

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

In the Matter of Instream Lease Application) DETERMINATION and FINAL ORDER ON
IL-1624, Washington County) 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

Joseph Kemper
5770 NW Marsh Rd
Forest Grove, OR 97116

Lessee

Tualatin Soil and Water Conservation District (TSWCD)
Lacey Townsend, Executive Director
7175 NE Evergreen Pkwy #400
Hillsboro, OR 97124

Findings of Fact

1. On May 13, 2022, TSWCD and Joseph Kemper filed an application to renew instream lease IL-1624, involving a portion of Certificate 20743 for instream use.
2. The portion of the right to be leased is as follows:
 - Certificate:** 20743 in the name of the Estate of Bernard Kemper, Deceased
 - Use:** Irrigation of 10.53 acres
 - Priority Date:** March 17, 1948
 - Quantity:** **Rate:** 0.131 Cubic Foot per Second (CFS)
Volume: 26.33 Acre-Feet (AF)
Limit: One-eightieth CFS per acre, not to exceed 2.5 AF per acre per year
 - Source:** WEST DAIRY CREEK, tributary to the TUALATIN RIVER

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.

Authorized Point of Diversion (POD):

Twp	Rng	Mer	Sec	Q-Q	Measured Distances
1N	3W	WM	16	NW SW	NOT SPECIFIED

Authorized Place of Use:

Twp	Rng	Mer	Sec	Q-Q	Acres
1N	3W	WM	16	SW NW	3.51
1N	3W	WM	16	NW SW	1.08
1N	3W	WM	17	NE SE	5.94
Total Acres					10.53

3. Certificate 20743 does not provide measured distances for the location of the point of diversion. Based upon additional information provided by the Lessor, for purposes of this instream lease, the point of diversion is described as follows:

Twp	Rng	Mer	Sec	Q-Q	Measured Distances
1N	3W	WM	17	NE SE	Latitude 45-34'10.9" Longitude 123-04'36.9"

4. Certificate 20743 does not specify the irrigation season. However, the Tualatin River Decree establishes the irrigation season for the Tualatin River and its tributaries as May 1 through September 30.
5. 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.
6. The instream use is as follows:

WEST DAIRY CREEK, tributary to the TUALATIN RIVER

Instream Reach: From the POD (as described in Finding of Fact No. 3) to the mouth of West Dairy Creek.

Certificate	Priority Date	Instream Rate (CFS)	Instream Volume (AF)	Period Protected Instream
20743	March 17, 1948	0.131	26.33	June 22 through September 30

7. Other conditions to prevent injury and enlargement are:

Within the specified stream reach, the amount of water to which this right is entitled shall not exceed the quantity of water legally available at the original point of diversion. Stream channel losses and gains calculated based on available data and the use of water by senior appropriators will determine the amount of water to which this right is entitled downstream from the original points of diversion within the specified stream reach.

8. The amount and timing of the proposed instream flow is allowable within the limits and use of the original water right.

9. The protection of flows within the proposed reach 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 reach of the instream water right.
10. The total monthly quantities of water to be protected under the existing and proposed instream rights in the reach will provide for a beneficial purpose.
11. The total monthly quantities of water to be protected instream under existing and proposed instream rights in the reach do not exceed the estimated average natural flow.
12. 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.
13. 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.
14. 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.
15. The Lessor and Lessee have requested that the lease terminate on September 30, 2026. The lease may commence on the date this final order is signed.
16. The Lessor and Lessee have requested the option of terminating the lease early but only with consent of all parties to the lease.

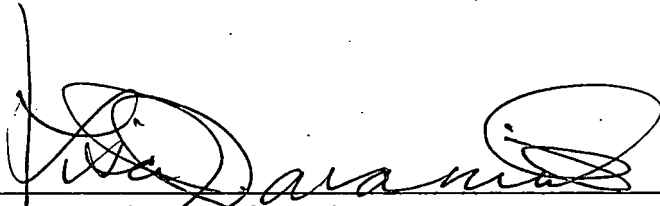
Conclusions of Law

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 upon approval of the instream lease and terminate on September 30, 2026. For multiyear leases, the lessor and lessee *shall* have the option of terminating the lease at any time each year with written notice to the Department. The Lessor and Lessee may only terminate the lease early with the consent of all parties to the lease. However, if the termination request is received less than 30-days prior to the instream use period of June 22 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 JUL 08 2022



Lisa J. Jaramillo, Transfer and Conservation Section Manager, for
Thomas M. Byler, Director, Oregon Water Resources Department

Mailing date: JUL 11 2022

This document was prepared by Corey Courchane and if you have any questions, please call 503-979-3917.