

WATER SUPPLY BANK LEASE CONTRACT No. 391

This Lease Contract ("**Lease**") is between the Idaho Water Resource Board ("**Board**"), and

LESSOR: CITY OF BOISE
PUBLIC WORKS DEPT 150 N
CAPITOL BLVD PO BOX 500
BOISE, ID 83701-0500

RECEIVED

JAN 12 2017

DEPARTMENT OF
WATER RESOURCES

RECITALS

1. The Board is authorized under chapter 17, title 42, Idaho Code to operate a water supply bank and to contract with lessors to act as an intermediary in facilitating the rental of water.
2. The Lessor has filed a completed application to lease water rights described below into the Water Supply Bank on forms supplied by the Idaho Department of Water Resources and received by the Department on December 30, 2015.
3. The Director of the Idaho Department of Water Resources has reviewed the application for compliance with the Water Supply Bank rules and has approved the Lease subject to conditions listed below.

NOW, THEREFORE, in consideration of the mutual covenants and contracts herein contained, and other good and valuable consideration, the receipt of which is hereby acknowledged, the parties hereto agree as follows:

1. **WATER RIGHTS:** The Lessor shall lease and the Board shall accept into the Bank the Applicant's water rights described as follows:

Summary of Water Rights or Portions Leased to the Bank

Water Right No.	Priority Date	Source	Diversion Rate (CFS)	Diversion Volume (AF)	Acres (AC)
63-7755B	3/23/1973	GROUND WATER, tributary to	2.540	675.00	150.00
Combined Limit Totals			2.540	675.00	150.00
Combined Lease Totals			2.540	675.00	150.00

2. **COMPENSATION:** The Lessor shall accept and the Board shall pay compensation determined by the amount of water rented under the following rental rate during such times as the water is rented from the Bank over the term of this Lease.

Minimum Payment Acceptable: Current Rental Rate

3. **TERM OF LEASE:** The term of this lease shall be January 1, 2015 to December 31, 2019. This Lease shall bind the parties and take effect when both parties have signed it.
4. **WATER SUPPLY BANK CONDITIONS OF ACCEPTANCE:** The Lessor shall abide by all terms and conditions contained in the Water Supply Bank Conditions of Acceptance, attached hereto as "Attachment A" and incorporated herein by this reference.

5. **CHANGE OF WATER RIGHT:** This lease specifies water right elements including but not limited to: diversion rates; diversion volumes; number of acres authorized to be irrigated; places of use; points of diversion; beneficial uses; and seasons of use. During the term of this lease, if a water right is administratively changed due to a water right split and renumbering, this lease may be reduced by an equal amount to reflect the water right elements as legally defined under the water right. If a lease contract cannot be reduced sufficient to reflect the legal definition of a water right as amended through a water right split and/or water right transfer, the Board may release the water right from the Water Supply Bank.
6. **ASSIGNMENT OF CONTRACT:** This lease is between the Board and the Lessor, who is the recognized owner or designated representative of the recognized owners of water rights described herein. Should ownership of any part of a water right herein described change during the term of this lease, either through a water right split, a water right transfer, sale of property to which the water right is appurtenant, or through any other recognized water right reassignment, the lease benefits and obligations to the conditions of acceptance for any such water rights will be assigned to the new owners.
7. **DUPLICATE ORIGINAL:** This Lease is executed in duplicate. Each of the documents with an original signature of each party shall be an original.



IN WITNESS WHEREOF, the parties have executed this Contract on the date following their respective signatures.

LESSOR: CITY OF BOISE
PUBLIC WORKS DEPT 150 N
CAPITOL BLVD PO BOX 500
BOISE, ID 83701-0500

By [Signature]
Title [Signature]
Date 1/11/17

IDAHO WATER RESOURCE BOARD

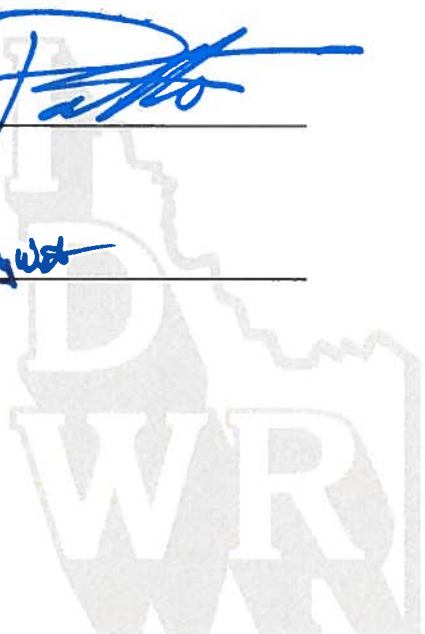
322 East Front Street
P.O. Box 83720
Boise, ID 83720-0098

By [Signature]
Brian Patton, Acting Administrator
Idaho Water Resource Board

Date 1/13/2017

Lease approved by IDWR [Signature]

Date 1-13-2017



ATTACHMENT A
WATER SUPPLY BANK CONDITIONS OF ACCEPTANCE
FOR LEASE CONTRACT NO. 391

The water rights or portions thereof leased to the bank are described as follows:

Source and Location of Point(s) of Diversion for Water Right No(s): 63-7755B

GROUND WATER	NWNW	Sec. 35	Twp 01N	Rge 01E	ADA County
GROUND WATER	NENW	Sec. 35	Twp 01N	Rge 01E	ADA County
GROUND WATER	SESW	Sec. 23	Twp 01N	Rge 01E	ADA County
GROUND WATER	SESW	Sec. 25	Twp 01N	Rge 01E	ADA County
GROUND WATER	SESW	Sec. 25	Twp 01N	Rge 01E	ADA County
GROUND WATER	NWSE	Sec. 25	Twp 01N	Rge 01E	ADA County
GROUND WATER	NENE	Sec. 36	Twp 01N	Rge 01E	ADA County
GROUND WATER	SWNE	Sec. 34	Twp 01N	Rge 01E	ADA County
GROUND WATER	NENE	Sec. 33	Twp 01N	Rge 01E	ADA County
GROUND WATER	NWNW	Sec. 34	Twp 01N	Rge 01E	ADA County
GROUND WATER	SWSW	Sec. 24	Twp 01N	Rge 01E	ADA County
GROUND WATER	NWSW	Sec. 27	Twp 01N	Rge 01E	ADA County

