

**Jeana Eastman**

**From:** Langford, Shonee D. [SLangford@SCHWABE.com]  
**Sent:** Friday, August 15, 2008 12:14 PM  
**To:** Jeana Eastman  
**Cc:** Pat Dorning; Pat Dorning; Pagel, Martha  
**Subject:** Application G-16749, City of Redmond

Jeana,  
On behalf of the City of Redmond, we are amending Application G-16749 (for Juniper Golf Course) as follows:

- 1. The requested use will be irrigation, instead of municipal.
- 2. The total volume of water requested will be 282,6 acre-feet (3 acre-feet per acre for the 94.2 acres described in the application). The City is no longer requesting an additional 70.7 acre-feet for non-irrigation uses. The total annual quantity in gallons (on page 4 of the application) should be changed to 92,099,340 gallons).

The total requested rate will remain the same (674.25 gpm).

Please reply to confirm your receipt of this e-mail, and to let us know how soon we might expect the Initial Review to be completed.

Thank you.

**SHONEE D. LANGFORD | Attorney at Law**  
SCHWABE, WILLIAMSON & WYATT  
**Direct: 503-540-4261 | Fax: 503-796-2900**  
*Legal advisors for the future of your business®*  
[www.schwabe.com](http://www.schwabe.com)

**From:** Jeana Eastman [mailto:eastmajm@wrđ.state.or.us]  
**Sent:** Tuesday, June 17, 2008 7:15 AM  
**To:** Langford, Shonee D.  
**Subject:** Initial Review for G-16749, City of ~~Bend~~ redmond

Shonee -

I got your voice message and wanted to let you know I wasn't planning to issue the IR for G-16749, City of Bend, in the next few days. As far as I could tell from the emails between you and Bill Fujii, it seemed like you two were still working out the rate situation so I was going to wait until that was cleared up before issuing the IR.

Now I understand the applicant may be changing the use from municipal to irrigation, so I certainly wouldn't want to issue the IR until that happens.

I'll look for something from you/the applicant and then get working on the IR then.

Thanks,

Jeana Eastman  
Water Rights Caseworker  
voice 503.986.0859

Oregon Water Resources Dept  
725 Summer St NE, Suite A  
Salem, OR 97301-1266  
front desk 503.986.0900  
fax 503.986.0901  
<http://oregon.gov/OWRD>

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8/18/2008

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To comply with IRS regulations, we are required to inform you that this message, if it contains advice relating to federal taxes, cannot be used for the purpose of avoiding penalties that may be imposed under federal tax law. Any tax advice that is expressed in this message is limited to the tax issues addressed in this message. If advice is required that satisfies applicable IRS regulations, for a tax opinion appropriate for avoidance of federal tax law penalties, please contact a Schwabe attorney to arrange a suitable engagement for that purpose.

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8/18/2008



***Transmittal***

**To:** Herb Mosgar  
Oregon Water Resources Dept.  
725 Summer Street NE  
Suite A  
Salem, OR 97301

**Date:** November 15, 2006

**From:** Jim Newton, GIT

**Project Name:** City of Redmond  
Juniper Golf Club

**Subject:** Water Right Application  
G-16749, Juniper Golf Maps

**Project No.:** 1003-105

We are sending you via Mail the following items:

Copies	Date	Description
1	11/15/06	Irrigation Areas Map, Figure 2; Juniper Golf Club, Redmond, Oregon
1	11/15/06	Tax Lot Map, Figure 3; Juniper Golf Club, Redmond, Oregon

**These are transmitted:**

For Approval

For Your Use, As Discussed

As Requested

For Review and Comment

**Remarks:**

Herb,  
Enclosed are copies of the irrigation area map (Figure 2) and a tax lot map (Figure 3) to satisfy the additional information you requested. If you have additional needs, please feel free to contact me at 541-504-9960, extension 235.  
Best Regards,  
~Jim

**Copy To:** \_\_\_\_\_

**Signed:**  \_\_\_\_\_

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WATER RESOURCES DEPT  
SALEM, OREGON

3-16749



SCHWABE, WILLIAMSON & WYATT  
ATTORNEYS AT LAW

Equitable Center, 530 Center St., NE, Suite 400, Salem, OR 97301 | Phone 503.540.4262 | Fax 503.399.1645 | www.schwabe.com

SHONEE D. LANGFORD

Direct Line: Salem (503) 540-4261; Portland (503) 796-2896

E-Mail: slangford@schwabe.com

November 15, 2006

Herb Mosgar  
Oregon Water Resources Department  
725 Summer Street NE, Suite A  
Salem, OR 97301-1271

Re: City of Redmond Application No. G-16749 (Juniper Golf Course)  
Our File No.: 107948/133798

Dear Herb:

I am writing on behalf of the City of Redmond to provide the additional clarification you requested regarding the signature on the above-referenced water right application. The application was signed by Ronald L. Bryant, President of the Redmond Public Building Corporation. The Redmond Public Building Corporation is a non-profit subsidiary owned by applicant City of Redmond. The Redmond Public Building Corporation holds a lease with an option to purchase the golf course property that is the subject of this water right application from the United States Bureau of Land Management. Please see Attachments A and B to the water right application for further clarification of the relationship between the City of Redmond and the Redmond Public Building Corporation. Also, you may compare the signature on Attachment B, page 3 (BLM Lease) to the signature on the water right application to confirm that the application submitted to you was indeed signed by Ronald L. Bryant on behalf of the Redmond Public Building Corporation and applicant City of Redmond.

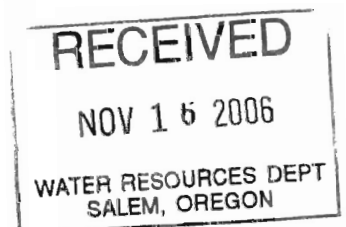
Please let me know if you have any additional questions. I apologize for the confusion and hope you find this explanation to be helpful.

Sincerely,

Shonee D. Langford

SDL:kdo

cc: Mr. Patrick Dorning



Portland, OR 503.222.9981 | Salem, OR 503.540.4262 | Bend, OR 541.749.4044  
Seattle, WA 206.622.1711 | Vancouver, WA 360.694.7551 | Washington, DC 202.488.4302

PDX/107948/133798/SDL/1485581.1

3-16749



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

# Application for a Permit to Use Ground Water

Please type or print in dark ink. If your application is found to be incomplete or inaccurate, we will return it to you. If any requested information does not apply to your application, insert "n/a." Please read and refer to the instructions when completing your application. A summary of review criteria and procedures that are generally applicable to these applications is available at [www.wrd.state.or.us/OWRD/PUBS/forms.shtml](http://www.wrd.state.or.us/OWRD/PUBS/forms.shtml).

## 1. APPLICATION INFORMATION

### A. Individuals

Applicant: \_\_\_\_\_  
First Last

Mailing address: \_\_\_\_\_

\_\_\_\_\_ City State Zip

Phone: \_\_\_\_\_  
Home Work Other

Fax\*: \_\_\_\_\_ \*E-Mail: \_\_\_\_\_

### B. Organizations

(Corporations, associations, firms, partnerships, joint stock companies, cooperatives, public and municipal corporations)

Name of organization: City of Redmond

Name and title of person applying: Patrick Dorning

Mailing address of organization: PO Box 726

\_\_\_\_\_ Redmond OR 97756  
City State Zip

Phone: 541-504-2000  
Day Evening

Fax\*: \_\_\_\_\_ \*E-Mail: \_\_\_\_\_

#### \*Optional Information

Contact Person: Martha O. Pagel ([mpagel@schwabe.com](mailto:mpagel@schwabe.com))  
Schwabe, Williamson & Wyatt  
1011 Liberty St. SE, Salem OR 97301  
503-540-4260 fax 503-796-2900

For Department Use

App. No. G-11e749

Permit No. \_\_\_\_\_

Date \_\_\_\_\_

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**2. PROPERTY OWNERSHIP**

Do you own all the land where you propose to divert, transport, and use water? (See Attachment A)

Yes (Skip to section 3 "Ground Water Development.")

No (Please check the appropriate box below)

- I have a recorded easement or written authorization permitting access. (Attachments A, B & C)
- I do not currently have written authorization or easement permitting access.
- Written authorization or an easement is not necessary, because the only affected lands I do not own are state-owned submersible lands, and this application is for irrigated and/or domestic use only (ORS 274.040)

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. (See Attachments B and C for legal descriptions of the golf course property)

List the names and mailing addresses of all affected landowners.

Ronald L. Bryant, President, Redmond Public Building Corporation, PO Box 457, Redmond, Oregon 97756

Robert Towne, Deschutes Field Manager, BLM Prineville District Office, PO Box 550, Prineville, Oregon 97754

**3. GROUND WATER DEVELOPMENT**

**A. Well Information**

Number of well(s): 1

Name of nearest surface water body: Deschutes River

Distance from well(s) to nearest stream or lake: 1) 2.6 miles

2) \_\_\_\_\_ 3) \_\_\_\_\_ 4) \_\_\_\_\_

If distance from surface water is less than one mile, indicate elevation difference between nearest surface water and well head: 1) \_\_\_\_\_

2) \_\_\_\_\_ 3) \_\_\_\_\_ 4) \_\_\_\_\_

**B. Well Characteristics**

*Wells must be constructed according to standards set by the Department for the construction and maintenance of water wells. If the well is already constructed, please enclose a copy of the well constructor's log and the well ID number, if available, for each well with this application. Identify each well with a number corresponding to the wells designated on the map and proceed to Section 4 of the form. If the well has not been constructed, or if you do not have a well log, please complete the following:*

Well(s) will be constructed by: See Attachment D (Well Log for Well ID No. 64894).

Address: \_\_\_\_\_

Completion date: \_\_\_\_\_

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Please provide a description of your well development (*Attach additional sheets if needed*) N/A

Well No.	Diameter	Type and size of casing	No. of feet of casing	Intervals casing is perforated (in feet)	Seal depth	Est. depth to water	Est. depth to water bearing stratum	Type of access port or measuring device	Total well depth

Note: Well numbers in this listing must correspond to well location(s) shown on accompanying map.

If well log is not available, or well is not yet constructed, you must provide: proposed total depth, depth of casing and seal, and the anticipated perforation and open intervals.

**C. Artesian Flows**

If your water is flowing artesian, describe your water control and conservation works:

N/A

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**4. WATER USE**

*Please read the instructions booklet for more details on "type of use" definitions, how to express how much water you need and how to identify the water source you propose to use. You must fill out a supplemental form for some uses as they require specific information for that type of use.*

**A. Type(s) of Use(s)**

See list of beneficial uses provided in the instructions.

- If your proposed use is **domestic**, indicate the number Of households to be supplied with water: \_\_\_\_\_
- If your proposed use is **irrigation**, please attach **Form I** (Form Attached)
- If your proposed use is **mining**, attach **Form R**
- If your proposed use is **municipal or quasi-municipal**, attach **Form M** (Form Attached)
- If your proposed use is **commercial/industrial**, attach **Form Q**

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**B. Amount of Water**

Provide the production rate in gallons per minute (gpm) and the total annual amount of water you need from each well, from each source or aquifer, for each use. You do not need to provide source information if you are submitting a well log with your application.

Well No.	Source or aquifer	Type of use	Total rate of water requested (in gpm)	Total annual quantity (in gallons)	Production rate of well (in gpm)
1		Municipal	674.25	115,140,470 353.3 acre-feet	674.25

**C. Maximum Rate of Use Requested**

What is the maximum, instantaneous rate of water that will be used? 674.25 GPM  
(The fees for your application will be based on this amount).

**D. Period of Use**

Indicate the time of year you propose to use the water: April 1 to October 31 of each year for all uses  
(For seasonal uses like irrigation, give dates when water use would begin and end, e.g. March 1-October 31.)

**E. Acreage**

If you will be applying water to land, please give the total number of acres where water will be applied or used: See Attachment A, No. 7  
(This number should be consistent with your application map.)

**5. WATER MANAGEMENT**

**A. Diversion**

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

- Pump (give horsepower and pump type): 100 horsepower "line shaft turbine"
- Other means (describe): \_\_\_\_\_

**B. Transport**

How will you transport water to your place of use?

- Ditch or canal (give average width and depth)  
Width \_\_\_\_\_ Depth \_\_\_\_\_  
Is the ditch or canal to be lined?  Yes  No
- Pipe (give diameter and total length):  
Diameter 2 to 12 inches Length 5 miles
- Other (describe): The water is pumped from the well into a holding pond and is then pumped through a pipeline to the point of use utilizing a 5 mile long network of pipes from 2" to 12" in diameter.

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**C. Application/Distribution Method**

What equipment will you use to apply water to your place of use? The water is applied via a combination of drip irrigation and high pressure sprinkler heads.

Irrigation or land application method (check all that apply):

- Flood
- High-pressure sprinkler
- Low pressure sprinkler
- Drip
- Water cannons
- Center pivot system
- Hand lines
- Wheel lines
- Siphon tubes or gated pipe with furrows
- Other, describe: \_\_\_\_\_

Distribution method

- Direct pipe from source
- In-line storage (tank or pond)\*
- Open canal

\*Water is pumped from the well into a holding pond, where a secondary pumping system distributes the water to the piping network.

**D. Conservation**

What methods will you use to conserve water? Why did you choose this distribution or application method? For example, if you are using sprinkler irrigation rather than drip irrigation, explain. If you need additional space, attach a separate sheet.

The irrigation system uses a combination of high pressure sprinkler heads and drip irrigation. The sprinkler system utilizes a Campbell Scientific Controller, which is a weather station based irrigation system allowing each sprinkler head to be individually controlled. The weather station calculates evapotranspiration (ET) values based on local conditions. This allows water to be applied efficiently.

**6. PROJECT SCHEDULE**

*Indicate the anticipated dates that the following construction tasks should begin. If construction has already begun, or is completed, please indicate that date.*

Proposed date construction will begin: Completed

Proposed date construction will be completed: Completed

Proposed date beneficial water use will begin: Immediately upon approval

**7. REMARKS**

*If you would like to clarify any information you have provided in the application, please do so here and reference the specific application question you are addressing.*

See Attachment A

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**8. MAP REQUIREMENTS**

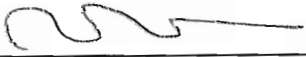
The Department cannot process your application without accurate information showing the source of water and location of water use. You must include a map with this application form that clearly indicates the township, range, section, and quarter/quarter section of the proposed well location and place of use. The map must provide tax lot numbers. See the map guidelines sheet for detailed map specifications. (Map attached)

**9. SIGNATURE**

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 packet.
- I cannot legally use water until the Water Resources Department issues a permit to me.
- 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 canceled.
- The water use must be compatible with local comprehensive land use plans.
- Even if the Department issues a permit to me, I may have to stop using water to allow senior water right holders to get water they re entitled to, and

I swear that all information provided in this application is true and correct to the best of my knowledge.

 President Redmond Public Bldg Corp

10-6-06

Signature of Applicant (If more than one applicant, all must sign.)

Date

Before you submit your application be sure you have:

- Answered each question completely
- Attached a legible map which includes township, range, section, quarter/quarter and tax lot number.
- Included a Land Use Information Form or receipt stub signed by a local official.
- Included the legal description of all the property involved with this application. You may supply a copy of the deed, land sales contract, or title insurance policy, to meet this requirement.
- Include a check payable to the Oregon Water Resources Department for the appropriate amount. The Department's fee schedule can be found at [www.wrd.state.or.us](http://www.wrd.state.or.us) or call (503) 986-0900.

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3-16749

Oregon Water Resources Department

**FORM M**  
**FOR MUNICIPAL AND QUASI MUNICIPAL WATER SUPPLIES**

*Unless otherwise noted, water use information should be in acre-feet per year (AFY).  
1 acre-foot is equal to 325,851 gallons*

**Background Information**

Name of water supplier: City of Redmond

Name and size of area to be served: Juniper Golf Club, 94.2 acres irrigated  
*(in square miles)*

Present population of service area: N/A  
*(Contact county planning staff, if needed)*

Projected population in 20 years: N/A  
*(Cite source and year. For example: "20,595 Based upon 1995 Portland State University projections.")*

List present water rights and permits held: Limited License L-748

<b>Date of Issuance:</b>	<b>Natural Source of Water:</b>	<b>Amount Permitted:</b>	<b>Utilization:</b>
<u>July 8, 2004</u>	<u>Ground water</u>	<u>600 acre-feet</u>	<u>Municipal</u>
_____	_____	_____	_____
_____	_____	_____	_____
_____	_____	_____	_____

The section below on "Water Use" is generally inapplicable to the proposed golf course uses.

**Water Use**

Average **yearly** demand: N/A AFY      Year: \_\_\_\_\_

Per-capita daily consumption (in gallons): N/A  
*(Divide average annual water sales by population to arrive at consumption, then divide by 365 to get daily values.)*

<b>Peak season</b> (by month/day): <u>N/A</u> to ____ <b>Total peak season</b> demand: _____ Acre-feet <b>Peak season</b> per-capita daily consumption: _____ <i>(Divide total peak season demand by population and the number of days during the peak.)</i>
--

Annual amount of water:  
Produced: N/A  
*(diverted or pumped)*

Delivered: N/A

Is your system fully metered?  Yes  No

Describe your rate structure: N/A  
*(e.g., flat rate, increasing or decreasing block rate or combination of different systems)*

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**Request for Water**

A. Discuss the reason(s) for your request for additional water  
(e.g. *loss of current supply, peak demand, growth, or other*): Need permanent water right for  
golf course to replace current limited license.

B. How long is the amount of water requested in this application expected to meet future needs?  
(e.g. *until the year 2004*): Should meet Juniper Golf Course needs indefinitely.

C. Briefly discuss operation of water system and the most constraining component of the system  
The system utilizes a combination of drip and high pressure sprinkler heads combined with a  
Campbell Scientific Controller, which is a weather station based irrigation system allowing  
each sprinkler head to be individually controlled. The weather station calculates evapo-  
transpiration (ET) values based on local conditions, allowing efficient application of water.

D. Percentage of water use by type:  
Residential: \_\_\_\_\_ Commercial: \_\_\_\_\_  
Public Authority: \_\_\_\_\_ Agricultural: \_\_\_\_\_  
Unaccounted for use: \_\_\_\_\_ Industrial: \_\_\_\_\_  
Other (specify use): Golf Course Irrigation – 80% Other golf course uses – 20%

E. List cost to implement proposed request.  
*Compare cost and benefits with other water supply, or combination of supply options. This should include water efficiency measures such as replacing current showerheads with low-flow types. (Attach documentation, as available.):*

None.

F. How and by how much will your proposed water use efficiency programs increase efficiency?  
(Express as a percentage of per-capita consumption):

The system described in Section C above can later be improved by using moisture sensors  
to determine what areas need or do not need water.

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Oregon Water Resources Department

FORM I

FOR IRRIGATION WATER USE

1. Please indicate whether you are requesting a primary or supplemental irrigation water right.

Primary

Supplemental

If supplemental, please indicate the number of acres that will be irrigated for each type of use.

Primary: \_\_\_\_\_ Acres

Secondary: \_\_\_\_\_ Acres

List the permit or certificate number of the primary water right: No. \_\_\_\_\_

2. Please list the anticipated crops you will grow and whether you will be irrigating them for a full or partial season:

1. Golf Course (94.2 acres)  Full Season  Partial Season (from \_\_\_\_\_ to \_\_\_\_\_)

2. \_\_\_\_\_  Full Season  Partial Season (from \_\_\_\_\_ to \_\_\_\_\_)

3. \_\_\_\_\_  Full Season  Partial Season (from \_\_\_\_\_ to \_\_\_\_\_)

4. \_\_\_\_\_  Full Season  Partial Season (from \_\_\_\_\_ to \_\_\_\_\_)

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

\_\_\_\_\_ 282.6 Acre-feet  
(1 acre-foot equals 12 inches of water spread over 1 acre, or 43560 cubic feet, or 325851 gallons)

4. How will you schedule your applications of water? Will you be applying water in the evenings, twice a week, daily?

Daily during daytime hours

Daily during nighttime hours

Two or three times weekly  
During daytime

Two or three times weekly  
during daytime

Weekly, during daytime hours

Weekly, during nighttime hours

Other, explain: \_\_\_\_\_

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Last revision: October 31, 1996

G-16749



## Oregon Water Resources Department Land Use Information Form

This information is needed to determine compatibility with local comprehensive plans as required by ORS 197.180. WRD will use this and other information to evaluate the water use application. THIS FORM IS NOT REQUIRED IF: 1) water is to be diverted, conveyed, and/or used only on federal lands; or 2) the application is for a water right transfer, allocation of conserved water, or exchange and all of the following apply: a) only the place of use is proposed for change, b) there are no structural changes, c) the use of water is for irrigation, and d) the use is located in an irrigation district or exclusive farm use zone.

### To Be Completed By Applicant

This section must be completed by the individual or group that is filing an application with the Water Resources Department. Attach a copy of the map from the application to this form.

