



Water Right Application Initial Review

April 11, 2025

WILLAMETTE VALLEY LAND, LLC
C/O PAUL KUEHNE
PO BOX 99
LAFAYETTE OR 97127

Reference: Application G-19376

This document is to inform you of the preliminary analysis of the water-use permit application and to describe your options. In determining whether an application may be approved, the Water Resources Department (Department) must consider the factors listed below, all of which must be favorable to the proposed use if it is to be allowed. Based on the information supplied, the Department has made the following preliminary determinations:

Preliminary Determinations under Oregon Administrative Rule (OAR) 690-310-0080:

1. Application G-19376 proposes the appropriation of 0.67 cubic foot per second (CFS), further limited to 300.0 acre-feet (AF) annually, of water from four wells in West Fork Palmer Creek Basin for primary irrigation of 130.4 acres and supplemental irrigation of 15.0 acres during the irrigation season of each year.
2. The standard irrigation season for the appropriation of groundwater is limited to March 1 through October 31 of each year. The period of use will be limited to March 1 through October 31 on any permit that may be issued under this application.
3. The proposed use is not prohibited by law or rule except where otherwise noted below.
4. Irrigation is allowed under the Willamette Basin Program (OAR 690-502-0160(2)).
5. The proposed groundwater use is not within a designated critical groundwater area. OAR 690-310-0080(1)(a).

Please note: Applications are evaluated using the rules in effect at the time the application is accepted as complete. To view the rules relevant for this application, please visit: <https://secure.sos.state.or.us/oard/displayCompilations> and navigate to Chapter 690 (Water Resources Department).

6. An assessment of groundwater availability has been completed by the Department. A copy of this assessment is in the file and can be viewed on the Department's website. Groundwater for the proposed use is not over-appropriated. OAR 690-310-0080(1)(b); OAR 690-300-0010(57).
7. The Department has determined that **the proposed use from Well 1 and Well 4 would not be within the capacity of available sources**. See the **Additional Information Opportunity #1** section below for more information.
8. The Department has determined that the proposed groundwater use from Well 1 will have the potential for substantial interference (PSI) with West Fork Palmer Creek and an unnamed tributary to Yamhill River, Well 2 and Well 3 will have PSI with West Fork Palmer Creek, Palmer Creek and an unnamed tributary to Yamhill River, and Well 4 will have PSI with West Fork Palmer Creek and Palmer Creek. OAR 690-009-0040. Therefore, in accordance with OAR 690-300-0010(57)(a) and OAR 690-400-0010(11)(a)(B), surface water availability must be considered. During the period of use requested, surface water is available (at an 80% exceedance probability) from March 1 through June 30 and October 1 through October 31 of each year. Therefore, **water is not available for the proposed use**. OAR 690-310-0080(1)(b); OAR 690-300-0010(57); OAR 690-410-0070. See the **Additional Information Opportunity #2 and #3** sections below for more information.
9. If properly conditioned (and if authorized), the proposed use of groundwater will not injure other water rights.
10. The proposed use is not located within or above any state or federal scenic waterway.
11. Because this application will have an impact on surface water flows where sensitive, threatened, or endangered (STE) fish species may be present, this application will be reviewed by the Oregon Department of Fish and Wildlife and the Oregon Department of Environmental Quality. This review may cause your application to be limited, conditioned, or denied. Depending on the proposed use, you may be required to mitigate for potential impacts identified in the review. See the **Division 33 Review** section below for more information.
12. A portion of the area proposed for primary irrigation under this application is currently covered by an existing irrigation water right evidenced by Certificate 89028, which conflicts with the application. The Department understands it is the applicant's intent to resolve the conflict with Certificate 89028 by diminution of this water right. Please see the **Conflict Resolution Information** section below for details.
13. Documentation has been submitted from the relevant land-use planning jurisdiction that indicates the proposed use is allowed outright.
14. See **Additional Information Required** section below for deficiencies with the application.