Water Right	Beneficial Use	Season of Use			Diversion Rate (CFS)	Volume (AF)
		From		To		
63-7755B	IRRIGATION	03/01	to	11/30	2.540 cfs	675.00 AF
Totals:					2.540 cfs	675.00 AF

PLACES OF USE TO BE IDLED UNDER THIS LEASE: IRRIGATION

Twp	Rng	Sec	NE				NW				SW				SE				Totals
			NE	NW	SW	SE	NE	NW	SW	SE	NE	NW	SW	SE	NE	NW	SW	SE	
01N	01E	25	6.6			5.8			5.7			6.7		7.4	5.7		6.2	5.6	49.7
01N	01E	26				6.4			6.8		6.7	6.5		7.3	6.7	5.6			46.0
01N	01E	27		6.6															6.6
01N	01E	34		6.3							6.7		5.3	6.5		5.2	5.3		35.3
01N	01E	35	6.2				6.2												12.4

Total Acres: 150.0

ADDITIONAL CONDITIONS OF ACCEPTANCE

1. The water rights referenced above will be rented from the bank at the current rental rate.
2. There is no rental payment to the lessor of the water right if the right or a part thereof is not rented from the bank.
3. While a right is in the bank, the lessor may not use the right without approval of the Department even if the right is not rented from the bank. Any violation of the terms of this lease may result in enforcement procedures pursuant to Idaho Code § 42-351 for illegal diversion and use of water and may include civil penalties pursuant to Idaho Code § 42-1701B.

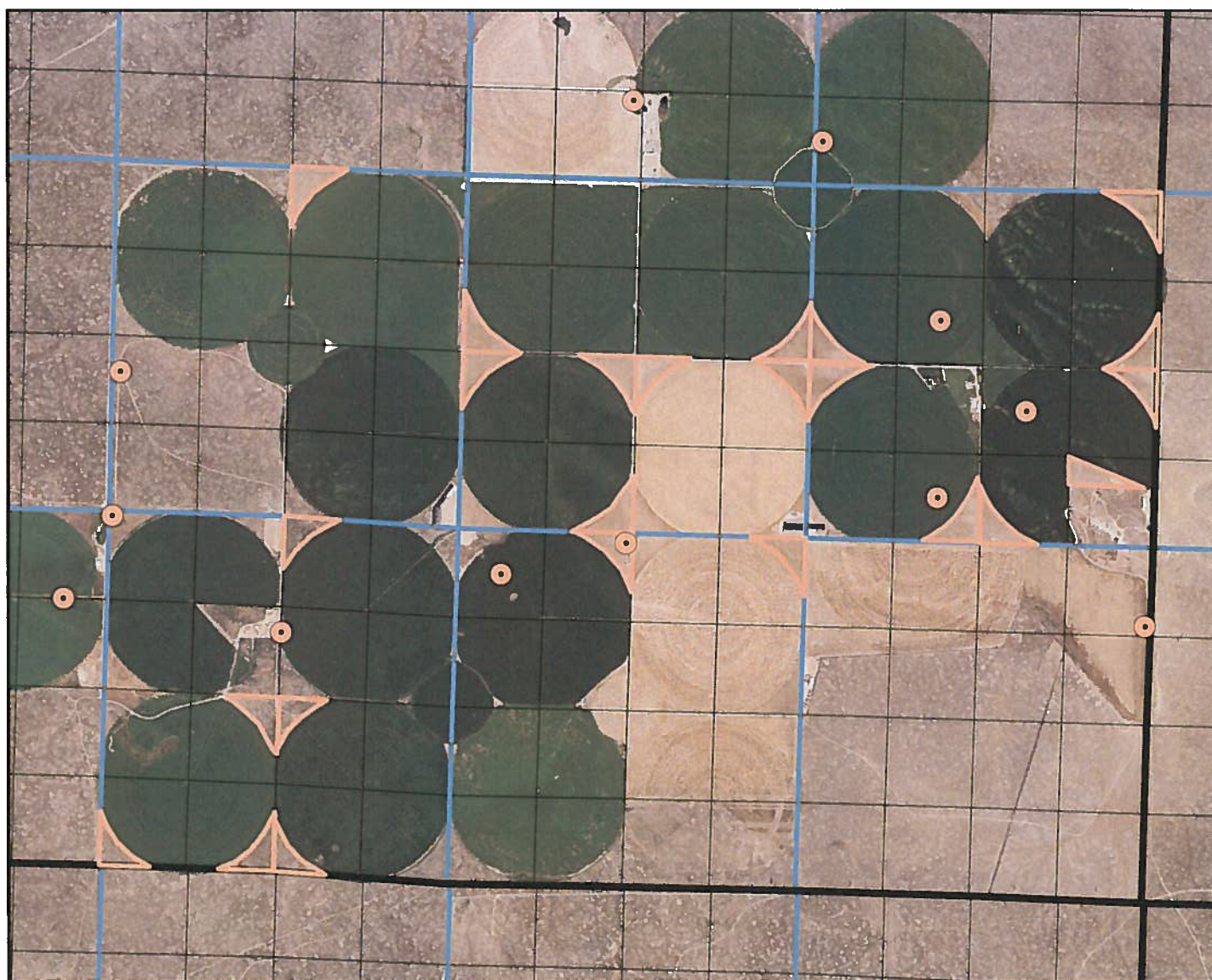
4. A right accepted into the bank stays in the bank until the Board releases it, or the lease term expires. A right may be released from the bank upon request, provided the Board approves the release. Unless approved by the Department, leased rights may not be immediately available for release.
5. While a water right is in the bank, forfeiture provisions are stayed pursuant to Idaho Code § 42-223(5).
6. Rental of water under this right is subject to the limitations and conditions of approval of the water right.
7. Failure of the right holder to comply with the conditions of acceptance is cause for the Director to rescind acceptance of the lease.
8. Acceptance of a right into the bank does not, in itself, confirm the validity of the right or any elements of the water right, or improve the status of the right including the notion of resumption of use. It does not preclude the opportunity for review of the validity of this water right in any other Department application process.
9. In accordance with Idaho Code § 42-248 and § 42-1409(6), all owners of water rights are required to notify the Department of any changes in mailing address or change in ownership of all or part of a water right. Notice must be provided within 120 days of the change.
10. If a water right leased into the Water Supply Bank is sold or conveyed during the lease term, and if the leased right was rented, the rental proceeds will be disbursed in the following manner regardless of any arrangements between the buyer(s) and seller(s) to the contrary:
 - a. Rental payments will go to the lessor(s) of record at the beginning of the rental season, even if the Department processes a Notice of Change in Water Right Ownership during the rental season.
 - b. New lessor(s) of record will receive payment for any subsequent rental seasons.
11. The water right(s) is leased to the bank subject to all prior water rights and shall be administered in accordance with Idaho law and applicable rules of the Department of Water Resources.
12. Rights 63-7005B, 63-7042B, 63-8130B, 63-7055C, 63-7053, 63-7078B, 63-7064A, 63-7064B, 63-9243, 63-9359, 63-7055D and the unleased portion 63-7755B when combined shall not exceed a total diversion rate of 34.99 cfs, and a total annual maximum diversion volume of 9547.6 af at the field headgate for the irrigation of 2118 acres, stockwater and domestic uses.
13. This right is limited to the irrigation of 136 acres within the place of use described above in a single irrigation season.
14. Rights 63-3013, 63-3014, 63-7005B, 63-7042B, 63-7047, 63-7053, 63-7055A, 63-7055C, 63-7055D, 63-7064A, 63-7064B, 63-7078B, 63-7755B, 63-8130B, 63-8435, 63-9243 and 63-9359 when combined shall not exceed a total diversion rate of 48.53 cfs, a total annual maximum diversion volume of 13825.0 af at the field headgate, and the irrigation of 2908.0 acres in a single irrigation season.
15. The following rights are diverted through points of diversion described above: 63-3013, 63-3014, 63-7005B, 63-7042B, 63-7047, 63-7053, 63-7055A, 63-7055C, 63-7055D, 63-7064A, 63-7064B, 63-7078B, 63-7755B, 63-8130B, 63-8435, 63-9243 and 63-9359.
16. This right when combined with all other rights shall provide no more than 0.02 cfs per acre nor more than 4.5 afa per acre at the field headgate for irrigation of the lands above.
17. The right holder shall measure and annually report diversions of water and/or other pertinent hydrologic and system information as required by Section 42-701, Idaho Code.
18. After specific notification by the Department, the right holder shall install a suitable measuring device or shall enter into an agreement with the Department to use power records to determine the amount of water diverted and shall annually report the information to the Department.

