



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 6, 2017

MURPHY LAND CO LLC
PO BOX 3110
PASCO WA 99302-3110

RE: Expiration of Water Supply Bank Rental Agreement for water rights: 2-7036, 2-7037, 2-7038, 2-7127

Renter,

This letter is to inform you that your rental agreement(s) to rent the above listed water rights from the Water Supply Bank (Bank) expired at the end of 2016.

Once the rental agreement concludes, any diversion or use of water under the rental agreement will no longer be authorized and, if occurring, may be subject to an enforcement action.

If you wish to rent water in the future, please download a rental application from: <http://idwr.idaho.gov>. You may submit rental applications on November 1 of the year prior to the intended use of rental water. **YOU ARE ENCOURAGED TO FILE AN APPLICATION AT LEAST 3 MONTHS PRIOR TO THE DATE YOU DESIRE TO USE RENTAL WATER.**

If you have any questions about this matter, please contact me at (208) 287-4918.

Sincerely,

A handwritten signature in black ink, appearing to read 'RB', followed by a horizontal line.

Remington Buyer
Water Supply Bank Coordinator

Enclosures:

RECEIVED

MAR 07 2016

DEPARTMENT OF
WATER RESOURCES

**This is to certify that: MURPHY LAND CO LLC
PO BOX 3110
PASCO WA 99302-3110**

filed an application to rent water from the Water Supply Bank ("Bank"). The Idaho Water Resource Board ("Board"), being authorized to operate a Bank and to contract by and through the Director of the Idaho Department of Water Resources ("Director, Department") for rental of water from the Bank, agrees to rent water as follows:

Summary of Water Rights or Portions Rented from the Bank

Water Right	Priority Date	Source	Tributary	Rented Rate	Annual Rented Volume	Total Rented Acres
2-7036	8/30/1969	SNAKE RIVER	COLUMBIA RIVER	0.33 cfs	83.7 af	16.7 ac
2-7037	8/30/1969	SNAKE RIVER	COLUMBIA RIVER	0.15 cfs	37.0 af	7.4 ac
2-7038	6/5/1969	SNAKE RIVER	COLUMBIA RIVER	0.10 cfs	21.8 af	4.8 ac
2-7127	9/12/1973	SNAKE RIVER	COLUMBIA RIVER	0.92 cfs	231.0 af	46.2 ac
Total Annual Combined Limit				1.28 cfs	373.5 af	75.2 ac

Annual Combined Rental Totals

1.28 cfs 373.5 af 75.2 ac

Term of Rental: This rental is in effect from the day the Idaho Water Resource Board signs the rental agreement and shall be in effect until December 31, 2016.

Rental Fee: \$634.95

The fee for rental of the above-described water is \$6,349.50 per year. Because you own the above referenced water rights you are obligated to pay ten percent (\$634.95) to the Department for administrative costs only.

No rental fees will be refunded once the fee is collected and the start date for a Rental Agreement has passed.

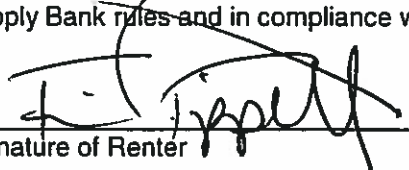
Detailed water right conditions are attached.

SUPPORT DATA

FILE # 2-7036

STATE OF IDAHO
DEPARTMENT OF WATER RESOURCES
WATER SUPPLY BANK RENTAL AGREEMENT

The undersigned renter agrees to use the water rented under this agreement in accordance with the Water Supply Bank rules and in compliance with the limitations and conditions of use described in this agreement:

 _____ Signature of Renter	 _____ Printed Name and Title* <i>Authorized Agent</i>	<u>3/1/16</u> _____ Date
_____ Signature of Renter	_____ Printed Name and Title*	_____ Date

*Please provide title of signatory if signing on behalf of a company or organization or with power of attorney

Having determined that this agreement satisfied the provisions of Idaho Code § 42-1763 and IDAPA 37.02.03.030 (Water Supply Bank Rule 30), for the rental and use of water under the terms and condition herein provided, and none other, I hereby execute this Rental Agreement on behalf of the Idaho Water Resource Board.

