

**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-15841, Water Right Application G-16238, in) PROPOSED FINAL ORDER
the name of Patterson Real Estate Holdings, LLC and)
Northwest Farm Credit Services, FLCA)

Permit Information

Application: G-16238
Permit: G-15841
Basin: 2 – Willamette / Watermaster District 20
Date of Priority: April 30, 2004
Source of Water: Well 1, Well 2, Well 3, Well 4, and Well 5 in Eagle Creek Basin
Purpose or Use: Nursery use on 55.0 acres
Maximum Rate: 2.225 cubic feet per second (cfs), being no more than 2.225 cfs during the period of December 1 through June 30; 0.545 cfs during the month of July; 0.222 cfs during the month of August; 0.162 cfs during the month of September; 0.196 cfs during the month of October; and 0.74 cfs during the month of November

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, 2009, to October 1, 2021¹.

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.

¹Pursuant 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

Application – Application for Extension of Time

PFO – Proposed Final Order

cfs – cubic feet per second

gpm – gallons per minute

Agent – Steve Applegate

Well 1 – CLAC 54178

Well 2 – CLAC 56492

Well 5 – CLAC 56693

FOF – Finding of Fact

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 (Department) for good cause shown shall order and allow 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) 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 therefor; and the income or use that may be required to provide fair and reasonable returns upon the investment.

OAR 690-315-0040 provides that in order to approve an application for an extension of time to complete construction or apply water to full beneficial use, the Department shall make the findings in OAR 690-315-0040(1) including a finding that there is “good cause” to approve the extension. OAR 690-315-0040(2)-(4) contain the factors that the Department must consider to make findings that support a “good cause” determination.

FINDINGS OF FACT

1. On February 10, 2005, Permit G-15841 was issued by the Department. The permit authorizes the use of up to 2.225 cfs of water, being no more than 2.225 cfs during the period of December 1 through June 30; 0.545 cfs during the month of July; 0.222 cfs during the month of August; 0.162 cfs during the month of September; 0.196 cfs during the month of October; and 0.74 cfs during the month of November, from Well 1, Well 2, Well 3, Well 4, and Well 5 in Eagle Creek Basin for nursery use on 55.0 acres. The permit specified complete application of water was to be made on or before October 1, 2009.

2. On February 1, 2016, an assignment from Patterson Nursery Sales, INC to Patterson Real Estate Holdings, LLC and Northwest Farm Credit Service, FLCA was recorded in the records of the Water Resources Department.
3. On November 4, 2016, Bill Patterson, owner of Patterson Real Estate Holdings, LLC, submitted an "Application for Extension of Time" to the Department, requesting the time to apply water to full beneficial use under the terms and conditions of Permit G-15841 be extended from October 1, 2009, to October 1, 2021. This is the first permit extension requested for Permit G-15841.
4. On November 15, 2016, notification of the Application for Extension of Time for Permit G-15841 was published in the Department's Public Notice. No public comments were received regarding the extension application.
5. On November 28, 2016, and December 14, 2016, Steve Applegate (Agent), agent for the permit holder submitted additional information to the Application for Extension of Time. The additional information was to clarify the investment in the project, and the dates when meters were installed.

Review Criteria [OAR 690-315-0040]

In order to approve an application for an extension of time to complete construction and/or apply water to full beneficial use pursuant to ORS 537.230 or 537.630, or to begin construction, pursuant to ORS 537.248, the Department must make the findings in OAR 690-315-0040(1)(a) – (d).

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

6. On November 4, 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)]

7. Construction of the Well 1 (CLAC 54178), Well 2 (CLAC 56492), and Well 5 (CLAC 56693) began prior to permit issuance. The permit holder states, construction began November 25, 1998.
8. According to the well log received by the Department on October 8, 2001, construction of Well 1 began November 25, 1998.
9. According to the well log received by the Department on February 1, 2001, construction of Well 2 began January 10, 2001.
10. According to the well log received by the Department on May 2, 2001, construction of Well 5 began April 11, 2001.

