

**CLAIM OF
BENEFICIAL USE
for Reservoir Permits by
CWRE's (not self-certified)**



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

**A fee of \$345 must accompany this form for permits
with priority dates of July 9, 1987, or later.**

Enter the date the priority date of the permit:

6/30/2009

A separate form shall be completed for each permit.

In cases where a permit has been amended through the permit amendment process, a separate claim for the permit amendment is not required. Incorporate the permit amendment into the claim for the permit.

This form is subject to revision. **Begin each new claim** by checking for a new version of this form at:

<https://www.oregon.gov/OWRD/Forms/Pages/default.aspx>

The completion of this form is required by OAR 690-014-0100(1) and 690-014-0110(4).

Please type or print in dark ink. If this form is found to contain errors or omissions, it may be returned to you. **Every item must have a response.** If any requested information does not apply to the claim, insert "NA." **Do not delete or alter any section of this form unless directed by the form.** The Department may require the submittal of additional information from any water user or authorized agent.

"Section 8" of this form is intended to aid in the completion of this form and should not be submitted.

If you have questions regarding the completion of this form, please call 503-986-0900.

The Department has a program that allows it to enter into a voluntary agreement with an applicant for expedited services. Under such an agreement, the applicant pays the cost to hire additional staff that would not otherwise be available. This program means a certificate may be issued in about a month. For more information on this program see:

<https://www.oregon.gov/OWRD/programs/WaterRights/RA/Pages/default.aspx>

SECTION 1

GENERAL INFORMATION

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1. File Information

APPLICATION # R-87487	PERMIT # (IF APPLICABLE) R-14882	PERMIT AMENDMENT # (IF APPLICABLE)
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2. Property Owner (current owner information)

APPLICANT/BUSINESS NAME Alldevale Properties, LLC; Attn: Devin Cooper		PHONE NO. 503-263-6405	ADDITIONAL CONTACT NO.
ADDRESS PO Box 3			
CITY Canby	STATE OR	ZIP 97013	E-MAIL Willamette@canby.com

If the current property owner is not the permit holder of record, it is recommended that an assignment be filed with the Department. ***Each*** permit holder of record must sign this form.

3. Permit holder of record (this may, or may not, be the current property owner)

PERMIT HOLDER OF RECORD Alldevale Properties LLC		
ADDRESS 25571 S Barlow Rd		
CITY Canby	STATE OR	ZIP 97013

ADDITIONAL PERMIT HOLDER OF RECORD		
ADDRESS		
CITY	STATE	ZIP

4. Date of Site Inspection:

04/17/2025

5. Person(s) interviewed and description of their association with the project:

NAME	DATE	ASSOCIATION WITH THE PROJECT
Devin Cooper	04/17/2025	Member of Alldevale Properties, LLC

6. County

Clackamas

7. If any property described in the place of use of the permit final order is excluded from this report, identify the owner of record for that property (ORS 537.230(5)):

OWNER OF RECORD N/A		
ADDRESS		
CITY	STATE	ZIP

Add additional tables for owners of record as needed

SECTION 2 SIGNATURES

CWRE Statement, Seal and Signature

The facts contained in this Claim of Beneficial Use are true and correct to the best of my knowledge.



CWRE NAME Theodore R. Ressler	PHONE NO. 503-701-4535	ADDITIONAL CONTACT NO.
ADDRESS Summit Water Resources, LLC, 4784 SE 17th Avenue, Suite 111		
CITY Portland	STATE OR	ZIP 97202
E-MAIL tressler@summitwr.com		

Permit Holder(s) of Record Signature or Acknowledgement

Each permit or transfer holder of record must sign this form in the space provided below.

The facts contained in this Claim of Beneficial Use are true and correct to the best of my knowledge. I request that the Department issue a water right certificate.

SIGNATURE	PRINT OR TYPE NAME	TITLE	DATE
	Devin Cooper	Member of Aldevale Properties, LLC	11/3/2025

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SECTION 3

CLAIM DESCRIPTION

1. Reservoir source and, if from surface water, the tributary:

RESERVOIR NAME OR NUMBER	SOURCE	TRIBUTARY
Taffy's Pond	Unnamed Stream	Rock Creek

2. Developed use(s), period of use, and acre foot (af) for each use:

RESERVOIR NAME OR NUMBER	USES	SEASON OR MONTHS WHEN WATER WAS APPROPRIATED FOR STORAGE	VOLUME STORED (AF)
Taffy's Pond	Storage for Multiple Purpose	November 1 st – June 30 th	6.6
Total Quantity of Water Stored			6.6

3. Provide a general narrative description of the distribution works. This description must trace the water system from each point of diversion to the reservoir:

Water from the Unnamed Stream (tributary to Rock Creek) flows into Taffy's pond where water is impounded behind a dam. Taffy's pond is an in-channel reservoir on the Unnamed Stream.

Reminder: The map associated with this claim must identify the location of the point(s) of diversion, Donation Land Claims (DLC), Government Lots (GLot), and Quarter-Quarters (QQ).

4. Variations:

Was the use developed differently from what was authorized by the permit, permit amendment final order, or extension final order? If yes, describe below.

YES

(e.g. "The permit allowed the development of three reservoirs. The permit holder only developed one of the reservoirs."
or "The permit allowed for the storage of 9 acre feet of water. The reservoir was developed to hold 5.2 acre feet.")

Point of Diversion (POD)

The POD Location (Center of Dam) was redescribed based on more accurate location information gathered during the site inspection.

Developed Storage Capacity

The permit allowed for storage of 11 acre feet of water. The storage capacity of the constructed reservoir was determined to be 6.6 acre feet.

