Rev. 07/18

RECEIVED
APR 08 2024
DEPARTMENT OF WATER RESOURCES

STATE OF IDAHO
DEPARTMENT OF WATER RESOURCES

Transfer No. 89007

MINIMUM REQUIREMENTS CHECKLIST
TO BE SUBMITTED WITH APPLICATION FOR TRANSFER

An application for transfer must be prepared in accordance with the minimum requirements listed below to be acceptable for processing by the Department. Incomplete applications will be returned. The instructions, fee schedule, Part 2A reports and additional Part 2B forms are available from any Department office or on the Department's website at idwr.idaho.gov.

Name of Applicant(s) Ridgeline Vistas LLC

Check whether each item below is *attached* (Yes) or *not applicable* (N/A) for the proposed transfer.

Yes N/A * Means the item is always required and must be included with the application.

- ☑ * Completed Application for Transfer of Water Right form, Part1.
- ☑ * Signature of applicant(s) or applicant's authorized representative on Application for Transfer Part 1. Include evidence of authority labeled Attachment #3 (see below) if signed by representative.
- ☑ * Application for Transfer Part 2A. Attach a Part 2A report describing each water right in the transfer as currently recorded.
- ☑ ☐ Complete and attach an Application for Transfer Part 2B for each water right for which only a portion is proposed to be changed through this transfer application.
- ☑ * Application for Transfer Part 3A is always required (see Attachment #7a below); Parts 3B and 3C must be completed for transfer applications proposing to change the nature of use of the water right(s) or proposing changes to supplemental right(s).
- ☑ * Correct fee submitted with transfer application form. (Fee schedule is on website and instructions for application for transfer.)

Attachments to Application - Label each attachment with the corresponding number shown below as Attachment #1-10.

- ☐ ☑ #1 If the applicant is a business, partnership, organization, or association, and not currently registered in the State of Idaho as a business entity, attach documentation identifying officers authorized to sign or act on behalf of right holder. (See Part 1.)
- ☐ ☑ #2a Water Right ownership documentation if Dept. records do not show the applicant as the current water right owner. **
- ☐ ☑ #2b If the ownership of the water right will change as a result of the proposed transfer to a new place of use, attach documentation showing land and water right ownership at the new place of use. Include documentation for all affected land and owner(s).** ** Additional fee(s) required for water right ownership changes; see fee schedule.
- ☐ ☑ #3 Documentation of authority to make the change if the applicant is not the water right owner.
- ☐ ☑ #4 Power of Attorney or documentation providing authority to sign or act on the applicant's behalf. (See Part 1.)
- ☐ ☑ #5 If the transfer application proposes to change the point of diversion for a water right affecting the Eastern Snake Plain Aquifer (ESPA), attach the results of an ESPA analysis and a detailed mitigation plan to offset any depletions to hydraulically connected reaches of the Snake River. ESPA transfer spreadsheet and model grid labeled cells are available on the Department's website at https://idwr.idaho.gov/water-rights/transfers/resources/.
- ☐ ☑ #6 Notarized statement of agreement or a statement on official letterhead signed by an authorized representative from each lien holder or other entity with financial interest in the water right(s) or land affected by the proposed transfer. (See Part 1.5.c.)
- ☑ * #7a Attach a map identifying the proposed point(s) of diversion, place(s) of use, and water diversion and distribution system details as described on the application. Include legal description labels. If only a portion of the right is proposed to be changed, identify the current location of the part of the existing right(s) proposed to be changed. (See Part 3A.)
- ☑ ☐ #7b If the transfer application proposes to change the place or purpose of use of an irrigation right attach a Geographic Information System (GIS) shape file, or an aerial photo or other image clearly delineating the location and extent of existing acres and changes to the place of use. If some or all of any right is leased to the Water Supply Bank, you must also show the the specific location and/or acres to be idled at the new, proposed place of use to satisfy lease requirements.
- ☐ ☑ #8a If the transfer application proposes to change the nature of use or period of use for one or more rights, provide documentation describing the extent of historic beneficial use for the water rights proposed to be transferred and document how enlargement will be avoided. (See Part 3B.) Additional fee required for proposed changes to nature of use; see fee schedule.
- ☐ ☑ #8b If the transfer application proposes to change the place of use of a supplemental irrigation right, provide documentation regarding the historic use of the supplemental right(s) and availability or reliability of the primary right(s) being supplemented, both before and after the proposed change. (See Part 3C.)
- ☐ ☑ #9 Water Supply Bank information for all rights proposed for transfer and currently leased to the Bank. (Attachment WSB)
- ☐ ☑ #10 Other. Please describe: _____

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STATE OF IDAHO
DEPARTMENT OF WATER RESOURCES

APPLICATION FOR TRANSFER OF WATER RIGHT
PART 1

Name of Applicant(s) Ridgeline Vistas LLC Phone 208-869-9760

Mailing address 2150 W Pacific Ridge, Eagle, ID 83616 Email mdrown42@gmail.com

☐ If applicant is not an individual and not registered to do business in the State of Idaho, attach documentation identifying officers authorized to sign or act on behalf of the applicant. Label it **Attachment #1**.

