

TO THE DIRECTOR OF THE OREGON WATER RESOURCES DEPARTMENT
***A separate extension application must be submitted for each permit as per
OAR 690-315-0020(2).***

I, Jackson Family Investments III, LLC

NAME OF PERMIT HOLDER [OAR 690-315-0020(1) and (3)(a)]

421 Aviation Blvd
ADDRESS

Santa Rosa
CITY

CA
STATE

95403
ZIP

707-836-2057
PHONE

Deborah.Hunt@jfwmail.com
E-MAIL ADDRESS

the permit holder of: Application Number S-86145

Permit Number S-54514
[OAR 690-315-0020(3)(b)]

do hereby request that the date by which the water development will be completed and water put to full beneficial use, which time now expires on Month: 2 Day: 14 Year: 2017, be extended to Month: 10 Day: 1 Year: 2028, **extension of time may be approved for no more than two years from the date the final order is issued** [Section 27, Chapter 282, Oregon Laws 2025]

I am the permit holder, and may apply for an extension of time under this permit. I understand that false or misleading statements in this extension application are grounds for OWRD to suspend processing of the request and/or reason to deny the extension.

	<u>JULY 30, 2026</u>
Signature	Date
<u>LEE ANNE EDWARDS</u>	<u>EXECUTIVE V.P.</u>
Printed Name	Title
The agent below is authorized to represent the applicant in all matters relating to THIS application.	
<u>DEBORAH M. HUNT</u>	<u>DEBORAH.HUNT@JFWMAIL.COM</u>
Authorized Agent (Print Agent Name)	Agent contact
	 Permit Holder Initials

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**Application for
Extension of Time
for a Water Right Permit
(NON-Municipal/ NON-Quasi-
Municipal/ NON-Domestic)**



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

Criteria for a Permit Extension of Time

The Department can accept requests for an extension of time on permits to (1) complete construction, and/or to (2) apply water to beneficial use. (The request cannot be approved for more than two years from the date of the extension.)

In order to approve a permit extension request the Department must be able to find:

1) Construction has begun:

A. For Groundwater Permits

Construction of the well(s), *authorized by the permit*, began within 5 years of the date the permit was issued.

B. For Surface Water or Reservoir Permits

Construction of the water system began within 5 years of the date the permit was issued.

The Department will also confirm that:

- 2) If required, a fish screen, fish passage or fish by-pass device was installed before or prior to diversion of any water. An exception to the need to confirm installation prior to diversion of any water would be a waiver submitted to the Department from ODFW stating that a fish screen, fish passage or fish by-pass device was not required, provided your permit allows for a waiver.

If you have questions, please call the Department at (503)-986-0900 and ask to speak with a permit extension specialist.



Before submitting your Application for Extension of Time, make sure the following items are included:

- This completed Application for Extension of Time.
- Statutory fee of \$1,170
- Signature page (Second page of this Application for Extension of Time).
- Letter granting an agent authority to act on behalf of the permit holder (*if applicable*)
- All supporting documentation and/or evidence referenced in the Application for Extension of Time. (ODFW Fish screen approval or waiver, contract for stored water, etc)

MAIL COMPLETED APPLICATION

along with the Supporting documents and/ or evidence and correct fee to:

Water Resources Department
Attn: Water Right Permit Extensions
725 Summer Street NE, Suite A
Salem, Oregon 97301

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GENERAL TIPS:

- Permit holders of **municipal, quasi-municipal, or domestic water use permits DO NOT use this form**. The correct form is APPLICATION FOR EXTENSION OF TIME FOR MUNICIPAL AND QUASI-MUNICIPAL WATER USE PERMITS.
- Request the amount of time necessary, not to exceed two years, to complete construction of the water project and/or to use the permitted quantity of water under the terms and conditions of your permit. Should this request be approved, it will be the final extension of time authorized. ORS 537.230 & 630 [Section 27, Chapter 282, Oregon Laws 2025]
- A separate APPLICATION FOR EXTENSION OF TIME must be submitted for each permit. OAR 690-315-0020(2).
- Permit extensions are evaluated under OAR Chapter 690, Division 315. These rules may be viewed at the State of Oregon, Secretary of State Website. To be granted an extension of time, the Department must make four specific findings; 1) the application is complete, 2) construction of the water system began within the time specified in the permit and applicable statute, 3) there is good cause, and 4) the project can be completed within the time being requested. If the Department cannot make all four findings, the extension of time cannot be approved.
- You may provide OWRD with any additional information or evidence that will aid us in making our decision. Please note that OWRD may require other information that is necessary to evaluate the application. OAR 690-315-0020(3)(n).
- After careful review of the Application for Extension of Time, you may contact OWRD at (503) 986-0900, to ask questions and request assistance from a Permit Extensions Specialist in the Water Rights Services Division.

