

1 JOHN W. HOWARD, Cal. State Bar No. 80200
2 JW Howard/Attorneys, LTD.
3 625 Broadway, Suite 1206
4 San Diego, California 92101
5 Telephone: (619) 234-2842
6 Telefax: (619) 234-1716
7 Pro Hac Vice Counsel for Joseph & Beverly Landolt

8 WILLIAM E. SCHAEFFER, Nev. State Bar No. 2789
9 P.O. Box 936
10 Battle Mountain, Nevada 89820
11 Telephone: (775) 635-3227
12 Telefax: (775) 635-3229
13 Local Counsel for Joseph & Beverly Landolt

14 UNITED STATES DISTRICT COURT
15 DISTRICT OF NEVADA
16 RENO, NEVADA

17 UNITED STATES OF AMERICA) 3:73-cv-00127-ECR-RAM
18 Plaintiff,)
19 WALKER RIVER PAIUTE TRIBE,) In Equity No. C-125-ECR
20 Plaintiff, Intervenor) Subfile No. C-125-B
21 v.) PRELIMINARY LEGAL THEORIES
22 WALKER RIVER IRRIGATION)
23 DISTRICT, a corporation, et al.,)
24 Defendants.)
25 UNITED STATES OF AMERICA)
26 WALKER RIVER PAIUTE TRIBE)
27 Counterclaimants,)
28 vs.)
29 WALKER RIVER IRRIGATION)
30 DISTRICT, et al.,)
31 Counterdefendants.)

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Pursuant to the court's order of August 20, 2007, Joseph and Beverly Landolt ("Landolts") hereby submit their preliminary legal theories in defense against the claims of the Walker River Paiute Tribe and the United States, as follows:

Incorporation of Theories. Landolts refer to those legal theories proposed herein by Nevada Department of Wildlife, Walker River Irrigation District and Thomas Reviglio and incorporate same herein by this reference.

Waste. The claims made by the Walker River Paiute Tribe ("Tribe") for additional water are barred by waste based upon the Tribe's sufferance and maintenance of beaver dams which consume significant waters otherwise available for the purposes for which they seek additional water rights.

Unclean Hands. The Tribe seeks this Court's exercise of equitable powers in its requests herein. Its claims are barred by unclean hands based upon its misappropriation of significantly more water to its own use than that to which it is entitled under the currently effective Decree.

Res Judicata. The rights adjudicated by this Court in 1936 were made in contemplation and with full notice of the addition, that same year, of that acreage upon which the United States and the Tribe base their current request for a decree of additional water rights. Their current claims were ripe then and compulsory.

Laches. The Tribe waited nearly 70 years to assert the current claims during which time the United States encouraged settlement and the population of the area owned by the Landolts, all others similarly situated and their predecessors in interest. The Tribe allowed the assertion and establishment of water rights by the Landolts, all others similarly situated

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and their predecessors in interest on which those parties all relied without question or challenge. The Tribe rested too long on its asserted rights before bringing the instant action.

Detrimental Reliance. The Landolts, their predecessors and all others similarly situated relied to their detriment on the Tribe's failure to assert the rights it alleges herein and invested heavily in time and treasure in the establishment of homes, farms and other businesses. The Tribe's late assertion herein of rights to water belonging to the Landolts and all others similarly situated, is barred by detrimental reliance.

Preservation of Rights. The water rights owned by the Landolts, all others similarly situated and their predecessors in interest were specifically preserved by the legislation that transferred that property upon which the Tribe and the United States base their current claims. Any decision that would abrogate the rights on which these parties have relied would properly result in monetary claims against the United States.

Purpose of Transfer. The legislation through which the land transfer upon which the Tribe and the United States base their current claims specifically provides that the land was to be transferred for grazing purposes only. Any water rights implied in that transfer are limited to that amount of water necessary to accomplish that purpose. No water is necessary to accomplish the purpose of supporting grazing on the land in question since grazing proceeded on said land for at least a century without the infusion of any water other than that provided through natural processes such as precipitation.

