

**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 S-54639, Water Right Application S-87456	)	PROPOSED FINAL
in the name of Revana Vineyards	)	ORDER

Permit Information

Application:	S-87456
Permit:	S-54639
Basin:	Middle Willamette / Watermaster District 16
Date of Priority:	May 12, 2009
Source of Water:	Runoff (POD #1), Runoff (POD# 2), Revana #1 Reservoir (constructed under Permit R-14791), Revana #2 Reservoir (constructed under Permit R-14793), tributaries of Chehalem Creek
Purpose or Use:	Irrigation use on 59.7 acres, supplemental irrigation use on 20.0 acres, and pond maintenance
Maximum Rate/Volume:	0.25 cubic foot per second (cfs) for irrigation, 0.18 cfs, further limited to 0.09 cfs per reservoir 18.2 Acre-Feet (AF) for irrigation use, being 9.1 AF from Revana #1 Reservoir and 9.1 AF from Revana #2 Reservoir

***Please read this Proposed Final Order in its entirety as it contains
additional conditions not included in the original permit.***

In summary, the Department proposes to:

- Grant an extension of time to complete construction of the water system from June 10, 2015 to October 1, 2035.
- Grant an extension of time to apply water to full beneficial use from June 10, 2015 to October 1, 2035.¹

¹ Pursuant to ORS 537.230(4), upon the completion of beneficial use of water allowed under the permit, the permit holder 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 permit holder shall submit a map of the survey and the claim of beneficial use.

- Make the extension subject to certain conditions set forth below.

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

ACRONYM QUICK REFERENCE

Department – Oregon Water Resources Department

ODFW – Oregon Department of Fish and Wildlife

PFO – Proposed Final Order

AF – acre-feet

cfs – cubic feet per second

gpm – gallons per minute

POD – point of diversion

FOF – Findings of Fact

AUTHORITY

Generally, see ORS 537.230 and OAR Chapter 690 Division 315.

ORS 537.230(3) provides in pertinent part that the Oregon Water Resources Department (Department) may, for good cause shown, order an extension of time within which irrigation or other works 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.

OAR 690-315-0050(5) states that extension orders may include, but are not limited to, any condition or provision needed to: ensure future diligence; mitigate the effects of the subsequent development on competing demands on the resource; and periodically document the continued need for the permit.

OAR 690-315-0050(6) requires the Department, for extensions exceeding five years, to establish checkpoints to determine if diligence is being exercised in the development and perfection of the water use permit. Intervals between checkpoints will not exceed five year periods.

FINDINGS OF FACT

Background

1. On June 10, 2010, Permit S-54639 was issued by the Department. The permit authorizes the use of up to 0.25 cfs of water from Runoff (POD #1) and (POD# 2) and 18.2 AF, being 9.1 AF from Revana #1 Reservoir (constructed under Permit R-14791), and Revana #2 Reservoir (constructed under Permit R-14793), for irrigation use on 59.7 acres and supplemental irrigation use on 20.0 acres, and 0.18 cfs, further limited to 0.09 cfs per reservoir from Runoff (POD #1) and (POD #2), for pond maintenance, tributaries of Chehalem Creek. The permit specified completion of construction and application of the water was to be made within five years of the date of permit issuance, being June 10, 2015.
2. On November 7, 2016, Jeffrey Kee of Stuntzner Engineering and Forestry, LLC (Agent) on behalf of the permit holder, John Gabelhausen, General Manager of Revana Vineyards, submitted an "Application for Extension of Time" to the Department, requesting the time to complete construction of the water system be extended from June 10, 2015 to October 1, 2035, and the time to apply water to full beneficial use under the terms of Permit S-54639 be extended from June 10, 2015 to October 1, 2035. This is the first permit extension requested for Permit S-54639.
3. On November 15, 2016 notification of the Application for Extension of Time for Permit S-54639 was published in the Department's Public Notice. No public comments were received regarding the extension application.
4. On December 1, 2016, the agent submitted additional information to supplement the permit holder's Application for an Extension of Time. The additional information further identified which POD and reservoir was constructed under Permit S-54639. The additional information also stated that Revana #2 Reservoir was not built, which included Runoff (POD#2), on or before the completion of construction and application of the water to the use date, being June 10, 2015.

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 537.230², 537.248³ and/or 539.010(5)⁴.

²ORS 537.230 applies to surface water permits only.

³ORS 537.248 applies to reservoir permits only.

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

5. On November 7, 2016, 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)]

6. Construction of the water system began prior to June 10, 2015, as specified in the permit as being the date to complete construction and apply water to full beneficial use. The permit holder states, construction of the water system began June 1, 2012 with access piping constructed from the reservoir.

