



State of Oregon
 Water Resources Department
 725 Summer Street NE, Suite A
 Salem, Oregon 97301-1266
 (503) 986-0900

Application for Permit Amendment

Part 1 of 5 – Minimum Requirements Checklist

This permit amendment application will be returned if Parts 1 through 5 and all required attachments are not completed and included.
 For questions, please call (503) 986-0900, and ask for Transfer Section.

RECEIVED
 NOV 13 2020

Check all items included with this application. (N/A = Not Applicable)

- Part 1 – Completed Minimum Requirements Checklist.
- Part 2 – Completed Application Map Checklist.
- Part 3 – Application Fee, payable by check to the Oregon Water Resources Department, and completed Fee Worksheet, page 3. Try the new online fee calculator at: http://apps.wrd.state.or.us/apps/misc/wrd_fee_calculator. If you have questions, call Customer Service at (503) 986-0801.
- Part 4 – Completed Applicant Information and Signature.
- Part 5 – Information about Permits to be Amended: **Number of permits to be amended: 1**
List the Permits here: G-18213
 Please include a separate Part 5 for each permit. (See instructions on page 6)
- Completed Permit Amendment Application Map (Does not have to be prepared by a Certified Water Right Examiner).
- N/A Request for Assignment Form and statutory fee. The request for assignment form has to be completed if the applicant is **not** the permit holder of record and needs to be assigned to the permit; **or** the landowner of the proposed place of use is **not** the permit holder of record and needs to be assigned to the permit (the Request for Assignment Form is available online at <https://www.oregon.gov/OWRD/Forms/Pages/default.aspx>). Assignment is not needed if the applicant is the permit holder of record.
- N/A Affidavit(s) of Consent are required from all permit holder(s) of record if the permit is not assigned to the applicant **or** other permit holders of record that are not listed as applicants.
- N/A Oregon Water Resources Department’s Land Use Information Form with approval and signature (or signed land use form receipt stub) from each local land use authority in which water is to be diverted, conveyed, and/or used. Not required if water is to be diverted, conveyed, and/or used only on federal lands or if **all** of the following apply: a) a change in place of use only, b) no structural changes, c) the use of water is for irrigation only, and d) the use is located within an irrigation district or an exclusive farm use zone.
- N/A Water Well Report/Well Log for changes in point(s) of appropriation (well(s)) or additional point(s) of appropriation.
- N/A Geologist Report for a change from a surface water point of diversion to a ground water point of appropriation (well), if the proposed well is more than 500 feet from the surface water source and more than 1000 feet upstream or downstream from the point of diversion. (ORS 540.531(2) or (3)).

OWRD

(For Staff Use Only)

WE ARE RETURNING YOUR APPLICATION FOR THE FOLLOWING REASON(S):

<input type="checkbox"/> Application fee not enclosed/insufficient	<input type="checkbox"/> Map not included or incomplete
<input type="checkbox"/> Land Use Form not enclosed or incomplete	<input type="checkbox"/> Additional signature(s) required
<input type="checkbox"/> Other/Explanation _____	<input type="checkbox"/> Part _____ is incomplete

Staff: _____ 503-986-0 _____ Date: ____/____/____

Part 2 of 5 – Permit Amendment Map Checklist

Your permit amendment application will be returned if any of the map requirements listed below are not met.

Please be sure that the map you submit includes all the items listed below and meets the requirements of OAR 690-380-3100, however, the map does not have to be prepared by a Certified Water Right Examiner. Check all boxes that apply.