☐ Attach water right ownership documentation if Department records do not show the transfer applicant as the current water right owner. Label it **Attachment #2a**.

☐ If the ownership of the water right will change as a result of the proposed transfer to a new place of use, attach documentation showing land and water right ownership at the new place of use. Include documentation for all affected land and owner(s). Label it **Attachment #2b**.

☐ Attach documentation of authority to make the proposed change if the applicant is not the water right owner. Label it **Attachment #3**.

Provide contact information below if a consultant, attorney, or any other person is representing the applicant in this transfer process.

☐ No Representative

Name of Representative HDR Phone 208-387-7000

Mailing address 412 E Parkcenter Blvd, Ste 100, Boise, ID 83706 Email lori.graves@hdrinc.com

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

OR

☑ Send original correspondence to the applicant and copies to the representative.

☑ The representative may submit information for the applicant but is not authorized to sign for the applicant.

OR

☐ The representative is authorized to sign for the applicant. Attach a Power of Attorney or other documentation providing authority to sign for the applicant and label it **Attachment #4**.

I hereby assert that no one will be injured by the proposed changes and that the proposed changes do not constitute an enlargement in use of the original right(s). 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.

Matt C D Ridgeline Vistas, LLC

Signature of Applicant or Authorized Representative	Matt C Down, Manager Print Name and Title if applicable	4/5/2024 Date
Signature of Applicant or Authorized Representative	Print Name and Title if applicable	Date

A. PURPOSE OF TRANSFER

1. ☐ Change point of diversion ☑ Add diversion point(s) ☑ Change place of use
   ☐ Change nature of use ☐ Change period of use ☐ Other Split water right

2. Is this a transfer for changes pursuant to Idaho Code § 42-221.O.8?
   If yes, ☐ attach an explanation and any supporting documentation labeled as **Part1A.2**.

3. Describe your proposal in narrative form, including a detailed description of non-irrigation uses to justify amounts transferred (i.e. number of stock, etc.), and provide additional explanation of any other items on the application. Attach additional pages if necessary and label it **Part1A.3**.

   This application represents Lot 6, Block 1, Ridgeline Vistas Subdivision, and is one of nineteen being proposed by the applicant. See Part 1A.3 for additional information.

89007

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STATE OF IDAHO
DEPARTMENT OF WATER RESOURCES

APPLICATION FOR TRANSFER OF WATER RIGHT
PART 1 Continued

B. DESCRIPTION OF RIGHTS AFTER THE REQUESTED CHANGES. IF THE RIGHTS ARE BEING SPLIT, DESCRIBE PORTIONS TO BE CHANGED AS THEY WOULD APPEAR AFTER THE REQUESTED CHANGES.

1.

All	Part	Right Number	Amount (cfs/ac-ft)	Nature of Use	Period of Use	Source & Tributary
☐	☑	63-32851	0.14/28.73	Irrigation	4/15 to 10/15	Ground Water
☐	☐				to	
☐	☐				to	
☐	☐				to	
☐	☐				to	
☐	☐				to	
☐	☐				to	
☐	☐				to	
☐	☐				to	

Total authorized under rights 0.84 cfs and/or 172.4 acre-feet.

2. Total amount of water proposed to be transferred or changed 0.14 cubic feet per second and/or 28.73 acre-feet per year.

3. Point(s) of Diversion:

☐ No changes to point(s) of diversion are proposed - the following chart is therefore not completed. (Proceed to #4.)
☐ Attach Eastern Snake Plain Aquifer analysis if this transfer proposes to change a point of diversion affecting the ESPA. Label it **Attachment #5**.

New ?	Lot	¼	¼	¼	Sec	Twp	Rge	County	Source	Local name or tag #
Y			SE	SE	6	5N	2W	Canyon	Ground Water	

4. Place of use: (If irrigation, identify with number of acres irrigated per ¼ ¼ tract.)

☐ No changes to place of use are proposed - the following chart is therefore not completed. (Proceed to #5.)