The Department has determined the permit holder has satisfied the condition requiring beginning of construction of the water works.

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.

7. As of November 7, 2016, the permit holder states the remaining work to be completed consists of completing construction of the water system, including installing the irrigation system and mainlines, and installing a totalizing flow meter at each point of diversion; meeting all permit conditions; and applying water to full beneficial use.

Given the amount of development left to occur, the Department has determined that the permit holder's request to have until October 1, 2035, to complete construction of the water system and to accomplish the application of water to beneficial use under the terms and conditions of Permit S-54639 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)]

8. The Application states work was accomplished within the time allowed in the permit as follows:
 - a. Construction of the water system began prior to June 10, 2015.

⁴ORS 539.010(5) applies to surface water and ground water permits.

- b. Work was accomplished during the original development time frame under Permit S-54639. Work accomplished consisted of developing POD #1 on Revana #1 Reservoir, which included installing a 6 inch line with a strainer and adapter, and installation of protective bollards.
- c. No other work was accomplished since 2012.

The Application provides evidence of progress of physical work made towards completion of the water system, enough to qualify as the minimum necessary for the Department to find good cause and reasonable diligence towards complete application of water to a beneficial use.

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

- 9. The Department has considered the permit holder's compliance with conditions, and has identified the following concern: the record does not show that (1) a totalizing flow meters have been installed each point of diversion (POD). The Department recognizes that it is the intent of the permit holder to comply with all permit conditions at the time the conditions become applicable.

The Department has determined that this extension will allow the totalizing flow meter installed at each POD after June 10, 2015, to satisfy compliance of the condition of "Before water use may begin under this permit, the permittee shall install a totalizing flow meter at each point of diversion," in an effort to make proof of beneficial use of the water as required by Permit G-54639.

The Department has also determined that this extension will allow the permit holder to complete construction, obtain the full rate and volume of water allowed under the permit, and to apply the water to full beneficial use for irrigation of 59.7 acres and supplemental irrigation of 20.0 acres.

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

- 10. The Application states no water has been diverted under Permit S-54639.
- 11. Beneficial use of water has not yet been demonstrated under this permit as no water has been diverted, and permit conditions were not satisfied by June 10, 2015.

According to the permit holder delay of full beneficial use of water under Permit S-54639 was due, in part, to changes in property management since Permit S-87456 was issued on June 10, 2010. Current management recognizes the need for irrigation from Revana #1 Reservoir. The permit holder needs more time in which to obtain the full rate and volume of water authorized by the permit, and to apply the water to full beneficial use on the 59.7 acres for irrigation and 20.0 acres for supplemental irrigation.

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

- 12. The Application states the permit holder has invested about \$25,333, which is about 44

percent of the total projected cost for complete development of this project. The permit holder anticipates an additional \$32,000 investment is needed for the completion of this project.

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

13. Based on Findings of Fact (FOF) 8c, 9, 10, and 11, the Department has found marginal good faith of the appropriator under Permit S-54639.

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:

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)].

14. A review of the amount of water available to satisfy other affected water rights and scenic waterway flows was determined at the time of issuance of Permit S-54639; 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.
15. Current Water Availability Analysis for the Yamhill River, (Tributary of Willamette River) at the mouth (watershed ID 188) at the 80% exceedance level, shows that no water is available during the months of July, August, and September.
16. The point of diversion is located on Revana #1 Reservoir tributary of Chehalem Creek, and is not located within a Withdrawn Area.
17. Chehalem Creek is not located within or above a state or federal scenic waterway.
18. Chehalem Creek 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.
19. The point of diversion is not in a location 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)].

20. The Application did not identify other economic interests dependent on completion of the project.

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

21. OAR 690-315-0050(5) provides for extension orders to include, but are not limited to, any condition or provision needed to ensure future diligence, and/or mitigate the effects of the subsequent development on competing demands on the resource. The Department determined the need to place a "Last Extension Condition" on this extension of time in order to ensure diligence is exercised in the development and perfection of the water use permit. This condition, specified under Item 1 of the "Conditions" section of this PFO, was determined to be necessary due to no additional work having been accomplished since August 2012.
22. OAR 690-315-0050(6) requires the Department to place a checkpoint condition on this extension of time in order to ensure diligence is exercised in the development and perfection of the water use permit. A "Checkpoint Condition" is specified under Item 2 of the "Conditions" section of this PFO to meet this condition.

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

23. The Application did not identify that 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)]

24. The Application did not identify that delay in the development of this project was not caused by any other governmental requirements.

