

Application for a Permit to
Store Water in a Reservoir
 Alternate Review (ORS 537.409)



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

You may use this form for any reservoir storing less than 9.2 acre-feet or with a dam less than 10 feet high.

Use a separate form for each reservoir

SECTION 1: APPLICANT INFORMATION AND SIGNATURE

Applicant

NAME Deborah Hunt		PHONE (HM) N/A	
PHONE (WK) 707-836-2057	CELL N/A	FAX N/A	
ADDRESS 425 Aviation Blvd			
CITY Santa Rosa	STATE CA	ZIP 95403	E-MAIL * Deborah.Hunt@jfwmail.com

Organization

NAME Jackson Family Wines, Inc.		PHONE 707-836-2057		FAX N/A
ADDRESS 425 Aviation Blvd.				CELL N/A
CITY Santa Rosa	STATE CA	ZIP 95403	E-MAIL * Deborah.Hunt@jfwmail.com	

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

AGENT / BUSINESS NAME John Christiansen/AKS Engineering & Forestry, LLC		PHONE 503-563-6151		FAX N/A
ADDRESS 12965 SW Herman Road, Suite 100				CELL N/A
CITY Tualatin	STATE OR	ZIP 97062	E-MAIL * JohnC@aks-eng.com	

Note: Attach multiple copies as needed

* By providing an e-mail address, consent is given to receive all correspondence from the department electronically. (paper copies of the final order documents will also be mailed.)

RECEIVED
MAY 25 2023
OWRD

By my signature below I confirm that I understand:

- I am asking to use water specifically as described in this application.
- Evaluation of this application will be based on information provided in the application.
- I cannot legally store water until the Water Resources Department issues a permit.
- Oregon law requires that a permit be issued before beginning construction. Acceptance of this application does not guarantee a permit will be issued.
- If I get a permit, I must not waste water.
- If development of the water use is not according to the terms of the permit, the permit can be cancelled.
- The water use must be compatible with local comprehensive land use plans.
- Even if the Department issues a permit, I may have to stop using water to allow senior water right holders to get water to which they are entitled.

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

Applicant Signature

Deborah M. Hunt, Project Manager
 Print Name and Title if applicable

2/3/2023
 Date

Applicant Signature

Print Name and Title if applicable

Date

SECTION 2: SOURCE OF WATER AND LOCATION OF RESERVOIR

Reservoir name:	Pond #3				
Source*: Run-off	Tributary:			N/A	
County:	Yamhill				
Quantity: 5.5	Acre-Feet [length x width x depth / 43,560]				
Reservoir Location:	Township (N or S)	Range (E or W)	Section	Quarter-Quarter	Tax Lot #
	3S	5W	13	SW - NW	800
Maximum Height of Dam:	14.0 feet. If excavated write "zero feet."				

* Provide the name of the water body or other source from which water will be diverted, and the name of the stream or lake it flows into. Indicate if source is run-off, seepage, an unnamed stream, or spring.

SECTION 3: WATER USE

Indicate the proposed use(s) of the stored water: Multipurpose

NOTE: You may wish to consider filing for "Multipurpose use" for your reservoir. Multipurpose use does not limit the types of future uses for the stored water. Multipurpose covers all uses including: stock water, fish and wildlife, aesthetics, domestic, irrigation, agriculture, fire protection and pollution abatement.

SECTION 4: PROPERTY OWNERSHIP

Do you own all the land where you propose to divert, transport, and use water?

☒ Yes (please check appropriate box below then skip to section 5)

☐ There are no encumbrances

☒ This land is encumbered by easements, right of way, roads of way, roads or other encumbrances

☐ No (Please check the appropriate box below)

☐ I have a recorded easement or written authorization permitting access.

☐ I do not currently have written authorization or easement permitting access.

☐ Written authorization or an easement is not necessary, because the only affected lands I do not own are state-owned submersible lands, and this application is for irrigated and/or domestic use only (ORS 274.040). (Do not check this box if you described your use as "Multipurpose" in #3 above.)

List the names and mailing addresses of all affected landowners:

RECEIVED

MAY 25 2023

OWRD

SECTION 5: ENVIRONMENTAL IMPACT

Channel: Is the Reservoir: ☐ in-stream or ☒ off channel?

Wetland: Is the project in a wetland? ☐ YES ☒ NO ☐ unknown

Existing: Is this an existing reservoir? ☐ YES ☒ NO

If YES, how long has it been in place? _____ years.

Fish Habitat: Is there a fish habitat upstream of the proposed structure? ☐ YES ☒ NO ☐ unknown

If YES, how much? _____ miles.

Existing: Have you been working with other agencies? ☐ YES ☒ NO

Indicate agency, staff and phone numbers of those involved. Also indicate any agencies that are cost sharing in this project.

SECTION 6: WITHIN A DISTRICT

☐ Check here if the point of diversion or place of use are located within or served by an irrigation or other water district.