- An Application for an Extension of Time will be reviewed for completeness. A response is required for each item contained in the application. OWRD will return any incomplete or deficient applications to the applicant. OAR 690-315-0040(1)(a).

Reference Materials Needed to Complete this Application:

- **The water right permit.** If needed, a copy of the water right permit can be downloaded from the Department's Website, or, a copy of the permit may be requested by water right application number from the Water Rights Division at 503-986-0900 (copy fees will apply).
- **Previous Applications and Orders.** Copies of previous applications and orders that may inform the completion of the Application for Extension of Time, if available, may be downloaded from the Department's Website. **NOTE: If the document requested is not available on the Department's website, you may submit a Public Record Request to obtain any additional information available in the file.**
- **Documentation which demonstrates compliance with permit conditions** (for example, well construction logs; static water level measurement reports; annual water use reports; ODFW fish screen certification; a plan to monitor the effect of water use on ground water aquifers utilized under the permit; etc.).

Questions to complete this application for an Extension of Time

Please see the instruction sheet to help you answer these items.

1. **Beginning Construction within required deadlines.** OAR 690-315-0020(3)(d)

For Groundwater Permits

Has construction of the point of appropriation (well) authorized under this permit begun?

☐ Yes ☐ No

Date construction began Month: _____ Day: _____ Year: _____

Details of construction and attach documentation: N/A

For Surface/Reservoir Permit

Has construction of the water system begun? ☒ Yes ☐ No

Date construction began Month: 2 Day: 14 Year: 2012

Details of construction and attach documentation: Zena Heights Reservoirs 1, 2, 4, 5, and 6 were constructed prior to permit issuance. The POU and most of the water system was developed prior to permit issuance. This is verified by Google Earth Aerial Image and Site Inspection by CWRE.

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OAR 690-315-0020(3)(A)(e)(A)

2a. Permits typically contain standard or special conditions that must be fully satisfied to lawfully develop and use permitted water. Review the permit subject to this extension to identify which of the conditions listed in the 2nd column are contained within it. Using the extra row labeled "other" to specify any other additional conditions included in the permit, or specified in a final order approving a permit amendment or prior extension of time. In the 1st column check the box for each condition (row) identified as relevant. In the 3rd column check "Yes" if you have completed or met the permit condition. Check "No" if the condition is not yet satisfied. In the 4th column, give the date when the condition was satisfied or will be satisfied. Attach any pertinent documentation. Note: a pump test condition does not need to be addressed here however; you must submit the results of the test to the Department for approval prior to certification.

CHART-A

Permit Conditions in this Permit		Have Completed or Met?	Date satisfied/ or will be satisfied
Checkbox	Ground water Check those included on this permit		
☐	Installation of a meter/totalizing flow meter	☐ Yes ☐ No	
☐	Submittal of annual water usage report	☐ Yes ☐ No	
☐	Submittal of static water level measurements in the month required	☐ Yes ☐ No	
☐		☐ Yes ☐ No	
☐	Special well construction standards	☐ Yes ☐ No	
☐	Submittal of a monitoring plan	☐ Yes ☐ No	
☐	Well ID tag assigned and installed:	☐ Yes ☐ No	
☐	Other (Specify):	☐ Yes ☐ No	
☐	Other (Specify):	☐ Yes ☐ No	
Surface Water or Reservoir			
☒	Installation of a meter/ totalizing flow meter	☒ Yes ☐ No	8/10/2025
☐	Submittal of annual water use report	☐ Yes ☐ No	
☒	Installation of a fish screen	☒ Yes ☐ No	11/21/2005
☒	Installation of a fish by-pass device	☒ Yes ☐ No	11/21/2005
☐	Installation of a fish passage	☐ Yes ☐ No	
☐	Installation of an outlet gate/pipe/ conduit	☐ Yes ☐ No	
☒	Submittal of a letter from ODFW that fish screen, fish by-pass device, and or fish passage is not required	☒ Yes ☐ No	11/21/2005
☐	Submit as-built plans and specification	☐ Yes ☐ No	
☐	Submittal of a letter from an engineer prior to storage	☐ Yes ☐ No	
☒	Other (Specify): 29.8 acres primary; 15.11 acres secondary	☒ Yes ☐ No	2/14/2012
☒	Other (Specify): Restoration of Riparian Area	☒ Yes ☐ No	2/14/2012
☒	Other (Specify): Completion of Construction and application of water	☐ Yes ☒ No	10/1/2028