Summary of Preliminary Determinations

The appropriation of 0.67 cubic foot per second (CFS), further limited to 300.0 acre-feet (AF) annually, of water from four wells in West Fork Palmer Creek Basin for primary irrigation of 130.4 acres and supplemental irrigation of 15.0 acres from March 1 through October 31 of each year is not allowable.

Additional Information Required:

Additional information is required to process your application prior to issuance of any Proposed Final Order that may recommend approval. Please provide the following:

- A. The map submitted does not meet the requirements of OAR 690-310-0050(4)(c). Please provide a map that clearly shows the number of acres proposed for primary irrigation and the number of acres proposed for supplemental irrigation within the NWNE, NENE and SENE quarter-quarters of Section 30.

Please submit this information no later than May 15, 2025. If you are unable to submit the information listed above by this date, you may request an administrative hold for up to an additional 180 days. You must submit the request in writing, stating how much more time is needed and why you need additional time. If an administrative hold is granted, your application will not be processed further until the requested information is received or the extended deadline has passed.

If we do not receive the information requested above or a request for an administrative hold by the above date, the Department may reject the application.

Additional Information Opportunity #1:

Groundwater for the proposed use is not available within the capacity of available sources at the applicant's requested rate for Well 1 and Well 4 (Preliminary Determination #7). The GW review has identified that if the proposed rate of appropriation is less than 0.56 CFS, the proposed use from these wells will avoid interference with wells in the area and be within the capacity of available sources. As you consider this information, please be aware that a reduced rate may be insufficient to meet your needs. You may wish to either withdraw the application or submit an amended map depicting acreage that is more suitable for the lower rate. If you wish to reduce your proposed rate, the Department will need to receive amended application pages to reflect this change. If you also wish to update the acres proposed for irrigation, please also submit an amended map reflecting this change.

If you are interested in pursuing the opportunity described above, please submit the requested information no later than **May 15, 2025**. If you need more time, you may request an administrative hold for up to an additional 180 days. You must submit the request in writing, stating how much more time you will need and why you need additional time. If an administrative hold is granted, your application will not be processed further until the requested information is received or the extended deadline has passed.

Additional Information Opportunity #2:

The proposed groundwater use was determined to have potential for substantial interference (PSI) with surface water, and surface water is not available for the full period of time requested (Preliminary Determination #8). Pursuant to OAR 690-300-0010(57)(b), a water right permit applicant has the opportunity to provide the following information for the Department to consider:

- Information that demonstrates the proposed use only requires water (and can make beneficial use of water) during the period of time when water is available for further appropriation, being March 1 through June 30 and October 1 through October 31 of each year; or
- Information that demonstrates the applicant can obtain water from an alternate source during the period when water is not available, being July 1 through September 30.

If you are interested in pursuing the opportunity described above, please submit the requested information no later than **May 15, 2025**. If you need more time, you may request an administrative hold for up to an additional 180 days. You must submit the request in writing, stating how much more time is needed and why you need additional time. If an administrative hold is granted, your application will not be processed further until the requested information is received or the extended deadline has passed.

Additional Information Opportunity #3:

The proposed groundwater use was determined to have potential for substantial interference (PSI) with surface water, and surface water is not available for the proposed use (Preliminary Determination #8). However, it may be possible to reduce the proposed rate to avoid PSI with surface water. The GW Review has identified that, based upon OAR 690-009, a proposed rate of less than 0.56 CFS will not have potential for substantial interference with any surface water source. As you consider this information, please be aware that a reduced rate may be insufficient to meet your needs. You may wish to either withdraw the application or submit an amended map depicting acreage that is more suitable for the lower rate. If you wish to reduce your proposed rate, the Department will need to receive amended application pages to reflect this change. If you also wish to update the acres proposed for irrigation, please also submit an amended map reflecting this change.

If you are interested in pursuing the opportunity described above, please submit the requested information no later than **May 15, 2025**. If you need more time, you may request an administrative hold for up to an additional 180 days. You must submit the request in writing, stating how much more time you will need and why you need additional time. If an administrative hold is granted, your application will not be processed further until the requested information is received or the extended deadline has passed.

