

September 2, 2021

Kristina Ribellia Western Water Market 12518 Road 12 NE Moses Lake, WA 98837-9394

#### Re: Water Right Assessment Report Prepared for Water Right Certificate No. 5797-A (G3-\*08000CWRIS) Project No. 200103

Dear Kristina:

This letter summarizes our findings and recommendations for the Water Right Assessment Report that was performed for Water Right Certificate No. 5797-A (G3-\*08000CWRIS). Dan Haller with Aspect Consulting, LLC (Aspect), in coordination with Western Water Market, conducted this investigation. <u>In summary, Aspect believes 324 acre-feet for irrigation of 143.4 acres under</u> <u>Certificate 5797-A are valid and available for transfer to new uses</u>. The balance of the water right for domestic use and lawn irrigation is being retained for use on the property.

## Summary of Methodology

Based on the parcel and water right information provided, Aspect reviewed county parcel data, Department of Ecology (Ecology) water right files, historic water use and crop information, and aerial imagery to author this report. The following sections summarize this information and our findings.

## **Summary of Water Right Attributes**

Based on review of Ecology water rights files, Certificate 5797-A is owned by Neil Jeske (see Table 1 and screenshot from Ecology Water Resource Explorer, Figure 1). No other water right provides relevant authority for the Jeske parcels or is related to Certificate 5797-A.

Instantaneous Rate (gpm)		Volume (acre-feet/year)		Purpose of Use			
670		634		Irrigation of 280 acres & domestic			
				supply			
Priority Date		Source		Period of Use			
March 8, 1966		Well		Irrigation season; continuously for			
				domestic			
1/4	1/4	Section	Township N.	Range EWM	County		
NE	SW	20	21	33	Lincoln		
	ace of Use Des						
N <sup>1</sup> / <sub>2</sub> SW <sup>1</sup> / <sub>4</sub> and NW <sup>1</sup> / <sub>4</sub> of Section 20; also E <sup>1</sup> / <sub>2</sub> E <sup>1</sup> / <sub>2</sub> NE <sup>1</sup> / <sub>4</sub> of Section 19; all in T. 21 N., R. 33 E.W.M.							
See Certific	ate and Rep	ort of Exam	nination in Atta	chment A and E	3.		

#### Table 1. Water Right No. Certificate 5797-A Attributes

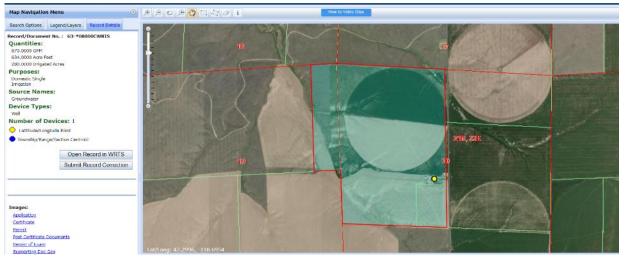


Figure 1. Certificate 5797-A from Ecology Water Resources Explorer

# **Parcel Information**

Certificate 5797-A is authorized for use on three parcels. Two of these parcels are owned by Neil Jeske. The third parcel is owned by Devin and Kimberly Ryan, which are part of the Jeske family. Neil retained title to the appurtenant portion of Certificate 5797-A as part of the family land sale in 2019. Figures 2, 3, and 4 from the Lincoln County Assessor Records show the parcels to which Certificate 5797-A is appurtenant.