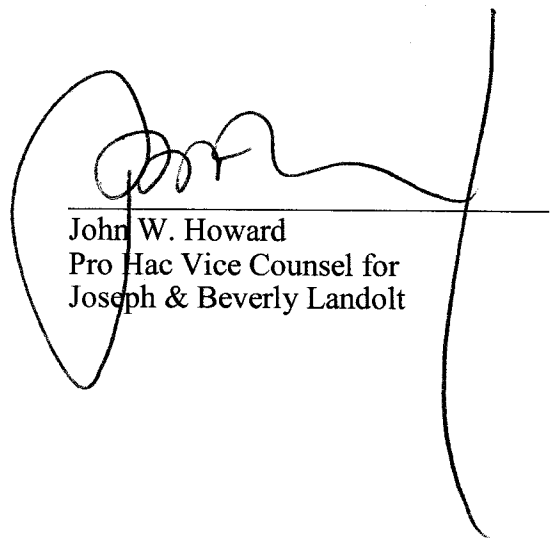
Prior Appropriation. The Tribe and the United States based the bulk of their claims on *Winters v. United States* 207 U.S. 564. That case reserves for Indian tribes, by implication, appurtenant water only to the extent that it has not previously been appropriated. The Landolts, all others similarly situated and their predecessors in interest own water rights that

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were appropriated prior to transfer of the land that gives rise to the Tribe's claims herein and, therefore, are preserved to those water rights holders.

The foregoing does not necessarily encompass all of the Landolt's potential legal theories not only because the Landolts have been precluded from proceeding with discovery under the Case Management Order but, also, because the Tribe and the United States have suggested that they may change or modify the legal theories they have heretofore asserted. The Landolts, therefore, reserve the right to change or supplement these legal theories during the pendency of this case.

Date: December 28, 2007



John W. Howard
Pro Hac Vice Counsel for
Joseph & Beverly Landolt

CERTIFICATE OF SERVICE

I hereby certify that on the 28th day of December, 2007, I served the foregoing *Preliminary Legal Theories* in said action to the following participants by U.S. Mail, postage prepaid, this 28th day of December, 2007:

Michael D. Hoy
Hoy & Hoy
1495 Ridgeview #90
Reno, NV 89519

Timothy A. Lukas
P.O. Box 3237
Reno, NV 89505

Karen A. Peterson
Allison, MacKenzie, Pavlakis
Wright & Fagan
P.O. Box 646
Carson City, NV 89702

Wes Williams Jr.
Law Offices of Wes Williams Jr.
P.O. Box 100
Schurz, Nevada 89427

Gordon DePaoli
Woodburn & Wedge
6100 Neil Rd #500
Reno, NV 89511

Cheri Emm-Smith
Mineral County District Attorney
PO Box 1210
Hawthorne, NV 89415

Gregory Addington
Office of U.S. Attorney
100 West Liberty Street, Ste. 600
Reno, NV 89501

Stephen B. Rye
Chief Deputy District Attorney
31 S. Main St.
Yerington, NV 89447

Marta Adams
Sr Deputy Attorney General
Nevada Attorney General
100 N. Carson Street
Carson City, NV 89701

William E. Schaeffer
PO Box 936
Battle Mountain, NV 89820

George Benesch, Esq.
190 West Huffaker Lane, Ste 408
Reno, NV 89511

Wesley G. Beverlin
Malissa Hathaway McKeith
Lewis, Brisbois, Bisgaard & Smith LCP
221 N. Figueroa St., Ste. 1200
Los Angeles, CA 90012

Laura A. Schroeder
1915 N.E. 39th Ave
P.O. Box 12527
Portland, OR 97212-0527

Simeon Herskovits
Advocates for Community and
Environment
129-C Kit Carson Road
Taos, NM 87571

James Shaw
Water Master
US Board of Water Commissioners
P.O. Box 853
Yerington, NV 89447

John Kramer
Department of Water Resources
1416 Ninth Street
Sacramento, CA 95814

Marshall S. Rudolph, Mono County Counsel
Stacy Simon, Deputy County Counsel
Mono County
P.O. Box 2415
Mammoth Lakes, CA 93546-2415

Erin K.L. Mahaney
Office of Chief Counsel
State Water Resources Control Board
1001 I Street, 22nd Floor
Sacramento, CA 95814

Kenneth Spooner
General Manager
Walker River Irrigation District
P.O. Box 820
Yerington, NV 89447

Kelly Chase
P.O. Box 2800
Minden, NV 89423

Michael W. Neville
DOJ, Office of the Atty General
455 Golden Gate Avenue
Suite 11000
San Francisco, CA 94102

Todd Plimpton
Belanger & Plimpton
1135 Central Avenue
P.O. Box 59
Lovelock, NV 89419

Bryan Stockton
Deputy Atty General
Office of the Attorney General
100 N. Carson St.
Carson City, NV 89701-4717

Susan Schneider
Trial Attorney
U.S. Dept. of Justice
Environment and Natural Resources
1961 Stout Street, 8th Floor
Denver, CO 80294

Courtney Brown
Western Environment Law Center
PO Box 1507
Taos, NM 87571

/s/ Elisa Marino

Elisa Marino