Twp	Rge	Sec	NE ¼				NW ¼				SW ¼				SE ¼				Acre Totals
			NE	NW	SW	SE	NE	NW	SW	SE	NE	NW	SW	SE	NE	NW	SW	SE	
5N	2W	6																7	7
																		Total Acres (for irrigation use)	*7

*7 acres irrigation within an 8.42-acre lot boundary

890 07

STATE OF IDAHO
DEPARTMENT OF WATER RESOURCES

APPLICATION FOR TRANSFER OF WATER RIGHT
PART 1 Continued

5. General Information:

a. Describe the complete diversion system, including how you will accommodate a measuring device and lockable controlling works should they be required now or in the future:
Well, pump, pressurized system.
Measuring device and controlling works will be accommodated upon Department request.

b. Who owns the property at the point(s) of diversion? Applicant
If other than the applicant, describe the arrangement enabling the applicant to access the property for the diversion system:

c. Are the lands from which you propose to transfer the water right subject to any liens, deeds of trust, mortgages, or contracts?
If yes, ☐ attach a notarized statement from the holder of the lien, deed of trust, mortgage or contract agreeing to the proposed changes on official letterhead signed by an authorized representative. Label it **Attachment #6**. List the name of the entity and type of lien: _____

It is the applicant's responsibility to provide notice to lien holder, trustee, mortgagor, or contract holder of the proposed changes that may impact or change the value of the water rights or affected real property. Any misrepresentation of legal encumbrance on this application may result in rejection of the application or cancellation of an approval.

d. Are any of the water rights proposed for transfer currently leased to the Water Supply Bank?
If yes, ☐ complete Attachment WSB.

e. Describe the effect on the land now irrigated if the place or purpose of use is changed pursuant to this transfer:
Irrigation will continue under separate systems.

f. Describe the use of any other water right(s) for the same purpose or land, or the same diversion system as right(s) proposed to be transferred at both the existing and proposed point(s) of diversion and place(s) use:
See Part 1A.3 regarding associated water right 63-31214. Domestic/stockwater right 63-18929 is appurtenant to Lot 7, Block 1. Water rights 63-32852, 63-33313, 63-33314 and 63-33363 were previously sold to others for irrigation and other purposes and are not available to the property.

g. To your knowledge, has/is any portion of the water right(s) proposed to be changed:

Yes	No	
☐	☑	undergone a period of five or more consecutive years of non-use,
☐	☑	currently leased to the Water Supply Bank,
☐	☑	currently used in a mitigation plan limiting the use of water under the right, or
☐	☑	currently enrolled in a Federal set-aside program limiting the use of water under the rights?

If yes, describe:

IDAHO DEPARTMENT OF WATER RESOURCES
APPLICATION FOR TRANSFER OF WATER RIGHT
PART 2A

Current Water Right No.: 63-32851

Current Owner: RIDGELINE VISTAS LLC

Priority Date: 4/26/1971

Origin: Water Right

Status: Active

Basis: Decreed

Source **Tributary**

GROUND WATER

Beneficial Use	From To	Diversion Rate	Annual Volume
IRRIGATION	04/15 to 10/15	0.84 CFS	172.4 AF
	Total Diversion	0.84 CFS	172.4 AF

Location of Point(s) of Diversion

GROUND WATER SW1/4SW1/4 Sec. 5, Twp 05N, Rge 02W B.M.
CANYON County

Place of Use

IRRIGATION Within CANYON County

T05N R02W S6	SWSE	28.20	T05N R02W S6	SESE	13.80

Total Acres: 42

Conditions of Approval:

1. This right is a split from former right 63-32131 .
2. Property also known as Lot 14, Blk. 1, High Plains Estates Subdivision.
3. 01M 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 determine the amount of water diverted from power records and shall annually report the information to the Department.
4. S39 The use of water for irrigation under this right 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 15 and after October 15 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.
5. C18 This partial decree is subject to such general provisions necessary for the definition of the rights or for the efficient administration of the water rights as may be ultimately determined by the Court at a point in time no later than the entry of a final unified decree. Section 42-1412(6), Idaho Code.

Decreed Date: 2/2/2010

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STATE OF IDAHO
DEPARTMENT OF WATER RESOURCES

APPLICATION FOR TRANSFER OF WATER RIGHT
PART 2

A. DESCRIPTION OF RIGHT(S) AS RECORDED

For each water right listed in Part 1B.1 of the application, attach a **Part 2A** report obtained from any Department office or from the Department's website @ idwr.idaho.gov, Water Right Transfers, Step 1.
Insert Part 2A reports into the application following Part 1.