RECEIVED

NOV 13 2020

OWRD

- N/A If **more than three** permits are involved, separate maps for each permit.
- Permanent quality printed with dark ink on good quality paper.
- The size of the map can be 8½ x 11 inches, 8½ x 14 inches, 11 x 17 inches, or up to 30 x 30 inches. For 30 x 30 inch maps, one extra copy is required.
- A north arrow, a legend, and scale.
- The scale of the map must be: 1 inch = 400 feet, 1 inch = 1,320 feet, the scale of the county assessor map if the scale is not smaller than 1 inch = 1,320 feet, or a scale that has been pre-approved by the Department.
- Township, Range, Section, ¼ ¼, DLC, Government Lot, and other recognized public land survey lines.
- Tax lot boundaries (property lines) are required. Tax lot numbers are recommended.
- Major physical features including rivers and creeks showing direction of flow, lakes and reservoirs, roads, and railroads.
- Major water delivery system features from the point(s) of diversion/appropriation such as main pipelines, canals, and ditches.
- Existing place of use that includes separate hachuring for each water use permit, priority date, and use including number of acres in each quarter-quarter section, government lot, or in each quarter-quarter section as projected within government lots, donation land claims, or other recognized public land survey subdivisions. If less than the entirety of the permit is being changed, a separate hachuring is needed for the portion of the permit left unchanged.
- N/A If you are proposing a change in place of use, show the proposed place of use with hachuring that includes separate hachuring for each permit, priority date, and use including number of acres in each quarter-quarter section, government lot, or in each quarter-quarter section as projected within government lots, donation land claims, or other recognized public land survey subdivisions.
- Existing point(s) of diversion or well(s) with distance and bearing or coordinates from a recognized survey corner. This information can be found in your water use permit.
- N/A If you are proposing a change in point(s) of diversion or well(s), show the proposed location and label it clearly with distance and bearing or coordinates. If GPS coordinates are used, latitude-longitude coordinates may be expressed as either degrees-minutes-seconds with at least one digit after the decimal (example – 42°32'15.5") or degrees-decimal with five or more digits after the decimal (example – 42.53764°).

Part 3 of 5 – Fee Worksheet

FEE WORKSHEET for PERMIT AMENDMENT			
1	Base Fee (includes one type of change to one permit for up to 1 cfs)	1	\$1,160
2	Types of change proposed: <input checked="" type="checkbox"/> Place of Use <input type="checkbox"/> Point of Diversion/Appropriation Number of above boxes checked = <u>1</u> (2a) Subtract 1 from the number in line 2a = <u>0</u> (2b) <i>If only one change, this will be 0</i> Multiply line 2b by \$930 and enter » » » » » » » » » » » » » » » »	2	\$0.00
3	Number of permits included in Permit Amendment <u>1</u> (3a) Subtract 1 from the number in 3a: <u>0</u> (3b) <i>If only one permit this will be 0</i> Multiply line 3b by \$520 and enter » » » » » » » » » » » » » » » »	3	\$0.00
4	Do you propose to add or change a well, or change from a surface water POD to a well? <input checked="" type="checkbox"/> No: enter 0 » <input type="checkbox"/> Yes: enter \$410 »	4	\$0.00
5	Do you propose to change the place of use? <input type="checkbox"/> No: enter 0 on line 5 » <input checked="" type="checkbox"/> Yes: enter the cfs for the portions of the permits to be amended (see example below*): <u>0.32</u> (5a) Subtract 1.0 from the number in 5a above: <u>-0.68</u> (5b) If 5b is 0, enter 0 on line 5 » If 5b is greater than 0, round up to the nearest whole number: <u>N/A</u> (5c) and multiply 5c by \$350, then enter on line 5 » » » » » » » » » »	5	\$0.00
6	Add entries on lines 1 through 5 above » » » » » » » » » » Subtotal:	6	\$1,160.00
7	Is this permit amendment: <input type="checkbox"/> necessary to complete a project funded by the Oregon Watershed Enhancement Board (OWEB) under ORS 541.932? <input type="checkbox"/> endorsed in writing by ODFW as a change that will result in a net benefit to fish and wildlife habitat? If one or more boxes is checked, multiply line 6 by 0.5 and enter on line 7 » If no box is applicable, enter 0 on line 7 » » » » » » » » » » » » » » » »	7	\$0.00
8	Subtract line 7 from line 6 » » » » » » » » » » Permit Amendment Fee:	8	\$1,160.00

RECEIVED
 NOV 13 2020
 OWRD
 \$0.00

*Example for Line 5a calculation to transfer 45.0 acres of Primary Permit S-12345 (total 1.25 cfs for 100 acres) and 45.0 acres of Supplemental Permit S-87654 (1/80 cfs per acre) on the same land:

- For irrigation calculate cfs for each permit involved as follows:
 - Divide total authorized cfs by total acres in the permit (for S-12345, 1.25 cfs ÷ 100 ac); then multiply by the number of acres to be changed to get the application cfs (x 45 ac = 0.56 cfs).
 - If the water right permit does not list total cfs, but identifies the allowable use as 1/40 or 1/80 of a cfs per acre; multiply number of acres proposed for change by either 0.025 (1/40) or 0.0125 (1/80). (For S-87654, 45.0 ac x 0.0125 cfs/ac = 0.56 cfs)
- Add cfs for the portions of permits on all the land included in the application; however **do not count cfs for supplemental permits on acreage for which you have already calculated the cfs fee for the primary permit on the same land.** The fee should be assessed only once for each “on the ground” acre included in the application. (In this example, blank 5a would be only 0.56 cfs, since both permits serve the same 45.0 acres. Blank 5b would be 0 and Line 5 would then also become 0).