Irrigation District Name: N/A		Address: N/A	
City: N/A	State: N/A		Zip: N/A

SECTION 7: DESCRIPTION

Provide a short description of the design and operation of the proposed diversion, including a description of how live flow will be passed outside the authorized storage season. Use this space for narrative. You may also provide narrative and sketches on separate pages.

The applicant is not proposing to divert runoff from a defined channel or stream and therefore no diversion structure is proposed. The reservoir will be constructed in a field and the natural slope of the upstream terrain will direct water to the reservoir. A sketch of the reservoir and dam is provided on a separate page.

If the diversion involves a dam, use this space below for sketches of the diversion (e.g. cross-section of the dam with its dimensions, dimension and placement of outlet pipe, means of passing live flow outside of the authorized storage season, and means for providing fish passage).

While this reservoir involves a dam, the dam will not be constructed in a channel or stream and therefore passage of live flow does not apply to this application.

RECEIVED

MAY 25 2023

OWRD

Watermaster Alternate Reservoir Application Review Sheet

In lieu of the water right application process set forth in ORS 537.140 to 537.211, an owner of a reservoir may submit an alternate reservoir application for a reservoir that has a storage capacity less than 9.2 acre-feet or a dam or impoundment structure less than 10 feet in height. ORS 537.409 describes the criteria used to evaluate alternate reservoir applications.

The review shall be limited to issues pertaining to: a) water availability, b) potential detrimental impact to existing fishery resources; and c) potential injury to existing water rights. (ORS 537.409 (6))

Within 60 days after the Water Resources Department provides public notice, any person may submit detailed, legally obtained information in writing, requesting the Department to deny the application for a permit on the basis that the reservoir: (a) Would result in injury to an existing water right; or (b) Would pose a significant detrimental impact to existing fishery resources. (ORS 537.409 (5))

Applicant's Name Deborah Hunt 3S 5W Sec 13 TL 800 - This review is for Pond 1, Pond 2 and Pond 3		
1. Does the proposed reservoir have the potential to injure existing water rights? ☐ YES ☒ NO Explain:		
2. Can conditions be applied to mitigate the potential injury to existing water rights? ☐ YES ☐ NO Explain: NA - none needed		
3. Is water available for the proposed reservoir? ☒ YES ☐ NO		
4. If yes, during what period? Beginning: 10/1 End: 7/31 Attach a WARS printout at 50% exceedance. If WARS does not cover the proposed location, make a recommendation for a storage season based upon regulation history and your knowledge of the location. (Water Availability for Reservoir Policy found under OAR 690-410-0070(2)(c))		
5. Did you meet with staff from another agency to discuss this application? ☐ YES ☒ NO		
Who:	Agency:	Date:
Who:	Agency:	Date:

Watermaster Name: Joel Plahn

Watermaster Signature: Joel Plahn 2023.03.07 09:37:35-08'00' Date: 3/7/2023

NOTE: This completed form must be returned to the applicant

RECEIVED
MAY 25 2023
OWRD

ODFW Alternate Reservoir Application Review Sheet

This portion to be completed by the applicant.

Applicant Name: Deborah Hunt

RECEIVED

Address: 425 Aviation Blvd

MAY 25 2023

Phone/Email: (707)836-2057, Deborah.Hunt@jfwmail.com

OWRD

Reservoir Name: Pond 3

Volume (AF): 5.5

Source: Run-offBasin Name: Willamette Basin☐ in-channelTwp Rng Sec QQ: 3S-5W-13SWNW☒ off-channel

Note: It is unlikely that ODFW will be able to complete this form while you wait, nevertheless we recommend making an appointment to submit the form so as to provide any necessary clarifications. See pg. 6 of Instructions for contact information.

This portion to be completed by Oregon Department of Fish and Wildlife (ODFW) staff.

- 1) Is the proposed project and AO¹ off channel?.....☒ YES* ☐ NO
(if yes then proceed to #4; if no then proceed to #2)

**Based on available information, the proposed use does not appear to involve instream structures that would create or maintain an artificial obstruction. However, if the applicant creates or maintains an artificial obstruction to fish passage for the proposed use, the applicant will need to address Oregon's fish passage laws.*

- 2) Is the proposed project or AO located where NMF² are or were historically present?.....☐ YES ☐ NO
(if yes then proceed to #3; if no then proceed to #4)

3) If NMF are or were historically present:

- a. Is there an ODFW-approved fish-passage plan?.....☐ YES ☐ NO
b. Is there an ODFW-approved fish-passage waiver or exemption?.....☐ YES ☐ NO

If fish passage is required under ORS 509.580 through .910, then either 3(a) or 3(b) must be "Yes" to move forward with the application. If responses to 3(a) and 3(b) are "No", then the proposed reservoir does not meet the requirements of Oregon Fish Passage Law and shall not be constructed as proposed.