5. Claim Summary:

RESERVOIR NAME OR #	MAXIMUM STORAGE AUTHORIZED BY PERMIT (AF)	MAXIMUM STORAGE DEVELOPED (AF)
Taffy's Pond	11.0	6.6

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SECTION 4

SYSTEM DESCRIPTION

Are there multiple reservoirs?

NO

If "YES" you will need to copy and complete Sections A through E for each reservoir.

Reservoir Name or Number this section describes (only needed if there is more than one):

Taffy's Pond

A. Reservoir Location

1. Is the reservoir on-channel?

YES

2. Provide dam outlet location and/or point of diversion(s).

TWP	RNG	MER	SEC	QQ	GLot	DLC	MEASURED DISTANCES
5S	1E	W.M.	18	SENE	--	--	Located 1890 feet South and 1266 feet West from the NE corner of Section 18

Reminder: The map associated with this claim must identify Donation Land Claims (DLC), Government Lots (GLot), and Quarter-Quarters (QQ).

B. Diversion and Delivery System Information

Provide the following information concerning the diversion and delivery system. Information provided must describe the equipment used to transport the water from the point(s) of diversion to the reservoir.

1. Is a pump used?

NO

If "NO" items 2 through item 5 may be deleted.

Reminder: For pump calculations use the reference information at the end of this document.

6. Additional notes or comments related to the system:

N/A

C. Gravity Flow Pipe

(THE DEPARTMENT TYPICALLY USES THE HAZEN-WILLIAM'S FORMULA FOR A GRAVITY FLOW PIPE SYSTEM)

1. Does the system involve a gravity flow pipe?

NO

If "NO", items 2 through 4 relating to this section may be deleted.

D. Gravity Flow Canal or Ditch

(THE DEPARTMENT TYPICALLY USES MANNING'S FORMULA FOR CANALS AND DITCHES)

1. Is a gravity flow canal or ditch used to convey the water as part of the distribution system?

NO

If "NO", items 2 through 4 relating to this section may be deleted.

E. Reservoir

1. Does the reservoir require the submittal of as-built plans and specifications?

NO

If "NO", skip items 2; answer items 3 through 8.

3. If the reservoir stores less than 9.2 acre-feet of water or if the dam is less than 10 feet in height, and as-built plans and specifications are not required, complete the table and items 4 through 8.

MAXIMUM DEPTH	AVERAGE DEPTH	SURFACE AREA (IN ACRES)	VOLUME (IN ACRE FEET)
9 feet	6 feet	1.1	6.6

4. Provide reservoir volume calculations:

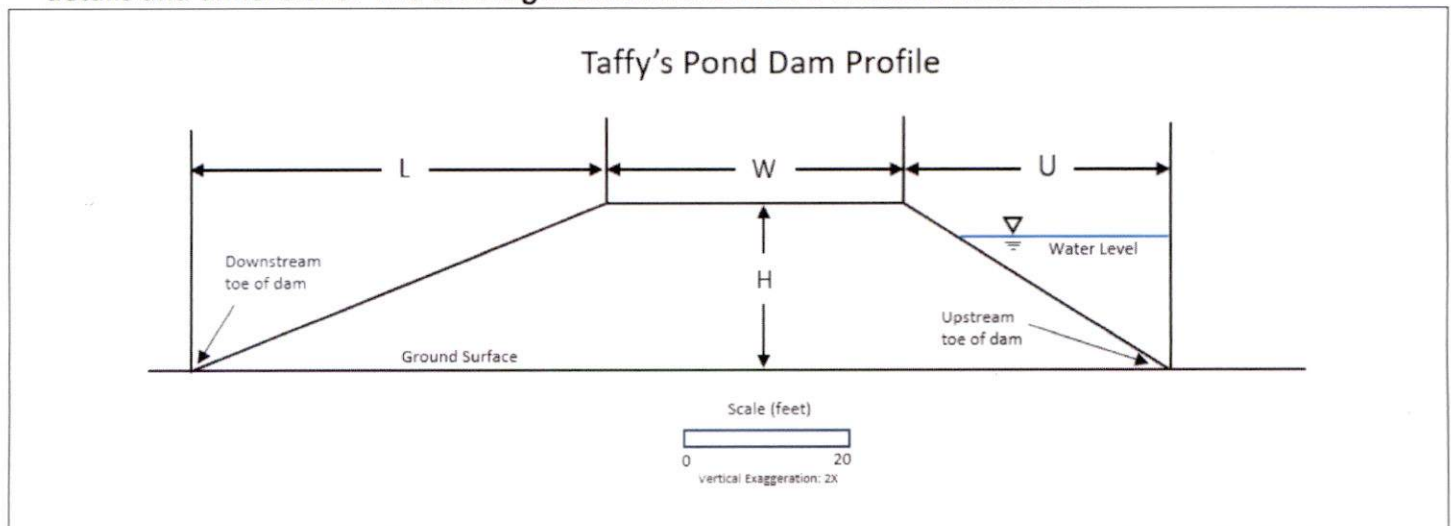
Average Depth x Surface Area = Volume

6 feet x 1.1 acres = 6.6 acre feet

5. Provide the following information concerning the physical characteristics of the dam:

CREST WIDTH (W)	DAM HEIGHT AT CENTERLINE (H)	DISTANCE FROM DOWNSTREAM TOP OF DAM TO DOWNSTREAM TOE (L)	DISTANCE FROM UPSTREAM TOP OF DAM TO UPSTREAM TOE (U)	WATER LEVEL AT INSPECTION	DOWN- STREAM SLOPE	UP-STREAM SLOPE
36'	9.9'	50'	32.5'	5.5' below crest	5:1	3.3:1

6. Provide a drawing showing the cross section of the dam at the maximum section indicating details and dimensions. The drawing should be drawn at a standard even scale.



