

Application for a Permit to  
**Store Water in a Reservoir**  
 Alternate Review (ORS 537.409)



**Oregon Water Resources Department**  
 725 Summer Street NE, Suite A  
 Salem, Oregon 97301-1266  
 (503) 986-0900  
 www.oregon.gov/OWRD

You may use this form for any reservoir storing less than 9.2 acre-feet *or* with a dam less than 10 feet high.

**Use a separate form for each reservoir**

**SECTION 1: APPLICANT INFORMATION AND SIGNATURE**

**Applicant**

|                                      |                 |                          |                                               |     |
|--------------------------------------|-----------------|--------------------------|-----------------------------------------------|-----|
| NAME <i>Nick and Lauren Johnson</i>  |                 |                          | PHONE (HM)                                    |     |
| PHONE (WK)                           |                 | CELL <i>541 556 7120</i> |                                               | FAX |
| ADDRESS <i>2121 Scotts Valley Rd</i> |                 |                          |                                               |     |
| CITY <i>Yoncalla</i>                 | STATE <i>OR</i> | ZIP <i>97449</i>         | E-MAIL * <i>laurenmickeljohnson@gmail.com</i> |     |

**Organization**

|         |       |     |          |  |                    |
|---------|-------|-----|----------|--|--------------------|
| NAME    |       |     | PHONE    |  | FAX                |
| ADDRESS |       |     | CELL     |  | <b>RECEIVED</b>    |
| CITY    | STATE | ZIP | E-MAIL * |  | <b>JUL 14 2022</b> |

**Agent** – The agent is authorized to represent the applicant in all matters relating to this application.

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|                       |       |     |          |  |     |
|-----------------------|-------|-----|----------|--|-----|
| AGENT / BUSINESS NAME |       |     | PHONE    |  | FAX |
| ADDRESS               |       |     | CELL     |  |     |
| CITY                  | STATE | ZIP | E-MAIL * |  |     |

Note: Attach multiple copies as needed

\* By providing an e-mail address, consent is given to receive all correspondence from the department electronically. (paper copies of the final order documents will also be mailed.)

**By my signature below I confirm that I understand:**

- I am asking to use water specifically as described in this application.
- Evaluation of this application will be based on information provided in the application.
- I cannot legally store water until the Water Resources Department issues a permit.
- Oregon law requires that a permit be issued before beginning construction. Acceptance of this application does not guarantee a permit will be issued.
- If I get a permit, I must not waste water.
- If development of the water use is not according to the terms of the permit, the permit can be cancelled.
- The water use must be compatible with local comprehensive land use plans.
- Even if the Department issues a permit, I may have to stop using water to allow senior water right holders to get water to which they are entitled.



**I (we) affirm that the information contained in this application is true and accurate.**

*Nick Johnson*  
 Applicant Signature

*Nicholas Johnson*  
 Print Name and Title if applicable

*3/14/22*  
 Date

*Lauren Johnson*  
 Applicant Signature

*Lauren Johnson*  
 Print Name and Title if applicable

*3/14/2022*  
 Date

**SECTION 2: SOURCE OF WATER AND LOCATION OF RESERVOIR**

|                        |                                               |                |            |                   |           |
|------------------------|-----------------------------------------------|----------------|------------|-------------------|-----------|
| Reservoir name:        | Pond 1                                        |                |            |                   |           |
| Source*:               | Unnamed creek                                 |                | Tributary: | Schoolhouse Creek |           |
| County:                | Douglas                                       |                |            |                   |           |
| Quantity:              | 5 Acre-Feet [length x width x depth / 43,560] |                |            |                   |           |
| Reservoir Location:    | Township (N or S)                             | Range (E or W) | Section    | Quarter-Quarter   | Tax Lot # |
|                        | 22 S                                          | 04 W           | 32         | SE SE             | R 29479   |
| Maximum Height of Dam: | 9 feet. If excavated write "zero feet."       |                |            |                   |           |

\* Provide the name of the water body or other source from which water will be diverted, and the name of the stream or lake it flows into. Indicate if source is run-off, seepage, an unnamed stream, or spring.

**SECTION 3: WATER USE**

Indicate the proposed use(s) of the stored water: Multipurpose use

**NOTE: You may wish to consider filing for "Multipurpose use" for your reservoir.** Multipurpose use does not limit the types of future uses for the stored water. Multipurpose covers all uses including: stock water, fish and wildlife, aesthetics, domestic, irrigation, agriculture, fire protection and pollution abatement.

**SECTION 4: PROPERTY OWNERSHIP**

Do you own all the land where you propose to divert, transport, and use water?

- ☒ Yes (please check appropriate box below then skip to section 5)
- ☐ There are no encumbrances
  - ☒ This land is encumbered by easements, right of way, roads of way, roads or other encumbrances
- ☐ No (Please check the appropriate box below)
- ☐ I have a recorded easement or written authorization permitting access.
  - ☐ I do not currently have written authorization or easement permitting access.
  - ☐ Written authorization or an easement is not necessary, because the only affected lands I do not own are state-owned submersible lands, and this application is for irrigated and/or domestic use only (ORS 274.040). (Do not check this box if you described your use as "Multipurpose" in #3 above.)

List the names and mailing addresses of all affected landowners:

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**SECTION 5: ENVIRONMENTAL IMPACT**

**Channel:** Is the Reservoir: ☐ in-stream or ☒ off channel?

**Wetland:** Is the project in a wetland? ☐ YES ☒ NO ☐ unknown

**Existing:** Is this an existing reservoir? ☐ YES ☒ NO

If YES, how long has it been in place? \_\_\_\_\_ years.