- 4) Would the proposed project pose any other significant detrimental impact to an existing fishery resource locally or downstream?.....☒ YES ☐ NO

Explain below (for example, list STE species or other existing fishery resources that would be impacted negatively.)

- ☒ Any diversion or appropriation of water for storage during the period May 1 through November 30 poses a significant detrimental impact to existing fishery resources. (For example, if diversion of water for storage during a certain time period would cause a significant detrimental impact to an existing fishery resource, then ODFW should recommend conditions or limitations.) If NMF fish are present at the project site or point

¹ AO = Artificial Obstruction means any dam, diversion, culvert or other human-made device placed in waters of this state that precludes or prevents the migration of native migratory fish. ORS 509.580 (1)

² NMF = Native Migratory Fish Species in Oregon as defined by OAR 635 - 412 - 0005 (32)

of water diversion then the applicant should be advised that a fish screen consistent with screening criteria will be required.

- ☐ This proposed pond or reservoir contemplates impounding water in the Columbia Basin above Bonneville Dam. ODFW has determined that additional diversions of water in this area pose a significant detrimental impact to existing fishery resources during the period April 15 through September 30.

ESA-listed fish (spring Chinook Salmon and winter steelhead) and state sensitive species (Coastal Cutthroat Trout and Pacific Lamprey) are present in North Yamhill River during the period of impact. Instream flows to fulfill C72586 for aquatic life are not being met partially or wholly during the period of impact. Based on parameters assessed by ODFW, instream flows are currently below those essential to support the biological needs of an existing fishery resource during June 1 through November 30. In addition, ODFW reviewed available information(<https://www.oregon.gov/deq/FilterDocs/YamhillTMDL1992.pdf>) regarding water quality impairment and determined that the proposed use would impair water quality that supports existing fishery resources (e.g., habitat) at or downstream of the Point of Diversion during May 1 through October 31, including any releases throughout the year from reservoir to waters of the state (See water quality condition below).

Because of these reasons, the proposed use will diminish water quality, physical habitat, and/or alter the flow regime to which fish are naturally adapted. These changes will negatively affect their distribution, productivity, and abundance. Therefore, a further reduction in flow or alteration of habitat from the proposed use would result in a significant detrimental impact to an existing fishery resource without appropriate conditions and/or mitigation.

Impairment to Fishery Resource	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec
Water Quantity												
Water Quality												

If YES, can conditions be applied to mitigate the significant detrimental impact to an existing fishery resource?

- ☐ NO (explain) ☒ YES (select from Menu of Conditions on next page)

☒ See applicable conditions selected from "Menu of Conditions" on next page

Without appropriate conditions and/or mitigation, a further reduction in flow or alteration of habitat from the proposed water use will impair or be detrimental to an existing fishery resource. Water is only available to support biologically necessary flows at the POD and/or downstream during December 1 – April 30. ODFW recommends the season of use be restricted to coincide with this period or the proposed use be mitigated prior to issuance of a Proposed Final Order for any use outside of this period. ODFW recommends the applicant submit to the application caseworker at WRD, a Mitigation Proposal that fulfills the Mitigation Obligation consistent with the goals and standards of OAR 635-415-0025 (ODFW Habitat Mitigation Recommendations), as outlined below, to compensate for any potential impact from the proposed use.

ODFW Signature: Jorden D Smith Digitally signed by Jorden D Smith
Date: 2023.04.03 13:29:43 -07'00'

Print Name: Jorden Smith

ODFW Title: Hydropower & Water Right Coordinator

Date: 04/03/2023

NOTE: This completed form must be returned to the applicant.

RECEIVED

MAY 25 2023

MENU OF CONDITIONS FOR WRD, ODFW, DEQ AND ODA

Revised May 12, 2020, March 25, 2021

RECEIVED

MAY 25 2023

Use this menu to identify appropriate conditions to be included in the permit:

- ☒ **Agricultural Water Quality Management Area Rules:** The permittee shall comply with basin-specific Agricultural Water Quality Management Area Rules described in Oregon Administrative Rule Chapter 603-095. The permittee shall protect riparian areas, including through irrigation practices and the management of any livestock, allowing site capable vegetation to establish and grow along streams, while providing the following functions: shade (on perennial and some intermittent streams), bank stability, and infiltration or filtration of overland runoff.
- ☐ **b52** Water may be diverted only when Department of Environmental Quality sediment standards are being met.
- ☐ **b5** The water user shall install and maintain adequate treatment facilities meeting current DEQ requirements to remove sediment before returning the water to the stream.
- ☒ **b51a** The period of use has been limited to December 1 through April 30.
- ☐ **b57** Before water use may begin under this permit, a totalizing flow meter must be installed at each diversion point.
- ☐ **b58** Before water use may begin under this permit, a staff gage that measures the entire range and stage between full reservoir level and dead-pool storage must be installed in the reservoir. The staff gage shall be United States Geological Survey style porcelain enamel iron staff gage style A, C, E or I.
- ☐ **blv:** Water must be diverted to a trough or tank through an enclosed water delivery system. The delivery system must be equipped with an automatic shutoff or limiting flow control mechanism or include a means for returning water to the stream source through an enclosed delivery system. The use of water shall not exceed 0.10 cubic feet per second per 1000 head of livestock.
- ☐ **Bypass Flows:** Per 690-410-0070 (2)(c), the following flows shall be bypassed or passed through the reservoir during the filling season:
- 1) When the biologically necessary flows identified below are not available immediately upstream of the impacted area, the permittee shall pass all live flow downstream at a rate equal to the inflow, minus the amount of mitigation water provided upstream, if applicable, and
 - 2) When the biologically necessary flows identified below are available immediately upstream of the impacted area, the permittee shall pass flow downstream at a rate equal to or greater than the biologically necessary flows.
- Once the reservoir has reached the permitted volume, all live flow shall be passed downstream at a rate equal to the inflow.
- The permittee shall quantify and document inflow and outflow and maintain the bypass flows for the life of the permit and subsequent certificate per the approved Bypass Plan. The bypass flow data shall be available upon request by the Oregon Water Resources Department, Oregon Department of Fish and Wildlife, Oregon Department of Environmental Quality, or Oregon Department of Agriculture.
- ☒ **Construction Activities:** For construction activities (clearing, grading, excavation, staging, and stockpiling) that will disturb one or more acres and may discharge to state waters, the permittee is required to obtain from DEQ a 1200-C NPDES Stormwater Construction Permit prior to project construction.
- ☐ **fence:** The stream and its adjacent riparian area shall be fenced to exclude livestock.
- ☐ **fishapprove:** The permittee shall install, maintain, and operate fish screening and by-pass devices consistent with current Oregon Department of Fish and Wildlife (ODFW) standards. Fish screening is to prevent fish from entering the proposed diversion while by-pass devices provide adequate upstream and downstream passage for fish. The required screen and by-pass devices are to be in place and functional, and approved in writing by ODFW prior to diversion of any water. The permittee may submit evidence in writing that ODFW has determined screens and/or by-pass devices are not necessary.
- ☐ **fishdiv33:** If the riparian area is disturbed in the process of developing a point of diversion, the permittee shall be responsible for restoration and enhancement of such riparian area in accordance with ODFW's Fish and Wildlife Habitat Mitigation Policy OAR 635-415. For purposes of mitigation, the ODFW Fish and Wildlife Habitat Mitigation Goals and Standards, OAR 635-415, shall be followed.
- The use may be restricted if the quality of the source stream or downstream waters decrease to the point that those waters no longer meet existing state or federal water quality standards due to reduced flows.
- The permittee shall install, maintain, and operate fish screening and by-pass devices consistent with current Oregon Department of Fish and Wildlife (ODFW) standards. Fish screening is to prevent fish from entering the proposed diversion while by-pass devices provide adequate upstream and downstream passage for fish. The required screen and by-pass devices are to be in place and functional, and approved in writing by ODFW prior to diversion of any water. The permittee may submit evidence in writing that ODFW has determined screens and/or by-pass devices are not necessary.
- ☐ **fishmay:** Notwithstanding that ODFW has made a determination that fish screens and/or by-pass devices are not necessary at the time of permit issuance, the permittee may be required in the future to install, maintain, and operate fish screening and by-pass devices to prevent fish from entering the proposed diversion and to provide adequate upstream and downstream passage for fish.