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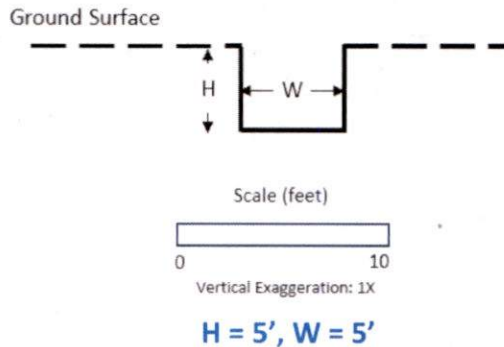
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7. Describe the outlet works (size and type of the outlet conduit and location):

The reservoir has a concrete outlet structure with checkboards, located in the northwest corner of the reservoir, that allows the reservoir to be evacuated to dead pool. The concrete outlet structure is connected to two 24" diameter ABS pipes 95' long buried approximately 3' deep that convey water past the downstream toe of the dam. A Bauman tractor mounted pump powered by a 25 hp tractor connected to a 4" mainline pipe located onsite is available for evacuation of dead pool storage, with water conveyed to the downstream side of the dam. The District 16 Watermaster has approved of these outlet works in lieu of an outlet pipe (refer to Attachment 3).

Taffy's Pond Outlet Structure Profile



8. Describe the emergency spillway (dimensions and location):

BOTTOM WIDTH (W)	TOP WIDTH (L)	SPILLWAY DEPTH (H)
19'	38' (estimated)	104' (estimated)

The emergency spillway is located at the northwest corner of the reservoir, at the same location as the outlet works described above. Flow through the emergency spillway will be over top of the outlet works in an engineered swale that directs the water around the dam structure past the downstream toe of the dam.

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SECTION 5 CONDITIONS

All conditions contained in the permit, permit amendment, or any extension final order shall be addressed. Reports that do not address all performance related conditions will be returned.

1. Time Limits:

Permits and any extension final orders contain any or all of the following dates; the date when the actual construction work was to begin, the date when the construction was to be completed, and the date when the complete application of water to the proposed was to be completed. These dates may be referred to as ABC dates. Describe how the water user has complied with each of the development timelines established in the permit or extension final order:

	DATE FROM PERMIT	DATE ACCOMPLISHED*	DESCRIPTION OF ACTIONS TAKEN BY WATER USER TO COMPLY WITH THE TIME LIMITS
ISSUANCE DATE	10/07/2010		
BEGIN CONSTRUCTION (A)	Not specified	N/A	N/A
COMPLETE CONSTRUCTION (B)	10/1/2025	4/23/2025	Installation of staff gage
COMPLETE APPLICATION OF WATER (C)	10/1/2025	4/23/2025	Water stored in reservoir (See Attachment 4)

* must be within period between permit or any extension final order issuance and the date to completely apply water

2. Is there an extension final order(s)?

YES (See Attachment 2)

3. Measurement Conditions:

a. Does the permit, permit amendment, or any extension final order require the installation of a meter or approved measuring device?

YES

If "NO", items b through f relating to this section may be deleted.

Reminder: If a meter or approved measuring device was required, the COBU map must indicate the location of the device in relation to the point of diversion or appropriation.

b. Has a meter been installed?

NO

d. If a meter has not been installed, has a suitable measuring device been installed and approved by the Department?

YES

e. If "YES", provide a copy of the letter approving the device, if available. If the letter is not available provide the name and title of the Water Resources Department employee approving the measuring device, and the approximate date of the approval:

NAME	TITLE	APPROXIMATE DATE
Per Measurement, recording and reporting condition "A" on Permit R-14882, a USGS style C staff gage is required as the appropriate measuring device.		

f. Measurement Device Description

DEVICE DESCRIPTION	CONDITION (WORKING OR NOT)	DATE INSTALLED
USGS style porcelain enamel iron staff gage style C.	Working	4/23/2025

4. Recording and reporting conditions

a. Is the water user required to report the water use to the Department? **NO**

If "NO", item b relating to this section may be deleted.

5. Outlet Pipe

a. Is the water user required to install a minimum 8" outlet pipe/conduit? **YES**

If "NO", items b through c relating to this section may be deleted.

b. Has the outlet pipe been installed? **NO**

If "YES", items c relating to this section may be deleted.

c. Does the water user have other means to evacuate the reservoir? **YES**

DESCRIBE HOW THE WATER USER PLANS TO EVACUATE THE RESERVOIR	HAS THIS PLAN BEEN APPROVED BY THE DEPARTMENT?	BY WHOM?
The reservoir has a concrete outlet structure with checkboards that allows the reservoir to be evacuated to dead pool. The outlet structure is connected to two 24" diameter ABS pipes 95' long and buried approximately 3' deep that convey water past the downstream toe of the dam. A Bauman tractor mounted pump powered by a 25 hp tractor connected to a 4" mainline pipe located onsite is available for evacuation of dead pool storage, with water conveyed to the downstream side of the spillway. The District 16 Watermaster has approved of these outlet works in lieu of an outlet pipe (refer to Attachment 3).	YES	Greg Wacker, District 16 Watermaster

6. Fish Screening

a. Are any points of diversion required to be screened to prevent fish from entering the point of diversion? **NO**

If "NO", items b through e relating to this section may be deleted.

7. By-pass Devices

a. Are any points of diversion required to have a by-pass device to prevent fish from entering the point of diversion? **NO**

If "NO", items b and c relating to this section may be deleted.

Reminder: If by-pass devices were required, the COBU map must indicate their location in relation to the point of diversion.

b. Have by-pass device been installed?

NO

c. Describe the diversion works as related to whether a by-pass device is installed or unnecessary:

(Provide a letter from ODFW indicating the device is approved or is unnecessary. If there is no letter from ODFW, explain whether or not a by-pass device is necessary.)