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

25. The Application did not identify unforeseen events.

Denial of an Extension Would Result in Undue Hardship [OAR 690-315-0040(2)(i)]

26. The Application did not state if a denial of the extension would result in undue hardship.

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 537.230(3).
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 timeline requirements to begin construction as required by ORS 537.230, OAR 690-315-0040(1)(b) and OAR 690-315-0040(5).

4. Based on Finding of Facts 6 through 13, completion of construction and full application of water to beneficial use can be accomplished by October 1, 2035⁵, 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 complete construction and apply water to full beneficial use pursuant to OAR 690-315-0040(1)(d).
6. As authorized in OAR 690-315-0050(5) and as described in Finding 21, above, the Department has established, as specified in the "Conditions" section of this PFO (Item 1), a "Last Extension Condition" in order to ensure future diligence is exercised in the development and perfection of Permit S-54639.
7. As required by OAR 690-315-0050(6) and as described in Finding 22, above, the Department has established, as specified in the "Conditions" section of this PFO (Item 2), progress checkpoints in order to ensure future diligence is exercised in the development and perfection of Permit S-54639.

continued on the following page

⁵Pursuant to ORS 537.230(3), 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.

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 complete construction of the water system under Permit S-54639 from June 10, 2015 to October 1, 2035.

Extend the time to apply water to beneficial use under Permit S-54639 from June 10, 2015 to October 1, 2035.

Subject to the following conditions:

CONDITIONS

1. Last Extension Condition

This is to be the last extension of time granted for Permit S-54639. Any future extensions of time requests shall be denied.

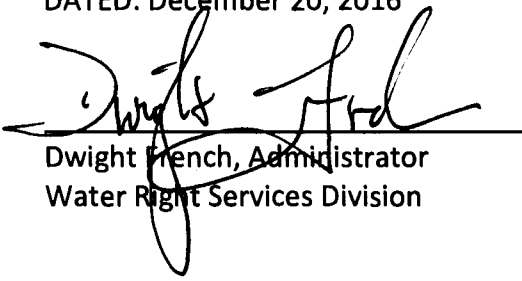
2. Checkpoint Condition

The permit holder must submit a completed Progress Report Form to the Department by **October 1, 2022, 2027, and 2032. A form will be enclosed with your Final Order.**

(a) At each checkpoint, the permit holder shall submit and the Department shall review evidence of the permit holder's diligence towards completion of the project and compliance with terms and conditions of the permit and extension. If, after this review, the Department determines the permit holder has not been diligent in developing and perfecting the water use permit, or complied with all terms and conditions, the Department shall modify or further condition the permit or extension to ensure future compliance, or begin cancellation proceedings on the undeveloped portion of the permit pursuant to ORS 537.260 or 537.410, or require submission of a final proof survey pursuant to ORS 537.250;

(b) The Department shall provide notice of receipt of progress reports in its weekly notice and shall allow a 30 day comment period for each report. The Department shall provide notice of its determination to anyone who submitted comments.

DATED: December 20, 2016



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 **February 3, 2017**, 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;
 - f. Proof of service of the protest upon the water right permit holder, if petitioner is other than the water right permit holder; and
 - g. The applicant or non-applicant protest fee required under ORS 536.050.
3. Within 60 days after the close of the period for requesting a contested case hearing, the Director shall:
 - a. Issue a final order on the extension request; or
 - b. Schedule a contested case hearing if a protest has been submitted, and:
 - 1) Upon review of the issues, the Director finds there are significant disputes related to the proposed agency action; or
 - 2) The applicant submits a written request for a contested case hearing within 30 days after the close of the period for submitting protests.

Notice Regarding Service Members: Active duty service members have a right to stay proceedings under the federal Service Members Civil Relief Act. 50 U.S.C. App. §§501-597b. You may contact the Oregon State Bar or the Oregon Military Department for more information. The toll-free telephone number for the Oregon State Bar is: 1 (800) 452-8260. The toll-free telephone number of the Oregon Military Department is: 1 (800) 452-7500. The Internet address for the United States Armed Forces Legal Assistance Legal Services Locator website is: <http://legalassistance.law.af.mil>

- If you have any questions about statements contained in this document, please contact Corey Courchane at (503) 986-0825.
- If you have questions about how to file a protest or if you have previously filed a protest and you want to know the status, please contact Patricia McCarty at 503-986-0820.
- If you have any questions about the Department or any of its programs, please contact our Water Resources Customer Service Group at 503-986-0801.
- Address any correspondence to : Water Right Services Division
725 Summer St NE, Suite A
Salem, OR 97301-1266
Fax: 503-986-0901