Part 4 of 5 – Applicant Information and Signature

Applicant Information

APPLICANT/BUSINESS NAME JOE SCHIEWE PLEASANT VALLEY DEVELOPMENT, LLC		PHONE NO. 503-710-8612	ADDITIONAL CONTACT NO. N/A
ADDRESS PO BOX 61426			FAX NO. N/A
CITY VANCOUVER	STATE WA	ZIP 98666	E-MAIL JOE@HOLTGROUPINC.COM
BY PROVIDING AN E-MAIL ADDRESS, CONSENT IS GIVEN TO RECEIVE ALL CORRESPONDENCE FROM THE DEPARTMENT ELECTRONICALLY. COPIES OF THE FINAL ORDER DOCUMENTS WILL ALSO BE MAILED.			

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

AGENT/BUSINESS NAME JOHN CHRISTIANSEN, PE, CWRE AKS ENGINEERING & FORESTRY, LLC		PHONE NO. 503-563-6151	ADDITIONAL CONTACT NO. N/A
ADDRESS 12965 SW HERMAN Rd, STE 100			FAX NO. 503-563-6152
CITY TUALATIN	STATE OR	ZIP 97062	E-MAIL JOHNC@AKS-ENG.COM
BY PROVIDING AN E-MAIL ADDRESS, CONSENT IS GIVEN TO RECEIVE ALL CORRESPONDENCE FROM THE DEPARTMENT ELECTRONICALLY. COPIES OF THE FINAL ORDER DOCUMENTS WILL ALSO BE MAILED.			

Explain in your own words what you propose to accomplish with this permit amendment; and why:
 The golf course that this permit currently applies to has been developed into a subdivision with a community park and open space tracts. The permit amendment proposes to change the place of use from the defunct golf course to the new community park, open space tracts, and adjacent right-of-ways.
 If you need additional space, continue on a separate piece of paper and attach to the application as "Attachment 1".

Check this box if this project is fully or partially funded by the American Recovery and Reinvestment Act. (Federal stimulus dollars)

Is the applicant the permit holder of record? Yes No

If NO, include either:

- A completed assignment form (with required statutory assignment fee), assigning all or a portion of the permit to the applicant(s), **OR**
- An affidavit of consent from the permit holder(s) of record that gives permission for the applicant to amend the permit.

Has the Completion ("C") Date of the permit(s) in this application expired? Yes No

If YES, this application will not be accepted by the Department.

If NO, what are the completion dates of the permit(s)? October 21, 2024

RECEIVED

NOV 13 2020

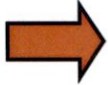
OWRD

- If the permit completion date expires while the Permit Amendment Application is pending, the Department will not approve the Permit Amendment Application until an Extension of Time Application is approved for the permit.
- You may consider using the Reimbursement Authority process to expedite the processing of this Permit Amendment Application if the completion date of the permit expires within 6 months of the date of filing this application.

By my signature below, I confirm that I understand:

- Prior to Department approval of the permit amendment, I may be required to submit payment to the Department for publication of a notice in a newspaper with general circulation in the area where the permit is located, once per week for two consecutive weeks. If more than one qualifying newspaper is available, I suggest publishing the notice in the following newspaper: Daily Journal of Commerce

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



Joe Schiwe
Applicant Signature

Joe Schiwe - Proj Mngr
Print Name (and Title if applicable)

10/30/2020
Date

Applicant Signature

Print Name (and Title if applicable)

Date

RECEIVED

NOV 13 2020

OWRD

Check one of the following:

- The applicant is responsible for completion of change(s). Notices and correspondence should continue to be sent to the applicant.
- The permit holder(s) of record will be responsible for completing the proposed change(s) after the final order is issued. Copies of notices and correspondence should be sent to the permit holder(s) of record.

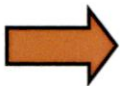
Check the appropriate box, if applicable:

- Check here if any of the permits proposed for amendment are or will be located within or served by an irrigation or other water district.

IRRIGATION DISTRICT NAME	N/A	ADDRESS	N/A	
CITY	N/A	STATE	N/A	ZIP

- Check here if water for any of the permits supplied under a water service agreement or other contract for stored water with a federal agency or other entity.