DESCRIPTION (E.G. "ODFW HAS APPROVED THE BY-PASS DEVICE" OR "NO BY-PASS DEVICE IS NECESSARY BECAUSE THERE IS A DIRECT DIVERSION FROM THE STREAM VIA A PUMP ON RIVER LEFT STREAM BANK WITH FOOT VALVE DESCENDING DIRECTLY INTO NATURAL POOL.") IN ADDITION, YOU MAY ATTACH PHOTOS TO THIS CLAIM.	IF INSTALLED (DATE)	IF INSTALLED, BY WHOM
No fish screening or by-pass device is necessary as determined by ODFW per inspection on 09/16/2010 by Todd Alsbury, North Willamette Watershed District Fish Biologist. See attached ODFW fish screening/fish by-pass device waiver (Attachment 5).	N/A	N/A

8. Other conditions required by permit, permit amendment final order, or extension final order

- | | |
|---|-----|
| a. Was the water user required to restore the riparian area if it was disturbed? | YES |
| b. Was a fishway required? | NO |
| c. Was submittal of a letter from an engineer required prior to storage of water? | NO |
| d. Was submittal of a water management and conservation plan required? | NO |
| e. Other conditions? | NO |

If "YES" to any of the above, identify the condition and describe the water user's actions to comply with the condition(s):

8(a) The water user has seeded the dam area with grass to stabilize the construction area and eradicated invasive Himalayan Blackberry species to reintroduce native plant species

SECTION 6

ATTACHMENTS

Provide a list of any additional documents you are attaching to this report:

ATTACHMENT NAME	DESCRIPTION
Attachment 1	Claim of Beneficial Use Map
Attachment 2	Water Rights Information
Attachment 3	OWRD Approval of Outlet Works
Attachment 4	Supporting Documentation of Beneficial Use
Attachment 5	ODFW Waiver of Fish Screening/Fish Passage

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SECTION 7

CLAIM OF BENEFICIAL USE MAP

The Claim of Beneficial Use Map must be submitted with this claim. Claims submitted without the Claim of Beneficial Use map will be returned. The map shall be submitted on poly film at a scale of 1" = 1320 feet, 1" = 400 feet, or the original full-size scale of the county assessor map for the location.

Provide a general description of the survey method used to prepare the map. Examples of possible methods include, but are not limited to, a traverse survey, GPS, or the use of aerial photos. If the basis of the survey is an aerial photo, provide the source, date, series and the aerial photo identification number.

The reservoir was visited during the site inspection. The location of the reservoir outlet (point of diversion) and the extent of the reservoir pool were established using satellite imagery from Google Earth 05/13/2023. The map was created using Geographic Information System (GIS) software and spatial datasets obtained from Bureau of Land Management (BLM), Oregon Water Resources Department (OWRD), Oregon Geospatial Enterprise Office (OGEO), United States Geological Survey (USGS), and Clackamas County. Additional data and information specific to the use water of under the water right described in this Claim of Beneficial Use report were obtained from the water user.

Map Checklist

Please be sure that the map you submit includes ALL the items listed below.

(Reminder: Incomplete maps and/or claims may be returned.)

