

G- 19400

G-19400

Westridge HOA, Inc.

C/O Robert Cage

2766 NW Century Dr.

Prineville, OR 97754

Application No. G- 19400

Permit No. _____

Certificate No. _____

Date

DENIED _____

MISFILED _____

Volume Page

WITHDRAWN _____

CANCELLED _____

FEES PAID

Date	Amount	Receipt No.
11-2-2023	\$3,000.00	141843

Cert. Fee

FEES REFUNDED

Date	Amount	Receipt No.

Priority 11-10-2023

County CRook WM# 24

RELATED FILES

ASSIGNMENTS

Date

To Whom

Address

DEVELOPMENT

Date

Completion _____

Extended to _____

Final Proof received _____

Proposed Cert. Mailed _____

REMARKS _____

MAP LOCATION _____

Mailing List for IR Copies

Application: G-19400

IR Date: May 2, 2025

Original and map mailed to applicant:

WESTRIDGE HOA, INC.
ATTN: ROBERT CAGE
2766 NW CENTURY DR
PRINEVILLE OR 97754

Sent via auto email:

1. Applicant – bobcage423@gmail.com
2. Agent – newtonjim@hotmail.com
3. WRD – Watermaster #24, Bill Nashem
4. WRD – Carolyn Sufit, CR
5. WRD – SW Section
6. DRC – Genevieve Hubert – gen@deshtesriver.org
7. ODFW – Gerald George – gerald.j.george@odfw.oregon.gov
8. ODFW – Danette Faucera – danette.l.faucera@odfw.oregon.gov
9. DEQ – Smita Mehta – smita.mehta@deq.oregon.gov
10. DEQ – Cole Hendrickson – cole.hendrickson@deq.oregon.gov
11. DSL – Sheena Miltenberger – sheena.miltenberger@dsl.oregon.gov
12. OPRD – Matt Rippee – matt.ripee@opr.oregon.gov
13. CTWS – Austin Smith Jr – austin.smithjr2@ctwsbnr.org

Copies sent to:

1. WRD – File G-19400
2. WRD – Sarah Henderson – sarah.a.henderson@water.oregon.gov
3. WRD – Kerri Cope and Tamera Smith
4. ALO – Crooked River Water, LLC – 3950 Fairview Industrial Drive SE Suite 240, Salem, OR 97302
5. ALO – Crook County Roads Department – 1306 NE Main Street, Prineville, OR 97754
6. DEQ – Shane Cossel – shane.cossel@deq.oregon.gov
7. CTWS – Robert Brunoe – Robert.brunoe@ctwsbnr.org
8. Crook County Planning Department (by email)

Application Specialist: Lucinda Vranizan

Copies Mailed

By: TM
(SUPPORT STAFF)

On: 5.2.2025
(DATE)

**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

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- 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.

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- 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.
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- 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.



Oregon

Tina Kotek, Governor

Water Resources Department

North Mall Office Building

725 Summer St NE, Suite A

Salem, OR 97301

Phone 503 986-0900

Fax 503 986-0904

www.oregon.gov/owrd

Water Right Application Initial Review

May 2, 2025

WESTRIDGE HOA, INC.
ATTN: ROBERT CAGE
2766 NW CENTURY DR
PRINEVILLE OR 97754

Reference: Application G-19400

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-19400 proposes the appropriation of 0.25 cubic foot per second (CFS), further limited to 34.0 acre-feet (AF) annually, of water from Well 1 (CROO 3226) and Well 2 in Crooked River Basin for quasi-municipal use from January 1 through December 31 of each year.
2. The proposed use is not prohibited by law or rule except where otherwise noted below.
3. Quasi-municipal use is an allowable use under the Deschutes Basin Program (OAR 690-505-0400).
4. 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.
5. If properly conditioned (and if authorized), the proposed use of groundwater will not injure other water rights.

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. The proposed use is located above the Deschutes Scenic Waterway, as designated under Oregon Revised Statute (ORS) 390.826, and within the Deschutes Ground Water Study Area (DGWSA). Groundwater appropriations within the DGWSA have the potential for substantial interference with surface water rights as described in OAR 690, Division 9, and will measurably reduce Scenic Waterway flows. Without mitigation, the Department is required by law to deny groundwater permit applications in the DGWSA. Mitigation may be provided to offset impacts to Scenic Waterway flows and senior surface water rights. OAR 690-505-0600(1)-(3).
7. Pursuant to OAR 690-505-0500(1), there is a 200.00 CFS cap on the amount of new groundwater use that may be allocated within the Deschutes Ground Water Study Area. Under the current rules, once the cap is reached, the Department will not be able to propose issuance on any new permits.
8. The Department has determined the mitigation obligation is 13.6 acre-feet (AF) annually. The required mitigation is based on the quasi-municipal use. The mitigation obligation is calculated based on a consumptive-use factor of forty percent of the total annual volume requested.
9. The Department has determined that mitigation for the proposed use must be located in the Crooked River Zone of Impact (located anywhere in the Crooked River Basin above river mile 13.8).
10. The Department finds that the proposed quantity of water is not reasonable based upon the information provided in the application materials (Form M). However, a reduced quantity of 0.215 CFS is reasonable, and the amount will be limited to 0.215 CFS on any permit that may be issued as a result of this application.
11. The Department has determined that Well 1 (CROO 3226) does not meet current minimum well construction standards. The well is not sealed to the proper depth. To meet minimum well construction standards, the well must be recased and resealed with an approved grout to a minimum depth of 51.0 feet below ground surface. See the Minimum Well Construction Standards – Repair Required section below for more information.
12. Documentation has been submitted from the relevant land-use planning jurisdiction that indicates the proposed use is allowed outright or an approved land-use decision has been obtained, and that either no administrative appeals were received, or all such appeals have concluded. However, it appears the section identified on the form does not correspond with the proposed place of use.
13. See Additional Information Required section below for deficiencies with the application.

Summary of Preliminary Determinations
<p>The appropriation of 0.215 CFS, further limited to 34.0 AF annually, of water from Well 1 (CROO 3226) and Well 2 in Crooked River Basin for quasi-municipal use from January 1 through December 31 is not allowable. However, if you provide sufficient mitigation water to satisfy the mitigation obligation of the proposed use, it may be allowed under OAR 690-505-0610. See also <u>Minimum Well Construction Standards – Repair Required</u> and <u>Additional Information Required</u> sections below for more information.</p>

Minimum Well Construction Standards – Repair Required:

Prior to the issuance of any Proposed Final Order that may recommend approval, evidence demonstrating compliance with well construction standards must be submitted and approved by the Department. In repairing the well(s), you should work closely with the Department and/or a licensed well constructor to ensure that repairs are carried out in a manner that will not violate well construction or other rules. You are encouraged to contact Tommy Laird of the Department's Well Construction and Compliance Section at 503-302-8618 to determine how to proceed.

Please submit this information no later than June 5, 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.

Please also note that regardless of the outcome of this application, you will need to work with the Department to either repair or abandon the well(s) to comply with the minimum standards for the construction, conversion, alteration, maintenance, and abandonment of water supply wells in order to protect the state's groundwater supply (OAR 690-200).

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 Department must receive a copy of the legal description of the property from which the water is to be diverted, any property crossed by the proposed ditch, canal or other work, and any property on which the water is to be used as depicted on the map, as required by OAR 690-310-0040(1)(a)(I). The legal description is often found on a deed, land sales contract, or title insurance policy.

Please submit this information no later than June 5, 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.

Mitigation Obligation Options:

To satisfy the mitigation obligation you can either complete a mitigation project as described in the attached administrative rules, or obtain 13.6 AF qualifying mitigation credits from an individual or mitigation bank. If you are interested in obtaining mitigation credits, you may want to contact Sarah Henderson, Flow Restoration Program Coordinator, at 503-979-9872 for a list of mitigation credit holders.

If you decide to purchase mitigation credits, you must submit a documentary evidence form demonstrating that you have obtained mitigation credits. The mitigation bank or the individual you have obtained credits from should provide you with a completed form. Blank forms may be obtained from the Department at the address above, or from the Bend Regional office.

If you are proposing to implement a mitigation project, you must identify and describe the project in sufficient detail so that the Department can make a preliminary determination as to whether the proposed project will likely meet the mitigation obligation. Please contact Sarah Henderson, Flow Restoration Program Coordinator, at 503-979-9872 for further information on mitigation projects, forms, and specific requirements to be included in the proposal.

Mitigation credits must be obtained and/or a mitigation project must be completed before a permit can be issued.

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.

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, however, you will need to submit a completed **Response to Notice of Mitigation Obligation (NOMO) form** (attached) prior to the issuance of a **Proposed Final Order**. The application will be placed on the Department's Public Notice to allow others the opportunity to comment. After the comment period and receipt of the NOMO form, 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 May 16, 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 will establish a reference groundwater level using the best available data. The reference level is intended to represent the highest elevation (shallowest depth) static water level that has been measured or can be reasonably estimated to have existed within each well at any time before its reference level is set. If Annual High Water Levels have been increased measurably by human activity, then the Department may set a different reference level using best available information. If the permit holder fails to measure and report the static water level within 12 months of permit issuance, or of completion of the well(s), then Department staff will estimate the static water level using available data, including measurements in surrounding

wells. 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.

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. Scenic Waterway:

Use of water under authority of this permit may be regulated if analysis of data available after the permit is issued discloses that the appropriation will measurably reduce the surface water flows necessary to maintain the free-flowing character of a scenic waterway in quantities necessary for recreation, fish and wildlife in effect as of the priority date of the right or as those quantities may be subsequently reduced. However, the use of groundwater allowed under the terms of this permit will not be subject to regulation for Scenic Water Way flows, provided the required mitigation is maintained.

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.

7. Water Management and Conservation Plan Condition with Mitigation Incremental Development Plan:

The permittee shall submit a Water Management and Conservation Plan, addressing use under this permit, consistent with OAR 690-086 within five years of permit issuance, or before use of the second increment of water development occurs, whichever is sooner. No water may be diverted if a Water Management and Conservation Plan is not submitted according to the timelines described in this condition. The timeline for submittal of a plan under this permit does not alter the timelines for submittal of said plan under any other order of the Department.

8. Groundwater Mitigation Conditions:

- A. Mitigation Obligation: 13.6 AF of mitigation water in the Crooked River Zone of Impact (located anywhere in the Crooked River Basin above river mile 13.8).
- B. Mitigation Source: obtain 13.6 AF of mitigation water or equivalent mitigation credits that meet the requirements of OAR 690-505-0610(2)-(5).
- C. Mitigation water must be legally protected instream in the Crooked River Zone of Impact (located anywhere in the Crooked River Basin above river mile 13.8) for the life of the permit and subsequent certificate(s). Regulation of the use and/or cancellation of the permit, or subsequent certificate(s) will occur if the required mitigation is not maintained.
- D. The permittee shall provide additional mitigation if the Department determines that average annual consumptive use of the subject appropriation has increased beyond the originally mitigated amount.
- E. If mitigation is from a secondary right for stored water from a storage project not owned or operated by the permittee, the use of water under this right is subject to the maintenance and terms and conditions of a valid contract or satisfactory replacement, with the owner/operator of the storage project, a copy of which must be on file in the records of the Water Resources Department.
- F. Failure to comply with these mitigation conditions shall result in the Department regulating the groundwater permit, or subsequent certificate(s), proposing to deny any permit extension application for the groundwater permit, and proposing to cancel the groundwater permit, or subsequent certificate(s).

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 Lucinda.R.Vranizan@water.oregon.gov or 971-375-2256 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: Lucinda Vranizan, Oregon Water Resources Department, 725 Summer St NE Ste A, Salem OR 97301-1266. Our fax number is 503-986-0901.

Sincerely,

Lucinda Vranizan

Lucinda Vranizan
Water Right Application Specialist
Oregon Water Resources Department

Enclosure: Response to Notice of Mitigation Obligation
 Application Process Description
 Stop Processing Request Form

G-19400
Proposed to Deny

APPLICATION FACT SHEET

Application File Number: G-19400

Applicant: WESTRIDGE HOA, INC.

County: CROOK

Watermaster: BILL NASHEM, #24, CR

Priority Date: NOVEMBER 10, 2023

Source: WELL 1 (CROO 3226) AND WELL 2 IN CROOKED RIVER BASIN

Use: QUASI-MUNICIPAL USE

Quantity: 0.25 CUBIC FOOT PER SECOND, FURTHER LIMITED TO 34.0 ACRE-FEET

Period of Use: JANUARY 1 THROUGH DECEMBER 31

Basin Name & Number: DESCHUTES, #5

WAB: CROOKED R > DESCHUTES R - AB DRY R

WELL LOCATION(S):

POA Name	Twp	Rng	Mer	Sec	Q-Q	Measured Distances
Well 1 (CROO 3226)	14 S	15 E	WM	28	NE NE	709 FEET SOUTH AND 160 FEET WEST FROM NE CORNER, SECTION 28
Well 2	14 S	15 E	WM	28	NE NE	709 FEET SOUTH AND 170 FEET WEST FROM NE CORNER, SECTION 28

PLACE OF USE:

Twp	Rng	Mer	Sec	Q-Q
14 S	15 E	WM	27	SW NE
14 S	15 E	WM	27	SE NE
14 S	15 E	WM	27	SW NW
14 S	15 E	WM	27	SE NW
14 S	15 E	WM	27	NE SW
14 S	15 E	WM	27	NW SW
14 S	15 E	WM	27	SW SW
14 S	15 E	WM	27	NE SE

Twp	Rng	Mer	Sec	Q-Q
14 S	15 E	WM	27	NW SE
14 S	15 E	WM	27	SW SE
14 S	15 E	WM	27	SE SE
14 S	15 E	WM	28	SW NE
14 S	15 E	WM	28	SE NE
14 S	15 E	WM	28	NE SE
14 S	15 E	WM	28	NW SE

PUBLIC NOTICE DATE: May 6, 2025

14 DAY STOP PROCESSING DEADLINE DATE: May 16, 2025

30 DAY COMMENT DEADLINE DATE: June 5, 2025

**RESPONSE TO NOTICE OF MITIGATION OBLIGATION
MUNICIPAL OR QUASI-MUNICIPAL INCREMENTAL DEVELOPMENT PLAN**

Municipal or Quasi-Municipal groundwater permit applicants may satisfy a mitigation obligation by incrementally obtaining and providing mitigation to coincide with the incremental development of the permit, provided mitigation is provided prior to each stage of development of the permit, in accordance with the standards under OAR 690-505-0610(2)-(5). A mitigation obligation may be satisfied by obtaining mitigation credits, providing for implementation of a mitigation project, or both (OAR 690-505-0610(2)). Please read and complete this acknowledgment of mitigation obligation and return it to the Department at the address above.

Applicant(s): WESTRIDGE HOA, INC. / ATTN: ROBERT CAGE

Applicant's agent (if applicable): CASCADE GEOENGINEERING, LLC / ATTN: JIM NEWTON

Application number: G-19400

Proposed Use: QUASI-MUNICIPAL USE

Period of Use requested: JANUARY 1 THROUGH DECEMBER 31

Maximum Rate: 0.215 CUBIC FOOT PER SECOND

Volume requested: 34.0 ACRE-FEET

Mitigation Obligation: 13.6 ACRE-FEET

Zone of Impact: CROOKED RIVER ZONE OF IMPACT (LOCATED ANYWHERE IN THE CROOKED RIVER BASIN ABOVE RIVER MILE 13.8)

Please read and initial the following statements:

_____ We intend to provide incremental mitigation.

_____ We understand that mitigation must be provided prior to each stage of development of the permit and that the mitigation must meet the requirements of OAR 690-505-0610(2)-(5).

_____ We understand that the first increment of mitigation must be obtained, submitted to the Department and legally protected instream prior to a permit being issued.

_____ We understand that after receiving the water right permit, I (we) may not increase water use without providing the corresponding required mitigation.