ENTITY NAME	N/A	ADDRESS	N/A	
CITY	N/A	STATE	N/A	ZIP



To meet State Land Use Consistency Requirements, you must list all local governments (each county, city, municipal corporation, or tribal government) within whose jurisdiction water will be diverted, conveyed or used.

ENTITY NAME	HAPPY VALLEY	ADDRESS	16000 SE MISTY DRIVE	
CITY	HAPPY VALLEY	STATE	OR	ZIP

ENTITY NAME				
ADDRESS				
CITY	STATE	ZIP		

ENTITY NAME				
ADDRESS				
CITY	STATE	ZIP		

RECEIVED
NOV 13 2020
OWRD

13553

Part 5 of 5 – Water Use Permit Information

Please use a separate Part 5 for each permit being changed. See instructions on page 6, to copy and paste additional Part 5s, or to add additional rows to tables within the form.

RECEIVED
NOV 13 2020

PERMIT # G-18213

OWRD

Table 1. Location of Authorized and Proposed Point(s) of Diversion (POD) or Appropriation (POA)

(Note: If the POD/POA name is not specified in the permit, assign it a name or number here.)

POD/POA Name or Number	Is this POD/POA Authorized by the permit or is it Proposed?	If POA, OWRD Well Log ID# (or Well ID Tag # L-___)	Twp	Rng	Sec	¼ ¼	Tax Lot, DLC or Gov't Lot	Measured Distances (from a recognized survey corner)
WELL 1	<input checked="" type="checkbox"/> Authorized <input type="checkbox"/> Proposed	CLAC-359	1 S	3 E	31	SW SW	6205	1,349' E, 1,412' N
	<input type="checkbox"/> Authorized <input type="checkbox"/> Proposed							
	<input type="checkbox"/> Authorized <input type="checkbox"/> Proposed							
	<input type="checkbox"/> Authorized <input type="checkbox"/> Proposed							

Check all type(s) of change(s) proposed below (change "CODES" are provided in parentheses):

- | | |
|---|--|
| <input checked="" type="checkbox"/> Place of Use (POU) | <input type="checkbox"/> Point of Appropriation/Well (POA) |
| <input type="checkbox"/> Point of Diversion (POD) | <input type="checkbox"/> Additional Point of Appropriation (APOA) |
| <input type="checkbox"/> Additional Point of Diversion (APOD) | <input type="checkbox"/> Surface water POD to Ground Water POA (SW/GW) |

Will all of the proposed changes affect the entire water use permit?

- Yes Complete only the proposed ("to" lands) section of Table 2 on the next page. Use the "CODES" listed above to describe the proposed changes.
- No Complete all of Table 2 to describe the portion of the permit to be changed.

For a change in place of use:

Does the permit holder of record own or control the land TO which the place of use is being moved?

Yes No

If NO, the landowner of the land TO which the place of use is being moved must be assigned to the permit as a permit holder of record by submitting a completed Request for Assignment form and the required statutory fee for an assignment.

Is the proposed place of use contiguous to the authorized place of use? Yes No

The permitted place of use can be moved only to lands that are contiguous to the authorized place of use **unless** the change to non-contiguous lands is in furtherance of mitigation or conservation efforts undertaken for the purposes of benefiting a species listed as sensitive, threatened, or endangered under ORS 496.171 to 496.192 or the federal Endangered Species Act of 1973 (16 U.S.C. 1531 to 1544), as determined by the listing agency. Contiguous land being either adjacent land or land separated from the land to which a permit is authorized by roads, utility corridors, irrigation ditches or publicly owned rights of way.

Please use and attach additional pages of Table 2 as needed.
See page 6 for instructions.

Do you have questions about how to fill-out the tables?
Contact the Department at 503-986-0900 and ask for Transfer Staff.

Table 2. Description of Changes to Water Use Permit # G-18213

List the change proposed for the acreage in each 1/4 1/4. If more than one change is proposed, specify the acreage associated with each change.
If there is more than one POD/POA involved in the proposed changes, specify the acreage associated with each POD/POA.