2b. If you have identified that you have NOT complied with Permit conditions, explain the reasons why and indicate a date certain, when you will be in compliance.

The permit holder was not aware of the permit condition to install a totalizing flow meter on all listed PODs. The permit holder perfected this condition on 8/10/2025. The permit holder was not aware that a water main from Zena Heights Reservoir 6 to 5 is part of the development. The permit holder may use an alternative distribution and application method for water use from Zena Heights Reservoir 6, or may choose to not develop the main and forfeit its use.

[OAR 690-315-0020(3)(e)]

3. Provide evidence of physical work made toward completion of the water system, and of progress made toward making beneficial use of water within the permitted time period (CHART-B); and if applicable, within the time period of the most recent extension granted (CHART-C). CHART-B (below) must be completed for all Application for Extension of Time requests. Use chronological order. Itemize each work item, and do not combine multiple work actions in one area. (Planning, formulating a business plan, securing financing, letting contracts, purchasing but not installing equipment, surveying, clearing land, or planting crops is not considered work in the development of the water system. Work accomplished under other water rights may not be considered work under this permit.)

CHART-B

DATE	WORK ACCOMPLISHED BEFORE PERMIT WAS ISSUED <i>List any work done before the permit was issued – eg. well drilled.</i>	COST*
2/14/2012	Complete construction of Zena Heights Reservoir 1, 2, 4, 5, and 6. Complete most of water system	\$1,000,000.00
2/14/2012	Complete development of 29.8 acres primary irrigation and 15.11 acres supplemental irrigation.	\$1,500,000.00
DATE	WORK ACCOMPLISHED AFTER PERMIT WAS ISSUED and PRIOR TO DATE SPECIFIED IN PERMIT FOR COMPLETE APPLICATION OF WATER <i>List work/actions done during the permitted time period.</i>	COST*
2/14/2012	Date the permit was signed - find date above signature on last page of permit.	
2/14/2012	Obtain ODFW Fish Letter. Hire CWRE to search for lost records showing perfected condition	\$1,500.00
10/1/2016	Install replacement totalizing flow meter on Zena Heights Reservoir 2. Original meter installed sometime prior to permit issuance	\$3,000.00
2/14/2017	Water Use Reporting	\$1,000.00
2/14/2017	Date the permit specified complete application of water to the use shall be made- all permits contain this date.	
DATE	WORK ACCOMPLISHED AFTER the date the permit specified complete application of water and prior to any previous extension order <i>COMPETE ONLY IF THIS IS YOUR 1st APPLICATION FOR AN EXTENSION OF TIME: List work done after the date specified in the permit for complete application of water up to the date of this Application for Extension of Time.</i>	COST*
8/10/2025	Install totalizing flow meters on Zena Heights Reservoir 1, 4, 5, and 6.	\$20,000.00
Total Cost for Chart-B		\$2,525,500.00

* If exact cost is not known, you must provide your best estimate.

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4. If this is not your 1st Application for Extension of Time request, fill out CHART-C below in addition to CHART-B above. *Use chronological order.*

CHART-C

DATE	WORK ACCOMPLISHED DURING THE LAST EXTENSION PERIOD <i>List all work done during the last authorized extension period.</i>	COST*
	"Extended From" date for complete application of water used in the most recent Final Order on Extension of Time.	N/A
	N/A	
	"Extended To" date for complete application of water resulting from the most recent Final Order on Extension of Time.	
DATE	WORK ACCOMPLISHED AFTER THE LAST EXTENSION PERIOD EXPIRED <i>List all work done after the last authorized date for complete application of water up to the date of this Application for Extension of Time.</i>	COST*
	N/A	N/A
Total Cost of Chart-C		\$0.00

* If exact cost is not known, you must provide your best estimate. [OAR 690-315-0020(3)(f)]

5. **Cost of project to date: \$2,525,500.00**
(The total combined cost from CHART-B and CHART-C) [OAR 690-315-0020(f)]

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[OAR 690-315-0020(3)(e)(B)]

Provide evidence of the maximum rate (or duty, if applicable) of water diverted for beneficial use under this permit made to date.