_____ We understand that we will be required to submit a new or update Water Management and Conservation Plan under OAR Chapter 690, Division 86 within 2 years of the Department issuing a permit.

_____ We understand that may we modify the incremental development plan and related mitigation obligation only with prior written Departmental approval.

(over)

Please estimate the time schedule for development of the water right permit and the proposed source of mitigation that may be obtained and used prior to each stage of development (this proposed development schedule must describe 100% of the requested volume).

For the first increment of permit development we will need approximately _____ acre-feet of the _____ acre-feet requested in the application. The first increment of mitigation will be required by _____ (date).

The proposed source of mitigation water for this increment of use will be (please check):

_____ Purchase mitigation credits and / or _____ A mitigation project resulting in credits

Please describe the type of project (e.g., transfer, etc.) and any associated water-right certificate, if known:

By _____ (approximate year), for the second increment of permit development, I (we) will need approximately _____ additional acre-feet of the _____ total volume requested in the application.

The proposed mitigation source for this increment of use will be: (please check)

_____ Purchase mitigation credits and / or _____ A mitigation project resulting in credits

Please describe the type of project (e.g., transfer, etc.) and any associated water-right certificate, if known:

**Please complete a section for each subsequent stage of
Incremental Development beyond the first two using the additional page below.**

Applicant: _____ or Applicant's Agent: _____

Date: _____

Mail to: Attn: Lucinda Vranizan
 Oregon Water Resources Department
 725 Summer St NE Suite A
 Salem OR 97301-1266

Incremental Development beyond increments one and two:

Application: G-19400

Applicant: WESTRIDGE HOA, INC. / ATTN: ROBERT CAGE

By _____ (approximate year), for the _____ increment of permit development, we will need approximately _____ additional acre-feet of the _____ total volume requested in the application.

The proposed mitigation source for this increment of use will be (please check):

_____ Purchase mitigation credits and / or _____ A mitigation project resulting in credits

Please describe the type of project (e.g., transfer, etc.) and any associated water-right certificate, if known:

By _____ (approximate year), for the _____ increment of permit development, I (we) will need approximately _____ additional acre-feet of the _____ total volume requested in the application.

The proposed mitigation source for this increment of use will be (please check):

_____ Purchase mitigation credits and / or _____ A mitigation project resulting in credits

Please describe the type of project (e.g., transfer, etc.) and any associated water-right certificate, if known:

ATTACH ADDITIONAL PAGES AS NECESSARY

Mail to: Attn: Lucinda Vranizan
Oregon Water Resources Department
725 Summer St NE Suite A
Salem OR 97301-1266

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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-19400**.

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:

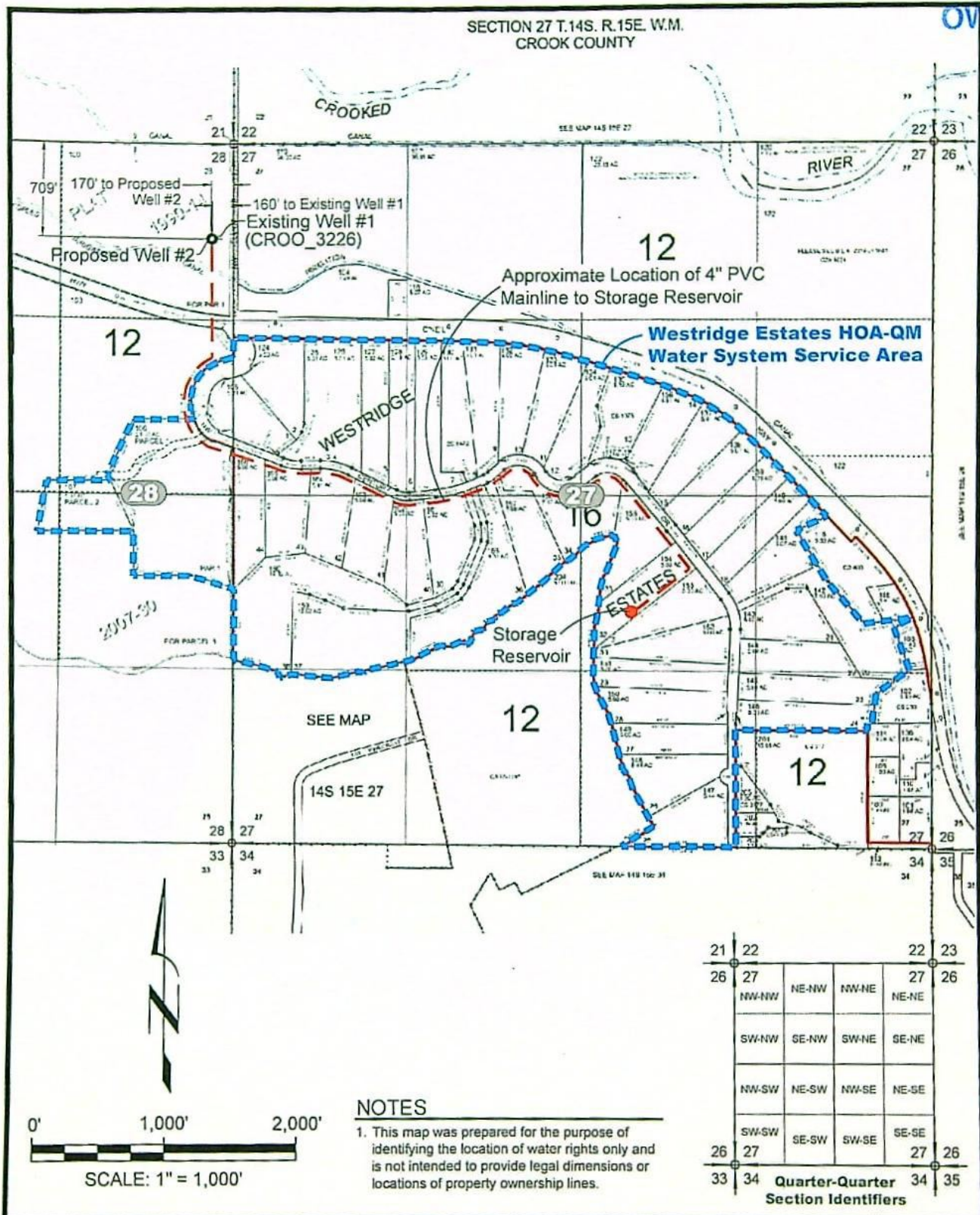
May 16, 2025

- Return the notice to:

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

NOV 10 2023

OV/RD



CASCADE
GEOENGINEERING
360.907.4182
cascadageoengineering.com

Quasi-Municipal Service Area
Groundwater Permit Application -Westridge HOA
Crook County, Oregon

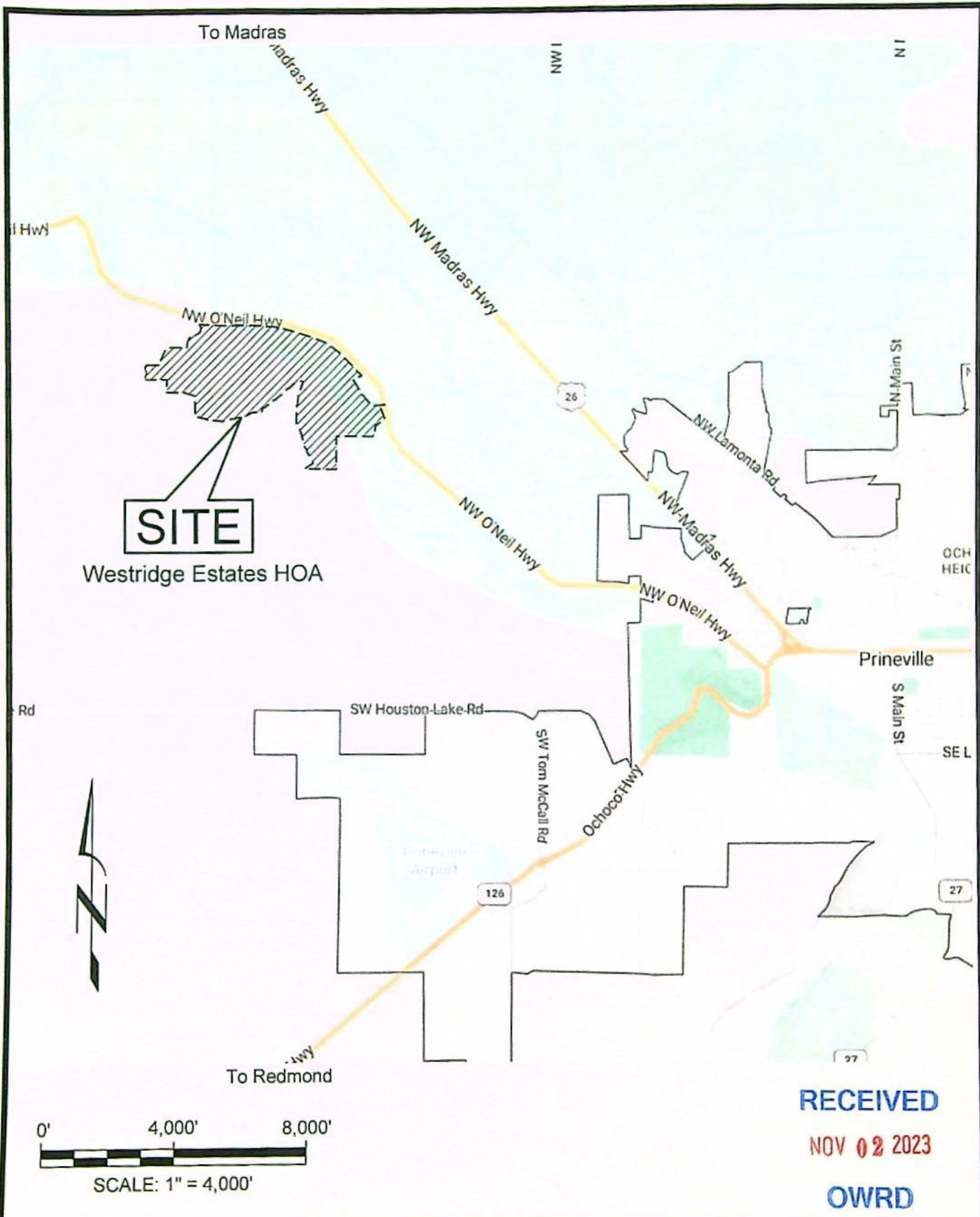
DESIGNED BY:
J.Newton

DRAWN BY:
R2D

DATE:
NOV 2023

PROJECT NO.
CG 1155-102

FIGURE 3



CASCADE
GEOENGINEERING
 360.907.4162 cascadegeoengineering.com

Vicinity Map
 Groundwater Permit Application -Westridge HOA
 Crook County, Oregon

DESIGNED BY:
 J. Newton

DRAWN BY:
 R2D

DATE:
 SEPT 2023

PROJECT NO.
 CG 1155-102

FIGURE 1



Oregon

Tina Kotek, Governor

Water Resources Department

725 Summer St NE, Suite A

Salem, OR 97301

(503) 986-0900

Fax (503) 986-0904

November 14, 2023

Westridge HOA, Inc.
C/O Robert Cage
2766 NW Century Dr.
Prineville, OR 97754

Dear Applicant:

The Oregon Water Resources Department has received your groundwater application for a water use permit. Your application has been assigned file number **G-19400**. Please refer to this number when contacting the Department. Should you have any questions about your application, please contact the following Water Rights Specialist assigned to your application:

Lucinda Vranizan, Water Rights Specialist	Phone: 971-375-2256
	Email: lucinda.r.vranizan@water.oregon.gov

A description of the steps that are used for processing a water right application are shown on the reverse side of this letter.

The first step in the water rights process is the completion of a groundwater review by the Department. Once the groundwater review is completed, you will receive a copy of an Initial Review that summarizes the Department's preliminary determinations. Copies of the Proposed Final Order and Final Order will also be mailed to you.

Please note that your application is subject to review and comment from other state agencies and interested parties.

Sincerely,

Corie Lovrien
Customer Service Representative
Oregon Water Resources Department

cc: File G-19400
Jim Newton, Agent.

Water-Use Permit Application Processing Steps

Oregon Water Resources Department

1. Initial Review

The Department reviews the application to determine whether water is available during the period requested, whether the proposed use is restricted or limited by rule or statute, and whether other issues may preclude approval of or restrict the proposed use. An Initial Review (IR) containing preliminary determinations is mailed to the applicant. The applicant has 14 days from the mailing date to withdraw the application from further processing and receive a refund of all fees paid minus \$310.00. The applicant may put the application on hold for up to 180 days and may request additional time if necessary.

2. Public Notice

Within 7 days of the mailing of the initial review, the Department gives public notice of the application in the weekly notice published by the Department at www.oregon.gov/owrd. The public comment period is 30 days from publication in the weekly notice.

3. Proposed Final Order Issued

The Department reviews any comments received, including comments from other state agencies related to the protection of sensitive, threatened, or endangered fish species. Within 60 days of completion of the Initial Review, the Department issues a Proposed Final Order (PFO) explaining the proposed decision to deny or approve the application. A PFO proposing approval of an application will include a draft permit and may request additional information or outstanding fees required prior to permit issuance.

4. Public Notice

Within 7 days of issuing the PFO, the Department gives public notice in the weekly notice. Notice includes information about the application and the PFO. Protest must be received by the Department within 45 days after publication of the PFO in the weekly notice. Anyone may file a protest. The protest filing fee is \$480.00 for the applicant and \$950.00 for non-applicants. Protests are filed on approximately 10 percent of Proposed Final Orders. If a protest is filed, the Department will attempt to settle the protest but will schedule a contested case hearing if necessary.

5. Final Order Issued

If no protests are filed, the Department can issue a Final Order within 60 days of the close of the period for receiving protest. If the application is approved, a permit is issued. The permit will specify the details of the authorized use and any terms, limitations, or conditions that the Department deems appropriate.

E-2 App☐ Yes☒ No**Standard Application Completeness Checklist**

Groundwater and Surface Water Applications Only

Minimum Application Requirements (OAR 690-310-0040 &-0050)

For use by WRD staff only

Application #:	G-19400	Receipt #:	141843
Applicant Name:	Westridge HOA	Amount Requested:	.25 cfs
Priority Date:	11/10/2023	Proposed Use:	Quasi-Municipal
County:	Crook	POD's TRS &TL:	14S 15E 27/26
WM #:	24	Caseworker:	Lucinda
Reviewed by:	Corie	Reviewed Date:	11/13/2023

☒ Applicant/Organization Name and Mailing Address☒ Signature of all applicants (include title or authority of representative if applicant is an organization or corporation). Note: Applicant's agent may NOT sign the application on behalf of the applicant.☒ Property Ownership: Does the applicant own all the land for the proposed project? ☐ Yes ☒ No

If No:

☒ The affected landowner's name(s) and mailing address(s) must be listed.☒ A signed statement declaring the existence of either written authorization or an easement permitting access to land crossed by the proposed ditch canal or other work must be submitted.☐ **For a SW Application:** Source of water must be indicated.☐ If the source is stored water, is the stored water component filled out and does the applicant own the reservoir or include a non-expired agreement for stored water? (ORS 537.400)☐ If for stored water, is the source authorized under a permit, certificate, or decree?Permit or Certificate issued: ☐ Y ☐ N Permit or Certificate #: **NOTE:** An expedited secondary (E2) application and a reservoir application cannot be filed at the same time. The reservoir must be legally authorized first, under an existing water right, in order to accept and process an E2 application.☒ **For a GW Application:** Well development table completed and a well log report included (if existing)☒ Division 33 (Sensitive, Threatened, Endangered, Fish Species)☒ Proposed Water Use:☒ Amount of water from *each* source in GPM, CFS, or AF☒ Period of use indicated☐ If for supplemental irrigation, primary acreage or underlying permit or certificate number listed.