B. IF ONLY A PORTION OF THE RIGHT IS PROPOSED TO BE CHANGED, DESCRIBE THE PORTION BEING CHANGED AS IT APPEARS BEFORE THE REQUESTED CHANGES

☒ Complete and attach one copy of Part 2B for each right for which only a portion is proposed to be changed. If the entire right is proposed to be changed, Part 2B is not applicable. Additional copies of the **Part 2B** form can be obtained from any Department office or from the Department's website @ idwr.idaho.gov, Water Right Transfers, Step 3, or Water Right Forms, Changes in Use. Insert completed Part 2B forms into the application following Part 2A of the same water right.

Right Number: 63-32851 (Lot 6, Block 1 Portion)

1. amount 0.14/28.73 (cfs/ac-ft) for Irrigation purposes from 4/15 to 10/15
   amount ______ (cfs/ac-ft) for ______ purposes from ______ to ______
   amount ______ (cfs/ac-ft) for ______ purposes from ______ to ______
   amount ______ (cfs/ac-ft) for ______ purposes from ______ to ______
   amount ______ (cfs/ac-ft) for ______ purposes from ______ to ______
   amount ______ (cfs/ac-ft) for ______ purposes from ______ to ______
   amount ______ (cfs/ac-ft) for ______ purposes from ______ to ______
   amount ______ (cfs/ac-ft) for ______ purposes from ______ to ______

2. Lands irrigated or place of use: (If irrigation, identify with number of acres irrigated per ¼ ¼ tract.)

Twp	Rge	Sec	NE ¼				NW ¼				SW ¼				SE ¼				Acre Totals
			NE	NW	SW	SE	NE	NW	SW	SE	NE	NW	SW	SE	NE	NW	SW	SE	
5N	2W	6															7		7

Total Acres (for irrigation use) 7

81007

STATE OF IDAHO
DEPARTMENT OF WATER RESOURCES

APPLICATION FOR TRANSFER OF WATER RIGHT
PART 3

A. PLAT MAP (See Part 3A of Instructions for application for transfer for complete requirements.)

☒ Attach a map of the diversion, measurement, control, and distribution system. Label it **Attachment #7a**.

☒ If the transfer application proposes to change the place or purpose of use of an irrigation right attach a Geographic Information System (GIS) shape file, or an aerial photo or other image clearly delineating the location and extent of existing acres and changes to the place of use. Label it **Attachment #7b.**

If the place of use currently consists of a permissible place of use, then the attachment is not required if the application contains a clear statement that the boundaries for the place of use are not proposed to be changed by the transfer and the total number of irrigated acres within the place of use before and after the transfer is clearly stated.

If any part of the irrigation water right is leased to the Water Supply Bank, you must also specify the location and number of acres that will remain idled for the duration of the lease contract at the new, proposed place of use.

B. CHANGES IN NATURE OF USE (Water Balance)

☐ If you propose to change the nature of use or period of use of all or part of the rights(s) listed in this application, attach documentation describing the extent of historic beneficial use of the portion of the right(s) proposed to be changed. Also attach documentation showing that the portion of the right(s) to be changed will not be enlarged in rate, volume, or consumptive use through the proposed change. Label it **Attachment #8a**.

C. PLACE OF USE CHANGES TO SUPPLEMENTAL IRRIGATION RIGHTS

☐ If you propose to change the place of use of a supplemental irrigation right, answer below and attach supporting documentation. Label it **Attachment #8b**.

Describe how the supplemental water rights have been used historically in conjunction with other water rights at the existing place of use. Describe the time during the irrigation season that the supplemental rights have been used. Include information about the availability or reliability of the primary right(s) being supplemented, both before and after the change. If the applicant is proposing to change a supplemental irrigation right to a primary right, provide the information required on Part 3B above:

FOR DEPARTMENT USE ONLY

Transfer contains_____pages and_____attachments.