**Fish Habitat:** Is there a fish habitat upstream of the proposed structure? ☐ YES ☒ NO ☐ unknown

If YES, how much? \_\_\_\_\_ miles.

**Existing:** Have you been working with other agencies? ☐ YES ☒ NO

Indicate agency, staff and phone numbers of those involved. Also indicate any agencies that are cost sharing in this project.

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**SECTION 6: WITHIN A DISTRICT**

☐ Check here if the point of diversion or place of use are located within or served by an irrigation or other water district.

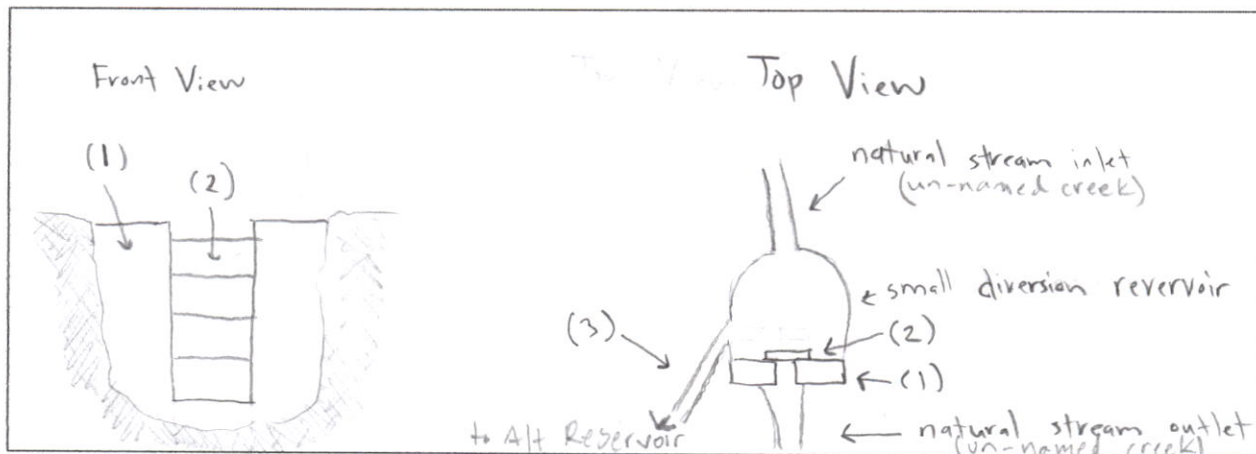
|                           |        |          |  |
|---------------------------|--------|----------|--|
| Irrigation District Name: |        | Address: |  |
| City:                     | State: | Zip:     |  |

**SECTION 7: DESCRIPTION**

Provide a short description of the design and operation of the proposed diversion, including a description of how live flow will be passed outside the authorized storage season. Use this space for narrative. You may also provide narrative and sketches on separate pages.

The diversion will consist of three components:  
 (1) dam with open spillway, (2) removable spillway or "crest control" boards, (3) a diversion ditch that starts at the dam.

If the diversion involves a dam, use this space below for sketches of the diversion (e.g. cross-section of the dam with its dimensions, dimension and placement of outlet pipe, means of passing live flow outside of the authorized storage season, and means for providing fish passage).



## Watermaster Alternate Reservoir Application Review Sheet

In lieu of the water right application process set forth in ORS 537.140 to 537.211, an owner of a reservoir may submit an alternate reservoir application for a reservoir that has a storage capacity less than 9.2 acre-feet or a dam or impoundment structure less than 10 feet in height. ORS 537.409 describes the criteria used to evaluate alternate reservoir applications.

The review shall be limited to issues pertaining to: a) water availability, b) potential detrimental impact to existing fishery resources; and c) potential injury to existing water rights. (ORS 537.409 (6))

Within 60 days after the Water Resources Department provides public notice, any person may submit detailed, legally obtained information in writing, requesting the Department to deny the application for a permit on the basis that the reservoir: (a) Would result in injury to an existing water right; or (b) Would pose a significant detrimental impact to existing fishery resources. (ORS 537.409 (5))

|                                                                                                                                                                                                                                                                                                                                                                 |         |       |
|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------|-------|
| <b>Applicant's Name</b>                                                                                                                                                                                                                                                                                                                                         |         |       |
| 1. Does the proposed reservoir have the potential to injure existing water rights? <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO<br>Explain: <u>Limit Storage season to match Water Availability.</u>                                                                                                                                     |         |       |
| 2. Can conditions be applied to mitigate the potential injury to existing water rights? <input checked="" type="checkbox"/> YES <input type="checkbox"/> NO<br>Explain: <u>Limit Season to Dec-April</u>                                                                                                                                                        |         |       |
| 3. Is water available for the proposed reservoir? <input checked="" type="checkbox"/> YES <input type="checkbox"/> NO                                                                                                                                                                                                                                           |         |       |
| 4. If yes, during what period? Beginning: <u>Dec</u> End: <u>April</u><br><br>Attach a WARS printout at 50% exceedance. If WARS does not cover the proposed location, make a recommendation for a storage season based upon regulation history and your knowledge of the location. (Water Availability for Reservoir Policy found under OAR 690-410-0070(2)(c)) |         |       |
| 5. Did you meet with staff from another agency to discuss this application? <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO                                                                                                                                                                                                                 |         |       |
| Who:                                                                                                                                                                                                                                                                                                                                                            | Agency: | Date: |
| Who:                                                                                                                                                                                                                                                                                                                                                            | Agency: | Date: |

Watermaster Name: Mary Burleson D-15 Assistant

Watermaster Signature: Mary Burleson Date: 7/6/2022

NOTE: This completed form must be returned to the applicant

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## ODFW Alternate Reservoir Application Review Sheet

**This portion to be completed by the applicant.**

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Applicant Name: Nick and Lauren JohnsonAddress: 2121 Scotts Valley Rd, Yoncalla, OR 97499Phone/Email: 541-556-7120/laurenmickeljohnson@gmail.comReservoir Name: Pond 1Volume (AF): 5.0 AFSource: Unnamed Stream☐ in-channelBasin Name: Schoolhouse Ck<Bennet Ck<Elk Ck☒ off-channelTwp Rng Sec QQ: 22S 4W 32

Note: It is unlikely that ODFW will be able to complete this form while you wait, nevertheless we recommend making an appointment to submit the form so as to provide any necessary clarifications. See pg. 6 of Instructions for contact information.