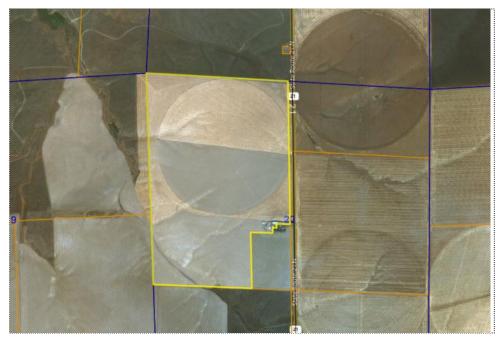


Figure 2: Neil Jeske, Lincoln County Parcel 2133020600030

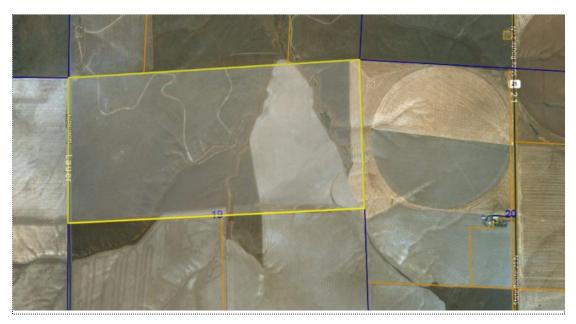


Figure 3: Neil Jeske, Lincoln County Parcel 2133019100010



Figure 4: Devin and Kimberly Ryan, Lincoln County Parcel 2133020600040

# Water Use History

Beneficial use is the measure of a water right. Where water has not been beneficially used, a qualifying relinquishment exception under RCW 90.14.140 may excuse that non-use. This section describes the history of water use on the property and applicable relinquishment exceptions. In summary:

- 1. Water was initially used to irrigate 280 acres from certification in 1967 until about 1990 with wheel lines and handlines.
- 2. In the early 1990s, water use diminished to about 185 acres due to declining groundwater and well capacity challenges.
- 3. Beginning in 1999, a center pivot was installed and irrigated acreage was further reduced to about 127 acres.
- 4. From 2001 to present, normal crop rotation efforts by Jeske that resulted in occasional yearto-year reductions in crop duty below the 2.26 acre-foot/acre allowance in the water right were exempt from relinquishment.
- 5. As of 2002, 18.4 acres were enrolled in the Crop Reduction Program (CRP), which protected this quantity from relinquishment.
- 6. In 2006, Jeske enrolled in the Odessa Subarea Relinquishment Program, which protected nonuse of any valid portion of the water right from 2006 to present.

## **Aerial Photographic Evaluation**

Aerial photos are a common way of forming an initial opinion of historic use and are readily available for many years. Aspect reviewed numerous aerial and Landsat photos for the Jeske parcels to form an opinion of historic use. Irrigation technology changed from wheel lines and handlines in the 1960s to 1990s to a center pivot in 1999. Irrigated acres dropped over time from the 280 acres authorized to present day irrigation of 124 acres. In some years, Jeske irrigated slightly outside the authorized place of use to the west (still on parcel shown in Figure 2 that is included partially in the water right boundary).

The period from 1998 (just before the pivot was installed and acreage reduced) to 2006 is an important time period in assessing the extent of the water right because of the availability of relinquishment exceptions starting in 2001. High-quality aerial photos are not available for every year, but can be viewed in tandem with annual Landsat images to help clarify irrigation patterns.

The period from 1998 to 1999 is important because that is when acreage reduced significantly before relinquishment exceptions protected reductions. Additionally, the period from 2002 to 2003 is important because that is a critical transition when relinquishment protection occurs. High-quality aerials from 1996 (paired with Landsat from 1998) and 2003 (paired with Landsat from 2002) are shown in Figures 5 through 8 below. Although these photo pairings are not from the same year, irrigation patterns were similar in these years, and the comparison is appropriate. Additional photos and Landsat images are provided in Appendix C.