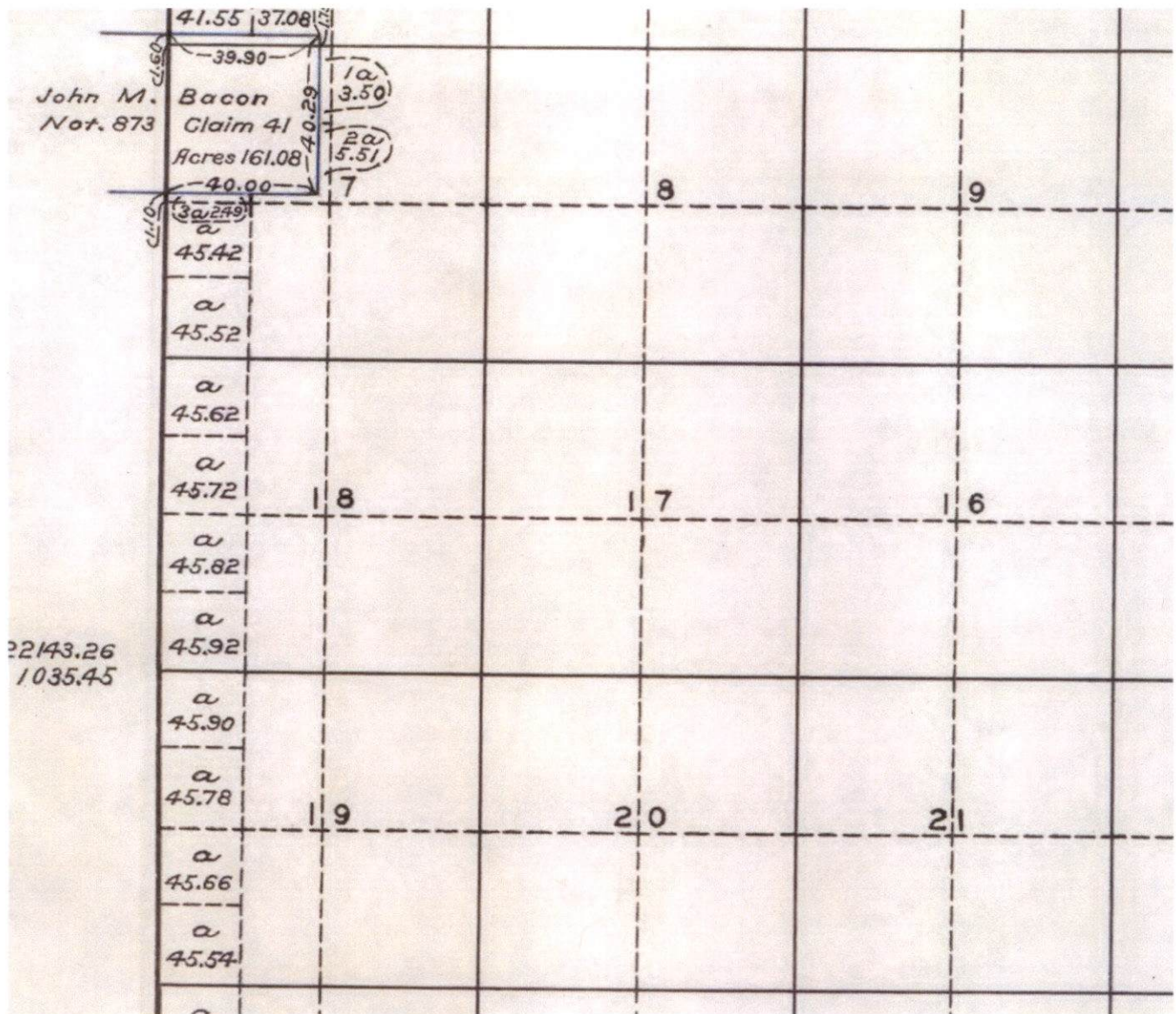
- ☒ Map on polyester film.
- ☒ Appropriate scale (1" = 400 feet, 1" = 1320 feet, or the original full-size scale of the county assessor map)
- ☒ Township, Range, Section, Donation Land Claims, and Government Lots
- N/A** If irrigation, number of acres irrigated within each projected Donation Land Claims, Government Lots, Quarter-Quarters
- N/A** Locations of fish screens and/or fish by-pass devices in relationship to point of diversion
- ☒ Locations of meters and/or measuring devices in relationship to point of diversion
- ☒ Conveyance structures illustrated (pumps, reservoirs, pipelines, ditches, etc.)
- ☒ Point(s) of diversion or appropriation (illustrated and coordinates)
- ☒ Tax lot boundaries and numbers
- ☒ Quarter-Quarters illustrated and named (NE NE, NW NE, etc.)
- ☒ Source illustrated if surface water
- ☒ Disclaimer ("This map is not intended to provide legal dimensions or locations of property ownership lines")
- ☒ Application and permit number or transfer number
- ☒ North arrow
- ☒ Legend
- ☒ CWRE stamp and signature

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Attachment 1
Claim of Beneficial Use Map

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https://www.blm.gov/or/landrecords/landsurvey/qPlatView1_2.php?path=POR&name=t050s010e_002.jpg&tr=005-0S001-0E



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Attachment 2
Water Rights Information

STATE OF OREGON

COUNTY OF CLACKAMAS

PERMIT TO STORE PUBLIC WATERS

THIS PERMIT IS HEREBY ISSUED TO:

ALLDEVALE PROPERTIES LLC
25571 S BARLOW RD
CANBY OR 97013

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

APPLICATION FILE NUMBER: R-87487

SOURCE OF WATER: UNNAMED STREAM, TRIBUTARY TO ROCK CREEK

STORAGE FACILITY: TAFFY'S POND

MAXIMUM VOLUME: 11.0 ACRE FEET

DATE OF PRIORITY: JUNE 30, 2009

WATER MAY BE APPROPRIATED AS FOLLOWS: NOVEMBER 1 THROUGH JUNE 30

USE: MULTIPLE PURPOSE

Dam Location/Authorized Point of Diversion:

Twp	Rng	Mer	Sec	Q-Q	Measured Distances
5 S	1 E	WM	18	SE NE	1700 FEET SOUTH AND 1270 FEET WEST FROM NE CORNER, SECTION 18

The Area To Be Submerged:

Twp	Rng	Mer	Sec	Q-Q
5 S	1 E	WM	18	SW NE
5 S	1 E	WM	18	SE NE

Measurement, recording and reporting conditions:

- A. Before water use may begin under this permit, a staff gage that measures the entire range between full reservoir level and dead-pool level 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.
- B. The permittee shall allow the watermaster access to the devices; provided however, where any device is located within a private structure, the watermaster shall request access upon reasonable notice.
- C. The Director may require the permittee to keep and maintain a record of the 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.

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The storage of water allowed herein is subject to the installation and maintenance of an outlet pipe (with a minimum diameter of 8" for any in-channel reservoir). This requirement may be waived if the Department determines other means have been provided to evacuate water when necessary.

The permittee shall pass all live flow outside the storage season described above.

The Director may require the user to measure inflow and outflow, above and below the reservoir respectively, to ensure that live flow is not impeded outside the storage season. Measurement devices and their implementation must be acceptable to the Director, and the Director may require that data be recorded on a specified periodic basis and reported to the Department annually or more frequently.

The permittee shall not construct, operate or maintain any dam or artificial obstruction to fish passage in the channel of the subject stream without providing a fishway to ensure adequate upstream and downstream passage for fish, unless the permittee has requested and been granted a fish passage waiver by the Oregon Fish and Wildlife Commission. The permittee is hereby directed to contact an Oregon Department of Fish and Wildlife Fish Passage Coordinator, before beginning construction of any in-channel obstruction.

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.

This permit allows an annual appropriation (not to exceed the specified volume). This permit does not provide for the appropriation of water for out-of-reservoir uses, the maintenance of the water level or maintaining a suitable freshwater condition. If any water is to be used for out-of-reservoir purposes, a secondary water right is required. If any additional live flow is to be appropriated to maintain either the water level or a suitable freshwater condition, an additional water right is required.