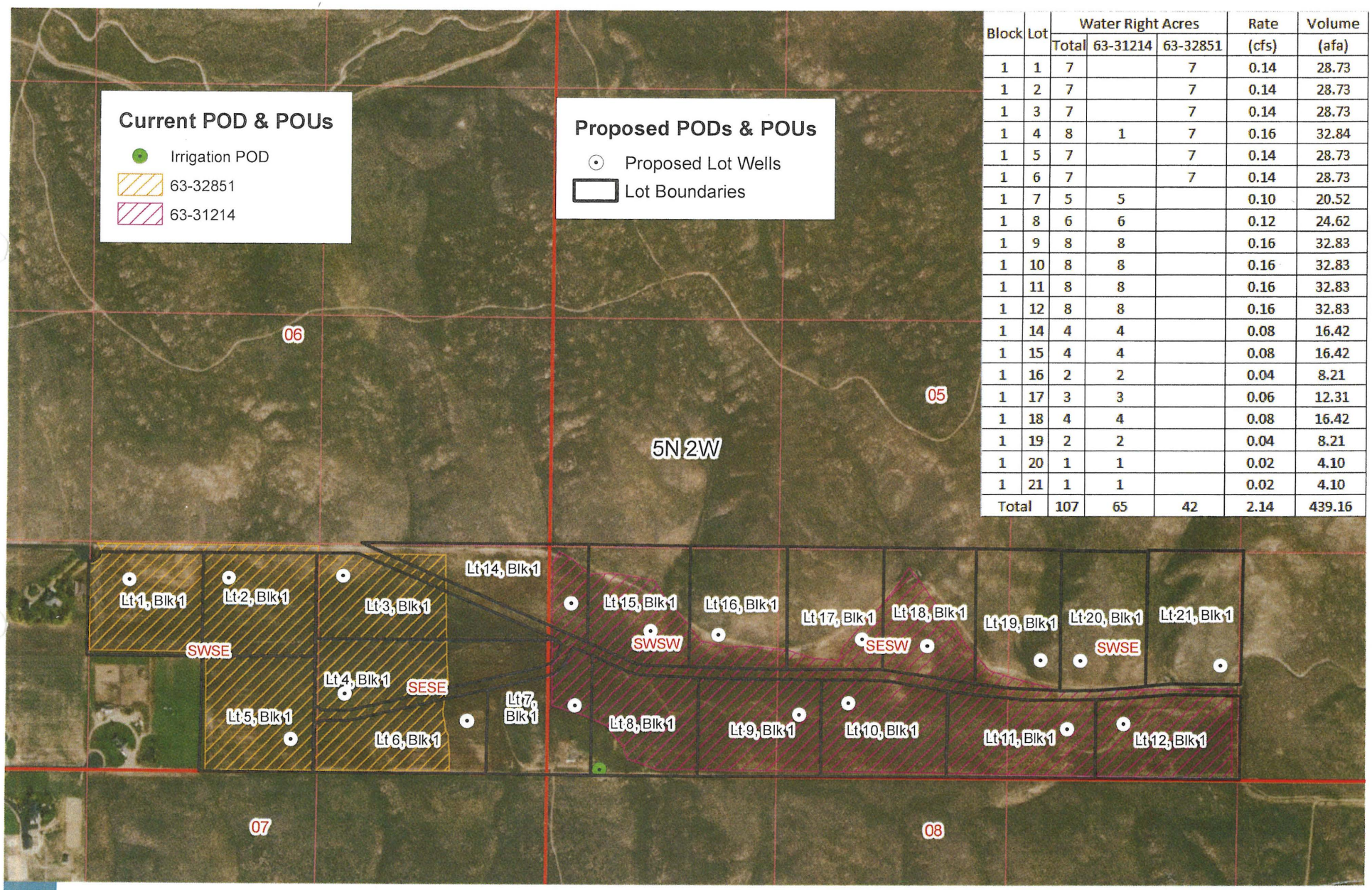
Received by KM Date 4/8/24 Preliminary check by MW Date 4/16/24

Fee paid $200-00 Date 4-8-24 Receipted by KM Receipt # C118116

Add'l fee paid_____Date_____Receipted by_____Receipt #_____

Check all that apply: Attachment WSB ☐ (copy sent to state office) Lessor Designation form ☐ &/orW-9 ☐ (originals to state office)

89007



Block	Lot	Water Right Acres			Rate	Volume
		Total	63-31214	63-32851	(cfs)	(afa)
1	1	7		7	0.14	28.73
1	2	7		7	0.14	28.73
1	3	7		7	0.14	28.73
1	4	8	1	7	0.16	32.84
1	5	7		7	0.14	28.73
1	6	7		7	0.14	28.73
1	7	5	5		0.10	20.52
1	8	6	6		0.12	24.62
1	9	8	8		0.16	32.83
1	10	8	8		0.16	32.83
1	11	8	8		0.16	32.83
1	12	8	8		0.16	32.83
1	14	4	4		0.08	16.42
1	15	4	4		0.08	16.42
1	16	2	2		0.04	8.21
1	17	3	3		0.06	12.31
1	18	4	4		0.08	16.42
1	19	2	2		0.04	8.21
1	20	1	1		0.02	4.10
1	21	1	1		0.02	4.10
Total		107	65	42	2.14	439.16

