



Date: 9/18/2024

Cover Sheet

Application for Limited Water Use License

Domaine Serene Vineyard & Winery, Inc.

6555 NE Hilltop Lane

Dayton, Oregon 97114

Location: 3700 Bethel Heights Road NW, Salem, Oregon 97304

The attached documents are for an **Application for Limited Water Use License**. The following documents have been enclosed:

- A check for application fees in the amount of \$280.00 made payable to the Department.
- A completed Application for Limited Water Use License with signature.
- A Limited License Application Map.
- A completed Water Availability Statement from the watermaster.
- A completed Land Use Information Form from Polk County.
- A well log for POLK 54400.
- Documents in association with delays in planting, delays in irrigation, and vine mortality. LL-1799 is valid from May 1, 2020 to October 31, 2025.

Please contact the applicant and Blundon Engineering with any questions, concerns, or requested revisions (nick@blundonengineering.com; 541-510-5910).

Sincerely,

Nick Blundon – PE, CESCL, CWRE

Nicholas Blundon
Blundon Engineering, LLC



Received by OWRD

OCT 10 2024

Salem, OR



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

Application for Limited Water Use License

License No.: LL-1995

Applicant Information

NAME Domaine Serene Vineyard & Winery, Inc. (Attn: Chris Ramsey)		PHONE (HM) 503-864-4600	
PHONE (WK) 503-864-4600	CELL	FAX	
ADDRESS 6555 NE Hilltop Lane			
CITY Dayton	STATE OR	ZIP 97114	E-MAIL * chris@domaineserene.com

Agent Information

NAME Blundon Engineering		PHONE 541-510-5910	FAX
ADDRESS PO Box 786			CELL 541-510-5910
CITY Hillsboro	STATE OR	ZIP 97123	E-MAIL * nick@blundonengineering.com

I (We) make application for a Limited License to use or store the following described surface waters or groundwater – not otherwise exempt, or to use stored water of for a use of a short-term or fixed-duration:

- SOURCE(S) OF WATER:** Polk 54400 a tributary of King Creek, Willamette River
- AMOUNT OF WATER to be diverted;**
 Maximum and instantaneous rate (cubic feet or gallons per minute): 20 gmp (max well yield)
 Total volume (gallons or acre-feet): 11.15 acre-feet (6" per acre). If water is to be used from more than one source, give the quantity from each: N/A

3. INTENDED USE(S) OF WATER: (check all that apply)

- Road construction or maintenance
- General construction
- Forestland and rangeland management; or
- Other: Complete establishment of grapes with well water, 5 year or less limited license

4. DESCRIPTION OF PROPOSED PROJECT: Include a description of the place of use as shown on the accompanying site map, the method of water diversion, the type of equipment to be used (including pump horsepower, if applicable), length and dimensions of supply ditches and pipelines:

Establish 22.28 -acres of grapes. The water will be pumped form an existing well (Polk 54400) into a holding tank to the east. Water will then be pumped through a drip irrigation system throughout the vineyards. Irrigated areas are shown on Application Map. The applicant suffered delays and vine mortality during LL-1799.

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5. PROJECT SCHEDULE: (List day, month, and year)

Date water use will begin November 1, 2025

Date water use will be completed: ~~October 31, 2030~~

Months of the year water would be diverted and used: Irrigation from March 1 to October 31

If for other than irrigation from stored water, how and where will water be discharged after

use: N/A

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 Applicant Signature

Chris Ramsey
 Print Name and title if applicable

10/10/24
 Date

PLEASE READ CAREFULLY

NOTE: A completed water availability statement from the local watermaster, Land Use Information Form completed by the local Planning Department, fees and site map meeting the requirements of OAR 690-340-030 must accompany this request. The fee for this request is **\$280** for the first point of diversion plus **\$30** for each additional point of diversion. Please review the Department's fee schedule to view fees required to request a limited license for Aquifer Storage and Recovery testing purposes or for Artificial Groundwater Recharge testing purposes.

Failure to provide any of the required information will result in return of your application. The license, if granted, will not be issued or replaced by a new license for a period of more than five consecutive years. The license, if granted, will be subordinate to all other authorized uses that rely upon the same source, or water affected by the source, and may be revoked at any time it is determined the use causes injury to any other water right or minimum perennial streamflow.