Project No. 200103

Western Water Market September 2, 2021

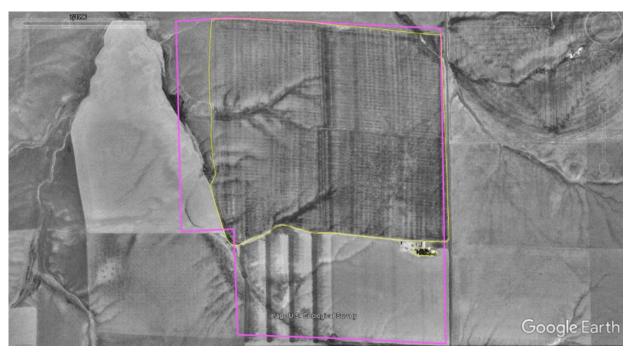


Figure 5: July 1996 Aerial Photo



Figure 6: June 1998 Landsat Image



Figure 7: June 2003 Aerial Photo

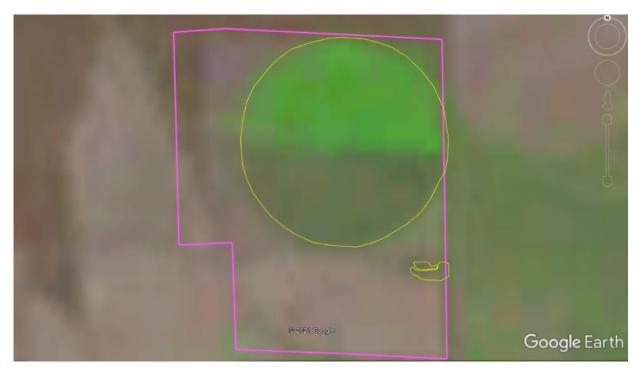


Figure 8: June 2002 Landsat Image

There are several distinct areas to note in the aerial photo review.

- 1. Wheel line / handline irrigation (185 acres). These are shown in the 1996/1998 paired images, and corroborated by 1997 images in Appendix C.
- 2. Center pivot (125 acres). This area was irrigated each year after 1999 based on a crop rotation schedule.
- 3. Lawn irrigation around house (0.45 acres). This area was irrigated each year.
- 4. South field irrigation (1.5 acres). This area was irrigated in some years, but notably was irrigated in 2002 and 2003.

Table 2 summarizes acreage and associated exemptions during the 1998 to 2006 time period. The year 2002 is shown in red, because it is the key year that controls the extent and validity of the water right within the period from 2002-2006 considering the applicable relinquishment exceptions.

Year	Acres	Comments
1998	185.45	Last year of wheel line / hand line irrigation on larger acreage.
1999	125.45	Center pivot installed, acreage reduced.
2000	125.45	
2001	125.45	Crop rotation relinquishment passed (RCW 90.14.140(1)(k).
2002	126.95	As of 2002, Jeske had enrolled 18.4 acres in CRP, protected from relinquishment under RCW 90.14.140(1)(f). See Figure 6.
2003	126.95	See Figure 4; see Appendix C for additional photos.
2004	125.45	
2005	125.45	
2006	125.45	Odessa relinquishment exception applies, RCW 90.44.520, Appendix D.

#### **Table 2. Aerial Photo History and Relinquishment Exceptions**

Three relinquishment exceptions are relevant to the Jeske historic use pattern.

First, under RCW 90.44.520(1)(a), Mr. Jeske's enrollment in the Odessa relinquishment program in 2006 exempted nonuse of water after that date. This focused an extent and validity review to years prior to 2006.

"Any period of nonuse of a right to withdraw groundwater from the aquifer is deemed to be involuntary due to a drought or low flow period under  $RCW \ 90.14.140(2)(b)$ "

Second, under RCW 90.14.140(1)(k), Mr. Jeske's rotation between high and low duty crops after 2001 on the pivot was exempt from relinquishment after 2001. This means that the certificated water duty of 2.26 acre-feet/acre applies and we can limit the focus of the extent and validity review to confirming acres irrigated.

"The reduced use of irrigation water resulting from crop rotation. For purposes of this subsection, crop rotation means the temporary change in the type of crops grown resulting from the exercise of generally recognized sound farming practices. Unused water resulting

Western Water Market September 2, 2021

from crop rotation will not be relinquished if the remaining portion of the water continues to be beneficially used."

Third, under RCW 90.14.140(1)(f), acreage enrolled in the CRP are exempt from relinquishment. By 2002, Mr. Jeske had enrolled 18.4 acres of land in the CRP according to Farm Service Agency records (FSA, see Figure 9). Older FSA records were hard to locate, but this land may have been enrolled prior to 2002, which would provide further protection. The year 2002 is important as it is within the five years predating protection under the Odessa relinquishment program.

