



Oregon

Theodore R. Kulongoski, Governor

Water Resources Department

North Mall Office Building
725 Summer Street NE, Suite A
Salem, OR 97301-1271
503-986-0900
FAX 503-986-0904

December 12, 2008

IWASAKI BROTHERS INC.
ATTN: JIM IWASAKI
2555 SE MINTER BRIDGE RD
HILLSBORO, OR 97123-5299

Reference: File G-17109

Dear Mr. Iwasaki:

THIS IS NOT A PERMIT AND IS SUBJECT TO CHANGE AT THE NEXT PHASE OF PROCESSING.

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

Initial Review Determinations:

1. The application requested the use of 0.33 cubic foot per second (CFS) of water, being 0.165 CFS from Well 1 (WASH 64048) and 0.165 CFS from Well 2 for year-round agricultural, irrigation and nursery uses on 22.2 acres.
2. The proposed use is not prohibited by law or rule except where otherwise noted below.
3. Uses included in nursery use are fully included in irrigation and agriculture uses, both of which are allowed by OAR 690-502, the Willamette Basin Program. Therefore, the use of water from Well 1 (WASH 64048) and Well 2 in Rock Creek Basin for nursery use is classified.
4. If properly conditioned, the proposed use of ground water will avoid injury to existing ground water rights and the resource.

The Department has determined, based upon OAR 690-009, that the proposed ground water use will not have the potential for substantial interference with any surface water source.

Summary of Initial Determinations

The use of 0.33 CFS, being 0.165 CFS from Well 1 (WASH 64048) and 0.165 CFS from Well 2 in Rock Creek Basin for nursery use on 22.2 acres is allowed during the full period requested, year-round.

Because of the Department's determination, your application can be moved to the next phase of the water-rights application review process, where public interest factors will be evaluated.

Please reference the application number when sending any correspondence regarding the conclusions of this initial review. Comments received within the comment period will be evaluated at the next phase of the process.

At this time, you must decide whether to proceed or to withdraw your application as described below.

Withdrawal Refunds:

If you choose not to proceed, you may withdraw your application and receive a refund (minus a \$150 processing charge per application.) To accomplish this you must notify the Department in writing by **Friday, December 26, 2008**. For your convenience you may use the enclosed "STOP PROCESSING" form.

To Proceed With Your Application:

If you choose to proceed with your application, you do not have to notify the Department. Your application will automatically be placed on the Department's Public Notice to allow others the opportunity to comment. After the comment period the Department will complete a public interest review and issue a Proposed Final Order.

If A Permit Is Issued It Will Likely Include The Following Conditions:

1. 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 appropriation. The permittee shall maintain the meters 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 meters; provided however, where any meter is located within a private structure, the watermaster shall request access upon reasonable notice.

2. The Department requires the water user to obtain, from a qualified individual (see below), and report annual static water levels for each well on the permit. The static water level shall be measured in the month of March. Reports shall be submitted to the Department within 30 days of measurement.

The permittee shall report an initial March static water-level measurement once well construction is complete and annual measurements thereafter. Annual measurements are required whether or not the well is used. The first annual measurement will establish a reference level against which future measurements will be compared. However, the Director may establish the reference level based on an analysis of other water-level data. The Director may require the user to obtain and report additional water levels each year if more data are needed to evaluate the aquifer system.

All measurements shall be made by a certified water rights examiner, registered professional geologist, registered professional engineer, licensed well constructor or pump installer licensed by the Construction Contractors Board. Measurements shall be submitted on forms provided by, or specified by, the Department. Measurements shall be made with equipment that is accurate to at least the standards specified in OAR 690-217-0045. The Department requires the individual performing the measurement to:

- A. Associate each measurement with an owner's well name or number and a Department well log ID; and
- B. Report water levels to at least the nearest tenth of a foot as depth-to-water below ground surface; and
- C. Specify the method of measurement; and
- D. Certify the accuracy of all measurements and calculations reported to the Department.

The water user shall discontinue use of, or reduce the rate or volume of withdrawal from, the wells if any of the following events occur:

- A. Annual water-level measurements reveal an average water-level decline of three or more feet per year for five consecutive years; or
- B. Annual water-level measurements reveal a water-level decline of 15 or more feet in fewer than five consecutive years; or
- C. Annual water-level measurements reveal a water-level decline of 25 or more feet; or
- D. Hydraulic interference leads to a decline of 25 or more feet in any neighboring well with senior priority.