The Department has determined based on Finding of Fact (FOF 7, 8, 9 and 10) that the prosecution of the construction of the well began prior to October 1, 2009.

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

The Department must find that there is “good cause” to approve the extension. In making a “good cause” finding, the Department shall consider the requirements set forth under OAR 690-315-0040(2).

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

In order to make a finding of “good cause” to approve the extension, the Department shall consider whether the applicant has demonstrated “reasonable diligence” in previous performance under the permit. OAR 690-315-0040(2)(a). In determining “reasonable diligence”, the Department shall consider, but is not limited to, the following factors: a) The amount of construction completed within the time allowed in the permit or previous extension; b) The amount of beneficial use made of the water during the permit or previous extension time limits; c) Water right holder conformance with the permit or previous extension conditions; and d) Financial investments made toward developing the beneficial use of water.

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

The amount of construction completed within the time allowed in the permit time limits.²

11. The Application states, work was accomplished within the time allowed in the permit as follows:
 - a. Construction of the Well 1, Well 2 and Well 5 began prior to permit issuance.
 - b. Work accomplished during the original development time frame under Permit G-15841 is as follows:
 - installed initial distribution lines;
 - installed pumps and meters;
 - modified existing mainline;
 - modified existing pond [bulge];
 - installed new pump system; and
 - installed drip and efficient overhead irrigation system.

² “Actual Construction” is defined in OAR 690-315-0020(3)(d)(A)and(B) as physical work performed toward completion of the water system which demonstrates the water right permit holder’s good faith and intention to complete the project with reasonable diligence. Actual construction does not include planning a diversion system, formulating a business plan, securing financing, letting contracts, purchasing but not installing equipment, surveying, clearing land or planting crops.

- c. Since October 1, 2009, the permit holder has completed a new thirty-three AF reclamation/bulge pond.

The Department has determined based on FOF 11, that work has been accomplished prior to permit issuance and within the time allowed in the permit, which provides evidence of good cause and reasonable diligence towards the complete application of water to a beneficial use.

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

The water right permit holder's conformance with the permit conditions.

12. The Department has considered the permit holder's compliance with conditions on Well 1, Well 2, and Well 5, and did not identify any concerns.

The Department has determined that the permit holder has demonstrated compliance with permit conditions as required by Permit G-15841. The permit holder has:

- installed meters on Well 1, Well 2 and Well 5;
- submitted annual water use reports;
- submitted initial March static water level measurements; and
- submitted annual March static water level measurements.

13. The Department has considered the permit holder's compliance with conditions, and has identified the conditions of Permit G-13691 have not been complied with on Well 3 and Well 4 as the wells have not been constructed. 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 based on FOF 13 that the permit holder has not demonstrated compliance with any of the permit conditions as required by Permit G-14876 for Well 3 and Well 4.

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.

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

The amount of beneficial use made of the water during the permit time limits.

14. The Application states a total maximum rate of 240 gallons per minute (gpm) (0.552 cfs) of water has been appropriated, being 80 gpm (0.18 cfs) each from Well 1, Well 2, and Well 5 for nursery operations on 50.0 acres.

The Department has determined based on FOF 12 and 14, beneficial use of water has been demonstrated under this permit from Well 1, Well 2, and Well 5, as all permit conditions were satisfied by October 1, 2009.

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

15. The Application states the permit holder has invested about \$201,393, which is approximately 81 percent of the total projected cost for complete development of this project. The permit holder anticipates an additional \$48,000 investment is needed for the completion of this project.

The Department has determined based on FOF 15, that the permit holder had made an investment, which provides evidence of good cause and reasonable diligence towards the complete application of water to a beneficial use.

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

The Application provides evidence that work has been accomplished and financial investment has been made towards completion of the water system; the permit holder has demonstrated compliance with permit conditions, and; beneficial use of water has been demonstrated. The Department has determined the applicant has demonstrated reasonable diligence in previous performance under Permit G-13691.