Conflict Resolution Information:

A portion of the area proposed to be primary irrigation under this application is currently covered by an existing irrigation water right evidenced by Certificate 89028, which conflicts with the application. (See attached map of Certificate 89028)

If you would like this application to be the primary right, the Department must receive:

- a. A completed form authorizing cancellation of the conflicting portions of the existing right, along with a map describing those portions; or
- b. A completed affidavit of diminution of the conflicting portions of the existing right to reduce them to supplemental use, along with a map describing those portions; or
- c. A transfer application addressing the conflicting portions of the existing right; or
- d. Another means of dealing with the conflict between the existing right and the use proposed under this application.

If you would like this application to be supplemental to the existing certificate, the Department must receive a revised map showing the place of use of both the primary and supplemental lands. Please note the supplemental lands will be limited and/or jeopardized as follows:

- a. If the existing right is found to have been forfeited, the use which is supplemental to such certificate may also be canceled.
- b. You may only use the supplemental right after the primary right becomes unavailable. Water from the primary source must be exhausted first.
- c. The season of use for the supplemental irrigation will be limited to that of the primary right.

Please submit this information no later than May 15, 2025. If you are unable to submit the information listed above by this date, you may request an administrative hold for up to an additional 180 days. You must submit the request in writing, stating how much more time is needed and why you need additional time. If an administrative hold is granted, your application will not be processed further until the requested information is received or the extended deadline has passed.

Public Comment:

Public interest issues and/or public comments will be addressed as the Department prepares a Proposed Final Order. If significant public interest issues are identified, they could have an impact on the eventual outcome of the application.

Division 33 Review:

The Department's Division 33 administrative rules (OAR 690-033) establish additional procedures and standards to aid the Department in determining whether a proposed use will impair or be detrimental to the public interest with regard to STE fish species. This Initial Review does not address the potential impact that your proposed use may have on these species.

You may be required to mitigate for potential impacts identified in the Division 33 review process. Mitigation is often complicated, time consuming, and expensive, and may include, but is not limited to, actions such as replacing the proposed amount of water within the impacted reach through purchasing or transferring an existing water right. Following the Initial Review, you will be notified if mitigation is required due to impacts to STE fish species.

If you choose to pursue mitigation, you will likely need to place your application on administrative hold in order to explore options. There will be an additional fee of \$790 required with any mitigation proposal submitted.

At this time, you must decide whether to proceed or to withdraw the application.

- **To Proceed** - If you choose to proceed with the application, you do not have to notify the Department. The application will be placed on the Department's Public Notice to allow others the opportunity to comment. After the comment period the Department will complete a public interest review and issue a Proposed Final Order.
- **To Withdraw** - You may withdraw the application and receive a refund (minus a \$310 processing fee). You must notify the Department **in writing** by **April 25, 2025**. For your convenience you may use the enclosed "STOP PROCESSING" form.

If a permit is issued, it will likely include the following conditions:

1. Construction of the well shall begin within five years of the date of permit issuance. The deadline to begin construction may not be extended. This permit is subject to cancellation proceedings if the construction deadline to begin is missed.
2. If the number, location, source, or construction of any well deviates from that proposed in the permit application or required by permit conditions, this permit may not be valid, unless the Department authorizes the change in writing.
3. **Water Use Measurement, Recording, and Reporting:**
 - A. Before water use may begin under this permit, the permittee shall install a totalizing flow meter at each point of appropriation. The permittee shall maintain the device in good working order.

- B. The permittee shall allow the watermaster access to the device; provided however, where any device is located within a private structure, the watermaster shall request access upon reasonable notice.
- C. The permittee shall keep a complete record of the volume of water used each month, and shall submit an annual report which includes the recorded water-use measurements to the Department annually, or more frequently as may be required by the Director. Further, the Director may require the permittee to report general water-use information, including the place and nature of use of water under the permit.
- D. The Director may provide an opportunity for the permittee to submit alternative measuring and reporting procedures for review and approval.