(Note: Primary and Supplemental Irrigation counts as 2 uses)

☒ Water Management Section☒ Resource Protection Section

- ☒ Project schedule. (Note: If system is already completed, indicates "existing.", (Note: Estimates are okay if the water system has not been designed))
- ☒ Supplemental data sheets enclosed (if needed)
- ☒ Form M (Municipal or Quasi-Municipal)
- ☒ A completed **Land-Use Form** or receipt signed and dated by the appropriate planning department. Please be certain that the Land-Use form lists all lands involved and all uses proposed. Date of signature must be within the past 12 months.
- ☒ A **Legal Description** of all the properties involved where water is diverted, conveyed, and used. The legal description includes a metes and bounds or other government survey description. A copy of the deed, land sales contract or title insurance policy can provide this information, or applicant may submit a lot book report prepared by a title company. Copies of tax bills are not acceptable **Worked with Amanda, Adam, Katie and Gerry.**
- ☒ The proposed source ☐ IS ☒ IS NOT restricted or withdrawn from further appropriation. **NOTE:** If it is withdrawn under ORS 538, reject/return application and fees. **Ok to accept.**
- ☒ The **map** must meet all the minimum requirements of OAR 690-310-0050.
- ☒ Township, Range, Section
- ☒ Location of main canals, ditches, pipelines or flumes (if POA/POD is outside of POU)
- ☒ Place of use, 1/4-1/4's and tax lot clearly identified
- ☒ Even map scale not less than 4" = 1 mile (1" = 1320 ft.); examples: 1" = 100 ft., 1" = 200 ft.
- ☒ Location of each diversion point or well by reference to a recognized public land survey corner.
- ☒ Multiple wells shall be uniquely labeled, and identified on well logs, if existing.
- ☒ Reference corner on map
- ☒ North directional symbol
- ☒ Number of acres per 1/4 1/4 if for irrigation, supplemental irrigation, or nursery use
- ☒ Fees: Amount of Water Requested: .25 cfs Name on Check: Cascade Geoengineering

Exam Fee Due:	\$2390
Exam Fee Submitted:	\$3000
Difference:	\$610
Recording Fee Paid?	<input type="checkbox"/> Yes <input type="checkbox"/> No \$ 610
Total:	\$3000

Oregon Water Resources Department
Groundwater Application

[Main](#) [Help](#)
[Return](#) [Contact Us](#)

Today's Date: Tuesday, November 14, 2023

Base Application Fee.		\$1,570.00
Number of proposed cubic feet per second (cfs) to be appropriated. (1 cfs = 448.83 gallons per minute)	.25	\$410.00
Number of proposed Use's for the appropriated water. (i.e. Irrigation, Supplemental Irrigation, Pond Maintenance, Industrial, Commercial, etc) *	1	
Number of proposed groundwater points of appropriation. (i.e. number of wells) (include all injection wells, if applicable) **	2	\$410.00
Subtotal:		\$2,390.00
Permit Recording Fee. ***		\$610.00
<p>* the 1st Water Use is included in the base cost.</p> <p>** the 1st groundwater point of appropriation is included in the base cost.</p> <p>*** the Permit Recording Fee is not required when the application is submitted but, must be paid before a permit will be issued. It is fully refundable if a permit is not issued. If the recording fee is not paid prior to issuance of the Final Order, permit issuance will be delayed.</p>	<input type="button" value="Recalculate"/>	
Estimated cost of Permit Application		\$3,000.00

Application for a Permit to Use Groundwater

725



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

SECTION 1: APPLICANT INFORMATION AND SIGNATURE

Applicant

			PHONE (HM)
PHONE (Wk)	CELL	FAX	
ADDRESS			
CITY	STATE	ZIP	E-MAIL*

Organization

NAME WESTRIDGE HOA, INC., CONTACT ROBERT CAGE			PHONE ---	FAX ---
ADDRESS 2766 NW CENTURY DRIVE			CELL 458-218-5665, ROBERT CAGE	
CITY PRINEVILLE	STATE OR	ZIP 97754	E-MAIL* BOBCAGE423@GMAIL.COM	

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

AGENT / BUSINESS NAME CASCADE GEOENGINEERING, LLC, CONTACT JIM NEWTON			FAX ---
ADDRESS 21145 SCOTTSDALE DR			CELL 360-907-4162
CITY BEND	STATE OR	ZIP 97701	E-MAIL* NEWTONJIM@HOTMAIL.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 proposed and final order documents will also be mailed.)

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 use water legally until the Water Resources Department issues a permit.
- Oregon law requires that a permit be issued before beginning construction of any proposed well, unless the use is exempt. 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.



Robert Cage
Applicant Signature

Robert Cage President
Print Name and Title if applicable

11-10-2023
Date

Applicant Signature

Print Name and Title if applicable

Date

For Department Use: App. Number: _____

Groundwater Application — Page 1

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SECTION 2: PROPERTY OWNERSHIP

Please indicate if you own all the lands associated with the project from which the water is to be diverted, conveyed, and used.

- ☐ YES, there are no encumbrances.
- ☐ YES, the land is encumbered by easements, rights of way, roads or other encumbrances.
- ☒ NO, I have a recorded easement or written authorization permitting access.
- ☐ NO, I do not currently have written authorization or easement permitting access.
- ☐ NO, 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 irrigation and/or domestic use only (ORS 274.040).
- ☐ NO, because water is to be diverted, conveyed, and/or used only on federal lands.

Affected Landowners: List the names and mailing addresses of all owners of any lands that are not owned by the applicant and that are crossed by the proposed ditch, canal or other work, even if the applicant has obtained written authorization or an easement from the owner. *(Attach additional sheets if necessary).*

The existing well CROO-3226 and the proposed new well area located on lands with a recorded easement between Westridge HOA and the landowner, land is owned by:
Crooked River Water, LLC
3950 Fairview Industrial Drive SE Suite 240
Salem, OR 97302

The existing pipeline from CROO-3226 crosses from lands owned by Crooked River Water, LLC, and cross a county road, O'Neill Hwy, Crook County Roads Dept. contact is:
Crook County Roads Department
1306 NE Main Street
Prineville, OR 97754

All lands are owned by individual service connections with easements where needed. All other lands are under common space ownership and the HOA has the ability to deliver water to all service connects by HOA bylaws.

Legal Description: You must provide the legal description of: 1. The property from which the water is to be diverted, 2. Any property crossed by the proposed ditch, canal or other work, and 3. Any property on which the water is to be used as depicted on the map.

SECTION 3: WELL DEVELOPMENT

WELL NO.	NAME OF NEAREST SURFACE WATER	IF LESS THAN 1 MILE:	
		DISTANCE TO NEAREST SURFACE WATER	ELEVATION CHANGE BETWEEN NEAREST SURFACE WATER AND WELL HEAD
1	CROOKED RIVER	1,400'	12'
2	CROOKED RIVER	1,400	12'

Please provide any information for your existing or proposed well(s) that you believe may be helpful in evaluating your application. For existing wells, describe any previous alteration(s) or repair(s) not documented in the attached well log or other materials *(attach additional sheets if necessary).*

For Department Use: App. Number: _____

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Groundwater Application — Page 2

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The existing HOA well, CROO-3226, was installed by Darrell Maphet Well Drilling in 1995 and approved for use under now cancelled OWRD groundwater permit G-12902. This well was under review for construction by OH-Drinking Water Services was reviewed for adequacy of well construction in 2018. Based on a review by Joel Jeffries of OWRD, OWRD well inspector at the time Bill Nashem, and with coordination with Russell Kazmierczak of OHA-Drinking Water Services, Bill Nashem conducted a down-well video of well CROO-3226 on March 23, 2020. Based on the results of the down-well video, Mr. Jeffries concluded the well is properly constructed and Mr. Kazmierczak was noted and the well is accepted as an approved well for use by Westridge HOA as a community water source well.

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SECTION 3: WELL DEVELOPMENT, continued

Total maximum rate requested: 110 GPM (each well will be evaluated at the maximum rate unless you indicate well-specific rates and annual volumes in the table below).

The table below must be completed for each source to be evaluated or the application will be returned. If this is an existing well, the information may be found on the applicable well log. (*If a well log is available, please submit it in addition to completing the table.*) If this is a proposed well, or well-modification, consider consulting with a licensed well driller, geologist, or certified water right examiner to obtain the necessary information.

OWNER'S WELL NAME OR NO.	PROPOSED	EXISTING	WELL ID (WELL TAG) NO.* OR WELL LOG ID**	FLOWING ARTESIAN	CASING DIAMETER	CASING INTERVALS (IN FEET)	PERFORATED OR SCREENED INTERVALS (IN FEET)	SEAL INTERVALS (IN FEET)	MOST RECENT STATIC WATER LEVEL & DATE (IN FEET)	PROPOSED USE			
										SOURCE AQUIFER***	TOTAL WELL DEPTH	WELL- SPECIFIC RATE (GPM)	ANNUAL VOLUME (ACRE-Feet)
1	<input type="checkbox"/>	<input checked="" type="checkbox"/>	CROO 3226	<input type="checkbox"/>	8	+12-110	70-110	0-25	12' 7/21//95	Sand and Gravel Aquifer with the Crooked River Basin	160'	110	UP TO 35 AC-FT
2	<input checked="" type="checkbox"/>	<input type="checkbox"/>		<input type="checkbox"/>	8	SIMILAR	TO	EXISTING	WELL	Sand and Gravel Aquifer with the Crooked River Basin	100'	110	UP TO 35 AC-FT (COMBINED WITH WELL #1)

* Licensed drillers are required to attach a Department-supplied Well Tag, with a unique Well ID or Well Tag Number to all new or newly altered wells. Landowners can request a Well ID for existing wells that do not have one. The Well ID is intended to serve as a unique identification number for each well.

** A well log ID (e.g. MARI 1234) is assigned by the Department to each log in the agency's well log database. A separate well log is required for each subsequent alteration of the well.

*** Source aquifer examples: Troutdale Formation, gravel and sand, alluvium, basalt, bedrock, etc.

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SECTION 4: SENSITIVE, THREATENED OR ENDANGERED FISH SPECIES PUBLIC INTEREST INFORMATION

This information must be provided for your application to be accepted as complete. The Water Resources Department will determine whether the proposed use will impair or be detrimental to the public interest with regard to sensitive, threatened or endangered fish species if your proposed groundwater use is determined to have the potential for substantial interference with nearby surface waters.

To answer the following questions, use the map provided in Attachment 3 or the link below to determine whether the proposed point of appropriation (POA) is located in an area where the Upper Columbia, the Lower Columbia, and/or the Statewide public interest rules apply.

For more detailed information, click on the following link and enter the TRSQQ or the Lat/Long of a POA and click on "Submit" to retrieve a report that will show which section, if any, of the rules apply:

https://apps.wrd.state.or.us/apps/misc/lkp_trsqq_features/

If you need help to determine in which area the proposed POA is located, please call the customer service desk at (503) 986-0801.

Upper Columbia - OAR 690-033-0115 thru -0130

Is the well or proposed well located in an area where the Upper Columbia Rules apply?

☒ Yes ☐ No

If yes, you are notified that the Water Resources Department will consult with numerous federal, state, local and tribal governmental entities so it may determine whether the proposed use is consistent with the "Columbia River Basin Fish and Wildlife Program" adopted by the Northwest Power Planning Council in 1994 for the protection and recovery of listed fish species. The application may be denied, heavily conditioned, or if appropriate, mitigation for impacts may be needed to obtain approval for the proposed use.

If yes, and if the Department determines that proposed groundwater use has the potential for substantial interference with nearby surface waters:

- I understand that the permit, if issued, will not allow use during the time period April 15 to September 30, except as provided in OAR 690-033-0140.
- I understand that the Department of Environmental Quality will review my application to determine if the proposed use complies with existing state and federal water quality standards.
- I understand that I will install and maintain water use measurement and recording devices as required by the Water Resources Department, and comply with recording and reporting permit condition requirements.

Lower Columbia - OAR 690-033-0220 thru -0230

Is the well or proposed well located in an area where the Lower Columbia rules apply?

☐ Yes ☒ No

If yes, and the proposed groundwater use is determined to have the potential for substantial interference with nearby surface waters you are notified that the Water Resources Department will determine, by reviewing

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recovery plans, the Columbia River Basin Fish and Wildlife Program, and regional restoration programs applicable to threatened or endangered fish species, in coordination with state and federal agencies, as appropriate, whether the proposed use is detrimental to the protection or recovery of a threatened or endangered fish species and whether the use can be conditioned or mitigated to avoid the detriment.

If a permit is issued, it will likely contain conditions to ensure the water use complies with existing state and federal water quality standards; and water use measurement, recording and reporting required by the Water Resources Department. The application may be denied, or if appropriate, mitigation for impacts may be needed to obtain approval of the proposed use.

If yes, you will be required to provide the following information, if applicable.

☐ Yes ☐ No The proposed use is for more than one cubic foot per second (448.8 gpm) and is not subject to the requirements of OAR 690, Division 86 (Water Management and Conservation Plans).

If yes, provide a description of the measures to be taken to assure reasonably efficient water use:

Statewide - OAR 690-033-0330 thru -0340

Is the well or proposed well located in an area where the Statewide rules apply?

☒ Yes ☐ No

If yes, and the proposed groundwater use is determined to have the potential for substantial interference with nearby surface waters you are notified that the Water Resources Department will determine whether the proposed use will occur in an area where endangered, threatened or sensitive fish species are located. If so, the Water Resources Department, Department of Fish and Wildlife, Department of Environmental Quality, and the Department of Agriculture will recommend conditions required to achieve "no loss of essential habitat of threatened and endangered (T&E) fish species," or "no net loss of essential habitat of sensitive (S) fish species." If conditions cannot be identified that meet the standards of no loss of essential T E fish habitat or no net loss of essential S fish habitat, the agencies will recommend denial of the application unless they conclude that the proposed use would not harm the species.

SECTION 5: WATER USE

USE	PERIOD OF USE	ANNUAL VOLUME (ACRE-FEET)
Quasi Municipal	Year Round	34 acre-feet (estimated use to be developed under an incremental mitigation plan)

For irrigation use only: N/A

Please indicate the number of primary, supplemental and/or nursery acres to be irrigated (*must match map*).

Primary: Acres Supplemental: Acres Nursery Use: Acres

If you listed supplemental acres, list the Permit or Certificate number of the underlying primary water right(s):

Indicate the maximum total number of acre-feet you expect to use in an irrigation season:

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- If the use is municipal or quasi-municipal, attach Form M – Completed & Attached

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Groundwater Application — Page 5

For Department Use: App. Number: _____

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- If the use is **domestic**, indicate the number of households: N/A (Exempt Uses: Please note that 15,000 gallons per day for single or group domestic purposes and 5,000 gallons per day for a single industrial or commercial purpose are exempt from permitting requirements.)
- If the use is **mining**, describe what is being mined and the method(s) of extraction (*attach additional sheets if necessary*): N/A

SECTION 6: WATER MANAGEMENT

A. Diversion and Conveyance

What equipment will you use to pump water from your well(s)?

- ☒ Pump (give horsepower and type): Existing horsepower is 10 Hp submersible turbine well pump.
☐ Other means (describe):

Provide a description of the proposed means of diversion, construction, and operation of the diversion works and conveyance of water.

The existing well, CROO-3226, currently operates and has done so since approximately 1995 under previous permit G-12902 (now cancelled) and under proposed LL-1959 and under this permit upon issuance. The well pumps water from the well location shown on Figure 2 through a 4-inch PVC pipeline into the existing distribution system and also upgradient to an existing above ground concrete storage tank and into the remaining distribution system at delivery pressure.

B. Application Method

What equipment and method of application will be used? (e.g., drip, wheel line, high-pressure sprinkler) (*attach additional sheets if necessary*)

Quasi-municipal water system with a combination well pump for pressurization, elevation pressure from storage tank, and booster pump(s).