The Market and Present Demands for Water [OAR 690-315-0040(4)(a-f)]

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:

- *(a) The amount of water available to satisfy other affected water rights and scenic waterway flows;*
- *(b) 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);*
- *(c) The habitat needs of sensitive, threatened or endangered species, in consultation with the Oregon Department of Fish and Wildlife;*
- *(d) Economic investment in the project to date;*
- *(e) Other economic interests dependent on completion of the project; and*
- *(f) Other factors relevant to the determination of the market and present demands for water and power.*

The amount of water available to satisfy other affected water rights and scenic waterway flows [OAR 690-315-0040(4)(a)]

16. 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 G-15841; 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.

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

17. The points of appropriation for Permit G-15841, located within the Eagle Creek Basin, are not located within a limited or critical groundwater area.
18. Eagle Creek is located above the Clackamas Scenic Waterway [ORS 390.826 (3)(a)].
19. The points of appropriation are not in an area listed by the Department of Environmental Quality as a water quality limited stream.

The habitat needs of sensitive, threatened or endangered species, in consultation with the Oregon Department of Fish and Wildlife [OAR 690-315-0040(4)(c)]

20. Eagle Creek is located within an area ranked "high" 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.

Economic interests dependent on completion of the project [OAR 690-315-0040(4)(d)]

21. The Application states an approximate total of \$201,393 has been invested in the project.

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

22. The Application did not identify economic interests other than those of the applicant's that may be 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)]

23. No other factors relevant to the determination of the market and present demand for water and power have been identified.

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

24. The Application did not identify that the 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)]

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

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

26. According to the permit holder, unforeseen events extended the length of time needed to fully develop and perfect Permit G-15841, in that Well 1, Well 2, and Well 5, once completed did not yield an adequate amount of water and produced an excess amount of sand.

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

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

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

28. The Application provides evidence of good faith of the appropriator under Permit G-15841.

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.

29. As of November 4, 2016, the Application states the remaining work to be completed consists of completing construction of the water system including, constructing wells 3 and 4, rehabilitating Well 1, Well 2, and Well 5 to reduce sand infiltration and improve output, installing pumps and adding to the water system; meeting all permit conditions, which include installing meters on wells 3 and 4, submitting initial March static water level measurements and annual water March water level measurements on wells 3 and 4, and submitting annual water use reports; 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, 2021, to accomplish the application of water to beneficial use under the terms and conditions of Permit G-13691 is both reasonable and necessary.

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

The Department must find that there is "good cause" to approve the extension. In making a "good cause" finding, the Department shall consider the requirements set forth under OAR 690-315-0040(2).

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).

CONCLUSIONS OF LAW

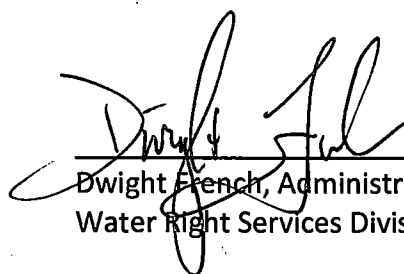
1. The applicant has submitted a complete extension application form and the fee specified in ORS 536.050, as required by OAR 690-315-0040(1)(a).
2. The applicant has complied with the construction timeline requirements to begin construction as required by ORS 537.630, OAR 690-315-0040(1)(b) and OAR 690-315-0040(5).
3. Based on Finding of Facts 7 through 28, full application of water to beneficial use can be accomplished by October 1, 2021, as required by OAR 690-315-0040(1)(c-d).
4. The applicant can complete the project within the time period requested for the extension on the project.
5. The applicant has demonstrated good cause for the extension.

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-15841 from October 1, 2009, to October 1, 2021.

DATED: January 3, 2017


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 17, 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>

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- If you have questions about statements contained in this document, please contact Jeffrey D. Pierceall at (503)986-503-986-0802.
 - 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 503-986-0900.
 - Address any correspondence to : Water Right Services Division
725 Summer St NE, Suite A
Salem, OR 97301-1266
Fax: 503-986-0901
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