"Federal laws imposing land or water use restrictions either directly or through the voluntary enrollment of a landowner in a federal program implementing those laws, or acreage limitations, or production quotas."



Figure 9: Crop Reduction Program Map, 2000, Lincoln County Farm Service Agency

Based on this analysis, the controlling acreage for an extent and validity review should be from 2002 as follows:

- 1. 125 acres in pivot irrigation
- 2. 0.45 acres in lawn irrigation
- 3. 1.5 acres in pasture irrigation
- 4. 18.4 acres enrolled in CRP
- 5. Total = 145.35 acres

# Jeske Personal Records

Mr. Jeske also kept personal crop records which were helpful in corroborating the aerial photo review. Figure 10 below is an image of Mr. Jeske's personal file on crop rotation records from the time period in question.

	стор к	otation and Ma	anagen	iene m									
		Field Crop Histo	ory		Jeske Far	ms Joint \	Venture						
						183	124						
		Year:	1995	1996	1997	1998	1999	2000	2001	2002	2003	2004	2005
field ID	field acres	field name											
1-A	62	N. 1/2 home irrg	wheat	wheat	wheat	wheat	wheat	potatoes	wheat	wheat	wheat	wheat	SF
1-B	62	S. 1/2 home irrg	wheat	wheat	wheat	wheat	potatoes	wheat	wheat	potatoes	wheat	wheat	whea
1-C		Circle Corners	wheat	wheat	wheat	wheat	wheat	wheat	SF	wheat	SF	wheat	SF

Figure 10: Crop Rotation History, Jeske Records, 1995 to 2005

The following are helpful in corroborating the aerial photo review:

- 1. Mr. Jeske's estimates of wheel line/handline irrigation (183 acres) and pivot irrigation (124 acres) are very close to the acreage estimates in the aerial photos.
- 2. Mr. Jeske's timeline of infrastructure modifications from 1998 to 1999 corroborates the aerials.
- 3. The crop rotation history is within the acceptable industry standard for the use of the relinquishment exception.

# **Crop Water Duty**

Mr. Jeske has irrigated a range of crops over the life of the water right. The original water duty provided in the ROE was recommended at 4 acre-feet/acre. Common water duties in this area range from 2.5 to 4.0 acre-feet/acre to cover a range of crops typically grown (wheat, potatoes, hay, other row crops). The certificated water duty of 2.26 acre-feet/acre is reasonable.

## **Domestic Use**

The Jeske family has consistently used the domestic supply of 2 acre-feet authorized since the certificate was issued. This quantity is reasonable for normal family use and there has been no interruption in use that would suggest it has diminished since issuance.

## Conclusions

Mr. Jeske has expressed that he is interested in selling all of the subject water right with the exception of 2 acres of irrigation. Subject to Ecology review and the public permitting process required for transfer under RCW 90.44.100 and associated statutes, I find the likely extent and validity of the water right is as follows:

- 1. Retained portion
  - a. 2 acre-feet domestic use.
  - b. 4.5 acre-feet for irrigation of 2 acres

- 2. Transferrable portion
  - a. 324.0 acre-feet for irrigation of 143.4 acres

### Limitations

Work for this project was performed for Neil Jeske (Client), and this letter was prepared in accordance with generally accepted professional practices for the nature and conditions of work completed in the same or similar localities, at the time the work was performed. This letter does not represent a legal opinion. No other warranty, expressed or implied, is made.

All reports prepared by Aspect Consulting, LLC for the Client apply only to the services described in the Agreement(s) with the Client. Any use or reuse by any party other than the Client is at the sole risk of that party, and without liability to Aspect. Aspect's original files/reports shall govern in the event of any dispute regarding the content of electronic documents furnished to others.