If water source is well, well logs or adequate information for the Department to determine aquifer, well depth, well seal and open interval, etc. are required. The licensee shall indicate the intended aquifer. If for multiple wells, each map location shall be clearly tied to a well log.

If a limited license is approved, the licensee shall give notice to the Department (Watermaster) at least 15 days in advance of using the water under the Limited License and shall maintain a record of use. The record of use shall include, but need not be limited to, an estimate of the amount of water used, the period of use and the categories of beneficial use to which the water is applied. During the period of the Limited License, the record of use shall be available for review by the Department upon request.

**A summary of review criteria and procedures that are generally applicable to these applications is available at: <http://www.oregon.gov/owrd/pages/pubs/forms.aspx>*

Mapping Requirements (OAR 690-340-0030):

(1) A request for a limited license shall be submitted on a form provided by the Water Resources Department, and shall be accompanied by the following:

- a. A site map of reproducible quality, drawn to a standard, even scale of not less than 2 inches = 1 mile, showing:
 - i. The locations of all proposed points of diversion referenced by coordinates or by bearing and distance to the nearest established or projected public land survey corner;
 - ii. The general course of the source for the proposed use, if applicable;
 - iii. Other topographical features such as roads, streams, railroads, etc., which may be helpful in locating the diversion points in the field.

REMARKS:

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This page to be completed by the local Watermaster.

Domaine Serene Vineyard

WATER AVAILABILITY STATEMENT

Name of Applicant: 6S 6W Sec 7 & 18 TL 302, 303, 304, 3700 Limited License Number: LL-1995

1. To your knowledge, has the stream or basin that is the source for this application ever been regulated for prior rights?

Yes No

If yes, please explain:

2. Based on your observations, would there be water available in the quantity and at the times needed to supply the use proposed by this application?

Yes No

I do not know the source is a well

3. Do you observe this stream system during regular fieldwork?

Yes No

If yes, what are your observations for the stream?

4. If the source is a well and if WRD were to determine that there is the potential for substantial interference with nearby surface water sources, would there still be ground water and surface water available during the time requested and in the amount requested without injury to existing water rights?

Yes No N/A

What would you recommend for conditions on a limited license that may be issued approving this application? **I do not know**

5. Any other recommendations you would like to make?

No

Signature **Joel Plahn** WM District #: _____ Date: _____

Digitally signed by Joel Plahn
DN: C=US, OU=District 22 Watermaster,
O=Water Resources Department,
CN=Joel Plahn
E=joel.m.plahn@water.oregon.gov
Reason: I am the author of this document
Location: District 22 Watermaster
Date: 2024.09.11 10:07:07-06
Foxit PDF Editor Version: 11.2.10



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

Land Use Information Form

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NOTE TO APPLICANTS

In order for your application to be processed by the Oregon Water Resources Department (OWRD), this Land Use Information Form must be completed by a local government planning official in the jurisdiction(s) where your water right will be diverted, conveyed, used, and developed. The planning official may choose to complete the form while you wait or return the "Receipt Acknowledging Request for Land Use Information" to you. Applications received by OWRD without the Land Use Information Form, or the signed receipt, will be returned to you. **IMPORTANT:** Please note that while OWRD can accept a signed receipt as part of intake for an application for a new permit to use or store water, a completed Land Use Information Form is required for OWRD's acceptance of all other applications. Please be aware that your application cannot be approved without land use approval.

This form is NOT required if:

- 1) Water is to be diverted, conveyed, and used on federal lands only; **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 a new water right or modifying an existing water right. The Oregon Water Resources Department (OWRD) requires applicants to obtain land use information to ensure the water right does not result in land uses that are incompatible with your comprehensive plan. Please complete the form and return it to the applicant for inclusion in their application. **NOTE:** For new water right applications only, if you are unable to complete this form while the applicant waits, you may complete the "Receipt Acknowledging Request for Land Use Information" and return it to the applicant.

