

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

In the Matter of Transfer Application	)	PRELIMINARY DETERMINATION
T-13045, Clackamas County	)	PROPOSING APPROVAL OF A
	)	CHANGE IN POINT OF
	)	APPROPRIATION AND ADDITIONAL
	)	POINTS OF APPROPRIATION

Authority

Oregon Revised Statutes (ORS) 537.705 and 540.505 to 540.580 establish the process in which a water right holder may submit a request to transfer the point of appropriation, place of use, or character of use authorized under an existing water right. Oregon Administrative Rules (OAR) Chapter 690, Division 380 implement the statutes and provides the Department's procedures and criteria for evaluating transfer applications.

Applicant

SEAN TYLER KEYS LLC
17933 NW EVERGREEN PLACE, SUITE 300
BEAVERTON, OR 97006

Findings of Fact

1. On October 16, 2018, SEAN TYLER KEYS LLC filed an application to change the point of appropriation under Certificate 82444 and for additional points of appropriation under Certificate 88793. The Department assigned the application number T-13045.
2. Notice of the application for transfer was published on October 23, 2018, pursuant to OAR 690-380-4000. No comments were filed in response to the notice.
3. On March 27, 2019, the Department mailed a copy of the draft Preliminary Determination proposing to approve Transfer Application T-13045 to the applicant. The draft Preliminary Determination cover letter set forth a deadline of April 25, 2019, for the applicant to respond. The applicant requested that the Department proceed with issuance of a Preliminary Determination and provided the necessary information to demonstrate that the applicant is authorized to pursue the transfer.

Pursuant to OAR 690-380-4030, any person may file a protest or standing statement within 30 days after the last date of publication of notice of this preliminary determination.
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4. The first right to be transferred is as follows:

Certificate: 82444 in the name of V. L. NASH (perfected under Permit G-4916)
Use: IRRIGATION of 5.0 ACRES
Priority Date: AUGUST 17, 1971
Rate: 0.025 CUBIC FOOT PER SECOND
Limit/Duty: The amount of water used for irrigation, together with the amount secured under any other right existing for the same lands, is limited to a diversion of ONE-EIGHTIETH of one cubic foot per second, or its equivalent for each acre irrigated, and shall be further limited to a diversion of not to exceed 2.5 acre-feet per acre for each acre irrigated during the irrigation season of each year.
Source: A WELL in the NEWLAND CREEK BASIN (WILLAMETTE RIVER)

Authorized Point of Appropriation:

Twp	Rng	Mer	Sec	Q-Q	Measured Distances
3 S	1 E	WM	8	NE NE	809 FEET SOUTH AND 1081 FEET WEST FROM THE NE CORNER OF SECTION 8

Authorized Place of Use:

IRRIGATION					
Twp	Rng	Mer	Sec	Q-Q	Acres
3 S	1 E	WM	8	NE NE	3.3
3 S	1 E	WM	8	NW NE	1.7
Total					5.0

5. Transfer Application T-13045 proposes to move the authorized point of appropriation to:

Twp	Rng	Mer	Sec	Q-Q	Measured Distances	Approximate distance from original point of appropriation in feet (ft.)
3 S	1 E	WM	8	NE NE	WELL 2 - 809 FEET SOUTH AND 801 FEET WEST FROM THE NE CORNER OF SECTION 8	280 ft.
3 S	1 E	WM	8	NE NE	WELL 3 - 725 FEET SOUTH AND 455 FEET WEST FROM THE NE CORNER OF SECTION 8	632 ft.
3 S	1 E	WM	8	NE NE	WELL 4 - 1160 FEET SOUTH AND 760 FEET WEST FROM THE NE CORNER OF SECTION 8	476 ft.

6. The second right to be transferred is as follows:

Certificate: 88793 in the name of MURRAY JENKINS 1, LLC (perfected under Permit G-4916)
Use: IRRIGATION of 17.0 ACRES
Priority Date: AUGUST 17, 1971
Rate: 0.085 CUBIC FOOT PER SECOND
Limit/Duty: The amount of water used for irrigation, together with the amount secured under any other right existing for the same lands, is limited to a diversion of

ONE-EIGHTIETH of one cubic foot per second, or its equivalent for each acre irrigated, and shall be further limited to a diversion of not to exceed 2.5 acre-feet per acre for each acre irrigated during the irrigation season of each year.

Source: A WELL, within NEWLAND CREEK (WILLAMETTE RIVER)

Authorized Point of Appropriation:

Twp	Rng	Mer	Sec	Q-Q	Measured Distances
3 S	1 E	WM	8	NE NE	809 FEET SOUTH AND 801 FEET WEST FROM THE NE CORNER OF SECTION 8

Authorized Place of Use:

IRRIGATION					
Twp	Rng	Mer	Sec	Q-Q	Acres
3 S	1 E	WM	8	SW NE	1.3
3 S	1 E	WM	8	SE NE	13.3
3 S	1 E	WM	8	NE SE	2.2
3 S	1 E	WM	8	NW SE	0.2
Total					17.0

7. Transfer Application T-13045 proposes additional points of appropriation as follows:

Twp	Rng	Mer	Sec	Q-Q	Measured Distances	Approximate distance from original point of appropriation in feet (ft.)
3 S	1 E	WM	8	NE NE	WELL 3 - 725 FEET SOUTH AND 455 FEET WEST FROM THE NE CORNER OF SECTION 8	356 ft.
3 S	1 E	WM	8	NE NE	WELL 4 - 1160 FEET SOUTH AND 760 FEET WEST FROM THE NE CORNER OF SECTION 8	354 ft.