Idaho Water Resource Board
Water Supply Bank Lease

63-7755B

Effective until December 31, 2019

This map depicts the **place of use to be idled** pursuant to the lease contract and is attached to the contract solely for illustrative purposes.



-  Approved Lease Point of Diversion
-  Approved Lease Place of Use
-  Townships
-  PLS Sections
-  Quarter Quarters



0 0.25 0.5 Miles

STATE OF IDAHO
WATER RESOURCE BOARD

RECEIVED

DEC 30 2015

DEPARTMENT OF
WATER RESOURCES

**APPLICATION TO SELL OR LEASE A WATER RIGHT
TO THE WATER SUPPLY BANK**

Designated Applicant City of Boise

(Select one owner – see item 1A on the application)

Water Right No. 63-7755B

(One water right per application)

Is this application being submitted with a rental application as a lease/rental package?

Yes ☐ No ☒

This application must be prepared in accordance with the minimum requirement checklist below. Use this checklist to ensure all necessary documentation has been provided. This checklist is part of the lease application and must be included with the lease application. **Applications that do not meet the minimum requirements will not be processed and may be returned or denied.**

MINIMUM REQUIREMENT CHECKLIST

All items must be checked as either *Attached (Yes)* or *Not Applicable (N/A)*

Yes

- ☒ Completed *Application to Sell or Lease a Water Right to the Water Supply Bank*.
- ☒ Application filing fee of \$250.00 per water right. If you are submitting more than one lease application and the water rights have an overlapping, common place of use, or a common diversion rate or volume, the total fee for all water rights is \$500.00. For places of use, multiple water rights must be used to irrigate the same lands in order to qualify for the joint filing fee. Individual filing fees are required for water rights that share a common permissible place of use but which cover separate acres within the permissible place of use.
- ☒ Confirmation this form has been printed **single sided**, per requirement of the Water Supply Bank.

Attachment N/A Yes

- 1A ☐ ☒ Signatures and contact information for *all owners* of the water right to be leased or sold on this application.
- 1B ☐ ☒ An Internal Revenue Service (IRS) Form W-9 for the Designated Applicant.
- 1C ☒ ☐ *Notice of Change in Water Right Ownership* form (accessible from www.idwr.idaho.gov).
- 1D ☐ ☒ Contact information for an authorized representative and documentary proof they are authorized to represent the Designated Applicant on this application. If the Designated Applicant is a business, partnership, municipality, organization or association, include documents identifying officers authorized to sign or act on behalf of the entity.
- 2 ☐ ☒ Description of a water right portion offered to the Water Supply Bank.
- 3 ☐ ☒ A map that clearly outlines the specific location where irrigated acres will be dried up, or where a beneficial use of water will be suspended. You have the option of printing a map using the map tool on IDWR's website at: www.idwr.idaho.gov.
- 4A ☒ ☐ Written consent from irrigation district or water delivery company.
- 4G ☒ ☐ Evidence demonstrating the water right has not been forfeited pursuant to [Section 42-222\(2\), Idaho Code](#).