You will receive notice via OWRD's weekly Public Notice once the applicant formally submits their request to OWRD. The notice will give more information about OWRD's water right process and provide additional comment opportunities. If you previously only completed the receipt for an application for a new permit to use or store water, you will have 30 days from the Public Notice date to complete the Land Use Information Form and return it to OWRD. Your attention to this request for information is greatly appreciated. If you have questions concerning this form, please contact OWRD's Customer Service Group at 503-986-0900 or WRD_DL_customerservice@water.oregon.gov.

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

Land Use Information Form

NAME: Domaine Serene Vineyards & Winery, PHONE: 503-864-4600
MAILING ADDRESS: 6555 NE Hilltop Lane
CITY: Dayton, STATE: OR, ZIP: 97114, EMAIL: chris@domaineserene.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.

Table with 8 columns: Township, Range, Section, 1/4, Tax Lot #, Plan Designation, Water to be (Diverted, Conveyed, Used), Proposed Land Use. Rows include tax lots 302, 303, 304, 304 with various water usage and land use (Grapes) details.

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

Polk County

NOTE: A separate Land Use Information Form must be completed and submitted for each county and city, as applicable.

B. Description of Proposed Use

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

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

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

Estimated quantity of water needed: 11.15 acre-feet

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

Briefly describe:

Owner plans to use a limited license water right to irrigate and establish approximately 22 acres of grapes.

Note to applicant: For new water right applications only, if the Land Use Information Form cannot be completed while you wait, please have a local government representative sign the receipt on the bottom of page 4 and include it with the application filed with the Oregon Water Resources Department.

See Page 4 ->

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For Local Government Use Only

OCT 10 2024

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 use(s), including proposed construction, are allowed outright or are not regulated by your comprehensive plan. Cite applicable ordinance section(s): PC 20 138.040(A)
- Land uses to be served by the proposed water use(s), 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"/> Being Pursued <input type="checkbox"/> Denied <input type="checkbox"/> Not Being Pursued
		<input type="checkbox"/> Obtained <input type="checkbox"/> Being Pursued <input type="checkbox"/> Denied <input type="checkbox"/> Not Being Pursued
		<input type="checkbox"/> Obtained <input type="checkbox"/> Being Pursued <input type="checkbox"/> Denied <input type="checkbox"/> Not Being Pursued
		<input type="checkbox"/> Obtained <input type="checkbox"/> Being Pursued <input type="checkbox"/> Denied <input type="checkbox"/> Not Being Pursued

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

Name: Eric Knudson Title: Senior Planner
 Signature: [Signature] Date: 9/23/24
 Governmental Entity: Polk County Phone: 503-623-9237

Receipt Acknowledging Request for Land Use Information

Note to Local Government Representative:
 Please complete this form and return it to the applicant. For new water right applications only, if you are unable to complete this form while the applicant waits, you may complete this receipt and return it to the applicant. If you sign the receipt, you will have 30 days from the date of OWRD's Public Notice of the application to submit the completed Land Use Information Form to Oregon Water Resources Department. Please note while OWRD can accept a signed receipt as part of intake for an application for a new permit to use or store water, a completed Land Use Information Form is required for all other applications.

Applicant Name: _____

Staff Name: _____ Title: _____

Staff Signature: _____ Date: _____

Governmental Entity: _____ Phone: _____

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STATE OF OREGON
WATER SUPPLY WELL REPORT
(as required by ORS 537.765 & OAR 690-205-0210)

POLK 54400

5/5/2020

WELL I.D. LABEL# L 137352
START CARD # 1046863
ORIGINAL LOG #

(1) LAND OWNER Owner Well I.D. 3262
First Name _____ Last Name _____
Company DOMAINE SERENE VINEYARDS & WINERY
Address 6555 NE HILLTOP LN
City DAYTON State OR Zip 97114

(2) TYPE OF WORK New Well Deepening Conversion
 Alteration (complete 2a & 10) Abandonment (complete 5a)

(2a) PRE-ALTERATION
Dia + From To Gauge Stil Plstc Wld Thrd
Casing: _____
Material From To Amt sacks/lbs
Seal: _____

(3) DRILL METHOD
 Rotary Air Rotary Mud Cable Auger Cable Mud
 Reverse Rotary Other _____

(4) PROPOSED USE Domestic Irrigation Community
 Industrial/ Commercial Livestock Dewatering
 Thermal Injection Other _____

(5) BORE HOLE CONSTRUCTION Special Standard (Attach copy)
Depth of Completed Well 322.00 ft.