**A. Applicant**

Name: Patrick Dorning, City of Redmond  
 Address: 875 SE Sisters Avenue, PO Box 726  
 City: Redmond State: OR Zip: 97756 Day Phone: 504.504.2009

**B. Land and Location**

Please provide information as requested below for all tax lots on or through which water will be diverted, conveyed, or used. Check "diverted" if water is diverted (taken) from its source on tax lot, "conveyed" if water is conveyed (transported) on tax lot, and "used" if water will be put to beneficial use on tax lot. More than one box may be checked. (Attach extra sheets as necessary.) 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.

Tax Lot I.D.	Plan Designation (e.g. Rural Residential/RR-5)	Water to be: (check all that apply)			Proposed Land Use
	Juniper Golf Course, City of Redmond	<input checked="" type="checkbox"/> Diverted	<input checked="" type="checkbox"/> Conveyed	<input checked="" type="checkbox"/> Used	Municipal golf course
	(see attached map)	<input type="checkbox"/> Diverted	<input type="checkbox"/> Conveyed	<input type="checkbox"/> Used	
		<input type="checkbox"/> Diverted	<input type="checkbox"/> Conveyed	<input type="checkbox"/> Used	
		<input type="checkbox"/> Diverted	<input type="checkbox"/> Conveyed	<input type="checkbox"/> Used	
		<input type="checkbox"/> Diverted	<input type="checkbox"/> Conveyed	<input type="checkbox"/> Used	
		<input type="checkbox"/> Diverted	<input type="checkbox"/> Conveyed	<input type="checkbox"/> Used	

List counties and cities where water is proposed to be diverted, conveyed, or used. City of Redmond, Deschutes County

**C. Description of Proposed Use**

Indicate the type of application to be filed with the Water Resources Department.  
 Water Use Permit     Water Right Transfer     Allocation of Conserved Water     Exchange

Indicate the intended use of water and describe the key characteristics of the project.  
 Commercial     Industrial     Instream     Irrigation  
 Municipal     Quasi-municipal     Domestic (indicate number of households) \_\_\_\_\_  
 Other \_\_\_\_\_

Briefly describe: The City requires a municipal water right for golf course irrigation and related uses.

Indicate the source of the water to be used.  
 Reservoir/Pond     Ground Water     Surface Water \_\_\_\_\_

Indicate the estimated quantity of water the use will require: 674  CFS     GPM     Acre-Feet

Last revised: 04/06/04

**Receipt for Request for Land Use Information**

State of Oregon  
 Water Resources Department  
 725 Summer Street NE, Suite A  
 Salem, OR 97301-1271  
 (503) 986-0900

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G-116749

**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 this case, only the city planning agency must complete this form. Please request additional forms as needed or feel free to copy.

**A. Allowed Use**

Check the appropriate box below and provide requested information.

- Land uses to be served by proposed water uses (including proposed construction) are allowed outright or are not regulated by your comprehensive plan. Cite applicable ordinance section(s): \_\_\_\_\_ Go to section B "Approval" below.
- Land uses to be served by proposed water uses (including proposed construction) involve discretionary land use approvals as listed in the table below.

Type of Land Use Approval Needed (e.g. plan amendments, rezones, conditional use permits, etc.)	Cite Most Significant, Applicable Plan Policies & Ordinance Section References	Check the item that applies: Land Use Approval:	
Conditional Use Permit	City Code 8.0225(3)c	<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

**Note:** Please attach documentation of applicable local land use approvals which have already been obtained. (Record of Action/land use decision and accompanying findings are sufficient.)

**B. Approval**

Please provide printed name and written signature.

Name: Wayne C. Sorensen Date: Oct 13, 2006  
 Title: Senior Planner Phone: 541/923-7724  
 Signature: Wayne C. Sorensen

**C. Additional Comments**

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

Site Design SP 01-59  
Conditional Use CU 01-18  
Modification of Approval MA 04-08

**Note:** If this form cannot be completed while the applicant waits, sign and detach the receipt stub as instructed below. 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**

Name of applicant: \_\_\_\_\_

This receipt must be signed by a local government representative and returned to the applicant at the time they present this form. This receipt must be included with the application filed with the Water Resources Department if the local government cannot provide the requested land use information while the applicant waits.

City or County: Redmond OR  
 Staff contact: Wayne C. Sorensen Phone: 923-7724 (541)  
 Signature: Wayne C. Sorensen Date: Oct 13, 2006

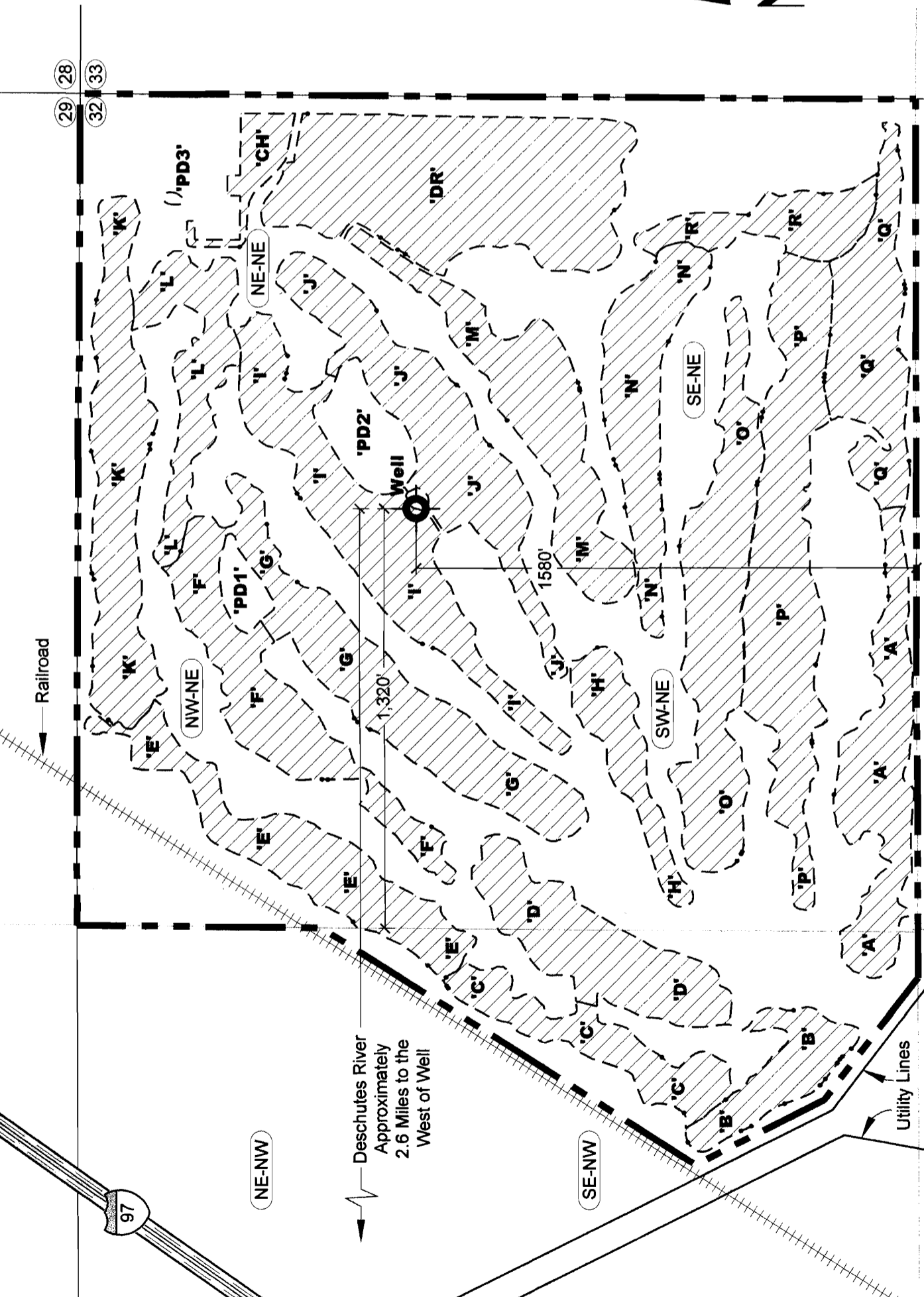
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**WATER RIGHT CERTIFICATE**

Place of Use Located in Section 32  
T15S, R13E W.M.  
Deschutes County, Oregon

Assigned ID Ltr's	Description	Square Feet	Acres
A	Fairway	197,640.52	4.54
B	Fairway	93,373.76	2.14
C	Fairway	123,237.37	2.83
D	Fairway	198,399.44	4.55
E	Fairway	199,530.73	4.58
F	Fairway	197,591.47	4.54
G	Fairway	263,577.21	6.05
H	Fairway	93,602.11	2.15
I	Fairway	274,261.09	6.30
J	Fairway	257,794.26	5.92
K	Fairway	242,260.68	5.56
L	Fairway	132,818.99	3.05
M	Fairway	226,664.67	5.20
N	Fairway	185,810.13	4.27
O	Fairway	278,073.68	6.38
P	Fairway	337,829.44	7.76
Q	Fairway	195,866.49	4.50
R	Fairway	101,901.58	2.34
CH	Club House	3,600,233.60	82.65
DR	Driving Range / Putt	44,908.34	1.03
		457,657.97	10.51
PD1 NW-NE	Pond	4,102,799.92	94.19
PD2 NE-NE	Pond	24,553.12	0.56
PD3 NE-NE	Pond	77,183.20	1.77
		1,866.80	0.04
		103,603.12	2.38
		Total >>>	96.57

Irrigated Acres	Per Qtr-Qtr	Square Feet	Acres
Qtr-Qtr		48,665.32	1.12
NE-NW		859,570.33	19.73
NW-NE		949,102.84	21.79
NE-NE		349,190.97	8.02
SE-NW		925,952.79	21.26
SW-NE		970,317.67	22.28
SE-NE		4,102,799.92	94.19



**EXPLANATION**

- Well
  - Site Boundary
  - Irrigated Area
- Approximate Location of Well - On the Line Between NE1/4 NE1/4 and NW1/4 NE1/4 Section 32, Township 15 South, Range 13 East, W.M., 1,320 Feet East and 1,580 North of Center of Section 32. Latitude 44 Degrees, 13 Minutes, 48.5575 Seconds, Longitude 121 Degrees, 11 Minutes, 38.8375 Seconds.

**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.



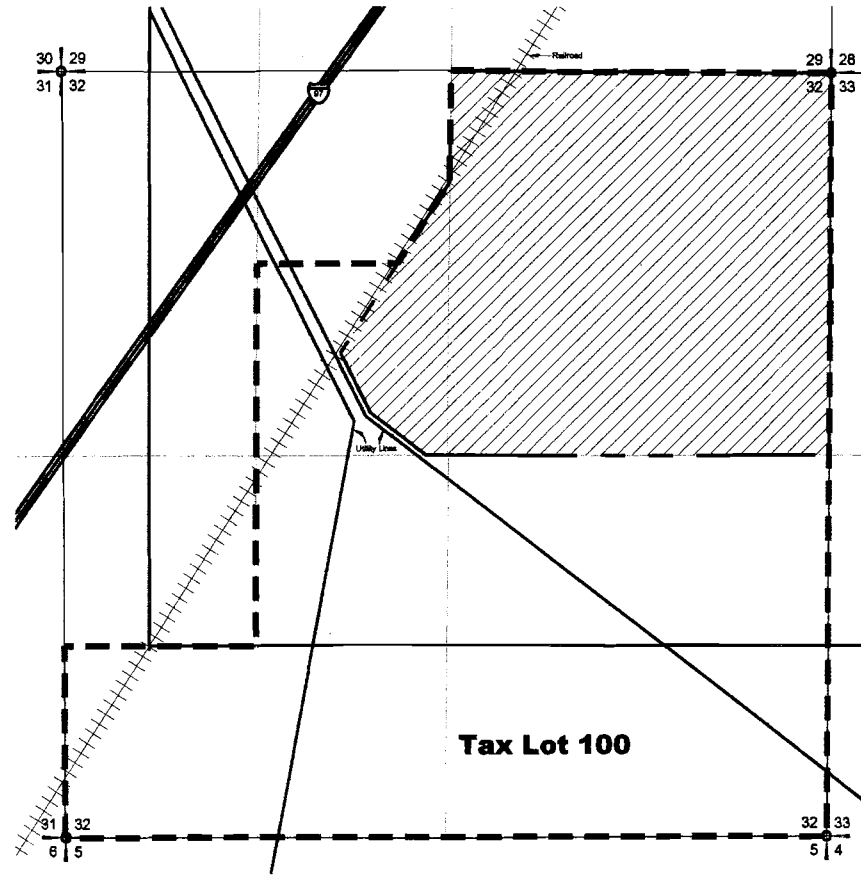
DESIGNED BY: J. Newton  
DRAWN BY: S. Schenck  
DATE: Nov 2006  
PROJECT NO. 1003-105  
FIGURE 2

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SALEM, OREGON

NEWTON CONSULTANTS INC.  
Earth, Water and Rock Specialists  
PH: 541 504-9980  
FAX: 541 504-9961

Irrigation Areas  
Juniper Golf Club  
Redmond, Oregon

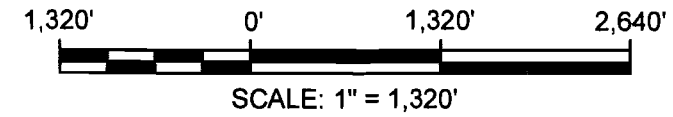
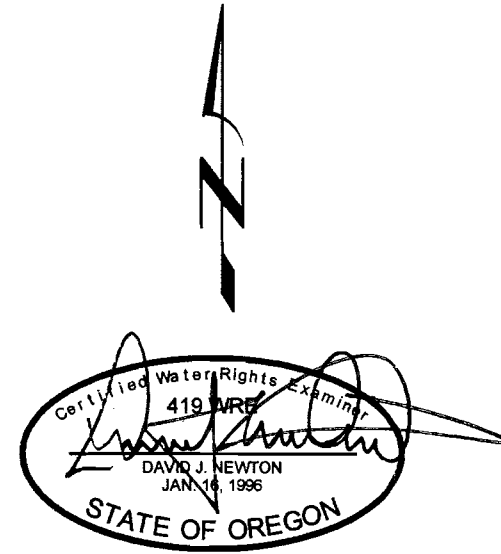
appno G-16749



**TAX LOT MAP**  
 Place of Use Located in Section 32  
 T15S, R13E W.M.  
 Deschutes County, Oregon

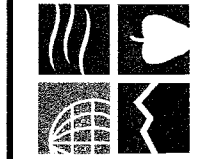
**EXPLANATION**

-  Site Boundary
-  Tax Lot Boundary



**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.



**NEWTON**  
**CONSULTANTS INC.**  
 Earth, Water and Rock Specialists  
 Ph: 541 504-9960 Fax: 541 504-9961

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**Tax Lot Map**  
 Juniper Golf Club  
 Redmond, Oregon

DESIGNED BY:

J. Newton

DRAWN BY:

S. Schenck

DATE:

Nov 2006

PROJECT NO.

1003-105

FIGURE

3

## ATTACHMENT A

### 2. Property Ownership

Juniper Golf Course Association (shown as owner on Well Log) is the management entity for the golf course under a contract with the Redmond Public Building Corporation ("PBC"), a non-profit corporation owned by the City of Redmond.

The U.S. Bureau of Land Management ("BLM") is the current owner of the property, except for an approximately 1.5 acre parcel in the NE1/4 NW1/4 of Section 32 that is owned by the PBC (See Attachment C for deed to PBC). The PBC has a lease with an option to purchase from the BLM (See Attachment B). The agreement is for BLM to transfer the property to the PBC once the golf course construction is complete. The only remaining construction is the comfort stations on the golf course. Once those are completed BLM will transfer the property to the PBC.

### 7. Remarks

The applicant recognizes that mitigation will be required, pursuant to OAR 690-505-0500 *et. seq.* The applicant will provide a detailed mitigation plan after notice from OWRD regarding the mitigation obligation. Approximately 80 percent of the water requested for municipal use will be used for public golf course irrigation. The other 20 percent will be used for other purposes related to golf course operations, such as for washing down paved areas, buildings, and golf carts, and for water hazard/pond maintenance. Accordingly, the applicant requests that the required mitigation be determined by separately calculating the amount of mitigation required for the proposed irrigation use and the amount required for other uses.

The requested use consists of:

1. 94.2 acres of irrigation;
2. Maintenance of three ponds with a combined total surface area of 2.38 acres and depths of approximately 6 to 8 feet; and
3. Miscellaneous uses related to golf course operations.

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Attachment A  
Page 1 of 1



# United States Department of the Interior

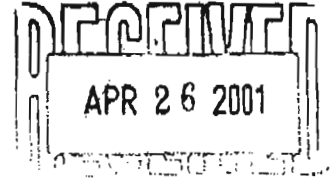
## BUREAU OF LAND MANAGEMENT

Prineville District Office  
P.O. Box 550 (3050 N.E. 3rd Street)  
Prineville, Oregon 97754

IN REPLY REFER TO:

291200  
OR-53890

Certified Mail No. *7000 1670 0000 4447 1610*  
Return Receipt Requested



**APR 25 2001**

Mr. Ronald L. Bryant, President  
Redmond Public Building Corporation  
P.O. Box 457  
Redmond, Oregon 97756-0103

Re: Redmond Public Building Corporation/Juniper Golf Course  
Recreation and Public Purposes Lease, OR-53890

Dear Mr. Bryant,

On March 5, 2001, the BLM Prineville District issued a Decision offering a lease to the Redmond Public Building Corporation under the provisions of the Recreation and Public Purposes Act. This was followed by a 30 day period to provide for appeals of the decision to the Interior Board of Land Appeals. No appeals have been received during this time.

Attached is a copy of the authorized lease with attached exhibits. We expect to work closely with you during the development phase of the project to insure compliance with the terms and conditions of the lease. If you have any questions you may call me at, 416-6766 or Phil Paterno at, 416-6724.

Sincerely,

Robert Towne  
Deschutes Field Manager

Enclosures:

R&PP Lease with Exhibits A-D  
Map

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Attachment B  
Page 1 of 6

Form 2912-1  
(April 1992)

UNITED STATES  
DEPARTMENT OF THE INTERIOR  
BUREAU OF LAND MANAGEMENT

RECREATION OR PUBLIC PURPOSES LEASE  
Act of June 14, 1926, as amended (43 U.S.C. 869 *et. seq.*)

Serial Number

OR - 53890

24<sup>th</sup> April

This lease entered into on this ~~March~~ day of ~~March~~ 2001, By the United States of America, the lessor, through the authorized officer of the Bureau of Land Management, and

**The Redmond Public Building Corporation**

Hereinafter called the lessee, pursuant and subject to the terms and provisions of the Recreation and Public Purposes Act and to all reasonable regulations of the Secretary of the Interior now or hereafter in force when not inconsistent with any express and specific provisions herein, which are made a part hereof,

WITNESSETH:

Sec. 1. The lessor, in consideration of the conditions to be observed as hereinafter set forth, does hereby grant and lease to the lessee the right and privilege of using for the purposes hereinafter set forth in the following described lands:

**Deschutes County, Oregon,**

**T. 15 S., R. 13 E., Willamette Meridian,**

**Section 32, NE $\frac{1}{4}$ , and that portion of the SE $\frac{1}{4}$  NW  $\frac{1}{4}$ , lying east of the Burlington Northern/Santa Fe Railroad right of way and north of the Bonneville Power Administration transmission line right of way,**

containing approximately 181.33 acres, together with the right to construct and maintain thereon all buildings and other improvements necessary for the use of the proposed recreational development.

For a period of 10 years, the rental to be \$ 0 Per annum. If, at the expiration date of the lease the authorized officer shall determine that the lease may be renewed, the lessee herein will be accorded the privilege of renewal upon such terms as may be fixed by the lessor.

The lessee shall use the premises for the development of a municipal golf course. This lease would provide for the relocation of the Juniper Golf Course by the Redmond Public Building Corporation, a subsidiary of the City of Redmond. This public course would provide a low cost golfing opportunity to the general public. Fees would be comparable to other municipal courses in Central Oregon.

Sec. 2. There are reserved to the United States all mineral deposits in said lands, together with the right to mine and remove the same under applicable laws and regulations to be established by the Secretary of the Interior.

Sec. 3. The lessor reserves the right of entry, or use, by:

- (a) Any authorized person, upon the leased area and into the buildings constructed thereon for the purpose of inspection;
- (b) Federal agents and game wardens upon the leased area on official business;
- (c) The United States, its permittees and licensees, to mine and remove the mineral deposits referred to in Sec. 2, above.

Sec. 4. In consideration of the foregoing, the lessee hereby agrees:

To improve and manage the leased area in accordance with the plan of development designated as the Development and Improvement Plan for the Proposed Relocation of the Juniper Golf Course. The Plan was received with the original application dated August 29, 1997 and supplemented by the Addendum to the Development and Improvement Plan, dated April 4, 2000.

The final architectural plans for the design of the project shall be approved by the BLM authorized officer. The lessee shall maintain all improvements, during the term of this lease, in a reasonably good state of repair.