**This portion to be completed by Oregon Department of Fish and Wildlife (ODFW) staff.**

- 1) Is the proposed project and AO<sup>1</sup> off channel?.....☒ YES\* ☐ NO  
(if yes then proceed to #4; if no then proceed to #2)

*\*Based on available information, the proposed use does not appear to involve instream structures that would create or maintain an artificial obstruction. However, if the applicant creates or maintains an artificial obstruction to fish passage for the proposed use, the applicant will need to address Oregon's fish passage laws.*

- 2) Is the proposed project or AO located where NMF<sup>2</sup> are or were historically present?.....☐ YES ☐ NO  
(if yes then proceed to #3; if no then proceed to #4)

3) If NMF are or were historically present:

- a. Is there an ODFW-approved fish-passage plan?.....☐ YES ☐ NO  
b. Is there an ODFW-approved fish-passage waiver or exemption?.....☐ YES ☐ NO

If fish passage is required under ORS 509.580 through .910, then either 3(a) or 3(b) must be "Yes" to move forward with the application. If responses to 3(a) and 3(b) are "No", then the proposed reservoir does not meet the requirements of Oregon Fish Passage Law and shall not be constructed as proposed.

- 4) Would the proposed project pose any other significant detrimental impact to an existing fishery resource locally or downstream?.....☒ YES ☐ NO

*Explain below (for example, list STE species or other existing fishery resources that would be impacted negatively.)*

☒ Any diversion or appropriation of water for storage during the period January, March-December poses a significant detrimental impact to existing fishery resources. (For example, if diversion of water for storage during a certain time period would cause a significant detrimental impact to an existing fishery resource, then ODFW should recommend conditions or limitations.)

<sup>1</sup> AO = Artificial Obstruction means any dam, diversion, culvert or other human-made device placed in waters of this state that precludes or prevents the migration of native migratory fish. ORS 509.580 (1)

<sup>2</sup> NMF = Native Migratory Fish Species in Oregon as defined by OAR 635 - 412 - 0005 (32)

☐ This proposed pond or reservoir contemplates impounding water in the Columbia Basin above Bonneville Dam. ODFW has determined that additional diversions of water in this area pose a significant detrimental impact to existing fishery resources during the period April 15 through September 30.

In addition to existing instream water rights and pending instream water right applications, ODFW recommends the following biologically necessary flows be available in Elk Creek above Pass Creek to protect public uses:

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|     |                      |     |                      |     |                 |     |                      |
|-----|----------------------|-----|----------------------|-----|-----------------|-----|----------------------|
| JAN | <u>type here cfs</u> | APR | <u>type here cfs</u> | JUL | <u>44.9 cfs</u> | OCT | <u>80.6 cfs</u>      |
| FEB | <u>type here cfs</u> | MAY | <u>type here cfs</u> | AUG | <u>13.7 cfs</u> | NOV | <u>187 cfs</u>       |
| MAR | <u>type here cfs</u> | JUN | <u>74 cfs</u>        | SEP | <u>20.5 cfs</u> | DEC | <u>type here cfs</u> |

Because of these reasons, the proposed use will diminish water quality, physical habitat, and/or alter the flow regime to which fish are naturally adapted. These changes will negatively affect their distribution, productivity, and abundance. Therefore, a further reduction in flow or alteration of habitat from the proposed use would result in a significant detrimental impact to an existing fishery resource without appropriate conditions and/or mitigation.

[illegible]

If YES, can conditions be applied to mitigate the significant detrimental impact to an existing fishery resource?

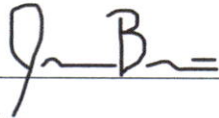
☐ NO (explain) ☒ YES

☒ See applicable conditions selected from "Menu of Conditions" on next page

Water is only available to support the quality and quantity of biologically necessary flows at the POD and/or downstream during February. ODFW recommends the storage season be restricted to coincide with this period or the proposed use be mitigated prior to issuance of a Proposed Final Order for any storage outside of this period. Without appropriate mitigation and/or conditions (see below), a further reduction in flow or alteration of habitat from the proposed water use during January, March-December will result in a significant detrimental impact to an existing fishery resource.

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 through purchasing or transferring an existing water right. If the applicant chooses to pursue mitigation after application submittal to WRD, ODFW will provide a Mitigation Obligation consistent with the goals and standards of OAR 635-415-0025 (ODFW Habitat Mitigation Recommendations) to compensate for any potential impact from the proposed use. Upon request, the WRD caseworker can schedule a consultation with ODFW for more information. Any diversion from the unnamed tributary to Schoolhouse Creek utilized to fill the proposed pond must be located above the end of fish use as denoted by ODFW personnel during the site visit in May 2022 (approximate location of natural gradient barrier 43.607044, -123.189327).