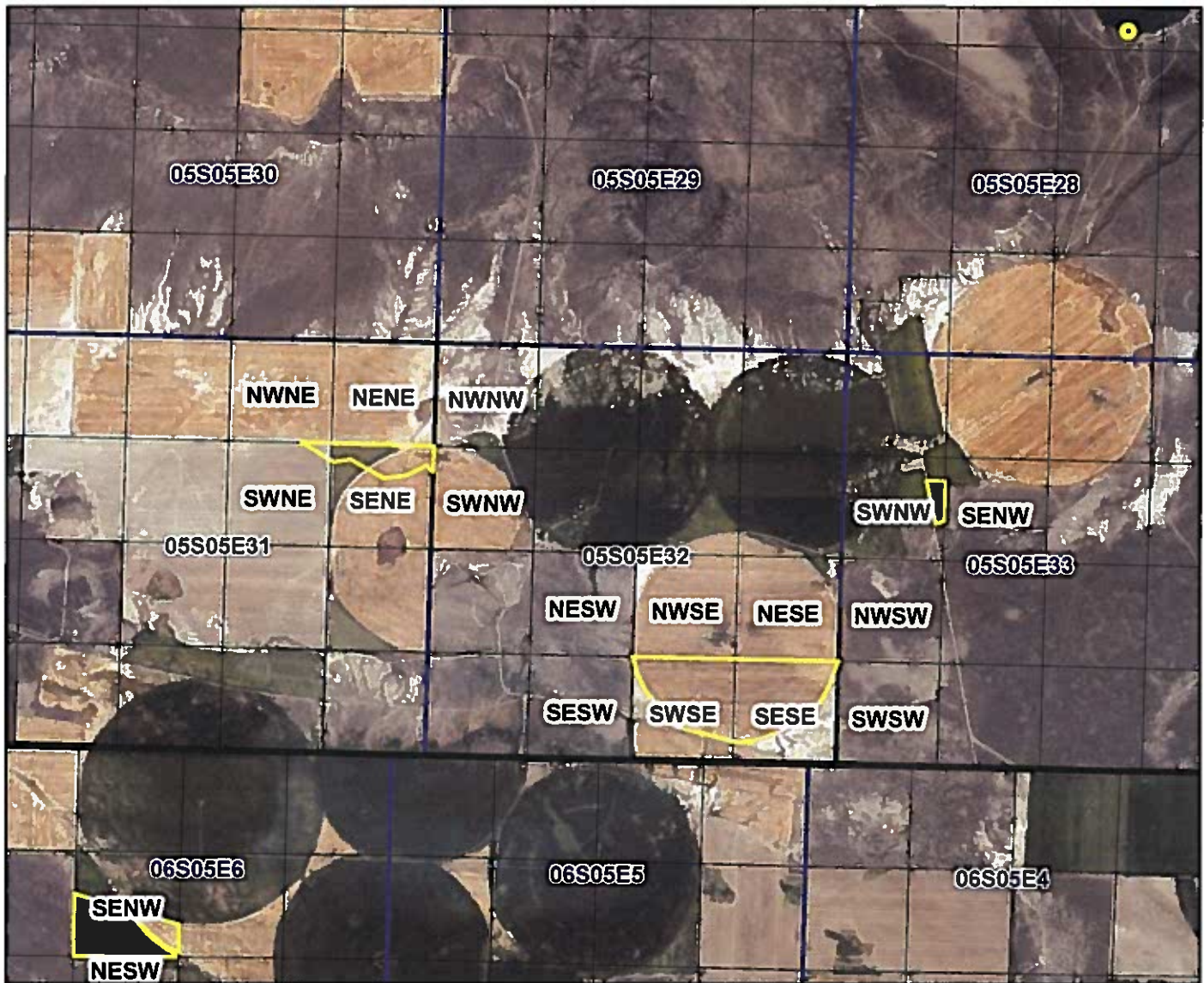
 _____ By BRIAN PATTON, Acting Administrator Idaho Water Resource Board	<u>3/7/2016</u> _____ Date
Rental Approved by IDWR  _____	<u>3-7-2016</u> _____ Date

11. Use of water under this agreement will be regulated by a watermaster with responsibility for the distribution of water among appropriators within a water district. At the time of this approval, this water right is within State Water District No. 02.
12. The following rights are diverted through point(s) of diversion described above: 2-57, 2-2129, 2-2130, 2-2406, 2-7025 and 2-7350.
13. The use of water for irrigation under rights 2-7036, 2-7037, 2-7038 may begin as early as March 1 provided other elements of the right are not exceeded. The use of water before March 15 under this remark is subordinate to all water rights having no subordinated early irrigation use and a priority date earlier than the date a partial decree is entered for this right.
14. The use of water for irrigation under right 2-7127 may begin as early as March 1 and may continue to as late as November 15, provided other elements of the right are not exceeded. The use of water before April 1 and after October 31 under this remark is subordinate to all water rights having no subordinated early or late irrigation use and a priority date earlier than the date a partial decree is entered for this right.