AUTHORIZED (the "from" or "off" lands) The listing that appears on the certificate BEFORE PROPOSED CHANGES										PROPOSED (the "to" or "on" lands) The listing as it would appear AFTER PROPOSED CHANGES are made.																							
Twp	Rng	Sec	1/4 1/4	Tax Lot	Gvt Lot or DLC	Acres (if applicable)	POD(s) or POA(s) (name or number from Table 1)	Priority Date	Proposed Changes (see "CODES" from previous page)																								
Twp	Rng	Sec	1/4 1/4	Tax Lot	Gvt Lot or DLC	Acres (if applicable)	POD(s) or POA(s) (name or number from Table 1)	Priority Date	Twp	Rng	Sec	1/4 1/4	Tax Lot	Gvt Lot or DLC	Acres (if applicable)	POD(s) or POA(s) to be used (from Table 1)	Priority Date																
EXAMPLE																																	
2	S	9	E	15	NW	100	POD #1 POD #2		POU/POD	2	S	9	E	15	NW	100	1	10.0	POD #5														
"	"	"	"	"	"	"	EXAMPLE		"	2	S	9	E	15	NW	200		5.0	POD #6														
1	S	3	E	31	SE	NW/A	10.0	WELL 1 6/2/1995		1	S	3	E	31	SE	SW	6202, 6205	16.48	WELL 1														
1	S	3	E	31	NE	SW/A	16.6	WELL 1 6/2/1995		1	S	3	E	31	NE	SW	6203, 6205, 6295	0.94	WELL 1														
1	S	3	E	31	NW	SW/A	18.1	WELL 1 6/2/1995		1	S	3	E	31	NW	SW	6203, 6204, 6205	4.89	WELL 1														
1	S	3	E	31	SW	SW/A	20.6	WELL 1 6/2/1995		1	S	3	E	31	SW	SW	6202, 6204, 6205	3.05	WELL 1														
1	S	3	E	31	SE	SW/A	11.9	WELL 1 6/2/1995		1	S	3	E	31	SW	SE	6205	0.13	WELL 1														
2	S	3	E	6	NW	NW/A	1.8	WELL 1 6/2/1995		1	S	3	E	6	NW	NW	6292	0.22	WELL 1														
1	S	3	E	6	NE	NW/A				1	S	3	E	6	NE	NW	6292	1.04	WELL 1														
TOTAL ACRES																79.0	TOTAL ACRES																26.75


Additional remarks: _____

RECEIVED



Are there other water rights certificates, water use permits or ground water registrations associated with the “from” or “to” lands? Yes No

If YES, list the other certificate, permit, or ground water registration numbers: N/A

 If the permit(s) are for irrigation or supplemental irrigation use, other water rights existing on the same land for irrigation that are subject to transfer must either change concurrently or be cancelled. Any change to a water right certificate or ground water registration must be filed separately in a water right transfer application or ground water registration modification application, respectively.

For a change in point(s) of appropriation (well(s)) or additional point(s) of appropriation:

Well log(s) are attached for each authorized and proposed well(s) that are clearly labeled and associated with the corresponding well(s) in Table 1 above and on the accompanying application map. (Tip: You may search for well logs on the Department’s web page at: http://apps.wrd.state.or.us/apps/gw/well_log/Default.aspx)

AND/OR

Describe the construction of the authorized and proposed well(s) in Table 3 for any wells that do not have a well log. For *proposed wells not yet constructed or built*, provide “a best estimate” for each requested information element in the table. The Department recommends you consult a licensed well driller, geologist, or certified water right examiner to assist with assembling the information necessary to complete Table 3.

Table 3. Construction of Point(s) of Appropriation

Any well(s) in this listing must be clearly tied to corresponding well(s) described in Table 1 and shown on the accompanying application map. Failure to provide the information will delay the processing of your transfer application until it is received. The information is necessary for the department to assess whether the proposed well(s) will access the same source aquifer as the authorized point(s) of appropriation (POA). The Department is prohibited by law from approving POA changes that do not access the same source aquifer.

Proposed or Authorized POA Name or Number	Is well already built? (Yes or No)	If an existing well, OWRD Well ID Tag No. L-____	Total well depth	Casing Diameter	Casing Intervals (feet)	Seal depth(s) (intervals)	Perforated or screened intervals (in feet)	Static water level of completed well (in feet)	Source aquifer (sand, gravel, basalt, etc.)	Well - specific rate (cfs or gpm). If less than full rate of water right
N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A

RECEIVED
NOV 13 2020
OWRD

Mayor
Honorable Lori DeRemer



City Manager
Jason A. Tuck, ICMA-CM

RECEIVED

NOV 13 2020

OWRD

December 21, 2016

File No. MP-02-16/CPA-11-16/CPA-17-16/LDC-15-16/PUD-04-16/ERP-16-16/ERP-17-16/ERP-18-16
("Pleasant Valley Villages – Phases 2-13")