- ☐ **fishpass:** As required by ORS 509.585, a person owning or operating an artificial obstruction (AO) may not construct or maintain any AO across any waters of this state that are inhabited, or historically inhabited, by native migratory fish (NMF) without providing passage for NMF. A person owning or operating an AO shall, prior to construction, fundamental change in permit status or abandonment of the AO in any waters of this state, obtain a determination from ODFW as to whether NMF are or historically have been present in the waters. If ODFW determines that NMF are or historically have been present in the waters, the person owning or operating the AO shall either submit a proposal for fish passage to ODFW or apply for a waiver or exemption. Approval of the proposed fish-passage facility, waiver, or exemption must be obtained from the department prior to construction, permit modification or abandonment of the AO. Approved fish-passage plans, waivers, and exemptions shall maintain adequate passage of NMF at all times (ORS 509.601) as per the approved plan, waiver or exemption.
- ☐ **fishself:** The permittee shall install, maintain, and operate fish screening and by-pass devices consistent with current Oregon Department of Fish and Wildlife (ODFW) standards. Fish screening is to prevent fish from entering the proposed diversion while by-pass devices provide adequate upstream and downstream passage for fish. The required screen and by-pass devices are to be in place and functional prior to diversion of any water. Permittee shall obtain written approval from ODFW that the installation of the required screen and by-pass devices meets the state's criteria or the permittee shall submit documentation that ODFW has determined screens and/or by-pass devices are not necessary.
- ☒ **Fish Stocking:** Per ORS 498.222 and OAR 635-007-0600, all persons transporting fish in Oregon need to have a fish transport permit issued by the Oregon Department of Fish and Wildlife (ODFW). The permittee shall not stock fish in the reservoir without a fish transport permit approved by ODFW. As part of the permitting process, the permittee must also screen the inlet and outlet of their pond to insure that fish cannot escape into public waters and/or to keep wild fish from entering the pond.
- ☐ **futile call:** The use of water allowed herein may be made only at times when waters from the (NAME OF SURFACE WATER) would not otherwise flow into a tributary of the type here River or sufficient water is available to satisfy all prior rights, including rights for maintaining instream flows.
- ☐ **In-Water or Riparian Construction:** For in-water or riparian construction, permittee may be required to obtain additional permits from the Oregon Department of State Lands, the U.S. Army Corps of Engineers, and the DEQ Section 401 certification program prior to construction. The applicant must contact these agencies to confirm requirements.
- ☐ **In-Water Work:** Any in-water work related to construction, development, or maintenance of the proposed use shall be conducted during the preferred work period of type here unless an alternate time period is approved by the Oregon Department of Fish and Wildlife.
- ☒ **Live Flow:** Once the allocated volume has been stored, permittee shall pass all live flow downstream at a rate equal to inflow, using methods that protect instream water quality.
- ☒ **Off-Channel Stored Water Releases:** The permittee shall not release polluted water from this off-channel reservoir into waters of the state except when the release is directed by the State Engineer to prevent dam failure.
- ☐ **On-Channel Reservoir:** The permittee shall design and operate the water storage facility such that all waters within and below the reservoir meet water quality criteria. The permittee shall develop a reservoir operations plan that details how water quality criteria and standards will be met. A Certified Water Rights Examiner shall verify that the reservoir operations are consistent with the plan before a certificate is issued. The reservoir operator shall maintain a copy of the plan and make it available for review upon request.
- ☒ **riparian:** If the riparian area is disturbed in the process of developing a point of diversion, the permittee shall be responsible for restoration and enhancement of such riparian area in accordance with ODFW's Fish and Wildlife Habitat Mitigation Policy OAR 635-415. For purposes of mitigation, the ODFW Fish and Wildlife Habitat Mitigation Goals and Standards, OAR 635-415, shall be followed.
- ☒ **Water Quality:** All water use under this permit shall comply with state and federal water quality laws. The permittee shall not violate any state and federal water quality standards, shall not cause pollution of any waters of the state, and shall not place or cause to be placed any wastes in a location where such wastes are likely to escape or be carried into the waters of the state by any means. The use may be restricted if the quality of source stream or downstream waters decrease to the point that those waters no longer meet existing state or federal water quality standards.
- ☒ **wetland:** The permittee must submit an offsite determination request to the Oregon Department of State Lands (DSL) to determine the need for a wetland delineation prior to disturbance or development of the point of diversion and/or diversion of water.
- ☐ **wq:** The use may be restricted if the quality of the source stream or downstream waters decrease to the point that those waters no longer meet existing state or federal water quality standards due to reduced flows.

RECEIVED

MAY 25 2023

OWRD

Land Use Information Form



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

NOTE TO APPLICANTS

In order for your application to be processed by the Water Resources Department (WRD), this Land Use Information Form must be completed by a local government planning official in the jurisdiction(s) where your water right will be used and developed. The planning official may choose to complete the form while you wait, or return the receipt stub to you. Applications received by WRD without the Land Use Form or the receipt stub will be returned to you. Please be aware that your application will not be approved without land use approval.

This form is NOT required if:

- 1) Water is to be diverted, conveyed, and/or used only on federal lands; **OR**
- 2) The application is for a water right transfer, allocation of conserved water, exchange, permit amendment, or ground water registration modification, and all of the following apply:
 - a) The existing and proposed water use is located entirely within lands zoned for exclusive farm-use or within an irrigation district;
 - b) The application involves a change in place of use only;
 - c) The change does not involve the placement or modification of structures, including but not limited to water diversion, impoundment, distribution facilities, water wells and well houses; and
 - d) The application involves irrigation water uses only.

NOTE TO LOCAL GOVERNMENTS

The person presenting the attached Land Use Information Form is applying for or modifying a water right. The Water Resources Department (WRD) requires its applicants to obtain land-use information to be sure the water rights do not result in land uses that are incompatible with your comprehensive plan. Please complete the form or detach the receipt stub and return it to the applicant for inclusion in their water right application. You will receive notice once the applicant formally submits his or her request to the WRD. The notice will give more information about WRD's water rights process and provide additional comment opportunities. You will have 30 days from the date of the notice to complete the land-use form and return it to the WRD. If no land-use information is received from you within that 30-day period, the WRD may presume the land use associated with the proposed water right is compatible with your comprehensive plan. Your attention to this request for information is greatly appreciated by the Water Resources Department. If you have any questions concerning this form, please contact the WRD's Customer Service Group at 503-986-0900.