Idaho Water Resource Board
Water Supply Bank Rental Agreement

Effective until December 31, 2016

This map depicts the rental place of use pursuant to the rental agreement and is attached to the agreement solely for illustrative purposes.



2013 USDA-FSA Aerial Photography

-  Authorized Rental Point of Diversion
-  Authorized Rental Place of Use
-  Townships
-  PLS Sections
-  Quarter Quarters



0 0.25 0.5 0.75 Miles

STATE OF IDAHO
WATER RESOURCE BOARDAPPLICATION TO RENT WATER
FROM THE BOARD'S WATER SUPPLY BANK

RECEIVED
JAN 04 2016
DEPARTMENT OF
WATER RESOURCES
DEC 29 2015
DEPT OF WATER RESOURCES
SOUTHERN REGION

Applicant Name: Murphy Land Co. LLC

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

Yes ☒ No ☐

If yes, specify companion water rights in Section 4

This application must be completed according to the minimum requirement checklist below. This checklist is part of the rental application and must be included with the rental application. Applications that do not meet the minimum requirements will not be placed in the processing queue and may be returned until all minimum requirements have been met.

Rental applications should be submitted well in advance of the desired start date for the use of rental water. Rental applications may be processed as early as November 1 of the year prior to the intended use of rental water. Any rental application received on or before November 1 for use in the next year will be assigned a received date of November 1. Rental applications submitted more than one year in advance of the proposed start date for the use of rental water will not be accepted and will be returned to applicants. Rental applications may be returned to applicants if the desired start date for the use of rental water cannot be accommodated by the Water Supply Bank. Rental requests will not be accepted once the rental season of use period has concluded.

One rental application per beneficial use of water. For multiple beneficial uses of water, separate rental requests should be submitted for each unique beneficial use of water. One rental application can be submitted if you propose to rent water from multiple sources.

For additional instructions on completing a rental application, visit the Bank's website at http://idwr.idaho.gov/water_supply_bank.

MINIMUM REQUIREMENT CHECKLIST

Check All Items as Either Attached (Yes) or Not Applicable (N/A)

Yes

- ☒ Completed *Application to Rent Water from the Board's Water Supply Bank*
- ☒ Confirmation that this form has been printed single sided, per requirement of the Water Supply Bank

Attachment N/A Yes

- 2 ☒ A map showing the proposed point(s) of diversion, place(s) of use, and water diversion and distribution systems proposed to be used with your rental request
- 3A ☒ ☐ Detailed information on a proposed use of rental water
- 3F ☒ ☐ Authorization from the owner/operator of the rental point(s) of diversion
- 3H ☒ ☐ Water modeling to account for the impacts of the rental request
- 3J ☒ ☐ Documents justifying a rate of flow greater than 0.02 cfs/acre
- 3K ☒ ☐ Authorization from the owner/operator of the property at the proposed rental place(s) of use
- 4B ☒ ☐ Explanation of how the rental water will sufficiently accomplish your rental purposes
- 4C ☒ ☐ Explanation of consumptive use amounts for water rights experiencing a change in nature of use

Department Use Only – Proposed Water Right(s)

2-7036

2-7038

2-7037

2-7127

Total

STATE OF IDAHO
WATER RESOURCE BOARD

Application to Rent Water (Continued)

RECEIVED

DEC 29 2015

DEPT OF WATER RESOURCES
SOUTHERN REGION

1. CONTACT INFORMATION

A. Applicant MURPHY LAND CO LLC

Mailing Address PO BOX 3110 Pasco WA 99302-3110
Street City State Zip Code
Email Address _____ Phone Number _____

B. Is this application being completed by an authorized representative on behalf of the applicant? Yes ☒ No ☐
If yes, representatives (includes company employees if the applicant is a corporation, as well as legal counsel or consultants) should provide their information below if they desire to be included on correspondence with the rental applicant.