NOTICE OF DECISION

This is official notice of action taken by the City of Happy Valley City Council at a public hearing held on December 6, 2016, with regard to an application by Pleasant Valley Development, LLC for a Master Plan, Comprehensive Plan/Zoning Map Amendments, a Transportation System Plan Amendment, an 898-lot Planned Unit Development, and three Environmental Review Permits (File No. MP-02-16/CPA-11-16/CPA-17-16/LDC-15-16/PUD-04-16/ERP-16-16/ERP-17-16/ERP-18-16) on ten Lots of Record. The subject property is located west of 172nd Avenue, east of 162nd Avenue, north of Tristin Avenue and approximately 2,100 feet south of Hemrich Road, and can be further described as Clackamas County Assessor Map Nos. 13E31B: Tax Lots 1300 and 1700; 13E31C: Tax Lots 101, 2000, 5800, 6201 and 6202; 23E06BA: Tax Lot 100; and 23E06BB: Tax Lots 100 and 200.

At the public hearing, the City Council voted to approve "Pleasant Valley Villages Phases 2-13" and adopt the findings found within the December 6, 2016 staff report to the City Council. The Council's actions were based upon their review of submitted information, public testimony, and deliberations of the Council. Copies of the original Staff Report for File No. MP-02-16/CPA-11-16/CPA-17-16/LDC-15-16/PUD-04-16/ERP-16-16/ERP-17-16/ERP-18-16 are available upon request.

Persons with standing may appeal this decision to the Oregon Land Use Board of Appeals ("LUBA") not later than 21 days after the city mails this Notice of Decision. All appeals must comply with ORS 197.830 and LUBA's rules at OAR Chapter 660, division 10. An appeal filed later than 21 days within the mailing of this Notice of Decision is subject to dismissal.

A handwritten signature in blue ink, appearing to read 'Michael Cynkar', is written over a horizontal line.

Michael Cynkar
Associate Planner

cc: Monty Hurley, AKS Engineering
Chris Goodell, AKS Engineering
Michael Robinson, Perkins Coie, LLP
Pleasant Valley Development, LLC
Participants of Record

16000 SE Misty Drive, Happy Valley, Oregon 97086-4288
Telephone: (503) 783-3800 Fax: (503) 658-5174
happyvalleyor.gov



Submittal Transmittal

RECEIVED

NOV 13 2020

AKS Engineering & Forestry LLC | 12965 SW Herman Rd. Suite 100 Tualatin, OR 97062

FROM: John Christiansen
AKS Engineering & Forestry LLC
12965 SW Herman Rd.
Suite 100
Tualatin, OR 97062
johnc@aks-eng.com
503-563-6151

TO: n/a
Oregon Water Resources Department
725 Summer Street NE Suite A
Salem, OR 97301-1266
503-986-0900

OWRD

PROJECT:	Pleasant Valley Villages - 01 4324-01	DATE SENT:	11/10/2020
SUBJECT:	Groundwater Permit G-18213 Amendment	ID:	00892
PURPOSE:	For Review	VIA:	Overnight

REMARKS: Groundwater Permit G-18213 Amendment Sub 1

CONTENTS

QTY:	DATED	DESCRIPTION:	ACTION:
1	11/3/2020	Pleasant Valley Villages Groundwater Permit Amendment G-18213	
1	11/1/2020	Check No.5088 in the amount of \$1,160.00	

13553

Copy

STATE OF OREGON

COUNTY OF CLACKAMAS

PERMIT TO APPROPRIATE THE PUBLIC WATERS

THIS PERMIT SHALL EXPIRE OCTOBER 31, 2024

THIS PERMIT IS HEREBY ISSUED TO

PLEASANT VALLEY GOLF CLUB
12300 SE 162ND AVE
CLACKAMAS, OREGON 97015

The specific limits and conditions of the use are listed below.