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Attachment B  
Page 2 of 6



(c) Not to allow the use of the lands for unlawful purposes or for any purpose not specified in this lease unless consented to under its terms: not to prohibit or restrict, directly or indirectly, or permit its agents, employees, contractors (including, without limitation, lessees, sublessees, and permittees), to prohibit or restrict the use of any part of the leased premises or any of the facilities thereon by any person because of such person's race, creed, color, sex, or national origin.

(d) Not to assign this lease or to change the use of the land, without first receiving the consent of the authorized officer of the Bureau of Land Management.

(e) That this lease may be terminated after due notice to the lessee upon a finding by the authorized officer that the lessee had failed to comply with the terms of the lease; or has failed to use the leased lands for the purposes specified in this lease; or that all or part of the land is being devoted to some other use not consented to by the authorized officer; or that the lessee has not complied with the development and management plans referred to in subsection 4.

(f) That upon the termination of this lease by expiration, surrender, or cancellation thereof, the lessee, shall surrender possession of the premises to the United States in good condition and shall comply with such provisions and conditions respecting the removal of the improvements of and equipment on the property as may be made by an authorized officer.

(g) To take such reasonable steps as may be needed to protect the surface of the leased area and the natural resources and improvements thereon.

(h) Not to cut timber on the leased area without prior permission of, or in violation of the provisions and conditions made by an authorized officer.

(i) That nothing contained in this lease shall restrict the acquisition, granting, or use of permits or rights-of-way under existing laws by an authorized Federal officer.

Sec. 5. *Equal Opportunity Clause.* Lessee will comply with all provisions of Executive Order No. 11246 of September 24, 1965, as amended, and the rules, regulations, and relevant orders of the Secretary of Labor. Neither lessee nor lessee's subcontractors shall maintain segregated facilities.

Sec. 6. *Equal Access Clause.* Lessee shall comply with all provisions of the American Disabilities Act of July 26, 1990, the Architectural Barriers Act of 1968, and Section 504 of the Rehabilitation Act of 1973, as amended. These Acts require that programs and public facilities constructed or renovated be accessible to and usable by persons with disabilities.

Sec 7. The lessee may surrender this lease or any part thereof by filing a written relinquishment in the appropriate BLM office. The relinquishment shall be subject to the payment of all accrued rentals and to the continued obligation of the lessee to place the lands in condition for relinquishment in accordance with the applicable lease terms in subsections 4(f) and 4(g) and the appropriate regulations.

Sec. 8. The lessee further agrees to comply with and be bound by those additional terms / conditions / stipulations identified as Exhibit A. The lease is subject to the provisions of the Development and Improvement Plan identified as Exhibit B, the Addendum to the Development and Improvement Plan identified as Exhibit C, and the management policies described in the memo of January 4, 2001 identified as Exhibit D, made a part hereof. The lease area is shown on the map identified as Exhibit E.

Sec. 9. No Member of, or Delegate to, the Congress, or Resident Commissioner, after his election or appointment, and either before or after he has qualified, and during his continuance in office, and no officer, agent, or employee of the Department of the Interior, except as otherwise provided in 43 CFR, Part 7, shall be admitted to any share or part of this lease, or derive any benefit that may arise therefrom, and the provisions of Title 18 U.S.C. Sections 431-433, relating to contracts, enter into and form a part of this lease, so far as the same may be applicable.

FOR EXECUTION BY LESSEE

IN WITNESS WHEREOF:

Redmond Public Building Corp.  
by Ronald L. Bryant President  
RONALD L. BRYANT  
(Signature of Lessee's Authorized Officer)

Dana Johnson  
(Signature of Witness)

3-21-2001

(Date)

THE UNITED STATES OF AMERICA

Robert B. Towne  
(Authorized Officer)

Field Manager  
(Title)

4-24-01

(Date)

Form does not constitute an information collection as defined by 44 U.S.C. 3502 and therefore does not require OMB approval.

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## Exhibit A

### Terms / Conditions / Stipulations

- 1) The final architectural plans for the proposed golf course shall be with coordinated with regulatory agencies and the City of Redmond, to insure that the design of the course is compatible with onsite and adjacent land uses. To insure compliance with the terms and conditions of the lease, the BLM Deschutes Field Manager shall have a period of 30 days to review and approve the final architectural plans.
- 2) The Redmond Public Building Corporation (lessee) shall develop the golf course in accordance with the Plan of Development that was received with the original application package, dated August 29, 1997, the Addendum to the Development Plan and the Environmental Principles for the Development of Juniper Golf Course dated, April 4, 2000.
- 3) Subsequent management of the golf course shall be defined in the Operating Agreement to be developed by the lessee to authorize the Juniper Golf Club, or others to manage the course. The Operating Agreement shall include all provisions of the Management Plan and must be approved by BLM, to insure compliance with the Recreation and Public Purposes Act.
- 4) Upon a showing of substantial compliance with the approved plan of development, the lessee may exercise an option to acquire the property. The Operating Agreement with the Juniper Golf Club must insure that title or control is not transferred and all revenues generated must be used for expenses related to the management of the golf course.
- 5) The lessee shall comply with the provisions of Title VI of the Civil Rights Act of 1964 (78 Stat. 241) and the requirements of regulations of the Secretary of Interior, issued pursuant to (43 CFR 17), for the period that the lands are authorized for the purposes described in the lease. The United States shall have the right to seek judicial enforcement of the requirements of the Title VI of the Civil Rights Act of 1964, in the event of their violation by the lessee.
- 6) The lessee shall schedule a meeting at the request of the BLM authorized officer, to review the management and operation of the golf course by the Juniper Golf Club.
- 7) The lessee shall manage the course in accordance with the principles of Integrated Plant Management (IPM) and provide management records as documentation to BLM each year.
- 8) Use, storage and disposal of pesticides shall comply with the applicable Federal and State laws. Pesticides shall be used only in accordance with their registered uses and within limitations imposed by the Secretary of Interior.
- 9) The lessee shall insure that the public interest continues to be well served by providing a low cost, public golf opportunity, comparable to other municipal courses in Central Oregon.
- 10) The centerline of the anticipated right of way extending SW 19<sup>th</sup> Street to the south, would coincide with the section line common to sections 32 and 33, T. 15 S., R. 13 E. The anticipated right of way width is 80 feet, being 40 feet on each side of the section line.

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Page 4 of 6

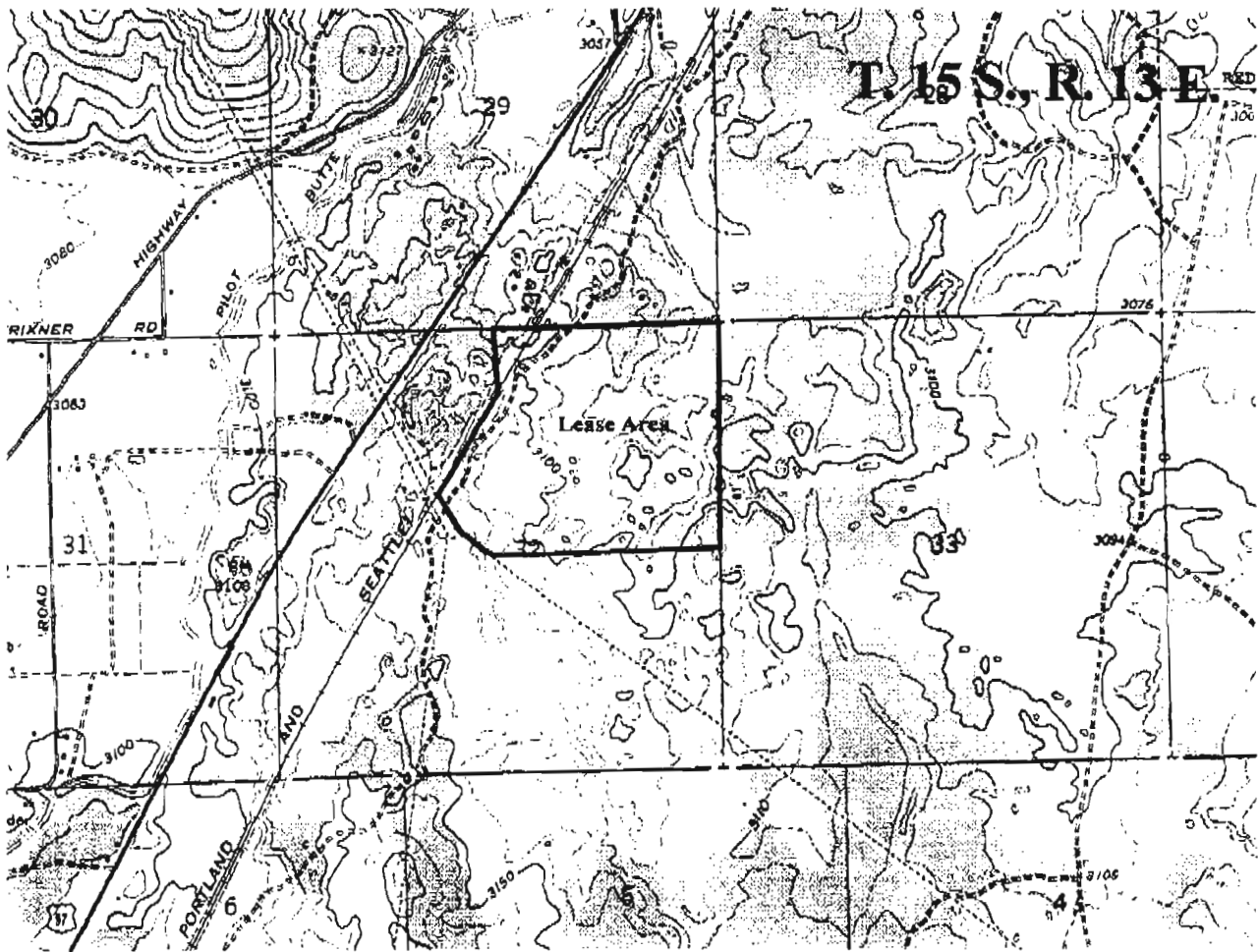
- 11) A buffer strip measuring forty feet wide shall be reserved along the east line of the lease perimeter. This strip shall provide for the west half of the anticipated right of way needed for the extension of SW 19<sup>th</sup> Street.
- 12) The lessee shall construct rangeland type fences along the east side of the site and along the south boundary. The fence along the east side shall be placed approximately 40 feet east of the section line to allow for the anticipated future extension of SW 19<sup>th</sup> Street. This location coincides with the eastern boundary of the anticipated road right of way. This location is situated outside of the lease area and fence construction shall be authorized with a temporary use permit. The fence shall be designed to keep livestock out, yet allow wildlife to cross. Rangeland fences would be constructed with wires 18, 24, 30, and 40 inches from the ground. The top and bottom wire would be barbless, the others would be barbed.
- 13) The lessee shall construct a security fence along the north and east boundary of the site to deter motor vehicle access. The design of the security fence shall not preclude wildlife passage and shall be approved by the BLM Authorized Officer. The security fence would be placed forty feet west and parallel to the section line common to sections 32 and 33. T. 15 S., R. 13 E.
- 14) Large juniper trees shall be preserved as reasonable to the function of golf course design. If raptor nest sites are found during project planning/construction, the nest tree will be protected. All construction activities within (1/2) mile of a nest tree shall cease during the breeding season extending from March 1 through August 1. All activities shall be suspended until written notification is provided by the BLM Authorized Officer.
- 15) Any cultural and/or paleontological resources (historic or prehistoric site or object) discovered by the lessee, or any contractor, on Federal land shall be immediately reported to the authorized officer. The lessee shall suspend all operations in the immediate area of such discovery until written authorization to proceed is issued by the authorized officer. An evaluation will be made by the authorized officer to determine appropriate actions to prevent the loss of significant cultural or scientific values. The lessee will be responsible for the cost of evaluation and any decision concerning mitigation will be made by the authorized officer following consultation with the lessee.
- 16) Prior to construction, the lessee shall schedule a pre-work conference with BLM to review the terms and conditions of the lease. BLM is responsible to monitor construction to ensure compliance with the approved Plan of Development.
- 17) All buildings shall be painted to blend with the surrounding landscape.
- 18) Prior to the application for patent, the lessee shall provide a survey of the subject parcel that is completed in accordance with the standards prescribed by BLM Cadastral Survey. The lessee shall reimburse BLM for cost of creating a supplemental plat which is necessary to create a tract to describe the parcel for conveyance. The estimated cost is \$500.
- 19) During the period of golf course development the lessee shall incur the cost of a project to enhance wildlife habitat, not exceed \$10,000. This amount shall be applied as off site mitigation on the adjacent public lands, for the improvement of habitat for pronghorn antelope. This is intended to replace habitat that was used for development of the golf course. BLM shall be responsible for choosing the location and type of mitigation and satisfying environmental requirements.

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# Exhibit E Lease Area



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*No warranty is made by the Bureau of Land Management as to the accuracy, reliability, or completeness of these data for individual or aggregate use with other data. Original data were compiled from various sources. This information may not meet National Map Accuracy Standards. This product was developed through digital means and may be updated without notice*

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RECORDER RECORDING, RETURN TO:  
Bryant, Emerson & Fitch  
PO Box 457  
Redmond OR 97756  
MAIL TAX STATEMENTS TO:  
City of Redmond Public Buildings Corp.  
PO Box 726  
Redmond OR 97756

DESCHUTES COUNTY OFFICIAL RECORDS  
MARY SUE PENHOLLOW, COUNTY CLERK

2001-48960



\$31.00

00020187200100489600010011

10/05/2001 09:41:27 AM

D-D Cnt=1 Str=1 JEFF

\$5.00 \$11.00 \$10.00 \$5.00

CORRECTION  
WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, that **CLIFFORD G. WILLIAMS**, hereinafter called the Grantor, for the consideration hereinafter stated, to grantor paid by **CITY OF REDMOND PUBLIC BUILDINGS CORPORATION, an Oregon non-profit corporation**, hereinafter called the Grantee, does hereby convey and warrant free and clear of encumbrances except as specifically set forth herein unto the said Grantee and Grantee's heirs, successors and assigns, that certain real property, with the tenements, hereditaments and appurtenances thereunto belonging or appertaining, situated in the County of Deschutes and State of Oregon, described as follows, to-wit:

That portion of the South 650 feet of the NE 1/4 NW1/4 of Section 32 in T.15S., R.13E., W.M., Deschutes County, Oregon, lying East of The Oregon Trunk Railway right of way and consisting of approximately 72,488.3 square feet.

Subject to and excepting easements, covenants, restrictions, and rights of way of record.

This instrument will not allow use of the property described in this instrument in violation of applicable land use laws and regulations. Before signing or accepting this instrument, the person acquiring fee title to the property should check with the appropriate city or county planning department to verify approved uses and to determine any limits on lawsuits against farming or forest practices as defined in ORS 30.930.

The true and actual consideration for this conveyance is \$6,000.00.

DATED this 27<sup>th</sup> day of September, 2001.

THIS DEED is a correction deed to correct that certain deed between the parties hereto dated September 27, 2001 and recorded on October 5, 2001 as Document #2001-48960, Deschutes County Official Records to correct the legal description.

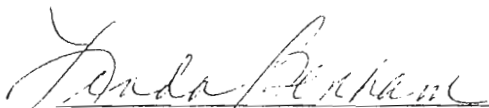
  
CLIFFORD G. WILLIAMS

STATE OF OREGON            )  
                                      : ss.  
County of Deschutes        )

9/27 2001

Personally appeared before me the above-named CLIFFORD G. WILLIAMS and acknowledged the foregoing instrument to be his voluntary act and deed.



  
Notary Public for Oregon  
My Commission Expires: 12-10-04

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BRYANT, EMERSON & FITCH

ATTORNEYS AT LAW

888 WEST EVERGREEN AVENUE  
P.O. BOX 457  
REDMOND, OREGON 97756-0103  
TELEPHONE (541) 548-2151  
FAX (541) 548-1895

1 - WARRANTY DEED

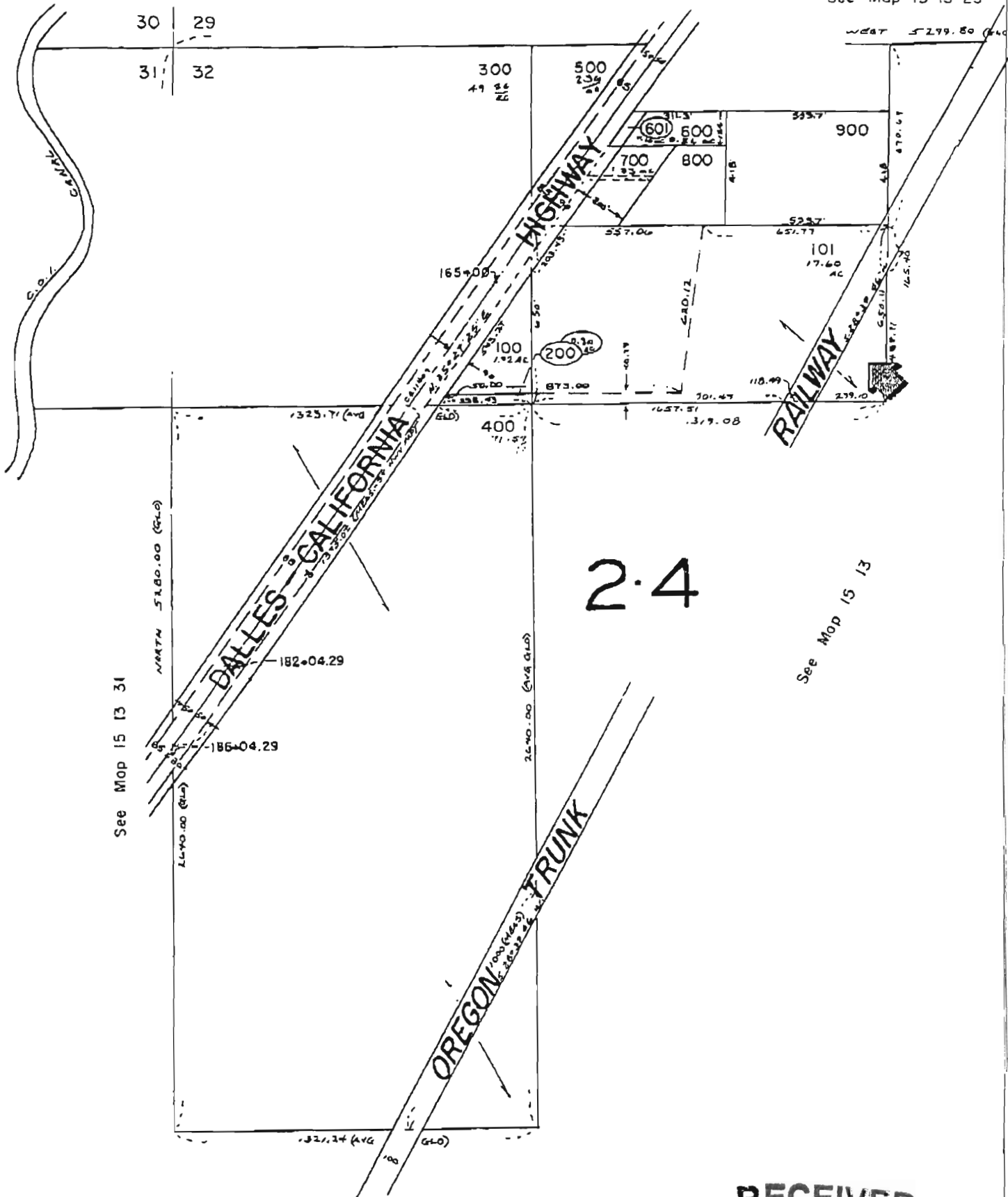
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See Map 15 13 29



2.4

See Map 15 13 31

See Map 15 13

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02/17/2004 13:37 15415486423

STATE OF OREGON

Desc 55844

WELL ID # 04894

(START CARD) # 157682

WATER SUPPLY WELL REPORT

(as required by ORS 637.785)

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

(1) OWNER:

Well Number: #1

Name Juniper Golf Course Association

Address 139 S.E. Sisters Ave.

City Redmond

State OR Zip 97756

(2) TYPE OF WORK:

[X] New Well [ ] Deepening [ ] Alteration (repair/recondition) [ ] Abandonment

(3) DRILL METHOD:

[X] Rotary Air [ ] Rotary Mud [ ] Cable [ ] Auger [ ] Other

(4) PROPOSED USE:

[ ] Domestic [ ] Community [ ] Industrial [X] Irrigation [ ] Thermal [ ] Injection [ ] Livestock [ ] Other

(5) BORE HOLE CONSTRUCTION:

Special Construction approval Yes [ ] No [X] Depth of Completed Well 605 ft. Explosives used Yes [ ] No [X] Type Amount

Table with columns: HOLE Diameter, From, To, SEAL Material, From, To, Amount sacks or pounds. Row 1: 22in, 0, 19, Cement, 0, 19, 44 sacks. Row 2: 18.5, 19, 605.

How was seal placed: Method [ ] A [ ] B [X] C [ ] D [ ] E [ ] Other

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

(6) CASING/LINER:

Table with columns: Diameter, From, To, Gauge, Steel, Plastic, Welded, Threaded. Rows for Casing (20in, 2in, 18, 250) and Liner (14in, 0, 480, 250; 12in, 480, 600, 375).

