Oregon DEQ Division 33 Review Summary Sheet



Application Information

Application informatio					
Applicant Name:	Blooming Nursery Real Estate Holdings LLC, Grace Dinsdale	Application Number:	S-89853		
Basin & Sub-basin:	Willamette, Tualatin	Requested Water Amount:	0.65 CFS, further limited to 130.5 AF		
Nearest Surface Water:	Tualatin River	Nearest Receiving Waterbody:	Tualatin River		
Proposed Use:	Nursery uses on 26.1 acres	Requested Period of Use:	November 1 through February 28/29 of each year		

Division 33 Geographic Area

🛛 Lower Columbia 🛛 Upper Columbia 🖾 Statewide			
Upper and Lower Columbia Basins only : Based upon the review completed below, does the proposed use comply with existing state and federal water quality standards or may conditions be applied to bring the use into compliance?	🗆 No	🛛 Yes	□ Insufficient data
Statewide: Will the proposed use result in water quality impacts that will cause either "loss" or "net loss" of essential habitat of sensitive threatened or endangered (ST&E) fish species? (Note: the presence of ST&E fish species is determined by Oregon Department of Fish and Wildlife.)	🗆 No	🛛 Yes	□ Insufficient data

Recommended Pre-Proposed Final Order Actions

1. Herbicide Applications: When herbicide application is within three feet of water, the permittee is responsible for ensuring that herbicide application laws are met, and that they obtain from DEQ any necessary pesticide application permits, including the 2300-A Pesticide General Permit or the 2000-J NPDES General Permit. Polluted return flows are not allowed to enter waters of the state per ORS 468B.025(1).

2. 3.

Mitigation Obligation 🛛 🖾 No 🗌 Yes

Prior to issuance of a Proposed Final Order, the applicant shall submit a mitigation proposal that is of no less volume and rate than the permitted use. The proposal shall include water that is sourced upstream of the point of diversion or appropriation, or the uppermost point on the stream at which the potential for surface water interference occurs. If a surface water right is used for mitigation, it shall be transferred instream for the **[month-month]** time period and of similar water quality. The applicant should contact their OWRD caseworker to discuss flow mitigation options. Flow mitigation is site-specific, therefore DEQ recommends written approval of the mitigation proposal by DEQ prior to issuance of a proposed final order.

Recommended Permit Conditions

1. 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. Permittee is responsible for obtaining any necessary state and federal permits.

- 2. 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.
- **3.** Flow Restrictor: The permittee shall install a flow control valve on the diversion system to limit use to the permitted rate. The valve shall be in place, functional, and verified by the Certified Water Rights Examiner before a certificate is issued. The valve or a suitable replacement shall remain in place for the life of the water right.
- 4. Limit Rate: Water withdrawal shall be limited to 0.33 CFS see additional comments
- 5. Limit Period of Use: Water use shall be limited to the period: December 1 through February 28/29 see additional comments

Seasonal Limitations

Reason for limitation		Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec
TMDL: Critical period						\boxtimes	\boxtimes	\boxtimes	\boxtimes	\boxtimes		
WAB: 20% flow threshold exceeded				\boxtimes								
Other: Instream flow requirements						\boxtimes	\boxtimes	\boxtimes	\boxtimes	\boxtimes		
likely not met												

Additional Reviewer comments \Box No \Box Yes

DEQ recommends limiting rate to 0.33 CFS based on allowable rate of 1/80 CFS per acre for 26.1 acres and limiting period of use to December 1 through February 28/29 annually.

DEQ has established that if the percent of natural flow meets or exceeds 20%, the cumulative withdrawal is likely to cause impairment to aquatic life or water quality. Based on the POF calculations, November exceeds the 20% cap.

Interagency consultation: [Describe any substantial interagency consultation. Who was contacted and what was discussed?]

DEQ review prepared by: Steve Parrett	Date complete: June 16, 2025
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Antidegradation Policy:

The purpose of DEQ's Antidegradation Policy (OAR 340-041-0004(1)) is to guide decisions that affect water quality to prevent unnecessary further degradation from new or increased point and nonpoint sources of pollution, and to protect, maintain, and enhance existing surface water quality to ensure the full protection of all existing beneficial uses. Oregon's Antidegradation Policy allows exemptions and conditions for new or increased water use.