Department Use Only

Fee Amount \$ <u>250.00</u>	Received By: <u>AO</u>	Date Received: <u>12/30/15</u>	Receipt # <u>C101367</u>
W-9 received? Yes ☒ No ☐ (Route W-9 to Fiscal)		Name on W-9: <u>City of Boise</u>	

150 N Capitol Blvd
Boise, ID 83702

STATE OF IDAHO
WATER RESOURCE BOARD

APPLICATION TO SELL OR LEASE A WATER RIGHT
(Continued)

1. CONTACT INFORMATION

- A. This application must be completed by a Designated Applicant who is a current owner of the water right being sold or leased to the Water Supply Bank. If there are additional current owners, those individuals must authorize the Designated Applicant to represent them on this application by completing and signing Attachment 1A of this application package.

Designated Applicant City of Boise

Mailing Address <u>Public Works Dept., 150 N. Capitol Blvd., Boise,</u>	ID	83701-0500
Street	City	State
		Zip Code

Email Address ltensene@cityofboise.org Phone Number 208-384-3920

☒ The Designated Applicant is the sole owner of the water right being sold or leased to the Water Supply Bank.

OR

☐ The Designated Applicant is representing additional water right holders who have completed Attachment 1A.

- B. Has the Designated Applicant submitted an IRS Form W-9 to this Department within the last 2 years? Yes ☐ No ☒

If no, complete the form and attach to this application (Attachment 1B).

- C. Are all applicants on this form listed in IDWR's records as the current owners of the water right? Yes ☒ No ☐

If no, attach a *Notice of Change in Water Right Ownership* form along with the required documentation and fee (Attachment 1C).

- D. Is this application being completed by an authorized representative of the Designated Applicant? Yes ☒ No ☐

If yes, representatives (includes employees of Designated Applicant companies) must complete this section and submit documentary proof of their authority to represent the Designated Applicant (Attachment 1D).

Name of Representative Lori Graves Organization SPF Water Engineering

Professional Title Water Rights Specialist Email Address lgraves@spfwater.com

Mailing Address 300 E. Mallard Dr., Ste 350, Boise, ID 83706 Phone Number 208-383-4140

☐ Send all correspondence for this application to the representative and not to the Designated Applicant.

OR

☒ Send original correspondence to the Designated Applicant and copies to the representative.

2. DESCRIPTION OF WATER RIGHT OFFERED TO THE BANK

☐ The full water right is being offered to the Bank.

OR

☒ A part of the water right is being offered to the Bank.

If a portion of the water right is being offered, complete Attachment 2.

3. MAP

Attach a map of the point(s) of diversion and place(s) of use proposed to be idled by this lease application. Make sure the idled place of use is outlined and annotated with legal land descriptions (Township, Range, Section and Quarter-Quarters) or with GPS coordinates. For irrigation purposes, mark the number of acres you desire to idle. If the water right proposed for lease is located within a permissible place of use (PPU) and portions of the PPU will continue to receive water from non-leased water rights, clearly outline on a map the acres within the PPU that will continue to be irrigated, as well as acres that will be idled during the lease term. Label the map **Attachment 3**.

STATE OF IDAHO
WATER RESOURCE BOARD

APPLICATION TO SELL OR LEASE A WATER RIGHT
(Continued)

4. GENERAL INFORMATION

- A. Is the diversion works or system owned or managed by an irrigation district or water delivery company? Yes ☐ No ☒
If yes, provide written consent from the company, corporation or irrigation district authorizing the proposed sale or lease (Attachment 4A).

If your water right is delivered through a canal, lateral or ditch operated by a canal company, irrigation district, or similar delivery entity, your lease request must include written consent from the company, district, or similar entity for your removal of water from its system pursuant to [Section 42-108, Idaho Code](#) and [IDAPA WSB Rule 37.02.03.25.02e](#).

- B. Please provide a description of the current water diversion and delivery system.

12 well integrated irrigation system

- C. Describe any other water rights used for the same purpose at the same place of use as the water right being offered to the Bank. Water rights 63-3013, 63-3014, 63-7005B, 63-7042B, 63-7047, 63-7053, 63-7055A, 63-7055C, 63-7064A, 63-7064B, 63-7078B, 63-8130B, 63-8435, 63-9243, 63-9359, 63-12461, and 63-12470 are used within the
permissible place of use authorized for water right 63-7755B

- D. Are any of the water rights identified in Section 4C stacked with the water right proposed for lease? Yes ☐ No ☒

Stacked water rights are used together to achieve a common beneficial use, such as irrigation of the same lands. Stacked water rights cannot be separated and must be jointly leased to the Water Supply Bank. Stacked water rights qualify for the multiple fee payment of \$500.

- E. Will the present place of use continue to receive water from any other source? Yes ☐ No ☒

If yes, explain the relationship between the different water sources and how enlargement of the authorized use will not occur if this water right is leased.

- F. Identify annual volumes and/or rates of water diverted in the last 5 years to accomplish the beneficial use authorized by this water right. Right was decreed in 2009

- G. Has any portion of this water right undergone a period of five or more consecutive years of non-use? Yes ☐ No ☒

If yes, describe the circumstances and attach evidence to demonstrate how the water right has not been lost through forfeiture (Attachment 4G). See [Section 42-223, Idaho Code](#) for exceptions to forfeiture. Your application may be denied if forfeiture concerns are not addressed. Right was decreed in 2009

- H. Is this water right involved in any other IDWR process, such as an application for transfer or a mitigation plan?

If yes, describe.