Work provided is limited to on-line files and the level of effort provided in this scope of work and should not be relied on for a final determination of the extent and validity of the water rights described herein. Full review of Ecology files, beneficial use, and consultation with Ecology is recommended before initiating a change, transfer, or sale of water rights. This report relied on on-line mapping and records provided by Ecology, which are subject to their own disclaimers regarding use and accuracy.

Sincerely,

## Aspect Consulting, LLC

Halle

#### **Dan Haller, PE, CWRE** Principal Water Resources Engineer dhaller@aspectconsulting.com

Attachments: Attachment A – Certificate 5797-A Attachment B – ROE 5797-A Attachment C – Aerial Photos Attachment D – Odessa Relinquishment Enrollment Form

cc: Neil Jeske

V:\200103 Western Water Market\Deliverables\Jeske Due Diligence Memo\Jeske Due Diligence Memo\_09.02.2021.docx

# ATTACHMENT A

Certificate 5797-A

S. F. No. 7361-OS-6-67.

ENGINEERING DATA

# CERTIFICATE RECORD NO. 12 PAGE NO. 5797-A

STATE OF WASHINGTON, COUNTY OF Lincoln

# Certificate of Ground Water Right

Issued in accordance with the provisions of Chapter 263, Laws of Washington for 1945, and amendments thereto, and the rules and regulations of the Department of Water Resources thereunder.

THIS IS TO CERTIFY That ARTICLE 1. JASKE
of, Ddessa, Washington , has made proof
to the satisfaction of the Department of Water Resources of Washington, of a right to the use of
the ground waters of a well
located within NELSWL
Sec. 20, Twp. 21 N., R. 33 E. W.M.,
for the purpose of <b>irrigation and domestic supply</b>
under and subject to provisions contained in Ground Water Permit No. 7465 issued by the De-
partment of Water Resources and that said right to the use of said ground waters has been perfected
in accordance with the laws of Washington, and is hereby confirmed by the Department of Water
Resources of Washington and entered of record in Volume <u>12</u> at page <u>5797-A</u> ;
that the right hereby confirmed dates from March 8, 1966 ; that the quantity of ground
water under the right hereby confirmed for the purposes aforesaid, is limited to an amount actually
beneficially used for said purposes, and shall not exceed 670 gallons per minute; 632 acre-
feet per year, for the irrigation of 280 acres; 2 acre-feet per year for domestic supply

Special provisions required by the Department of Water Resources:

A description of the lands to which such ground water right is appurtenant:

The NZSWZ and the NWZ; All in Sec. 20; ALSO the EZEZNEZ of Sec. 19; All in T. 21 N., R. 33 E.W.M.

The right to the use of the water aforesaid hereby confirmed is restricted to the lands or place of use herein described, except as provided in Sections 6 and 7, Chapter 122, Laws of 1929. This certificate of ground water right is specifically subject to relinquishment for nonuse of water

as provided in Section 18, Chapter 233, Laws of 1967.

WITNESS the seal and signature of the Assistant Director, Division of Water Management, Department of Water Resources affixed this 25th day of August 19.67

Assistant Director

Division of Water Management Department of Water Resources

Ground Water Permit No.

### CERTIFICATE OF GROUND WATER RIGHT

Recorded in the Department of Water Resources, Olympia, Washington, in Book No......of Ground Water Right Certificates, on page....., on the .....day of...... 19.....

I certify that the within was received and

page......day of

......, 19.......

6

STATE PRINTING PLANT OLYMPIA, WASH.