TIP: Report the rate used to date. Unless full beneficial use has been made, this rate will be less than the rate authorized on the permit.

6. For Surface Water Permit Extensions (e.g. S-XXXX or R-XXXX):

TIP: Report the rate in the same units of measurement as specified in the permit.

Maximum rate used to date = 0.655 cfs (cubic feet per second) or,

Maximum rate used to date = gpm (gallons per minute) or,

Maximum volume of stored water used to date = 20.4 AF or,

Maximum volume stored annually to date = AF

7. For Ground Water Permit Extensions (e.g. G-XXXX):

TIP: Include information from ALL wells that pertain to this permit, including drilled wells not currently used.

CHART-D

Well # as identified on Permit	Water User's Well #	Has this well been drilled?	IF DRILLED					
			Well Log Number e.g. MORR 50473	Well Tag Number e.g. # 27566 or N/A	Is the actual drilled location authorized on this permit or on a permit amendment?	Maximum instantaneous rate used to date from this well - - under <u>this permit</u> only (CFS or GPM)	Is this well authorized or utilized under any OTHER water rights?	If yes, provide the Permit, Certificate, or Transfer No.
N/A		Yes ☐			Yes ☐		Yes ☐	-
		No ☐			No ☐		No ☐	-
		Yes ☐			Yes ☐		Yes ☐	-
		No ☐			No ☐		No ☐	-
		Yes ☐			Yes ☐		Yes ☐	-
		No ☐			No ☐		No ☐	-
		Yes ☐			Yes ☐		Yes ☐	-
		No ☐			No ☐		No ☐	-
		Yes ☐			Yes ☐		Yes ☐	-
		No ☐			No ☐		No ☐	-
					Yes ☐		Yes ☐	-

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		Yes ☐			No ☐		No ☐	-
		No ☐						
		Yes ☐			Yes ☐		Yes ☐	-
		No ☐			No ☐		No ☐	-
Total instantaneous rate from all wells utilized under this permit								

8. Has a Permit Amendment Application been filed? Yes ☐ No ☒
If yes, identify Transfer No. T-N/A

[OAR 690-315-0020(3)(e)(C)]

9. For Irrigation and Nursery Use Permits Extensions

Provide the total number of acres irrigated to date under this permit.

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a) Total acres irrigated to date: 44.91

b) List by year, the number of acres irrigated each year since permit issuance.

Year	Acres	Year	Acres	Year	Acres
2012	44.91	2016	44.91		
2013	44.91	2017	44.91		
2014	44.91	2018-present	44.91		
2015	44.91				

c) Provide a copy of the application map identifying the acres irrigated.

d) Please specify the number of acres irrigated by each Point of Diversion/Point of Appropriation (POD/POA).

(POD/POA) #1 Acres 44.91

(POD/POA) #2 Acres 44.91

(POD/POA) #4 Acres 44.91

(POD/POA) #5 Acres 44.91

[OAR 690-315-0020(3)(i)(j)]

10. In the chart below provide a summary of your future plans and schedule to complete the construction of the water system, and/or apply water to full beneficial use under the terms and conditions of the permit.

CHART-E

APPROXIMATE DATE RANGE (projected)	WORK OR ACTION TO BE ACCOMPLISHED (projected)	ESTIMATED COST (projected)
10/1/2028	Beneficial Use from Zena Heights Reservoir 6 by hand irrigation or other distribution and application method instead of installing a buried line from Reservoir 6 to 5.	\$25,000.00
Year: 10/1/2028	Date intend to apply water to full beneficial use under the terms and conditions of this permit.	
Total Cost		\$25,000.00

[OAR 690-315-0020(3)(g)]

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11. Estimated remaining cost to complete the project: \$25,000

(The total cost from CHART-E)

[OAR 690-315-0020(3)(j)]

