

**Oregon Water Resources Department
Water Rights Division**

Water Rights Application
Number S-87156

Prior to the issuance of a permit, the Department must receive permit recording fees in the amount of \$300.00. Please include your application number on your check made out to the Oregon Water Resources Department.

Proposed Final Order

Summary of Recommendation: The Department recommends that the attached draft permit be issued with conditions.

Application History

On April 24, 2008, VINEYARD HOLDINGS LLC submitted an application to the Department for the following water use permit:

- Amount of Water: 0.5 CUBIC FOOT PER SECOND (CFS), BEING 0.3 CFS FOR IRRIGATION AND 0.2 CFS FOR POND MAINTENANCE; 36.7 ACRE FEET (AF) FOR IRRIGATION
- Use of Water: IRRIGATION USE ON 135.9 ACRES, POND MAINTENANCE
- Source of Water: UNNAMED STREAM AND A RESERVOIR, TRIBUTARY TO KING CREEK
- Area of Proposed Use: POLK COUNTY WITHIN SECTION 13, SECTION 23 AND SECTION 24, TOWNSHIP 6 SOUTH, RANGE 4 WEST, W.M.

On August 1, 2008, the Department mailed the applicant notice of its Initial Review, determining that "*The use of 0.3 CFS from an unnamed tributary to King Creek for supplemental irrigation use on 135.9 acres is not allowable. The use of 0.2 CFS from an unnamed tributary to King Creek for pond maintenance is allowed during the full period requested, January 1 through December 31. The use of 36.7 AF from Eola Reservoir tributary to King Creek for supplemental irrigation use on 135.9 acres is allowed during the full period requested, March 1 through October 31.*" The applicant did not notify the Department to stop processing the application within 14 days of that date.

On August 5, 2008, the Department gave public notice of the application in its weekly notice. The public notice included a request for comments, and information for interested persons about both obtaining future notices and a copy of the Proposed Final Order. No written comments were received within 30 days.

On September 15, 2008, the applicant amended the irrigation acreage from 135.9 acres to 127.8 acres. In order to appropriate water when allowed

under the basin program, the applicant reduced the supplemental irrigation season from an unnamed stream to March 1 through June 30 and September 1 through October 31.

In reviewing applications, the Department may consider any relevant sources of information, including the following:

- recommendations by other state agencies
- any applicable basin program
- any applicable comprehensive plan or zoning ordinance
- the amount of water available
- the rate and duty for the proposed use
- pending senior applications and existing water rights of record
- the Scenic Waterway requirements of ORS 390.835
- applicable statutes, administrative rules, and case law
- any comments received

Findings of Fact

The Initial Review indicated there may be a conflict with Certificate of Water Right 28376; upon further review the Department determined there is not a conflict.

Given the rate and acreage requested, the Department finds that drip or equally efficient irrigation methods are necessary for beneficial use without waste.

The Willamette Basin Program allows IRRIGATION USE AND POND MAINTENANCE.

The use of water from an unnamed stream, tributary to King Creek, for supplemental irrigation is not allowed under the Willamette Basin Program from July 1 to August 31.

Senior water rights exist on UNNAMED STREAM, AND A RESERVOIR, TRIBUTARY TO KING CREEK, or on downstream waters.

UNNAMED STREAM, AND A RESERVOIR, TRIBUTARY TO KING CREEK is not within or above a State Scenic Waterway.

The Initial Review stated water is available year-round, upon further review the Department has determined water is only available November 1 through June 30.

Based on water availability and amendments to the application, the season allowed for supplemental irrigation is March 1 through June 30.

The Department finds that the amount of water requested, 0.5 CFS, BEING 0.3 CFS FOR SUPPLEMENTAL IRRIGATION AND 0.2 CFS FOR POND MAINTENANCE FROM AN UNNAMED STREAM; 36.7 ACRE FEET (AF) FOR SUPPLEMENTAL IRRIGATION is an acceptable amount.