STANDARD CONDITIONS

1. 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.
2. 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.
3. 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.
4. The use of water allowed herein may be made only at times when sufficient water is available to satisfy all prior rights, including prior rights for maintaining instream flows.
5. 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 Chapter 635, Division 415, shall be followed.
6. The use may be restricted if the quality of downstream waters decreases to the point that those waters no longer meet existing state or federal water quality standards due to reduced flows.

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7. If the volume of the completed reservoir is 9.2 acre feet or more and a dam is used to impound the water, the height of the dam shall be less than 10.0 feet.
8. Construction shall be completed and up to the permitted annual volume of water shall be stored within five years of the date of permit issuance.
9. Within one year after storage of water, the permittee shall submit a claim of beneficial use to the Oregon Water Resources Department.
10. The claim of beneficial use shall be prepared by a Certified Water Right Examiner in conformance with the requirements of OAR 690-014 if an associated secondary permit exists for the use of stored water under this permit, or if the reservoir capacity is equal to or greater than 9.2 acre-feet.
11. If no secondary permit exists and the reservoir capacity is less than 9.2 acre-feet of water, the claim of beneficial use need not be prepared by a Certified Water Right Examiner. The information submitted to the Oregon Water Resources Department shall include:
 - a. the dimensions of the reservoir;
 - b. the maximum capacity of the reservoir in acre-feet; and
 - c. a map identifying the location of the reservoir prepared in compliance with Departmental standards.

Issued OCTOBER 7 2010.

E. Timothy Wall for

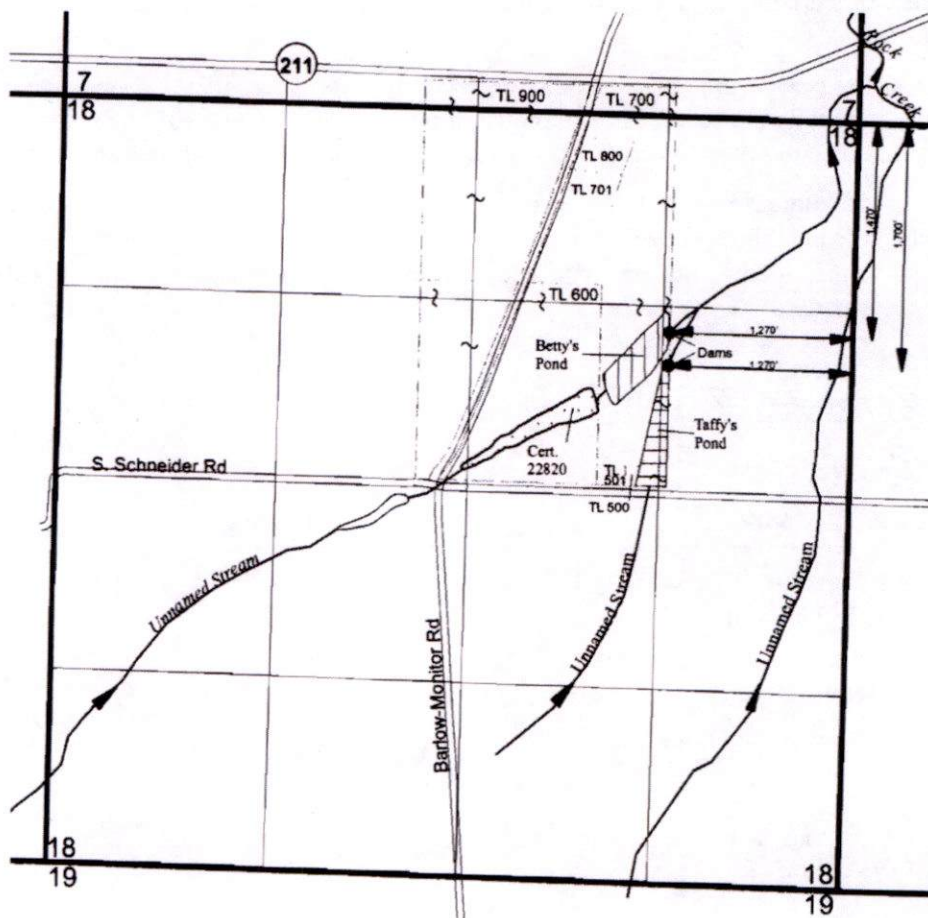
Phillip C. Ward, Director
Water Resources Department

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T5S, R1E, Section 7 & 18, WM Clackamas County, Oregon Application Map



Proposed Places of Use

- Dam
- Betty's Pond-
Proposed Place of Use
(13.0 acre-feet)
- Taffy's Pond-
Proposed Place of Use
(11.0 acre-feet)

THIS MAP IS NOT INTENDED TO
PROVIDE LEGAL DIMENSIONS OR
LOCATIONS OF PROPERTY
OWNERSHIP LINES.

June 24, 2009

EnviroLogic Resources, Inc.
ENVIRONMENTAL WATER RESOURCES CONSULTANTS

Existing Certificate

- Certificate 22820

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JUN 30 2009
WATER RESOURCES DIV.
SALEM, OREGON

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1 inch = 1,320 feet

FIGURE 1

ALLDEVALE
PROPERTIES, LLC

**Oregon Water Resources Department
Water Right Services Division**

Application for Extension of Time

In the Matter of the Application for an Extension of Time)
for Permit R-14882, Water Right Application R-87487) FINAL ORDER
in the name of Aldevale Properties LLC)

Permit Information

Application:	R-87487
Permit:	R-14882
Basin:	Middle Willamette / Watermaster District 16
Date of Priority:	June 30, 2009
Source of Water:	unnamed stream, tributary to Rock Creek
Storage Facility:	Taffy's Pond
Purpose or Use:	multiple purpose
Maximum Volume:	11.0 acre-feet (AF)

This Extension of Time request is being processed in accordance with Oregon Revised Statute 537.230 and 539.010(5), and Oregon Administrative Rule Chapter 690, Division 315.

