

**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 G-13884, Water Right Application G-14979,        ) PROPOSED FINAL ORDER  
in the name of Howard A. Robbins Investments Family        )  
Limited Partnership    )

---

**Permit Information**

Application:	G-14979
Permit:	G-13884
Basin:	7 – Umatilla / Watermaster District 5
Date of Priority:	June 28, 1999
Source of Water:	A well in Walla Walla River Basin
Purpose of Use:	Human consumption purposes and irrigation of 11.7 acres
Maximum Rate:	Not to exceed a maximum cumulative total of 0.178 cubic foot per second (cfs); being 0.090 cfs for human consumption purposes and 0.146 cfs for irrigation

---

***Please read this Proposed Final Order in its entirety.***

*In Summary, the Department proposes to:*

- Grant an extension of time to apply water to full beneficial use from October 1, 2005 to October 1, 2016<sup>1</sup>.

This Extension of Time request is being processed in accordance with Oregon Revised Statute 537.630 and 539.010(5), and Oregon Administrative Rule Chapter 690, Division 315.

---

<sup>1</sup>Pursuant to ORS 537.630(4), upon the completion of beneficial use of water allowed under the permit, the permittee shall hire a certified water rights examiner to survey the appropriation. Within one year after the complete application of water to a beneficial use (or by the date allowed for the complete application of water to a beneficial use), the permittee shall submit a map of the survey and a new or revised claim of beneficial use as deemed appropriate by the Department.

## **ACRONYM QUICK REFERENCE**

Department – Oregon Department of Water Resources  
PFO – Proposed Final Order  
cfs – cubic foot per second

## **AUTHORITY**

Generally, see ORS 537.630 and OAR Chapter 690 Division 315.

**ORS 537.630(1)** provides in pertinent part that the Oregon Water Resources Department may, for good cause shown, order an extension of time within which: irrigation or other works shall be completed; the well or other means of developing and securing ground water shall be completed; or the right perfected. In determining the extension, the Department shall give due weight to the considerations described under ORS 539.010(5) and to whether other governmental requirements relating to the project have significantly delayed completion of construction or perfection of the right.

**ORS 539.010(5)** provides in pertinent part that the Water Resources Director, for good cause shown, may extend the time within which the full amount of the water appropriated shall be applied to a beneficial use. This statute instructs the Director to consider: the cost of the appropriation and application of the water to a beneficial purpose; the good faith of the appropriator; the market for water or power to be supplied; the present demands therefore; and the income or use that may be required to provide fair and reasonable returns upon the investment.

**OAR 690-315-0040** provides in pertinent part that the Water Resources Department shall make findings to determine if an extension of time may be approved to complete construction and/or apply water to full beneficial use.

## **FINDINGS OF FACT**

### *Background*

1. Permit G-13884 was issued by the Department on March 22, 2001. The permit authorizes the use not to exceed a maximum cumulative total of 0.178 cfs; being 0.090 cfs for human consumption purposes and 0.146 cfs for irrigation from a well in Walla Walla River Basin for human consumption and irrigation of 11.7 acres. The permit specified actual construction of the well to begin on or before February 22, 2002, and complete application of water was to be made on or before October 1, 2005.
2. On February 20, 2007, Permit G-13884 was assigned by the Department from C and J Properties and C.R. Nelson to Milton-Freewater Associates c/o Robert Bennett by proof of ownership.
3. On May 24, 2015, Permit G-13884 was assigned by the Department from Milton-

Freewater Associates, c/o Robert Bennett, to Howard A. Robbins Investments Family Limited Partnership by proof of ownership.

4. The permit holder, Howard Robbins submitted an "Application for Extension of Time" to the Department on October 8, 2015, requesting the time to apply water to full beneficial use under the terms and conditions of Permit G-13884 be extended from October 1, 2005 to October 1, 2016. This is the first permit extension requested for Permit G-13884.
5. Notification of the Application for Extension of Time for Permit G-13884 was published in the Department's Public Notice dated October 20, 2015. No public comments were received regarding the extension application.

**Review Criteria [OAR 690-315-0040]**

*The time limits to complete construction and/or apply water to full beneficial use may be extended if the Department finds that the permit holder has met the requirements set forth under OAR 690-315-0040. This determination shall consider the applicable requirements of ORS 537.230<sup>2</sup>, 537.248<sup>3</sup>, 537.630<sup>4</sup> and/or 539.010(5)<sup>5</sup>.*

**Complete Extension of Time Application [OAR 690-315-0040(1)(a)]**

6. On October 8, 2015, the Department received a completed Application for Extension of Time and the fee specified in ORS 536.050 from the permit holder.

**Start of Construction [OAR 690-315-0040(1)(b) and 690-315-0040(5)]**

7. Actual construction of the well began before February 22, 2002, as specified in the permit. The permit holder states, construction of the permitted Well 1 (UMAT 4593) began July 24, 1933.