Yes ☒ No ☐

See attached

STATE OF IDAHO
WATER RESOURCE BOARD

APPLICATION TO SELL OR LEASE A WATER RIGHT
(Continued)

5. SALE/LEASE AGREEMENT

A. Is the water right, or portion thereof, offered to the Idaho Water Resource Board (IWRB) for sale ☐ or lease ☒.

If lease, specify the years when the use of water will be suspended: 5 yrs to _____ (maximum lease period 5 calendar years).
(Year) (Year)

B. Show the minimum payment acceptable to the seller/lessor. The minimum payment may be shown as the "current rental rate" as established by the IWRB. Include the method of determining the minimum payment if other than the current rental rate.
current rental rate

I hereby assert that the information contained in this application is true to the best of my knowledge, and that I have the authorities necessary to offer this water right for sale or lease to the Idaho Water Resource Board.

The Designated Applicant acknowledges the following:

1. Payment to the Designated Applicant is contingent upon the sale or rental of the water right from the Bank.
2. While a water right is in the Bank, the seller/lessor of the water right may not use the water right, even if the water right is not rented from the Bank.
3. A water right accepted into the Bank stays in the Bank until the Designated Applicant receives written confirmation from the Board or Water Supply Bank that the water right has been released from the Bank.
4. While a water right is in the Bank, forfeiture is stayed.
5. Acceptance of a water right into the Bank does not, in itself, confirm the validity of the water right or any element of the water right.


Signature of Designated Applicant

John D. Tensen
Printed Name

12/30/15
Date

Signature of Authorized Representative

Printed Name

Date

Mail to:
Idaho Department of Water Resources
P.O. Box 83720
Boise, ID 83720-0098

**STATE OF IDAHO
WATER RESOURCE BOARD**

Complete Attachment 2 if only a portion of the water right is offered to the Bank.

ATTACHMENT 2

DESCRIPTION OF A WATER RIGHT PORTION OFFERED TO THE WATER SUPPLY BANK

<u>1. Water Right Number</u>	<u>Nature of Use</u>	<u>Leased Rate</u> (cfs)	<u>Leased Volume</u> (af)	<u>Leased Acres</u> (ac)
63-7755B	Irrigation	2.54	675	150
Total Amounts:		2.54	675	150

2. Source of water Ground Water tributary to _____

3. Point(s) of diversion:

Twp	Rge	Sec	Lot	¼	¼	¼	County
1N	1E	23			SE	SW	Ada
1N	1E	24			SW	SW	Ada
1N	1E	25			SE	NW	Ada
1N	1E	25			SE	SW	Ada
1N	1E	25			NW	SE	Ada
1N	1E	27			NW	SW	Ada
1N	1E	33			NE	NE	Ada

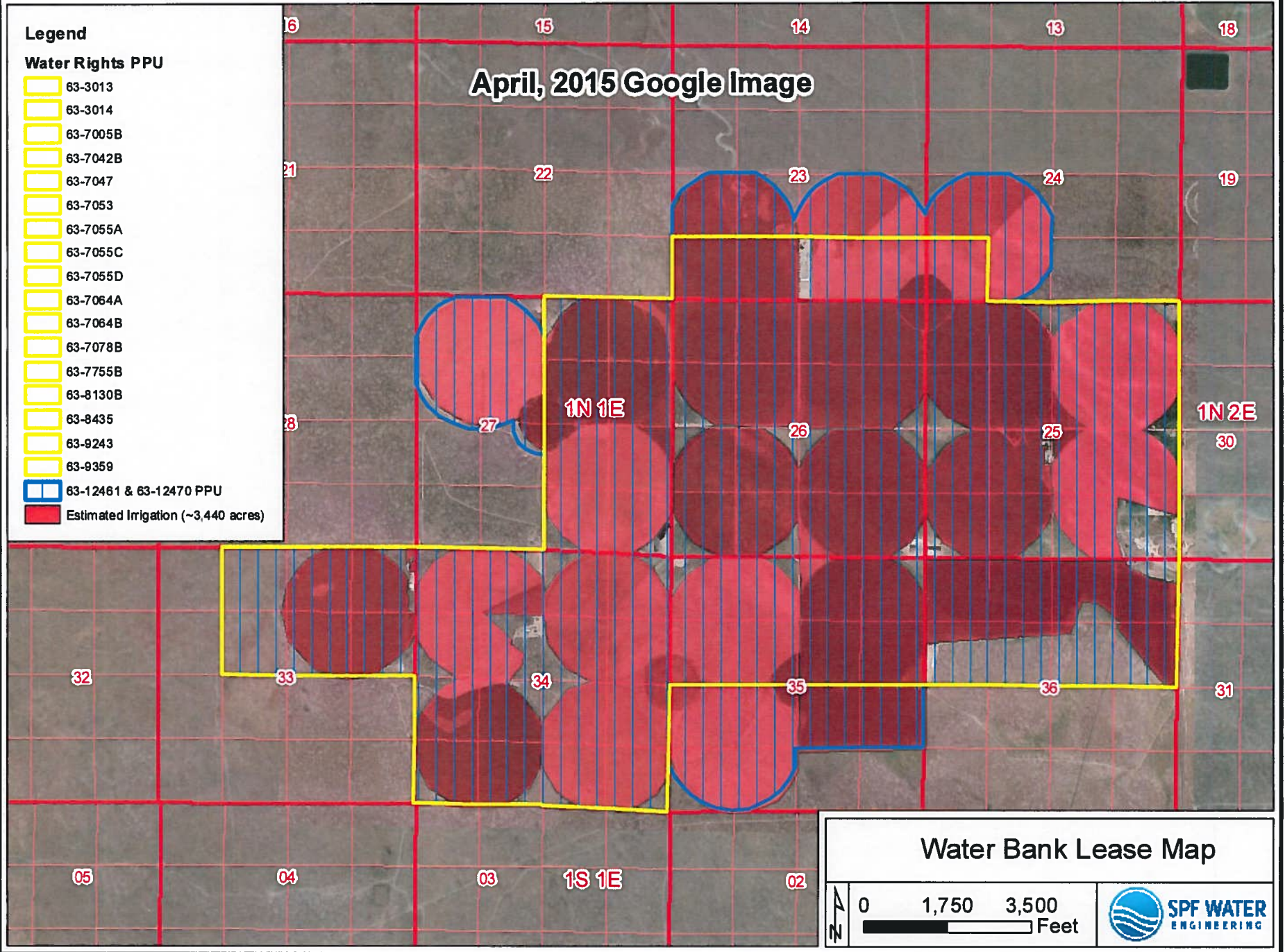
1N	1E	34			SW	NE	Ada
1N	1E	34			NW	NW	Ada
1N	1E	35			NE	NW	Ada
1N	1E	35			NW	NW	Ada
1N	1E	36			NE	NE	Ada