In accordance with OAR 690-33-330, an interagency team reviewed this proposed use for potential adverse impacts on sensitive, threatened and endangered fish populations. This team consisted of representatives from the Oregon Departments of Water Resources (WRD), Environmental Quality (DEQ), Fish and Wildlife (ODFW), and Agriculture. WRD and ODFW representatives included both technical and field staff. The interagency team recommended that additional limitations or conditions of use be imposed on this application as follows:

- A. Before water use may begin under this permit, the permittee shall install a totalizing flow meter at each point of appropriation. The permittee shall maintain the meter(s) in good working order. The permittee shall keep a complete record of the amount of water used each month, and shall submit a report which includes the recorded water use measurements to the Department annually or more frequently as may be required by the Director. Further, the Director may require the permittee to report general water-use information, including the place and nature of use of water under the permit.
- B. The permittee shall allow the watermaster access to the meter(s); provided however, where any meter is located within a private structure, the watermaster shall request access upon reasonable notice.

The use may be restricted if the quality of the source stream or downstream waters decreases to the point that those waters no longer meet existing state or federal water quality standards due to reduced flows.

Conclusions of Law

Under the provisions of ORS 537.153, the Department must presume that a proposed use will not impair or be detrimental to the public interest if the proposed use is allowed in the applicable basin program established pursuant to ORS 536.300 and 536.340 or given a preference under ORS 536.310(12), if water is available, if the proposed use will not injure other water rights and if the proposed use complies with rules of the Water Resources Commission.

The proposed use requested in this application is allowed in the Willamette Basin Program, or a preference for this use is granted under the provisions of ORS 536.310(12).

Water is available for the proposed use.

The proposed use will not injure other water rights.

The proposed use complies with other rules of the Water Resources Commission not otherwise described above.

The proposed use complies with the State Agency Agreement for land use.

For these reasons, the required presumption has been established.

Once the required presumption has been established, under the provisions of ORS 537.153(2) it may be overcome by a preponderance of evidence that either:

- (a) One or more of the criteria for establishing the presumption are not satisfied; or
- (b) The proposed use will impair or be detrimental to the public interest as demonstrated in comments, in a protest . . . or in a finding of the department that shows:
 - (A) The specific public interest under ORS 537.170(8) that would be impaired or detrimentally affected; and
 - (B) Specifically how the identified public interest would be impaired or detrimentally affected.

In this application, all criteria for establishing the presumption have been satisfied, as noted above. The presumption has not been overcome by a preponderance of evidence that the proposed use will impair or be detrimental to the public interest.

The Department therefore concludes that water is available in the amount necessary for the proposed use; the proposed use will not result in injury to existing water rights; and the proposed use will not impair or be detrimental to the public interest as provided in ORS 537.170.

When issuing permits, ORS 537.211(1) authorizes the Department to include limitations and conditions which have been determined necessary to protect the public interest. The attached draft permit is conditioned accordingly.

Recommendation

The Department recommends that the attached draft permit be issued with conditions.

*If you have any questions,
please check the information
box on the last page for the
appropriate names and
phone numbers.*

DATED November 18, 2008



for Phillip C. Ward, Director
Water Resources Department

Protests

Under the provisions of ORS 537.153(7) (for surface water) or ORS 537.621(8) (for ground water), you can protest this Proposed Final Order. Protests must be received in the Water Resources Department no later than **January 2, 2009**. Protests must be in writing, and must include the following:

- Your name, address, and telephone number;
- A description of your interest in the Proposed Final Order, and, if you claim to represent the public interest, a precise statement of the public interest represented;
- A detailed description of how the action proposed in this Proposed Final Order would impair or be detrimental to your interest;
- A detailed description of how the Proposed Final Order is in error or deficient, and how to correct the alleged error or deficiency;
- Any citation of legal authority to support your protest, if known; and
- If you are not the applicant, the protest fee of \$350 required by ORS 536.050 and proof of service of the protest upon the applicant.

- If you are the applicant, a statement of whether or not you are requesting a contested case hearing. If you do not request a hearing, the Department will presume that you do not wish to contest the findings of the Proposed Final Order.
- *If you do not protest this Proposed Final Order and if no substantive changes are made in the Final Order, you will not have an opportunity for judicial review, protest or appeal of the Final Order when it is issued.*

Requests for Standing

Under the provisions of ORS 537.153(7) (for surface water) or ORS 537.621(8) (for ground water), persons other than the applicant who support a Proposed Final Order can request standing for purposes of participating in any contested case proceeding on the Proposed Final Order or for judicial review of a Final Order.