ODFW Signature: \_\_\_\_\_



Print Name: Jason Brandt

ODFW Title: SW Hydro Coordinator

Date: 5/31/22

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**MENU OF CONDITIONS FOR WRD, ODFW, DEQ AND ODA**

Revised May 12, 2020, March 25, 2021

Use this menu to identify appropriate conditions to be included in the permit:

- ☒ **Agricultural Water Quality Management Area Rules:** The permittee shall comply with basin-specific Agricultural Water Quality Management Area Rules described in Oregon Administrative Rule Chapter 603-095. The permittee shall protect riparian areas, including through irrigation practices and the management of any livestock, allowing site capable vegetation to establish and grow along streams, while providing the following functions: shade (on perennial and some intermittent streams), bank stability, and infiltration or filtration of overland runoff.
- ☐ **b52** Water may be diverted only when Department of Environmental Quality sediment standards are being met.
- ☐ **b5** The water user shall install and maintain adequate treatment facilities meeting current DEQ requirements to remove sediment before returning the water to the stream.
- ☒ **b51a** The period of use has been limited to February.
- ☐ **b57** Before water use may begin under this permit, a totalizing flow meter must be installed at each diversion point.
- ☐ **b58** Before water use may begin under this permit, a staff gage that measures the entire range and stage between full reservoir level and dead-pool storage must be installed in the reservoir. The staff gage shall be United States Geological Survey style porcelain enamel iron staff gage style A, C, E or I.
- ☐ **blv:** Water must be diverted to a trough or tank through an enclosed water delivery system. The delivery system must be equipped with an automatic shutoff or limiting flow control mechanism or include a means for returning water to the stream source through an enclosed delivery system. The use of water shall not exceed 0.10 cubic feet per second per 1000 head of livestock.
- ☐ **Bypass Flows:** Per 690-410-0070 (2)(c), the following flows shall be bypassed or passed through the reservoir during the filling season:
- 1) When the biologically necessary flows identified below are not available immediately upstream of the impacted area, the permittee shall pass all live flow downstream at a rate equal to the inflow, minus the amount of mitigation water provided upstream, if applicable, and
  - 2) When the biologically necessary flows identified below are available immediately upstream of the impacted area, the permittee shall pass flow downstream at a rate equal to or greater than the biologically necessary flows.
- Once the reservoir has reached the permitted volume, all live flow shall be passed downstream at a rate equal to the inflow.
- The permittee shall quantify and document inflow and outflow and maintain the bypass flows for the life of the permit and subsequent certificate per the approved Bypass Plan. The bypass flow data shall be available upon request by the Oregon Water Resources Department, Oregon Department of Fish and Wildlife, Oregon Department of Environmental Quality, or Oregon Department of Agriculture.
- ☒ **Construction Activities:** For construction activities (clearing, grading, excavation, staging, and stockpiling) that will disturb one or more acres and may discharge to state waters, the permittee is required to obtain from DEQ a 1200-C NPDES Stormwater Construction Permit prior to project construction.
- ☐ **fence:** The stream and its adjacent riparian area shall be fenced to exclude livestock.
- ☐ **fishapprove:** The permittee shall install, maintain, and operate fish screening and by-pass devices consistent with current Oregon Department of Fish and Wildlife (ODFW) standards. Fish screening is to prevent fish from entering the proposed diversion while by-pass devices provide adequate upstream and downstream passage for fish. The required screen and by-pass devices are to be in place and functional, and approved in writing by ODFW prior to diversion of any water. The permittee may submit evidence in writing that ODFW has determined screens and/or by-pass devices are not necessary.
- ☐ **fishdiv33:** If the riparian area is disturbed in the process of developing a point of diversion, the permittee shall be responsible for restoration and enhancement of such riparian area in accordance with ODFW's Fish and Wildlife Habitat Mitigation Policy OAR 635-415. For purposes of mitigation, the ODFW Fish and Wildlife Habitat Mitigation Goals and Standards, OAR 635-415, shall be followed.

The use may be restricted if the quality of the source stream or downstream waters decrease to the point that those waters no longer meet existing state or federal water quality standards due to reduced flows.

The permittee shall install, maintain, and operate fish screening and by-pass devices consistent with current Oregon Department of Fish and Wildlife (ODFW) standards. Fish screening is to prevent fish from entering the proposed diversion while by-pass devices provide adequate upstream and downstream passage for fish. The required screen and by-pass devices are to be in place and functional, and approved in writing by ODFW prior to diversion of any water. The permittee may submit evidence in writing that ODFW has determined screens and/or by-pass devices are not necessary.

- ☐ **fishmay:** Notwithstanding that ODFW has made a determination that fish screens and/or by-pass devices are not necessary at the time of permit issuance, the permittee may be required in the future to install, maintain, and operate fish screening and by-pass devices to prevent fish from entering the proposed diversion and to provide adequate upstream and downstream passage for fish.