**Duration of Extension [OAR 690-315-0040(1)(c)]**

*Under OAR 690-315-0040(1)(c), in order to approve an extension of time for water use permits the Department must find that the time requested is reasonable and the applicant can complete the project within the time requested.*

8. As of October 8, 2015, the permit holder states the remaining work to be completed consists of gaining approval for an additional point of appropriation and applying water to full beneficial use.
9. Given the amount of development left to occur, the Department has determined that the permit holder's request to have until October 1, 2016, to accomplish the application

---

<sup>2</sup>ORS 537.230 applies to surface water permits only.

<sup>3</sup>ORS 537.248 applies to reservoir permits only.

<sup>4</sup>ORS 537.630 applies to ground water permits only.

<sup>5</sup>ORS 539.010(5) applies to surface water and ground water permits.

of water to beneficial use under the terms and conditions of Permit G-13884 is both reasonable and necessary.

**Good Cause [OAR 690-315-0040(1)(d)]**

*The Department's determination of good cause shall consider the requirements set forth under OAR 690-315-0040(2).*

**Reasonable Diligence of the Appropriator [OAR 690-315-0040(2)(a)]**

*The Department's determination of reasonable diligence shall consider the requirements set forth under OAR 690-315-0040(3)(a-d). In accordance with OAR 690-315-0040(3), the Department shall consider, but is not limited to, the following factors when determining whether the applicant has demonstrated reasonable diligence in previous performance under the permit:*

**Amount of Construction [OAR 690-315-0040(3)(a)]**

10. According to the permit holder, work was accomplished within the time allowed in the permit or previous extension as follows:
  - a. Actual construction of the well and water system began prior to the February 22, 2002 deadline specified in the permit. Construction on the authorized Well 1 (UMAT 4593) began July 24, 1933. Construction of unauthorized Well 2 (UMAT 4555) began March 15, 1969 and was completed March 19, 1969.
  - b. Work was completed during the original development time frame under Permit G-13884. According to Source Water Assessment report for PWS # 4100525, the system was fully installed and functional on January 1, 2003

**Beneficial Use of Water [OAR 690-315-0040(3)(b)]**

11. According to the water user a maximum rate of 0.178 cfs of water has been appropriated from Well 1 (UMAT 4593) and unauthorized Well 2 (UMAT 4555) for human consumption and irrigation of 4.8 acres.
12. Beneficial use of water has not yet been demonstrated under this permit because Well 2 (UMAT 4555) is not authorized under this permit.

**Compliance with Conditions [OAR 690-315-0040(3)(c)]**

13. In 2003, the permit holder has installed a water meter, required under Permit G-13884.
14. The Department has considered the permit holder's compliance with conditions, and has identified the following concern: (1) the record does not show that Well 2 (UMAT 4555) is authorized for use under Permit G-13884.

Beneficial use of water under this permit, therefore, has not yet been demonstrated. In order to legally perfect the use of water under this permit, the permit holder must demonstrate that all conditions of the permit have been satisfied.

*Financial Investments to Appropriate and Apply Water to a Beneficial Purpose [OAR 690-315-0040(2)(b),(3)(d),(4)(d)]*

15. As of October 8, 2015, the permit holder states the original permit holder invested approximately \$30,000, which is the total projected cost for complete development of this project.

*Good Faith of the Appropriator [OAR 690-315-0040(2)(c)]*

16. The Department has found good faith of the appropriator under Permit G-13884.

*The Market and Present Demands for Water [OAR 690-315-0040(2)(d-e)]*

*The Department's determinations of market and present demand for water or power to be supplied shall consider the requirements set forth under OAR 690-315-0040(4)(a-f). In accordance with OAR 690-315-0040(4), the Department shall consider, but is not limited to, the following factors when determining the market and the present demand for water or power to be supplied:*

17. The amount of water available to satisfy other affected water rights and scenic waterway flows; special water use designations established since permit issuance, including but not limited to state scenic waterways, federal wild and scenic rivers, serious water management problem areas or water quality limited sources established under 33 U.S.C. 1313(d); or the habitat needs of sensitive, threatened or endangered species, in consultation with the Oregon Department of Fish and Wildlife [OAR 690-315-0040(4)(a-c)].

The amount of water available to satisfy other affected water rights and scenic waterway flows was determined at the time of issuance of Permit G-13884; furthermore, water availability for other affected water rights and scenic waterway flows after the permit was issued is determined when an application for a new water right is submitted. The point of appropriation for Permit G-13884, located within the Walla Walla River Basin, is not located within a limited or critical ground water area. Walla Walla River is not located within or above any state or federal scenic waterway, however, it is located within an area ranked "low" for stream flow restoration needs as determined by the Department in consultation with the Oregon Department of Fish and Wildlife, and is located within a Sensitive, Threatened or Endangered Fish Species Area as identified by the Department in consultation with Oregon Department of Fish and Wildlife. The point of appropriation is not in an area listed by the Department of Environmental Quality as a water quality limited stream.