BORE HOLE SEAL

Dia	From	To	Material	From	To	Amt	sacks/lbs
10	0	120	Bentonite Chips	0	113	51	S
8	120	222			Calculated	50	
6	222	322	Cement	113	222	34	S
					Calculated	21	

How was seal placed: Method A B C D E
 Other POUR/PROBE/HYDRATE
Backfill placed from _____ ft. to _____ ft. Material _____
Filter pack from _____ ft. to _____ ft. Material _____ Size _____
Explosives used: Yes Type _____ Amount _____

(5a) ABANDONMENT USING UNHYDRATED BENTONITE
Proposed Amount _____ Actual Amount _____

(6) CASING/LINER

Casing	Liner	Dia	+ From	To	Gauge	Stil	Plstc	Wld	Thrd
<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	6	<input checked="" type="checkbox"/> 2	222	.25	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
<input type="checkbox"/>	<input type="checkbox"/>	4	<input type="checkbox"/> 22	282	sch40	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Shoe Inside Outside Other Location of shoe(s) _____
Temp casing Yes Dia 10 From + 1 To 7

(7) PERFORATIONS/SCREENS
Perforations Method _____
Screens Type machine slotted Material PVC
Perf/ Casing/ Screen Scrn/slot Slot # of Tel/
Screen Liner Dia From To width length slots pipe size
Screen Liner 4 282 322 .032 _____ _____ _____

(8) WELL TESTS: Minimum testing time is 1 hour
 Pump Bailer Air Flowing Artesian
Yield gal/min Drawdown Drill stem/Pump depth Duration (hr)
21.5 _____ 320 1
21.5 _____ 310 1.5
Temperature 54 °F Lab analysis Yes By _____
Water quality concerns? Yes (describe below) TDS amount 64 ppm
From To Description Amount Units

(9) LOCATION OF WELL (legal description)
County POLK Twp 6.00 S N/S Range 3.00 W E/W WM
Sec 18 NW 1/4 of the NW 1/4 Tax Lot 302
Tax Map Number _____ Lot _____
Lat _____ " or 45.05520851 DMS or DD
Long _____ " or -123.10853148 DMS or DD
 Street address of well Nearest address

3700 BETHEL HEIGHTS RD. NW. SALEM

(10) STATIC WATER LEVEL

Existing Well / Pre-Alteration	Date	SWL (psi)	+ SWL (ft)
Completed Well	4/23/2020		231

Flowing Artesian? Dry Hole?

WATER BEARING ZONES Depth water was first found 291.00

SWL Date	From	To	Est Flow	SWL (psi)	+ SWL (ft)
4/23/2020	291	313	21.5		231

(11) WELL LOG Ground Elevation _____

Material	From	To
Top Soil	0	5
Clay, brown w/cobbles	5	18
Basalt, decayed w/some clay	18	28
Basalt, hard gray w/occ brown decay	28	42
Basalt, hard gray broken, some decay	42	56
Same, w/some gray claystone	56	63
Basalt, soft decay/stewed brown	63	121
Basalt, hard gray	121	228
Basalt, same but rough/grabby	228	235
Basalt, hard gray	235	274
Same, w/occ thin hard brown layers	274	279
Basalt, hard gray	279	291
Basalt, med Dk gray/black w/occ brown	291	313
Basalt, hard gray	313	322

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Date Started 4/10/2020 Sale/Complete 4/23/2020

(unbonded) Water Well Constructor Certification
I certify that the work I performed on the construction, deepening, alteration, or abandonment of this well is in compliance with Oregon water supply well construction standards. Materials used and information reported above are true to the best of my knowledge and belief.
License Number _____ Date _____
Signed _____