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- ☐ **fishpass:** As required by ORS 509.585, a person owning or operating an artificial obstruction (AO) may not construct or maintain any AO across any waters of this state that are inhabited, or historically inhabited, by native migratory fish (NMF) without providing passage for NMF. A person owning or operating an AO shall, prior to construction, fundamental change in permit status or abandonment of the AO in any waters of this state, obtain a determination from ODFW as to whether NMF are or historically have been present in the waters. If ODFW determines that NMF are or historically have been present in the waters, the person owning or operating the AO shall either submit a proposal for fish passage to ODFW or apply for a waiver or exemption. Approval of the proposed fish-passage facility, waiver, or exemption must be obtained from the department prior to construction, permit modification or abandonment of the AO. Approved fish-passage plans, waivers, and exemptions shall maintain adequate passage of NMF at all times (ORS 509.601) as per the approved plan, waiver or exemption.
- ☐ **fishself:** The permittee shall install, maintain, and operate fish screening and by-pass devices consistent with current Oregon Department of Fish and Wildlife (ODFW) standards. Fish screening is to prevent fish from entering the proposed diversion while by-pass devices provide adequate upstream and downstream passage for fish. The required screen and by-pass devices are to be in place and functional prior to diversion of any water. Permittee shall obtain written approval from ODFW that the installation of the required screen and by-pass devices meets the state's criteria or the permittee shall submit documentation that ODFW has determined screens and/or by-pass devices are not necessary.
- ☒ **Fish Stocking:** Per ORS 498.222 and OAR 635-007-0600, all persons transporting fish in Oregon need to have a fish transport permit issued by the Oregon Department of Fish and Wildlife (ODFW). The permittee shall not stock fish in the reservoir without a fish transport permit approved by ODFW. As part of the permitting process, the permittee must also screen the inlet and outlet of their pond to insure that fish cannot escape into public waters and/or to keep wild fish from entering the pond.
- ☐ **futile call:** The use of water allowed herein may be made only at times when waters from the (NAME OF SURFACE WATER) would not otherwise flow into a tributary of the type here River or sufficient water is available to satisfy all prior rights, including rights for maintaining instream flows.
- ☒ **In-Water or Riparian Construction:** For in-water or riparian construction, permittee may be required to obtain additional permits from the Oregon Department of State Lands, the U.S. Army Corps of Engineers, and the DEQ Section 401 certification program prior to construction. The applicant must contact these agencies to confirm requirements.
- ☒ **In-Water Work:** Any in-water work related to construction, development, or maintenance of the proposed use shall be conducted during the preferred work period of July 1-Sept 15 unless an alternate time period is approved by the Oregon Department of Fish and Wildlife.
- ☒ **Live Flow:** Once the allocated volume has been stored, permittee shall pass all live flow downstream at a rate equal to inflow, using methods that protect instream water quality.
- ☒ **Off-Channel Stored Water Releases:** The permittee shall not release polluted water from this off-channel reservoir into waters of the state except when the release is directed by the State Engineer to prevent dam failure.
- ☐ **On-Channel Reservoir:** The permittee shall design and operate the water storage facility such that all waters within and below the reservoir meet water quality criteria. The permittee shall develop a reservoir operations plan that details how water quality criteria and standards will be met. A Certified Water Rights Examiner shall verify that the reservoir operations are consistent with the plan before a certificate is issued. The reservoir operator shall maintain a copy of the plan and make it available for review upon request.
- ☒ **riparian:** If the riparian area is disturbed in the process of developing a point of diversion, the permittee shall be responsible for restoration and enhancement of such riparian area in accordance with ODFW's Fish and Wildlife Habitat Mitigation Policy OAR 635-415. For purposes of mitigation, the ODFW Fish and Wildlife Habitat Mitigation Goals and Standards, OAR 635-415, shall be followed.
- ☒ **Water Quality:** All water use under this permit shall comply with state and federal water quality laws. The permittee shall not violate any state and federal water quality standards, shall not cause pollution of any waters of the state, and shall not place or cause to be placed any wastes in a location where such wastes are likely to escape or be carried into the waters of the state by any means. The use may be restricted if the quality of source stream or downstream waters decrease to the point that those waters no longer meet existing state or federal water quality standards.
- ☒ **wetland:** The permittee must submit an offsite determination request to the Oregon Department of State Lands (DSL) to determine the need for a wetland delineation prior to disturbance or development of the point of diversion and/or diversion of water.
- ☐ **wq:** The use may be restricted if the quality of the source stream or downstream waters decrease to the point that those waters no longer meet existing state or federal water quality standards due to reduced flows.

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## For Local Government Use Only

The following section must be completed by a planning official from each county and city listed unless the project will be located entirely within the city limits. In that case, only the city planning agency must complete this form. This deals only with the local land use plan. Do not include approval for activities such as building or grading permits.

**Please check the appropriate box below and provide the requested information**

- ☒ Land uses to be served by the proposed water uses (including proposed construction) are allowed outright or are not regulated by your comprehensive plan. Cite applicable ordinance section(s): FC zone, Sections 3.4.000 + 3.4.050 (1) + (5)
- ☐ Land uses to be served by the proposed water uses (including proposed construction) involve discretionary land-use approvals as listed in the table below. (Please attach documentation of applicable land-use approvals which have already been obtained. Record of Action/land-use decision and accompanying findings are sufficient.) **If approvals have been obtained but all appeal periods have not ended, check "Being pursued."**

| Type of Land-Use Approval Needed<br>(e.g., plan amendments, rezones, conditional-use permits, etc.) | Cite Most Significant, Applicable Plan Policies & Ordinance Section References | Land-Use Approval:                                                   |                                                                                      |
|-----------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------|----------------------------------------------------------------------|--------------------------------------------------------------------------------------|
|                                                                                                     |                                                                                | <input type="checkbox"/> Obtained<br><input type="checkbox"/> Denied | <input type="checkbox"/> Being Pursued<br><input type="checkbox"/> Not Being Pursued |
| RECEIVED                                                                                            |                                                                                | <input type="checkbox"/> Obtained<br><input type="checkbox"/> Denied | <input type="checkbox"/> Being Pursued<br><input type="checkbox"/> Not Being Pursued |
| JUL 14 2022                                                                                         |                                                                                | <input type="checkbox"/> Obtained<br><input type="checkbox"/> Denied | <input type="checkbox"/> Being Pursued<br><input type="checkbox"/> Not Being Pursued |
| OWRD                                                                                                |                                                                                | <input type="checkbox"/> Obtained<br><input type="checkbox"/> Denied | <input type="checkbox"/> Being Pursued<br><input type="checkbox"/> Not Being Pursued |
|                                                                                                     |                                                                                | <input type="checkbox"/> Obtained<br><input type="checkbox"/> Denied | <input type="checkbox"/> Being Pursued<br><input type="checkbox"/> Not Being Pursued |

Local governments are invited to express special land-use concerns or make recommendations to the Water Resources Department regarding this proposed use of water below, or on a separate sheet.