12. Provide a summary of your plan to complete construction, meeting all permit conditions and apply the water to beneficial use: *(List all tasks or steps needed to complete the project, the date when each task will be completed, and the cost associated with each task; attach additional pages if necessary.)* The permit holder installed totalizing flow meters on Zena Heights Reservoirs 1, 4, 5, and 6 on 8/10/2025. A replacement meter was installed on Zena Heights Reservoir 2 in 2016 and the original meter was likely installed sometime prior to permit issuance. The permit holder did not complete construction of the irrigation main between Zena Heights Reservoir 6 to 5, but did obtain a construction estimate for its development. The construction requires directional boring and is prohibitively expensive. The permit holder plans to use an alternative distribution and application method from Zena Heights Reservoir 6 by end of extension of time, or may choose to end development and forfeit the water from Zena Heights Reservoir 6.

[OAR 690-315-0020(3)(k)]

13. Justify the time requested to complete the project and/or apply the water to full beneficial use. *(Include any other information or evidence to establish that the requested amount of time is sufficient and that you will be able to complete the project within the amount of time requested.)*

The permit holder requests additional time so that the totalizing flow meter permit condition can be perfected. The permit holder perfected this permit condition on 8/10/2025. The permit holder requests time to create a plan to distribute and apply stored water from Zena Heights Reservoir 6, but may be forced to forfeit this portion of water. The construction costs for a new buried irrigation main is cost prohibitive.

[OAR 690-315-0020(3)(l)]

14a. Will a denial of the extension result in undue hardship? *(Describe the hardship and the effects.)* Yes. This permit is essential for the permit holder's business plan to grow grapes and commercially sell wine. The permit holder will process the grapes and then market the wine. Denial would result in undue economic hardship to the permit holder's staff and their families. It would also result in undue economic hardship to local vendors and the local economy.

14b. Are there any other reasonable alternatives that exist for meeting your water use needs? *(Explain in detail, consider other potential sources of water, and describe their feasibility)* No. The subject property is located within the Eola Hills Groundwater limited area. The subject property is not within an irrigation district. Municipal water source may not be possible and transporting the water would not be economically feasible. Surface water is the only known option.

[OAR 690-315-0020(3)(h)]

15. Was the delay in the timely completion of this water development project and/or timely application of water to full beneficial use caused by any additional government requirements, other than the conditions contained within the permit, which significantly delayed the completion and perfection of this right? (Explain in detail, including how much time did this delay the project; list dates.) No. The permit holder purchased the subject property in 2013 and was not aware of all the permit conditions. The permit holder has been working with a CWRE to perfect permit conditions and secure water rights.

[OAR 690-315-0020(3)(h)]

16. Describe any unforeseen events which contributed to the delay of completion of this project that you had no control over. (Explain in detail what the unforeseen events were (i.e. health issues, natural disaster) and how much time was spent addressing the unforeseen events. Delays caused by business decisions are not considered unforeseen events) Permit information was not conveyed from seller to buyer during the transfer of ownership of the property. Unforeseen staffing changes created some additional confusion.

[OAR 690-315-0020(3)(h)]

17. Describe an additional reasons why the construction was not completed, and/or water was not beneficially used within permit time limits. (Provide supporting information for the reason(s) that best fits your circumstances.)

The buried irrigation main between Zena Heights Reservoir 6 and 5 was not completed due to the cost. There is steep topography in this area with limited access. Directional boring is required to construct this main, but it is not economically feasible for the permit holder to pursue. The permit holder must irrigate using a different distribution and application method, or forfeit the water use from Zena Heights Reservoir 6.

[OAR 690-315-0020(3)(m)(n)]

18. Provide any other information you wish OWRD to consider while evaluating your Application for Extension of Time.

The permit holder requests as much time as the Department will allow in order to address unforeseen issues with perfecting permit conditions. The permit holder would like OWRD to consider that wine sales have declined significantly for the past few years and to provide more time in expectation that the industry will recover.