C. Conservation

Please describe why the amount of water requested is needed and measures you propose to: prevent waste; measure the amount of water diverted; prevent damage to aquatic life and riparian habitat; prevent the discharge of contaminated water to a surface stream; prevent adverse impact to public uses of affected surface waters (*attach additional sheets if necessary*).

The existing water system has been operational to some extent since approximately 1995. The HOA water system pumps water directly from the well (CROO-3226) into the distribution system for delivery. The water from the well is chlorinated with an inline liquid chloring injection system located within the well house that also houses the well head. The water system is metered at the well head, with a new meter installed in March 2020 upon testing of the old flow meter and found to be inaccurate. The new meter has been consecutively monitored since March 2022 upon installation of the new flow meter.

Additionally, during the water year upon recoding the monthly flow meter at the water supply well(s), the monthly usage will be compared to previous water years' usage for consistency in water usage to identify if an abnormal or exceptional amount of water has been used in the month prior that may warrant a system leak check.

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SECTION 7: PROJECT SCHEDULE

- Date construction will begin: Currently operating system
- Date construction will be completed: Construction is already completed
- Date beneficial water use will begin: As soon as the permit is issued (water use is already occurring)

SECTION 8: RESOURCE PROTECTION

In granting permission to use water the state encourages, and in some instances requires, careful control of activities that may affect adjacent waterway or streamside area. See instruction guide for a list of possible permit requirements from other agencies. Please indicate any of the practices you plan to undertake to protect water resources.

- ☒ Water quality will be protected by preventing erosion and run-off of waste or chemical products.
Describe: The existing Westridge HOA water system is fully enclosed from well head to individual deliveries. If excessive monthly water usage is suspected as reflected in monthly usage comparison, a system leak inspection will commence; if system breaches are found, repairs will be conducted immediately to restore the system to full operation capacity and to reduce the potential for adverse conditions to affect nearby land use.
- ☐ Excavation or clearing of banks will be kept to a minimum to protect riparian or streamside areas.
Note: If disturbed area is greater than one acre, applicant should contact the Oregon Department of Environmental Quality to determine if a 1200C permit is required.
Describe planned actions and additional permits required for project implementation: N/A Water system is existing and no additional permits are likely necessary.
- ☐ Other state and federal permits or contracts required and to be obtained, if a water right permit is granted:
List: N/A Water system is existing and no additional permits are likely necessary.

SECTION 9: WITHIN A DISTRICT

- ☐ Check here if the point of appropriation (POA) or place of use (POU) are located within or served by an irrigation or other water district. N/A

Irrigation District Name N/A	Address	
City	State	Zip

SECTION 10: REMARKS

Use this space to clarify any information you have provided in the application (*attach additional sheets if necessary*).

Westridge HOA serves a small community of approximately 44 homesites with multi-use quasi-municipal water from a well (CROO3226) authorized by Oregon Health Authority-Drinking Water Services as a private community water system. The HOA currently operates the water system well as an exempt well, as the original permit G-12902 for the HOA was cancelled as a previous permit holder (the original project developer) was deceased and the OWRD cancellation notice was not responded to by the deceased permit holder. However, based on overall water use during peak periods, the system exceeds the exempt use limit of up to 15,000 gallons per day during roughly half of the year and a replacement groundwater permit is necessary. In the near-term to meet OWRD water use requirements, and in accordance with area watermaster Bill Nashem, a limited license is pending (LL-1959) to bridge the gap between the current water use and final issuance of the application for a new groundwater permit contained herein.

Currently, the HOA is ready, willing and able to meet requirements for mitigation of the pending limited license LL-1959 and the proposed groundwater permit application contained herein.

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Land Use Information Form



Oregon Water Resources Department
725 Summer Street NE, Suite A
Salem, Oregon 97301-1266
(503) 986-0900
www.wrd.state.or.us

Applicant: Westridge HOA; Contact Robert Cage
First Last

Mailing Address: 2766 NW Century Drive

Prineville OR 97754 Daytime Phone: 541-508-1592
City State Zip

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 SE1/4; S1/2-NW1/4; N1/2-SW1/4; SW SW; S1/2-NE;	Tax Lot # N/A	Plan Designation (e.g., Rural Residential/RR-5)	Water to be:			Proposed Land Use:
14 S.	15 E.	27		N/A	Rural Residential R-5	<input type="checkbox"/> Diverted	<input checked="" type="checkbox"/> Conveyed	<input checked="" type="checkbox"/> Used	Quasi-Municipal
14 S.	15 E.	26	NE1/4	N/A	EFU-2	<input checked="" type="checkbox"/> Diverted	<input checked="" type="checkbox"/> Conveyed	<input checked="" type="checkbox"/> Used	Quasi-Municipal
						<input type="checkbox"/> Diverted	<input type="checkbox"/> Conveyed	<input type="checkbox"/> Used	Quasi-Municipal
						<input type="checkbox"/> Diverted	<input type="checkbox"/> Conveyed	<input type="checkbox"/> Used	

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

Crook 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) _____

Estimated quantity of water needed: 35 acre-feet ☐ cubic feet per second ☐ gallons per minute ☒ acre-feet

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

Briefly describe:

Water is to be used for quasi-municipal water uses by the Westridge HOA within the HOA water service area. This new groundwater permit application is to be used to meet peak water demands that exceed the state-wide exempt groundwater usage and under usage as this new groundwater permit application is processing with the OWRD. Westridge HOA operates a community water system under authority of OHA-Drinking Water Services.

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

See bottom of Page 3. →

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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): Westridge is an approved residential development in a residential zone, CCC18.88

☐ 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:	
	C-A(M)-16-95 and C-P(M)-24-95	<input checked="" type="checkbox"/> Obtained <input type="checkbox"/> Denied	<input type="checkbox"/> Being Pursued <input type="checkbox"/> Not Being Pursued
		<input type="checkbox"/> Obtained <input type="checkbox"/> Denied	<input type="checkbox"/> Being Pursued <input type="checkbox"/> Not Being Pursued
		<input type="checkbox"/> Obtained <input type="checkbox"/> Denied	<input type="checkbox"/> Being Pursued <input type="checkbox"/> Not Being Pursued
		<input type="checkbox"/> Obtained <input type="checkbox"/> Denied	<input type="checkbox"/> Being Pursued <input type="checkbox"/> Not Being Pursued
		<input type="checkbox"/> Obtained <input type="checkbox"/> Denied	<input type="checkbox"/> Being Pursued <input type="checkbox"/> Not Being Pursued

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

Name: Katie McDonald Title: Sr Planner
 Signature: Katie McDonald Phone: 541-447-3211 Date: 10/19/2023
 Government Entity: Crook 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: _____ **RECEIVED**
 City or County: _____ Staff contact: _____ **NOV 02 2023**
 Signature: _____ Phone: _____ Date: **OWRD**

Oregon Water Resources Department

FORM M

FOR MUNICIPAL AND QUASI-MUNICIPAL WATER SUPPLIES

[Information needed to make findings related to ORS 537.153(3)(c)]

- Please supply the required information in the spaces provided below. If any section of this form is not applicable, please write N/A and provide an explanation why it does not apply.
- Do not attach reference documents. If there is a need, the Department will request them.
- Your signature is certification that identified information is contained in the reference document(s).
- If adequate space is not available on this form to describe and justify your request for additional water, attach additional pages as necessary.

Water Supplier Information

Please provide the following information related to the water supplier requesting additional water. It should be noted that the name of a water supplier is often different than the service area (e.g., *City of ABC and XYZ Urban Growth Boundary*).

Cities are not the only municipal corporation; many kinds of special districts are also allowed to purvey water. Applications requesting to use water for Quasi-Municipal use may be submitted by entities including, but not limited to, the following types of governance: a water association; private water company; or (if under the articles of incorporation) a broader corporation such as a destination resort. Please attach a copy of the article of incorporation related to your distribution of water.

Name of Water Supplier/Entity	Name of Service Area	Governance	Contact Person
Westridge HOA	Westridge Estates HOA – QM Water System Service Area	HOA (HOA Bylaws attached)	Robert Cage
List any water suppliers within the same service area and/or any self-supplied industrial user. (Attach an extra sheet, if necessary.)			
N/A			

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Request for Additional Water

Briefly explain the reason(s) for your request for additional water (e.g. *loss of current supply, backup, emergency supply, peak demand, growth, or other*). Much of the information needed may be contained in your Water Management and Conservation Plan, Water System Master Plan, or Capital Improvement Plan (as applicable).

Reason(s) for the Request for Additional Water	Time Table for Development of the Additional Water	Justification for Water Source & Amount Requested
Westridge HOA serves a small community of approximately 44 homesites with multi-use quasi-municipal water from a well (CROO 3226) authorized by Oregon Health Authority-Drinking Water Services as a private community water system. The HOA currently operates the water system as an exempt well, as the original HOA permit G-12902 was cancelled because the original subdivision developer died and did not report a Request for Assignment & OWRD	As soon as Possible, the system is currently operating under a cancelled permit and a Limited License LL-1959 has been applied for an intended to bridge until this groundwater permit is issued.	Requested rate of 0.25 cfs (110 gpm) with a duty up to 35 acre-feet annual for quasi-municipal usage. Existing well (CROO-3226) has been operational since installation in 1995; previous cancelled quasi-

cancelled permit for non-response from deceased permit holder. However, with the HOA well operating under a cancelled permit, and based on overall water use during peak periods, the system exceeds the exempt use of up to 15,000 gallons per day.		municipal permit G-12902 needs to be replaced under this permit application and temporary usage under LL-1959.
--	--	--

Water Management and Conservation

- Do you have an approved Water Management and Conservation Plan? ☐ Yes ☒ No
- List the "In-Effect" date of your most recently approved Water Management and Conservation Plan: N/A
- Is your system fully metered? ☒ Yes* Metered at the well* ☐ No
- Do you perform annual water audits? ☐ Yes ☒ No
- Annual amount of water produced (MG): Currently peak period estimated to be up to 11.4 MG annually
- Annual amount of water billed for (MG): Water Users receive flat rate billings, not billed on a per gallon basis

(diverted or appropriated)
(metered consumption)
- Identify your system's current annual water loss: N/A%
(difference between the amount of water produced and the water billed for)
- Describe your rate structure and billing schedule: Water users receive an annual flat billing rate, although water appropriated is metered for gross water production. e.g., commodity rate (uniform rate, declining or inverted block rate); fixed charge with a commodity rate; or a fixed charge and commodity rate using a seasonal differential.]

Population

A supplier's population includes both permanent residential and transient populations. Residential population should be from census data or, if estimated, the method of estimation must be documented. Adopted comprehensive land use plans, water system master plans, or water management and conservation plans are examples of acceptable documentation. Transient populations are routine users of water by employers (*such as manufacturing or call center type facilities*) that increase the demand within a supplier's service area. Resort areas, regional airports, sea ports, areas with seasonally variable populations, and colleges/universities are also subject to this transient population test. Special events which are rare occasions (*such as parades, rodeos, festivals, etc.*) are not reasons to apply the transient population test.

Below, please indicate the current population to which you serve water, and cite the source of that information. Please also provide the historic population growth rate over the past 10 years and the projected population you anticipate serving in 20 years.

Present Population being Served:	Source of Information
43 service connections. Estimated 2.43 persons per homesite calculates to approximately 105 residents served.	Service Connections: OHA-Drinking Water Services. Homesites serviced: HOA. Estimated Population; U.S. Census Bureau for Crook County, Oregon, 2017-2021.
Historic population growth rate over the past 10 years:	Source of Information
HOA was nearly built out prior to 10 years ago; estimated population is likely consistent for now, however 2 additional homesites can still be built out, and another can be sub-divided likely several times.	HOA.
Projected Population to be Served in 20 Years:	Source of Estimate/Method Used

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With 2 additional homesites that could be built out, and an assumption of an additional 4 homes may be sub-divided; for a total estimated expansion of 49 service connections. Population estimates of 2.43 persons per home, 49 connections, yields a likely future population of around 119 residents for an increase from 105 to 119 of approximately 13%. The county wide population increase is ignored, as this likely accounts for more homesite development than likely possible within Westridge subdivision.	HOA, available lots, potential to sub-divide; projections use US Census data.
---	---

Current Water Supply

In the table below, please describe all of the sources of your current water supply inventory (*both active and inactive*). Identify those sources and associated water rights that are currently in use. Additionally, please identify any water sources/water rights that are not currently used, or used only on a seasonal or emergency basis, and describe the reason(s) why. If any portion of your water supply is being purchased, identify the supplying entity and, if possible, indicate the water source.

Water Source (Include any wholesale purchases of water)	Water Right Numbers (Permit and/or Certificate)	Priority Date	Amount of Water Allowed	Actively Used? (Yes or No) If "No," explain.
CROO 3226	Currently exempt	6/16/1995*	0.224 cfs* (maximum duty 162 ac-ft annually)	Yes*, under exemption, and proposed LL-1959 and this new permit application
Proposed New Well (use of CROO-3226 and Proposed New Uninstalled Well)	New Permit Herein	Not issued	Up to 0.25 cfs (maximum duty 35 ac-ft annually)	Yes, CROO-3226. No-New Well not yet installed
*Permit G-12902 was cancelled for non-response to OWRD cancellation notice letter to deceased permit holder; dates, rate and duty shown with * are from the cancelled permit. This permit application herein is to replace the cancelled permit moving into the future.				

Is this application for a new water use permit intended to be used as a primary or backup source? Explain how this right will be used to meet current demand and/or how it will be used to increase reliability and resiliency?

Primary. This permit application is intended to replaced cancelled permit G-12902 and allowing for full development under an incremental mitigation plan and leading up to final water right certification.

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Current Water Use

Describe the nature of your current demands for water, as well as the water sources used to meet those needs.

Current Demands for Water (Year: 2023)

Water Source (Including wholesale water purchases)	Water Right Numbers (Permit and/or Certificate)	Peak or Maximum Demand		Average Demand	
		Maximum Instantaneous Rate (in cfs or gpm)	Maximum Daily Demand (MG)	Average Daily Demand (MG)	Average Annual Demand (MG)
CROO 3226	Estaimted based on portion of 2022 water year (only year with available data)	0.25	0.076 MG (based on portion of 2022 water year)	0.031 MG (based on portion of 2022 water year)	Up to 7.4 MG annually (based on portion of 2022 water year)

- Per-capita daily demand (in gallons): 290 gpd
(Divide average annual water sales by population to arrive at consumption, and then divide by 365 to get daily values.)
- Peak season (by month/day): April thru October
- Peak Season number of hours diverted/pumped (if available): N/A
- Peak season per-capita daily consumption (in gallons): 585 gpd
(Divide total peak season demand by population and the number of days during the peak.)
- Peaking Factor (ratio between max day demand and average day demand): 2.5:1

Projected Water Use

Describe your anticipated water demands for the next 20 years, and identify the sources of water (*existing and/or new*) that will be used to meet those demands. Please also describe the methodology and/or information source used to make the projected water demand estimates.

Projected Demands for Water in 20 Years (Year: 2043)

<ul style="list-style-type: none"> • Current average per capita demand (in gallons): 290 gpd • Projected population served in year (2043): <u>119, assumes likely similar population as HOA is built out and a large lot sub-divided to add an additional 4 serviced homesites, however only a single water year for comparison.</u> • Projected average annual demand (MG): <u>11.4 MG, estimated with escalation from current water year.</u> • Projected average daily demand (MG): <u>0.0403 MG, estimated with escalation from current water year.</u> • Current peaking value: <u>0.076 MG, estimated with 100% flow rate from well over 24 hours.</u> • Projected maximum daily demand (MG): <u>0.158 MG, estimated with 100% flow rate from well over 24 hours.</u> 					
Water Source (Including wholesale water purchases)	Water Right Numbers (Permit and/or Certificate) If a new water source, indicate so.	Projected Peak Daily Demand		Projected Average Daily Demand	
		Maximum Instantaneous Rate (in cfs or gpm)	Maximum Daily Demand (MG)	Average Daily Demand (MG)	Average Annual Demand (MG)
CROO-3226	New Permit	0.25 cfs	0.158 MG	0.0403 MG	Up to 11.4 MG

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Source or Methodology Used for Demand Projections:

Using a single water year recorded (only have March 2022 through February 2023 with January missing) of reliable meter record with January estimated; projected increases based on potential for warmer and drier water consumption potential, and, with an incremental mitigation plan to meet future water use trends to meet future demands.