Final location of shoe(s)

(7) PERFORATIONS/SCREENS:

[X] Perforations Method Factory Saw [ ] Screens Type Material

Table with columns: From, To, Slot size, Number, Diameter, Tele/pipe size, Casing, Liner. Row 1: 480, 600, 3/16, 5700, 2.0, 4.0, [ ], [X].

(8) WELL TESTS: Minimum testing time is 1 hour

[X] Pump [ ] Bailor [ ] Air [ ] Flowing Artesian

Table with columns: Yield gal/min, Drawdown, Drill rpm at, Time. Row 1: 330, 15, 420, 48 hr.

Temperature of Water 52 Depth Artesian Flow found Was a water analysis done? [ ] Yes [ ] No 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 Deschutes Latitude Longitude Township 15S N or S, Range 13E E or W. of WM. Section 32 NE 1/4 NE 1/4 Tax lot 100 Lot Block Subdivision Street Address of Well (or nearest address) End of 19th St. Redmond, OR 97756

(10) STATIC WATER LEVEL:

356 ft. below land surface. Date 10/12/03 Artesian pressure lb. per square inch. Date

(11) WATER BEARING ZONES:

Depth at which water was first found 361

Table with columns: From, To, Estimated Flow Rate, SWL. Row 1: 361, 605, 1500+, 356.

(12) WELL LOG:

Ground elevation

Table with columns: Material, From, To, SWL. Rows include: Sandy Loam & Broken Rock (0-6), Fractured Gray & Brown Basalt (6-12), Hard Gray Basalt (12-39), Broken Gray Basalt (39-41), Red Cinder Rock (41-50), Brown Sandstone (50-62), Brown & Gray Lava (62-74), Gray Vesicular Basalt (74-83), Broken Brown Basalt Loss Circ. (83-86), Red Cinder Rock (86-93), Gray Lava (93-97), Brown & Gray Lava (97-102), Hard Gray Basalt (102-129), Broken Gray Basalt Loss Circ. (129-131), Red Cinder & Basalt (131-134), Red Cinders (134-144), Broken Brown Basalt & Ash (144-148), Reddish Pumice & Cinders (148-164), Gray Pumice (164-181), Broken Basalt & Cinder Lost (181-191), Circ. Poured 12 Cu. Yds. (191-217), Broken Lava & Cinders (217-230), Gray Lava & Brown Ash (230-242), Red Cinders (242-248).

Continued on next page

Date started Completed

(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 my best knowledge and belief.

Signed [Signature] 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 Robert Buckner WWC Number 1385 Date 4/6/04

ORIGINAL & FIRST COPY - WATER RESOURCES DEPARTMENT

SECOND COPY - CONSTRUCTOR

THIRD COPY - CUSTOMER

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NOV 06 2006

WATER RESOURCES DEPT SALEM OREGON

Attachment D

Page 1 of 2

502-796-2900



02/17/2004 13:37 15415486423

WESTERN H2O DEV CORP

PAGE 02

STATE OF OREGON

Desc 55844

WELL ID # 64894

WATER SUPPLY WELL REPORT

(as required by ORS 537.765)

(START CARD) # 157682

Page 2

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

(1) OWNER:

Well Number: #1

Name Juniper Golf Course Association
Address 139 S.E. Sisters Ave.
City Redmond State OR Zip 97756

(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 ft.
Explosives used Yes No Type Amount

Table with columns: Diameter, From, To, SEAL Material, From, To, Amount sacks or pounds

How was seal placed: Method A B C D E

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

(6) CASING/LINER:

Table with columns: Diameter, From, To, Gauge, Steel, Plastic, Welded, Threaded

Final location of shoe(s)

(7) PERFORATIONS/SCREENS:

Perforations Method Screens Type Material

Table with columns: From, To, Slot size, Number, Diameter, Taper/pipe size, Casing, Liner

(8) WELL TESTS: Minimum testing time is 1 hour

Pump Baller Air Flowing Artesian

Table with columns: Yield gal/min, Drawdown, Drill stem at

Temperature of Water Depth Artesian
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 Deschutes Latitude Longitude
Township 15S N or S. Range 13E E or W. of WM.
Section 32 NE 1/4 NE 1/4
Tax lot 100 Lot Block Subdivision
Street Address of Well (or nearest address) End of 19th St.
Redmond, OR 97756

(10) STATIC WATER LEVEL:

ft. below land surface. Date
Artesian pressure lb. per square inch. Date

(11) WATER BEARING ZONES:

Depth at which water was first found

Table with columns: From, To, Estimated Flow Rate, SWL

(12) WELL LOG:

Ground elevation

Table with columns: Material, From, To, SWL

WESTERN WATER DEVELOPMENT

P.O. Box 1670

REDMOND, OR 97756

Date started 9-29-03 Completed 11-25-03

(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 herein are true to my best knowledge and belief.

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.

WWC Number 1385 Date 1/8/04

Signed Robert Buckner

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# City of Redmond Site Plan Review Application

DEC 11 2001

PT

Project Valuation: \$ 3,000,000

File Number: SP01-5910

### Fee Schedule:

Pre-Site Plan Approval	\$247
Project value less than \$12,500	\$155
Project value between \$12,500- \$25,000	\$309
Project value between \$25,000-\$50,000	\$618
Project value between \$50,000-\$100,000	\$1236
Project value greater than \$100,000	\$1416
Plus \$62 each additional \$50,000 value	

### PLEASE NOTE: INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED

*Ren Bryant*

Applicant Name City of Redmond Public Buildings Corporation Phone 541 / 548-2151 Fax 541 / 548-1895  
 Address PO Box 457 City Redmond State OR Zip Code 97756

Property Owner City of Redmond Public Buildings Corporation & BLM Phone 541 / 548-2151 Fax 541 / 548-1895  
 Address PO Box 457 City Redmond State OR Zip Code 97756

Business Name \_\_\_\_\_ Phone \_\_\_\_\_ / \_\_\_\_\_ Fax \_\_\_\_\_ / \_\_\_\_\_  
 Address \_\_\_\_\_ City \_\_\_\_\_ State \_\_\_\_\_ Zip Code \_\_\_\_\_

### PROPERTY DESCRIPTION

Property Location (address, intersection of cross street, general area) \_\_\_\_\_  
SW corner 19th St & the NE1/4 of Section 32, T15S, R13, EWM

Legal Description - T15S, R13E, Section 32 Tax Lot(s) 100  
 Present Zoning OSPR Total Land Area \_\_\_\_\_ (Square Ft.) Appx. 181 (acres)  
 Present Land Use NONE

### PROJECT DESCRIPTION

Describe Project (explain in detail your proposal i.e. operating characteristics, hours of operation, loading times, etcetera) Relocation of Juniper Golf Course to a new course location. Operation continuing as in the past.  
 (see attached Exhibit on project description)

### PROFESSIONAL SERVICES

Architect/Designer/Engineer John Harbottle Phone 253 / 582-8058 Fax \_\_\_\_\_ / \_\_\_\_\_  
 Address 105 Country Club Circle SW City Tacoma State WA Zip Code 98498  
 Builder or Agent \_\_\_\_\_ Phone \_\_\_\_\_ / \_\_\_\_\_ Fax \_\_\_\_\_ / \_\_\_\_\_  
 Address \_\_\_\_\_ City \_\_\_\_\_ State \_\_\_\_\_ Zip Code \_\_\_\_\_

### FOR OFFICE USE ONLY

Date Received: 12/11/01  
 Rec'd By: PT  
 Date App. Complete: \_\_\_\_\_  
 Date of Notice: \_\_\_\_\_  
 Fee Paid: \$5012.00  
 Receipt #: 2012

### Routing:

Finance \_\_\_\_\_ ODOT \_\_\_\_\_  
 Fire \_\_\_\_\_ COID \_\_\_\_\_  
 Police \_\_\_\_\_ PPL \_\_\_\_\_  
 Pworks \_\_\_\_\_ USWST \_\_\_\_\_  
 Bldg \_\_\_\_\_ Other \_\_\_\_\_  
 Admin \_\_\_\_\_ Hearing Body \_\_\_\_\_

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**CHECKLIST**  
**REQUIRED ITEMS TO BE SUBMITTED FOR SITE AND DESIGN REVIEW**

- Completed Application. The application must be signed by the property owner and the applicant.
- A copy of a title report or subdivision guarantee verifying ownership.
- Application Fee(s).
- Ten (10) copies of full set of drawings, drawn to scale, and 1 reduced 8 ½ x 11 copy.
- This checklist of required items to be submitted with the Owner/Applicant signatures.
- The legal description and dimensions.
- A vicinity map.

**SITE PLAN**

- Specific use areas of each building with a description of each "use" (storage, office, meeting, etc.)
- The square footage of each use proposed to be developed.
- Percentage of lot coverage and square footage by;
  - a) structures
  - b) recreation areas
  - c) landscaping
  - d) parking areas
- The total number of parking spaces.
- The total square feet to be landscaped.
- The number of dwelling units in the development (residential).
- All vehicle and pedestrian access points and paths.
- Project name.
- The scale used (the scale shall not exceed one (1) inch equals fifty (50) feet).
- North arrow.
- Date the site plan is prepared.
- Street names and locations of all existing and proposed streets, curbs, and sidewalks within or adjacent to the proposed development.
- Zoning designations adjacent to the proposed development.
- Location and use of all proposed and existing buildings, fences and structures within the proposed development. Indicate which ones are to remain and which are to be removed.

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EC 112001

# City of Redmond Conditional Use Application

PT  
M 01-18/1

Project Valuation: \$ 3,000,000

File Number: M 01-18/1

<b>Fee Schedule:</b>	Project value less than \$12,500	\$618
	Project value between \$12,500- \$25,000	\$1,236
	Project value between \$25,000-\$50,000	\$1,607
	Project value between \$50,000-\$100,000	\$1,978
	Project value greater than \$100,000	\$2,472
	Plus \$52 each additional \$50,000 value	

### PLEASE NOTE: INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED

Applicant Name City of Redmond Public Buildings Corporation Phone 541 / 548-2151 Fax 541 / 548-1895  
 Address PO Box 457 City Redmond State OR Zip Code 97756

Property Owner City of Redmond Public Buildings Corporation Phone 541 / 548-2151 Fax 541 / 548-1895  
 Address PO Box 457 City Redmond State OR Zip Code 97756

Business Name \_\_\_\_\_ Phone \_\_\_\_ / \_\_\_\_ Fax \_\_\_\_ / \_\_\_\_  
 Address \_\_\_\_\_ City \_\_\_\_\_ State \_\_\_\_\_ Zip Code \_\_\_\_\_

### PROPERTY DESCRIPTION

Property Location (address, intersection of cross street, general area) \_\_\_\_\_  
SW corner 19th ST & the NE1/4 of Section 32, T15S, R13, E.W.M.

Legal Description - T15S, R13E, Section 32 Tax Lot(s) 100  
 Present Zoning OSPR Total Land Area \_\_\_\_\_ (Square Ft.) Appx. 181 (acres)  
 Present Land Use \_\_\_\_\_

### PROJECT DESCRIPTION

Describe Project (explain in detail your proposal i.e. operating characteristics, hours of operation, loading times, etcetera) Relocation of Juniper Golf Course to a new course location. Operation continuing as in the past.  
(see attached Exhibit on project description)

### PROFESSIONAL SERVICES

Architect/Designer/Engineer John Harbottle Phone 253 / 582-8058 Fax \_\_\_\_ / \_\_\_\_  
 Address 105 Country Club Circle SW City Tacoma State WA Zip Code 98498  
 Builder or Agent \_\_\_\_\_ Phone \_\_\_\_ / \_\_\_\_ Fax \_\_\_\_ / \_\_\_\_  
 Address \_\_\_\_\_ City \_\_\_\_\_ State \_\_\_\_\_ Zip Code \_\_\_\_\_

### FOR OFFICE USE ONLY

Date Received: 12/11/01  
 Rec'd By: PT  
 Date App. Complete: \_\_\_\_\_  
 Date of Notice: \_\_\_\_\_  
 Fee Paid: \$ 618.00  
 Receipt #: 70252

Routing:  
 Finance \_\_\_\_\_ ODOT \_\_\_\_\_  
 Fire \_\_\_\_\_ COID \_\_\_\_\_  
 Police \_\_\_\_\_ PPL \_\_\_\_\_  
 Pworks \_\_\_\_\_ USWST \_\_\_\_\_  
 Bldg \_\_\_\_\_ Other \_\_\_\_\_  
 Admin \_\_\_\_\_ Hearing Body \_\_\_\_\_

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**SUBMITTAL REQUIREMENTS**

The following information and material must be submitted by the applicant of the proposed development. Other materials may be requested by staff.

- Completed Application. The application must be signed by the property owner and the applicant and include information requested on the application form.
- A copy of a title report or subdivision guarantee verifying ownership.
- Application fee, project value must be supplied to staff with application.
- Site Plan to scale (10 copies) plus 1 reduced copy of site plan (8 1/2" x 11")
- Burden of Proof - Written statement addressing applicable criteria.
- Address the conditional use standards, if applicable. Some uses have specific standards listed in the Redmond Development Code which will need to be met, see the RDC, Section 8.0615.
- Written description of the proposed use including hours of operation, number of employees, traffic generation and any other factors of the use.

**Conditional Use Criteria**

Conditional uses are reviewed based upon three criteria that the applicant must address:

- a. The proposal will be consistent with the Comprehensive Plan and the objectives of the zoning standards and other applicable policies of the City.
- b. The location, size, design, and operating characteristics of the proposal will have minimal adverse impact on the livability, value, or approximate development of abutting properties and the surrounding area.
- c. The proposal will not place an excessive burden on sewage, water supply, parks schools, or other public facilities including traffic flows in the area.

**By signing, the undersigned certifies that he/she has read and understood the submittal requirements outlined above, and that he/she understands that omission of any listed item may cause delay in processing this application.**

**I (We) the undersigned acknowledge that the information supplied in this application is complete and accurate to the best of my (our) knowledge.**

City of Redmond Public Buildings Corporation

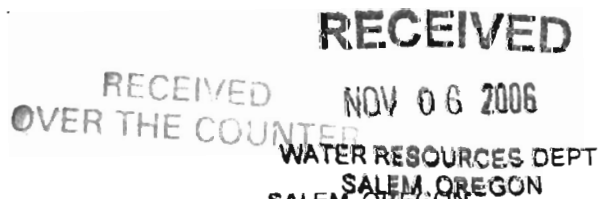
Applicant: By: [Signature] Date: 12/11/2001  
Ronald L. Bryant Signature

Bureau of Land Management

Owner/Agent: By: [Signature] Date: \_\_\_\_\_  
(Circle One) Robert Towne Signature

**If you are the authorized agent, please attach the letter of authorization signed by the owner.**

**NOTE: This may not be a complete list of land use requirements. Dependent on the specifics of the proposal, additional information may be required after further review.**



### SUBMITTAL REQUIREMENTS

The following information and material must be submitted by the applicant of the proposed development. Other materials may be requested by staff.

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City of Redmond Public Buildings Corporation

Applicant: By: [Signature] Date: 12/11/2001  
Ronald L. Bryant Signature

Owner/Agent: By: [Signature] Date: 12/11/01  
(Circle One) Robert Towne Signature

If you are the authorized agent, please attach the letter of authorization signed by the owner.

NOTE: This may not be a complete list of land use requirements. Dependent on the specifics of the proposal, additional information may be required after further review.

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WATER RESOURCES DEPT  
SALEM OREGON

- Location and size of all public utilities, serving the subject property, in and adjacent to the proposed development with the locations shown of:
  - a) Water lines and meter sizes.
  - b) Sewers, manholes and cleanouts.
  - c) Storm drains and catch basins.
- The proposed location of:
  - a) Connection to the City water system.
  - b) Connection to the City sewer system.
  - c) The proposed method of drainage of the site.
- Location of existing canals and laterals.
- Location of existing on-site drainage.
- Location of all utility easements on the property.
- Location, size and use of all contemplated and existing public areas within the proposed development.
- All fire hydrants, existing and proposed, to be located within or adjacent to the site.
- A topographic map of the site at a contour interval where significant grade changes exist on the property.
- Location of all parking areas and dimensions of all parking spaces.
- Use designations for all areas not covered by building(s).
- Locations of all existing natural features including, but not limited to, any existing trees having a six (6) inch trunk diameter or greater, three (3) feet above grade, and any natural drainage ways existing on the site, and any outcroppings of rocks, boulders, etc. Indicate any contemplated modifications to a natural feature.

**EXTERIOR ELEVATIONS**

- Drawings or sketches of elevations of the proposed structures.
- Indication of the material, colors (fascia, doors, trim, etc.), pitch of roof, shape and other design features of the building(s).
- The location of all exterior mechanical devices.

**LANDSCAPE PLAN**

- A landscape plan, drawn to scale, including the following:
  - The varieties (botanical name) of each plant.
  - The size of each proposed plant at time of planting.
  - All trees having a six inch trunk diameter 3' above grade or greater shall be shown on the landscape plan.
  - Location/placement of existing and proposed vegetation to be retained, planted or removed.

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WATER RESOURCES DEPT  
SALEM OREGON

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- An irrigation layout shall be submitted showing type and location of water delivery lines.

**By signing, the undersigned certifies that he/she has read and understood the submittal requirements outlined above, and that he/she understands that omission of any listed item may cause delay in processing this application.**

**I (We) the undersigned acknowledge that the information supplied in this application is complete and accurate to the best of my (our) knowledge.**

City of Redmond Public Buildings Corporation  
Applicant: By: [Signature] Date: 12/11/2001  
Ronald L. Bryan Signature

Bureau of Land Management  
Owner/Agent: By: \_\_\_\_\_ Date: \_\_\_\_\_  
(Circle One) Robert Town Signature

**If you are the authorized agent, please attach the letter of authorization signed by the owner.**

**NOTE: This may not be a complete list of land use requirements. Dependent on the specifics of the proposal, additional information may be required after further review.**

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SALEM OREGON



**CITY OF REDMOND**  
Community Development

*Pat Riley*

716 SW Evergreen  
PO Box 726  
Redmond, OR 97756-0100

(541) 923-7721  
Fax: (541) 548-0706  
E-mail: [cdd@redmond.or.us](mailto:cdd@redmond.or.us)  
Web site: [www.redmond.or.us](http://www.redmond.or.us)

**CITY OF REDMOND**  
**FINDINGS AND DECISION**  
**SP 01-59 & CU 01-18, New Juniper Golf Course**

**FILE NO:** SP 01-59 & CU 01-18

**APPLICANT:** City of Redmond Public Buildings Corporation  
ATTN: Mr. Ronald L. Bryant  
PO Box 457  
Redmond, OR 97756  
(541) 548-2151

**ARCHITECT:** John Harbottle  
105 Country Club Circle SW  
Tacoma, WA 98498  
(253) 582-8058

**DATE:** July 31, 2001

**REQUEST:** Site and Design approval of a eighteen (18) hole public golf course, including building and parking areas, on 181± acres of property. The subject site is zoned **OSPR (Open Space Park Reserve)** and is located within Redmond's city limits.

**APPLICABLE ORDINANCE PROVISIONS**

1. Redmond Urban Area Comprehensive Plan (as amended), including the Redmond Transportation Plan map and policies.
2. Redmond Code, Chapter 8, Development Regulations:  
Article I - Zoning Standards
  - Section 8.0225, Park Reserve - Open Space (OSPR) Zone
  - Sections 8.0500 to 8.0515, Parking and Loading
  - Section 8.0600, Authorization to Grant or Deny Conditional Uses
  - Section 8.0605, General Conditions
  - Section 8.0635, Time Limit on a Permit for a Conditional Use

City of Redmond  
Juniper Golf Course  
SP01-59, CU01-18  
Page 1

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WATER RESOURCES DEPT  
SALEM, OREGON



**-Section 8.0640, Occupancy Permit**  
**-Section 8.0645, Performance Bond**  
Article IV - Site & Design Review Standards  
**-Section 8.3035, Site and Design Review Criteria**  
**-Section 8.3130, All Developments**

**EXHIBITS**

The following exhibits are a part of the record and are on file with the Redmond Planning Department:

1. Application form, site plan (revised), building elevations, and all materials submitted by the applicant.
2. Agency and department comments on file with the Planning Division.
3. Notice to property owners within 100', dated February 5, 2002..
4. Notice to property owners within 100', dated June 25, 2002.
5. Land Use Sign Posting Affidavit, dated February 11, 2002.
6. Ron Bryant's letter waiving the 120-day decision requirement, dated March 22, 2002.
7. Patti Leymaster's letter transmitting Resolution #2002-54 to the Deschutes County Assessor and proclaiming the annexation.
8. Ron Bryant's letter regarding the golf course relocation, dated May 1, 2002.
9. Drawings (floor plan) and photos of the 'temporary' pro shop, received May 7, 2002.
10. Ron Bryant's letter to Wayne Sorensen, dated March 12, 2002.
11. Wayne Sorensen's letter to Ron Bryant, dated March 1, 2002.
12. Edward Fitch's letter to Wayne Sorensen, dated January 25, 2002.
13. Wayne Sorensen's letter to Ed Fitch and Steve Bryant, dated January 23, 2002.
14. Incomplete letter to Ron Bryant, dated December 13, 2001.
15. "Exhibit B", Development and Improvement Plan for the Proposed Relocation of Juniper Golf Course, received on December 11, 2001.
16. "Exhibit C", Addendum to the Development and Improvement Plan.
17. "Exhibit D", Environmental Assessment for the proposed relocation of the Juniper Golf Course, prepared by Marci Todd, Environmental Coordinator and dated 11/9/00.
18. Finding of No Significant Impact by the Prineville District's BLM office.
19. US Dept. of Transportation, FAA Advisory Circular, Hazardous Wildlife Attractants on or Near Airports, AC No. 150/5200-33, dated 5/1/97.
20. Transportation Impact Study - Zone Change for 180 Acres South of the City of Redmond, prepared by David Evans & Associates, dated July, 2000.
21. Letter from Cliff Williams, dated Feb. 11, 2002.
22. Peter Russell's, ODOT Planner, letter dated December 27, 2001.
23. Asst. City Engineer Doty's memo dated 12/19/01.
24. Asst. City Engineer Doty's memo dated 1/31/02.
25. Mike Slater's, USDA Wildlife Biologist, letter dated 7/03/02.