# ATTACHMENT B

ROE 5797-A

Repor )	f Examination o	on Grou Water	
Received date March 8, 1966	Date of exam.	April 21, 1966 Appli.	No
Name Arthur I. Jeske	Addre	ss Route 1, Box 4, Odes	sa, Washington
Type of works a well	Dimen	sions 10" x 565'	
Progress of works Started -	- well drilled and pu	mp installed	
Quantity applied for <u>1200</u>	g.p.m.		
Legal sub. $\frac{NE_{\perp}^{1}SW_{\perp}^{2}}{Sec.}$ 20	Twp. 21 N. Rge.	33 E. County Line	oln
Use domestic supply and irr	rigation		
Irrigation-acreage: Present			
Municipal: Population Industrial Time pump will be operated			
Other water rights appurtenant to t Proximity to existing works, springs domestic well 1 mi	s, wells, or streams. No in		about 1.5 miles -
Area	Sub-area	Zone	
	RECOMMENDAT	IONS	
Approved for 1200	g.p.m. 1122	acre-feet per yea	r, subject to existing
water rights. (1 acre-foot 325,850	0 gallons.)		
This well is presently equip some future date, the presen provided for.			
The water requirement of the			

feet per year is allowed to satisfy domestic requirements. Although approval is granted for 1200 gallons per minute, it is recognized that the presently installed pumping equipment probably has a capacity no greater than 500 gallons per minute. The requested quantity has been allowed to enable the applicant to install

higher yield pumping facilities should he so elect. In view of the fact that over 50 per cent of the 280 acres are now in the soil bank, the

time for filing proof of appropriation of waters will be set at May, 1970.

Signed at Olympia, Washington this <u>9</u> day of May, 1966.

LIAM R. SMITH, Geologist

Division of Water Resources

# ATTACHMENT C

**Aerial Photos** 

### Attachment C: Aerial Photo Summary



July 6, 1996 Landsat



May 22, 1997 Landsat



June 29, 1999 Landsat



May 2000 Landsat



May 2001 Landsat



June 2003



June 2003 Landsat



May 2004 Landsat



May 2005 Landsat





September 2009





June 2015





# ATTACHMENT D

Odessa Relinquishment Enrollment Form

	Odessa Subarea Conservation Relinquishment Exception Form DEPARTMENT OF ECOLOGY EASTERN HEGIONAL OFFICT
	<u>lovember 30</u> ,2006 Month) (Day) I A. Jeske
Address: <u>251</u> Phone: <i>509-9</i>	1 state Route 21 N. Odessa, Wa. 99159 88-0379 or 509-982-2341 on is needed in case we need to clarify your notification.)

In accordance with the provisions under Engrossed Substitute Senate Bill 6151, passed by the Washington Legislature during the 2006 regular session, I hereby give notice:

Water Right No: <u>Permit # 7465</u>, <u>Certificate # 5797</u> Permit, Certificate, or Claim

### Please check which one applies:

I have temporarily <u>ceased</u> exercising all or a part of the above water right to withdraw groundwater from the Odessa Ground Water Management Subarea.

• I ceased exercising my water right(s) on <u>September</u> 1, 2006

- I have <u>resumed</u> fully exercising the above water right to withdraw groundwater from the Odessa Ground Water Management Subarea.
- I resumed fully exercising my water right on \_\_\_\_\_\_, 20\_\_\_\_

neil A. Jeake Signature

If you need this document in an alternate format, please call the Water Resources Program at 360-407-6600. Persons with hearing loss can call 711 for Washington Relay Service. Persons with a speech disability can call 877-833-6341.

### ENGROSSED SUBSTITUTE SENATE BILL 6151

#### AS AMENDED BY THE HOUSE

Passed Legislature - 2006 Regular Session

# State of Washington 59th Legislature 2006 Regular Session

By Senate Committee on Water, Energy & Environment (originally sponsored by Senators Schoesler, Poulsen, Mulliken, Rasmussen, Jacobsen, Morton and Delvin)

READ FIRST TIME 01/30/06.

AN ACT Relating to water policy in regions with regulated reductions in aquifer levels; adding a new section to chapter 90.44 RCW; creating a new section; providing an expiration date; and declaring an emergency.

5 BE IT ENACTED BY THE LEGISLATURE OF THE STATE OF WASHINGTON:

6 <u>NEW SECTION.</u> Sec. 1. (1) The legislature finds that the 7 department of ecology adopted ground water management subarea rules to 8 manage aquifer depletions in the Odessa subarea, which includes 9 undeveloped portions of the federal Columbia basin project.