Further, using escalated values up to an approximate 30% increase in water usage, current monthly values with escalation for future planning purposes, and U.S. Census Bureau population trends for Crook County, calculated values were developed to include in the above water usage and planning level estimates. This estimate of up to a 30% increase in current water usage further estimates for potential water demand increase that may be associated with climate changes. An incremental mitigation plan for this permit is intended to provide for longer range water planning that will be necessary to allow for HOA water needs to be met.

Describe any issues, deficiencies or limitations associated with your current water supply inventory contributing to the need to acquire additional water in order to satisfy your current and/or projected 20-year demands:

The existing HOA permit G-12902 was cancelled by the Oregon Water Resources Department based on contact with a deceased owner and the permit not being assigned to the HOA. The HOA currently has been working with the area watermaster, Bill Nashem, and Jim Newton of Cascade Geoengineering, LLC, to re-permit the HOA with a quasi-municipal groundwater permit. A limited license for the HOA is currently pending under LL-1959, and this permit are intended to meet current and future water demands.

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Annual Water Use by Type

In the table below, list the quantity of water diverted for each type of water use and the percentage of the total diversion associated with that use type:

Type	Current Use		Use In 20 Years	
	Quantity Diverted:	Percentage of Total Diversion:	Projected Quantity to be Diverted:	Percentage of Total Diversion:
Residential:	Estimated up to 7.4 MG annually	100%	Estimated up to 11.4 MG annually	100%
Commercial:				
Institutional ¹ :				
Agricultural ² :				
Industrial:				
Other: (specify use)				
System Water Loss:				
Total Diverted:	Estimated up to 7.4 MG annually	100%	Estimated up to 11.4 MG annually	100%

¹: Institution use includes water served to hospitals, federal, state, or municipal connections, and school districts.

²: Agricultural use includes any type of customer with a service connection dedicated for the raising of livestock or edible or non-edible crops.

Last revision: May 1, 2018/WRSD

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WESTRIDGE HOMEOWNERS AND WATER ASSOCIATION

BYLAWS

OCHOCO REAL ESTATE, INC. the owners of all the real property located in the County of Crook, State of Oregon, more particularly described as Westridge Subdivision, duly platted on the 28th day of September, 1995, in the County Clerk's Office, do hereby establish the bylaws of the Westridge Homeowners and Water Association, which constitutes additional covenants to run with the land and shall be binding on all persons claiming under them and that these conditions and restrictions shall be for the use of and limitations upon all future owners of said real property and who hereby consent to be bound by conditions herein provided, to-wit:

ARTICLE I. Membership and Voting Rights

Every person or entity who is a record owner of a fee or undivided fee interest in a lot, by virtue of such ownership shall be a member of the Westridge Homeowners and Water Association. (hereafter referred to as Association) Membership shall be appurtenant to and may not be separated from ownership of any lot made subject to the jurisdiction of the Association. Such ownership shall be the sole qualification for membership, and shall automatically commence upon a person becoming an owner and shall automatically terminate when ownership of a lot is terminated or transferred. Each member is entitled to one vote for each lot in which they hold ownership.

ARTICLE II. Meetings of Property Owners

A. Place: Meetings of the property owners shall be held at such place as shall be designed in the notice of the meeting.

B. Annual Meeting: There shall be an annual meeting of the property owners of this Association, beginning with the calendar year after initial formation which shall be held on the business day selected by the President after due notice of the meeting as provided by these bylaws, but not later than June 1.

At the annual meeting the property owners of the association shall transact such business as shall properly come before them, and the property owners shall elect a Board of three (3) directors.

C. Special Meetings: Special meetings of the property owners may be called by the president, the board of directors or by at least 40% of the owners of all the lots.

D. Notices: Written or printed notice stating the place, day and hour of the meeting and, in the case of a special meeting, the purpose or purposes for which the meeting is called, shall be delivered not less than ten days before the date of the meeting, either personally or by mail, by or at the direction of the

WESTRIDGE HOMEOWNERS AND WATER ASSOCIATION

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president, the secretary, or the officer or persons calling the meeting, to each property owner of record entitled to vote at such a meeting.

E. Quorum. At any meeting of the property owners, the presence of or proxies of property owners entitled to vote that constitute 50% of all the votes of the membership, shall constitute a quorum. If a quorum is present, all business matters shall be voted upon, with a simple majority of the quorum required for approval.

F. Proxies. A member may vote by proxy executed in writing and filed with the Secretary of the Association prior to the commencement of the meeting. No proxy shall be valid after eleven (11) months from the date of its execution.

ARTICLE III. The Board of Directors.

A. Number and Term. The Board of Directors shall consist of three (3) directors. Each director shall be elected annually by the members of the Association for a term of one (1) year and shall hold office until the election and qualification of his or her successor.

B. Duties and Meetings. In addition to conducting the business of the meetings, the board shall elect the officers of the Association, which shall include President, Secretary, and Treasurer. The Board shall hold a hearing immediately after the annual meeting of the property owners at the same place. Special meetings shall be called from time to time by the president or any director on twenty-four (24) hours notice to each director. A majority of directors shall constitute a quorum.

C. Vacancies. Any vacancy in the Board of Directors caused by death, resignation, or lack of qualification shall be filled by election at a special meeting of the members called for that purpose.

D. Compensation. The directors shall serve without compensation except that out-of-pocket expenses incurred by a director in the performance of his or her duties shall be reimbursed. All reimbursements made or authorized by the Board of Directors to any director shall be reported annually to the members at the annual meeting.

ARTICLE IV Officers

The Association shall have a President, Secretary, and Treasurer. The Board may create additional positions, as necessary. The Secretary and Treasurer positions may be held by the same person. All officers shall be members of the Association.

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A. Election and term of Office. The officers of the Association shall be elected annually by the Board of Directors at its regular meeting held immediately after the annual meeting of the members. Each officer shall hold office until his or her successor is duly elected or until he or she resigns or is removed from office.

B. Vacancies. A vacancy in any office because of death, resignation, removal, disqualification or otherwise, may be filled by the Board of Directors for the unexpired portion of the term.

C. President The President shall, when present, preside at all meetings of the Board of Directors and of the property owners. He or she shall have general charge of and control over all the affairs of the Association, subject to the Board of Directors. He shall perform all the duties required of him by the bylaws of this Association and he shall sign all deeds, mortgages and contracts in any way affecting the real property or any right or interest therein.

D. Secretary The Secretary shall keep a record of the proceedings at the meetings of the property owners, Board of Directors, and shall give notice as required in the bylaws of all such meetings. The Secretary shall have custody of all the books, records, and papers of the Association; and shall sign with the President all contracts in any way affecting the property or any right or interest therein, and shall perform such other duties as the Board of Directors may delegate to the Office.

E. Treasurer The Treasurer shall keep account of all the monies of the Association received or disbursed; shall deposit all the monies in the name and the credit of the Association in such banks and depositories as the Board of Directors shall designate; shall disburse funds to pay for the cost of operation of the Association and for other costs as approved by the Board of Directors. The Treasurer shall perform other such duties as assigned to the Office by the Board of Directors.

ARTICLE V General Provisions

A. Purpose This Association is formed for the purpose of maintaining the potable supply of water to the community water system for Westridge Subdivision; and to assist the property owners in enforcing and modifying, if necessary the Covenants and Restrictions for the subdivision.

B. Architectural Review Committee The Association through its Board of Directors shall appoint a three (3) person architectural review committee whose function is to review building plans of individual homeowners for compliance with the restrictions established within the Covenants and Restrictions for Westridge Subdivision. The purpose of the review committee is to ensure the

current and future value of the properties within the Subdivision.

C. Assets The Association will own at such time that Ochoco Real Estate, Inc. deeds over the rights and ownership of all the water facilities, including but not limited to water mains, transmission lines, pumping stations, valves, wells, meters, and other devices for the distribution of water.

D. Payment for Water Usage and Sanctions Each member share pay his proportionate share for water in a manner and rate as prescribed by the Board of Directors.

E. Fee Notice If the fee for the payment of water use is not paid upon the required date, a notice shall be delivered to the member owing the amount or by mailing a copy of the notice to the member by certified mail, return receipt requested. Such notice shall give the member no less than ten (10) days from the date of receipt to pay all amounts owing, and if the fee are not paid, then service to the members property will be discontinued until the amount owing is so paid, in addition to a reconnect fee. If the fee amounts due are not paid within the time specified, member grants the Association, its officers, directors, or agents, to disconnect the water service and member shall have no recourse against any such persons.

ARTICLE VI Notices and Validity

A. Waiver of Notice When any notice is required to be given to any member or director of the Association, a written waiver thereof, signed by the person entitled to such notice, whether before or after the time stated in the notice, shall be deemed equivalent to the giving of such notice.

B. Waiver No restriction, condition, obligation, or provision contained in these Bylaws shall be deemed to have been abrogated or waived by reason of any failure to enforce the same, irrespective of the number of violations or breaches thereof which may occur.

C. Invalidity The invalidity of any part of these Bylaws shall not impair or affect in any manner the validity, enforceability or effect of the balance of these Bylaws.

ARTICLE VII

Any or all of these Bylaws may be altered, amended, repealed or suspended by a majority vote at a meeting of the Directors provided such purpose was stated in the notice of the meeting. New Bylaws may be adopted in a like manner.

IN WITNESS WHEREOF, the parties hereto have hereunder set
WESTRIDGE HOMEOWNERS AND WATER ASSOCIATION

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their hands and seals this 25th day of September, 1995.

Robert J. Durkee
Robert J. Durkee, President

Brick Woodward
Brick Woodward, Director

STATE OF OREGON)
County of Crook) ss.

Personally appeared the above named ROBERT J DURKEE and
BRICK WOODWARD on the 26th day of September, 1995, and acknowledged
the foregoing instrument to be their voluntary act and deed.
Before me:

Diane E. Price
Notary Public for Oregon
My Commission expires:



KEY PUNCHED

OCT. 3 1995

123402

STATE OF OREGON }
COUNTY OF CROOK } ss

I CERTIFY THAT THE WITHIN INSTRUMENT WAS
RECEIVED FOR RECORD ON THE 26th DAY OF
September 95, AT 2:10 P.M.

AND RECORDED IN Deeds

RECORDS OF SAID COUNTY MF NO. 123402

DEANNA E. BERMAN, CROOK COUNTY CLERK
BY: Deanna E. Berman DEPUTY

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WESTRIDGE HOMEOWNERS AND WATER ASSOCIATION

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**DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS
WESTRIDGE SUBDIVISION
CROOK COUNTY, OREGON**

03/21/2023: This is a revision of the Covenants, Conditions, and Restrictions for Westridge Subdivision, last recorded with the Crook County Clerk on 01-11-2018 in Record Number 2018-284751.

WHEREAS, WESTRIDGE HOME OWNERS ASSOCIATION, an Oregon corporation registered as Westridge HOA, Inc., was formed for the purpose of assisting the property owners of WESTRIDGE ESTATES SUBDIVISION, A PLATTED SUBDIVISION in the County of Crook, State of Oregon, filed in the office of the County Clerk, of the county of Crook, State of Oregon, Microfiche No. 123403 therein and

WHEREAS, the Westridge HOA, Inc. whose duties and responsibilities are identified and enumerated in a separate WESTRIDGE HOMEOWNERS AND WATER ASSOCIATION BY-LAWS document, in order to insure the most beneficial development of said area as a residential subdivision, and to prevent any use thereof as might tend to diminish the value of the development. NOW, THEREFORE, Westridge HOA, Inc., hereby makes the following protective restrictions and conditions upon WESTRIDGE ESTATES SUBDIVISION to run with the land and be binding on all persons owning property with the subdivision. These covenants, conditions and restrictions are intended to benefit subdivision homeowners by preserving property values and by enabling all residents to enjoy the seclusion and natural beauty of the area.

1. No lot shall be used except for residential purposes. No commercial uses including home occupations are allowed.
2. Not more than ONE SINGLE FAMILY dwelling with attached garage or detached garage shall be built upon any one lot. The SINGLE FAMILY dwelling must be at least 1600 sq. ft. in size exclusive of the garage. Outbuildings built on the premises must conform as to architectural styles and exterior finish with the dwelling constructed on the premises (same siding material and roofing material.)
 - a) All house and outbuilding plans must be submitted to the Architectural Review Committee prior to construction.
 - b) No campers or trailers shall be allowed for permanent residences.
 - c) No structure of a temporary nature, character, garage, or other outbuilding shall be used on any lot at any time as a residence either temporarily or permanently.
 - d) All homes shall be constructed on site and not moved from another location.

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- e) All dwellings under construction shall have the exterior substantially completed within six months from commencement of construction and shall be completed within 18 months from start of construction.
- f) All buildings on the premises shall have the same color of paint with trim color and roofing material in complimentary colors. All exterior materials, siding, trim and roofing shall be of a color to blend with the natural surroundings - earth tones. Metal roofing will only be allowed in similar earth tones with approval by the Board or Architectural Committee and shall be of a standing seam style and construction.

- 3. No building or structures of any kind shall be located outside the designated home site area without prior approval of the county planning department.
- 4. Within the easements as shown on the recorded plat; no plants or trees or shrubs which would interfere with the utilities is permitted. The Northwest Century Drive road easement area of each lot, including drainage areas, shall be maintained continuously by the owner of the lot.
- 5. Sewage disposal shall be effected by means of individual septic tanks; the type of tank, its construction, and location on lot and the tile disposal field shall be constructed in the designated areas approved by the Crook County Environmental Department. No cesspools or outside toilets shall be permitted.
- 6. **No livestock** shall be allowed on a lot within the subdivision. Household pets (dogs and cats) are allowed. Dogs shall not be allowed to run at large and must be kept within a fenced area or on a leash. Dogs who are allowed to bark continually shall be considered a nuisance and brought to the attention of the county, cases to be adjudicated in accordance with the county dog control ordinance.
- 7. No noxious or offensive activity shall be carried on upon any lot, nor shall anything be done which may be or may become an annoyance or nuisance to the neighborhood.
- 8. No unsightly storage of automobiles, trailers, ATVs, or other similar vehicles. Storage of such vehicles is allowed only within an enclosed structure as described in restriction #2.
- 9. No sign of any kind shall be displayed to the public view on any lot except one professional sign advertising the property for sale, or sign used by a builder to advertise the property for sale, or sign used by a builder to advertise the property during the construction and sales period.