## FINDINGS OF FACT

1. **Location:** The new Juniper Golf Course facility is located in the southern portion of the City on a 180+ acre parcel that is just west of and abutting the future 19<sup>th</sup> Street extension to the south and is just southwest of the Deschutes County Fairgrounds complex. The property is identified on the Deschutes County Assessor's map as T15E, R13S, Section 32, tax lot 100 and it was annexed to the City on December 13, 2001. The site is within the City's Urban Growth Boundary (UGB) and City limits.
2. **Zone and Comprehensive Plan Designation:** The subject property is zoned and planned **OSPR**, and is designated as **Park Reserve Open Space (OSPR) Zone** on the Redmond Urban Area Comprehensive Plan and Zone map. The property was zoned **OSPR** by the Comprehensive Plan and Zone map adopted by the City Council on May 23, 2001 and by the Deschutes County Board of Commissioners on June 27, 2001.
3. **Site Description and Surrounding Land Uses:** The subject site is undeveloped at this time and no water rights exist on the property. The property is located in the northern margin of the High Lava Plains physiographic province which extends to the north and south. The elevation of the site is about 3,100 feet and varies by no more than 20 feet on the tract. It's a gently rolling site of small rocky ridges and sandy depressions. Soils consist of sandy pumice with rocky outcrops. Vegetation consists of western Juniper, sagebrush, rabbitbrush, bunchgrasses and cheatgrass. Existing land uses surrounding this property include the Burlington Northern RR to the west, the Deschutes County Fairgrounds to the northeast, other BLM land to the east and south and vacant industrial land to the north.
4. **Proposal:** Site and Design approval of a 180+ acre parcel which will be developed as a public golf course. The proposed improvements include: a 18-hole, par 72 golf course; practice driving range, putting greens, putting course, clubhouse/pro-shop; a temporary modular structure to be used as a pro-shop; golf cart storage building; maintenance building and facility; and water ponds. At completion, the course will be operated by the Redmond Public Building Corporation, a 501 (C) (3) non-profit corporation owned by the City of Redmond. Management is by the Juniper Golf Club, a non-profit corporation.
5. **Agency Comments:** The Planning Division the initial plans for the golf course in December, 2001, and then sent the plans out for further comments in May, 2002, because of the amount of time that had passed since the initial comment period and because some new information had been received. The following are the most recent comment received by the Planning Division:
  - A. **Fire:** "Approval, see attached comments."
  - B. **Police:** "Approval."

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C. Public Works - David Pilling:

SUBJECT: **SP01-59/CU01-18 (REVISED), The New Redmond Golf Course**  
Tax Map 15-13-Index, TL 100

Subject property located south of Airport Way, west of 19<sup>th</sup> St. and east of the railroad tracks. The Department of Public Works provides the following recommendations based on the Routing Plan dated 1/14/02:

1. Streets: It is standard practice for Public Works to require construction of streets that provide sole access to proposed development. However, in this case, available right-of-way is restricted due to the City's Urban Growth Boundary which is located along the center of 19<sup>th</sup> St. and the need to match existing improvements.

A) SW 19<sup>th</sup> St. - Minor Arterial (future), located along the east property line also being the City's Urban Growth Boundary (UGB). Unimproved adjacent to subject property. Existing paved arterial street with curb and sidewalk just north of subject property. *Improvements conforming to City minor arterial street standards shall be required with new pavement, curb, and sidewalk on the west side adjacent to subject property or provide the City with a cash payment (or equivalent) equal to the improvement cost of the west half at local street standards in lieu of construction.* A legally binding development agreement approved by all parties which specifies actual contribution is an acceptable alternative to construction or cash payment. Also, the pavement width, turn lanes and tapering have yet to be determined due to lack of available right-of-way. The proposed 50 ft. right-of-way dedication for the west half of 19<sup>th</sup> St. (east 50 ft. of subject property) is acceptable.

B) Traffic Impacts - The Transportation Impact Study prepared David Evans and Associates, Inc. dated July 2000 appears adequate for the purpose of deeming the application complete. However, Public Works reserves the right to further comment and/or require additional information at a later date. A signal exaction fee, prepared by our office, shall be required as mitigation to the projected impacts to the Yew Ave. Interchange at Hwy 97.

C) Access - As proposed, the site access location to 19<sup>th</sup> shall match the existing Fairgrounds entrance on the east side. The existing improvements in 19<sup>th</sup> St. including the existing Fairgrounds entrance shall be shown on the site plan. A concrete driveway apron shall be required for the proposed approach to existing 19<sup>th</sup> Street. Based on the City's recommended access management control for arterials, a 260 ft. driveway throat (measured from the west right-of-way line to the parking lot) shall be required. Also, an access easement from neighboring City owned property (tax map 15-13-29, tax lot 103) shall be required. Please note that parking is restricted on minor arterial streets due to bike lanes. Emergency access and turnaround requirements shall be determined by the Redmond Fire Department.

2. Water: Existing 12 inch water main located in 19<sup>th</sup> St. at the north property line.

A) *If connection to the City's water system is proposed, a 12 inch water main extension shall be required along 19<sup>th</sup> St. from existing to the point of connection.* The remaining water main extension along 19<sup>th</sup> St. to the south boundary shall be addressed in the development agreement for 19<sup>th</sup> street for compliance to the City's "to & through" requirement. Upon request, the City may provide credit for the cost of oversizing the water main from the minimum required size of 8 inch unless larger pipe is needed to meet fire flow requirements.

B) Domestic water service to this site shall include a meter and backflow prevention device conforming to current City standards. A City approved backflow prevention device shall be required for any water service 1 inch or larger and for all irrigation systems.

Please note that the metered domestic service needs to be separate from and not connected to a fire line.

C) Fire flow requirements and hydrant/fire service locations to be determined by the *Redmond Fire Department*. A water system/fire flow analysis may be required to verify that fire flow requirements can be met.

3. Sewer: Existing 12 inch gravity sewer main located in 19<sup>th</sup> St. at the north property line.
- A) *If connection to the City's sanitary sewer system is proposed, a 12 inch gravity sewer main extension shall be required along 19<sup>th</sup> St. from existing to the point of connection. The remaining sewer main extension along 19<sup>th</sup> St. to the south boundary shall be addressed in the development agreement for 19<sup>th</sup> street for compliance to the City's "to & through" requirement. Upon request, the City may provide credit for the cost of oversizing the sewer main from the minimum required size of 8 inch.*
  - B) All new sewer services shall be 6 inch with a cleanout located at the property/right-of-way line.
  - C) Applicant shall comply with the City's Wastewater Pretreatment Program. A Wastewater Pretreatment Survey shall be completed and returned to the Wastewater Division of Public Works.

4. Site Drainage: All site drainage shall be maintained on site and shall not drain onto public streets, irrigation canals or neighboring properties. Contact Walt West at Oregon Department of Environmental Quality in Bend for compliance to all state & federal storm water regulations.

5. Irrigation Canals & Laterals - Irrigation laterals or ditches located in public streets to be improved as part of this subdivision shall be piped underground with C900 PVC, Ductile Iron pipe or as approved by C.O.I.D. and the City. A C.O.I.D. permit may be required for any work on or near canals and ditches.

- D. COID: "See attached letter."
- E. Wastewater: "No comments."
- F. Building: "No comments."
- G. Finance: "No comments."
- H. PP&L: "No comments."
- I. Cascade Natural Gas: "No comments."
- J. Deschutes Planning: "No comments."
- K. Redmond Airport: "Hold for approval. This should not be approved until the USDA Wildlife Biologist and FAA have come to agreement on the bird hazard and we receive the info in writing from both entities."
- L. ODOT: Peter Russell submitted a letter on behalf of ODOT and that letter is incorporated herein by reference as if fully set forth.
- M. USDA -Mike Slater: Letter written to Don Larson, FAA, regarding the Juniper Golf Course and the wildlife management mitigation measures that would be the conditions for Wildlife Service support of this project. The letter is incorporated herein by reference as if fully set forth.

- N. One comment was received from a neighboring property owner, Cliff Williams, who has concerns about the golf course well depleting his well which is located to the west. Mr. Williams is a party to this decision and will receive a copy of the staff report and decision. Mr. Williams lives at 4826 S. Highway 97, Redmond.

**CONCLUSIONARY FINDINGS:**

1. Redmond Development Code (RDC) Section 8.0225, **OSPR, Park Reserve - Open Space Zone.**

(1) Purpose and Applicability. The purpose and applicability of the OSPR Zone is:

(a) to preserve and provide for open space areas of natural, scenic, historical or geological significance.

**FINDING: Staff finds that the proposed golf course preserves and provides for open space. It incorporates some natural, scenic and geological qualities; however, it does not appear that any of these are very significant according to the Environmental Assessment performed by the BLM. Nonetheless, staff can make a positive finding that the golf course complies with the above criteria.**

(b) to provide areas for recreational development and use, both passive and active, in appropriate locations in the canyon, by the public and private sectors.

**FINDING: The golf course will provide an active recreational development for the public sector; however, it is not located in the Dry Canyon. The OSPR zone seems to have been written with the Dry Canyon in mind and then the zone was subsequently applied to other lands located outside the Dry Canyon, including the existing Juniper Golf Course located north of Sisters Avenue. Staff finds that the proposed golf course complies with the above criteria.**

(c) to provide for private development appropriate with the goals and master plan for the canyon and the transfer of development rights to areas suitable for higher density development.

**FINDING: Staff finds that this criteria is not applicable because the new Juniper Golf Course is located outside of the Redmond Dry Canyon.**

(3) Conditional Uses Permitted. In an OSPR Zone, the following uses are permitted when authorized in accordance with the provisions of the Canyon Park Master Plan and Sections 8.0600-8.0645; provided, however, subsections (a) through (e) and (g) herein

shall only be allowed in or within one hundred (100) feet of an enhancement area, as defined by the Canyon Master Plan:

**FINDING: Staff finds that this criteria is not applicable because the new Juniper Golf Course is located outside of the Redmond Dry Canyon. Staff will offer findings for the following criteria in case a reviewing body finds that the standards should be applied. It's critical to note that there are no "preservation" or "enhancement" areas located outside of the Redmond Dry Canyon and that the Canyon Master Plan only applies to properties located in the Dry Canyon.**

(6) Limitations on Conditional Uses. In addition to the standards and conditions that may be attached to the approval of a conditional use as provided by Sections 8.0600-8.0645, the following limitations shall apply to a use under Sections 8.0660-8.0695, or establishment of publicly owned sewerage and water system facilities:

(a) An application for a conditional use other than for a public facility shall be denied if the proposed use is not related to or complimentary to the recreational, historical or scenic resources of the area.

**FINDING: This code section states "other than for a public facility...". The proposed golf course is a public facility that is related to a recreational resource, and as such, complies with this Code criteria.**

(b) The Hearings Body may limit changes in the natural grade of land or the alteration, removal or destruction of natural vegetation in order to prevent or minimize erosion, pollution or degradation of the natural attractiveness of the area.

**FINDING: Staff finds that the type and amounts of grading needed to accommodate the golf course appears to be substantial, but the topography of the site is quite level varying only by about 20 feet according to the EA. It appears that several existing trees and/or rock formations will be removed by this proposal; however, the trees and rock formations will be preserved whenever possible. The EA estimates that 136 acres of juniper woodland would be developed into irrigated fairways, greens and tees. About 45 acres (25%), would be left undisturbed. The native vegetation would remain along roughs and perimeter areas. Staff finds that this criteria has been met.**

(c) The Hearings Body may require establishment and maintenance of fire breaks, the use of fire-resistant materials in construction and landscaping; or may attach other similar conditions or limitations that will serve to reduce fire hazards or prevent the spread of fire to surrounding areas.

**FINDING: The proposed use would substantially decrease the potential fire impact in the vicinity and would provide additional fire hydrants along 19<sup>th</sup> Street. Each fairway, etc. will act as a firebreak and would help prevent the spread of fire in this area. Therefore staff finds that this criteria has been met.**

(d) An application for a conditional use in an OSPR Zone shall be denied if the height of any structures or buildings unduly affect the natural and scenic features of the area.

**FINDING: The proposed clubhouse and maintenance structures are one story structures that are 26' 10" (i.e. the clubhouse) tall at the highest point on the ridge. Staff finds that the height of the proposed building would not unduly affect the natural and scenic features of the area; however, the maximum permitted height in the OSPR zone is 25 feet and the building's height will have to be reduced. This will be required as a condition of approval.**

(7) Additional Standards.

(a) Development of public or private recreational centers or community centers must:

1. Be in or within one hundred feet of an enhancement area as defined on the map.

**FINDING: Staff finds that this criteria is not applicable because the new Juniper Golf Course is located outside of the Redmond Dry Canyon and there are no "enhancement" areas located outside of the Canyon.**

2. Provide access to a specific parcel from existing routes accessing the canyon or routes designated in the plan maps set forth in {Exhibit "B" of the Master Canyon Plan} which is incorporated herein by reference.

**FINDING: Staff finds that this criteria is not applicable.**

3. Be reasonably accessible for people of all ages and social and economic groups and for all geographic areas of the community.

**FINDING: The entire golf course will be open to the general public. A goal of the Juniper Golf course is to keep the costs down to enable everyone a chance to play. Staff finds that the proposed project complies with the above criteria.**

4. Be coordinated with adjacent open space areas and other land uses so they enhance one another and together contribute to a satisfying park environment.

**FINDING: Staff finds that this criteria is not applicable because the new Juniper Golf Course is located outside of the Redmond Dry Canyon; however, golf courses are generally considered to be “open space”.**

5. Provide for the preservation or enhancement of natural features, resources and amenities, including views and vistas, canyon walls, native juniper stands and exposed rock outcroppings.

**FINDING: Staff finds that this criteria is not applicable because the new Juniper Golf Course is located outside of the Redmond Dry Canyon.**

(b) Except for the development of public facilities and services, it shall be unlawful to fill, discard or store solid wastes of any kind, including but not limited to excavation, tailings, rubbish, auto bodies, junk and other similar materials, to store any materials which are unsightly within the canyon area soil, trees, shrubbery or other natural vegetation.

**FINDING: This is an ongoing obligation of the property owner, the City and Juniper Golf course. It’s unlikely that rubbish will be allowed on the premises.**

2. City of Redmond Development Code, Chapter 8 - Development Regulations, Article I, Section 8.0505, Off-Street Parking and Loading. Buildings or structures to be built or substantially altered which receive and distribute materials and merchandise by trucks shall provide and maintain off-street loading berths.

(1) The provisions and maintenance of off-street parking and loading spaces is a continuing obligation of the property owner. Should the owner or occupant of any lot or building change the use to which the lot or building is put, thereby increasing off-street parking or loading requirements, this section must then be complied with.

**FINDING: This is a standard that the property owner has to comply with.**

(2) Requirements for types of buildings and uses not specifically listed in these standards shall be determined by the Hearings Body based upon the requirements for comparable uses listed.

**FINDING: The Redmond Development Code does not list a parking standard for a golf course, nor is there any comparable uses listed in the Code. The applicant’s initial plans stated that 280 parking spaces would be provided. Staff researched the APA Planning Advisory Service Report No. 432, Off-Street Parking Requirements, and found that most jurisdictions which list parking requirements for golf courses**

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require about 100 parking spaces for each nine holes. That indicates that an eighteen hole course should provide about 200 spaces. Several jurisdictions also add spaces for employees and other use(s). The Juniper plans show that the golf course maintenance employees can park at the maintenance facility which has eighteen (18) spaces (this is a concept plan). In any case, it appears that 250 spaces (including the parking at the maintenance facility) should be sufficient and the 280 proposed spaces exceed that. Staff finds this criteria has been met.

(3) In the event that several uses occupy a single structure or parcel of land, the total requirements for off-street shall be the sum of the requirements of the several uses computed separately.

**FINDING: This criteria is not applicable.**

(4) Owners of two or more uses, structures or parcels of land may agree to utilize jointly the same parking and loading spaces when the hours of operation do not overlap; provided that satisfactory legal evidence is presented to the City in the form of deeds, leases or contracts to establish the joint use.

**FINDING: This criteria is not applicable.**

(5) Off-street parking spaces for dwellings shall be located on the same parcel with those dwellings. Other required parking spaces shall be located not farther than 300 feet from the building or use they are required to serve, measured in a straight line from the building.

**FINDING: All public parking spaces are located within 300 feet of the permanent clubhouse / pro-shop building.**

(6) Required parking spaces shall be available for the parking of passenger automobiles, customers, patrons and employees only, and shall not be used for storage of vehicles or materials or for the parking of trucks used in conducting the business or use.

**FINDING: This should only apply to the parking at the clubhouse, the maintenance building's parking is designed to accommodate the storage of vehicles and materials, including trucks, mowers and all the other equipment used to maintain the golf course. Even if not required by Code, staff would encourage the operator's to provide RV parking on this site. Staff has observed RV's parked at the current Juniper Golf course several time and there are no accommodations for these vehicles because of their size.**

(7) In any zone in connection with every building or part thereof hereafter erected and having a gross floor area of 10,000 square feet or more, which is to be occupied for manufacturing, storage, warehousing, goods display, retail sales, a hotel, a hospital, a mortuary, a laundry, dry cleaning establishment, or other uses similar requiring the receipt or distribution by vehicles or materials or merchandise, there shall be provided and maintained at least one off-street loading berth, plus one additional such 20,000 square feet. Said loading berth shall be provided with access, driveways and surfacing in the same manner as for off-street parking, except that each space shall be 10 feet wide and 22 feet long with a height clearance of at least 14 feet. A sight-obscuring screen, berm, or landscaping shall conceal all loading areas from view from public streets or roads.

**FINDING: The building is under 10,000 square feet in size; therefore, staff finds that this criteria does not apply.**

(8) Loading and unloading of merchandise, equipment, etc. shall not be permitted from public streets or roads.

**FINDING: "No Parking" is permitted along 19<sup>th</sup> Street because it's a designated arterial street. All loading and unloading can occur on-site.**

3. City of Redmond Development Code, Chapter 8 - Development Regulations, Article I, Section 8.0510, Design & Improvement Standards for Parking Lots. The design and improvement standards for parking lots are as follows:

(1) Each parking space or stall shall be governed by the requirements of Section 8.0515, and in no case have less than a minimum width of 8 feet and a minimum length of 18 feet but in any case must have at least a total area of 144 square feet, must be individually accessible, be paved, and be adequately maintained.

**FINDING: The parking spaces have to meet this criteria. Even if not required by Code, staff would encourage the operator's to provide larger parking spaces for RV parking on this site. Staff has observed RV's parked at the current Juniper Golf course several time and there are no accommodations for these vehicles because of their size.**

(2) Except for parking in connection with dwellings, parking and loading areas adjacent to or within a residential zone or adjacent to a dwelling shall be designed to minimize disturbance to residents by the erection between the uses of a sight-obscuring fence or planted screen of not less than five feet in height except where vision clearance is required.

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**FINDING: There are no residential zones or residences adjacent to the project. Staff finds that this criteria is not applicable.**

(3) Parking spaces along the outer boundaries of a parking lot shall be contained by a bumper rail or by a curb which is at least four inches high and which is set back a minimum of one and one-half feet from the property line.

**FINDING: The plans will have to meet this criteria and the parking lot plans will have to show a 4" curb height as well as the curb locations. Staff finds that a condition of approval should be imposed to ensure compliance with this standard.**

(4) Artificial lighting which may be provided shall not shine or create glare in any residential zone or on any adjacent dwelling.

**FINDING: There are no dwellings or residential zones adjacent to this project; however, any outdoor lighting shall be shielded and directed downward so as not to interfere with any aircraft taking off or making a landing approach to the airport.**

(5) Access aisles shall be of sufficient width to permit easy turning and maneuvering.