1. Temporary Use or Net Benefit

Does the applicant propose a temporary use in response to an emergency, a restoration activity that the DEQ has determined provides a net ecological benefit, or a temporary (lasting less than six months) use to protect human health and welfare, for which the applicant has demonstrated that they will minimize adverse effects to threatened and endangered species? \square No \square Yes



If yes, recommend approval of the application and identify conditions necessary to protect water quality for the habitat of ST&E fish species. You may skip to Question 7.

2. Outstanding Resource Water

Does the applicant propose withdrawing directly	from an Outstanding Res	ource Water	with critical habitat
for ST&E fish species?	🖾 No	🗆 Yes	

If yes, then prior to permit issuance, the applicant must provide suitable flow mitigation. You may skip to question 7.

3. Water Quality Limited

Is this source **Water Quality Limited** or a tributary to a water quality limited water body? Note: limit downstream review to 6th field HUC for parameters that diminished flow can affect (temperature, dissolved oxygen, pH, etc.).

Assessment Unit Name	Assessment Unit Description	Parameter		Status*	Beneficial Uses		
Tualatin River	Wapato Creek to Dairy Creek	Dissolved Oxygen	spawn	Category 5	Fish and Aquatic Life		
Tualatin River	Dairy Creek to McFee Creek	Dissolved Oxygen Temperature	spawn year-round	Category 5 Category 4A	Fish and Aquatic Life Fish and Aquatic Life		
			-				
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Integrated Report 303(d) List Summary Table

*Integrated Report Category

Category 4 - Data indicate that at least one designated use is not supported, but a TMDL is not needed to address the pollutant Category 4A - Clean-up plans (also called TMDLs) that will result in the waterbody meeting water quality standards and supporting its beneficial uses have been approved

Category 4B - Other pollution control requirements are expected to address pollutant of concern and will result in attainment of water quality standards

Category 4C - The impairment is caused by pollution, not a pollutant. For example, flow, or lack of flow, are not considered pollutants, but may be affecting the waterbody's beneficial uses

Category 5 - Data indicate a designated use is not supported or a water quality standard is not attained and a TMDL is needed. This category constitutes the Section 303(d) list that EPA will approve or disapprove under the Clean Water Act

Analysis: [If the answer to question 3 is yes, then describe how the use does or does not comply with existing state and federal water quality standards, and how the use may affect ST&E fish species habitat.]

Dissolved Oxygen

Decreased dissolved oxygen levels adversely impact sensitive, threatened, and endangered fish. Oregon's dissolved oxygen limits are based on the most sensitive species and the life history stage of those species at the location and season of concern. The Tualatin River does not meet Oregon's spawning dissolved oxygen standards. Reduced flows may increase water temperature and reduce surface area and turbulence, which can decrease dissolved oxygen. Therefore, reducing flow in waterbodies that are connected to downstream dissolved oxygen-impaired waterbodies, such as The Tualatin River, could result in lower stream dissolved oxygen levels and stressed conditions for aquatic life, particularly during the summer months when stream flow is lowest.

Temperature

Increases in temperature adversely impact sensitive, threatened, and endangered fish. Fish require different temperature based on species and life history stage. Oregon's temperature limits are based on the most sensitive species and the life history stage of those species at the location and season of concern. The Tualatin



DEQ Review Form | Page 3 April 2021 Version River does not meet Oregon's year-round stream temperature standards. Generally, water temperatures increase as flow decreases. Therefore, reducing flow in waterbodies that are connected to downstream temperature-impaired waterbodies, such as the Tualatin River, could result in higher stream temperatures and stressed conditions for aquatic life, particularly during the summer months when stream flow is lowest.

Recommended Conditions: [Consider if water quality can be protected by limiting the rate and quantity of water used, period of use, or by including other permit conditions.]