**DOUGLAS COUNTY PLANNING DEPARTMENT  
ROOM 106, JUSTICE BUILDING  
DOUGLAS COUNTY COURTHOUSE  
ROSEBURG, OR 97470**

Zone: FC-3-Exclusive Farm Use -  
R29479 + R52911 Cropland, 900 ac

Name: Lisa Hawley Title: Senior Planner  
Signature: Lisa Hawley Phone: (541) 440-4289 Date: 7/11/22  
Government Entity: Douglas County, Oregon

**Note to local government representative:** Please complete this form or sign the receipt below and return it to the applicant. If you sign the receipt, you will have 30 days from the Water Resources Department's notice date to return the completed Land Use Information Form or WRD may presume the land use associated with the proposed use of water is compatible with local comprehensive plans.

### Receipt for Request for Land Use Information

Applicant name: \_\_\_\_\_  
City or County: \_\_\_\_\_ Staff contact: \_\_\_\_\_  
Signature: \_\_\_\_\_ Phone: \_\_\_\_\_ Date: \_\_\_\_\_

# Land Use Information Form



**Oregon Water Resources Department**  
725 Summer Street NE, Suite A  
Salem, Oregon 97301-1266  
(503) 986-0900  
www.wrd.state.or.us

Applicant(s): \_\_\_\_\_

Mailing Address: \_\_\_\_\_

City: \_\_\_\_\_

State: \_\_\_\_\_

Zip Code: \_\_\_\_\_

Daytime Phone: \_\_\_\_\_

## A. Land and Location

Please include the following information for all tax lots where water will be diverted (taken from its source), conveyed (transported), and/or used or developed. Applicants for municipal use, or irrigation uses within irrigation districts may substitute existing and proposed service-area boundaries for the tax-lot information requested below.

| Township | Range | Section | ¼ ¼   | Tax Lot # | Plan Designation (e.g., Rural Residential/RR-5) | Water to be:                                 |                                              |                                          | Proposed Land Use: |
|----------|-------|---------|-------|-----------|-------------------------------------------------|----------------------------------------------|----------------------------------------------|------------------------------------------|--------------------|
| T22s     | R04w  | 32      | SESE  | 1400      | _____                                           | <input checked="" type="checkbox"/> Diverted | <input checked="" type="checkbox"/> Conveyed | <input checked="" type="checkbox"/> Used | _____              |
| _____    | _____ | _____   | _____ | _____     | _____                                           | <input type="checkbox"/> Diverted            | <input type="checkbox"/> Conveyed            | <input type="checkbox"/> Used            | _____              |
| _____    | _____ | _____   | _____ | _____     | _____                                           | <input type="checkbox"/> Diverted            | <input type="checkbox"/> Conveyed            | <input type="checkbox"/> Used            | _____              |
| _____    | _____ | _____   | _____ | _____     | _____                                           | <input type="checkbox"/> Diverted            | <input type="checkbox"/> Conveyed            | <input type="checkbox"/> Used            | _____              |

List all counties and cities where water is proposed to be diverted, conveyed, and/or used or developed:

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## B. Description of Proposed Use

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Type of application to be filed with the Water Resources Department:

- ☒ Permit to Use or Store Water   
 ☐ Water Right Transfer   
 ☐ Permit Amendment or Ground Water Registration Modification  
☐ Limited Water Use License   
 ☐ Allocation of Conserved Water   
 ☐ Exchange of Water

Source of water: ☒ Reservoir/Pond    ☐ Ground Water    ☐ Surface Water (name) Unnamed Stream

Estimated quantity of water needed: 5.0    ☐ cubic feet per second    ☐ gallons per minute    ☒ acre-feet

Intended use of water: ☐ Irrigation    ☐ Commercial    ☐ Industrial    ☐ Domestic for \_\_\_\_\_ household(s)  
☐ Municipal    ☐ Quasi-Municipal    ☐ Instream    ☐ Other \_\_\_\_\_

Briefly describe:

Water is needed for storage in a reservoir.

**Note to applicant:** If the Land Use Information Form cannot be completed while you wait, please have a local government representative sign the receipt at the bottom of the next page and include it with the application filed with the Water Resources Department.

See bottom of Page 3. →

# Land Use Information Form

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**Oregon Water Resources Department**  
725 Summer Street NE, Suite A  
Salem, Oregon 97301-1266  
(503) 986-0900  
[www.wrd.state.or.us](http://www.wrd.state.or.us)

## NOTE TO APPLICANTS

In order for your application to be processed by the Water Resources Department (WRD), this Land Use Information Form must be completed by a local government planning official in the jurisdiction(s) where your water right will be used and developed. The planning official may choose to complete the form while you wait, or return the receipt stub to you. Applications received by WRD without the Land Use Form or the receipt stub will be returned to you. Please be aware that your application will not be approved without land use approval.

**This form is NOT required if:**

- 1) Water is to be diverted, conveyed, and/or used only on federal lands; **OR**
- 2) The application is for a water right transfer, allocation of conserved water, exchange, permit amendment, or ground water registration modification, and all of the following apply:
  - a) The existing and proposed water use is located entirely within lands zoned for exclusive farm-use or within an irrigation district;
  - b) The application involves a change in place of use only;
  - c) The change does not involve the placement or modification of structures, including but not limited to water diversion, impoundment, distribution facilities, water wells and well houses; and
  - d) The application involves irrigation water uses only.