**FINDING: The concept plan indicates that access aisles within the site appear to be adequate. Staff finds that this criteria is met.**

(6) Except for single-family and duplex dwellings, groups of more than two parking spaces shall be so located and served by a driveway that their use will require no backing movements or other maneuvering within a street right-of-way other than an alley.

**FINDING: The proposed plans meet this criteria.**

(7) Service drives to off-street parking areas shall be designed and constructed both to facilitate the flow of traffic and to provide maximum safety for vehicles and pedestrians.

**FINDING: There is one public access to the parking area from the northeast corner of the site across from the Deschutes County Fairgrounds. It appears that the maintenance facility will have a frontage road located alongside 19<sup>th</sup> Street. The applicant's plans meet the above criteria.**

(8) Driveways shall have a minimum vision clearance area formed by the intersection of the driveway centerline, the street right-of-way line, and a straight line joining said lines through points 15 feet from their intersection.

**FINDING: The required vision clearance areas are not shown on the plans. Staff finds that this should be made a condition of approval.**

4. Redmond Development Code, Chapter 8, Article I, Section 8.0225, subsection (4) - Property Development Standards, (c) Setbacks requires:

(1) Front Yard - no structure shall be located closer than forty feet from an arterial or collector street or road right of way and twenty-five feet from any local service street or road right of way.

(2) Side and Rear Yard - no structure shall be located closer than twenty feet from any side or rear property line.

(3) The above setbacks may be increased to a maximum of 60 feet or decreased to a minimum of 20 feet during the site and design review process.

(4) Height - no structure shall exceed twenty-five feet in height.

**FINDING: The proposed locations of the clubhouse and maintenance facility comply with the setback standards. The proposed height of the clubhouse appears to be 26 feet 10 inches from the elevations and drawings submitted to the Planning Department. The height needs to be reduced to twenty-five (25) feet unless the applicant applies for a variance or the zone regulations are changed before the clubhouse is constructed. Staff will require the building height to be reduced to 25 feet unless a variance is granted by the City. No variance was applied for as a part of this application.**

5. Redmond Code, Chapter 8 - Development Regulations, Article I -Zoning Standards, Conditional Uses, Section 8.0600 Authorization to Grant or Deny Conditional Uses, requires that before approving an application for a conditional use the Hearings Body shall find the following criteria are either met, can be met by observance of conditions, or are not applicable:

*A. The proposal will be consistent with the Comprehensive Plan and the objectives of the zoning ordinance and other applicable policies of the City.*

**FINDING: The proposal can be found to be consistent with the Redmond Urban Area Comprehensive Plan and the Redmond Code, Chapter 8 Developmental Regulations, Article I - Zoning Standards because the OSPR zone allows public or private recreational facilities, including golf, subject to a conditional use permit. The developer's proposal allows for the extension of 19<sup>th</sup> Street to the south in**

accordance with the City's Transportation Plan map and objectives. 19<sup>th</sup> is designated as an 'minor arterial' on the Transportation Plan. The Environmental Assessment performed by BLM made a finding that there were no significant impacts resulting from locating a public golf course on this 180+ acre parcel.

Staff finds that criterion (A) is met by this proposal.

*B. The location, size, design and operating characteristics of the proposal will have minimal adverse impact on the livability, value or approximate development of abutting properties and the surrounding area.*

**FINDING:** The available evidence in the record supports a finding that a public golf course on this site would have minimal adverse impact with the possible exception of wildlife impacts on the Redmond Airport. Staff concurs with the BLM's Environmental Assessment that the project will have a minimal impacts on surrounding properties; however, staff will impose a condition of approval that requires the golf course to be developed in accordance with the USDA's wildlife biologist's recommendations. City Attorney Bryant suggested language for such a condition and the Airport Manager has had a chance to review and indicated agreement with the condition. FAA Advisory Circular No. 150/5200-33, Hazardous Wildlife Attractants on or near Airports, indicates in section 3, subsection 3-9 (Golf Courses), that golf courses may be beneficial to airports because they provide open space that can be used for noise mitigation or by aircraft during an emergency. The FAA does recommend that airport operators exercise caution and consult with a wildlife damage management biologist when considering proposals for golf course construction or expansion. If hazardous wildlife is detected, corrective actions should be implemented immediately. Staff finds that all parties agree that the USDA Wildlife Biologist is an appropriate person to review the potential hazard and recommend corrective action(s). The recommendations of the Wildlife Biologist will be made a condition of approval.

A neighboring property owner, Cliff Williams, who lives west of the proposed golf course is concerned about his well being depleted by a proposed irrigation well for the Juniper Golf course. The City is actively involved in buying water rights to mitigate the impacts of drilling wells. This is a program that is monitored by the State and the City has to obtain permits and comply with all the state requirements. The State's regulations should be sufficient to protect Mr. Williams' well which is located to the west.

Staff finds that criterion (B) is met by this proposal subject to the recommendations of the wildlife biologist for management of the waterfowl (i.e. ducks and geese).

*C. The proposal will not place an excessive burden on sewer, water supply, parks, schools or other public facilities including traffic flows in the area.*

**FINDING:** The proposed facility has access to public sewer and water located in 19<sup>th</sup> Street and certain improvements to 19<sup>th</sup> Street are proposed by the Redmond Public Works Department (see comments). There is no evidence to suggest that this use would adversely affect either schools or parks, in fact, the individuals in facility will most likely not use these type of facilities. Upon review of the site plans, it appears that the development has sufficient parking spaces placed on-site as long as the golf course provides at least 250 parking spaces. Staff finds that the initial 100 parking spaces should be provided when the golf course opens for play and the remaining 150 spaces should be provided when the restaurant / pro shop / clubhouse opens. The employee parking at the maintenance facility should be available when the maintenance facility is occupied by the golf course employees.

**Staff finds that the proposed facility will comply with criteria (C) based on this finding.**

6. City of Redmond Development Code, Chapter 8 - Development Regulations, Article IV, Site and Design Review Standards, **Section 8.3035 - Design Review Criteria** states that a building permit shall be issued if the development subject to Site and Design Review complies with the following criteria. The review shall consider buildings or structures for scale, mass, proportion, use of materials, and relationship to adjacent and surrounding properties:

A. **Installation of Utilities.** All new service lines shall be placed underground.

**FINDING:** All new utilities shall be placed underground; this is a standard condition.

B. **Right-of-Way Dedication & Public Improvements.** Adequate right-of-way dedication and improvements to streets, alleys, sidewalks, bikeways and other public ways shall be provided by the Owner to City of Redmond adopted Transportation Plan, Public Works Standards & Specification and the local service street policies, including the grid policy. In lieu of actual construction of improvements, the City may choose to accept waivers of remonstrance to the formation of a local improvement district for the purpose of providing the needed improvements.

**FINDING:** The applicant's plans show a fifty (50) foot wide dedication for 19<sup>th</sup> Street along the east property line of the subject parcel. This is acceptable to the Public Works Department. The Public Works Department asks for half street

improvements conforming to the City's minor arterial street standards or a cash payment equal to ½ of a local street improvement or a legally binding development agreement approved by all parties which specifies that "...actual contribution is an acceptable alternative to construction or cash payment." It's not clear what the contribution would be in this case. The one alternative not mentioned by Public Works is the 'waiver option' specified in the above RDC language. It seems clear that when the actual improvements are not constructed, the City may choose to accept a waiver of remonstrance to the formation of a local improvement district for the improvements. The development agreement option isn't nearly as clear-cut as the 'waiver option'. Therefore, staff will allow three alternatives: (1) construct improvements conforming to ½ of the City's arterial street standards; (2) provide the City with a cash payment equal to ½ of a local street standard; or (3) sign a waiver of remonstrance to the formation of a local improvement district for the required improvements. The fifty (50) foot right of way cannot be dedicated if Juniper only leases the land. If this is the case, then the right of way for 19<sup>th</sup> shall be reserved until BLM or the property owner agrees to dedicate the right of way.

**C. Architectural Requirements.**

1. **Architectural theme.** If a particular architectural theme is followed, it shall be carried out completely in the design and not mixed with conflicting themes.
2. **False front design.** A false front design of a building shall be avoided. A design scheme for a building shall be carried out throughout the building, not just on the street elevation.
3. **Historical Buildings.....**
4. **Commercial buildings.**
5. **Multi-Family Development.....**
6. **Roof-mounted Mechanical Equipment and Vents.** These shall be screened so as not to be visible from public areas.

**FINDING: The proposed clubhouse / pro-shop building has an appealing architectural theme throughout the entire building. The maintenance facility is unremarkable but uniform in appearance. None of the buildings have a false front and no exterior or roof-mounted equipment is proposed. Staff finds these criteria either have been met or do not apply.**

**D. Landscaping.**

1. **Plant sizes.** All required shrubs shall be at least 16" in height and all required trees 5' in height at time of planting.

2. **Vegetative cover.** Landscape areas shall be planted with shrubs, trees and or living ground cover to a minimum of 50% vegetative cover within 3 years of planting.

**FINDING: Essentially, the whole golf course is "landscaped" except for the areas where the native vegetation is retained. Golf coursed typically have grass fairways and greens and, therefore, will meet the 50% live vegetative cover within three years of planting. Staff finds that all landscaping has been provided, and that this criteria has been met.**

3. **Outdoor storage and service areas.** Outdoor storage and service areas shall be screened and buffered with a minimum 3 foot landscape strip and/or site obscuring fencing.

**FINDING: Staff finds that criteria "c" does apply to this proposal around the maintenance facility at the southern end of the practice range. The maintenance area will need to be secured, probably with a chainlink fence. Slats shall be provided to make the fencing sight-obscuring or a detailed landscape plan with trees and shrubs shall be planted around the maintenance areas.**

4. **Areas between buildings and property lines adjacent to a street.** Areas between buildings and property lines adjacent to a street shall be landscaped with trees and shrubs within a minimum 3 foot landscape strip.

**FINDING: There is one public road within this project area, 19<sup>th</sup> Street along the east property line. Landscaping needs to be added between the clubhouse and 19<sup>th</sup> Street on the east side of the parking lot. Staff finds this criteria does apply and a detailed landscaping plan needs to be submitted to the Planning Division when the parking lot is installed and paved.**

5. **A parking or loading area.** A parking or loading area shall be separated from any lot line adjacent to a roadway by a landscaped strip at least 10 feet in width, and any lot line by a landscaped strip at least 5 feet in width. Within the C-2 or C-4 zone, street trees or other landscaping within the public right-of-way may be provided and considered as landscaping on site. Required landscape strips may be reduced to 3 feet in the C-2 and C-4 zone if the strip is densely planted with trees, shrubs and living ground cover to a minimum of 90% vegetative cover at time of planting.

The Community Development Director may make an exception of the five (5) foot

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landscaping strip requirements if the following criteria apply:

- (i) The properties are adjacent to one another; and,
- (ii) The parking and back up areas are adjacent to a common lot line.

If an exception is granted, an easement shall be recorded on the deed. If at any time the parking area is no longer shared, the parking area shall conform to the five (5) foot landscape strip requirements.

**6. Landscape areas abutting parking areas.** Landscape areas abutting parking shall incorporate a sight obscuring landscape screen. The screen shall grow to be at least 3 feet higher than the finished grade of the parking area, except in required clear vision areas where the clear vision requirements must be met. The screen height may be achieved by a combination of earth mounding and plant materials. Fences with or without slats shall qualify for parking lot screening only with accompanying plant materials.

**7. Parking lot landscaping.** In addition to meeting all other landscape requirements at least seven (7%) percent of all the parking lot area shall be landscaped plus a ratio of one tree per ten parking spaces. This 7% parking lot landscaping may be considered as meeting a portion of the underlying zone's minimum landscape percentage requirements. Parking lots exceeding 40 spaces shall incorporate a portion of this required landscaping in interior islands not less than three feet in width.

**8. Protection of Parking Lot Landscaping.** Parking lot landscaping shall be protected by a curb or secured wheel guards at least 4" high with a minimum three foot setback from the property line.

**FINDING:** The submitted plans do not clearly comply with the above standards. The developer needs to: (1) install a sight obscuring landscape screen along the east side of the parking lot(s); (2) show 7% parking lot landscaping and incorporate interior islands in the parking lots that are not less than three feet in width; and (3) show the location of curbs and/or wheel guards not less than 4" in height. This shall be shown on a detailed landscape plan depicting the parking area located next to the clubhouse. The plan shall be approved by Planning prior to occupancy of any structures on the golf course.

**9. Preservation and Replacement of Trees.** All existing trees having a six inch trunk diameter 3' above grade or greater shall be preserved or replaced with trees of a minimum three inch trunk diameter at 3' above grade in addition to other required landscaping. This criteria shall be met in the submitted landscape plan.

**FINDING:** Based on the plans provided, staff cannot verify how many trees are being removed by this proposal. The developer shall provide a inventory to the City

staff of all trees that are removed that have a 6" trunk diameter measured at 3' above grade. All trees meeting the above standard that are removed shall be replaced on a one-for-one basis. The location of all replacement trees shall be shown on a *revised* landscape plan.

10. **Irrigation of plants and trees.** Irrigation systems shall be required for all landscape areas except those designated for native vegetation.

**FINDING: All landscaped areas will be irrigated according to the applicant's burden of proof statement.**

11. **Street trees.** A street tree plan is required for all development fronting an public or private roads. The street trees shall meet the following requirements.

(i). Certain trees are prohibited by City Code because of root damage to the sidewalk, clear vision problems and fruit droppings. These include: fir, cedar, willow, balm, poplar, nut, locust, all fruit bearing species and cottonwood.

(ii). Trees chosen for the public right-of-way shall be single stem, round, compact crown, deciduous trees, free of fruit, thorns or other harmful appendages. Trees that are tolerant of extremes in weather, cultivation around the root area, and pest and diseases are recommended.

(iii). Tap root trees and surface root trees shall be avoided.

(iv). Trees shall be chosen with a mature height of no more than 30 feet and a minimum branching clearance of 8 feet at maturity.

(v). The center of all trees shall be a minimum of 18" from the face of the street curb.

(vi). Street trees shall be placed at the rate of one tree for every 25 feet of street frontage. Trees shall be evenly spaced with variations to the spacing permitted for specific site limitations such as driveway approaches.

(vii). When street trees are planted on private property the trees shall not be planted further than 25' from the curb.

**FINDING: Street trees are required along the full length of the east property boundary. Street trees may be counted as "replacement trees" for the purpose of meeting standard #9 above. Initially, street trees shall be planted east of the improved parking area and shall be shown on the revised landscape plan for the parking and clubhouse area. Street trees south of the parking area may be deferred until 19<sup>th</sup> Street is extended to the south.**

i. **Maintenance of landscaping.** All landscaping shall be continuously maintained.

**FINDING: All required landscaping is irrigated and will be maintained by the golf course employees. Street trees are required along 19<sup>th</sup> Street when it is constructed**



except for the parking area. At the time the parking area is constructed, street trees shall be install on the east property line abutting 19<sup>th</sup> Street for the entire length of the parking. ,Staff finds this criteria is met subject to a condition of approval and a site development agreement.

E. Parking and Unloading Areas/Docks.

1. **Off-Street Parking Areas.** Parking areas shall be as near the public entrances to the store served as possible.

2. **Parking lot.** The parking shall be dispersed around the building, emphasizing the importance of the building and accessibility to store entrances.

**FINDING: Staff finds that these criteria apply to this development and the proposed parking meets the intent of the Code standard.**

F. General Site Criteria.

1. **Grading and Contouring of the Site.** Grading and contouring of the site shall take place and site-surface drainage constructed so there is no adverse affect on neighboring properties or public right-of-way.

**FINDING: Extensive grading appears necessary that is in excess of grading typical for a building pad; however, the golf course will have its own retention ponds. Staff finds that this criteria does not appear to be applicable; however, staff reserves the option of requiring a grading plan *if* the City Engineer finds that 19<sup>th</sup> Street will be adversely affected. This shall be added as a condition of approval.**

**CONCLUSIONS**

1. This request is to construct a public golf course on approximately 180+ acres in the OSPR zone. The golf course will be operated by the Redmond Public Building Corporation and managed by the Juniper Golf Club, a non-profit corporation. BLM will initially lease the land to the Public Building Corporation.
2. Staff has determined that Bureau of Land Management performed an Environmental Assessment (EA) for the proposed relocation of the Juniper Golf Course and made a Finding of No Significant Impact (FONSI) determination that there are no adverse, unacceptable impacts resulting from this proposed use. Notwithstanding the BLM's determination of no significant impact, the Airport Manager has brought some concerns about potential wildlife hazards to the attention of the developer and the City. As a result,

the City Attorney has proposed a condition of approval that requires the applicant (i.e. the Redmond Public Building Corporation) to provide any mitigation required by the wildlife biologist. This will be imposed as a condition of approval and shall not be subject to any change(s) without notifying the FAA and Airport Manager and holding a public hearing.

3. The proposed building height of 26 feet 10 inches exceeds the 25 foot height limit of the OSPR zone. The applicant has to either reduce the height to 25 feet or he could apply for a variance; however, staff cannot readily identify any apparent good cause for approving a variance because the applicant has created his own circumstance and difficulty. In spite of this, staff's belief would not prevent the applicant from applying for a variance and showing how he meets the variance approval criteria.
4. Based on staff's finding for the Site and Design Review Standards, staff concludes that the proposed golf course and buildings either meets all the standards or that appropriate conditions of approval can be imposed that requires the development to meet all the applicable standards set forth in RDC Section 8.3035, Design Review Criteria.
5. Based on staff's findings relative to 19<sup>th</sup> Street, the right of way for 19<sup>th</sup> Street shall be dedicated or reserved as shown on the revised site plan dated 1/14/02 (i.e. 50 foot of right of way dedication). The access to 19<sup>th</sup> Street shall be as shown on the site plan. Right of way for the access has to be dedicated by the City and said access shall be aligned with the access to the Deschutes County Fairgrounds on the east side of 19<sup>th</sup>. The applicant shall complete the improvements for 19<sup>th</sup> Street as required by the Redmond Public Works Department or shall sign a waiver of remonstrance for said improvements in lieu of the actual improvement(s) if, in fact, the dedication has to be executed by BLM because of the ownership issue. It's not clear that the lease gives the Public Building Corporation the authority to dedicate any right of way. Street trees located south of the proposed parking lot are not required until such time that 19<sup>th</sup> Street is actually improved to a City urban arterial street standard.
6. The applicant's initial site plans show 280 public parking spaces and 18 employee parking spaces on this site. One hundred (100) parking spaces should be provided at the time the golf course opens for play; the eighteen (18) employee parking spaces should be provided when the maintenance facility is operational and is occupied and the remaining one hundred fifty (150) public parking spaces should be provided when the restaurant / pro shop / clubhouse is opened to the public. The Code does not require the operator to provide RV parking spaces on-site; however, extra oversized parking spaces should be provided for RV's. This decision will be left to the operator; however, any RV parking spaces shall be shown on the final plans.

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## DECISION

Based on the foregoing findings and conclusions, the Redmond Community Development Director hereby grants **approval** of these applications, SP 01-59 & CU 01-18, subject to the following conditions being met:

1. This approval is based on the applicant's submitted site plans and the building elevation's of the maintenance building and the proposed clubhouse / pro shop. The "temporary" pro shop (i.e. the modular unit) is also approved to be located on this site for a period not to exceed three (3) years. This may be extended as necessary. The modular unit shall be removed from the site once the permanent clubhouse facility is ready to be occupied unless an approval to retain this structure on-site is obtained from the City. Any substantial alternation of the approved plans except as modified by these conditions of approval may require a new application.
2. All construction be prohibited between the hours of 8 p.m. and 7 a.m. in compliance with RDC Section 5.335 (14) (j). Any exception to this condition shall be as provided by the Redmond Development Code (i.e. authorized by the City Manager).
3. All private on-site improvements shall meet the standards specified in the approved site plans and burden of proof statement. The building height shall not exceed twenty-five (25') feet unless a variance is granted by the City. The applicant is responsible for acquiring all necessary local and state permits for the construction of this facility.
4. Following the end of the 12 day appeal period and before building permits are issued, the Owner/Developer shall sign an Site Improvement Agreement with the City insuring that the work and all proposed improvements will be completed as specified by the applicant.
5. All public improvements, materials, construction, and location of public facilities and site improvements shall be maintained, designed, installed and constructed as approved by the City of Redmond and in full compliance with the Redmond Development Code, Fire Department, and the City's adopted Standards & Specifications. Preliminary drawing, plans and design for all utilities, including driveway access and sidewalks, shall be submitted to the Public Works Department for approval prior to installation. No combustible construction, including the "temporary trailer", is allowed until fire hydrants are in place and operational with adequate fire flow.
6. To mitigate development traffic impacts, the applicant shall pay a traffic signal exaction fee in the amount of \$15,250 for the intersection of Yew Avenue/ Highway 97 ramps when the 18-hole golf course becomes operational and is open for business. The developer shall pay an additional \$15,250 for the traffic signal exaction fee when the

clubhouse / pro shop / restaurant facility is constructed. If the Capital Improvement Plan Update (currently ongoing) changes the funding mechanism such that funding for the aforementioned traffic signals is provided via Systems Development Charges (SDC) AND if the applicant pays the updated SDC, then the signal exaction fee shall not be required. In order to avoid conflict, the fees referenced herein are due at the time of building permit application (i.e. the initial payment is due when the temporary modular unit is placed on the site and the remainder is due when the permits are issued for the permanent clubhouse) .