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10. Trash, garbage and other waste shall not be kept except in sanitary containers. All incinerators or other equipment for storage or disposal of such material shall be kept in a clean and sanitary condition.
11. Irrigated landscaped areas consisting of either lawn and/or shrubbery shall be limited to a maximum area of 6000 sq. ft.
12. The foregoing protective restrictions shall run with the land and shall be binding on all the parties and persons claiming under them for a period of twenty-five (25) years from June 1, 1993, at which time said protective restrictions shall automatically be renewed for an additional period of twenty-five (25) years, unless changes are agreed upon by a simple majority of property owners in attendance at the annual meeting or a meeting called by the board for the specific purpose of amending the foregoing protective restrictions, as defined by Article II E of the Association Bylaws, and as amended on October 16, 2003. The Westridge Homeowners Association Board shall assign a committee every three years to review this Declaration of Covenants, Conditions and Restrictions, and if necessary, to propose amendments.
13. Nothing contained in this declaration shall impair or defeat the lien of any mortgage or deed of trust made in good faith and for value, but titles to any property subject to this declaration obtained through sale in satisfaction of any such mortgage or deed of trust shall thereafter be held subject to all the protective restrictions hereof.
14. Enforcement of each and all of the protective restrictions shall be enforceable by injunction or by other form of action available to the parties aggrieved, or to Westridge HOA, Inc. Invalidity of any one of these protective restrictions by judgment or court order shall in no way affect any other provisions, which shall remain in full force and effect.
15. No recreational discharging of firearms shall be allowed within the boundaries of Westridge Estates Subdivision.
16. All outdoor lighting fixtures shall direct light emissions down onto the site. No light spillover or glare onto adjacent properties shall be permitted. No outdoor lighting shall stay on continually; motion detectors and security lighting are recommended.
- 17a. If differences of interpretation about a specific Covenant and Restriction arise between subdivision owners, it is expected that the individuals shall work to resolve those differences in a spirit of neighborly cooperation. If, however, resolution proves difficult, the problem may be presented to the Westridge Homeowners Association Board. The board shall have the authority to work to mediate the issue to achieve resolution. If a resolution cannot be reached and a CC&R adjustment is proposed to resolve the issue, the homeowner requesting

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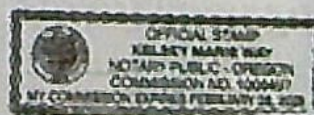
the CC&R change will be required to provide the Board with a draft of the proposed change. Following Board approval of the draft language, the homeowner will be granted 14 calendar days to secure the signature of 51% (22) of the owners of Westridge homesites in support of the draft. One signature per homesite shall be deemed sufficient, with owners of multiple homesites allowed to sign once only. If a petition with the required number of Board certified signatures is received by the Board, a secret vote will be scheduled within 30 days to determine the wishes of the Association members. Voting will be carried out with one vote allowed per homesite. Owners of multiple homesites will be allowed one vote only. Failure to secure 51% (22) signatures in support of the proposed change or failure to meet a two-thirds majority (28 votes) voting in support of the change will end the issue with no change to the existing CC&R's.

- 17b. The Board shall have the authority to assess fines if a homeowner is out of compliance with any restrictions or requirements contained in this document and has not made timely and appropriate efforts to comply. If the Board determines that a Fine or Assessment is necessary, written notification of the Fine or Assessment shall be sent to the property owner. Any Fines, together with interest thereon and together with attorney fees and costs of collection shall be a continuing lien on the property until paid and shall also be the personal obligation of the individual(s) who is the owner of the property at the time of the assessment of financial obligation.

18. As of this date, 30 July 2022, the Westridge Homeowners Board of Directors elects not to enact an aforementioned fine schedule. The Westridge Homeowners Board of Directors reserves the right to formulate, enact and enforce such fine schedule in the event Association homeowners, with Board direction, are unable to resolve differences arising from specific CC&R issues.

Robert Cage 4-14-2023 Robert Cage, Treasurer
(date)

William Fransen 04-14-2023 William Fransen, Secretary
(date)



STATE OF OREGON,

County of Crook }

On April 14th 2023, before me personally appeared Robert Cage and William Fransen whose identity was established to my satisfaction, and who executed the foregoing instrument, acknowledging to me that the same was executed freely and voluntarily.

IN TESTIMONY WHEREOF, I have hereunto set my hand and affixed my official seal on the date first written above.

Kelsey Marie Way
Notary Public for Oregon
My commission expires 2-28-2025

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RECORDING COVER SHEET (Please print or type)

This cover sheet was prepared by the person presenting the instrument for recording. The information on this sheet is a reflection of the attached instrument and was added for the purpose of meeting first page recording requirements in the State of Oregon, and does NOT affect the instrument. ORS 205.234

Clatsop County Official Records

DEED-CCR

Page#

\$25.00 \$11.00 \$81.00 \$2.00

\$0.00 \$10.00

2023-321817

04/14/23 02:04 PM

Total: \$114.00



0116054620230218170000000

I, Cheryl Seely, County Clerk for Clatsop County, Oregon, certify that the instrument identified herein was recorded in the Clerk's records.

Cheryl Seely - County Clerk



After recording return to:

ORS 205.234(1)(c)

WILLIAM W FRANKEN
3040 NW CENTURY DR
PRINEVILLE OR 97754

1. Title(s) of the transaction(s)

ORS 205.234(1)(a)

DECLARATION OF COVENANTS, CONDITIONS & RESTRICTIONS

2. Direct party(ies) / grantor(s) Name(s)

ORS 205.234(1)(b)

WESTRIDGE HOA

3. Indirect party(ies) / grantee(s) Name(s)

ORS 205.234(1)(b)

4. True and actual consideration:
ORS 205.234(1) Amount in dollars or other

5. Send tax statements to:

ORS 205.234(1)(e)

\$

Other:

6. Satisfaction of lien, order, or warrant:
ORS 205.234(1)(f)7. The amount of the monetary obligation imposed
by the lien, order, or warrant: ORS 205.234(1)(f)☐ FULL☐ PARTIAL

\$

8. Previously recorded document reference:

9. If this instrument is an original and being re-recorded, complete a Re-Recording ORS 205.244(2)
Cover sheet in place of this Basic Coversheet and attach it to this instrument:

CROOK COUNTY
1" = 400'

Canceled
112
117
121
200
00100
00111
00123



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Revised:
08/30/2017



Oregon Water Resources Department Groundwater Application

[Main](#) [Help](#)
[Return](#) [Contact Us](#)

Today's Date: Thursday, August 31, 2023

Base Application Fee.		\$1,570.00
Number of proposed cubic feet per second (cfs) to be appropriated. (1 cfs = 448.83 gallons per minute)	0.245	\$410.00
Number of proposed Use's for the appropriated water. (i.e. Irrigation, Supplemental Irrigation, Pond Maintenance, Industrial, Commercial, etc) *	1	
Number of proposed groundwater points of appropriation. (i.e. number of wells) (include all injection wells, if applicable) **	2	\$410.00
Subtotal:		\$2,390.00
Permit Recording Fee. ***		\$610.00
* the 1st Water Use is included in the base cost. ** the 1st groundwater point of appropriation is included in the base cost. *** the Permit Recording Fee is not required when the application is submitted but, must be paid before a permit will be issued. It is fully refundable if a permit is not issued. If the recording fee is not paid prior to issuance of the Final Order, permit issuance will be delayed.	Recalculate	
Estimated cost of Permit Application		\$3,000.00

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STATE OF OREGON
WATER WELL REPORT
(as required by ORS 537.765)

Cr60
3226

145/158/28AA

(START CARD) # 71880

Instructions for completing this report are on the last page of this form.

(1) OWNER: Well Number 755
Name Ochoco Real Estate
Address 1020 West Third Street
City Prineville State OR Zip 97154

(2) TYPE OF WORK
☒ New Well ☐ Deepening ☐ Alteration (repair/recondition) ☐ Abandonment

(3) DRILL METHOD:
☒ Rotary Air ☒ Rotary Mud ☐ Cable ☐ Auger
☐ Other

(4) PROPOSED USE:
☐ Domestic ☒ Community ☐ Industrial ☐ Irrigation
☐ Thermal ☐ Injection ☐ Livestock ☐ Other

(5) BORE HOLE CONSTRUCTION:
Special Construction approval ☐ Yes ☒ No Depth of Completed Well 110 ft.
Explosives used ☐ Yes ☐ No Type _____ Amount _____

HOLE SEAL
Diameter From To Material From To Sacks or pounds
12 0 160 Cement 0 25 30

How was seal placed: Method ☐ A ☐ B ☒ C ☐ D ☐ E
☐ Other

Backfill placed from _____ ft. to _____ ft. Material _____
Gravel placed from _____ ft. to _____ ft. Size of gravel _____

(6) CASING/LINER:
Diameter From To Gauge Steel Plastic Welded Threaded
Casing: 8 7 1/2 110 250 ☒ ☐ ☒ ☐
Liner: _____

Final location of shoe(s)
(7) PERFORATIONS/SCREENS:
☒ Perforations Method Fuller
☐ Screens Type _____ Material _____
From To Slot size Number Diameter Tele/pipe size Casing Liner
70 110 1/8 x 3 640 8 ☐ ☐
☐ ☐ ☐ ☐ ☐ ☐ ☐

(8) WELL TESTS: Minimum testing time is 1 hour
☐ Pump ☐ Bailer ☒ Air ☐ Flowing
Yield gal/min Drawdown Drill stem at Time
400+ 47 Kpm 110 1 hr.

Temperature of water 53 Depth Artesian Flow Found _____
Was a water analysis done? ☐ Yes By whom _____
Did any strata contain water not suitable for intended use? ☐ Too little
☐ Salty ☐ Muddy ☐ Odor ☐ Colored ☐ Other _____
Depth of strata: _____

(9) LOCATION OF WELL by legal description:
County 2200K Latitude _____ Longitude _____
Township 14 N or S Range 15 E or W. WM.
Section 28 NE 1/4 NE 1/4
Tax Lot _____ Lot _____ Block _____ Subdivision _____
Street Address of Well (or nearest address) E 1100 10th

(10) STATIC WATER LEVEL:
12 ft. below land surface. Date 7-21-95
Artesian pressure _____ lb. per square inch. Date _____

(11) WATER BEARING ZONES:
Depth at which water was first found 73

From	To	Estimated Flow Rate	SWL
<u>73</u>	<u>110</u>	<u>400+</u>	<u>12</u>

(12) WELL LOG:
Ground Elevation _____

Material	From	To	SWL
<u>Top Soil</u>	<u>0</u>	<u>2</u>	
<u>Brown clay & Gravel</u>	<u>2</u>	<u>32</u>	
<u>Gray clay</u>	<u>32</u>	<u>46</u>	
<u>yellow Green clay Stone</u>	<u>46</u>	<u>57</u>	
<u>Gray & Brown clay</u>	<u>57</u>	<u>73</u>	
<u>Broken Brown Rock</u>	<u>73</u>	<u>110</u>	<u>12</u>
<u>Gray clay</u>	<u>110</u>	<u>115</u>	
<u>Black sand</u>	<u>115</u>	<u>118</u>	
<u>Gray clay Stone</u>	<u>118</u>	<u>160</u>	

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AUG 23 1995

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WATER RESOURCES DEPT.
SALEM, OREGON

Date started 7-12-95 Completed 7-21-95

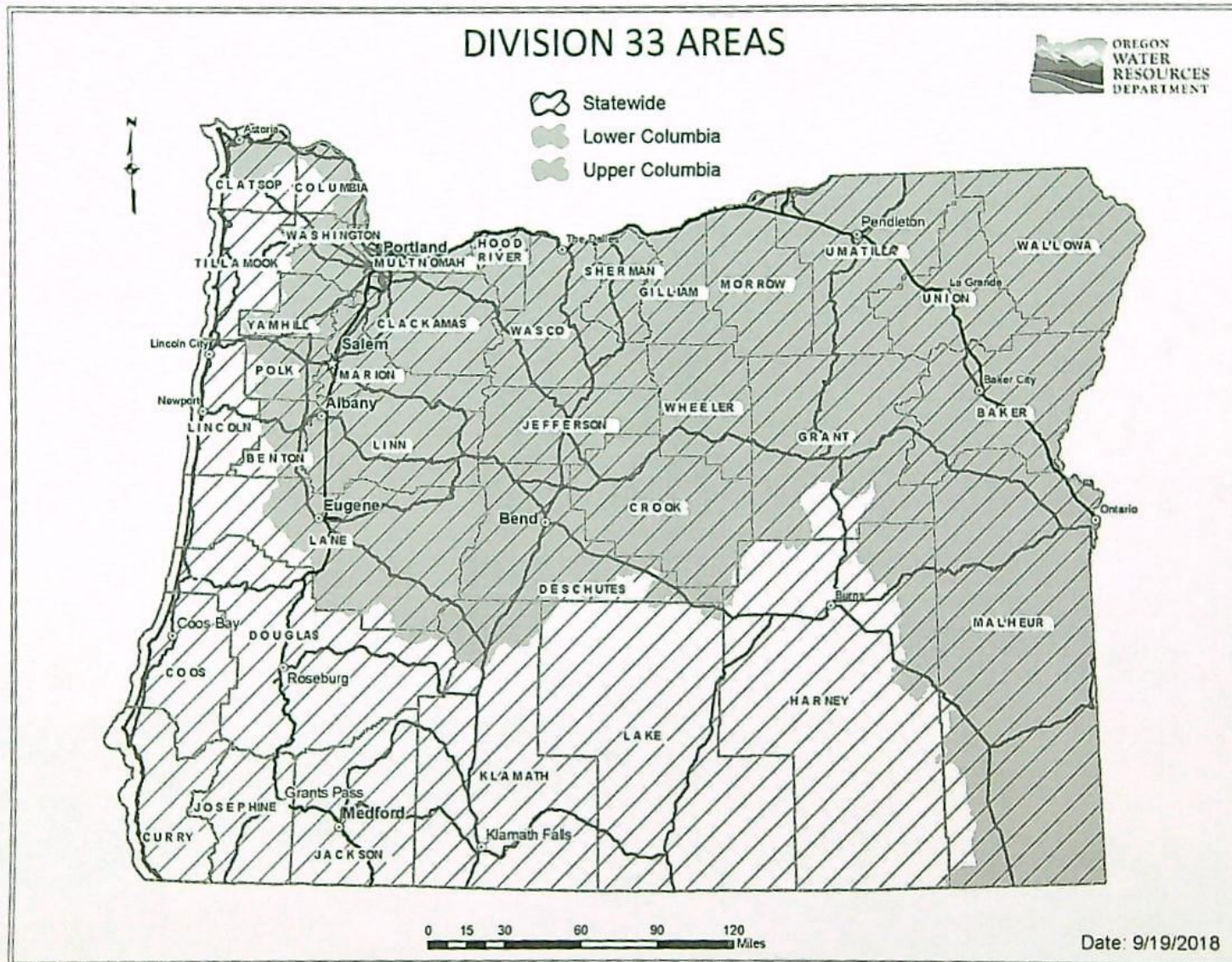
(unbonded) Water Well Constructor Certification:
I certify that the work I performed on the construction, alteration, or abandonment of this well is in compliance with Oregon water supply well construction standards. Materials used and information reported above are true to the best of my knowledge and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

Signed _____ WWC Number _____ Date _____

(bonded) Water Well Constructor Certification:
I accept responsibility for the construction, 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.

Signed Dan H. Hager WWC Number 584 Date 7-26-95

Figure 1: Map of Division 33 Areas



For more detailed information, click on the following link and enter the TRSQQ or the Lat/Long of a POA and click on "Submit" to retrieve a report that will show which section, if any, of the Division 33 rules apply: https://apps.wrd.state.or.us/apps/misc/lkp_trsqg_features/

FW: Signed LUCS for Westridge

Jennifer Orozco <Jennifer.Orozco@crookcountyor.gov>

Thu 10/19/2023 8:51 AM

To: jim newton <newtonjim@hotmail.com>

📎 1 attachments (752 KB)

Signed_Combined GW Land Use Form 10-13-2023 Westridge HOA_appl.pdf;

Good morning,

I have attached the signed LUCS form.

Best regards,

Jennifer

From: Katie McDonald <Katie.McDonald@crookcountyor.gov>

Sent: Thursday, October 19, 2023 7:23 AM

To: Jennifer Orozco <Jennifer.Orozco@crookcountyor.gov>

Subject: Signed LUCS for Westridge

Will you please send this to the appropriate person?

