



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

CERTIFIED MAIL Return Receipt Requested

BANDON DUNES LIMITED PARTNERSHIP
ATTN: DONALD STASTNY
2130 LINCOLN PARK N
CHICAGO, IL 60614

April 24, 2009

Reference: File G-17140

Dear Applicant:

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 1.84 cubic feet per second (CFS), from Well OM-5 (COOS 54362) and Well OM-6 in Fahys Creek Basin for irrigation of 206.65 acres from March 1 through October 31.
2. The proposed use is not prohibited by law or rule except where otherwise noted below.
3. The use of water from Well OM-5 (COOS 54362) and Well OM-6 in Fahys Creek Basin for irrigation use is allowable under the South Coast Basin Program.
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.

5. Please refer to the **Additional Information Required** section below for specific information regarding deficiencies with the application.

Summary of Initial Determinations

The use of 1.84 CFS, not to exceed 1.17 CFS from Well OM-5 (COOS 54362) and 0.95 CFS from Well OM-6 in Fahys Creek Basin for irrigation of 206.65 acres is allowable during the full period requested, March 1 through October 31.

Because of these favorable determinations, the Department can now move your application to the next phase of the water-rights application review process, where public interest factors will be evaluated.

Additional Information Required:

Additional information is required to process your application prior to issuance of any Proposed Final Order that may recommend permit approval. Please provide a completed Land Use Information Form signed and dated by a Coos County official for the property described as Tax Lot 700 Section 29, Township 27 South, Range 14 West, W.M.

Please submit this information no later than Thursday, May 28, 2009. If you are unable to submit the information listed above, you may request an administrative hold for up to an additional 180 days. You must submit the request in writing, stating how much more time you will need and why you need additional time. If an administrative hold is granted, your application will not be processed further until the requested information is received or the extended deadline has passed.

If we do not receive the items requested above or a request for an administrative hold by this date, the Department will likely proceed with a Proposed Final Order recommending denial of the application.

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.

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.

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, April 24, 2009**. For your convenience you may use the enclosed "STOP PROCESSING" form.

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 or other suitable measuring device as approved by the Director at each point of appropriation. The permittee shall maintain the meter or measuring device in good working order, 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 or measuring device; provided however, where the meter or measuring device is located within a private structure, the watermaster shall request access upon reasonable notice.
- 2. 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.
- 3. If substantial interference with a senior water right occurs due to withdrawal of water from any well listed on this permit, then use of water from the well(s) shall be discontinued or reduced and/or the schedule of withdrawal shall be regulated until or unless the Department approves or implements an alternative administrative action to mitigate the interference. The Department encourages junior and senior appropriators to jointly develop plans to mitigate interferences.
- 4. 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 well(s) 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.

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 503-986-0815 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: Joel Plahn, Oregon Water Resources Department, 725 Summer St NE Ste A, Salem OR 97301-1266. Our fax number is 503-986-0901.

Sincerely,



Joel Plahn
Water Right Application Caseworker

enclosures: Application Process Description and Stop Processing Request Form

G-17140
GW

APPLICATION FACT SHEET

Application File Number: G-17140

Applicant: BANDON DUNES LIMITED PARTNERSHIP

County: COOS

Watermaster: 19

Priority Date: FEBRUARY 9, 2009

Source: WELL OM-5 (COOS 54362) AND WELL OM-6 IN FAHYS CREEK BASIN

Use: IRRIGATION OF 206.65 ACRES

Quantity: 1.84 CUBIC FEET PER SECOND (CFS)

Basin Name & Number: South Coast, #17

Stream Index Reference: Volume 3 BASIN 17 MISC

Well Location(s):

WELL OM-5 (COOS 54362) - SWSW, SECTION 5, T28S, R14W, W.M.; 50 FEET NORTH AND 555 FEET EAST FROM SW CORNER, SECTION 5

WELL OM-6 - SENW, SECTION 5, T27S, R14W, W.M.; 95 FEET NORTH AND 715 FEET EAST FROM W1/4 CORNER, SECTION 5

Place of Use:

SE $\frac{1}{4}$ SW $\frac{1}{4}$ 13.2 ACRES
SW $\frac{1}{4}$ SE $\frac{1}{4}$ 4.72 ACRES
SECTION 20

NW $\frac{1}{4}$ NE $\frac{1}{4}$ 19.97 ACRES
SW $\frac{1}{4}$ NE $\frac{1}{4}$ 28.0 ACRES
NE $\frac{1}{4}$ NW $\frac{1}{4}$ 40.0 ACRES
NW $\frac{1}{4}$ NW $\frac{1}{4}$ 20.56 ACRES
SW $\frac{1}{4}$ NW $\frac{1}{4}$ 21.1 ACRES
SE $\frac{1}{4}$ NW $\frac{1}{4}$ 33.9 ACRES
NE $\frac{1}{4}$ SW $\frac{1}{4}$ 18.6 ACRES
NW $\frac{1}{4}$ SW $\frac{1}{4}$ 6.6 ACRES
SECTION 29

TOWNSHIP 27 SOUTH, RANGE 14 WEST, W.M.

14 DAY STOP PROCESSING DEADLINE DATE: Friday, May 8, 2009

PUBLIC NOTICE DATE: Tuesday, April 28, 2009

30 DAY COMMENT DEADLINE DATE: Thursday, May 28, 2009

Mailing List for IR Copies

Application #G-17140

IR Date: April 24, 2009

Original mailed to applicant:

BANDON DUNES LIMITED PARTNERSHIP ATTN: DONALD STASTNY, 2130 LINCOLN PARK N, CHICAGO, IL 60614

Copies sent to:

1. WRD - File # G-17140
2. WRD - Water Availability: Ken Stahr

IR, Map, and Fact Sheet Copies sent to:

3. WRD - Regional Manager (not SCR): SW
4. WRD - Watermaster # 19
5. Department of Agriculture

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

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

6. Bandon Dunes, ATT: Michael Keiser, 57774 Round Lake RD Bandon, OR 97411-6360
7. StastnyBrun Architects, Inc., ATTN: Donald Stastny 1630 SW Morrison, Suite 210 Portland, OR 97205
8. Golder Associates Inc. ATTN: Ron Blegen and David Banton, 1430 West Broadway RD, Suite 108 Tempe, Arizona 85282

Caseworker: Joel Plahn

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

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