Representative Hattie Zobott Professional Title P.E.
Organization Brockway Engineering PLLC Relationship to Applicant Consultant
Mailing Address 2016 N Washington ST Suite 4 Twin Falls ID 83301
Email Address hattie.zobott@brockwayeng.com Phone Number 208-736-8543

2. MAP

Create a map of the proposed point(s) of diversion, place(s) of use and water diversion, delivery and distribution systems. Make sure the rental 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 irrigate. Attach the map to this application and label it Attachment 2.

3. DESCRIPTION OF PROPOSED USE FOR RENTAL WATER

A. Describe why you desire to rent water and provide a detailed description of your proposed use. If the proposed use is not for irrigation, describe in detail how you determined the amount of rental water required. If the space below is insufficient, attach additional sheets as required and label them Attachment 3A:

The applicant desires to irrigate 64.6 acres of land with existing mainline and pumping station.

B. Enter the desired and/or minimum rates of flow, volume, or irrigable acres requested for your rental purposes:

Desired Rate (Cubic Feet/Second)	Desired Volume (Acre-Foot)	Minimum Rate* (Cubic Feet/Second)	Minimum Volume* (Acre-Foot)	Desired Acres (if applicable)
1.29 CFS	318.3 AF	1.29 CFS	318.3 AF	64.6 AC

* Sometimes water rights provide an exceptionally low rate per acre and/or low volume per acre. This section is meant to establish an acceptable range of water sufficient for your proposed water use. Please see question 4B and complete if necessary.

C. This section must be completed in full. Enter the proposed start date and latest possible start date for using rental water as well as the number of years you would like to rent water. The latest possible start is the latest possible date by which you would be willing to pay for a rental and be able to benefit from utilizing rental water.

Desired Start Date (month/day/year)	Latest Possible Start Date (month/day/year)	*Mark Desired Rental Duration (Calendar Years)					**Applicant's preference if rental application cannot be processed prior to the latest possible start?	
03/15	05/01	☒ 1	☐ 2	☐ 3	☐ 4	☐ 5	☒ Process application as soon as possible	☐ Return application to applicant

* The number of years permissible for a rental is subject to the lease contract duration for the water right(s) being rented.

** Per Idaho Code 42-201, it is unlawful to divert or use water without a valid water right. Water Supply Bank rental applicants are not authorized to utilize rental water prior to the execution of an approved rental agreement. Rental requests may be returned to applicants if no water is available from the Bank to fulfill a rental request.

STATE OF IDAHO
WATER RESOURCE BOARD

Application to Rent Water (Continued)

- D. Describe your water distribution system and how rental water will be delivered from the point(s) of diversion (POD) to the proposed place of use (POU):

Pumping system from Snake River, existing mainline, new pivot.

- E. Describe the physical type (pump, headgate, etc.) and location of the POD from which rental water is proposed to be diverted:

POD Description	Water Source	Other Water Rights Diverted from this POD
Pumping Station	Snake River	2-2129, et al.

If the POD(s) above are located where water is turned into a canal, lateral or ditch, or if they are located on your property but are serviced by water that is delivered via a canal, lateral or ditch, your rental request must include documented authorization from all relevant canal companies, irrigation districts and/or water delivery entities, confirming that they consent to your diversion of water from their system.

- F. Has documented consent from all relevant water delivery entities been obtained? Yes ☐ N/A ☒
If yes, include documented consent as Attachment 3F.

- G. Do any POD(s) identified in Question 3E divert from a water source that may require water modeling? Yes ☐ No ☒
Refer to the Water Modeling Requirements Information Sheet to determine if a rental POD may require water modeling.

- H. Has water modeling been provided with your rental request? Yes ☐ N/A ☒
If yes, label modeling Attachment 3 H.
Rental applications that require modeling will be returned if modeling is not provided.