*Other economic interests dependent on completion of the project [OAR 690-315-0040(4)(e)].*

18. None have been identified.

*Other factors relevant to the determination of the market and present demand for water and power [OAR 690-315-0040(4)(f)].*

19. None have been identified.

*Fair Return Upon Investment [OAR 690-315-0040(2)(f)]*

20. Use and income from the permitted water development will likely result in reasonable returns upon the investment made to date.

*Other Governmental Requirements [OAR 690-315-0040(2)(g)]*

21. Delay in the development of this project was not caused by any other governmental requirements.

*Unforeseen Events [OAR 690-315-0040(2)(h)]*

22. None have been identified.

## **CONCLUSIONS OF LAW**

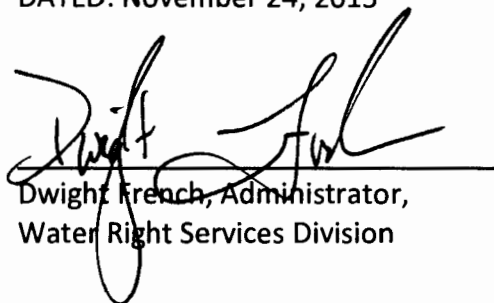
1. The applicant is entitled to apply for an extension of time to complete construction and/or completely apply water to the full beneficial use pursuant to ORS 537.630(1).
2. The applicant has submitted a complete extension application form and the fee specified in ORS 536.050, as required by OAR 690-315-0040(1)(a).
3. The applicant complied with begin actual construction timeline requirements pursuant to ORS 537.630 as required by OAR 690-315-0040(1)(b) and OAR 690-315-0040(5).
4. Full application of water to beneficial use can be accomplished by October 1, 2016, as required by OAR 690-315-0040(1)(c).
5. The Department has considered the reasonable diligence and good faith of the appropriator, the cost to appropriate and apply water to a beneficial purpose, the market and present demands for water to be supplied, the financial investment made and fair and reasonable return upon the investment, the requirements of other governmental agencies, and unforeseen events over which the permit holder had no control, whether denial of the extension will result in undue hardship to the applicant and whether there are no other reasonable alternatives for meeting water use needs, any other factors relevant to a determination of good cause, and has determined that the applicant has shown that good cause exists for an extension of time to apply water to full beneficial use pursuant to OAR 690-315-0040(1)(d).

## PROPOSED ORDER

Based upon the foregoing Findings of Fact and Conclusions of Law, the Department proposes to issue an order to:

Extend the time to apply water to beneficial use under Permit G-13884 from October 1, 2005 to October 1, 2016.

DATED: November 24, 2015



Dwight French, Administrator,  
Water Right Services Division

*If you have any questions,  
please check the information  
box on the last page for the  
appropriate names and  
phone numbers.*

### Proposed Final Order Hearing Rights

1. Under the provisions of OAR 690-315-0100(1) and 690-315-0060, the applicant or any other person adversely affected or aggrieved by the proposed final order may submit a written protest to the proposed final order. The written protest must be received by the Water Resources Department no later than **January 8, 2016**, being 45 days from the date of publication of the proposed final order in the Department's weekly notice.
2. A written protest shall include:
  - a. The name, address and telephone number of the petitioner;
  - b. A description of the petitioner's interest in the proposed final order and if the protestant claims to represent the public interest, a precise statement of the public interest represented;
  - c. A detailed description of how the action proposed in the proposed final order would adversely affect or aggrieve the petitioner's interest;
  - d. A detailed description of how the proposed final order is in error or deficient and how to correct the alleged error or deficiency;
  - e. Any citation of legal authority supporting the petitioner, if known;





Mailing List for Extension PFO Copies

PFO Date: November 24, 2015

Copies Mailed

Application: G-14979

By: \_\_\_\_\_

Permit: G-13884

On: \_\_\_\_\_

Original mailed to Applicant:

Howard A. Robbins Investments Family Limited Partnership  
31 Royal Court  
San Rafael, CA 94901

Copies sent to:

1. WRD - App. File G-14979/ Permit G-13884
2. IRZ Consulting, LLC  
Attention: Paul Wattenburger  
500 N 1<sup>st</sup> Street  
Hermiston, OR 97838

Fee paid as specified under ORS 536.050 to receive copy:

3. None

Receiving via e-mail (10 AM Tuesday of signature date)  
(DONE BY EXTENSION SPECIALIST)

4. WRD - Watermaster District 5, Greg Silbernagel

CASEWORKER: MAB