Thank you,

Katie



Katie McDonald

Katie McDonald

Sr. Planner, Community Development

300 NE 3rd Street Prineville, Crook County, OR 97754

My hours: Monday - Friday 8:00am - 4:00pm

Office: (541) 447-3211 Ext. 1 Planning

E-mail: Katie.McDonald@crookcountyor.gov / plan@crookcountyor.gov

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Disclaimer: Please note that the information in this email is an informal statement and shall not be deemed to constitute final County action effecting a change in the status of a person's property or conferring any rights, including any reliance rights, on any person.

CONFIDENTIALITY NOTICE - This e-mail may contain information that is privileged, confidential, or otherwise exempt from disclosure under applicable law. If you are not the addressee or it appears from the context or otherwise that you have received this e-mail in error, please advise me

immediately by reply e-mail, keep the contents confidential, and immediately delete the message and any attachments from your system.

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Application for a Permit to Use Groundwater

Superseded



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

SECTION 1: APPLICANT INFORMATION AND SIGNATURE

Applicant

Westridge HOA, Robert Cage, President			PHONE (HM)	541-508-1592
PHONE (WK)	CELL	458-218-5665		
FAX				
ADDRESS 2766 NW Century Drive				
CITY	STATE	ZIP	E-MAIL*	
Prineville	OR	97754	bobcage423@gmail.com	

Organization

NAME WESTRIDGE HOA; CONTACT ROBERT CAGE			PHONE	FAX
ADDRESS 2766 NW CENTURY DRIVE			CELL	458-218-5665; ROBERT CAGE
CITY	STATE	ZIP	E-MAIL*	
PRINEVILLE	OR	97754	BOBCAGE423@GMAIL.COM	

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

AGENT / BUSINESS NAME CASCADE GEOENGINEERING, LLC; CONTACT JIM NEWTON			FAX
ADDRESS 21145 SCOTTSDALE DR			CELL 360-907-4162
CITY	STATE	ZIP	E-MAIL*
BEND	OR	97701	NEWTONJIM@HOTMAIL.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 proposed and final order documents will also be mailed.)

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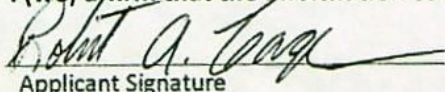
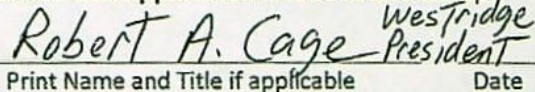
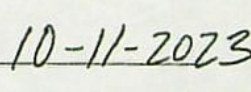
NOV 02 2023

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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 use water legally until the Water Resources Department issues a permit.
- Oregon law requires that a permit be issued before beginning construction of any proposed well, unless the use is exempt. 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

Print Name and Title if applicable

Date

Applicant Signature

Print Name and Title if applicable

Date

SECTION 2: PROPERTY OWNERSHIP

Please indicate if you own all the lands associated with the project from which the water is to be diverted, conveyed, and used.

- ☐ YES, there are no encumbrances.
- ☐ YES, the land is encumbered by easements, rights of way, roads or other encumbrances.
- ☒ NO, I have a recorded easement or written authorization permitting access.
- ☐ NO, I do not currently have written authorization or easement permitting access.
- ☐ NO, 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 irrigation and/or domestic use only (ORS 274.040).
- ☐ NO, because water is to be diverted, conveyed, and/or used only on federal lands.

Superseded

Affected Landowners: List the names and mailing addresses of all owners of any lands that are not owned by the applicant and that are crossed by the proposed ditch, canal or other work, even if the applicant has obtained written authorization or an easement from the owner. *(Attach additional sheets if necessary).*

All lands are owned by individual service connections with easements where needed. All other lands are under common space ownership and the HOA has the ability to deliver water to all service connects by HOA bylaws.

Legal Description: You must provide the legal description of: 1. The property from which the water is to be diverted, 2. Any property crossed by the proposed ditch, canal or other work, and 3. Any property on which the water is to be used as depicted on the map.

SECTION 3: WELL DEVELOPMENT

WELL NO.	NAME OF NEAREST SURFACE WATER	IF LESS THAN 1 MILE:	
		DISTANCE TO NEAREST SURFACE WATER	ELEVATION CHANGE BETWEEN NEAREST SURFACE WATER AND WELL HEAD
1	CROOKED RIVER	1,400'	12'
2	CROOKED RIVER	1,400	12'

Please provide any information for your existing or proposed well(s) that you believe may be helpful in evaluating your application. For existing wells, describe any previous alteration(s) or repair(s) not documented in the attached well log or other materials *(attach additional sheets if necessary).*

The existing HOA well, CROO-3226, was installed by Darrell Maphet Well Drilling in 1995 and approved for used under now cancelled OWRD groundwater permit G-12902. This well was under review for construction by OH-Drinking Water Services was reviewed for adequacy of well construction in 2018. Based on a review by Joel Jeffries of OWRD, OWRD well inspector at the time Bill Nashem, and with coordination with Russell Kazmierczak of OHA-Drinking Water Services, Bill Nashem conducted a down-well video of well CROO-3226 on March 23, 2020. Based on the results of the down-well video, Mr. Jeffries concluded the well is properly constructed and Mr. Kazmierczak was noted and the well is accepted as an approved well for use by Westridge HOA as a community water source well.

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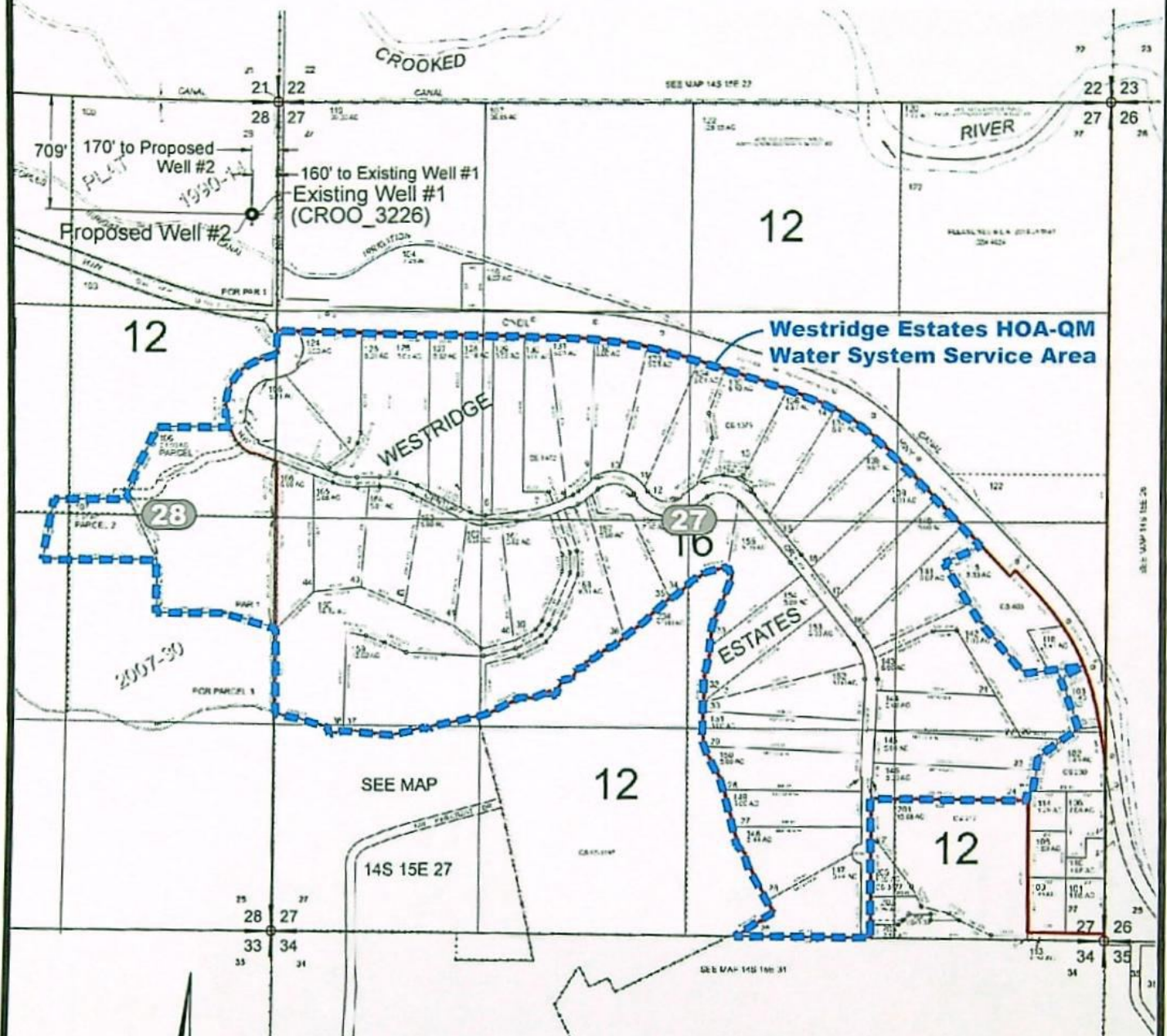
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Groundwater Application — Page 2

For Department Use: App. Number: _____

Rev. 07/21

SECTION 27 T.14S. R.15E. W.M.
CROOK COUNTY



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NOTES

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

21	22	22	23
26	27	NE-NW	NW-NE
		SW-NW	SE-NW
		NW-SW	NE-SW
		SW-SW	SE-SW
26	27	27	26
33	34	34	35

**Quarter-Quarter
Section Identifiers**



CASCADE
GEOENGINEERING
360.907.4162
cascadegeoengineering.com

Quasi-Municipal Service Area
Groundwater Permit Application -Westridge HOA
Crook County, Oregon

DESIGNED BY:
J.Newton

DRAWN BY:
R2D

DATE:
SEPT 2023

PROJECT NO
CG 1155-102

FIGURE 2

Minimum Requirements Checklist

Minimum Requirements (OAR 690-310-0040, OAR 690-310-0050 & ORS 537.140)

Include this checklist with the application

Check that each of the following items is included. The application will be returned if all required items are not included. If you have questions, please call the Water Rights Customer Service Group at (503) 986-0900.

Please submit the original application and signatures to the Water Resources Department. Applicants are encouraged to keep a copy of the completed application.

- ☒ SECTION 1: Applicant Information and Signature
- ☒ SECTION 2: Property Ownership Easement
- ☒ SECTION 3: Well Development
- ☒ SECTION 4: Sensitive, Threatened or Endangered Fish Species Public Interest Information
- ☒ SECTION 5: Water Use
- ☒ SECTION 6: Water Management
- ☒ SECTION 7: Project Schedule
- ☒ SECTION 8: Resource Protection
- ☒ SECTION 9: Within a District
- ☒ SECTION 10: Remarks

Include the following additional items:

- ☒ Land Use Information Form with approval and signature of local planning department (*must be an original*) or signed receipt.
- ☒ Provide the legal description of: (1) the property from which the water is to be diverted, (2) any property crossed by the proposed ditch, canal or other work, and (3) any property on which the water is to be used as depicted on the map. Attached easement for existing CROO-3226 well, and proposed Well #2.
- ☒ Fees - Amount enclosed: \$ 3,000.00
See the Department's Fee Schedule at www.oregon.gov/owrd or call (503) 986-0900.
- ☒ Map that includes the following items:
 - ☒ Permanent quality and drawn in ink
 - ☒ Even map scale not less than 4" = 1 mile (example: 1" = 400 ft, 1" = 1320 ft, etc.)
 - ☒ North Directional Symbol
 - ☒ Township, Range, Section, Quarter/Quarter, Tax Lots
 - ☒ Reference corner on map
 - ☒ Location of each diversion, by reference to a recognized public land survey corner (distances north/south and east/west)
 - ☒ Indicate the area of use by Quarter/Quarter and tax lot identified clearly.
 - ☐ Number of acres per Quarter/Quarter and hatching to indicate area of use if for primary irrigation, supplemental irrigation, or nursery N/A
 - ☒ Location of main canals, ditches, pipelines or flumes (if well is outside of the area of use)

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Date Received (Date Stamp Here)

OWRD Over-the-Counter Submission Receipt

Applicant Name(s) & Address: Westridge HOA / Robert Cage
2706 NW Century Dr. Prineville OR 97754

Transaction Type: Groundwater

Fees Received: \$ 3000.00

☐ Cash

☒ Check

Check No.

Cascade Engineering LLC

Name(s) on Check: 1401

Thank you for your submission. Oregon Water Resources Department (Department) staff will review your submittal as soon as possible.

If your submission is determined to be complete, you will receive a receipt for the fees paid and an acknowledgement letter stating your submittal is complete.

If determined to be incomplete, your submission and the accompanying fees will be returned with an explanation of deficiencies that must be addressed in order for the submittal to be accepted.

If you have any questions, please feel free to contact the Department's Customer Service staff at 503-986-0801 or 503-986-0810.

Sincerely,

OWRD Customer Service Staff

Submission received by:

Conie Corvick

(Name of OWRD staff)

Instructions for OWRD staff:

- Complete this Submission Receipt and make two (2) copies. Place one copy with the check/cash; and place the other copy with the submission (i.e., the application or other document).
- Date-stamp all pages. (NOTE: Do not stamp check.)
- Give this original Submission Receipt to the applicant.
- Record Submission Receipt information on the "RECEIVED OVER THE COUNTER" log sheet.
- Fold and put one copy of the Submission Receipt with check/cash into the Safe slot. Place the other copy of the Submission Receipt with submission (application/other document) in the top drawer of filing cabinet.

LOVRIEN Corie L * WRD

From: CLARK Gerald E * WRD
Sent: Tuesday, November 14, 2023 6:14 AM
To: RATCLIFFE Katie S * WRD
Cc: MATHER Amanda L * WRD; LOVRIEN Corie L * WRD; FREDERICK Adam M * WRD
Subject: RE: Application Question

Katie,

Legal descriptions of property are not always described by metes and bounds in deeds. Here are some other examples of legal descriptions that you may see in a deed:

1. NE Quarter, Section 8, T5S, R 7W, W.M
2. NE NW, Section 8, T5S, R 7W, W.M
3. East 1/2, Section 8, T5S, R 7W, W.M
4. East 1/2 of the NE Quarter, Section 8, T5S, R 7W, W.M
5. Government Lot 1, Section 8, T5S, R7W, WM
6. DLC 65, T5S, R7W, WM
7. Lot 3, Sunnybrook Subdivision, Marion County, OR
8. Lot 3, Block 2, Sunnybrook Subdivision Marion County, OR
9. Lots 3, 4, and 5, Sunnybrook Subdivision Marion County, OR

I live in subdivision. My property description on my deed is similar to "Lot 3, Block 2, Sunnybrook Subdivision Marion County, OR". There are specific bearings and distances that further describe my lot on the subdivision plat that is filed with the County Surveyor and the County Clerk's Office, but for the purpose of the deed the property description is only a lot and block number within the subdivision.

In following with the descriptions 7 through 9, I believe that a description that calls out the Subdivision by name would suffice as the legal description. Stated differently, I believe that the legal description for the lands to which the HOA plans to use the water within is Westridge Subdivision (assuming that they are not proposing to serve other lands outside of the subdivision boundary). A copy of the subdivision plat would be an added bonus piece of information for the file, but not a requirement.

I hope this helps. Please let me know if you have any additional questions.

Gerry

[Gerry Clark](#)

He/Him/His

Program Analyst, Certificate Section, Water Right Services Division | Phone 503-979-9103

From: RATCLIFFE Katie S * WRD <Katie.S.RATCLIFFE@water.oregon.gov>
Sent: Monday, November 13, 2023 5:12 PM
To: CLARK Gerald E * WRD <Gerald.E.CLARK@water.oregon.gov>
Cc: MATHER Amanda L * WRD <Amanda.L.Mather@water.oregon.gov>; LOVRIEN Corie L * WRD <corie.l.lovrien@water.oregon.gov>; FREDERICK Adam M * WRD <Adam.M.FREDERICK@water.oregon.gov>
Subject: RE: Application Question

Hi Gerry,

We have an OAR requiring that the application include, in part, "The legal description of: ... (iii) Any property on which the water is to be used as depicted on the map." We are evaluating an application from an HOA, to provide water to the HOA, against completeness requirements. They have not provided a deed, but have included their bylaws and a map from ORMAP.