Herbicide Applications, Water Quality, Agricultural Water Quality Management Area Rules, Flow Restrictor, Limit Rate, Limit Period of Use

4. Total Maximum Daily Load Summary

Are there TMDLs established for parameters identified as being affected by flow modification? \Box No \boxtimes Yes

Analysis:

Tualatin Subbasin

The Tualatin River Sub-basin has approved TMDLs for temperature dissolved oxygen, bacteria, pH and chlorophyll A (Total Phosphorous) (DEQ, 2001 and 2012). In 2021, a TMDL for Mercury was issued for the entire Willamette Basin.

The Tualatin temperature TMDL applies to all perennial or fish-bearing streams within the Sub-basin including Heaton Creek, tributary to McFee Creek. Threatened and endangered cold-water salmonids reside in the Tualatin sub-basin. Riparian vegetation, stream morphology, hydrology, climate, and geographic location influence stream temperature. While climate and geographic location are outside of human control, riparian condition, channel morphology and hydrology are affected by land-use activities. Proposed management measures for the Tualatin sub-basin call for increasing effective shade through riparian restoration and protection, restoring natural stream channel hydrology; increase stream flow to address the TMDL pollutant. Peak temperatures occur throughout June, July, August, September, and October.

The most critical beneficial uses related to dissolved oxygen in the Tualatin River Sub-basin are salmonid spawning, rearing, and passage. The mainstem Tualatin River, along with many of its tributary streams, has been listed as water quality impaired due to low dissolved oxygen (DO) concentration. Factors such as stream flow may influence the dissolved oxygen in the tributaries. In addition, temperature significantly impacts dissolved oxygen; increasing temperature decreases the amount of oxygen that can remain dissolved in water. Critical DO levels on the tributaries of the Tualatin River occur during the summer.

Recommended Conditions:

Herbicide, Water Quality, Agricultural Water Quality Management Area Rules, Flow Restrictor, Limit Rate, Limit Period of Use

5. Cumulative Withdrawals Effects

Is it likely that the proposed activity, together with existing withdrawals in the OWRD's Water Availability Basin (WAB), will lower water quality and impair aquatic life? \Box No \boxtimes Yes

Water Availability and Cumulative Impacts Summary Table



Percent of natural flow = (consumptive use/natural stream flow)*100. See Appendix for additional instructions.

Watershed ID	Exceedance Level	Month	Natural Stream Flow	Consumptive Use	Expected Stream Flow	Reserved Stream Flows	Instream Requirement	Net Water Available	Percent of Flow
30201013	50	JAN	2460	389	2070	0	100	1970	15.81301
30201013	50	FEB	3040	450	2590	0	100	2490	14.80263
30201013	50	MAR	1980	333	1650	0	100	1550	16.81818
30201013	50	APR	1130	273	857	0	100	757	24.15929
30201013	50	MAY	460	141	319	0	100	219	30.65217
30201013	50	JUN	239	151	87.8	0	100	-12.2	63.17992
30201013	50	JUL	118	183	-65.2	0	100	-165	155.0847
30201013	50	AUG	78.9	142	-62.7	0	100	-163	179.9747
30201013	50	SEP	86	121	-35.2	0	94.5	-130	140.6977
30201013	50	OCT	106	58.1	47.9	0	100	-52.1	54.81132
30201013	50	NOV	480	187	293	0	100	193	38.95833
30201013	50	DEC	2370	377	1990	0	100	1890	15.90717
30201013	50	ANN	751000	169000	592000	0	72100	542000	22.50333

TUALATIN R > WILLAMETTE R - AT GAGE 14206500

Monthly flow in Cubic Feet per Second (CFS). Annual flow in Acre Feet (AF)). Highlight months that exceed 20% of percent of flow.

6. Flow Modification Compliance with State and Federal Water Quality Standards

Based on responses to questions 3, 4, and 5, is the use in compliance with state and federal water quality standards or can compliance with state and federal water quality standards be assured, and ST&E habitat loss prevented through flow mitigation and/or by imposing permit condition(s)? 🗆 No 🛛 Yes

Recommended Conditions:

Flow Restrictor, Limit Rate, Limit Period of Use

7. Compliance with other State and Federal Water Quality Standards

ORS 468B.025 prohibits pollution of waters of the state. Are there additional water quality impairments that would result from this proposed used by degrading surface water or groundwater quality?