4. Groundwater Level Measurement, Reporting, and Shut-Off Condition:

For each well on this authorization, beginning on the permit signature date for existing wells or in the year well construction is completed for new wells, and each year thereafter, the permit holder must report a static water-level measurement ("measurement") taken in March. The measurement is required whether the well is used or not. If pumping is to commence following completion of the well and prior to the next March, then a measurement must be made at least one week following well completion and before pumping commences.

Measurements must be properly reported within 30 days of measurement using forms specified by the Department. A measurement will be properly reported if the submission includes all required information as listed in the document attached. Measurements must be made with equipment that is accurate to the standards specified in Oregon Administrative Rule (OAR) 690-217-0045.

Measurements must be made by a certified water rights examiner, registered professional geologist, registered professional engineer, licensed land surveyor, licensed well constructor, pump installer licensed by the Construction Contractors Board, or Department staff. The Department is not responsible for regular measurement of the static water level, but Department staff may measure the well during the normal course of groundwater level monitoring or to confirm the submitted measurement(s).

For each well on this permit, the Department has established a reference groundwater level using the best available data (see table below). In case the permit is amended or the subsequent certificate is transferred, the Department may establish a new reference level for any new or additional wells under new permits or certificates issued under this right. The reference level for a new or additional well should reflect the highest static water level in that well or, if that measurement occurred after the time represented by the original reference level, then the water level that would have been measured in that well, if the well existed and was measured at the time represented by the original reference level.

The Department established the following reference levels for the following wells on this permit:

POA Number	Well Name	Well Log ID	Water Level Depth (feet below land surface)	Measurement Date (if applicable)
1	Well 1	Proposed	27	3/18/2016
2	Well 2	Proposed	33	3/18/2016
3	Well 3	Proposed	37	3/18/2016
4	Well 4	Proposed	37	3/18/2016

All water use authorized under this permit must immediately stop if any of the following occur:

- A. Any annual high elevation static groundwater level in any well on this permit declines 25 or more feet below the reference level for that well, or
- B. Groundwater levels are not measured and properly reported as specified above for any completed well that is authorized on the permit for two consecutive years, or
- C. Hydraulic interference contributes to a decline of 25 or more feet in any neighboring well with senior priority, at any time during the year.

The Department will determine when any of the above conditions have occurred and may order the permit holder to stop all water use under this permit. The permit holder is also responsible for stopping all water use if they become aware that any of the conditions have occurred, even without notice from the Department. Following such a stop, water use under this permit will not be allowed and may only resume once the permit holder receives notice from the Department. If the permit holder fails to stop use, then the Department may take control of the controlling works of any wells authorized under this permit and may reduce the amount of groundwater pumped until the unlawful use is eliminated.

The permit holder acknowledges that one or more of the conditions requiring stoppage of use may occur prior to any use of any well on this permit.

The Department may allow the permit holder to pause annual water level measurement and reporting requirements from some of the permitted wells if measurements from those wells are redundant with other data being collected by the Department. The permit holder must receive written notification of such an allowance before stopping measurements. If this happens, the Department may reinstate the measurement requirements at any time.

5. Groundwater production shall be only from the alluvial groundwater reservoir.

6. Well Identification Tag:

Prior to using water from any well listed on this permit, the permittee shall ensure that the well has been assigned an OWRD Well Identification Number (Well ID tag), which shall be permanently attached to the well. The Well ID shall be used as a reference in any correspondence regarding the well, including any reports of water use, water level, or pump test data.

The water source identified in the application may be affected by an Agricultural Water Quality Management Area Plan. These plans are developed by the Oregon Department of Agriculture (ODA) with the cooperation of local landowners and other interested stakeholders, and help to ensure that current and new appropriations of water are done in a way that does not adversely harm the environment. You are encouraged to explore ODA's website at www.oregon.gov/ODA to learn more about the plans and how they may affect the proposed water use.

For Further Information:

Feel free to contact me at Amanda.L.Mather@water.oregon.gov or 971-718-7937 if you have any questions regarding the contents of this letter or the application. Please include the application number in all correspondence. General questions about water rights and water use permits should be directed to our customer service staff at 503-986-0900. When corresponding by mail, please use this address: Amanda Mather, Oregon Water Resources Department, 725 Summer St NE Ste A, Salem OR 97301-1266. Our fax number is 503-986-0901.