N

0 250 500 1,000 1,500 2,000 Feet

ATTACHMENTS 7A & 7B

RIDGELINE VISTAS SUBDIVISION

MASTER TRANSFER MAP

PATH: S:\PROJECTS\M THRU R PROJECTS\R PROJECTS\RIDGELINE VISTAS_1712\0010_WATER RIGHT TRANSFERS\PROJECT\GIS\ARCMAP_PROJECTS\MASTER TRANSFER MAP V2.MXD - USER: LGRAVES - DATE: 4/4/2024

PROJECT NO. 10338949

RIDGELINE VISTA TRANSFERS
ATTACHMENTS

Part 1A.3 – Transfer Narrative

Applicant has recently received Canyon County approval to develop a 190.72-acre site into a 21-lot residential subdivision. The site consists of two irrigation rights, 63-32851 and 63-31214, that authorize irrigation of 107 acres at a combined diversion rate of 2.14 cfs from a ground water well located within proposed Lot 8, Block 1. Applicant proposes to divide the irrigation water rights into twenty separate water rights for each of the 20 residential lots as shown in Table 1. Note, Lot 13, Block 1 is road area and not included. The amount of water right(s) assigned to the lots vary, with flatter lots receiving larger allocations and steeper lots receiving smaller allocations.

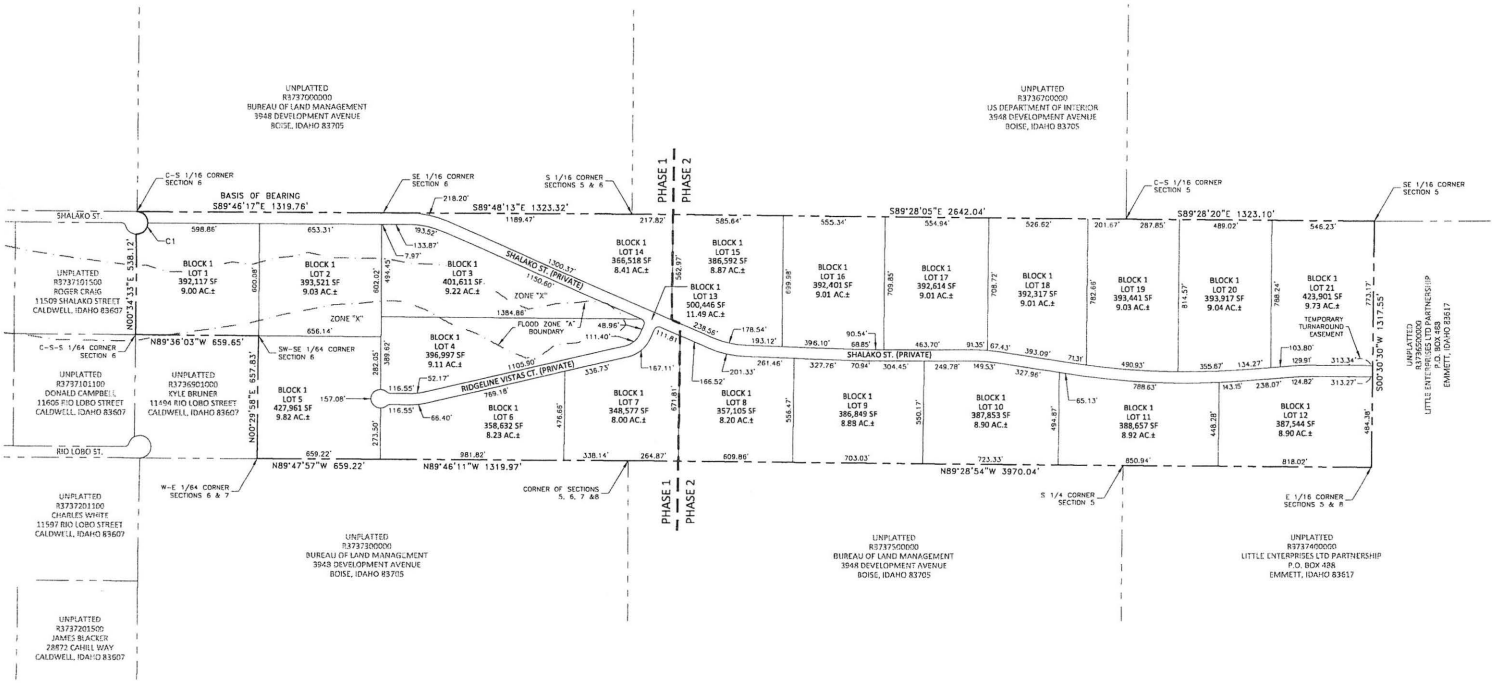
Table 1. Proposed Irrigation Water Right Allocation