Legend

Water Rights PPU

- 63-3013
- 63-3014
- 63-7005B
- 63-7042B
- 63-7047
- 63-7053
- 63-7055A
- 63-7055C
- 63-7055D
- 63-7064A
- 63-7064B
- 63-7078B
- 63-7755B
- 63-8130B
- 63-8435
- 63-9243
- 63-9359
- 63-12461 & 63-12470 PPU
- Estimated Irrigation (~3,440 acres)

April, 2015 Google Image



Water Bank Lease Map

0 1,750 3,500 Feet



Applications' Explanation:

Nineteen ground water rights listed in Table 1 authorize irrigation use at the City's Twenty-Mile South (TMS) Farm. These rights can be divided into the following two groups:

- The senior group of rights were decreed in the Snake River Basin Adjudication in February and April 2009. Included in this group are water right 63-3013, 63-3014, 63-7005B, 63-7042B, 63-7047, 63-7053, 63-7055A, 63-7055C, 63-7055D, 63-7064A, 63-7064B, 63-7078B, 63-7755B, 63-8130B, 63-8435, 63-9243 and 63-9359. When combined, these water rights are limited to total diversion rate of 51.07 cfs, a total annual maximum diversion volume of 14,500.0 acre feet, and the irrigation of 3058 acres. The rights share twelve wells as points of diversion, and irrigation is allowed within a 3320-acre permissible place of use (ppu) as shown on the attachment 3.
- The junior group of water rights consists of two rights (63-12461 and 63-12470) that were licensed and then decreed in January 2011. The two rights are limited to the irrigation of a combined total of 595 acres in a single irrigation season, a total diversion rate of 9.80 cfs, and a total annual maximum diversion volume of 2317.6 acre feet. The two junior rights share the same 12 wells as the senior group of water rights, and have a 3776-acre permissible place of use which includes the 3320-acre ppu from the senior group of water rights. These two junior rights can be used anywhere within a 3776-acre area, but the senior water rights are restricted to a 3320-acre area. The rights were decreed in January 2011.

The total authorized irrigated area under all of the water rights is 3653 acres (3058 + 595 acres).

Table 1. Twenty Mile South Farm Irrigation Water Rights

Water Right No.	Basis	Priority Date	Diversion Rate (cfs)	Source	Water Use
63-3013	Decreed	11/15/1954	3.3	ground water	irrigation
63-3014	Decreed	11/15/1954	2.74	ground water	irrigation
63-7005B	Decreed	6/14/1967	6.1	ground water	irrigation
63-7042B	Decreed	12/6/1967	6.5	ground water	irrigation
63-7047	Decreed	2/17/1968	2.53	ground water	domestic, irrigation, stockwater
63-7053	Decreed	1/10/1968	6.4	ground water	irrigation, stockwater
63-7055A	Decreed	3/29/1968	4.43	ground water	irrigation, stockwater
63-7055C	Decreed	3/22/1968	0.39	ground water	irrigation
63-7055D	Decreed	3/22/1968	1.47	ground water	irrigation
63-7064A	Decreed	4/11/1968	3.2	ground water	irrigation
63-7064B	Decreed	4/11/1968	3.15	ground water	domestic, irrigation
63-7078B	Decreed	3/18/1968	3.4	ground water	irrigation, stockwater
63-7755B	Decreed	3/23/1973	4.84	ground water	irrigation
63-8130B	Decreed	5/30/1975	2.4	ground water	irrigation
63-8435	Decreed	4/13/1977	2.84	ground water	irrigation
63-9243	Decreed	6/1/1979	2.6	ground water	irrigation
63-9359	Decreed	3/19/1980	1.17	ground water	irrigation
63-12461	Decreed	7/22/1998	4.58	ground water	irrigation
63-12470	Decreed	9/9/1998	7.32	ground water	irrigation

Recent Irrigation Water Right Utilization

Total irrigated area in 2015, estimated from Google Earth imagery, was approximately 3440 acres. Given that 3653 acres are authorized for irrigation, 213 of those acres were not utilized in 2015. All of the non-use appears to have occurred within the 3320-acre permissible place of use for the older water rights, as approximately 595 acres are currently irrigated within the acres authorized solely by the junior water rights 63-12461 and 63-12470 (i.e., not overlapped by the older water rights).

Future Irrigation Water Right Utilization

Within the next one or two years, the City plans to develop 63 new acres within their property ownership boundary, but outside their water right ppu boundary. For future irrigation flexibility, the accompanying ***Application for Transfer*** is being submitted proposing a modified ppu boundary for all the rights listed in Table 1 to reflect the City's property boundary. Within the next one or two years, the City plans to start irrigating 63 new acres that are located within the proposed ppu. Consequently, of the 213 acres currently not being irrigated, 150 acres are being submitted to the Water Supply Bank via this application for long term protection from forfeiture and 63 acres are being proposed for short term protection from forfeiture via an accompanying ***Application for Extension of Time to Avoid Forfeiture***. This will allow the City to easily withdraw the extension application once the 63 acres are to be developed.

Water Right 63-7755B

Since all the rights are limited to separate acres within the authorized ppu's, a portion of water right 63-7755B was chosen for the water bank lease application and extension application since it had enough authorized acres to account for all 213 currently not irrigated.