Sincerely,

Amanda Mather

Amanda Mather
Water Rights Program Analyst
Oregon Water Resources Department

Enclosures: Application Process Description
Stop Processing Request Form
Certificate 89028 map

G-19376
WAB: 188
Proposed to Deny

APPLICATION FACT SHEET

Application File Number: G-19376

Applicant: WILLAMETTE VALLEY LAND, LLC

County: YAMHILL

Watermaster: JOEL M. PLAHN, #22, NWR

Priority Date: JULY 10, 2023

Source: FOUR WELLS IN WEST FORK PALMER CREEK BASIN

Use: PRIMARY IRRIGATION OF 130.4 ACRES AND SUPPLEMENTAL IRRIGATION OF 15.0 ACRES

Quantity: 0.67 CUBIC FOOT PER SECOND, FURTHER LIMITED TO 300.0 ACRE-FEET ANNUALLY

Period of Use: IRRIGATION SEASON

Basin Name & Number: WILLAMETTE, #2

WAB: YAMHILL R > WILLAMETTE R – AB PALMER CR

Well Location(s):

POA Name	Twp	Rng	Mer	Sec	Q-Q	Measured Distances
WELL 1	4 S	3 W	WM	19	SE SW	50 FEET SOUTH AND 100 FEET EAST OF SW CORNER, DLC 48
WELL 2	4 S	3 W	WM	19	SW SE	240 FEET NORTH AND 1165 FEET EAST OF SW CORNER, DLC 48
WELL 3	4 S	3 W	WM	30	NW NE	1240 FEET SOUTH AND 1215 FEET EAST OF SW CORNER, DLC 48
WELL 4	4 S	3 W	WM	30	SW NE	1940 FEET SOUTH AND 1495 FEET EAST OF SW CORNER, DLC 48

Place of Use:

PRIMARY IRRIGATION					
Twp	Rng	Mer	Sec	Q-Q	Acres
4 S	3 W	WM	19	SE SW	13.9
4 S	3 W	WM	19	SW SE	15.4
4 S	3 W	WM	19	SE SE	3.3
4 S	3 W	WM	30	NE NE	UNKNOWN
4 S	3 W	WM	30	NW NE	UNKNOWN
4 S	3 W	WM	30	SW NE	7.5
4 S	3 W	WM	30	SE NE	UNKNOWN
4 S	3 W	WM	30	NE NW	26.8
4 S	3 W	WM	30	SE NW	11.2

SUPPLEMENTAL IRRIGATION					
Twp	Rng	Mer	Sec	Q-Q	Acres
4 S	3 W	WM	30	NW NE	UNKNOWN
4 S	3 W	WM	30	NE NE	UNKNOWN
4 S	3 W	WM	30	SW NE	3.6
4 S	3 W	WM	30	SE NE	3.9

PUBLIC NOTICE DATE: April 15, 2025

14 DAY STOP PROCESSING DEADLINE DATE: April 25, 2025

30 DAY COMMENT DEADLINE DATE: May 15, 2025

APPLICATION PROCESS DESCRIPTION FOR GROUNDWATER, SURFACE WATER AND REGULAR RESERVOIR APPLICATIONS

In order to use the waters of Oregon, an application must be submitted and a permit obtained from the Water Resources Department. The water must be used for beneficial purpose without waste. For more information about water right topics, weekly public notice, forms and fees please visit our website at: www.oregon.gov/owrd

1. Pre-application considerations

- Follow instructions in the application packet.
- If you have questions about completing an application or would like to arrange a pre-application conference contact the Department's Water Rights Customer Service Group at (503) 986-0900.

2. Application filing

- Application with fee is received by the Department.
- Department determines completeness of application.
- If use is not allowed by statute (ORS 538), the application and fees are returned to the applicant.
- An incomplete application and fees are returned to the applicant.
- Only a complete application receives a tentative priority date, is assigned a caseworker, and moves forward for processing.