Block	Lot	Water Right Acres			Rate	Volume
		Total	63-31214	63-32851	(cfs)	(afa)
1	1	7		7	0.14	28.73
1	2	7		7	0.14	28.73
1	3	7		7	0.14	28.73
1	4	8	1	7	0.16	32.84
1	5	7		7	0.14	28.73
1	6	7		7	0.14	28.73
1	7	5	5		0.10	20.52
1	8	6	6		0.12	24.62
1	9	8	8		0.16	32.83
1	10	8	8		0.16	32.83
1	11	8	8		0.16	32.83
1	12	8	8		0.16	32.83
1	14	4	4		0.08	16.42
1	15	4	4		0.08	16.42
1	16	2	2		0.04	8.21
1	17	3	3		0.06	12.31
1	18	4	4		0.08	16.42
1	19	2	2		0.04	8.21
1	20	1	1		0.02	4.10
1	21	1	1		0.02	4.10
Total		107	65	42	2.14	439.16

Because each lot will have a separate irrigation system, a total of 19 transfer applications are being submitted, with each application proposing a new water right and point of diversion for the subject lot. A transfer application is not included for Lot 8, Block 1. A replacement well will be constructed to supply irrigation to Lot 8, Block 1 using the remainder of 63-31214. The existing well on Lot 8, Block 1 will be retained as the POD for fire protection permit 63-35264. Upon approval of the transfer applications, each lot will have an appurtenant water right that shall be conveyed by the applicant with the sale of the lot.

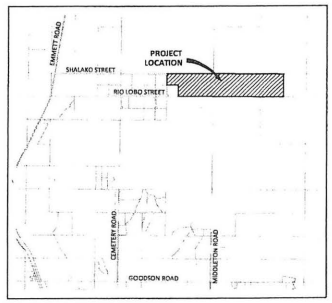
PRELIMINARY PLAT SHOWING
RIDGELINE VISTAS SUBDIVISION

THE S 1/2 OF THE SW 1/4 AND THE SW 1/4 OF THE SE 1/4 OF SECTION 5,
AND A PORTION OF THE S 1/2 OF THE SE 1/4 OF SECTION 6,
TOWNSHIP 5 NORTH, RANGE 2 WEST, BOISE MERIDIAN,
CANYON COUNTY, IDAHO



PRELIMINARY PLAT - COVER

0 300 600 900
Plan Scale: 1" = 300'



VICINITY MAP

NOT TO SCALE

PRELIMINARY PLAT DATA

SITE DATA

PARCEL NUMBER(S):	R3736900000 & R3736800000
PROPERTY ADDRESS: CITY/STATE/ZIP:	0 SHALAKO STREET CALDWELL, IDAHO 83607
CURRENT ZONING:	CR-R-R (CONDITIONAL RURAL RESIDENTIAL)
PROJECT AREA:	±189.84 ACRES
DEVELOPABLE LOTS: COMMON LOT (PRIVATE ROADWAY):	±178.35 ACRES ±11.49 ACRES
MAXIMUM LOT SIZE: MINIMUM LOT SIZE: AVERAGE LOT SIZE:	9.83 ACRES 8.00 ACRES 8.92 ACRES
DENSITY:	0.11 UNITS PER ACRE

NUMBER OF LOTS

DEVELOPABLE LOTS:	20
COMMON LOT (PRIVATE ROADWAY):	1
TOTAL NUMBER OF LOTS:	21

EASEMENT DATA (GENERAL UTILITY EASEMENT)