7. The provisions and maintenance of off-street parking and loading spaces is a continuing obligation of the property owner. Parking areas shall be individually accessible, be paved, and be adequately maintained. The golf course shall provide a minimum of 100 parking spaces at the time the 18-hole golf course becomes playable and is open for business. An additional 150 parking spaces shall be provided at the time the permanent clubhouse / pro shop / restaurant facility is opened for business. An additional eighteen (18) employee parking spaces shall be provided in the vicinity of the maintenance facility when the maintenance facility is constructed and is occupied.
8. Loading and unloading of merchandise and equipment shall not be permitted from public streets or roads.
9. All site drainage shall be maintained on site and shall not drain onto public streets or neighboring properties. All drywells shall comply fully with DEQ regulations.
10. All new service lines and utilities shall be placed underground.
11. The USDA Wildlife Biologist has reviewed the project and issued a letter that includes mitigation requirements to address wildlife/water issues. The applicant shall provide such mitigation as recommended and required by the wildlife biologist. The recommendations and procedures set forth in AC No: 150/5200-33 shall be followed whenever notice is required. If a wildlife study is required, it is the responsibility of the owner / operator to see that the study is completed. This includes any funding needed to complete a study. The Wildlife Service's (WS) recommendations follow:
  - (a) Ponds shall be designed for grid wiring. Around the perimeter of each pond, development of grid wire attachment mechanisms should occur so that wire grids can be constructed over the ponds resulting in roughly 15 foot squares. By skipping every other wire attachment, the design concurrently allows for a 30 foot spacing for geese if ducks are not utilizing the ponds. The project architect shall coordinate with WS on the final design features. This is imperative for waterfowl control.

(b) Ponds shall have steep banks of at least two feet, preferably with concrete retaining walls. This lessens the attractiveness of the pond for waterfowl because entry and exiting from the water to the grassy area(s) are hindered.

(c) Pond size shall be kept to a minimum of one (1) acre or less, whenever possible. Ponds over one (1) acre in size shall be reviewed by the Wildlife Service.

(d) Consideration of aeration or water spouting structures are encouraged to repel waterfowl.

(e) Ponds shall be lined to inhibit plant growth.

(f) If ducks or geese begin utilizing the course and ponds, consideration shall be given to utilizing a hazing dogs. Dogs are not practical in all cases, so this shall be done after consulting with the Wildlife Service.

(g) Golf course management shall utilize hazing methods for control of bird populations that may develop. The methods may include pyrotechnics, scarecrows, electronic harassment, lasers, repellents, etc. and the basic harassment operations may be performed by employees or contracted out. WS will provide both technical and direct assistance with developing non-lethal hazing plans.

(h) If bird populations become persistent and do not respond to harassment, than physical population control will be taken as necessary and as allowed under the airport's US Fish and Wildlife Service (USFWS) Depredation Permit. USDA-Wildlife Services holds a USFWS permit and could conduct the operations under a reimbursable agreement if requested by golf course management. WS notes that most capture methods require specialized equipment and/or skills, especially in urban or suburban environments.

12. The owner/operator shall submit detailed plans for the parking lot and the parking lot landscaping that demonstrates that the parking lot conforms to the Redmond Development Code requirements. The parking lot and landscaping shall be constructed and installed according to the detailed revised plans prior to opening the golf course for play. The revised parking / landscape plans shall show:

(a) Landscape areas abutting parking shall be separated from any lot line adjacent to a road by a landscape strip at least ten (10) feet wide and shall incorporate a sight obscuring landscape screen that is at least three (3) feet above grade [RDC Sections 8.3035 - 5 & 6].

(b) At least seven (7%) percent of all parking lot area shall be landscaped plus a ratio of one tree for every ten parking spaces and parking lots exceeding 40 spaces shall

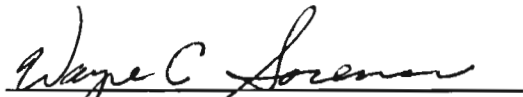
incorporate a portion of the required landscaping in interior islands not less than three (3) feet in width [RDC Section 8.3035 - 7].

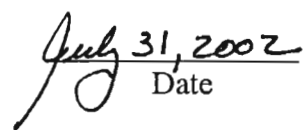
(c) Parking lot landscaping shall be protected by curbs or secured wheel guards at least four (4") inches in height set back a minimum of three feet from the property line.

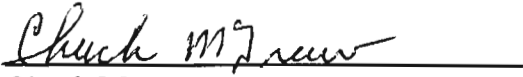
- 13. The right-of-way for 19<sup>th</sup> Street shall be dedicated as shown on the site plan. If the Public Building Corporation cannot dedicate the right-of-way; then the right-of-way shall be fully reserved as a future street until such time that dedication occurs. Easements shall be provided as needed for any necessary public utility extensions if dedication does not occur. The Public Building Corporation shall fully comply with all requirements of state and local codes and ordinances and pay all costs associated with said compliance.
- 14. The applicant shall submit a sign permit for any proposed signs. In addition, all outdoor lighting on the property, including security lighting, shall be shielded and directed downward and shall not shine or glare into adjacent roads or property.

//////////////////////////////////////**END OF CONDITIONS**//////////////////////////////////////  
**In accordance with RDC Section 8.1610, all land use approvals shall be valid for a period of two (2) years, unless extended. Such extensions shall be administrative, in writing, and not subject to appeal. This approval is for the plans submitted and any substantial change or modification will require a new application to be reviewed by the Planning Division. All modifications to the approved plans, except for changes needed to comply with the conditions of approval, shall be subject to Redmond Code - Developmental Regulations Section 8.1445.**

**THIS DECISION BECOMES FINAL TWELVE (12) DAYS FROM DATE MAILED UNLESS A WRITTEN APPEAL IS SUBMITTED TO THE PLANNING DIVISION WITH PAYMENT OF A \$250 FEE. FOR MORE INFORMATION, CALL THE PLANNING DIVISION AT (541) 923-7721.**

  
 \_\_\_\_\_  
 Wayne C. Sorensen  
 Associate Planner

  
 \_\_\_\_\_  
 Date

  
 \_\_\_\_\_  
 Chuck McGraw  
 Senior Planner

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August 5 - 2002  
DATE MAILED:

Gilda La Fallette  
BY:

cc: Jeff England, City Engineer  
David Pilling, Public Works  
Carrie Novick, Airport Manager  
Peter Russell, ODOT  
Cliff Williams  
Robert Towne, BLM  
Kevin Harrison, Deschutes County Planning  
Mike Kasberger, COID



United States  
Department of  
Agriculture

Animal and  
Plant Health  
Inspection  
Service

Wildlife  
Services

3413 Del Webb Ave.  
Salem, OR 97303  
503-399-5814  
FAX 503-399-5613

Don Larson  
Federal Aviation Administration  
Seattle Airports District Office  
1601 Lind Ave., S.W. Suite 250  
Renton, WA 98055-4056

**FILE COPY**

Date: 7/03/02

**EXHIBIT**

Dear Don:

I recently received a copy of the correspondence between yourself and Carolyn Novick, Airport Manager for the city of Redmond. I also have been in direct communication with John Harbottle III, the designer of the proposed Juniper Golf Course which would lie two miles to the southwest of the airport. I have spent some time discussing the project with Mr. Harbottle. He has sent me the design plans for the golf course, also.

I understand that the proposed golf course is within 5 miles of the airport and is in the general direction of approach and departure for Runway 4-22 at Roberts Field. As such, this project would fall under the standards of FAA Advisory Circular 150/5200-33. This letter is an official response to information reviewed in the design plans and gained in telephone conversations with Mr. Harbottle.

Generally, golf courses are considered to pose high risks to aviation safety with respect to their attraction to birds, mostly waterfowl. The largest attractant at golf courses are the water impoundments. However, in many cases golf courses were already existing prior to the airport development, and/or very little thought was given to designs that would reduce bird use. In fact, many golf courses attempt to attract birds and other wildlife. In effect, we have had to deal with golf courses and airports "after the fact", when both facilities were developed without respect to each other. In this case, I feel that there is a unique opportunity to design a golf course with aircraft safety in mind.

As long as the golf course does not attract significant numbers of geese, ducks, gulls, or starlings, then I feel that aircraft safety will be safe. That is, at a distance of 2 miles from the runway, the bird species that would most likely impact aircraft are the species I just identified. Geese, ducks, and gulls are notorious for leaving feeding and roosting areas by flying at heights above ground level that would make them hazardous for aircraft during arrival or departure. Starlings are simply prolific birds that seem to be causing increasing problems for aircraft operations due to their large flocking sizes and persistent nesting behavior. Geese, gulls, and starlings are also not welcome at most golf courses. Some golf courses attempt to attract ducks while others have problems with various duck species. Given that these guilds of birds are those we need to be most concerned about, management of these birds could benefit both the airport and the golf course.

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While we agree that golf courses generally do create bird attractants, WS feels that these risks can be managed at this golf course. However, this will require the incorporation of design elements into the ponds and golf course, as well as responsible management of any birds that may be attracted to the course. I will list below the conditions for WS support of this project:

- Ponds should be designed for grid wiring. Around the perimeter of each pond, development of grid wire attachment mechanisms should occur so that wire grids can be constructed over the ponds that would result in roughly 15-foot squares. By skipping wire attachments, the design would concurrently allow for 30-foot spacing for geese, if ducks were not utilizing the ponds. There are several ways to construct and attach grid wires, and Mr. Harbottle has indicated that he would work with WS on the final design features. This is imperative for waterfowl control.
- Ponds should have steep banks of at least two feet, preferably concrete retaining walls. This will lessen the attractiveness of waterfowl to using the pond as entry and exiting of the pond to the adjacent grassy areas will be hindered.
- Pond size should be kept to a minimum. Ponds of 1 acre size or less would be preferred. This reduces attractiveness to the waterfowl and improves the success of bird management methods should bird decide to use the pond. WS is not suggesting that ponds of 1 acre or less should be mandatory, but preferred.
- Consideration should be given to use of aeration or water spouting structures in ponds. These effects act to repel waterfowl.
- Ponds should be lined to inhibit plant growth.
- If geese and ducks begin utilizing the course and its ponds, then consideration should be given to acquisition of a hazing dog. Dogs are not practical in all cases, so at this point dogs should be a consideration.
- Golf course management must utilize hazing methods for control of bird populations that may develop. These methods include pyrotechnics, scarecrows, electronic harassment, lasers, repellents, etc. Golf course personnel could perform basic harassment operations, or some of this work could be contracted. WS could provide both technical and direct assistance with development of non-lethal hazing plans.
- If bird populations become persistent and do not respond to harassment, then physical population control will be necessary. This is generally allowed under an airport's U.S. Fish and Wildlife Service (USFWS) Depredation Permit, and sometimes other landowners such as golf courses are granted their own permits after submitting the appropriate application. Most capture would result in euthanasia of birds. USDA-Wildlife Services holds a USFWS permit and could conduct these operations under reimbursable agreement if requested by the golf course management. Most capture methods require specialized equipment and/or skills, especially in urban or suburban environments.

The preceding elements were discussed with Mr. Harbottle, and he indicated that these issues should pose no problems. He also indicated a willingness to work with USDA-WS in the development of the various bird control strategies. In this light, we would hope to keep in contact with Mr. Harbottle and future golf course management as the above strategies should allow for proper management of birds at the proposed Juniper Golf Course.

Please call me at 503-399-5850, or e-mail me at [michael.t.slater@aphis.usda.gov](mailto:michael.t.slater@aphis.usda.gov) if you have any questions whatsoever.

**FILE COPY**

Sincerely,

*Mike Slater*

Mike Slater  
Wildlife Biologist

cc: Carolyn Novick, Airport Manager  
John Harbottle III, Designer  
Oregon Dept. of Aviation  
Mark Jensen, Asst. State Director, USDA-WS

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# EXHIBIT C

## PROPOSED RELOCATION OF JUNIPER GOLF COURSE

### DEVELOPMENT AND IMPROVEMENT PLAN

#### 1. DESCRIPTION

Juniper Golf Course is a public golf course which is currently located inside the City limits of Redmond, Oregon, lying Northwest of the Redmond Airport runways on Oregon land leased from the City of Redmond, which lands are under a patent for airport purposes. The existing lease expires in the year 2006 and, because of the substantial increase in value of the area in which the golf course is located and the Federal Aviation Administration requirements for market value rent on airport property, together with the proposed State of Oregon highway bypass planned through the golf course, it is required that the golf course be moved.

The proposed relocation of Juniper Golf Course comprises 177 acres situated at the edge of the Southwestern portion of the City of Redmond, Oregon's urban growth boundary, with the SP&S Railroad right of way on the Northwest side of the property and undeveloped sagebrush and desert land on the Southwestern and Southeastern sides of the property. The new Deschutes County Fairgrounds is now under construction on adjacent property to the Northeast of the proposed site.

#### 2. STATEMENT OF NEED

The existing Juniper Golf Course is the only 18-hole public golf course in the City of Redmond. The golf course's original first 9 holes were constructed by private individuals in about 1956 on land leased from the City of Redmond. The land was property obtained by the City on a patent for airport purposes and with approval of the FAA. The City leased the property to the Juniper Golf Club to be used as a public golf course for a period of 50 years. In 1985, the Redmond Public Building Corporation, a 501(C)(3) non-profit corporation of the City of Redmond, took over the lease on the golf course and sold revenue bonds to finance the second 9 holes for the golf course. The golf course is operated by the Redmond Public Building Corporation, a non-profit corporation owned by The City of Redmond. The golf course is managed by Juniper Golf Club, a non-profit corporation which provides a reasonably priced recreational golf facility for the public in the Redmond area. At the present time, however, changes now occurring will require the golf course to move its location.

The 134 acres on which the golf course is currently located is surrounded by industrial and commercial land, and the Federal Aviation Administration (FAA) has advised the City of Redmond that,

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when the golf course lease is renewed in 2006, the City will be required to collect rent on the 134 acres of land used by the golf course that is based on the market value of the property.

During the past 10 years the land around the golf course has developed into a major industrial area driving land values up to \$2.50-\$3.00 per square foot. The FAA has indicated the reasonable rental rate would be 10% of the market value, which would make the rental rate prohibitive for continuation of a golf course.

In addition, the State of Oregon is planning a highway bypass of the City of Redmond. The location of the bypass goes through the golf course at 1 of 2 locations, and either location will take a substantial portion of the golf course and would effectively remove 4-5 holes from the course leaving the course as a reconfigured 9-hole course or, perhaps, a short 18-hole executive course. In either case, this would cause substantial costs and expenses to the golf course which would add to prohibiting reasonably priced public golf.

As a result, in order for reasonably priced recreation public golf play to continue for citizens of Redmond, it is necessary for the golf course to relocate its facility.

Redmond, Oregon has a current 1997 population in excess of 12,000, which is over a 100% increase from 5,770 in 1978. Redmond, Oregon is currently the fastest growing City in Oregon, with a projected growth to 37,186 by the year 2020, based on a 4.5% growth factor despite the fact that the City growth rate in the past 5 years has been 6.3% to 10.3% per year. With that growth, the need for a reasonably priced public recreational golf facility is even more critical.

### 3. LOCATIONS

The lands embraced for the proposed golf course are currently owned or managed by the Bureau of Land Management (BLM) described as follows:

That portion of the NW1/4 and the NE1/4 of Section 32 lying East of the Burlington Northern Railroad tracks and consisting of approximately 177 acres.

The property is adjacent to the City of Redmond and is within convenient access to the City. The new Deschutes County Fairgrounds is being constructed on approximately 320 acres adjacent to the proposed site to the Northeast, which will bring City street and services to close proximity of the site (see attached vicinity map).

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**4. CONCURRENCE OF PROJECT**

Concurrence in this project has been obtained by the City Council of the City of Redmond.

The Deschutes County Commission is supportive of this project. A copy of the minutes of the Redmond City Council in a joint meeting with the Deschutes County Commissioners approving this project is attached.

**5. DESCRIPTION OF PROPOSED IMPROVEMENTS AND ESTIMATED COSTS OF DEVELOPMENT FOR THE LANDS TO BE ACQUIRED**

The proposed improvements for the site would be:

1. 18-hole par 72 golf course, 6,640 yards long from the men's white tees.
2. Practice driving range.
3. Putting greens.
4. Putting course.
5. Small clubhouse/pro-shop.
6. Parking area.
7. Golf cart storage building.
8. Maintenance facilities.
9. Water ponds/lakes to be supplied by irrigation water or wells.

The estimated cost of developing the land is \$3,000,000-\$4,000,000, depending on the amount of volunteer and donated materials and labor.

**6. SOURCE OF FUNDS FOR DEVELOPMENT**

The funds for development of the golf course will be obtained by sale of revenue bonds by Redmond Public Building Corporation under its bonding authority to be repaid from the revenues generated by the golf course operations.

7. MANAGEMENT OF COURSE

Once the new golf course has been completed, it would be operated by the Juniper Golf Club Corporation on behalf of the City of Redmond Public Building Corporation. All income and expenses of the golf course operation are currently and would be in the future included in the City of Redmond's budget and is part of the municipal budgeting process.

The sources of income will be from fees for playing, membership dues, and snack bar operations. The disposition of the income will be for the retirement of the revenue bonds, expenses of operation and maintenance of the golf course and personnel requirements.

It is anticipated that management of the course, the income and disposition of revenues would be in the same manner as it is now being done. Attached are current copies of the City of Redmond's income and expense budget for the golf course operation at its current location.

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Federal Aviation  
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# Advisory Circular

**Subject:** HAZARDOUS WILDLIFE ATTRACTANTS ON  
OR NEAR AIRPORTS

**Date:** 5/1/97

**AC No:** 150/5200-33

**Initiated by:**

**Change:**

AAS-310 and APP-600

**1. PURPOSE.** This advisory circular (AC) provides guidance on locating certain land uses having the potential to attract hazardous wildlife to or in the vicinity of public-use airports. It also provides guidance concerning the placement of new airport development projects (including airport construction, expansion, and renovation) pertaining to aircraft movement in the vicinity of hazardous wildlife attractants. Appendix 1 provides definitions of terms used in this AC.

**2. APPLICATION.** The standards, practices, and suggestions contained in this AC are recommended by the Federal Aviation Administration (FAA) for use by the operators and sponsors of all public-use airports. In addition, the standards, practices, and suggestions contained in this AC are recommended by the FAA as guidance for land use planners, operators, and developers of projects, facilities, and activities on or near airports.

**3. BACKGROUND.** Populations of many species of wildlife have increased markedly in the

last few years. Some of these species are able to adapt to human-made environments, such as exist on and around airports. The increase in wildlife populations, the use of larger turbine engines, the increased use of twin-engine aircraft, and the increase in air-traffic, all combine to increase the risk, frequency, and potential severity of wildlife-aircraft collisions.

Most public-use airports have large tracts of open, unimproved land that are desirable for added margins of safety and noise mitigation. These areas can present potential hazards to aviation because they often attract hazardous wildlife. During the past century, wildlife-aircraft strikes have resulted in the loss of hundreds of lives world-wide, as well as billions of dollars worth of aircraft damage. Hazardous wildlife attractants near airports could jeopardize future airport expansion because of safety considerations.

DAVID L. BENNETT  
Director, Office of Airport Safety and Standards

**APPENDIX I. DEFINITIONS OF TERMS USED IN THIS ADVISORY CIRCULAR.**

**I. GENERAL.** This appendix provides definitions of terms used throughout this AC.

**a. Aircraft movement area.** The runways, taxiways, and other areas of an airport which are used for taxiing or hover taxiing, air taxiing, takeoff, and landing of aircraft exclusive of loading ramps and aircraft parking areas.

**b. Airport operator.** The operator (private or public) or sponsor of a public use airport.

**c. Approach or departure airspace.** The airspace, within 5 statute miles of an airport, through which aircraft move during landing or takeoff.

**d. Concurrent use.** Aeronautical property used for compatible non-aviation purposes while at the same time serving the primary purpose for which it was acquired; and the use is clearly beneficial to the airport. The concurrent use should generate revenue to be used for airport purposes (see Order 5190.6A, *Airport Compliance Requirements*, sect. 5h).

**e. Fly ash.** The fine, sand-like residue resulting from the complete incineration of an organic fuel source. Fly ash typically results from the combustion of coal or waste used to operate a power generating plant.

**f. Hazardous wildlife.** Wildlife species that are commonly associated with wildlife-aircraft strike problems, are capable of causing structural damage to airport facilities, or act as attractants to other wildlife that pose a wildlife-aircraft strike hazard.

**g. Piston-use airport.** Any airport that would primarily serve FIXED-WING, piston-powered aircraft. Incidental use of the airport by turbine-powered, FIXED-WING aircraft would not affect this designation. However, such aircraft should not be based at the airport.