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[OAR 690-315-0040(2)(f)]

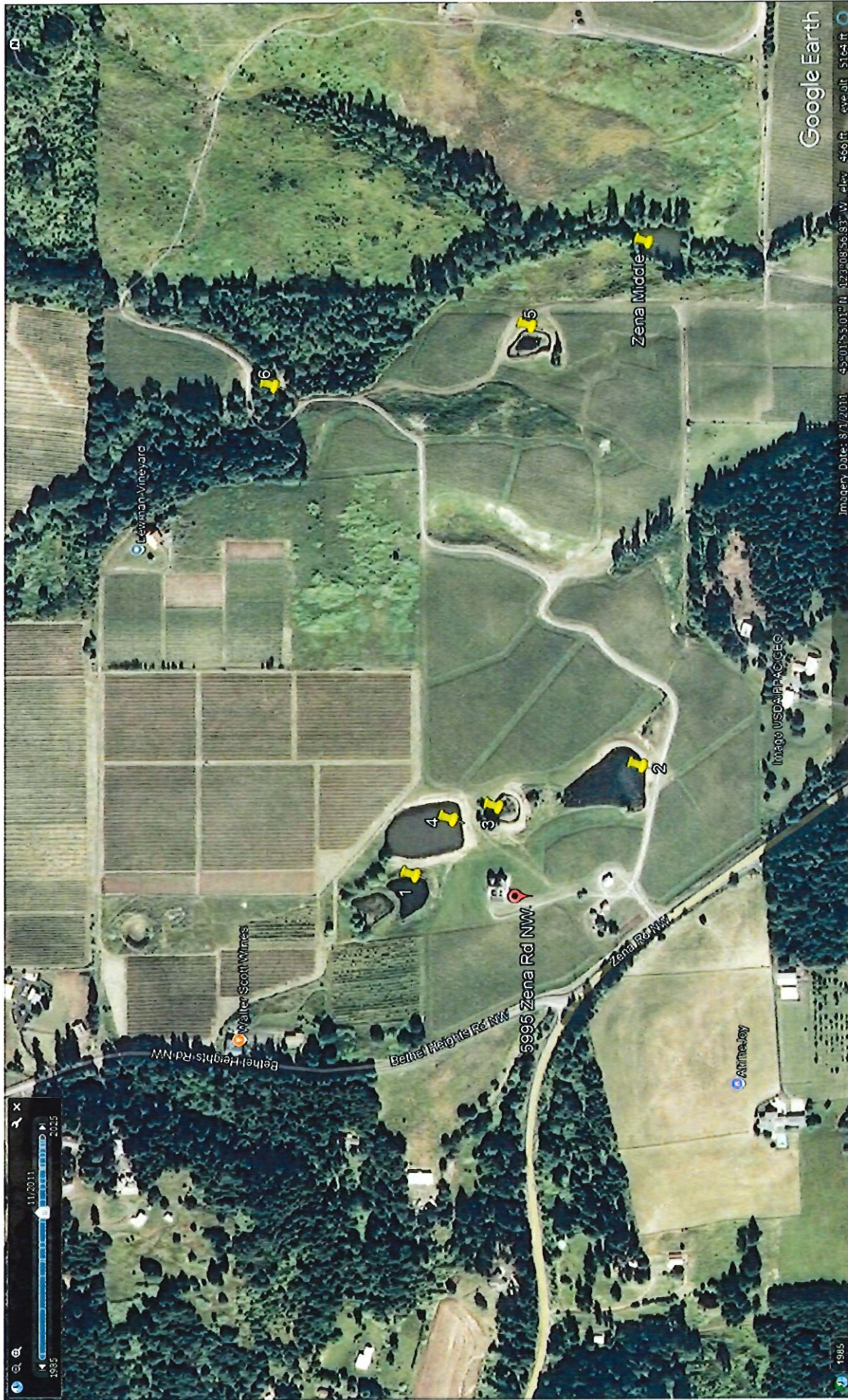
19. Will the income or use of the water project provide a fair and reasonable return on your investment? (Explain in detail) Yes. The water used to irrigate grapes will provide a fair return on investment. The permit holder can process the grapes, then market the wine at a fair profit margin. The wine sales will also pay for expenses such as materials, labor, and vendor services.

[OAR 690-315-0040(4)(d)]

20. Describe in detail if there are other economic interest, beyond those of the permit holder, which are dependent upon the completion of this project. (Who will be effected and how?) Wine industry vendors, land management companies, consultants, contractors and other commercial entities that have an economic interest in the completion of this project. The employees of the permit holder purchase goods and services from the local community. Therefore, the businesses within the surrounding area have an economic interest in the completion of this project.

Attach permit and documentation to the application

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Google Earth Aerial dated 11-2011

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