State of Idaho

DEPARTMENT OF WATER RESOURCES

322 East Front Street • P.O. Box 83720 • Boise, Idaho 83720-0098

Phone: (208) 287-4800 • Fax: (208) 287-6700 • Website: www.idwr.idaho.gov

C.L. "BUTCH" OTTER
Governor

GARY SPACKMAN
Director

January 17, 2017

CITY OF BOISE
PUBLIC WORKS DEPT
150 N CAPITOL BLVD
PO BOX 500
BOISE ID 83701-0500

RE: WATER SUPPLY BANK LEASE CONTRACT FOR WATER RIGHT 63-7755B

Dear Lessor:

Water right **63-7755B** was leased into the Water Supply Bank (Bank) as of December 30, 2015, in accordance with the enclosed executed lease contract. **Your water right, as described on the lease contract, is considered leased into the Bank and should remain unused until it is formally released from the Bank.** More information and further restrictions placed on your water right while leased can be found in conditions of acceptance of the lease contract. Read the conditions of acceptance carefully.

The right will automatically be released from the Bank on **December 31, 2019**, unless the right is released earlier by the Water Resource Board (Board). On behalf of the Board, the Department of Water Resources (Department) can evaluate an early release of the lease contract upon your request. To release the water right from the Bank prior to the release date, submit a written request on the *Request to Release a Water Right from the Bank* form. This form is available on our public website at www.idwr.idaho.gov. **Please note your water right may not be available for immediate release if it has been rented or is being considered for a future rental. Furthermore, it is at the discretion of the Department whether or not a water right can be released early from a lease contract.**

If you have questions regarding this matter, please contact this office at 287-4800.

Sincerely,


for Water Supply Bank

Enclosure: Executed Lease Contract

c: Lori Graves – SPF Water Engineering
Angie Grimm - IDWR Western Region



State of Idaho

DEPARTMENT OF WATER RESOURCES

322 East Front Street • P.O. Box 83720 • Boise, Idaho 83720-0098

Phone: (208) 287-4800 • Fax: (208) 287-6700 • Web Site: www.idwr.idaho.gov

GARY SPACKMAN
Director

C.L. "BUTCH" OTTER
Governor

December 29, 2016

CITY OF BOISE
PUBLIC WORKS DEPT
150 N CAPITOL BLVD
PO BOX 500
BOISE ID 83701-0500

RE: APPLICATIONS TO LEASE WATER RIGHT 63-7755B TO THE WATER SUPPLY BANK

****TIME SENSITIVE RESPONSE REQUIRED****

Dear Applicant:

The Department of Water Resources has completed its review of your application to lease the above-mentioned water right to the Water Supply Bank. **I have enclosed two original Water Supply Bank Lease Contracts for your review and signature. Please sign and return ALL Lease Contracts within 14 days.** Upon signature and return of the contracts, the Department will also sign the original contracts and return an executed copy to you. The Lease Contract is not considered final until you and the Department have both signed.

The right will automatically be released from the Bank on **December 31, 2019**, unless the right is released earlier by the Board, or upon your request. To release the right from the Bank prior to the release date, submit a written request on the Request to Release a Water Right from the Bank form. To propose a new lease period, submit a new Application to Sell or Lease a Water Right to the Water Supply Bank form along with applicable fees to the Department. These forms are available from any IDWR office or from our public website at <http://www.idwr.idaho.gov>. Please note your rights may not be available for immediate release if they have been rented.

Please review the conditions of acceptance listed on the Lease Contract, including #3 which says:

"While a right is in the bank, **the lessor may not use the right** without approval of the department even if the right is not rented from the bank. Any violation of the terms of this lease may result in enforcement procedures pursuant to Idaho Code § 42-351 for illegal diversion and use of water and may include civil penalties pursuant to Idaho Code § 42-1701B."

If you have questions regarding this matter, please contact this office at 287-4800.

Sincerely,


for Water Supply Bank

Enclosure: Proposed Lease Contracts

c: SPF Water Engineering LLC

WATER SUPPLY BANK
Agent Lease Review Checklist
Applicant(s) Name: City of Boise

Memo Date: December 27, 2016

Water Right Number(s): 63-7755B

Reviewers Name: Jean

Quick Tools

Decreed Year	No Forfeiture Concerns Thru:
2010	2016
2011	2017
2012	2018
2013	2019
2014	2020

		Check box		COMMENTS/CONCERNS:
1	Fill out WSB Data Entry Checklist for Leases	x		
2	Reason for lease of water rights (Brief description of lease proposal in narrative)			
	Portion of right	x		
	All of right			
3	Check GWMA/CGWA/ADC and basin 63 areas of concern (note area in comments)			
		Yes	No	
4	Rentable? If no explain in comments	x		
5	Authority to file			
	Current owner or designated applicant	x		
	SOS Web site checked for business entity			
	Other (explain in comments)			
6	Water Right validity			
	Decreed/Licensed/Statutory claim date (write in comments section)			
	Past irrigation to ensure forfeiture is not an issue if decreed or licensed over 7 years ago (consider transfers that changed the POU, rentals to the POU etc.)			
	Has this right previously been leased to the bank or in CREP?		x	
7	Injury to other water rights			
	If the POD is through a delivery entity, was consent provided?		na	
	If the POD is through a delivery entity, was holdback required? (percentage in comments)			%
8	Enlargement concerns	Check box		
	Complete a POU comparison overlap analysis	x		
	Complete a combined limits review	x		
	Complete POD overlap analysis (if there is an overlap add condition to lease)	x		
		Yes	No	
	Are there overlapping rights that need to be placed in the bank also?		x	
	Will the place of use continue to receive water?		x	
9	Local Public Interest			
	Does the processor know of any problems this action will cause for the local public?		x	
10	Have you contacted regional office and watermaster for comment/concerns?	x		
	Send the watermaster comment request form or e-mail request			
11	Area Headgate requirement			4.5
12	Is water right involved in any other department action? Pull file and check database () Ownership Change (x) Transfer () Mitigation (x) Other - Explain in comments	x		
13	Narrative: The Department received this application on December 30, 2015. The applicant wishes to place a portion (the pivot corners), 150 acres of this right in the Bank from 2015 to 2019. This right was decreed in 2009 so forfeiture is not an issue. There is an active transfer involving this right and others to increase the PPU. There is also an approved Extension of Time to Avoid Forfeiture that expires on July 1, 2020 on 63 acres that are NOT in the Bank. It appears the 150 acres offered to the Bank can be separated from the other rights with the same PPU. This is a ground water right and not currently within a WD.			