Requests for standing must be received in the Water Resources Department no later than **January 2, 2009**. Requests for standing must be in writing, and must include the following:

- The requester's name, mailing address and telephone number;
- If the requester is representing a group, association or other organization, the name, address and telephone number of the represented group;
- A statement that the requester supports the Proposed Final Order as issued;
- A detailed statement of how the requester would be harmed if the Proposed Final Order is modified; and
- A standing fee of \$100.00. If a hearing is scheduled, an additional fee of \$250.00 must be submitted along with a request for intervention.

After the protest period has ended, the Director will either issue a Final Order or schedule a contested case hearing. The contested case hearing will be scheduled only if a protest has been submitted and either:

- upon review of the issues, the director finds that there are significant disputes related to the proposed use of water, or
- the applicant requests a contested case hearing within 30 days after the close of the protest period.

This document was prepared by Joel Plahn. If you have any questions about any of the statements contained in this document I am most likely the best person to answer your questions. You can reach me at 503-986-0815.

If you have questions about how to file a protest or a request for standing, please refer to the respective sections in this Proposed Final Order entitled "Protests" and "Requests for Standing". If you have previously filed a protest and want to know its status, please contact Patricia McCarty at 503-986-0820.

If you have other questions about the Department or any of its programs please contact our Customer Service Group at 503-986-0801. Address all other correspondence to:

Water Rights Section, Oregon Water Resources Department, 725 Summer St NE Ste A, Salem OR 97301-1266, Fax: 503-986-0901.

DRAFT

This is not a permit.

DRAFT

STATE OF OREGON

COUNTY OF POLK

DRAFT PERMIT TO APPROPRIATE THE PUBLIC WATERS

THIS DRAFT PERMIT IS HEREBY ISSUED TO

VINEYARD HOLDINGS LLC
PO BOX 280
DUNDEE, OR 97115

The specific limits and conditions of the use are listed below.

APPLICATION FILE NUMBER: S-87156

SOURCE OF WATER: UNNAMED STREAM AND EOLA RESERVOIR, TRIBUTARIES TO KING CREEK

PURPOSE OR USE: SUPPLEMENTAL IRRIGATION USE ON 127.8 ACRES AND POND MAINTENANCE FOR PERMIT R-9965

MAXIMUM RATE: 0.5 CUBIC FOOT PER SECOND (CFS), BEING 0.3 CFS FOR SUPPLEMENTAL IRRIGATION AND 0.2 CFS FOR POND MAINTENANCE FROM AN UNNAMED STREAM; 36.7 ACRE FEET (AF) FROM EOLA RESERVOIR CONSTRUCTED UNDER PERMIT R-9965 FOR SUPPLEMENTAL IRRIGATION

PERIOD OF USE:

UNNAMED STREAM - MARCH 1 THROUGH JUNE 30 FOR SUPPLEMENTAL IRRIGATION

UNNAMED STREAM - NOVEMBER 1 THROUGH JUNE 30 FOR POND MAINTENANCE

EOLA RESERVOIR - MARCH 1 THROUGH OCTOBER 31 FOR SUPPLEMENTAL IRRIGATION

DATE OF PRIORITY: APRIL 24, 2008

POINT OF DIVERSION LOCATION:

SW $\frac{1}{4}$ SW $\frac{1}{4}$, SECTION 13, T6S, R4W, W.M.; 450 FEET NORTH AND 950 FEET EAST FROM SW CORNER, SECTION 13

The amount of water used for irrigation under this right, together with the amount secured under any other right existing for the same lands, is limited to a diversion of ONE-EIGHTIETH of one cubic foot per second and 2.5 acre-feet for each acre irrigated during the irrigation season of each year.

THE PLACE OF USE IS LOCATED AS FOLLOWS:

NE $\frac{1}{4}$ SW $\frac{1}{4}$ 9.9 ACRES
NW $\frac{1}{4}$ SW $\frac{1}{4}$ 21.5 ACRES
SW $\frac{1}{4}$ SW $\frac{1}{4}$ 36.2 ACRES
SECTION 13

NE $\frac{1}{4}$ NE $\frac{1}{4}$ 34.9 ACRES
SECTION 23

NW $\frac{1}{4}$ NW $\frac{1}{4}$ 25.3 ACRES
SECTION 24

TOWNSHIP 6 SOUTH, RANGE 4 WEST, W.M.