🛛 Yes 🗆 No

If water quality can be protected by applying permit conditions, then select all appropriate conditions from the standardized menu of conditions.

Recommended conditions: [List conditions]

Water Quality, Agricultural Water Quality Management Area Rules



PRE-PROPOSED FINAL ORDER ACTIONS

DEQ recommends that the applicant provide suitable replacement water as mitigation for anticipated impacts to water quality and more specifically the habitat of sensitive, threatened, and endangered fish species. Additional mitigation may be required from other Interagency Review Team members (for example: OWRD may require mitigation for periods when water is not available). Surface water flow mitigation is unlikely to provide the same benefit that groundwater can provide to gaining stream reaches. However, if groundwater mitigation is unavailable within the same aquifer, surface water mitigation may provide suitable mitigation.

Flow Mitigation Obligation:

Prior to issuance of a Proposed Final Order, the applicant shall submit a mitigation proposal that is of no less volume and rate than the permitted use. The proposal shall include water that is sourced upstream of the point of diversion or appropriation, or the uppermost point on the stream at which the potential for surface water interference occurs. If a surface water right is used for mitigation, it shall be instream for the *month - month time period* and of similar water quality. The applicant should contact their OWRD caseworker to discuss flow mitigation options.

Riparian: If the riparian area is disturbed in the process of developing, modifying or repairing a point of diversion under this water use permit, the permittee shall be responsible for restoration and enhancement of such riparian area in accordance with the Oregon Department of Fish and Wildlife's Habitat Mitigation Policy described in Oregon Administrative Rule OAR Chapter 635-415. Prior to development, modification or repairs at the point of diversion, the permittee shall submit, to the Oregon Water Resources Department, either a Riparian Mitigation Plan approved in writing by Oregon Department of Fish and Wildlife (ODFW) or a written declaration from ODFW that riparian mitigation is not necessary. The permittee shall maintain the riparian area for the life of the permit and subsequent certificate per the approved Riparian Mitigation Plan. The permittee is hereby directed to contact the local Oregon Department of Fish Biologist prior to development of the point of diversion.

Water Storage Construction: The applicant shall locate the reservoir outside of the stream's natural channel.

identify waterbody and set back to prevent stream capture and justification for distance selected. (Note to reviewer: The 1200C permit requires a 50-foot setback, which is cited from the National General Construction Permit OAR-660-023-0090(5). Requiring the storage reservoir to be outside of the mapped 100 year floodway may also be a protective buffer.)

Construction Activities: 1200-C NPDES Stormwater Construction permit coverage is required from DEQ or Agent for construction activities (clearing, grading, excavation, grubbing, stumping, demolition, staging, stockpiling and other land disturbing activities) that will disturb one or more acres, or that will disturb less than one acre of land but is part of a common plan of development or sale that will ultimately disturb one or more acres of land and have the potential to discharge to surface waters or to a conveyance system that leads to surface waters of the state.

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.

Herbicide Applications: When herbicide application is within three feet of water, the permittee is responsible for ensuring that herbicide application laws are met, and that they obtain from DEQ any necessary pesticide application permits, including the 2300-A Pesticide General Permit or the 2000-J NPDES General Permit. Polluted return flows are not allowed to enter waters of the state per ORS 468B.025(1).

STANDARIZED MENU OF CONDITIONS

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. Permittee is responsible for obtaining any necessary state and federal permits.

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.

Flow Restrictor: The permittee shall install a flow control valve on the diversion system to limit use to the permitted rate. The valve shall be in place, functional, and verified by the Certified Water Rights Examiner before a certificate is issued. The valve or a suitable replacement shall remain in place for the life of the water right.

Limit Rate: Water withdrawal shall be limited to *Enter CFS* or *AF* for the defined period, or a month by month rate or volume.

Limit Period of Use: Water use shall be limited to the period: *start date through end date*.

(Note to reviewer: Do not split the irrigation season. Require mitigation if water is not available during the requested time period.)

