



# Oregon

Kate Brown, Governor

**Water Resources Department**

725 Summer St NE, Suite A

Salem, OR 97301

(503) 986-0900

Fax (503) 986-0904

April 3, 2015

RB WEBBER DEVELOPMENT LLC  
3430 SPRINGHILL DR NW  
ALBANY, OR 97321

Reference: File G-17971

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 an 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 proposed the appropriation of 2.0 cubic feet per second (CFS) of water from Well 1, Well 2, Well 3, and Well 4 in Truax Creek Basin for irrigation of 240.7 acres April 1 through October 1 of each year.
2. The proposed use is not prohibited by law or rule except where otherwise noted below.
3. The appropriation of water from Well 1, Well 2, Well 3 and Well 4 in Truax Creek Basin for irrigation is allowable under the Willamette Basin Program (OAR 690-502-0160).
4. Ground water will likely be available within the capacity of the resource, and if properly conditioned, the proposed use of ground water will avoid injury to existing ground water rights.

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. The application is subject to Section 4(d) of the Endangered Species Act.

Summary of Initial Determinations

**The appropriation of 2.0 CFS of water from Well 1, Well 2, Well 3 and Well 4 in Truax Creek Basin for irrigation of 240.7 acres is allowable during the full period requested, April 1 through October 1 of each year.**

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 \$225 processing charge per application). To accomplish this you must notify the Department in writing by **Friday, April 17, 2015**. 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 devices, and recording/reporting of annual water use 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 diversion. The permittee shall maintain the device in good working order.
  - B. The permittee shall allow the watermaster access to the device; provided however, where any device is located within a private structure, the watermaster shall request access upon reasonable notice.
  - C. The permittee shall keep a complete record of the volume of water diverted each month, and shall submit a report which includes 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.
  - D. The Director may provide an opportunity for the permittee to submit alternative measuring and reporting procedures for review and approval.

2. Static Water Level Conditions

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 Department may require the discontinuance of groundwater use, 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.

3. Groundwater production shall only occur from the alluvial groundwater reservoir.
4. During any pump test required by this permit, observation water-level measurements shall be made in at least one nearby well that is completed in the same aquifer as the pumped well. The observation well should be idle prior to and during the test and must be no greater than 3000 feet from the pumped well. Measurements shall be made at the same time as in the pumped well, shall be accurate to at least 0.1 foot, and shall be recorded on the Department's Pump Test Data Sheets. The pump test report shall include a summary description of the test, water-level readings for each well, well logs for each well, and a map at a scale of 1:24000 or larger showing the well locations to an accuracy of at least 50 feet.

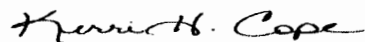
5. Prior to using water from any well listed on this permit, the permittee shall ensure that the well has been assigned an OWRD Well Identification Number (Well ID tag), which shall be permanently attached to the well. The Well ID shall be used as a reference in any correspondence regarding the well, 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/programs/NaturalResources/Pages/AgWaterQuality.aspx> 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 503-986-0806 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: Kerri H. Cope, Oregon Water Resources Department, 725 Summer St NE Ste A, Salem OR 97301-1266. Our fax number is 503-986-0901.

Sincerely,



Kerri H. Cope  
Water Right Application Caseworker

enclosures: Application Process Description and Stop Processing Request Form

G-17971  
WAB 2-No PSI  
POU 2-No PSI  
GW

# APPLICATION FACT SHEET

Application File Number: G-17971

Applicant: RB WEBBER DEVELOPMENT LLC

County: LINN

Watermaster: 2

Priority Date: DECEMBER 5, 2014

Source: WELL 1, WELL 2, WELL 3, AND WELL 4 IN TRUAX CREEK BASIN

Use: IRRIGATION OF 240.7 ACRES

Quantity: 2.0 CUBIC FEET PER SECOND

Basin Name & Number: Willamette, #2

Stream Index Reference: Volume 5 FOURTH LAKE & MISC

Well Location(s):

Well 1: SESE, SECTION 2, T11S, R3W, W.M.; 3920 FEET SOUTH AND 2595 FEET WEST FROM NE CORNER, MILLER DLC 41

Well 2: NESE, SECTION 2, T11S, R3W, W.M.; 1980 FEET SOUTH AND 2595 FEET WEST FROM NE CORNER, MILLER DLC 41

Well 3: SESW, SECTION 1, T11S, R3W, W.M.; 2630 FEET SOUTH AND 10 FEET WEST FROM NE CORNER, MILLER DLC 41

Well 4: SESW, SECTION 1, T11S, R3W, W.M.; 3920 FEET SOUTH AND 10 FEET WEST FROM NE CORNER, MILLER DLC 41

Place of Use:

NE ¼ NW ¼ 2.5 ACRES  
NW ¼ NW ¼ 3.5 ACRES  
SW ¼ NW ¼ 38.9 ACRES  
SE ¼ NW ¼ 28.7 ACRES  
NE ¼ SW ¼ 29.5 ACRES  
NW ¼ SW ¼ 39.8 ACRES  
SW ¼ SW ¼ 39.8 ACRES  
SE ¼ SW ¼ 29.5 ACRES

SECTION 1

NE ¼ NE ¼ 0.8 ACRE  
SE ¼ NE ¼ 9.1 ACRES  
NE ¼ SE ¼ 9.3 ACRES  
SE ¼ SE ¼ 9.3 ACRES

SECTION 2

TOWNSHIP 11 SOUTH, RANGE 3 WEST, W.M.

**14 DAY STOP PROCESSING DEADLINE DATE: Friday, April 17, 2015**

**PUBLIC NOTICE DATE: Tuesday, April 7, 2015**

**30 DAY COMMENT DEADLINE DATE: Thursday, May 7, 2015**

# Mailing List for IR Copies

Application #G-17971

IR Date: March 27, 2015

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**Original and map mailed to applicant:**

RB WEBBER DEVELOPMENT LLC, 3430 SPRINGHILL DR NW, ALBANY, OR 97321

**SENT VIA EMAIL:**

1. WRD - Watermaster # 2
2. Agent - [Tyler@Parsons-Surveying.com](mailto:Tyler@Parsons-Surveying.com)

**IR, Map, and Fact Sheet Copies sent to:**

1. WRD - File # G-17971
2. Department of Agriculture

**Affected District (include "Notice of Initial Review--Affected District")**

1. Grand Prairie Water Control District - 719 9<sup>th</sup> Ave. SW, Albany, OR 97321

Caseworker: Kerri H. Cope

COPYSHT.IR