APPLICATION FILE NUMBER: G-13591

SOURCE OF WATER: A WELL IN CLACKAMAS RIVER BASIN

PURPOSE OR USE: IRRIGATION OF 79.0 ACRES AND AGRICULTURAL (NURSERY) USE

MAXIMUM RATE: 0.95 CUBIC FOOT PER SECOND

PERIOD OF USE: MARCH 1 THROUGH OCTOBER 31 OF EACH YEAR FOR IRRIGATION AND YEAR ROUND FOR AGRICULTURAL USES

DATE OF PRIORITY: JUNE 2, 1995

WELL LOCATION:

Twp	Rng	Mer	Sec	Q-Q	Measured Distances
1 S	3 E	WM	31	NW SW	1345 FEET NORTH AND 1212 FEET EAST OF THE SW CORNER, SECTION 31

The amount of water used for NURSERY OPERATIONS is limited to a diversion of 0.15 cubic foot per second per acre. For the irrigation of **containerized nursery plants**, the amount of water diverted is limited to ONE-FORTIETH of one cubic foot per second (or its equivalent) and 5.0 acre feet per acre per year. For the irrigation of **in ground nursery plants** the amount of water diverted is limited to ONE-EIGHTIETH of one cubic foot per second (or its equivalent) and 2.5 acre feet per acre per year. The use of water for NURSERY OPERATIONS may be made at anytime of the year that the use is beneficial. For the irrigation of **any other crop**, the amount of water diverted is limited to ONE-EIGHTIETH of one cubic foot per second (or its equivalent) and 2.5 acre feet per acre during the irrigation season of each year.

THE PLACE OF USE IS LOCATED AS FOLLOWS:

IRRIGATION AND AGRICULTURAL USE					
Twp	Rng	Mer	Sec	Q-Q	Acres
1 S	3 E	WM	31	SE NW	10.0
1 S	3 E	WM	31	NE SW	16.6

IRRIGATION AND AGRICULTURAL USE					
Twp	Rng	Mer	Sec	Q-Q	Acres
1 S	3 E	WM	31	NW SW	18.1
1 S	3 E	WM	31	SW SW	20.6
1 S	3 E	WM	31	SE SW	11.9
2 S	3 E	WM	6	NW NW	1.8

1. Measurement, recording and reporting conditions:

- A. Before water use may begin under this permit, the permittee shall install a meter or other suitable measuring device as approved by the Director. The permittee shall maintain the meter or measuring device in good working order.
- B. The permittee shall allow the watermaster access to the meter or measuring device; provided however, where the meter or measuring device is located within a private structure, the watermaster shall request access upon reasonable notice.
- C. The Director may require the permittee to keep and maintain a record of the amount (volume) of water used and may require the permittee to report water use on a periodic schedule as established by the Director. In addition, the Director may require the permittee to report general water use information, the periods of water use and the place and nature of use of water under the permit. The Director may provide an opportunity for the permittee to submit alternative reporting procedures for review and approval.

2. Subsequent permit renewals may be denied if the aquifer displays any of the adverse impacts defined in OAR 690-08.

2. Static Water Level Condition:

- A. Use of water from the well, as allowed herein, shall be controlled or shut off if the well displays:
 - a. An average water level decline of three or more feet per year for five consecutive years; or
 - b. A total water level decline of fifteen or more feet; or
 - c. A hydraulic interference decline of fifteen or more feet in any neighboring well providing water for senior exempt uses or wells covered by prior rights.

The purpose of such control shall be to bring the five-year average or total water level decline below the limits set above within a reasonable time frame. When that goal is attained, the degree of control shall be reduced in a manner designed to stabilize the water level.

- B. The water user shall be responsible for complying with each of the following requirements for measuring water levels in the well:
 - a. Use of water from a new well shall not begin until an initial static water level in the well has been measured and submitted to the Department.

- b. In addition to the measurement required in subsection A of this section, a water level measurement shall be made each year during the month of March, and submitted to the Department's Groundwater Section within 30 days.
- c. All water level measurements shall be made by a qualified individual. Qualified individuals are certified water rights examiners, registered geologists, registered professional engineers, licensed land surveyors, licensed water well driller, licensed pump installer, or the permit/appropriator.
- d. Any qualified individual measuring a well shall use standard methods of procedure and equipment designed for the purpose of well measurement. The equipment used shall be well suited to the conditions of construction at the well. A list of standard methods of procedure and suitable equipment shall be available from the Department.
- e. The permittee shall submit a record of the measurement to the Department on a form available from the Department. The record of measurement shall include both measurements and calculations, shall include a certification as to their accuracy signed by the individual making the measurements, and shall be submitted to the Department within 90 days from the date of measurement. The Department shall determine when any of the declines cited in section A are evidenced by the well measurement required in this section.

Failure to provide March static water level measurements will likely result in suspension of water use from the well(s) authorized under this permit, until compliance with the annual measurement requirement is met.

For the purpose of considering subsequent renewals of this permit, the Department will be using 117.84 feet below land surface as the reference static water level.

