



Oregon

Kate Brown, Governor

Water Resources Department
North Mall Office Building
725 Summer Street NE, Suite A
Salem, OR 97301-1271
503-986-0900
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CERTIFIED MAIL – RETURN RECEIPT REQUESTED

October 27, 2017

WAIBEL PROPERTIES 3 LLC
THE RUSSELL LLC
PO BOX 5350
BEND OR 97708

BOB WILLIAMS
3672 SE JUNIPER CANYON RD
PRINEVILLE OR 97754

Reference: File G-18384

INITIAL REVIEW

THIS IS NOT A PERMIT AND IS SUBJECT TO CHANGE DURING PROCESSING

This letter is to inform you that processing of the water-use permit application has begun, and to describe the options. In determining whether an application may be approved, the Department must consider the factors listed below, all of which must be favorable if the proposed use is to be allowed. Based on the information supplied, the Department has made the following initial determinations:

1. The application proposed the appropriation of 0.266 cubic foot per second (CFS) of water from a well in Deschutes River Basin for irrigation of 40.0 acres, March 1 through October 31 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 a well in Deschutes River Basin for irrigation is allowable under the Deschutes Basin Program (OAR 690-505-0040).
4. If properly conditioned, the proposed use of groundwater will avoid injury to existing rights and the resource.
5. The Department has determined, based upon OAR 690-09, that the proposed groundwater source is hydraulically connected to Crooked River, and will have the potential for substantial interference with surface water. Therefore, in accordance with OAR 690-410-0070(1) and 690-400-0010(11)(a), surface water availability and public-interest considerations related to the surface-water source must be considered.
6. Surface water is not available at any time of the year due to senior water rights on downstream waters.
7. The proposed use of hydraulically-connected groundwater with the potential for substantial interference is not allowable in the Deschutes Basin from April 15 through September 30 of each year (OAR 690-33-120(2)(b)).

8. The mainstem Deschutes River is a State Scenic Waterway. The proposed use will measurably reduce scenic waterway flows as defined in ORS 390.835.
9. Because the proposed well, located in the Deschutes Groundwater Study Area, has the potential for substantial interference and will interfere with scenic waterway flows, by law, the Department is required to deny the application unless mitigation is provided. The unfavorable findings of this Initial Review may be overcome if mitigation is provided pursuant to the Deschutes Groundwater Mitigation Rules (OAR 690-505-0500 through 0630). Those rules provide a process under which applicants may mitigate for the impact their proposed use would have on surface water flows.
10. The Department has determined the mitigation obligation is 72.0 acre-feet (AF) annually. The required mitigation is based on irrigation of 40.0 acres and calculated based on a consumptive use factor of 1.8 AF per acre.
11. The Department has determined that mitigation for the proposed use must be located in the Crooked River Zone of Impact.
12. The applicant provided information that satisfies the mitigation obligation for this application. An Affidavit for the Partial Cancellation of a water right certificate was submitted to the department on January 19, 2017, cancelling 0.267 CFS of water for irrigation of 40.0 acres under Certificate 60424.

Summary of Initial Determinations

The appropriation of 0.266 CFS from a well in Deschutes River Basin for irrigation of 40.0 acres, March 1 through October 31 of each year, is allowable because you have demonstrated that sufficient mitigation water is in place for this application under OAR 690-505-0610.

Withdrawal Refunds:

If you choose not to proceed, you may withdraw the application and receive a refund (minus a \$260 processing charge per application). To accomplish this, you must notify the Department in writing by Friday, October 27, 2017. For your convenience you may use the enclosed "STOP PROCESSING" form.

To Proceed With The Application:

If you choose to proceed with the application, you do not have to do anything at this time. The 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:

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 at each point of appropriation. 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.

Groundwater Mitigation Conditions

1. Mitigation Obligation: 72.0 AF of mitigation water in the Crooked River Zone of Impact (located anywhere in the Crooked River Basin above river mile 13.8).
2. Mitigation Source: 72.0 mitigation credits, associated with a partial voluntary cancellation submitted January 19, 2017 on Certificate 60424.
3. Mitigation water must be legally protected instream in the Crooked River Zone of Impact for the life of the permit and subsequent certificate(s). Regulation of the use and/or cancellation of the permit, or subsequent certificate(s) will occur if the required mitigation is not maintained.
4. The permittee shall provide additional mitigation if the Department determines that average annual consumptive use of the subject appropriation has increased beyond the originally mitigated amount.
5. If mitigation is from a secondary right for stored water from a storage project not owned or operated by the permittee, the use of water under this right is subject to the maintenance and terms and conditions of a valid contract or satisfactory replacement, with the owner/operator of the storage project, a copy of which must be on file in the records of the Water Resources Department.
6. Failure to comply with these mitigation conditions shall result in the Department regulating the groundwater permit, or subsequent certificate(s), proposing to deny any permit extension application for the groundwater permit, and proposing to cancel the groundwater permit, or subsequent certificate(s).

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.

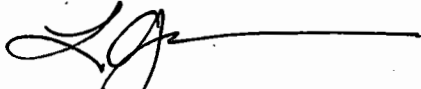
Scenic Waterway Condition:

Use of water under authority of this permit may be regulated if analysis of data available after the permit is issued discloses that the appropriation will measurably reduce the surface water flows necessary to maintain the free-flowing character of a scenic waterway in quantities necessary for recreation, fish and wildlife in effect as of the priority date of the right, or as those quantities may be reduced subsequently. However, the use of groundwater allowed under the terms of this permit will not be subject to regulation for Scenic Waterway flows, provided the required mitigation is maintained.

If you have questions:

This Initial Review was produced by Lisa Graham. If you have any questions about any of the statements contained in this document, I am probably the best person to answer your questions. You may reach me at 503-986-0808 or Elisabeth.A.Graham@oregon.gov. Please have the application number available if you call. 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, Suite A, Salem OR 97301-1266, Fax: 503-986-0901.

Sincerely,

A handwritten signature in black ink, appearing to be 'L.G.', followed by a long horizontal line extending to the right.

Lisa Graham
Water Rights Application Specialist

enclosures:
Stop Processing Request Form

WAB 5-70611
POU 5-70611

Application Fact Sheet

Application Number: G-18384

Applicant: WAIBEL PROPERTIES 3 LLC, THE RUSSELL LLC, AND BOB WILLIAMS

County: CROOK

Watermaster: DISTRICT 11, JEREMY T. GIFFIN

Priority Date: SEPTEMBER 12, 2016

Source: A WELL IN DESCHUTES RIVER BASIN

Use: IRRIGATION OF 40.0 ACRES

Period of Use Requested: MARCH 1 THROUGH OCTOBER 31

Rate requested: 0.266 CUBIC FOOT PER SECOND

Basin Name & Number: DESCHUTES, #5

Point of Appropriation:

Twp	Rng	Mer	Sec	Q-Q	Measured Distances
15 S	17 E	WM	19	SW SW	950 FEET NORTH AND 80 FEET EAST FROM SW CORNER, SECTION 19

Place of Use:

Twp	Rng	Mer	Sec	Q-Q	Acres
15 S	16 E	WM	24	NE SE	12.7
15 S	16 E	WM	24	NW SE	12.4
15 S	16 E	WM	24	SW SE	10.2
15 S	16 E	WM	24	SE SE	4.7

Public Notice Date: Tuesday, October 31, 2017

14-day Stop Processing Deadline: Friday, November 9, 2017

End of 30-day Comment Period: Thursday, November 30, 2017