(2) The legislature also finds that deep well agricultural irrigation was permitted within the Odessa subarea under the expectation that federal Columbia basin project water would be delivered to replace the temporary ground water withdrawals in time to abilize aquifer levels.

(3) The legislature further finds that because federal project water has not been delivered as anticipated, aquifer levels have continued to decline despite department of ecology and community efforts to manage ground water withdrawals in a sustainable manner.

p. 1

(4) The legislature further finds that, because substantial project expansion and aquifer recharge is a **long-term effort**, the continued availability of ground water for domestic, municipal, industrial, and agricultural uses in the region is in great jeopardy.

5 (5) The legislature therefore declares that immediate relief is 6 needed to encourage more efficient use of water and to protect the 7 region's citizens from economic hardships and public health and safety 8 risks that can result from declining aquifer levels.

9 <u>NEW SECTION.</u> Sec. 2. A new section is added to chapter 90.44 RCW 10 to read as follows:

(1) In order to encourage more efficient use of water, where the source of water is an aquifer within the Odessa ground water subarea as defined in chapter 173-128A WAC:

(a) Any period of nonuse of a right to withdraw ground water from
the aquifer is deemed to be involuntary due to a drought or low flow
period under RCW 90.14.140(2)(b); and

(b) Such unused water is deemed a standby or reserve water supply 17 that may again be used after the period of nonuse, as long as: (i) 18 Reductions in water use are a result of conservation practices, 19 irrigation or water use efficiencies, long or short-term changes in the 20 types or rotations of crops grown, economic hardship, pumping or system 21 infrastructure costs, unavailability or unsuitability of water, or 22 willing and documented participation in cooperative efforts to reduce 23 aguifer depletion and optimize available water resources; (ii) 24 withdrawal or diversion facilities are maintained in good operating 25 condition; and (iii) the department has not issued a superseding water 26 right permit or certificate to designate a portion of the ground water 27 right replaced by federal Columbia basin project water as a standby or 28 reserve right under RCW 90.44.510. 29

30 (2)(a) A water right holder choosing to not exercise a water right 31 in accordance with the provisions of this section must provide notice 32 to the department in writing within one hundred eighty days of such 33 choice. The notice shall include the name of the water right holder 34 and the number of the permit, certificate, or claim.

(b) When a water right holder chooses to discontinue nonuse under
the provisions of this section, notice of such action must be provided
to the department in writing. Notice is not required under this

p. 2

1 subsection (2)(b) for seasonal fluctuations in use if the right is not 2 fully exercised as reflected in the notice provided under (a) of this 3 subsection.

4 (3) The provisions of this section relating to the nonuse of all or
5 a portion of a water right are in addition to any other provisions
6 relating to such nonuse under existing law.

7 (4) If water from the federal Columbia basin project has been 8 delivered to a place of use authorized under a right to withdraw ground 9 water from the aquifer, the provisions of RCW 90.44.510 apply and 10 supersede the provisions of this section.

(5) Portions of rights protected under this section may not be transferred outside Odessa subarea boundaries as defined in WAC 173-128A-040. Transfers within Odessa subarea boundaries remain subject to the provisions of RCW 90.03.380, 90.03.390, 90.44.100, and WAC 173-130A-200.

(6) The department shall submit a report to the legislature as to 16 the status of the aquifer, participation in the nonuse program set 17 forth in this section, and the outcome of the United States bureau of 18 reclamation's study on feasible alternatives to Odessa groundwater use. 19 This report must be submitted six months after completion of the United 20 States bureau of reclamation's study, which is expected to be completed 21 in February 2011. The department's report must also suggest viable 22 solutions and the actions needed by the state to move forward with such 23 solutions. 24

25

NEW SECTION. Sec. 3. Section 2 of this act expires July 1, 2021.

NEW SECTION. Sec. 4. This act is necessary for the immediate preservation of the public peace, health, or safety, or support of the state government and its existing public institutions, and takes effect immediately.

--- END ----