



# 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

PINE VALLEY LAND LLC  
ATTN: DAVID MOORE  
40117 PINE TOWN LANE  
HALFWAY, OR 97834

January 29, 2010

Reference: File G-17225

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 appropriation of 11.61 cubic feet per second (CFS) from Well 1 (BAKE 51941), Well 2, Well 3, Well 4 and Well 5 for year-round agriculture and supplemental irrigation of 928.5 acres from April 1 through September 30 of each year.
2. The proposed use is not prohibited by law or rule except where otherwise noted below.
3. The use of water from Well 1 (BAKE 51941) and Well 4 in Deer Gulch Basin, Well 2 and Well 5 in Sag Creek Basin and Well 3 in Pine Creek Basin for agriculture and supplemental irrigation is allowable under the Powder 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.

Summary of Initial Determinations

**The appropriation of 11.61 CFS from Well 1 (BAKE 51941), Well 2, Well 3, Well 4 and Well 5 for year-round agriculture and supplemental irrigation of 928.5 acres from April 1 through September 30 of each year is allowable during the full period requested.**

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.

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 \$200 processing charge per application). To accomplish this you must notify the Department in writing by **Friday, February 12, 2010**. 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.
  - B. 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.
  - C. The permittee shall allow the watermaster access to the meter or measuring device; provided however, where any meter or measuring device is located within a private structure, the watermaster shall request access upon reasonable notice.
  - D. The Director may provide an opportunity for the permittee to submit alternative measuring and reporting procedures for review and approval.
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. 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.

4. The well(s) shall produce ground water only from the basalt ground water reservoir.
5. The proposed wells shall be cased and sealed at least twenty feet into competent basalt and shall be constructed in such a manner to produce water from a single basalt aquifer. The permittee shall coordinate with the East Region Manager for the purpose of obtaining a video record of the wells prior to pump installation.

6. Each well shall be equipped with a dedicated 3/4-inch diameter (minimum) water-level measurement tube, separate from other methods of measuring the water level such as air lines or transducers. The annual water-level measurement required in the permit shall be measured through the measuring tube. \_\_\_\_\_

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](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-17225  
GW

# APPLICATION FACT SHEET

Application File Number: G-17225

Applicant: PINE VALLEY LAND LLC., DAVID MOORE

County: BAKER

Watermaster: 8

Priority Date: May 22, 2009

Source: WELL 1 (BAKE 51941) AND WELL 4 IN DEER GULCH BASIN; WELL 2 AND WELL 5 IN SAG CREEK BASIN; WELL 3 IN PINE CREEK BASIN

Use: AGRICULTURE USES; SUPPLEMENTAL IRRIGATION USE ON 928.5 ACRES

Quantity: 11.61 CUBIC FEET PER SECOND

Basin Name & Number: Powder, #9

Stream Index Reference: Volume 3 PINE CR MISC

Point of Diversion or Well Location(s):

WELL 1 (BAKE 51941) - NENE, SECTION 25, T8S, R46E, W.M.;702 FEET SOUTH AND 1012 FEET WEST FROM NE CORNER, SECTION 25

WELL 2 - NENW, SECTION 25, T8S, R46E, W.M.;776 FEET SOUTH AND 1439 FEET EAST FROM NW CORNER, SECTION 25

WELL 3 - NENE, SECTION 26, T8S, R46E, W.M.;91 FEET SOUTH AND 1213 FEET WEST FROM NE CORNER, SECTION 26

WELL 4 - NENE, SECTION 25, T8S, R46E, W.M.;483 FEET SOUTH AND 1188 FEET WEST FROM NE CORNER, SECTION 25

WELL 5 - SESW, SECTION 24, T8S, R46E, W.M.;981 FEET NORTH AND 2152 FEET EAST FROM SW CORNER, SECTION 24

Place of Use:

|                                       | <u>SUPPLEMENTAL IRRIGATION</u> | <u>AGRICULTURE</u> |
|---------------------------------------|--------------------------------|--------------------|
| SW ¼ SW ¼                             | 34.1 ACRES                     | X                  |
| SE ¼ SW ¼                             | 30.8 ACRES                     | X                  |
| SW ¼ SE ¼                             | 20.0 ACRES                     | X                  |
| SE ¼ SE ¼                             | 9.2 ACRES                      | X                  |
| SECTION 13                            |                                |                    |
| SE ¼ NE ¼                             | 35.9 ACRES                     | X                  |
| NE ¼ SE ¼                             | 40.0 ACRES                     | X                  |
| SW ¼ SE ¼                             | 40.0 ACRES                     | X                  |
| SE ¼ SE ¼                             | 40.0 ACRES                     | X                  |
| SECTION 23                            |                                |                    |
| NW ¼ NE ¼                             | 20.4 ACRES                     | X                  |
| SW ¼ NE ¼                             | 27.3 ACRES                     | X                  |
| NE ¼ NW ¼                             | 34.5 ACRES                     | X                  |
| NW ¼ NW ¼                             | 40.0 ACRES                     | X                  |
| SW ¼ NW ¼                             | 31.0 ACRES                     | X                  |
| SE ¼ NW ¼                             | 40.0 ACRES                     | X                  |
| NE ¼ SW ¼                             | 40.0 ACRES                     | X                  |
| NW ¼ SW ¼                             | 40.0 ACRES                     | X                  |
| SW ¼ SW ¼                             | 40.0 ACRES                     | X                  |
| SE ¼ SW ¼                             | 40.0 ACRES                     | X                  |
| NW ¼ SE ¼                             | 19.3 ACRES                     | X                  |
| SW ¼ SE ¼                             | 40.0 ACRES                     | X                  |
| SECTION 24                            |                                |                    |
| NE ¼ NE ¼                             | 31.0 ACRES                     | X                  |
| NW ¼ NE ¼                             | 40.0 ACRES                     | X                  |
| SW ¼ NE ¼                             | 40.0 ACRES                     | X                  |
| SE ¼ NE ¼                             | 40.0 ACRES                     | X                  |
| NE ¼ NW ¼                             | 36.0 ACRES                     | X                  |
| NW ¼ NW ¼                             | 30.0 ACRES                     | X                  |
| SE ¼ NW ¼                             | 17.0 ACRES                     | X                  |
| NE ¼ SE ¼                             | 7.0 ACRES                      | X                  |
| NW ¼ SE ¼                             | 7.0 ACRES                      | X                  |
| SECTION 25                            |                                |                    |
| NE ¼ NE ¼                             | 18.0 ACRES                     | X                  |
| SECTION 26                            |                                |                    |
| TOWNSHIP 8 SOUTH, RANGE 46 EAST, W.M. |                                |                    |

**14 DAY STOP PROCESSING DEADLINE DATE: Friday, February 12, 2010**

**PUBLIC NOTICE DATE: Tuesday, February 2, 2010**

**30 DAY COMMENT DEADLINE DATE: Thursday, March 4, 2010**

# Mailing List for IR Copies

Application #G-17225

IR Date: January 29, 2010

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**Original mailed to applicant:**

PINE VALLEY LAND LLC., DAVID MOORE , 40117 PINE TOWN LANE, HALFWAY, OR 97834

Copies sent to:

1. WRD - File # G-17225
2. WRD - Water Availability: Ken Stahr

IR, Map, and Fact Sheet Copies sent to:

3. WRD - Regional Manager (not SCR): ER
4. WRD - Watermaster # 8
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.)

Rick Robinson CWRE #114

George Chadwick, 909 main ave La Grande oregon 97850

Caseworker: Joel Plahn

|  |
|--|
| Copies Mailed<br>By: _____<br>(SUPPORT STAFF)<br>on: _____<br>(DATE) |
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