## NOTE TO LOCAL GOVERNMENTS

The person presenting the attached Land Use Information Form is applying for or modifying a water right. The Water Resources Department (WRD) requires its applicants to obtain land-use information to be sure the water rights do not result in land uses that are incompatible with your comprehensive plan. Please complete the form or detach the receipt stub and return it to the applicant for inclusion in their water right application. You will receive notice once the applicant formally submits his or her request to the WRD. The notice will give more information about WRD's water rights process and provide additional comment opportunities. You will have 30 days from the date of the notice to complete the land-use form and return it to the WRD. If no land-use information is received from you within that 30day period, the WRD may presume the land use associated with the proposed water right is compatible with your comprehensive plan. Your attention to this request for information is greatly appreciated by the Water Resources Department. If you have any questions concerning this form, please contact the WRD's Customer Service Group at 503-986-0801.

Douglas County Official Records  
Daniel J. Loomis, County Clerk

2021-018985

09/27/2021 09:27:01 AM

DEED-WD Cnt=1 Str=40 JLGOODWI  
\$20.00 \$11.00 \$10.00 \$60.00

\$101.00

# DOUGLAS COUNTY CLERK, OREGON



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## CERTIFICATE PAGE

IAW ORS 205.180

DO NOT REMOVE THIS PAGE  
FROM ORIGINAL DOCUMENT

THIS PAGE MUST BE INCLUDED  
IF DOCUMENT IS RE-RECORDED



Escrow:3811244jt\_\_\_\_Doc:WD

Parties: WDC LLC-Johnson



After recording return to:  
Nicholas Johnson and Lauren  
Johnson  
2121 Scotts Valley Road  
Yoncalla, OR 97499

Until a change is requested all tax  
statements shall be sent to the  
following address:  
Nicholas Johnson and Lauren Johnson  
2121 Scotts Valley Road  
Yoncalla, OR 97499

File No.: 7391-3811244 (jt)  
Date: August 24, 2021

THIS SPACE RESERVED FOR RECORDER'S USE

### STATUTORY WARRANTY DEED

**WD LLC, an Oregon limited liability company**, Grantor, conveys and warrants to **Nicholas Johnson and Lauren Johnson as tenants by the entirety**, Grantee, the following described real property free of liens and encumbrances, except as specifically set forth herein:

**Subject to:**

1. Covenants, conditions, restrictions and/or easements, if any, affecting title, which may appear in the public record, including those shown on any recorded plat or survey.
2. The **2021-2022** Taxes, a lien not yet payable.

The true consideration for this conveyance is **\$300,000.00**. (Here comply with requirements of ORS 93.030)

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BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER ORS 195.300, 195.301 AND 195.305 TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007, SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTIONS 2 TO 7, CHAPTER 8, OREGON LAWS 2010. THIS INSTRUMENT DOES NOT ALLOW USE OF THE PROPERTY DESCRIBED IN THIS INSTRUMENT IN VIOLATION OF APPLICABLE LAND USE LAWS AND REGULATIONS. BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON ACQUIRING FEE TITLE TO THE PROPERTY SHOULD CHECK WITH THE APPROPRIATE CITY OR COUNTY PLANNING DEPARTMENT TO VERIFY THAT THE UNIT OF LAND BEING TRANSFERRED IS A LAWFULLY ESTABLISHED LOT OR PARCEL, AS DEFINED IN ORS 92.010 OR 215.010, TO VERIFY THE APPROVED USES OF THE LOT OR PARCEL, TO DETERMINE ANY LIMITS ON LAWSUITS AGAINST FARMING OR FOREST PRACTICES, AS DEFINED IN ORS 30.930, AND TO INQUIRE ABOUT THE RIGHTS OF NEIGHBORING PROPERTY OWNERS, IF ANY, UNDER ORS 195.300, 195.301 AND 195.305 TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007, SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTIONS 2 TO 7, CHAPTER 8, OREGON LAWS 2010.

Dated this 22 day of Sept., 2021.

WD LLC, an Oregon limited liability company

By: [Signature]

Name: Daniel H. Langdon  
Title: Member

By: Wanda Y. Langdon

Name: Wanda Y. Langdon  
Title: Member

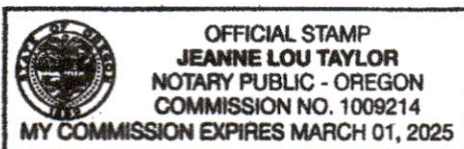
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STATE OF Oregon )  
County of Douglas )ss.  
)

This instrument was acknowledged before me on this 22 day of Sept., 2021 by **Daniel H. Langdon and Wanda Y. Langdon, Members of WD LLC on behalf of the limited liability company.**



[Signature]  
Notary Public for Oregon  
My commission expires: 3-1-25

APN: R29479

Statutory Warranty Deed  
- continued

File No.: 7391-3811244 (jt)

**LEGAL DESCRIPTION:** Real property in the County of Douglas, State of Oregon, described as follows:

**PARCEL 1:**

**THE EASTERLY 900 FEET TO THE SOUTHEAST QUARTER OF SECTION 32, TOWNSHIP 22 SOUTH, RANGE 4 WEST, WILLAMETTE MERIDIAN, DOUGLAS COUNTY, OREGON.**

**EXCEPTING THEREFROM PARCELS CONVEYED TO DOUGLAS COUNTY FOR ROAD PURPOSES, AS RECORDED IN VOLUME 82, PAGE 217; IN VOLUME 279, PAGE 864; AND IN VOLUME 279, PAGE 866, DEED RECORDS OF DOUGLAS COUNTY, OREGON.**

