



Water Right Application Initial Review

July 12, 2019

BROTHERS RANCH LLC
ZADOK RANCH LLC
22870 SW ENO PLACE
TUALATIN OR 97062

Reference: Application R-88766

This document is to inform you of the preliminary analysis of the 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 supplied, the Water Resources Department has made the following preliminary determinations:

Initial Review Preliminary Determinations (Oregon Administrative Rule (OAR) 690-310-0080)

1. The application proposes the storage of 19.0 acre-feet (AF) of groundwater in a reservoir from Well 1, to be appropriated under Application G-18809, within the Whychus Creek Basin, for aquatic life, wildlife, fire protection, and recreation January 1 through December 31 of each year.
2. The proposed use is not prohibited by law or rule except where otherwise noted below.
3. Storage for aquatic life, wildlife, fire protection, and recreation are allowable uses under the Deschutes Basin Program (690-505-0040).
4. An assessment of groundwater availability is currently being completed under Application G-18809 by the Department's Groundwater Section, pursuant to OAR 690-009. A copy of this assessment will be added to this application file upon completion.
5. The proposed use is located above the Deschutes Scenic Waterway, as designated under Oregon Revised Statute 390.826.
6. Documentation has been submitted acknowledging the land use information request was received by the local Planning Department.

Summary of Preliminary Determinations

The storage of 19.0 AF of water in a reservoir from Well 1, to be appropriated under Application G-18809, within the Whychus Creek Basin, for aquatic life, wildlife, fire protection, and recreation January 1 Through December 31 of each year may be allowable, contingent upon submittal and approval of documentary evidence for mitigation obtained under Application G-18809.

Because of the favorable determinations described herein, Application R-88766 can move to the next phase of the water-rights application review process, which includes a public interest review.

Public Comment & Further Review:

Public interest issues and/or public comments will be addressed as the Department prepares a Proposed Final Order. If significant public interest issues are identified, they could have an impact on the eventual outcome of the application.

Division 33 Review – The Department's Division 33 administrative rules (OAR 690-033) establish additional procedures and standards to aid the Department in determining whether a proposed use will impair or be detrimental to the public interest with regard to sensitive, threatened, or endangered fish species. This Initial Review does not address the potential impact that your proposed use may have on these species.

Your application will now undergo an additional review from numerous federal, state, local, and tribal governmental entities. This review may cause your application to be limited, conditioned, or denied. Depending on the proposed use, you may be required to mitigate for potential impacts identified in the review.

Mitigation for impacts to STE Species – Mitigation is often complicated, time consuming, and expensive, and may include, but is not limited to, actions such as replacing the proposed amount of water within the impacted reach through purchasing or transferring an existing water right. Following the Initial Review, you will be notified if mitigation is required, due to impacts to sensitive, threatened, or endangered fish species.

If you choose to pursue mitigation, you will likely need to place your application on administrative hold in order to explore options. There will be an additional fee of \$670 required with any mitigation proposal submitted.

At this time, you must decide whether to proceed or to withdraw the application.

- To Proceed - If you choose to proceed with the application you do not have to notify the Department. The application will 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.
- To Withdraw - You may withdraw the application and receive a refund (minus a \$260 processing fee per application). You must notify the Department **in writing** by **July 26, 2019**. For your convenience you may use the enclosed "STOP PROCESSING" form.

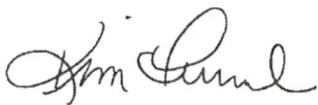
If a permit is issued it will likely include the following conditions:

1. Construction of the water system shall begin within five years of the date of permit issuance. The deadline to begin construction may not be extended. A permit is subject to cancellation proceedings if the begin construction deadline is missed.
2. **Water Use Measurement, Recording, and Reporting Condition:**
 - 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 Director may require the permittee to keep and maintain a record of the volume of water appropriated, and may require the permittee to report water-storage on a periodic schedule as established by the Director. In addition, the Director may require the permittee to report general water-use information, the periods of water use and 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.

For Further Information:

Feel free to contact me at Kim.R.French@oregon.gov or 503-986-0816 if you have any questions regarding the contents of this letter or the application. Please include the application number in all correspondence. 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: Kim French, Oregon Water Resources Department, 725 Summer St NE Ste A, Salem OR 97301-1266. Our fax number is 503-986-0901.