3. **Groundwater production shall be from no shallower than 180 feet below land surface.**
4. **Scenic Water Way Condition:**

Use of water under authority of this permit may be regulated if analysis of data available after the permit is issued discloses that the appropriation will measurably reduce the surface water flows necessary to maintain the free-flowing character of a scenic waterway in quantities necessary for recreation, fish and wildlife in effect as of the priority date of the right or as those quantities may be subsequently reduced.

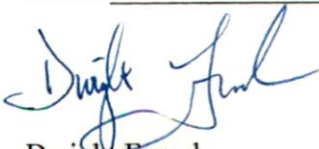
5. **This permit shall expire October 31, 2024.** This permit may be renewed for additional periods of time, not to exceed five years, if the Director finds the groundwater resource can likely support the continued use.

6. Actual construction of the well was to have begun within one year from permit issuance and was to have been completed on or before October 1, 1998. Complete application of the water to the use was to have been made on or before October 1, 1999.
7. The place of use, well location and rate of use have been modified to match the Final Proof Survey and Claim of Beneficial Use submitted October 31, 2002.

STANDARD CONDITIONS

1. The wells shall be constructed in accordance with the General Standards for the Construction and Maintenance of Water Wells in Oregon. The works shall be equipped with a usable access port, and may also include an air line and pressure gauge adequate to determine water level elevation in the well at all times.
2. The use shall conform to such reasonable rotation system as may be ordered by the proper state officer.
3. Failure to comply with any of the provisions of this permit may result in action including, but not limited to, restrictions on the use, civil penalties, or cancellation of the permit.
4. This permit is for the beneficial use of water without waste. The water user is advised that new regulations may require the use of best practical technologies or conservation practices to achieve this end.
5. By law, the land use associated with this water use must be in compliance with statewide land-use goals and any local acknowledged land-use plan.
6. The use of water shall be limited when it interferes with any prior surface or ground water rights.
7. The Director finds that the proposed use(s) of water described by this permit, as conditioned, will not impair or be detrimental to the public interest.

Issued MAR 17 2020



Dwight French
Water Right Services Division Administrator, for
Thomas M. Byler, Director
Oregon Water Resources Department

Copy



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

Request for Assignment

If the Department determines that the application is incomplete, fees have not been paid, or the required documents are not acceptable, the application and all fees submitted will be returned to the applicant.

If for multiple rights, a separate form and fee for each right will be required.

I, PLEASANT VALLEY GOLF CLUB (ATTN: GEORGE BEALL)
(Name of Current Holder of Record)
12300 SE 1102nd AVE CLACKAMAS, OR 97015
(Mailing Address) (City) (State) (Zip) (Phone #) 503-720-4880

- hereby assign all my interest in and to the entire application/permit/transfer/limited license/groundwater statement; (example, sold all the land authorized under the right)
- hereby assign all my interest in and to a portion of application/permit/transfer/limited license/groundwater statement; (You must include a map showing the portion of the application/permit/transfer order/limited license/groundwater statement to be assigned. Example, sold a portion of the land authorized under the right)
- hereby assign a portion of my interest in and to the entire application/permit/transfer/limited license/groundwater statement; (example, adding an additional person)

Application # G 13591; Permit # G 18213; Transfer # _____; RECEIVED
Limited License # _____; Groundwater Statement # _____; MAY 01 2020

as filed in the office of the Water Resources Director, to:

PLEASANT VALLEY DEVELOPMENT, LLC OWRD
(Name of New Owner)
PO BOX 101426 VANCOUVER WA 98106 503-710-8610
(Mailing Address) (City) (State) (Zip) (Phone #)

Note: If there are other owners of the property described in the application, permit, transfer order, limited license, or groundwater statement, you must provide a list of all other owners' names and mailing addresses and attach it to this form. Write the initials (first letters) of your first and last names at the spot indicated below _____.

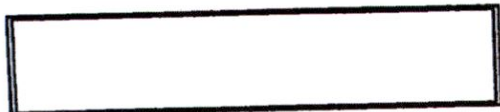
JB I hereby certify that I have notified all other owners of the property described in this application, permit, transfer order, limited license, or groundwater statement of this Request of Assignment.

Witness my hand this 22 day of 4, 2020.
(Day) (Month) (Year)

Signature of Current Holder of Record George Beall

Failure to provide any of the required information will result in the return of your application.

DO NOT WRITE IN THIS BOX



The completed "Request for Assignment" form *must* be submitted to the Department along with the recording fee of \$100. **13553**