3. Initial Review (IR)

- Caseworker reviews application by considering basin plans, water availability, statutory restrictions, and all other appropriate factors.
- Caseworker sends IR report to Applicant.
- Four days after date of the IR, it is included in Department's weekly Public Notice.
- Public comments must be submitted within 30 days after the Public Notice.

4. Proposed Final Order (PFO)

- Caseworker evaluates application against required criteria and develops draft permit, if appropriate.
- PFO includes instructions for filing of protests.
- Caseworker considers public comments and mails PFO to Applicant.
- The PFO is included in Department's weekly Public Notice.
- Public protests to the PFO must be submitted within 45 days after the Public Notice.

5. Final Order (FO)

- If no protest is filed, Final Order is issued.

The protest process

If one or more protests are filed, the process consists of:

- settlement discussion;
- contested case hearing;
- Proposed Order;
- period of time to file exceptions; or
- possible hearing by Water Resources Commission.
- Final Order is issued.

Permit holder responsibilities

- Comply with all water use conditions of the permit.
- Advise Department of address change or assignment to new permit holder.
- If need arises, request extension of time or authorize cancellation of permit.
- Submit timely claim of beneficial use (COBU) to the Department.
- Most permits require COBU to be prepared by a Certified Water Right Examiner.
- Permits may be canceled by the permit holder or by the Department for failure to comply with or one or more permit conditions.

STOP PROCESSING REQUEST FORM

FOR GROUNDWATER, SURFACE WATER AND REGULAR RESERVOIR APPLICATIONS

- Stop processing deadline is within 14 days of Initial Review.

Applicant notification to withdraw Water Right Application **G-19376**.

After reviewing the Initial Review for my application, I request that processing be stopped, and fees be refunded (minus a \$310 processing fee). I understand that without a valid permit, I may not legally use the water as requested in my application.

Signature _____ Date _____

Signature _____ Date _____

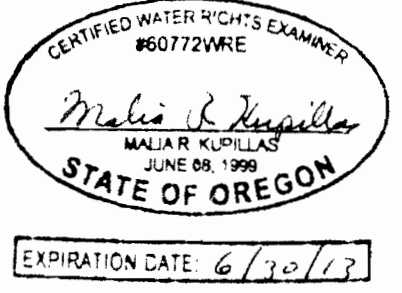
Under ORS 537.150(5) and 537.620(5), timely submission of this request authorizes that the water right application process be stopped, and all filing fees (except \$310 processing fee) be returned.


- This notice must be received by the Water Resources Department no later than:

April 25, 2025

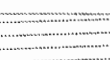
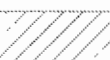

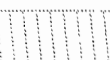

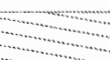
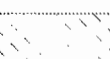



- Return the notice to:

OWRD, Water Right Services Division
STOP PROCESSING
725 Summer Street, NE - Suite A
Salem, OR 97301-1266



- Point of Diversion
-  Water bodies
- Palmer Creek
- Roads
- - - - - Donation Land Claims
- Section Lines
- - - - - Quarter Quarter Sections
- Tax lots
- ===== Mainline

Permit, Type

	S 43379, Supplemental Irrigation
	S 43380, Primary Irrigation
	S 43380, Supplemental Irrigation
	S 44954, Primary Irrigation
	S 44954, Supplemental Irrigation
	S 47405, Primary Irrigation
	S 47405, Supplemental Nursery Container
	S 47405, Supplemental Nursery Greenhouse
	S 50945, Primary Irrigation
	S 50945, Supplemental Irrigation

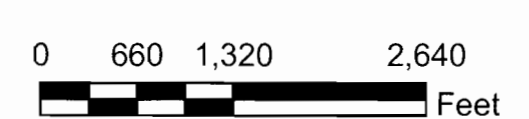
COBU MAP # 155

Point of Diversion

NW 1/4 SW 1/4, SECTION 4, T6S, R3W, W.M.;
690 FEET SOUTH AND 110 FEET WEST FROM
THE NE CORNER OF DLC 58.



1 inch = 1,320 feet



This map was prepared for the purpose of identifying the location of a water right only and is not intended to provide legal dimensions or location of property ownership lines.