- I. Specify the desired beneficial use of water and the requested season of use or number of acres required:

- ☒ Irrigation 64.6 (number of acres) Duration: Subject to IDWR standard seasons of use
- ☐ Commercial from: _____ (mm/dd) to: _____ (mm/dd)
- ☐ Stockwater from: _____ (mm/dd) to: _____ (mm/dd)
- ☐ Industrial from: _____ (mm/dd) to: _____ (mm/dd)
- ☐ Other: _____ from: _____ (mm/dd) to: _____ (mm/dd)

- J. For irrigation uses, do you propose to divert water at a rate greater than 0.02 cfs/acre? N/A ☐ Yes ☐ No ☒
If yes, justify the rate of flow and attach any supporting documents as Attachment 3J. Justification may include information on soil composition, conveyance losses, crop type, irrigation systems, public access areas, etc. A rate of 0.03 cfs/acre is permissible for irrigation of 5 acres or less.

- K. Do you own the land at the proposed rental place of use (POU)? Yes ☒ No ☐
If no, attach documentation from the POU owner/operator confirming your authorization to use the POU and label it Attachment 3K.

- L. List all other water rights and sources of water at the rental place of use for the same purpose, including privately owned water rights and water received from a municipal supplier, an irrigation district, a canal company or any other water delivery entity. Explain why additional water is required:
2-2129 et al. The water rights at the rental location is insufficient for the desired irrigation.

**STATE OF IDAHO
WATER RESOURCE BOARD**

Application to Rent Water (Continued)

4. RENTAL REQUESTS FOR SPECIFIC WATER RIGHTS

A. Are you requesting to rent specific water rights?

Yes ☒ No ☐

If yes, specify below the elements of the water rights you are requesting to rent. If no, continue to Question 4B.

Important Information: Diversion rates and volumes sought for rent must be proportionate to the per acre diversion rates and per acre volume limits of the water right under lease contract to the Water Supply Bank. Prior to completing this section, applicants should review all water right lease contracts and any active rental agreements to determine which elements of a water right are available to satisfy a rental request. Lease and rental documents are searchable via [IDWR's website](#).

Water rights identified below must either already be leased to the Bank or a lease proposal should accompany this rental request. Rental requests for water rights not yet leased to the Bank will be returned if companion lease applications are not provided with the rental request. For leased rights featuring combined limits, rentals must be consistent with combined diversion rate, volume or acre limits. Combined limits should be listed on a row below water right numbers.

Water Right Elements Leased to Water Supply Bank					Leased totals, minus water right elements involved in active rental agreements, equals water right elements available for rent	Water Supply Bank Rental Request		
Water Right Number (leave blank if sub-total of combined limits)	Nature of Use	Diversion Rate (CFS)	Volume (AF)	Acres (AC)		Diversion Rate (CFS)	Volume (AF)	Acres (AC)
2-7036	Irrigation	0.64	160.5	32.1		0.29	71.9	14.4
2-7037	Irrigation	0.28	71.0	14.2		0.13	31.8	6.4
2-7038	Irrigation	0.19	41.9	9.3		0.08	18.7	4.2
2-7127	Irrigation	1.77	443.0	88.6		0.79	198.5	39.7
Total		2.45	716.4	144.2				
Applicants must ensure the requested rate per acre and volume per acre do not exceed the rate per acre and volume per acre limits of water rights leased to the Water Supply Bank					TOTAL	1.10	320.9	64.6
						CFS	AF	AC

**Attach multiple copies of this page if space above is insufficient to list all water rights requested to be rented on this application.*

B. If water right conditions, combined limits, or the sum of all water right elements being requested provide an unconventional duty of water (e.g., an unusually low rate per acre or volume per acre for irrigation use), explain how your proposed rental will sufficiently accomplish your intended purposes. Attach a separate page if space is insufficient and label it Attachment 4B:

NA

C. Does your rental request propose to change the nature of use for any water right(s) being rented?

Yes ☐ No ☒

If yes, explain how the water right(s) will be converted to new uses. Include the historic, consumptive use amounts for the water right being rented if you have it, as well as the new consumptive use amount for your proposed beneficial use. If space below is insufficient, attach a separate page and label it Attachment 4C:

STATE OF IDAHO
WATER RESOURCE BOARD

Application to Rent Water (Continued)

5. ADDITIONAL INFORMATION

- A. Is this the first time that rental water is being requested for this purpose at the rental place of use? Yes ☒ No ☐
If no, list previous rental requests/agreements and explain why you have not secured a permanent water right for your needs:

- B. Have you or do you intend to submit an application for permit or transfer proposing a similar use as this rental? Yes ☒ No ☐
If yes, describe:
The transfer will be submitted in 2016.