Edl, Michele

From: Lori Graves [LGraves@spfwater.com]
Sent: Friday, December 16, 2016 11:22 AM
To: Edl, Michele
Cc: Bnydegger@cityofboise.org; Terry Scanlan
Subject: TMSF WB Lease Acres
Attachments: WB Map V2.pdf; WB Lease Acres (2016).pdf

Hi Michele,

Per your request, attached is a map and spreadsheet designating 150 acres the City of Boise has proposed for lease to the Idaho Water Supply Bank. Please note, the City is authorized for irrigation of a total of 3,653 acres within a 3776-acre ppu at their Twenty-Mile South Farm. They are not restricted to specific locations within the ppu for this irrigation to occur. In choosing the 150 acres to lease, I reviewed 2004, 2007, 2009, 2015 and 2016 aerial photography to determine acres once irrigated that currently appear to be idled. Please let me know if you have any further questions or need additional information. Thanks Michele.

Regards,
Lori

Lori Graves | Water Rights Specialist

SPF Water Engineering, LLC
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PPU 1 (3320 acres)

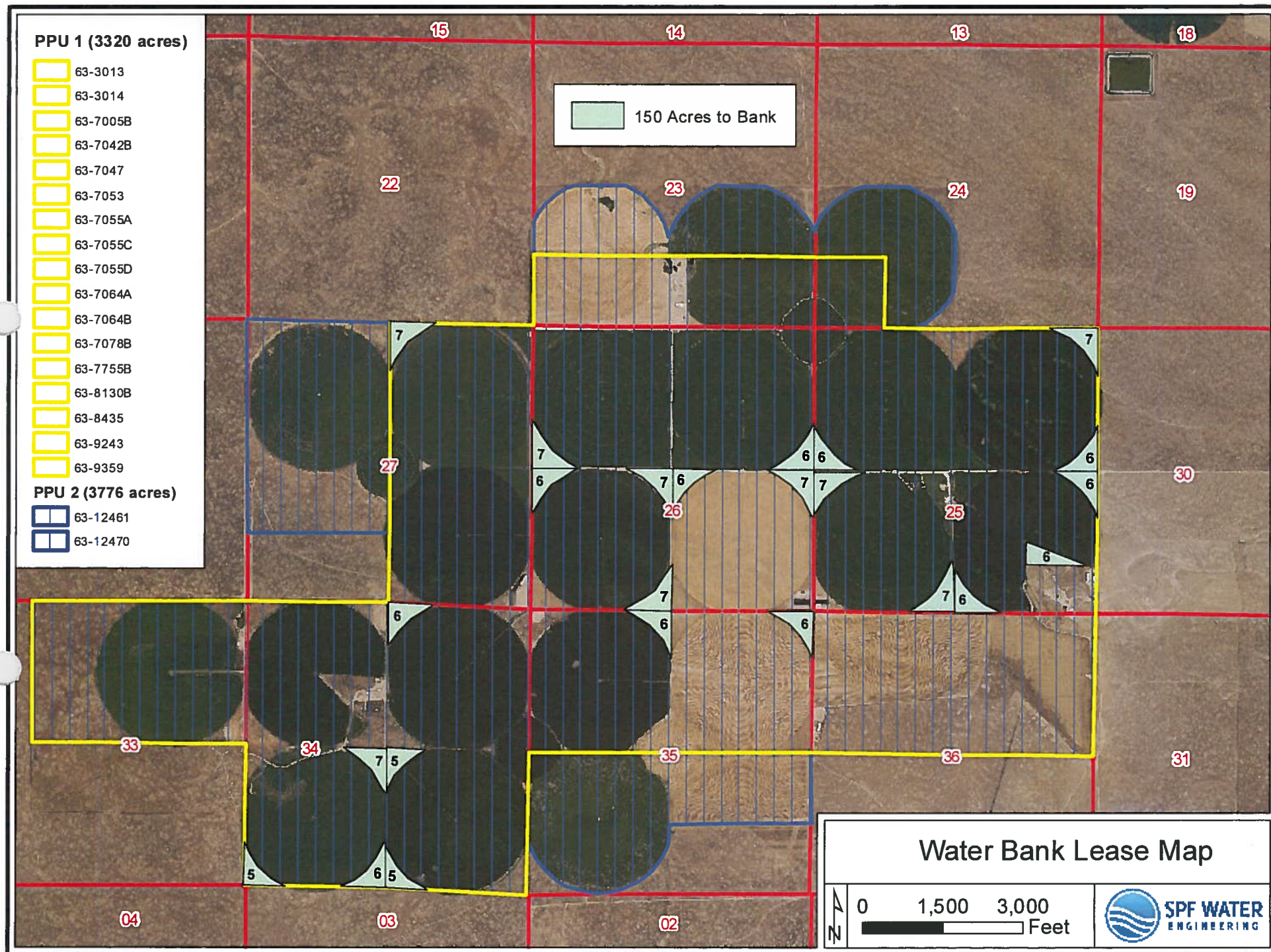
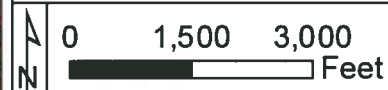
- 63-3013
- 63-3014
- 63-7005B
- 63-7042B
- 63-7047
- 63-7053
- 63-7055A
- 63-7055C
- 63-7055D
- 63-7064A
- 63-7064B
- 63-7078B
- 63-7755B
- 63-8130B
- 63-8435
- 63-9243
- 63-9359

PPU 2 (3776 acres)

- 63-12461
- 63-12470

150 Acres to Bank

Water Bank Lease Map



[illegible][illegible]