Measurement, recording and reporting conditions:

- A. Before water use may begin under this permit, the permittee shall install a totalizing flow meter at each point of diversion. The permittee shall maintain the meter(s) in good working order. The permittee shall keep a complete record of the amount of water used each month, and shall submit a report which includes the recorded water use measurements to the Department annually or more frequently as may be required by the Director. Further, the Director may require the permittee to report general water-use information, including the place and nature of use of water under the permit.
- B. The permittee shall allow the watermaster access to the meter(s); provided however, where any meter is located within a private structure, the watermaster shall request access upon reasonable notice.

Notwithstanding that Oregon Department of Fish and Wildlife has made a determination that fish screens and/or by-pass devices are not necessary at the time of permit issuance, the permittee may be required in the future to install, maintain, and operate fish screening and/or by-pass devices to prevent fish from entering the proposed diversion, and to provide adequate upstream and downstream passage for fish.

The permittee shall not construct, operate or maintain any dam or artificial obstruction to fish passage in the channel of the subject stream without providing a fishway to ensure adequate upstream and downstream passage for fish, unless the permittee has requested and been granted a fish passage waiver by the Oregon Fish and Wildlife Commission. The permittee is hereby directed to contact an Oregon Department of Fish and Wildlife Fish Passage Coordinator, before beginning construction of any in-channel obstruction.

Irrigation allowed under this permit shall be by drip irrigation or by an equally efficient method.

STANDARD CONDITIONS

Failure to comply with any of the provisions of this permit may result in action including, but not limited to, restrictions on the use, civil penalties, or cancellation of the permit.

Where two or more water users agree among themselves as to the manner of rotation in the use of water and such agreement is placed in writing and filed by such water users with the watermaster, and such rotation system does not infringe upon such prior rights of any water user not a party to such rotation plan, the watermaster shall distribute the water according to such agreement.

If the riparian area is disturbed in the process of developing a point of diversion, the permittee shall be responsible for restoration and enhancement of such riparian area in accordance with ODFW's Fish and Wildlife Habitat Mitigation Policy OAR 635-415. For purposes of mitigation, the ODFW Fish and Wildlife Habitat Mitigation Goals and Standards, OAR Chapter 635, Division 415, Section 030 adopted November 13, 1991 shall be followed.

The use may be restricted if the quality of the source stream or downstream waters decreases to the point that those waters no longer meet existing state or federal water quality standards due to reduced flows.

This permit is for the beneficial use of water without waste. The water user is advised that new regulations may require the use of best practical technologies or conservation practices to achieve this end.

By law, the land use associated with this water use must be in compliance with statewide land-use goals and any local acknowledged land-use plan.

The use of water allowed herein may be made only at times when sufficient water is available to satisfy all prior rights, including prior rights for maintaining instream flows.

Completion of construction and complete application of the water to the use shall be made on or before October 1, 2013. If the water is not completely applied before this date, and the permittee wishes to continue development under the permit, the permittee must submit an application for extension of time, which may be approved based upon the merit of the application.

Within one year after complete application of water to the proposed use, the permittee shall submit a claim of beneficial use, which includes a map and report, prepared by a Certified Water Rights Examiner (CWRE).

Issued _____, 2008

DRAFT - THIS IS **NOT** A PERMIT

for Phillip C. Ward, Director
Water Resources Department

Mailing List for PFO Copies

Application #S-87156

PFO Date November 11, 2008

Original mailed to applicant:

VINEYARD HOLDINGS LLC, PO BOX 280, DUNDEE, OR 97115

Copies sent to:

1. WRD - File # S-87156
2. Water Availability: Ken Stahr

PFO and Map Sheet Copies sent to:

3. WRD - Watermaster # 16

Copies sent to Other Interested Persons (CWRE, Agent, Well Driller, Commenter, etc.)

4. William Kness, 2137 19th Ave Forest Grove, OR 97116
5. Urstadt, Eric, CWRE #385, 2137 19th Ave, Forest Grove OR 97116

"\$10 LETTER" sent to Interested Persons who have not protested or paid for copies

<p>Copies Mailed By: _____ (SUPPORT STAFF) on: _____ (DATE)</p>

CASEWORKER : Plahnjm