RECEIVED

MAY 25 2023

OWRD

3513 - 800

Land Use Information Form



Oregon Water Resources Department
725 Summer Street NE, Suite A
Salem, Oregon 97301-1266503-986-0900
www.oregon.gov/OWRD

NAME Deborah Hunt		PHONE (HM) N/A	
PHONE (WK) 707-836-2057	CELL N/A	FAX N/A	
ADDRESS 425 Aviation Blvd.			
CITY Santa Rosa	STATE CA	ZIP 95403	E-MAIL* Deborah.Hunt@jfwmail.com

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:
3S	5W	13	SW-NW	800	AF-80	☐ Diverted	☐ Conveyed	☒ Used	Multipurpose
						☐ Diverted	☐ Conveyed	☐ Used	
						☐ Diverted	☐ Conveyed	☐ Used	
						☐ Diverted	☐ Conveyed	☐ Used	

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

Yamhill County

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) Diffuse R.

Estimated quantity of water needed: _____ ☐ 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 Multipurpose

Briefly describe:

Multipurpose for vineyard irrigation and other uses associated with a vineyard.

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.

RECEIVED

MAY 25 2023

RECEIVED

MAY 25 2023

OWRD

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): 403 of the Yamhill Co. Zoning Ordinance
- ☐ 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:	
		☐ Obtained ☐ Denied	☐ Being Pursued ☐ Not Being Pursued
		☐ Obtained ☐ Denied	☐ Being Pursued ☐ Not Being Pursued
		☐ Obtained ☐ Denied	☐ Being Pursued ☐ Not Being Pursued
		☐ Obtained ☐ Denied	☐ Being Pursued ☐ Not Being Pursued
		☐ Obtained ☐ Denied	☐ Being Pursued ☐ 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: Ken Fridley Title: P.D.

Signature: [Signature] Phone: 434-7516 Date: 2/28/2023

Government Entity: Yamhill County

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: _____

City or County: _____ Staff contact: _____

Signature: _____ Phone: _____ Date: _____

FIRST AMERICAN TITLE 3815732

AFTER RECORDING, RETURN TO:

Sue Jones
Stoel Rives LLP
760 SW Ninth Avenue, Suite 3000
Portland, OR 97205

**UNTIL A CHANGE IS REQUESTED,
SEND ALL TAX STATEMENTS TO:**

Jackson Family Investments III, LLC
c/o Jackson Family Wines, Inc.
421 Aviation Blvd.
Santa Rosa, California 95403
Attn: Tax Department

Yamhill County Official Records **202123525**
DMR-DDMR
Stn=6 MILLSA **12/03/2021 10:48:01 AM**
4Pgs \$20.00 \$11.00 \$5.00 \$60.00 **\$96.00**

I, Brian Van Bergen, County Clerk for Yamhill County, Oregon, certify
that the instrument identified herein was recorded in the Clerk
records.

Brian Van Bergen - County Clerk

SPACE ABOVE

SPECIAL WARRANTY DEED

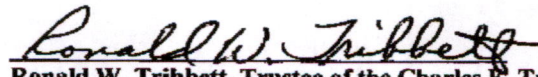
**RONALD W. TRIBBETT, TRUSTEE OF THE CHARLES E. TRIBBETT AND CLEO M. TRIBBETT
REVOCABLE TRUST DATED APRIL 8, 1994**, Grantor, hereby conveys and specially warrants to **JACKSON
FAMILY INVESTMENTS III, LLC**, a Delaware limited liability company, Grantee, the real property described on
Exhibit A attached hereto, free of all liens and encumbrances created or suffered by Ronald W. Tribbett, Trustee of THE
CHARLES E. TRIBBETT AND CLEO M. TRIBBETT REVOCABLE TRUST DATED APRIL 8, 1994 during his
tenure as Trustee, except as listed in on the attached Exhibit A.

The true consideration for the conveyance in this instrument is **\$1,900,000.00**.

BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE
SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER ORS 195.300, 195.301 AND 195.305 TO
195.336 AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007, SECTIONS 2 TO 9 AND 17, CHAPTER
855, OREGON LAWS 2009, AND SECTIONS 2 TO 7, CHAPTER 8, OREGON LAWS 2010. THIS INSTRUMENT
DOES NOT ALLOW USE OF THE PROPERTY DESCRIBED IN THIS INSTRUMENT IN VIOLATION OF
APPLICABLE LAND USE LAWS AND REGULATIONS. BEFORE SIGNING OR ACCEPTING THIS
INSTRUMENT, THE PERSON ACQUIRING FEE TITLE TO THE PROPERTY SHOULD CHECK WITH THE
APPROPRIATE CITY OR COUNTY PLANNING DEPARTMENT TO VERIFY THAT THE UNIT OF LAND BEING
TRANSFERRED IS A LAWFULLY ESTABLISHED LOT OR PARCEL, AS DEFINED IN ORS 92.010 OR 215.010,
TO VERIFY THE APPROVED USES OF THE LOT OR PARCEL, TO DETERMINE ANY LIMITS ON LAWSUITS
AGAINST FARMING OR FOREST PRACTICES, AS DEFINED IN ORS 30.930, AND TO INQUIRE ABOUT THE
RIGHTS OF NEIGHBORING PROPERTY OWNERS, IF ANY, UNDER ORS 195.300, 195.301 AND 195.305 TO
195.336 AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007, SECTIONS 2 TO 9 AND 17, CHAPTER
855, OREGON LAWS 2009, AND SECTIONS 2 TO 7, CHAPTER 8, OREGON LAWS 2010.

IN WITNESS WHEREOF, Grantor has executed this Special Warranty Deed this 2 day of December
2021.

GRANTOR:

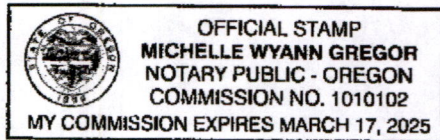

Ronald W. Tribbett, Trustee of the Charles E. Tribbett
and Cleo M. Tribbett Revocable Trust dated April 8, 1994

RECEIVED
MAY 25 2023
OWRD

STATE OF OREGON)
) ss.
County of Yamhill)

This instrument was acknowledged before me on this 2 day of December, 2024, by RONALD W. TRIBBETT, TRUSTEE OF THE CHARLES E. TRIBBETT AND CLEO M. TRIBBETT REVOCABLE TRUST DATED APRIL 8, 1994.

Michelle W Gregor
Notary Public for Oregon
My commission expires: 3/17/25



RECEIVED
MAY 25 2023
OWRD

**EXHIBIT A
TO
SPECIAL WARRANTY DEED**

**REAL PROPERTY DESCRIPTION
AND EXCEPTIONS**

The real property situated in Yamhill County, Oregon, described as:

PARCEL I:

BEGINNING AT A STONE 12 X 16 X 24 INCHES FROM WHICH AN OAK TREE 12 INCHES IN DIAMETER BEARS EAST 4 1/2 LINKS DISTANT AND ON THE SOUTH LINE OF THE AARON PAYNE DONATION LAND CLAIM, NOTIFICATION NO. 2207, CLAIM #52 FROM WHICH STONE THE SOUTHWEST CORNER OF SAID CLAIM BEARS SOUTH 78° WEST 47.46 CHAINS SAID BEGINNING STONE IS ALSO THE NORTHWEST CORNER OF LOT #1 OF SECTION 13 IN TOWNSHIP 3 SOUTH, RANGE 5 WEST AND IS THE CENTER OF THE COUNTY ROAD; THENCE RUNNING SOUTH 33.40 CHAINS TO A STONE MARKED C.S. FROM WHICH AN OAK 6 INCHES IN DIAMETER BEARS NORTH 17° 30' WEST 31 LINKS AND A FIR TREE 12 INCHES IN DIAMETER BEARS NORTH 79° WEST 67 LINKS DISTANT, SAID STAKE BEING 20.88 CHAINS EAST OF THE 1/4 CORNER BETWEEN SECTION 13 AND 14 IN TOWNSHIP 3 SOUTH, RANGE 5 WEST; THENCE WEST 7.60 CHAINS TO A STAKE MARKED C.S. FROM WHICH A FIR TREE 24 INCHES IN DIAMETER BEARS NORTH 4° WEST 48 LINKS DISTANT AND A FIR TREE 18 INCHES IN DIAMETER BEARS NORTH 44° WEST 40 LINKS DISTANT; THENCE NORTH 32.40 CHAINS TO A STAKE IN THE CENTER OF THE COUNTY ROAD MARKED C.S. FROM WHICH AN OAK TREE 6 INCHES IN DIAMETER BEARS SOUTH 10° 30' WEST 50 LINKS DISTANT, SAID STAKE BEING SOUTH 82° 38' WEST FROM THE PLACE OF BEGINNING AND RUNNING THENCE EASTERLY ALONG THE CENTER OF THE COUNTY ROAD 7.66 CHAINS TO THE PLACE OF BEGINNING."

SAVING AND EXCEPTING THEREFROM A SMALL 3 CORNER TRACT OF LAND OUT OF THE NORTHWEST CORNER OF SAID PREMISES ABOVE DESCRIBED WHICH IS CUT OFF FROM THE MAIN TRACT BY A SMALL DITCH AND CONTAINING IN SAID SMALL TRACT SO CUT OFF BY SAID DITCH ABOUT 1/10 OF AN ACRE.