Appeal Rights

This final order is subject to judicial review by the Court of Appeals under ORS 183.482. Any petition for judicial review must be filed within the 60-day time period specified by ORS 183.482(1). Pursuant to ORS 536.075 and OAR 137-003-0675, you may petition for judicial review or petition the Director for reconsideration of this order. A petition for reconsideration may be granted or denied by the Director, and if no action is taken within 60 days following the date the petition was filed, the petition shall be deemed denied.

Application History

Permit R-14882 was issued by the Department on October 7, 2010. The permit specified completion of construction by October 7, 2015, and complete application of water to beneficial use by, October 7, 2015. On May 19, 2025, Aldevale Properties LLC submitted an Application for Extension of Time for Permit R-14882. In accordance with OAR 690-315-0050(2), on July 22, 2025, the Department issued a Proposed Final Order proposing to extend the time to complete construction from October 7, 2015, to October 1, 2025, and the time to apply water to full beneficial use from October 7, 2015, to October 1, 2025. The protest period closed September 5, 2025, in accordance with OAR 690-315-0060(1). No protest was filed.

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FINDINGS OF FACT

The Department adopts and incorporates by reference the findings in the Proposed Final Order dated July 22, 2025.

At time of issuance of the Proposed Final Order the Department concluded that, based on the factors demonstrated by the applicant, the permit may be extended subject to no additional conditions.

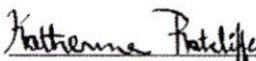
CONCLUSION OF LAW

The applicant has demonstrated good cause for the permit extension pursuant to ORS 537.230, 539.010(5) and OAR 690-315-0040(2).

ORDER

The extension of time for Application R-87487, Permit R-14882, therefore, is approved. The deadline for completing construction is extended from October 7, 2015, to October 1, 2025. The deadline for applying water to full beneficial use within the terms and conditions of the permit is extended from October 7, 2015, to October 1, 2025.

DATED: October 3, 2025



Katherine Ratcliffe
Water Right Services Division Administrator, for
Ivan Gall, Director
Oregon Water Resources Department

-
- If you have any questions about statements contained in this document, please contact Permit Extension Specialist at (503)979-3213.
 - If you have other questions about the Department or any of its programs, please contact our Water Resources Customer Service Group at (503) 986-0900
-

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Attachment 3
OWRD Approval of Outlet Works

Ressler, Ted

From: WACKER Gregory J * WRD <gregory.j.wacker@water.oregon.gov>
Sent: Friday, November 1, 2024 9:32 AM
To: Ressler, Ted
Subject: RE: Outlet condition for alternate reservoirs

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Good morning Ted,

OWRD

The method described would meet the requirements for Alternate Reservoir flow passage and evacuation of water when necessary. The 8" culvert is considered a minimum standard if no other means of passing flow is present.

Thanks,

[Greg Wacker](#)

Watermaster, District 16
Oregon Water Resources Department
725 Summer St NE Ste A Salem, OR 97301 | 971-719-6262



Integrity | Service | Technical Excellence | Teamwork | Forward-Looking

From: Ressler, Ted <tressler@summitwr.com>
Sent: Wednesday, October 30, 2024 8:07 AM
To: WACKER Gregory J * WRD <gregory.j.wacker@water.oregon.gov>
Subject: Outlet condition for alternate reservoirs

You don't often get email from tressler@summitwr.com. [Learn why this is important](#)

Hi Greg

I'm working with Willamette Nurseries on the nursery's water rights associated with two existing alternate reservoirs, [Permit R-14882](#) and [Permit R-14883](#). Both of these permits include the same condition regarding the need for an outlet pipe, or other means as approved by the Department, to allow evacuation of water from the reservoir.

The storage of water allowed herein is subject to the installation and maintenance of an outlet pipe (with a minimum diameter of 8" for any in-channel reservoir). This requirement may be waived if the Department determines other means have been provided to evacuate water when necessary.

I reached out to Tony Janicek earlier this week regarding what the Department may accept as "other means" for evacuating water, and he suggested that I route my inquiry through you as the reservoirs are located in your district.

The design of both reservoirs include a concrete outlet structure with an integrated storage board rack. Incremental removal of the storage boards from the outlet structure allows stored water to be drained from each reservoir down to dead pool storage level. The dead pool storage would be evaluated by pump. The combination of the storage board rack and the pump allows the nursery to evacuate all water from each reservoir. The question is if this described means

for evacuating water from the reservoirs is acceptable to the Department. I have additional details regarding the reservoirs, outlets, and the pumps used for each reservoir that I can share if needed.

Please let me know if there are questions, or if you would like to schedule a time for a call for further discussion.

Thanks
Ted

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Theodore R. Ressler, RG, CWRE, PG
Hydrogeologist and Water Resources Consultant

Summit Water Resources, LLC

a Geo-Logic Company

4784 SE 17th Avenue, Suite 111, Portland, OR 97202

Office: 503-967-7050 | Mobile: 503.701.4535

tressler@summitwr.com | [bio](#) | [LinkedIn](#)

www.summitwr.com | www.geo-logic.com

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Attachment 4
Supporting Documentation of Beneficial Use

Supporting Documentation of Beneficial Use of Permit R-14882 (Taffy's Pond)

Source: A photograph of water stored under the subject storage permit, R-14882, in the associated reservoir (Taffy's Pond).