**PARCEL 2:**

**THE EASTERLY 900 FEET OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 5, TOWNSHIP 23 SOUTH, RANGE 4 WEST, WILLAMETTE MERIDIAN, DOUGLAS COUNTY, OREGON.**

**These legal descriptions were created prior to January 1, 2008.**



# Douglas County

## Planning and Sanitation Pre-Application Worksheet

### OTHER ACTION

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|                                                                                                                                                                                                                                                                   |                                                                                                                     |                                                                                                              |                                         |                                      |
|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------|-----------------------------------------|--------------------------------------|
| Worksheet Number<br><b>WS22-0659</b>                                                                                                                                                                                                                              | Applicant<br><b>JOHNSON, NICHOLAS &amp; LAUREN</b><br>2121 SCOTTS VALLEY RD<br>YONCALLA, OR 97499<br>(541) 556-7120 | Owner<br><b>OWRD</b><br><b>JOHNSON, NICHOLAS &amp; LAUREN</b><br>2121 SCOTTS VALLEY RD<br>YONCALLA, OR 97499 |                                         |                                      |
| <b>SITE INFORMATION</b>                                                                                                                                                                                                                                           |                                                                                                                     |                                                                                                              |                                         |                                      |
| Site Address<br><b>2121 SCOTTS VALLEY RD YONCALLA, OR 974</b>                                                                                                                                                                                                     | MTL<br><b>22-04W-32-01400</b>                                                                                       | Property ID Number (Primary)<br><b>R29479</b>                                                                | Size (Acres)<br><b>81.75</b>            |                                      |
| Improvement<br><b>LUCS FOR OWRD (STORAGE POND)</b>                                                                                                                                                                                                                |                                                                                                                     | Proposed Use<br><b>Land Use Compatibility Statement</b>                                                      |                                         |                                      |
| Existing Structures (Number and Type)<br><b>HOUSE, BARN/SHOP, SHED</b>                                                                                                                                                                                            |                                                                                                                     | Distance of Building Site from River, Creek, or Stream Bank<br><b>N/A</b>                                    |                                         |                                      |
| Directions<br><b>N/A</b>                                                                                                                                                                                                                                          |                                                                                                                     |                                                                                                              |                                         |                                      |
| As, for, or on behalf of, all property owners:<br>APPLICANT SIGNATURE: <u><i>Lauren Johnson</i></u> DATE: <u>7/11/2022</u>                                                                                                                                        |                                                                                                                     |                                                                                                              |                                         |                                      |
| <b>PLANNING DEPARTMENT INFORMATION</b>                                                                                                                                                                                                                            |                                                                                                                     |                                                                                                              |                                         |                                      |
| Zoning<br><b>F3</b>                                                                                                                                                                                                                                               | Overlays                                                                                                            |                                                                                                              |                                         |                                      |
| <b>SETBACKS (EFU (Cropland) 80A)</b>                                                                                                                                                                                                                              |                                                                                                                     |                                                                                                              |                                         |                                      |
| Front Property Line of Right of Way<br><b>30 Feet</b>                                                                                                                                                                                                             | Rear Line<br><b>10 Feet</b>                                                                                         | Side Line<br><b>10 Feet</b>                                                                                  | Exterior Side Line<br><b>N/A</b>        |                                      |
| Sign Code<br><b>NO SIGN PROPOSED - N/A</b>                                                                                                                                                                                                                        | Special Setback<br><b>N/A</b>                                                                                       | Riparian Setback<br><b>50 FEET</b>                                                                           |                                         |                                      |
| Parking Spaces Required<br><b>N/A</b>                                                                                                                                                                                                                             | Building Height<br><b>None</b>                                                                                      | Flood Plain<br><b>No</b>                                                                                     | Floor Height Above Ground<br><b>N/A</b> |                                      |
| Conditions of Approval<br><b>LAND USE COMPATIBILITY STATEMENT FOR OREGON WATER RESOURCES DEPT FOR STORAGE POND ON PROPERTY. PERMITTED IN FC ZONE UNDER SECTION 3.4.000 &amp; 3.4.050.1 &amp; .5. NO STRUCTURAL DEVELOPMENT AUTHORIZED UNDER THIS LUCS REVIEW.</b> |                                                                                                                     |                                                                                                              |                                         |                                      |
| Sanitation<br><b>N/A</b>                                                                                                                                                                                                                                          | Sanitary District                                                                                                   | Water<br><b>N/A</b>                                                                                          | Access Permit Required?                 |                                      |
| Report Codes<br><b>NONSTRUCTURAL N/A N/A COUNTY ACCESS WATER RIGHTS</b>                                                                                                                                                                                           |                                                                                                                     |                                                                                                              |                                         |                                      |
| Refer To<br><b>NONE</b>                                                                                                                                                                                                                                           |                                                                                                                     |                                                                                                              |                                         |                                      |
| Approved By:<br><b>LAH</b>                                                                                                                                                                                                                                        | Date:<br><b>7/11/2022</b>                                                                                           | Receipt #:<br><b>P42532</b>                                                                                  | Amount:<br><b>\$ 165.00</b>             | Expiration Date:<br><b>7/10/2023</b> |
| <b>SANITATION INFORMATION</b>                                                                                                                                                                                                                                     |                                                                                                                     |                                                                                                              |                                         |                                      |
| SE#                                                                                                                                                                                                                                                               | STP#                                                                                                                | Existing System                                                                                              | System: Approved ___ Denied ___         |                                      |
| Remarks                                                                                                                                                                                                                                                           |                                                                                                                     |                                                                                                              |                                         |                                      |
| By:                                                                                                                                                                                                                                                               | Date:                                                                                                               | CSC Date:                                                                                                    |                                         |                                      |