In many cases, we can refer to the legal description in a deed, like the following example from another application:

Beginning at the SE corner of the Gideon Backus DLC #60 in Section 32, Township 11 South, West, W.M. in Linn County, Oregon; thence due South 29.75 chains (1963.50 feet) to the south line of said DLC #64 in Section 32; thence East along the South line of said DLC #64 28.84 feet) more or less, to a point which is 53.78 chains (3549.48 feet) east of the SW corner of said prior deed tie; thence North 29.75 chains (1963.50 feet) to the north line of said DLC #64; thence East along said DLC line 28.84 chains (1903.9 feet) per Linn County Survey #3721 to the point of

But since they did not submit any deed(s), we're looking at the other information they provided. Their bylaws refer to a plat for the Westridge Subdivision that's on file with the County Clerk's Office.

OCHOCO REAL ESTATE, INC. the owners of all the real property located in the County of Crook, State of Oregon, more particularly described as Westridge Subdivision, duly platted on the 28th day of September, 1995, in the County Clerk's Office, do hereby establish the bylaws of the Westridge Homeowners and Water Association, which constitutes additional covenants to run with the land and shall be binding on all persons claiming under them and that the conditions and restrictions shall be for the use of and limitation upon all future owners of said real property and who hereby consent to be bound by conditions herein provided, to-wit:

There's a microfiche number for the 1995 plat referenced in the "Declaration of Covenants, Conditions and Restrictions" for the subdivision. Presumably they could request this from the county and it might include the needed legal description. Do you think the plat would generally be enough, or have any other ideas for what they could provide? We are trying to figure this out by no later than COB Wednesday so that we can send the application back if necessary.

Katie

Katie Ratcliffe

Water Rights Section Manager

Oregon Water Resources Department

Phone: 971-338-8105 (work cell)

katie.s.ratcliffe@water.oregon.gov

From: MATHER Amanda L * WRD <Amanda.L.Mather@water.oregon.gov>

Sent: Monday, November 13, 2023 3:52 PM

To: LOVRIEN Corie L * WRD <corie.l.lovrien@water.oregon.gov>; FREDERICK Adam M * WRD <Adam.M.FREDERICK@water.oregon.gov>

Cc: RATCLIFFE Katie S * WRD <Katie.S.RATCLIFFE@water.oregon.gov>

Subject: RE: Application Question

Oh, sorry, I understood your question within the context of the discussion in this morning's huddle about application form modifications!

Is what they submitted (bylaws and CCRs) intended to satisfy the requirement for a legal description? If so, I'm not sure this meets those requirements.

Amanda

Amanda Mather, PhD

Water Right Program Analyst

Oregon Water Resources Department

725 Summer St NE Suite A | Salem OR 97301 | Phone: (971) 718-7937

From: LOVRIEN Corie L * WRD <corie.l.lovrien@water.oregon.gov>

Sent: Monday, November 13, 2023 2:18 PM

To: MATHER Amanda L * WRD <Amanda.L.Mather@water.oregon.gov>; FREDERICK Adam M * WRD <Adam.M.FREDERICK@water.oregon.gov>

Cc: RATCLIFFE Katie S * WRD <Katie.S.RATCLIFFE@water.oregon.gov>

Subject: RE: Application Question

Ok, so what they've submitted in place of a deed (bylaws/ORMAP) is ok to get it assigned to a caseworker?

Thanks,
Corie

From: MATHER Amanda L * WRD <Amanda.L.Mather@water.oregon.gov>

Sent: Monday, November 13, 2023 1:56 PM

To: LOVRIEN Corie L * WRD <corie.l.lovrien@water.oregon.gov>; FREDERICK Adam M * WRD <Adam.M.FREDERICK@water.oregon.gov>

Cc: RATCLIFFE Katie S * WRD <Katie.S.RATCLIFFE@water.oregon.gov>

Subject: RE: Application Question

I don't see any modifications that concern me too much. It looks like mostly the agent just removed extra/unused lines in the tables, so the formatting shifted, and it makes the entire application look very different than normal.

Maybe this would be a good opportunity though to remind the agent (for the future) that we would like the forms to be used as-is, and it would be appreciated if the agent could merely enter the information, but not make changes to the form and formatting of the application.

Others may have additional thoughts.

Thanks!
Amanda

Amanda Mather, PhD

Water Right Program Analyst

Oregon Water Resources Department

725 Summer St NE Suite A | Salem OR 97301 | Phone: (971) 718-7937

From: LOVRIEN Corie L * WRD <corie.l.lovrien@water.oregon.gov>

Sent: Monday, November 13, 2023 1:27 PM

To: FREDERICK Adam M * WRD <Adam.M.FREDERICK@water.oregon.gov>; MATHER Amanda L * WRD

<Amanda.L.Mather@water.oregon.gov>

Cc: RATCLIFFE Katie S * WRD <Katie.S.RATCLIFFE@water.oregon.gov>

Subject: RE: Application Question

Hi All,

Are we comfortable with the changes he's made (application attached). I'm approaching the 15-day deadline with this application (pink slip dated 11/2).

Thanks,
Corie

Corie Lovrien

She/Her/Hers

Customer Service Representative

Water Right Services Division

(503) 986-0801

From: FREDERICK Adam M * WRD <Adam.M.FREDERICK@water.oregon.gov>

Sent: Friday, November 3, 2023 8:53 AM

To: LOVRIEN Corie L * WRD <corie.l.lovrien@water.oregon.gov>; MATHER Amanda L * WRD <Amanda.L.Mather@water.oregon.gov>

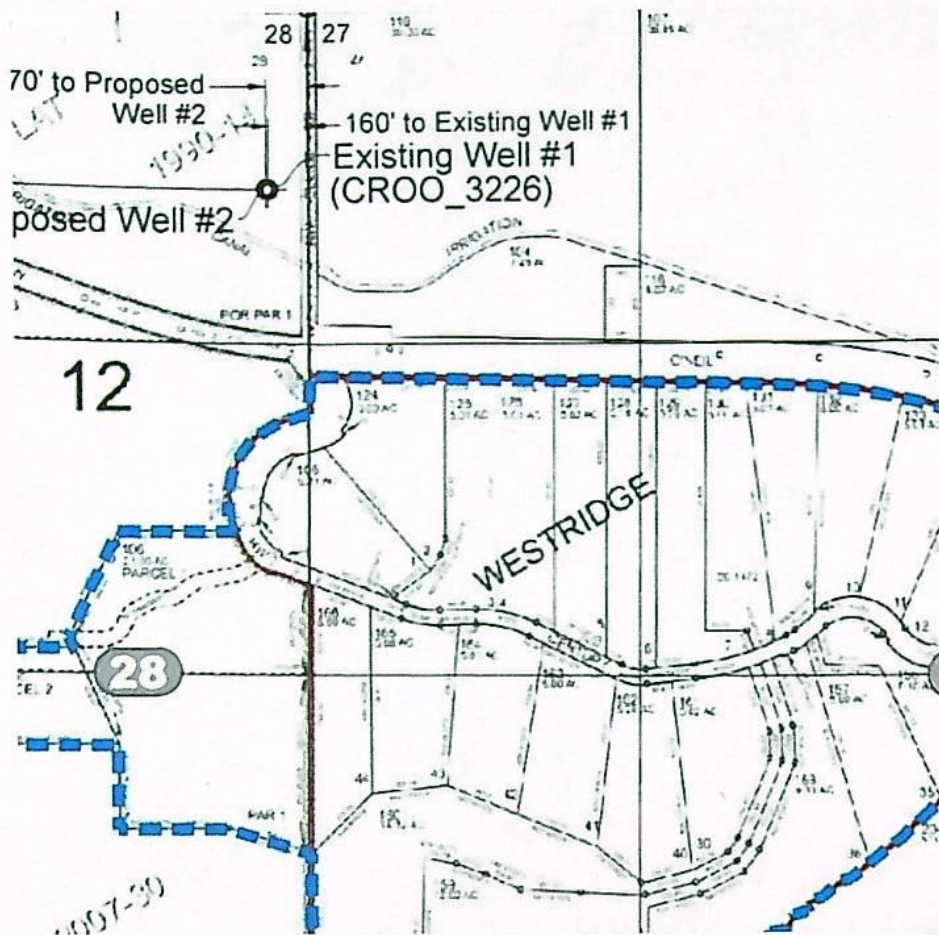
Cc: RATCLIFFE Katie S * WRD <Katie.S.RATCLIFFE@water.oregon.gov>

Subject: RE: Application Question

Hey Corie,

After looking at this a little closer I do have concerns we need more information.

In looking at the map I'm not really seeing the requirements of 690-310-0050(4)(b). I see the well location and proposed new well location, but they're on another property and I'm assuming the water line has to be buried under an irrigation canal and roadway that aren't in the HOA.



The map does not show the water lines and how they make it to the HOA, unless that is what the red line is, though there is no key on the map.

They also aren't meeting the requirements of 690-310-0040(1)(a)(F) and 690-310-0040(1)(a)(i)(ii).

The location where the existing well is located and the proposed new well is owned by Crooked River Water LLC. I would think at a minimum, they should be listed under number 2. Depending on where the pipeline runs, we may need the County Identified for crossing under the road.

Water Rights Mapping Tool

ReturnContact Us

Search

Identify Non-Water Right Features

Tax Lots

Identify Tax Lots

OR Map

☐ Off
☒ On

County:

Taxlot:

Owner1:

Owner2:

Owner Address:

Site Address:

Acres:

TRISQ:

Effective Date:

Crook

1415280000100

CROOKED RIVER WATER LLC

NULL

3950 FAIRVIEW INDUSTRIAL DR SE STE 240 NULL,
SALEM, OR 97302

3461 NW ELLIOTT RD, PRINEVILLE, OR 97754

61.7

WM14.00S15.00E28XXXX

January 1, 2023

Note: Tax lot information provided here is for general query purposes. It may not be up to date or may not be an official record. Please contact the respective county tax assessor's office for more current and specific information.

It is recommended to zoom to a detailed extent before query.

Layers

Tools

POD

POU

Irrigation Districts AOI

MCWC Planned POU

+

-

Home

Map

100

103

105

Onto the HOA document towards the end of the PDF. I'm a little concerned that they're applying as the Westridge HOA even though the Bylaws they supplied say the official name is "Westridge Homeowners and Water Association". I think the application should be in that name unless they provide something showing the name moving to only the Westridge HOA. I think there is another document that could be supplied to help tie the question about properties not being listed in section 2 and deeds.

6

WESTRIDGE HOMEOWNERS AND WATER ASSOCIATION
BYLAWS

OCHOCO REAL ESTATE, INC. the owners of all the located in the County of Crook, State of Oregon, more described as Westridge Subdivision, duly platted on September, 1995, in the County Clerk's Office, do hereby the bylaws of the Westridge Homeowners and Water Association constitutes additional covenants to run with the land binding on all persons claiming under them and conditions and restrictions shall be for the use of a upon all future owners of said real property and who to be bound by conditions herein provided, Co-wit:

If we were able to get this document, I think it could help in wrapping up the question about section 2 and deeds. That document should hopefully have the same footprint as what they've applied so we would then know that bylaw covers the properties that were applied for (except possibly where the wells are located).

I hope this helps. Definitely an interesting scenario and fun to look into it. As always I welcome additional input from Amanda or Katie if I missed something.

Adam

From: LOVRIEN Corie L * WRD <corie.l.lovrien@water.oregon.gov>
Sent: Thursday, November 2, 2023 3:10 PM
To: MATHER Amanda L * WRD <Amanda.L.Mather@water.oregon.gov>; FREDERICK Adam M * WRD <Adam.M.FREDERICK@water.oregon.gov>
Cc: RATCLIFFE Katie S * WRD <Katie.S.RATCLIFFE@water.oregon.gov>
Subject: Application Question

Hi,

I have a couple of questions regarding this Quasi-Muni GW app we received (scanned and attached). The applicant is an HOA, so they don't own all the properties, is what they've entered for section 2 affected landowners acceptable? It also doesn't look like we have deeds, instead they've provided the HOA's bylaws, is that acceptable?

Side Note: The land use form is for the wrong use and wrong license type. I was going to reach out to the agent to see if there's a way to get me new one in a reasonable amount of time but wanted to address all issues at once.

Thanks,
Corie

Corie Lovrien
Customer Service Representative
Water Right Services Division
725 Summer Street NE Ste A
Salem, Oregon 97301
(503) 986-0801



Integrity | Service | Technical Excellence | Teamwork | Forward-Looking

NOTE: The Salem office is now open to the public. Given that many staff will continue teleworking remotely or have job duties that take them into the field on a regular basis, availability of staff in the office is not guaranteed 8 a.m. - 5 p.m. every day. The Salem office of OWRD is closed for customer service drop-ins from Noon – 1pm. **Customers and visitors are encouraged to schedule an appointment in advance if they wish to meet in person with specific staff members.** Alternative methods for meeting, such as by phone or virtually via Teams, are also available.

**STATE OF OREGON
WATER RESOURCES DEPARTMENT**

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

RECEIPT # **141843**

INVOICE # _____

RECEIVED FROM:

BY:

CASH:

CHECK: #

OTHER: (IDENTIFY)

APPLICATION

PERMIT

TRANSFER

TOTAL REC'D

\$ 3,000.00

1083 TREASURY 4170 WRD MISC CASH ACCT

0407 COPIES

\$

OTHER: (IDENTIFY)

\$

0243 I/S Lease 0244 Muni Water Mgmt. Plan 0245 Cons. Water

4270 WRD OPERATING ACCT

MISCELLANEOUS

0407 COPY & TAPE FEES

\$

0410 RESEARCH FEES

\$

0408 MISC REVENUE: (IDENTIFY)

\$

TC162 DEPOSIT LIAB. (IDENTIFY)

\$

0240 EXTENSION OF TIME

\$

WATER RIGHTS:

EXAM FEE

RECORD FEE

0201 SURFACE WATER

\$

0202

\$

0203 GROUND WATER

\$ 2,390.00

0204

\$ 610.00

0205 TRANSFER

\$

WELL CONSTRUCTION

EXAM FEE

LICENSE FEE

0218 WELL DRILL CONSTRUCTOR

\$

0219

\$

LANDOWNER'S PERMIT

0220

\$

OTHER (IDENTIFY)

0536 TREASURY 0437 WELL CONST. START FEE

0211 WELL CONST START FEE

\$

CARD#

0210 MONITORING WELLS

\$

CARD#

OTHER (IDENTIFY)

0607 TREASURY 0467 HYDRO ACTIVITY

LIC NUMBER

0233 POWER LICENSE FEE (FWWRD)

\$

0231 HYDRO LICENSE FEE (FWWRD)

\$

HYDRO APPLICATION

\$

TREASURY OTHER / RDX

FUND TITLE

OBJ. CODE VENDOR #

DESCRIPTION

**RECEIVED
OVER THE COUNTER**

RECEIPT:

141843

DATED: 4/2/2023 BY: [Signature]

DYMO
White Address Label
1 1/8" x 3 1/2" | 28
DYMO Item # 30252

DYMO Item # 30252

G-19400
Westridge HOA, Inc.
C/O Robert Cage
2766 NW Century Dr.
Prineville, OR 97754

G-19400
Westridge HOA, Inc.
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2766 NW Century Dr.
Prineville, OR 97754

G-19400
Westridge HOA, Inc.
C/O Robert Cage
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Prineville, OR 97754

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C/O Robert Cage
2766 NW Century Dr.
Prineville, OR 97754

G-19400

Cascade Geoengineering, LLC

C/O Jim Newton

21145 Scottsdale Dr.

Bend, Or 97701

G-19400

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