Transfer Review Criteria (OAR 690-380-4010)

8. Water has been used within the last five years according to the terms and conditions of the rights. There is no information in the record that would demonstrate that the rights are subject to forfeiture under ORS 540.610.
9. A pump, pipeline, and sprinkler system sufficient to use the full amount of water allowed under the existing rights were present within the five-year period prior to submittal of Transfer Application T-13045.
10. The proposed change would not result in enlargement of the rights.
11. The proposed change would not result in injury to other water rights.
12. All other application requirements are met.

Determination and Proposed Action

The change in point of appropriation and additional points of appropriation proposed in Transfer Application T-13045 appear to be consistent with the requirements of ORS 537.705 and 540.505 to 540.580 and OAR 690-380-5000. If protests are not filed pursuant to OAR 690-380-4030, the application will be approved.

If Transfer Application T-13045 is approved, the final order will include the following:

- 1. The change in point of appropriation and additional points of appropriation proposed in Transfer Application T-13045 are approved.*
- 2. The right to the use of the water is restricted to beneficial use at the place of use described, and is subject to all other conditions and limitations contained in Certificates 82444, 88793, and any related decree.*
- 3. Water right Certificates 82444 and 88793 are cancelled.*
- 4. The quantity of water diverted at the new points of appropriation (Wells 2, 3, and 4) under Certificate 82444, shall not exceed the quantity of water lawfully available at the original point of appropriation (Well 1).*
- 5. The quantity of water diverted at the proposed additional points of appropriation (Wells 3 and 4) under Certificate 88793, together with that diverted at the original point of appropriation (Well 2), shall not exceed the quantity of water lawfully available at the original point of appropriation (Well 2).*
- 6. Water use measurement conditions:*
 - a. Before water use may begin under this order, the water user shall install a totalizing flow meter, or, with prior approval of the Director, another suitable measuring device, at each point of appropriation (new and existing).*
 - b. The water user shall maintain the meters or measuring devices in good working order.*
 - c. The water user shall allow the Watermaster access to the meters or measuring devices; provided however, where the meters or measuring devices are located within a private structure, the Watermaster shall request access upon reasonable notice.*
- 7. Water shall be acquired from the same aquifer (water source) as the original points of appropriation.*
- 8. Full beneficial use of the water shall be made, consistent with the terms of this order, on or before **October 1, 2020**. A Claim of Beneficial Use prepared by a Certified Water Right Examiner shall be submitted by the applicant to the Department within one year after the deadline for completion of the changes and full beneficial use of the water.*

9. *After satisfactory proof of beneficial use is received, new certificates confirming the rights transferred will be issued.*

Dated at Salem, Oregon this MAY 24 2019,



Lisa J. Jaramillo, Transfer and Conservation Section Manager, for
THOMAS M BYLER, DIRECTOR
Oregon Water Resources Department

This Preliminary Determination was prepared by Corey Courchane. If you have questions about the information in this document, you may reach me at 503-986-0825 or corey.a.courchane@oregon.gov

Protests should be addressed to the attention of Water Rights Services Division, Water Resources Department, 725 Summer St. NE, Suite A, Salem, OR 97301-1266.

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>



Oregon

Kate Brown, Governor

Water Resources Department

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May 24, 2019

SEAN TYLER KEYS LLC
17933 NW EVERGREEN PLACE, SUITE
300 BEAVERTON, OR 97006

SUBJECT: Water Right Transfer Application T-13045

Please find enclosed the Preliminary Determination indicating that, based on the information available, the Department intends to approve application T-13045. This document is an intermediate step in the approval process; water may not be used legally as proposed in the transfer application until a Final Order has been issued by the Department. Please read this entire letter carefully to determine your responsibility for additional action.

A public notice is being published in the Department's weekly publication, simultaneously with issuance of the Preliminary Determination. The notice initiates a period in which any person may file either a protest opposing the decision proposed by the Department in the Preliminary Determination or a standing statement supporting the Department's decision. The protest period will end 30 days after the Department's notice.

If no protest is filed, the Department will issue a Final Order consistent with the Preliminary Determination. You should receive a copy of the Final Order about 30 days after the close of the protest period.

If a protest is filed, the application may be referred to a contested case proceeding. A contested case provides an opportunity for the proponents and opponents of the decision proposed in the Preliminary Determination to present information and arguments supporting their position in a quasi-judicial proceeding.

Please do not hesitate to contact me, at corey.a.courchane@oregon.gov or (503) 986-0825, if I may be of assistance.

Sincerely,

Corey Courchane
Transfer Specialist
Transfer and Conservation Section

cc: T-13045
Joel M. Plahn, District 16 Watermaster (via e-mail)
Doann Hamilton, Agent for the applicant (via e-mail)

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