Sincerely,



Kim French
Water Right Application Specialist
Oregon Water Resources Department

Enclosures: Application Process Description and Stop Processing Request Form
R-88766

APPLICATION FACT SHEET

Application File Number: R-88766

Applicant: BROTHERS RANCH LLC AND ZADOK RANCH LLC

County: DESCHUTES

Watermaster: JEREMY GIFFIN, 11, SCR

Priority Date: APRIL 2, 2019

Source: WELL 1, TO BE APPROPRIATED UNDER APPLICATION G-18809, WITHIN WHYCHUS CREEK BASIN

Purpose or Use of the stored water: AQUATIC LIFE, WILDLIFE, FIRE PROTECTION, AND RECREATION

Storage Facility Name: A RESERVOIR

Volume/ Rate: 19.0 ACRE-FEET

Basin Name & Number: DESCHUTES, # 5

WAB: WHYCHUS CR > DESCHUTES R - AT MOUTH

Point of Appropriation:

POA Name	Twp	Rng	Mer	Sec	Q-Q	Measured Distances
WELL 1	14 S	10 E	WM	13	SW NW	1118 FEET NORTH AND 671 FEET EAST FROM W1/4 CORNER, SECTION 13

Reservoir Location:

Twp	Rng	Mer	Sec	Q-Q	Measured Distances	Dam Height	Area Acres
14 S	10 E	WM	13	SW NW	528 FEET NORTH AND 432 FEET EAST FROM W 1/4 CORNER, SECTION 13	0.0	1.6

PUBLIC NOTICE DATE: July 16, 2019

14 DAY STOP PROCESSING DEADLINE DATE: July 26, 2019

30 DAY COMMENT DEADLINE DATE: August 15, 2019

Mailing List for IR Copies

Application R-88766

IR Date: July 12, 2019

Original and map mailed to applicant:

BROTHERS RANCH LLC
ZADOK RANCH LLC
22870 SW ENO PLACE
TUALATIN OR 97062

Sent via auto email:

1. WRD – Watermaster Jeremy Giffin # 11
2. ODFW
3. DEQ
4. Agent – David Newton – dnewton@newtonconsultants.com
- 5.

Copies sent to:

6. WRD - File R-88766
7. WRD – SW Section
8. DSL – Wetlands Specialist

Application Specialist: Kim French

Copies Mailed

By: _____
(SUPPORT STAFF)

On: _____
(DATE)

APPLICATION PROCESS DESCRIPTION FOR GROUNDWATER, SURFACE WATER AND REGULAR RESERVOIR APPLICATIONS

In order to use the waters of Oregon, an application must be submitted and a permit obtained from the Water Resources Department. The water must be used for beneficial purpose without waste. For more information about water right topics, weekly public notice, forms and fees please visit our web site at www.wrd.state.or.us

1. Pre-application considerations

- Follow instructions in the application packet.
- If you have questions about completing an application or would like to arrange a pre-application conference contact the Department's Water Rights Customer Service Group at (503) 986-0801.

2. Application filing

- Application with fee is received by the Department.
- Department determines completeness of application.
- If use is not allowed by statute (ORS 538), the application and fees are returned to the applicant.
- An incomplete application and fees are returned to the applicant.
- Only a complete application receives a tentative priority date, is assigned a caseworker, and moves forward for processing.

3. Initial Review (IR)

- Caseworker reviews application by considering basin plans, water availability, statutory restrictions, and all other appropriate factors.
- Caseworker sends IR report to Applicant.
- Contact the Caseworker if you have questions about the IR.
- Four days after date of the IR, it is included in Department's weekly Public Notice.
- Public comments must be submitted within 30 days after the Public Notice.
- **An administrative hold** may be requested in writing by Applicant.

4. Proposed Final Order (PFO)

- Caseworker evaluates application against required criteria and develops draft permit, if appropriate.
- PFO includes instructions for filing of protests.
- Caseworker considers public comments and mails PFO to Applicant.
- The PFO is included in Department's weekly Public Notice.
- Public protests to the PFO must be submitted within 45 days after the Public Notice.

5. Final Order (FO)

- If no protest is filed, Final Order is issued.

The protest process

If one or more protests are filed, the process consists of:

- settlement discussion;
- contested case hearing;
- proposed Order;
- period of time to file exceptions; or
- Possible hearing by Water Resources Commission.
- Final Order is issued.

Permit holder responsibilities

- Comply with all water use conditions of the permit.
- Advise Department of address change or assignment to new permit holder.
- If need arises, request extension of time or authorize cancellation of permit.
- Submit timely claim of beneficial use (COBU) to the Department.
- Most permits require COBU to be prepared by a Certified Water Right Examiner.
- Permits may be canceled by the permit holder or by the Department for failure to comply

STOP PROCESSING REQUEST FORM
FOR GROUNDWATER, SURFACE WATER AND REGULAR RESERVOIR
APPLICATIONS

- Stop processing deadline is within 14 days of Initial Review.
- Applicant notification to withdraw Water Right Application **R-88766**.
- After reviewing the Initial Review for my application, I request that processing be stopped and the fees be refunded (minus a \$260 examination fee.) I understand that without a valid permit I may not legally use the water as requested in my application.

Signature _____ Date _____

Signature _____ Date _____

- Under ORS 537.150 (5) and 537.620 (5) timely submission of this request authorizes that the water right application process be stopped and all filing fees (except \$260 processing fee) be returned.
- This notice must be received at Water Resources Department by:

July 26, 2019

- Return the notice to:

OWRD, Water Right Services Division
STOP PROCESSING
725 Summer Street, NE - Suite A
Salem OR, 97301-1271