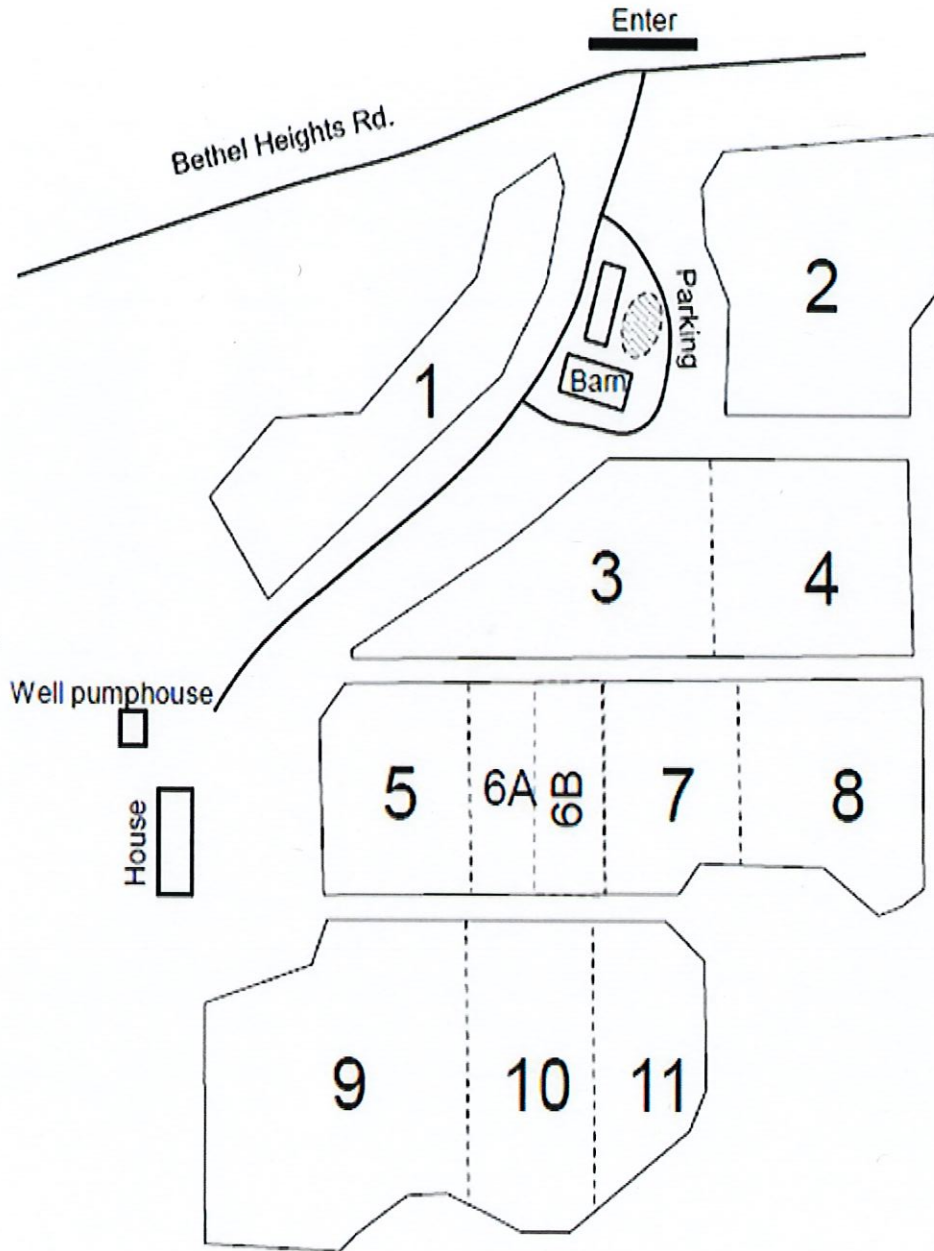
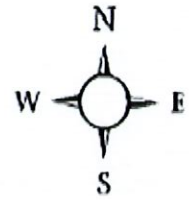
(bonded) Water Well Constructor Certification
I accept responsibility for the construction, deepening, alteration, or abandonment work performed on this well during the construction dates reported above. All work performed during this time is in compliance with Oregon water supply well construction standards. This report is true to the best of my knowledge and belief.
License Number 1438 Date 4/24/2020
Signed DAVID PAYSINGER (E-filed)
Contact Info (optional) bluewaterdrilling.com || 503 868 7878

