for all tax lots where water will be diverted (taken from its source), conveyed (transported), and/or used or developed. Applicants for municipal use, or irrigation uses within irrigation districts may substitute existing and proposed service-area boundaries for the tax-lot information requested below.

Township	Range	Section	¼ ¼	Tax Lot #	Plan Designation (e.g., Rural Residential/RR-5)	Water to be:			Proposed Land Use:
65	2W	29	SWSE	1000	EFU	<input type="checkbox"/> Diverted	<input checked="" type="checkbox"/> Conveyed	<input checked="" type="checkbox"/> Used	IRRIGATION
		32	NWNE	1000	EFU	<input type="checkbox"/> Diverted	<input checked="" type="checkbox"/> Conveyed	<input checked="" type="checkbox"/> Used	II
						<input type="checkbox"/> Diverted	<input type="checkbox"/> Conveyed	<input type="checkbox"/> Used	
						<input type="checkbox"/> Diverted	<input type="checkbox"/> Conveyed	<input type="checkbox"/> Used	

List all counties and cities where water is proposed to be diverted, conveyed, and/or used or developed:

MARION COUNTY

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## B. Description of Proposed Use

Type of application to be filed with the Water Resources Department:

- Permit to Use or Store Water   
  Water Right Transfer   
  Permit Amendment or Ground Water Registration Modification  
 Limited Water Use License   
  Allocation of Conserved Water   
  Exchange of Water

Source of water:  Reservoir/Pond   
 Ground Water   
 Surface Water (name) \_\_\_\_\_

Estimated quantity of water needed: 80  cubic feet per second   
 gallons per minute   
 acre-feet

Intended use of water:  Irrigation   
 Commercial   
 Industrial   
 Domestic for \_\_\_\_\_ household(s)  
 Municipal   
 Quasi-Municipal   
 Instream   
 Other \_\_\_\_\_

Briefly describe:

A PORTION OF THE WATER USE AUTHORIZATION UNDER GR-305 IS PROPOSED TO BE MOVED FROM TL 200 TO TL 1000 (14.5 ACRES). THE SUBJECT WELL WILL ALSO BE MOVED TO TL 1000.

Note to applicant: If the Land Use Information Form cannot be completed while you wait, please have a local government representative sign the receipt at the bottom of the next page and include it with the application filed with the Water Resources Department.

See bottom of Page 3. →

13878

# For Local Government Use Only

The following section must be completed by a planning official from each county and city listed unless the project will be located entirely within the city limits. In that case, only the city planning agency must complete this form. This deals only with the local land-use plan. Do not include approval for activities such as building or grading permits.

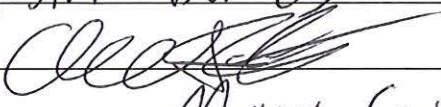
**Please check the appropriate box below and provide the requested information**

Land uses to be served by the proposed water uses (including proposed construction) are allowed outright or are not regulated by your comprehensive plan. Cite applicable ordinance section(s): 17.136.020(A)

Land uses to be served by the proposed water uses (including proposed construction) involve discretionary land-use approvals as listed in the table below. (Please attach documentation of applicable land-use approvals which have already been obtained. Record of Action/land-use decision and accompanying findings are sufficient.) **If approvals have been obtained but all appeal periods have not ended, check "Being pursued."**

Type of Land-Use Approval Needed (e.g., plan amendments, rezones, conditional-use permits, etc.)	Cite Most Significant, Applicable Plan Policies & Ordinance Section References	Land-Use Approval:	
		<input type="checkbox"/> Obtained <input type="checkbox"/> Denied	<input type="checkbox"/> Being Pursued <input type="checkbox"/> Not Being Pursued
		<input type="checkbox"/> Obtained <input type="checkbox"/> Denied	<input type="checkbox"/> Being Pursued <input type="checkbox"/> Not Being Pursued
		<input type="checkbox"/> Obtained <input type="checkbox"/> Denied	<input type="checkbox"/> Being Pursued <input type="checkbox"/> Not Being Pursued
		<input type="checkbox"/> Obtained <input type="checkbox"/> Denied	<input type="checkbox"/> Being Pursued <input type="checkbox"/> Not Being Pursued
		<input type="checkbox"/> Obtained <input type="checkbox"/> Denied	<input type="checkbox"/> Being Pursued <input type="checkbox"/> Not Being Pursued

Local governments are invited to express special land-use concerns or make recommendations to the Water Resources Department regarding this proposed use of water below, or on a separate sheet.

Name: Austin Barnes Title: Associate Planner  
 Signature:  Phone: 503-588-5038 Date: 12/15/2021  
 Government Entity: Mation County Planning

**Note to local government representative:** Please complete this form or sign the receipt below and return it to the applicant. If you sign the receipt, you will have 30 days from the Water Resources Department's notice date to return the completed Land Use Information Form or WRD may presume the land use associated with the proposed use of water is compatible with local comprehensive plans.

**Receipt for Request for Land Use Information**



Applicant name: \_\_\_\_\_ RECEIVED  
DEC 20 2021  
 City or County: \_\_\_\_\_ Staff contact: \_\_\_\_\_ OWRD  
 Signature: \_\_\_\_\_ Phone: \_\_\_\_\_ Date: \_\_\_\_\_

13878

# Groundwater Registration Modification (GR Mod) Application Checklist

Checked by Corey Date 12/22/21

(If OK, check box to left; if not, fill in the blank)

1. Is the name of the GR Mod applicant(s) the same as the GR claim holder(s) of record?

If not, one of the following must be included with the application:

- a) A written statement from the GR claim holder, consenting to the proposed GR Mod Application (if the GR claim holder(s) of record is the current property owner), *OR*.
- b) A concurrent "Request for Assignment" to move the GR claim into the GR Mod applicant's name must be submitted (if the GR Mod applicant(s) is the current property owner), *OR*
- c) A concurrent "Request for Assignment" to move the GR claim into the name of a third party (who now owns the property) must be submitted, *and* the third party will need to provide a written statement consenting to the proposed GR Mod Application.

If not, what is missing? \_\_\_\_\_

2. Page 1 of application: Are all attachments that have been checked actually included?

If not, what is missing? \_\_\_\_\_

3. Are fees included and correct?

If not, the correct fee would be: \_\_\_\_\_, so the amount missing is: \_\_\_\_\_

- If application proposes ONLY a change in place of use = \$875.00
- If application proposes any other change or combination of changes = \$1,250.00

4. Page 3 of application: Have all the applicants listed at the top of the page signed at the bottom?

If not, whose signature is missing? \_\_\_\_\_

5. If all #1-#4 boxes on this checklist are checked (with no remaining deficiencies identified), accept the application. Put this check sheet in the transfer folder.

If #1, #2, #3, or #4 on this checklist is deficient, the application CANNOT be accepted.

It should be returned and the deficiencies listed in the "staff" section at the bottom of Application Page 1, unless the applicant or agent can resolve the deficiencies within 2-3 days.