

**BEFORE THE WATER RESOURCES DEPARTMENT  
OF THE  
STATE OF OREGON**

In the Matter of Instream Lease Application ) DETERMINATION and  
IL-1352, Grant County ) FINAL ORDER ON PROPOSED  
 ) INSTREAM LEASE

**Authority**

Oregon Revised Statute (ORS) 537.348 establishes the process in which a water right holder may submit a request to lease an existing water right for instream purposes. Oregon Administrative Rule (OAR) Chapter 690, Division 077 implements the statutes and provides the Department's procedures and criteria for evaluating instream lease applications.

**Lessor**

Mark A. Hoeffner  
48 Wnuk Rd.  
White Salmon, WA 98672

**Lessee**

The Freshwater Trust (TFT)  
1782 South Main Street  
Union, Oregon 97883

**Findings of Fact**

1. On February 2, 2015, Mark A. Hoeffner and TFT filed an application to renew instream lease IL-1352, involving a portion of Certificate 87479.
2. The portion of the right to be leased is as follows:

**Certificate:** 87479 in the name of Bond & Margaret Jobe and Tibor & Nancy Donnell Stefansky (perfected under the John Day River Decree, of record at Salem in the Order Record of the Water Resources Director in Volume 15, at Page 461)

**Use:** Irrigation of 37.6 acres

**Season of Use:** April 1 to September 30

**Priority Date:** 1868

**Quantity: Rate:** 0.94 cubic foot per second (CFS) prior to June 1 and 0.47 cfs thereafter

**Volume:** 150.4 acre-feet (AF)

**Limit:** together with the amount secured under any other right for the same lands, is limited to a diversion of one-fourtieth of one cfs per acre irrigated to June 1 and one-eightieth cfs per acre irrigated thereafter; further limited to one (1) AF per calendar month to June 1 and four (4) AF per acre during season April 1 to September 30, measured at the point of diversion.

This is a final order in other than contested case. This order is subject to judicial review under ORS 183.484. Any petition for judicial review must be filed within the 60 day time period specified by ORS 183.484(2). Pursuant to ORS 536.075 and OAR 137-004-0080 you may either 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.

The quantity of water diverted at the new point of diversion shall not exceed the quantity of water available from the original point of diversion described as follows:

**Original Point of Diversion:**

Twp	Rng	Mer	Sec	Q-Q	Measured Distances
13 S	34 E	WM	26	NW NW	HYDE DITCH: 790 FEET SOUTH AND 410 FEET EAST FROM THE NW CORNER OF SECTION 26

**Source:** Reynolds Creek, tributary to John Day River

**Authorized Point of Diversion:**

Twp	Rng	Mer	Sec	Q-Q	Measured Distances
13 S	34 E	WM	25	SE NW	REYNOLDS DITCH: 2400 FEET SOUTH AND 1560 FEET EAST FROM THE NW CORNER OF SECTION 25

**Authorized Place of Use:**

Twp	Rng	Mer	Sec	Q-Q	Acres
13 S	34 E	WM	22	NE NE	2.8
13 S	34 E	WM	22	SW NE	6.4
13 S	34 E	WM	22	SE NE	20.0
13 S	34 E	WM	22	NE SE	8.4
Total Acres					37.6

3. The lease application includes the information required under OAR 690-077-0076(3). The Department provided notice of the lease application pursuant to OAR 690-077-0077(1). No comments were received.
4. The instream use has been modified from the lease application to prevent injury and enlargement and is as follows:

Reynolds Creek, tributary to John Day River

**Instream Point:** At the Authorized POD (as described in Finding of Fact No. 2)

Certificate	Priority Date	Instream Rate (cfs)	Instream Volume (AF)	Period Protected Instream
87479	1868	0.41	150.4	April 1 through September 30

5. The amount and timing of the proposed instream flow is allowable within the limits and use of the original water right.
6. The protection of flows at the authorized point of diversion is appropriate, considering:
  - a. The instream water use begins at the recorded point of diversion;
  - b. The location of confluences with other streams downstream of the point of diversion.
  - c. There are no known areas of natural loss of streamflow to the river bed downstream from the point of diversion; and
  - d. Any return flows resulting from the exercise of the existing water right would re-enter the river downstream of the point of the instream water right.

7. The total monthly quantities of water to be protected instream under the existing and proposed instream rights at the point will provide for a beneficial purpose.
8. The total monthly quantities of water to be protected instream under existing and proposed instream rights at the point do not exceed the estimated average natural flow.
9. If approved, this instream lease is not reasonably expected to significantly affect land use as prescribed by ORS 197.180, OAR Chapter 660, Divisions 30 and 31, and OAR Chapter 690, Division 5.
10. Based upon review of the application, information provided by the Department's Watermaster, and other available information, the Department finds that the lease will not result in injury or enlargement. The order approving this instream lease may be modified or revoked under OAR 690-077-0077 if the Department later finds that the lease is causing injury to any existing water right or enlargement of the original right.
11. If a right which has been leased is later proposed to be leased again, transferred and/or reviewed under an allocation of conserved water, a new injury review shall be required. For example, instream transfers will be subject to a full and complete review to determine consistency with the requirements of OAR Chapter 690, Division 380 and Division 077. Approval of this lease does not establish a precedent for approval of any future transactions.
12. The Lessor and Lessee have requested that the lease terminate on September 30, 2019. The lease has been submitted prior to the first day of the irrigation season. The lease may commence on April 1, 2015, being the first day of the irrigation season.
13. The Lessor and Lessee have requested the option of terminating the lease early with written notice to the Department.

### **Conclusions of Law**

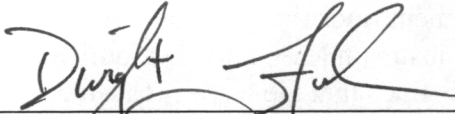
The Department concludes that the lease will not result in injury or enlargement, OAR 690-077-0077. The lease conforms to the applicable provisions of OAR 690-077-0015.

### **Now, therefore it is ORDERED:**

1. The Lease as described herein is APPROVED.
2. During each year of the term of the lease, the former place of use will no longer receive water as part of these rights, any supplemental rights, or any other layered irrigation water rights, including ground water registrations and permits.

3. The term of the lease will commence on April 1, 2015, and terminate on September 30, 2019. For multiyear leases, the lessor and lessee *shall* have the option of terminating the lease any time each year with written notice to the Department. However, if the termination request is received less than 30-days prior to the instream use period (April 1 through September 30) or after the water rights' original period of allowed use has begun, the Department may issue an order terminating the lease but use of water may not be allowed until the following calendar year, unless the Director determines that enlargement would not occur.

Dated at Salem, Oregon this 12 day of March, 2015.



Dwight French, Water Right Services Division Administrator, for  
Tom M. Byler, Director  
Oregon Water Resources Department

Mailing date: MAR 13 2015

*This document was prepared by Tracy  
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please call 503-986-0827.*