44-1995

King Creek
 3700 Bethel Heights Rd.
 NW Salem, OR 97304



Map Edited: 5/10/2023



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BLOCK	# OF ROWS	VARIETY	CLONE	ROOTSTOCK	SOURCE	PLANT SPACE	ROW SPACE	VINES/ACRE	VINE COUNT	PLANTED ACRES	YEAR PLANTED
1	31	Chardonnay	76	3309	Inland Desert	4	8	1361	2828	2.08	2020 (spring)
2	45	Pinot Noir	777	RG	Duarte	4	8	1361	3425	2.52	2020 (spring)
3	60	Pinot Noir	Pommard	3309	Inland Desert	4	8	1361	2835	2.08	2020 (spring)
4	35	Pinot Noir	777	RG	Duarte	4	8	1361	2625	1.93	2021 (spring)
5	31	Pinot Noir	667	101-14	Duarte	4	8	1361	1889	1.39	2020 (spring)
7	24	Pinot Noir	Pommard	3309	Inland Desert	4	8	1361	1512	1.11	2020 (spring)
8	31	Chardonnay	548	RG	Inland Desert	4	8	1361	1995	1.47	2021 (spring)
9	53	Pinot Noir	667	101-14	Duarte	4	8	1361	5864	4.31	2020 (spring)
10	23	Pinot Noir	115	101-14	Duarte	4	8	1361	2554	1.88	2020 (spring)
11	21	Pinot Noir	Pommard	3309	Inland Desert	4	8	1361	1764	1.30	2020 (spring)
6A	10	Pinot Noir	115	101-14	Duarte	4	8	1361	630	0.46	2020 (spring)
6B	13	Pinot Noir	115	101-14	Duarte	4	8	1361	819	0.60	2021 (spring)
Totals										21.11	

9551-77

WATER SUPPLY WELL REPORT - Map with location identified must be attached and shall include an approximate scale and north arrow

POLK 54400

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5/5/2020

OCT 10 2024

Map of Hole

Salem, OR

STATE OF OREGON
WELL LOCATION MAP

This map is supplemental to the WATER SUPPLY WELL REPORT

Oregon Water Resources Department

725 Summer St NE, Salem OR 97301
(503)988-0900



LOCATION OF WELL

Latitude: 45.05520851 Datum: WGS84

Longitude: -123.10853148

Township/Range/Section/Quarter-Quarter Section:

WM6.00S3.00W18NWNW

Address of Well:

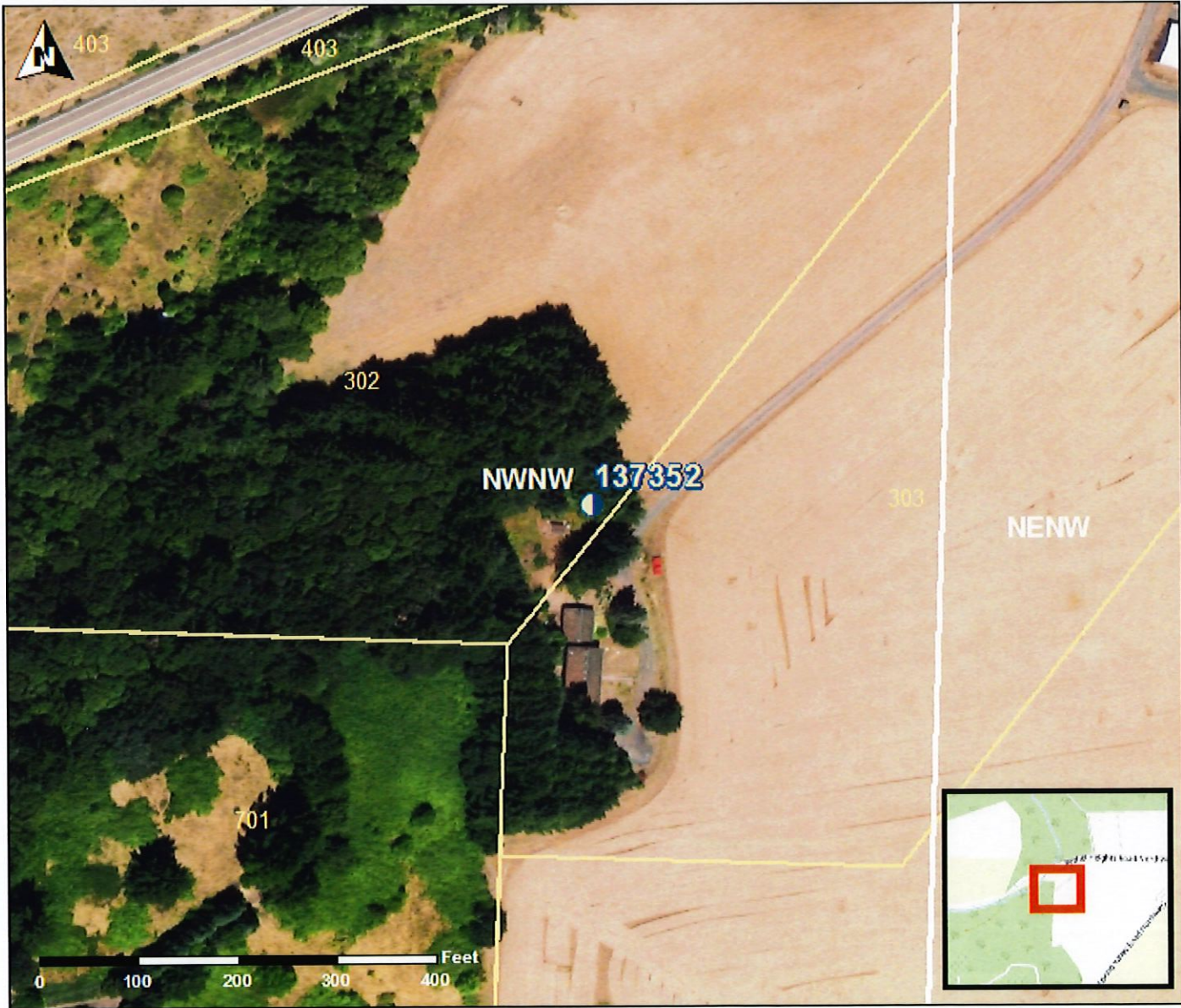
3700 BETHEL HEIGHTS RD. NW. SALEM

Well Label: 137352

Printed: April 23, 2020

DISCLAIMER: This map is intended to represent the approximate location the well. It is not intended to be construed as survey accurate in any manner.

Provided by well constructor

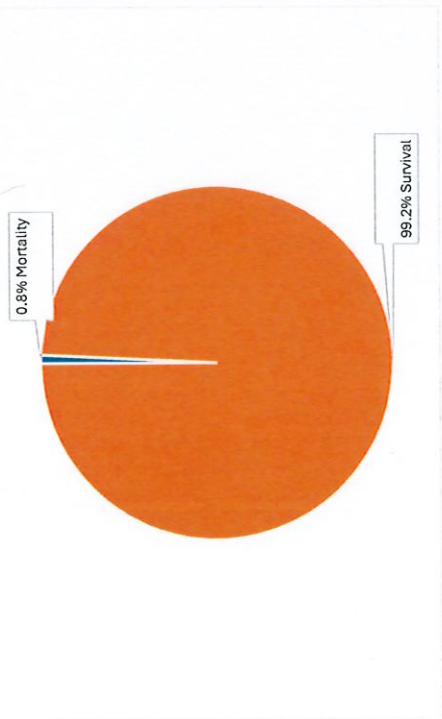


LL-1995

LL-1995

King Creek Property

Average Vine Mortality Rate with Irrigation (2020-2022)



Vine Mortality Rate
 Irrigation vs. No Irrigation
 0.8% vs. 9.6%-28.3%

LL-1799 was issued on 3/2/2020.
 Approximately 20% of King Creek vines were planted in year 2021, therefore experience a 1 year delay in irrigation.

Projected Vine Mortality Using Adjacent Vineyard Data

Average Mortality Rate without Irrigation (2022-2024)

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