Limit Diversion: The permittee shall not divert water under this water use permit unless streamflow in the *waterbody name* is at or above *CFS* cubic foot per second, as determined at Gaging Station ID

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.

Restrict Reservoir Release: To prevent pollution downstream, the permittee shall not release water from the reservoir when the flow at Gaging Station ID (*gage name*) is below the Mean Daily Discharge of *CFS* (discharge which was equaled or exceeded for 90% percent of the time) except when the release is directed by the State Engineer to prevent dam failure.

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.

Lining: The permittee shall line the reservoir with *include material or allowable infiltration rate* to minimize seepage and protect groundwater quality per Oregon Administrative Rule 340-040. The liner is to be in place,

inspected, and approved by the Certified Water Rights examiner prior to storage of water.^{*}If the liner fails, the water user shall replace it within one calendar year.

Site-Specific Condition: The permittee shall



^{*} OAR 690-410-0010(2)(a), OAR 690-310-0120, OAR 690-310-0140

Appendix: General Overview, Instructions for Water Availability Analysis, and Process Flow Chart

General Overview

The purpose of OAR Chapter 690, Division 33 is to aid the Oregon Water Resources Department (OWRD) in determining whether a proposed use will impair or be detrimental to the public interest with regard to listed sensitive, threatened, or endangered (ST&E) fish species. Oregon's stream temperature, dissolved oxygen (DO), pH and several other water quality standards are based on the life cycle needs of salmonids and other resident fish and aquatic life. Exceeding the standards can disrupt the life cycle of a ST&E fish species and may cause death. In addition, OWRD must consider water quality impacts as part of a public interest review, OAR 690-310-0120. Water quality impacts and conditions unrelated to ST&E species should be noted as "Division 310" in the recommendations to OWRD. The DEQ's Water Right Application Review Procedures document contains a full description of the review process.

The two main categories of Division 33 reviews are based on the geographic distribution of ST&E fish species:

- For Proposed Uses in the Columbia River Basin, reviews must determine whether a proposed use complies with existing state and federal water quality standards. Upper Columbia applications specifically require applicants to provide evidence that the proposed use complies with existing state and federal water quality standards. <u>Geographic scope</u>: Columbia River Basin (includes all waters that ultimately drain into the Columbia River).
- For Proposed Uses Statewide, review is conducted under the "Statewide review" procedure. Statewide reviews must determine whether a proposed use may affect ST&E fish species habitat. The statewide review procedure is intended to identify permit conditions that can prevent the "loss" or "net loss" of essential habitat of ST&E fish species. When permit conditions cannot be identified that meet this standard, then the DEQ recommends denial of the permit. <u>Geographic scope</u>: all areas outside the Columbia River Basin where OWRD determines ST&E fish species are present.

Instructions for Populating the Water Availability Summary Table using data from OWRD's WAB (Section 5)

- Open OWRD's Water Availability Reporting System.
- Search for the water availability basin of interest. Select 50% exceedance. The 50% exceedance stream flow is the stream flow that occurs at least half of the time.
- The water availability analysis will display a nested list of watersheds that contain the POD. Select the highest nesting order WAB that contains the POD.
- Download to an Excel spreadsheet. Percent of flow is calculated using this equation:

Percent of $Flow = \frac{Consumptive Use}{Natural Stream Flow} * 100$

You may choose to add the proposed rate (or storage amount) to the consumptive use.



Instructions for Water Availability Analysis

To complete Section 6, review and consider the cumulative impact of consumptive withdrawals using the OWRD WAB. All water withdrawals and the following factors should be considered when conducting a water availability analysis.