Date: 04/23/2025



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Attachment 5

ODFW Waiver of Fish Screening / Fish Passage



Oregon

Theodore R. Kulongoski, Governor

Department of Fish and Wildlife

Northwest Region

17330 SE Evelyn Street

Clackamas, OR 97015-9514

(971) 673-6000

FAX (971) 673-6070



September 16, 2010

Alldevale Properties, LLC.
25571 South Barlow Road
Canby, OR 97013

RE: Water Right Application #R-87487 & R-87488

Dear Mr. Cooper,

I am writing this letter in reference to Water Right Application #R-87487 & R-87488 in the name of Alldevale Properties, LLC. During a site visit on September 16, 2010, I inspected the existing reservoir and dam structure associated with Permit #1424 (Certificate #22820) on the unnamed tributary to Rock Creek for the need to provide fish passage and diversion screening. ODFW determined that native migratory fish were not currently nor were historically present in the unnamed tributary at or immediately below the existing reservoirs associated with both applications (R-87487 & R-87488). Therefore, ODFW does not require fish passage or diversion screening for use of the water from either reservoir.

Please let me know if you have any questions or need any further clarification.

Sincerely,

Todd Alsbury
District Fish Biologist
North Willamette Watershed District

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Cc: Mike McCord, OWRD
Steve Bruce, Skookum Water Assoc.

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Attachment 2
Documentation of Signatory Authority

Business Registry Business Name Search

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Business Entity Data

11-10-2025
10:53

Registry Nbr	Entity Type	Entity Status	Jurisdiction	Registry Date	Next Renewal Date	Renewal Due?
399786-97	DLLC	ACT	OREGON	12-11-2006	12-11-2025	YES
Entity Name	ALLDEVALE PROPERTIES, LLC					
Foreign Name						

Online Renewal:

[Renew Online](#)

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[Click here to generate and print an annual report.](#)

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Associated Names

Type	PPB	PRINCIPAL PLACE OF BUSINESS		
Addr 1	25571 S BARLOW RD			
Addr 2				
CSZ	CANBY	OR	97013	Country UNITED STATES OF AMERICA

Please click [here](#) for general information about registered agents and service of process.

Type	AGT	REGISTERED AGENT	Start Date	11-01-2021	Resign Date	
Name	ALLISON	A	COOPER			
Addr 1	25571 S BARLOW RD					
Addr 2						
CSZ	CANBY	OR	97013	Country	UNITED STATES OF AMERICA	

Type	MAL	MAILING ADDRESS		
Addr 1	PO BOX 3			
Addr 2				
CSZ	CANBY	OR	97013	Country UNITED STATES OF AMERICA

Type	MEM	MEMBER		Resign Date	
Name	ALLISON		COOPER		
Addr 1	25571 S BARLOW RD				
Addr 2					
CSZ	CANBY	OR	97013	Country	UNITED STATES OF AMERICA

Type	MEM	MEMBER		Resign Date	
Name	ALEXANDER	I	COOPER		
Addr 1	25571 S BARLOW RD				

Addr 2							
CSZ	CANBY	OR	97013		Country	UNITED STATES OF AMERICA	
Type	MEM	MEMBER				Resign Date	
Name	DEVIN		COOPER				
Addr 1	25571 S BARLOW RD						
Addr 2							
CSZ	CANBY	OR	97013		Country	UNITED STATES OF AMERICA	

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Name History





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Business Entity Name	Name Type	Name Status	Start Date	End Date
ALLDEVALE PROPERTIES, LLC	EN	CUR	12-11-2006	

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Summary History

Image Available	Action	Transaction Date	Effective Date	Status	Name/Agent Change	Dissolved By
	AMENDED ANNUAL REPORT	12-26-2024		FI		
	AMENDED ANNUAL REPORT	11-11-2023		FI		
	AMENDED ANNUAL REPORT	12-15-2022		FI		
	AMENDED ANNUAL REPORT	11-01-2021		FI	Agent	
	ANNUAL REPORT PAYMENT	11-13-2020		SYS		
	ANNUAL REPORT PAYMENT	11-13-2019		SYS		
	ANNUAL REPORT PAYMENT	12-03-2018		SYS		
	ANNUAL REPORT PAYMENT	11-14-2017		SYS		
	ANNUAL REPORT PAYMENT	11-23-2016		SYS		
	ANNUAL REPORT PAYMENT	10-30-2015		SYS		
	ANNUAL REPORT PAYMENT	11-04-2014		SYS		
	ANNUAL REPORT PAYMENT	11-25-2013		SYS		
	ANNUAL REPORT PAYMENT	12-17-2012		SYS		

	ANNUAL REPORT PAYMENT	10-31-2011		SYS		
	ANNUAL REPORT PAYMENT	11-01-2010		SYS		
	ANNUAL REPORT PAYMENT	11-02-2009		SYS		
	ANNUAL REPORT PAYMENT	11-25-2008		SYS		
	AMENDED ANNUAL REPORT	01-07-2008		FI		
	ARTICLES OF ORGANIZATION	12-11-2006		FI	Agent	

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November 10, 2025

Mr. Gerry Clark
Oregon Water Resources Department
725 Summer Street NE, Suite A
Salem, Oregon 97301-1271

Subject: Claim of Beneficial Use for Permit R-14882

Mr. Clark:

On behalf of the permittee, please find enclosed Claim of Beneficial Use (COBU) report for Permit R-14882 (Application R-87487) accompanied by a check in the amount of \$345 for payment of the COBU submittal fee. Please do not hesitate to contact me at 503-701-4535 with questions about the enclosed COBU.

Respectfully submitted,

Theodore Ressler, RG, CWRE
Summit Water Resources LLC

Enclosures:

Claim of Beneficial Use for Permit R-14882
Check # 1258 in the amount of \$345

Cc: Devin Cooper— Alldevale Properties, LLC