- C. Was this rental application submitted in response to a Notice of Violation (NOV) or a pending NOV? Yes ☐ No ☒
If yes, describe the date and location of the NOV.

- D. Additional Information

DECLARATION

I hereby assert that the information contained in this application is true to the best of my knowledge. I understand that any willful misrepresentations made in this application may result in rejection of the application or cancellation of an approval. I understand that if this rental application is approved, it will be subject to the provisions of Section 42-1766, Idaho Code and all applicable state and federal laws. I understand that the submission of a rental application provides no guarantee for approval of a rental agreement. I also understand that, per Idaho Code 42-201, it is unlawful to divert or use water without a valid water right and that I am not authorized to utilize water as proposed in this application prior to the execution of an approved rental agreement.


Signature of Applicant

Tim M. Tippet
Printed Name of Applicant

12/22/15
Date

Signature of Representative

Printed Name of Representative

Date

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

Appendix A- Calculations for Lease and Rental Amounts

Individual Lease

	Water Right		Amount		Transfer Amount		Remaining Amount	
	cfs	acre-ft	cfs	acre-ft	cfs	acre-ft	cfs	acre-ft
2-7028	6.20	1450.0	0.27	62.5	5.93	1387.5		
Total	6.20	1450	0.27	62.5	5.93	1387.5		
		290.0 acres	12.5 acres		277.5 acres			

Combined CFS Diversion Limit		Combined Lease
Total CFS of Water Rights		cfs
Acres sold/ Transf	156	
Total Acres	1349	cfs
AFA	6845	
cfs fraction	0.85	
acres fraction	0.11	

LEASE APPLICATION																	total			
Amount																	Transfer Amount		Remaining Amount	
Water Right	cfs	AFA	Acres	Transfer Acres	% Transfer AFA, Acres	Right afa/acre	Right cfs/acre	CFS Limited by Combinati on	CFS rate by Combinati	CFS Limit	cfs	AFA	Acres	Acres	CFS	AFA	Acres			
2-7036	6.44	1610	322	32.1	0.10	5.00	0.02000	5.47	0.0170	0.64	32.1	5.80	1449.5	289.9	6.44	1610.0	322.0			
2-7037	6.40	1600	320	14.2	0.04	5.00	0.02000	5.44	0.0170	0.28	14.2	6.12	1529.0	305.8	6.40	1600.0	320.0			
2-7038	4.00	900	200	9.3	0.05	4.50	0.02000	3.40	0.0170	0.19	9.3	9.81	856.2	190.7	4.00	900.0	200.0			
2-7127	10.94	2735	547	88.6	0.16	5.00	0.02000	9.29	0.0170	1.77	88.6	9.17	2292.0	458.4	10.94	2735.0	547.0			
Total	27.78	6845	1389					23.60		2.88	144.2	24.90	6128.7	1142.7	27.78	6845.0	1389.0			

	Transferring		Remaining		Total
	Total Limits	2.45 CFS	21.15 CFS	23.6 CFS	
		716.4 AFA	6128.7 AFA	6845.0 AFA	
		144.2 Acres	1244.8 Acres	1389.0 Acres	

Murphy Land Company Water Supply Bank Rental Application
Water Right Calculation

RENTAL APPLICATION													
Combined CFS Diversion Limit				2.45		cfs							
Total CFS of Water Rights				2.88		cfs							
Acres sold/ Transf				64.6									
Total Acres				144.2									
AFA				716.35									
cfs fraction				0.85									
acres fraction				0.45									
Water Right				Amount									
				cfs	AFA	Acres	Transfer	Acres	Transfer	Acres	AFA	Acres	total
2-7036				0.64	160.50	32.10	14.4	0.45	5.00	0.02000	0.55	0.0170	0.29
2-7037				0.28	71.00	14.20	6.4	0.45	5.00	0.02000	0.24	0.0170	0.13
2-7038				0.19	41.85	9.30	4.2	0.45	4.50	0.02000	0.16	0.0170	0.08
2-7127				1.77	443.00	88.60	39.7	0.45	5.00	0.02000	1.51	0.0170	0.79
Total				2.88	716.35	144.2	64.6						1.29
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													2.88
													0.64
													0.28
													0.19
													1.77
													2.88
													0.64
													0.28
													0.19



CRYSTAL SPRINGS FARM
CFS 2 WATER BANK RENTAL 2016
NAIP 2013 AERIAL