- Instream Flow: Consider the percent of natural flow removed from the stream in each month (see right-most column in Water Availability and Cumulative Impacts Summary Table). Based on best professional judgment, evaluate if the cumulative withdrawal is likely to cause impairment to aquatic life or water quality. Water quality standards are established to protect aquatic life. In scientific literature, researchers have identified ecological harm occurring when flows are reduced by >6-35% of daily flow¹. Consider the seasonality of any listings and season of withdrawal to determine impact for each month of the year.
- Antidegradation: Rule 340-041-0004 applies: withdrawals cannot cumulatively increase a waterbody's temperature by more than 0.5 degrees Fahrenheit or cause a 0.1 mg/l decrease in dissolved oxygen from the upstream end of a stream reach to the downstream end of the reach so long as it has no adverse effects on threatened and endangered species. See OAR 340-041-0004(3)-(5) for a description in rule of activities that do not result in lowering of water quality.
- Flow modification: Consider if cumulative withdrawals are contributing to flow modification and a likely limiting factor in the waterbody at certain times of the year. Temperature and dissolved oxygen are flow-related parameters. When streamflow is reduced, assimilative capacity is reduced. As a waterbody heats up, dissolved oxygen concentrations decline. Reduced stream flows (including groundwater inputs to streamflow), exacerbate temperature and/or dissolved oxygen impairments.
- **Temperature**: Increases in temperature or a reduction in dissolved oxygen adversely impacts ST&E fish. Fish require different temperature and concentrations of dissolved oxygen based on species and life history stage. Oregon's temperature and dissolved oxygen limits are based on the most sensitive species and the life history stage of those species at the location and season of concern. Additional heat or reduction in dissolved oxygen concentrations will further impact these species habitat. Reduced flows can also increase the concentrations of phosphorous, bacteria, pesticides and metals.

Instructions for Calculating "Limit Diversion" Rate

This condition is selected to limit withdrawals once the cumulative withdrawals in the watershed have exceeded the protective threshold of 20 percent and/or the ISWR is not fully protective of aquatic life. A different value can be selected, but the reviewer should state why a particular percent was selected.

"Natural stream flow" is obtained from OWRD's Water Availability Reporting System. The condition is applied on a monthly timeframe based on OWRD's data.

"Natural stream flow" - (percent of flow * "natural stream flow") = Expected Stream Flow

The applicant would have to stop using when instream flows drop below the Expected Stream Flow.

Example:

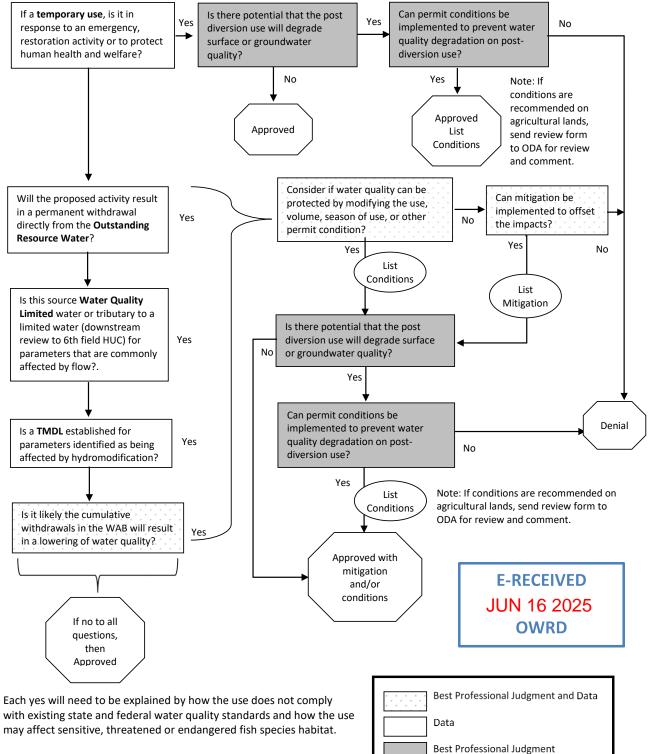
Natural stream flow for a particular month = 1200 CFS

1200 CFS - (.2 * 1200 CFS) = 960 CFS

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¹ Richter BD, Davis MM, Apse C, Konrad C. 2011. *Short Communication, A Presumptive Standard For Environmental Flow Protection*. River Research and Applications. Published online in Wiley Online Library (wileyonlinelibrary.com), DOI: 10.002/rra.1551

DEQ Water Right Review Flow Chart



Note: Review based on DEQ's anti-degradation rule (340-041-0004).