**h. Public-use airport.** Any publicly owned airport or a privately-owned airport used or intended to be used for public purposes.

**i. Putrescible material.** Rotting organic material.

**j. Putrescible-waste disposal operation.** Landfills, garbage dumps, underwater waste discharges, or similar facilities where activities include processing, burying, storing, or otherwise disposing of putrescible material, trash, and refuse.

**k. Runway protection zone (RPZ).** An area off the runway end to enhance the protection of people and property on the ground (see AC 150/5300-13). The dimensions of this zone vary with the design aircraft, type of operation, and visibility minimum

**l. Sewage sludge.** The de-watered effluent resulting from secondary or tertiary treatment of municipal sewage and/or industrial wastes, including sewage sludge as referenced in U.S. EPA's *Effluent Guidelines and Standards*, 40 C.F.R. Part 401.

**m. Shoulder.** An area adjacent to the edge of paved runways, taxiways, or aprons providing a transition between the pavement and the adjacent surface, support for aircraft running off the pavement, enhanced drainage, and blast protection (see AC 150/5300-13).

**n. Turbine-powered aircraft.** Aircraft powered by turbine engines including turbojets and turboprops but excluding turbo-shaft rotary-wing aircraft.

**o. Turbine-use airport.** Any airport that ROUTINELY serves FIXED-WING turbine-powered aircraft.

**p. Wastewater treatment facility.** Any devices and/or systems used to store, treat, recycle, or reclaim municipal sewage or liquid industrial wastes, including Publicly Owned Treatment Works (POTW), as defined by Section 212 of the Federal Water Pollution Control Act (P.L. 92-500) as amended by the Clean Water Act of 1977 (P.L. 95-576) and the Water Quality Act of 1987 (P.L. 100-4). This definition includes any pretreatment involving the reduction of the amount of pollutants, the elimination of pollutants, or the alteration of the nature of pollutant properties in wastewater prior to or in lieu of discharging or otherwise introducing such pollutants into a POTW (See 40 C.F.R. Section 403.3 (o), (p), & (q))

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## SECTION 1. HAZARDOUS WILDLIFE ATTRACTANTS ON OR NEAR AIRPORTS.

### 1-1. TYPES OF HAZARDOUS WILDLIFE ATTRACTANTS ON OR NEAR AIRPORTS.

Human-made or natural areas, such as poorly-drained areas, retention ponds, roosting habitats on buildings, landscaping, putrescible-waste disposal operations, wastewater treatment plants, agricultural or aquacultural activities, surface mining, or wetlands, may be used by wildlife for escape, feeding, loafing, or reproduction. Wildlife use of areas within an airport's approach or departure airspace, aircraft movement areas, loading ramps, or aircraft parking areas may cause conditions hazardous to aircraft safety.

All species of wildlife can pose a threat to aircraft safety. However, some species are more commonly involved in aircraft strikes than others. Table 1 lists the wildlife groups commonly reported as being involved in damaging strikes to U.S. aircraft from 1993 to 1995.

**Table 1. Wildlife Groups Involved in Damaging Strikes to Civilian Aircraft, USA, 1993-1995.**

Wildlife Groups	Percent involvement in reported damaging strikes
Gulls	28
Waterfowl	28
Raptors	11
Doves	6
Vultures	5
Blackbirds-	5
Starlings	
Corvids	3
Wading birds	3
Deer	11
Canids	1

**1-2. LAND USE PRACTICES.** Land use practices that attract or sustain hazardous wildlife populations on or near airports can significantly increase the potential for wildlife-aircraft collisions. FAA recommends against land use practices, within the siting criteria stated in 1-3, that attract or sustain populations of hazardous wildlife within the vicinity of airports or cause movement of hazardous wildlife onto, into, or across the approach or departure airspace, aircraft movement area, loading ramps, or aircraft parking area of airports.

Airport operators, sponsors, planners, and land use developers should consider whether proposed land uses, including new airport development projects, would increase the wildlife hazard. Caution should be exercised to ensure that land use practices on or near airports do not enhance the attractiveness of the area to hazardous wildlife.

**1-3. SITING CRITERIA.** FAA recommends separations when siting any of the wildlife attractants mentioned in Section 2 or when planning new airport development projects to accommodate aircraft movement. The distance between an airport's aircraft movement areas, loading ramps, or aircraft parking areas and the wildlife attractant should be as follows:

a. **Airports serving piston-powered aircraft.** A distance of 5,000 feet is recommended.

b. Airports serving turbine-powered aircraft. A distance of 10,000 feet is recommended.

c. Approach or Departure airspace. A distance of 5 statute miles is recommended, if the wildlife attractant may cause hazardous wildlife movement into or across the approach or departure airspace.

## SECTION 2. LAND USES THAT ARE INCOMPATIBLE WITH SAFE AIRPORT OPERATIONS.

**2-1. GENERAL.** The wildlife species and the size of the populations attracted to the airport environment are highly variable and may depend on several factors, including land-use practices on or near the airport. It is important to identify those land use practices in the airport area that attract hazardous wildlife. This section discusses land use practices known to threaten aviation safety.

**2-2. PUTRESCIBLE-WASTE DISPOSAL OPERATIONS.** Putrescible-waste disposal operations are known to attract large numbers of wildlife that are hazardous to aircraft. Because of this, these operations, when located within the separations identified in the siting criteria in 1-3 are considered incompatible with safe airport operations.

FAA recommends against locating putrescible-waste disposal operations inside the separations identified in the siting criteria mentioned above. FAA also recommends against new airport development projects that would increase the number of aircraft operations or that would accommodate larger or faster aircraft, near putrescible-waste disposal operations located within the separations identified in the siting criteria in 1-3.

**2-3. WASTEWATER TREATMENT FACILITIES.** Wastewater treatment facilities and associated settling ponds often attract large numbers of wildlife that can pose a threat to aircraft safety when they are located on or near an airport.

**a. New wastewater treatment facilities.** FAA recommends against the construction of new wastewater treatment facilities or associated settling ponds within the separations identified in the siting criteria in 1-3. During the siting analysis for wastewater treatment facilities, the potential to attract hazardous wildlife should be considered if an airport is in the vicinity of a proposed site. Airport operators should voice their opposition to such sitings. In addition, they should consider the existence of wastewater treatment facilities when evaluating proposed sites for new airport development projects and avoid such sites when practicable.

**b. Existing wastewater treatment facilities.** FAA recommends correcting any wildlife hazards arising from existing wastewater treatment facilities located on or near airports without delay, using appropriate wildlife hazard mitigation techniques. Accordingly, measures to minimize hazardous wildlife attraction should be developed in consultation with a wildlife damage management biologist. FAA recommends that wastewater treatment facility operators incorporate appropriate wildlife hazard mitigation techniques into their operating practices. Airport operators also should encourage those operators to incorporate these mitigation techniques in their operating practices.

**c. Artificial marshes.** Waste-water treatment facilities may create artificial marshes and use submergent and emergent aquatic vegetation as natural filters. These artificial marshes may be used by some species of flocking birds, such as blackbirds and waterfowl, for breeding or roosting activities. FAA recommends against establishing artificial marshes within the separations identified in the siting criteria stated in 1-3.

**d. Wastewater discharge and sludge disposal.** FAA recommends against the discharge of wastewater or sludge on airport property. Regular spraying of wastewater or sludge disposal on unpaved areas may improve soil moisture and quality. The resultant turf growth requires more frequent mowing, which in turn may mutilate or flush insects or small animals and produce straw. The maimed or flushed organisms and the straw can attract hazardous wildlife and jeopardize aviation safety. In addition, the improved turf may attract grazing wildlife such as deer and geese.

Problems may also occur when discharges saturate unpaved airport areas. The resultant soft, muddy conditions can severely restrict or prevent emergency vehicles from reaching accident sites in a timely manner.

**e. Underwater waste discharges.** The underwater discharge of any food waste, e.g., fish processing offal, that could attract scavenging wildlife is not recommended within the separations identified in the siting criteria in 1-3.

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### SECTION 3. LAND USES THAT MAY BE COMPATIBLE WITH SAFE AIRPORT OPERATIONS.

**3-1. GENERAL.** Even though they may, under certain circumstances, attract hazardous wildlife, the land use practices discussed in this section have flexibility regarding their location or operation and may even be under the airport operator's or sponsor's control. In general, the FAA does not consider the activities discussed below as hazardous to aviation if there is no apparent attraction to hazardous wildlife, or wildlife hazard mitigation techniques are implemented to deal effectively with any wildlife hazard that may arise.

**3-2. ENCLOSED WASTE FACILITIES.** Enclosed trash transfer stations or enclosed waste handling facilities that receive garbage indoors; process it via compaction, incineration, or similar manner; and remove all residue by enclosed vehicles, generally would be compatible, from a wildlife perspective, with safe airport operations, provided they are not located on airport property or within the runway protection zone (RPZ). No putrescible-waste should be handled or stored outside at any time, for any reason, or in a partially enclosed structure accessible to hazardous wildlife.

Partially enclosed operations that accept putrescible-waste are considered to be incompatible with safe airport operations. FAA recommends these operations occur outside the separations identified in the siting criteria in 1-3.

**3-3. RECYCLING CENTERS.** Recycling centers that accept previously sorted, non-food items such as glass, newspaper, cardboard, or aluminum are, in most cases, not attractive to hazardous wildlife.

**3-4. COMPOSTING OPERATIONS ON AIRPORTS.** FAA recommends against locating composting operations on airports. However, when they are located on an airport, composting operations should not be located closer than the greater of the following distances: 1,200 feet from any aircraft movement area, loading ramp, or aircraft parking space; or the distance called for by airport design requirements. This spacing is intended to prevent material, personnel, or equipment from penetrating any Obstacle Free Area (OFA), Obstacle Free Zone (OFZ), Threshold Siting Surface (TSS), or Clearway (see AC 150/5300-13, *Airport Design*). On-airport disposal of compost by-products is not recommended for the reasons stated in 2-3.d.

**a. Composition of material handled.** Components of the compost should never include any municipal solid waste. Non-food waste such as leaves, lawn clippings, branches, and twigs generally are not considered a wildlife attractant. Sewage sludge, wood-chips, and similar material are not municipal solid wastes and may be used as compost bulking agents.

**b. Monitoring on-airport composting operations.** If composting operations are to be located on airport property, FAA recommends that the airport operator monitor composting operations to ensure that steam or thermal rise does not affect air traffic in any way. Discarded leaf disposal bags or other debris must not be allowed to blow onto any active airport area. Also, the airport operator should reserve the right to stop any operation that creates unsafe, undesirable, or incompatible conditions at the airport.

**3-5. ASH DISPOSAL.** Fly ash from resource recovery facilities that are fired by municipal solid waste, coal, or wood, is generally considered not to be a wildlife attractant because it contains no putrescible matter. FAA generally does not consider landfills accepting only fly ash to be wildlife attractants, if those landfills are maintained in an orderly manner; admit no putrescible-waste of any kind; and are not co-located with other disposal operations.

Since varying degrees of waste consumption are associated with general incineration, FAA classifies the ash from general incinerators as a regular waste disposal by-product and, therefore, a hazardous wildlife attractant.

**3-6. CONSTRUCTION AND DEMOLITION (C&D) DEBRIS LANDFILLS.** C&D debris (Class IV) landfills have visual and operational characteristics similar to putrescible-waste disposal sites. When co-located with putrescible-waste disposal operations, the probability of hazardous wildlife attraction to C&D landfills increases because of the similarities between these disposal activities.

FAA generally does not consider C&D landfills to be hazardous wildlife attractants, if those landfills are maintained in an orderly manner; admit no putrescible-waste of any kind; and are not co-located with other disposal operations.

FAA airport design standards. The presence of navigational aids may require expansion of the restricted area.

**c. Agricultural activities within an airport's approach areas.** The RSA, OFA, and OFZ all extend beyond the runway shoulder and into the approach area by varying distances. The OFA normally extends the farthest and is usually the controlling surface. However, for some runways, the TSS (see AC 150/5300-13, Appendix 2) may be more controlling than the OFA. The TSS may not be penetrated by any object. The minimum distances shown in Table 2 are intended to prevent penetration of the OFA, OFZ, or TSS by crops or farm machinery.

**NOTE:** Threshold Siting standards should not be confused with the approach areas described in Title 14, Code of Federal Regulations, Part 77, (14 CFR 77), *Objects Affecting Navigable Airspace*.

**d. Agricultural activities between intersecting runways.** FAA recommends that no agricultural activities be permitted within the RVZ. If the terrain is sufficiently below the runway elevation, some types of crops and equipment may be acceptable. Specific determinations of what is permissible in this area requires topographical data. For example, if the terrain within the RVZ is level with the runway ends, farm machinery or crops may interfere with a pilot's line-of-sight in the RVZ.

**e. Agricultural activities in areas adjacent to taxiways and aprons.** Farming activities should not be permitted within a taxiway's OFA. The outer portions of aprons are frequently used as a taxilane and farming operations should not be permitted within the OFA. Farming operations should not be permitted between runways and parallel taxiways.

**f. Remedial actions for problematic agricultural activities.** If a problem with hazardous wildlife develops, FAA recommends that a professional wildlife damage management biologist be contacted and an on-site inspection be conducted. The biologist should be requested to determine the source of the hazardous wildlife attraction and suggest remedial action. Regardless of the source of the attraction, prompt remedial actions to protect aviation safety are recommended. The remedial actions may range from choosing another crop or farming technique to complete termination of the agricultural operation.

Whenever on-airport agricultural operations are stopped due to wildlife hazards or annual harvest, FAA recommends plowing under all crop residue and harrowing the surface area smooth. This will reduce or eliminate the area's attractiveness to foraging wildlife. FAA recommends that this requirement be written into all on-airport farm use contracts and clearly understood by the lessee.

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## SECTION 4. NOTIFICATION OF FAA ABOUT HAZARDOUS WILDLIFE ATTRACTANTS ON OR NEAR AN AIRPORT.

**4-1. GENERAL.** Airport operators, land developers, and owners should notify the FAA in writing of known or reasonably foreseeable land use practices on or near airports that either attract or may attract hazardous wildlife. This section discusses those notification procedures.

**4-2. NOTIFICATION REQUIREMENTS FOR WASTE DISPOSAL SITE OPERATIONS.** The Environmental Protection Agency (EPA) requires any operator proposing a new or expanded waste disposal operation within 5 statute miles of a runway end to notify the appropriate FAA Regional Airports Division Office and the airport operator of the proposal (40 CFR 258, *Criteria for Municipal Solid Waste Landfills*, section 258.10, *Airport Safety*). The EPA also requires owners or operators of new municipal solid waste landfill (MSWLF) units, or lateral expansions of existing MSWLF units that are located within 10,000 feet of any airport runway end used by turbojet aircraft or within 5,000 feet of any airport runway end used only by piston-type aircraft, to demonstrate successfully that such units are not hazards to aircraft.

**a. Timing of Notification.** When new or expanded MSWLFs are being proposed near airports, MSWLF operators should notify the airport operator and the FAA of this as early as possible pursuant to 40 CFR Part 258. Airport operators should encourage the MSWLF operators to provide notification as early as possible.

**NOTE:** AC 150/5000-3 provides information on these FAA offices.

**b. Putrescible-Waste Facilities.** In their effort to satisfy the EPA requirement, some putrescible-waste facility proponents may offer to undertake experimental measures to demonstrate that their proposed facility will not be a hazard to aircraft. To date, the ability to sustain a reduction in the numbers of hazardous wildlife to levels that existed before a putrescible-waste landfill began operating has not been successfully demonstrated. For this reason, demonstrations of experimental wildlife control measures should not be conducted in active aircraft operations areas.

**c. Other Waste Facilities.** To claim successfully that a waste handling facility sited within the separations identified in the siting criteria in 1-3

does not attract hazardous wildlife and does not threaten aviation, the developer must establish convincingly that the facility will not handle putrescible material other than that as outlined in 3-2. FAA requests that waste site developers provide a copy of an official permit request verifying that the facility will not handle putrescible material other than that as outlined in 3-2. FAA will use this information to determine if the facility will be a hazard to aviation.

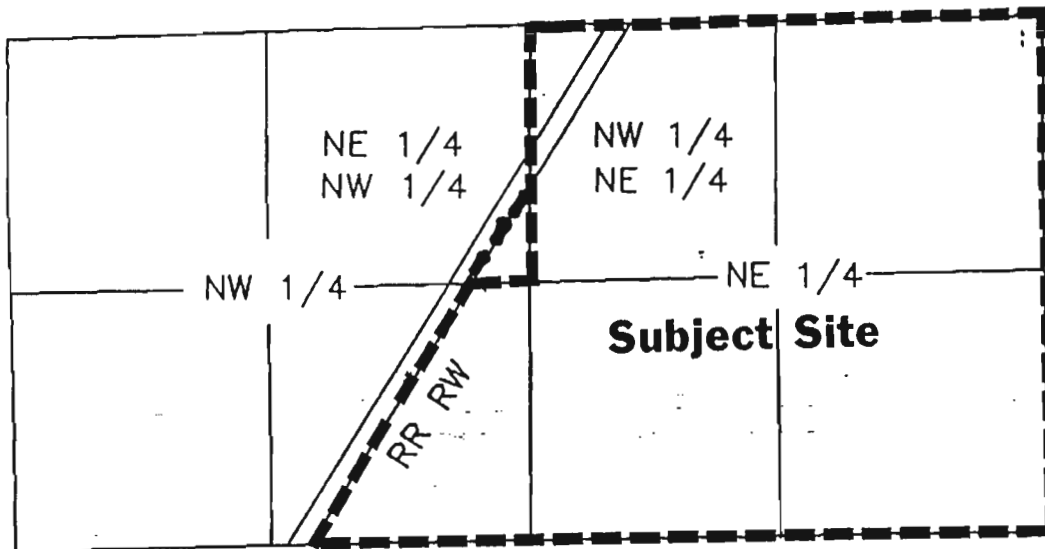
**4-3. NOTIFYING FAA ABOUT OTHER WILDLIFE ATTRACTANTS.** While U. S. EPA regulations require landfill owners to provide notification, no similar regulations require notifying FAA about changes in other land use practices that can create hazardous wildlife attractants. Although it is not required by regulation, FAA requests those proposing land use changes such as those discussed in 2-3, 2-4, and 2-5 to provide similar notice to the FAA as early in the development process as possible. Airport operators that become aware of such proposed development in the vicinity of their airports should also notify the FAA. The notification process gives the FAA an opportunity to evaluate the effect of a particular land use change on aviation safety.

The land use operator or project proponent may use FAA Form 7460-1, *Notice of Proposed Construction or Alteration*, or other suitable documents to notify the appropriate FAA Regional Airports Division Office.

It is helpful if the notification includes a 15-minute quadrangle map of the area identifying the location of the proposed activity. The land use operator or project proponent should also forward specific details of the proposed land use change or operational change or expansion. In the case of solid waste landfills, the information should include the type of waste to be handled, how the waste will be processed, and final disposal methods.

### 4-5. FAA REVIEW OF PROPOSED LAND USE CHANGES.

**a.** The FAA discourages the development of facilities discussed in section 2 that will be located within the 5,000/10,000-foot criteria in 1-3.



SECTION 32

SKETCH OF THE NE 1/4 AND THE NW 1/4  
SECTION 32, T.15 S., R.13 E., W.M.  
DESCHUTES COUNTY, OREGON  
FOR  
JUNIPER GOLF CLUB



APRIL 24, 1998  
1" = 1000'

NOTE: SUBDIVISION OF SECTION 32  
BASED ON DIMENSIONS PER CS01433,  
DESCHUTES COUNTY RECORDS.

POB: POINT OF BEGINNING



PREPARED BY:  
JEFF KERN AND ASSOC. INC.  
PROFESSIONAL LAND SURVEYORS  
1030 NW NEWPORT AVENUE  
BEND, OREGON 97701  
(541) 389-4736

REGISTERED  
PROFESSIONAL  
LAND SURVEYOR

*Tim K. Chapman*  
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JANUARY 29, 1991  
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MARTHA O. PAGEL

Admitted in Oregon and Washington

Direct Line: Salem (503) 540-4260; Portland (503) 796-2872

E-Mail: mpagel@schwabe.com

November 6, 2006

Tim Wallin  
Manager, Water Rights Section  
Oregon Water Resources Department  
725 Summer Street NE, Suite A  
Salem, OR 97301-1271

Re: Application for Water Right: City of Redmond  
Our File No.: 107948/133798

Dear Tim:

Enclosed please find an Application for a Permit to Use Ground Water for filing on behalf of our client, the City of Redmond (City). The package includes a check from the City for \$600 for the application fee.

This application requests a permanent water supply for municipal use at the Juniper Golf Course facilities. Short-term water use is currently allowed pursuant to Limited License # LL-748. Upon approval, this application would replace the limited license.

I will serve as the contact person for this application. If you have questions or need any additional information, please let me know.

Sincerely,

Martha O. Pagel

MOP:kdo

cc: Mr. Patrick Dorning (w/encl.)  
Mr. David J. Newton (w/encl.)

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5-16-749