PARCEL II:

THE NORTH HALF OF THE SOUTHWEST QUARTER OF SECTION 13 IN TOWNSHIP 3 SOUTH, RANGE 5 WEST, OF THE WILLAMETTE MERIDIAN; ALSO THAT CERTAIN ROADWAY 20 FEET WIDE AS NOW LOCATED AND USED FOR SUCH ROADWAY AND LEADING FROM THE NORTH LINE OF THE PROPERTY ABOVE DESCRIBED TO THE COUNTY ROAD, AND BEING THE SAME REAL ESTATE CONVEYED TO THE UNION CENTRAL LIFE INSURANCE COMPANY BY DEED DATED JANUARY 9, 1930 AND RECORDED IN BOOK 102, PAGE 454 OF THE RECORDS OF YAMHILL COUNTY, OREGON.

TOGETHER WITH THE FOLLOWING DESCRIBED PARCEL:

A TRACT OF LAND IN THE SOUTHWEST QUARTER OF SECTION 13, TOWNSHIP 3 SOUTH, RANGE 5 WEST, WILLAMETTE MERIDIAN, YAMHILL COUNTY, OREGON, BEING A PORTION OF PARCEL 3 OF PARTITION PLAT 2004-45, AND BEING MORE SPECIFICALLY DESCRIBED AS FOLLOWS:

BEGINNING AT A 5/8" IRON ROD AT THE NORTHEAST CORNER OF THE JOHN R.

MCBRIDE DLC NO. 53, SAID TOWNSHIP AND RANGE; THENCE ALONG THE EAST LINE OF SAID CLAIM, SOUTH 02°32'28" WEST 3.84 FEET; THENCE LEAVING SAID CLAIM LINE, NORTH 87°49'56" WEST 2217.94 FEET TO A 5/8" IRONROD; THENCE NORTH 02°17'03" EAST 29.47 FEET TO A 5/8" IRON ROD ON THE NORTH LINE OF SAID CLAIM; THENCE ALONG SAID NORTH LINE, SOUTH 87°10'12" EAST 2218.05 FEET TO THE POINT OF BEGINNING;

SAVE AND EXCEPTING THAT PORTION CONVEYED TO CARLTON HILLS VINEYARDS, LLC, A DELAWARE LIMITED LIABILITY COMPANY IN SPECIAL WARRANTY DEED RECORDED JANUARY 27, 2006 AS INSTRUMENT NO. 200601853, DEED AND MORTGAGE RECORDS.

NOTE: This Legal Description was created prior to January 01, 2008.

SUBJECT TO:

1. Real property taxes, if any, a lien not yet due for the current tax year. The within described premises were specially zoned or classified for Farm use. If the land has become or becomes disqualified for such use under the statute, an additional tax or penalty may be imposed.
2. Reservations in deed recorded December 30, 1891, Book 26, Page 384, Deed Records. (Affects Parcel II)
3. The rights of the public in and to that portion of the premises herein described lying within the limits of streets, roads and highways
4. Encroachments of fence(s) and overhead powerline(s), as disclosed on ALTA/NSPS survey by Northstar Surveying, Job #21335 Jackson Family, dated October 10, 2021, last revised November 3, 2021

RECEIVED

MAY 25 2023

OWRD



Submittal Transmittal

AKS Engineering & Forestry LLC | 12965 SW Herman Rd. Suite 100 Tualatin, OR 97062

FROM: Steve Russell
AKS Engineering & Forestry LLC
12965 SW Herman Rd.
Suite 100
Tualatin, OR 97062
russells@aks-eng.com
503-563-6151

TO: n/a
Oregon Water Resources Department
725 Summer Street NE Suite A
Salem, OR 97301-1266
503-986-0900

PROJECT: JFW Carlton Vineyard
9074

DATE SENT: 5/24/2023

SUBJECT: Reservoir Applications (Permit to
Store Water in a Reservoir) Ponds
1-3

ID: 00007

PURPOSE: For Review and Comment

VIA: Mail

REMARKS:

CONTENTS

QTY:	DATED	DESCRIPTION:	ACTION:
1	5/23/2023	Pond #1 Reservoir Application	
QTY:	DATED	DESCRIPTION:	ACTION:
1	5/17/2023	Pond #1 Check (#2537) \$1459 for Fee	
QTY:	DATED	DESCRIPTION:	ACTION:
1	5/23/2023	Pond #2 Reservoir Application	
QTY:	DATED	DESCRIPTION:	ACTION:
1	5/17/2023	Pond #2 Check(#2536) \$1336 for Fee	
QTY:	DATED	DESCRIPTION:	ACTION:
1	5/24/2023	Pond #3 Reservoir Application	
QTY:	DATED	DESCRIPTION:	ACTION:
1	5/17/2023	Pond #3 Check (#2538) \$1336 for Fee	

RECEIVED
MAY 25 2023
OWRD