The period of restricted use shall continue until the water level rises above the decline level which triggered the action or the Department determines, based on the permittee's and/or the Department's data and analysis, that no action is necessary because the aquifer in question can sustain the observed declines without adversely impacting the resource or causing substantial interference with senior water rights. The water user shall not allow excessive decline, as defined in Commission rules, to occur within the aquifer as a result of use under this permit. If more than one well is involved, the water user may submit an alternative measurement and reporting plan for review and approval by the Department.

3. The wells shall produce ground water only from the Alluvial ground water reservoir.

4. The amount of water used for nursery use is limited to a maximum of 5.0 acre feet per acre and a diversion of 0.15 cubic foot per second per acre. For irrigation of containerized nursery plants, the amount of water diverted is limited to one fortieth of one cubic foot per second and 5.0 acre feet per acre per year. For irrigation of in-ground nursery plants, the amount of water diverted is limited to one eightieth of one cubic foot per second and 2.5 acre feet per acre per year. The use of water for nursery use may be made at any time, during the period of allowed use specified above, that the use is beneficial. For irrigation of any other crop, the amount of water diverted is limited to one eightieth of one cubic foot per second and 2.5 acre feet per acre during the irrigation season of each year.
5. Prior to using water from any well listed on this permit, the permittee shall ensure that the well has been assigned an OWRD Well Identification Number (Well ID tag), which shall be permanently attached to the well. The Well ID shall be used as a reference in any correspondence regarding the well, including any reports of water use, water level, or pump test data.

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

If you have any questions:

Feel free to call me at 503-986-0853 if you have any questions regarding the contents of this letter or your application. Please have your application number available if you call. General questions about water rights and water use permits should be directed to our customer service staff at 503-986-0801. When corresponding by mail, please use this address: Michele McAleer, Oregon Water Resources Department, 725 Summer St NE Ste A, Salem OR 97301-1266. Our fax number is 503-986-0901.

Sincerely,



Michele McAleer
Water Right Application Caseworker

enclosures: Application Process Description and Stop Processing Request Form

APPLICATION FACT SHEET

Application File Number: G-17109

Applicant: IWASAKI BROTHERS INC.

County: WASHINGTON

Watermaster: 18

Priority Date: SEPTEMBER 23, 2008

Source: WELL 1 (WASH 64048) AND WELL 2 IN ROCK CREEK BASIN;

Use: NURSERY, IRRIGATION AND AGRICULTURE USES

Quantity: 0.33 CUBIC FOOT PER SECOND, BEING 0.165 FROM WELL 1 (WASH 64048) AND 0.165 FROM WELL 2

Basin Name & Number: Willamette, #2

Stream Index Reference: Volume 21 ROCK CR

Well Locations:

WELL 1 (WASH 64048): NWNW, SECTION 8, T1S, R2W, W.M.; 1050 FEET SOUTH AND 1170 FEET EAST FROM NW CORNER, SECTION 8

WELL 2: SWNW, SECTION 8, T1S, R2W, W.M.; 1770 FEET SOUTH AND 1140 FEET EAST FROM NW CORNER, SECTION 8

Place of Use:

NE $\frac{1}{4}$ NW $\frac{1}{4}$	2.8 ACRES
NW $\frac{1}{4}$ NW $\frac{1}{4}$	7.6 ACRES
SW $\frac{1}{4}$ NW $\frac{1}{4}$	11.6 ACRES
SE $\frac{1}{4}$ NW $\frac{1}{4}$	0.2 ACRES
SECTION 8	
TOWNSHIP 1 SOUTH, RANGE 2 WEST, W.M.	

14 DAY STOP PROCESSING DEADLINE DATE: Friday, December 26, 2008

PUBLIC NOTICE DATE: Tuesday, December 16, 2008

30 DAY COMMENT DEADLINE DATE: Thursday, January 15, 2009

Mailing List for IR Copies

Application #G-17109

IR Date : December 12, 2008

Original mailed to applicant:

IWASAKI BROTHERS INC, ATTN: JIM IWASAKI 2555 SE MINTER BRIDGE RD,
HILLSBORO, OR 97123-5299

Copies sent to:

1. WRD - File # G-17109
2. WRD - Water Availability: Ken Stahr

IR, Map, and Fact Sheet Copies sent to:

3. WRD - Watermaster # 18
4. Well Inspector - NW Region, Joel Jeffery

Affected Landowners (include "Notice of Initial Review--Affected Landowner"):

5. Minter Bridge Properties, LLC., 17914 Magnolia Blvd, #302, Encino, CA 91316

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

6. Verboort, Dick, CWRE #135, Stuntzner Engineering & Forestry, LLC, 2137 19th Avenue,
Forest Grove OR 97116

Copies Mailed By: _____ (SUPPORT STAFF) on: _____ (DATE)
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COPYSHT.IR

Caseworker: Michele McAleer