FRONT AND REAR:	10 FEET
SIDE:	10 FEET

SETBACK DATA

FRONT & REAR:	20 FEET
SIDE:	10 FEET
CORNER:	20 FEET

PRELIMINARY PLAT NOTES

1. THE HOMEOWNER'S ASSOCIATION, UNDERLYING PROPERTY OWNER OR ADJACENT PROPERTY OWNER IS RESPONSIBLE FOR ALL STORM DRAINAGE FACILITIES OUTSIDE THE PUBLIC RIGHT-OF-WAY, INCLUDING ALL ROUTINE AND HEAVY MAINTENANCE.
2. AS SHOWN HEREON, A PORTION OF THIS PLAT IS LOCATED WITHIN ZONE A, PER FLOOD INSURANCE RATE MAP, PANEL 150 OF575, MAP NUMBER 16027C0150F, DATED MAY 24, 2011. A FLOOD STUDY AND LOMR APPLICATION IS IN THE PROCESS OF BEING COMPLETED FOR THIS PROPERTY. THE STUDY IS EXPECTED TO GIVE THIS AREA A ZONE "X" DESIGNATION AND BE APPROVED PRIOR TO THE FINAL PLAT RECORDING.
3. LOT 13, BLOCK 1 IS A COMMON LOT FOR THE PURPOSE OF A PRIVATE ROAD WHAT SHALL BE OWNED AND MAINTAINED BY THE HOMEOWNER'S ASSOCIATION OR ASSIGNS.

SURVEY CONTROL NOTES

1. ALL SURVEY DATA IS BASED ON THE NAD83 STATE PLANE COORDINATE SYSTEM (IDAHO WEST 1103) AND NAVD 88 VERTICAL DATUM.

INDEX OF DRAWINGS

SHEET NO.	SHEET TITLE
PP1.0	COVER SHEET
PP2.0	EXISTING CONDITIONS
PP3.0	PRELIMINARY ENGINEERING & REVEGETATION PLAN
PP3.1	PRELIMINARY ENGINEERING & REVEGETATION PLAN
PP3.2	PRELIMINARY ENGINEERING & REVEGETATION PLAN
PP3.3	PRELIMINARY ENGINEERING & REVEGETATION PLAN

PROJECT TEAM

PROPERTY OWNER

NAME:	RIDGELINE VISTAS, LLC
CONTACT:	MATT DROWN
ADDRESS:	2150 W. PACIFIC RIDGE
CITY/STATE/ZIP:	EAGLE, IDAHO 83616
PHONE:	208.867.5309

ENGINEERING

NAME:	KM ENGINEERING, LLP
CONTACT:	KEVIN McCARTHY, P.E.
ADDRESS:	5725 N. DISCOVERY WAY
CITY/STATE/ZIP:	BOISE, IDAHO 83713
PHONE:	208.639.6939
EMAIL:	kevin@kmengllp.com

LEGEND

BOUNDARY LINE	BLOCK # — BLOCK NUMBER
ADJACENT BOUNDARY LINE	# — LOT NUMBER
ROAD CENTERLINE	(R-R) — ZONING
SECTION LINE	EXISTING SLOPES GREATER THAN 15%
LOT LINE	BUILDABLE AREA
FLOW LINE	
SETBACK LINE	
FLOOD ZONE BOUNDARY LINE	

RIDGELINE VISTAS SUBDIVISION
PRELIMINARY PLAT
CANYON COUNTY, IDAHO

REVISIONS

NO.	ITEM	DATE
1	AGENCY COMMENTS	2/2/22
2	AGENCY COMMENTS	6/1/22
3	AGENCY COMMENTS	11/29/22
4	AGENCY COMMENTS	4/21/23

km ENGINEERING
5725 NORTH DISCOVERY WAY
BOISE, IDAHO 83713
PHONE (208) 639-6939
kmengllp.com

PROFESSIONAL ENGINEER 10821 STATE OF IDAHO KEVIN P. MCCARTHY 9/27/23

DATE: 10/27/21
PROJECT: 18-168
SHEET NO. PP1.0

PRELIMINARY - NOT FOR CONSTRUCTION

IDAHO DEPARTMENT OF
WATER RESOURCES

Western Region • 2735 W Airport Way • Boise, ID 83705-5082
Phone: 208-334-2190 • Fax: 208-334-2348 • Email: westerninfo@idwr.idaho.gov • Web: idwr.idaho.gov

Governor Brad Little **Director Mathew Weaver**

October 1, 2024

RIDGELINE VISTAS LLC
2150 W PACIFIC RIDGE ST
EAGLE ID 83616-3578

RE: Transfer No. 88937 and 18 others

Dear Applicant(s):

The Department of Water Resources has received your water right transfer applications. Please refer to the transfer numbers referenced below in all future correspondence regarding this transfer:

Affecting Water Right No. 63-31214:
Transfer Nos. 88937, 88942, 88948, 88996, 88997, 88998, 88999, 89000, 89001, 89002, 89003, 89004, 89005, 89009

Affecting Water Right No. 63-32851:
Transfer Nos. 89007, 89008, 89009, 89010, 89011, 89012

A legal notice of the application has been prepared and is scheduled for publication in the PRESS TRIBUNE on 10/3/2024 and 10/10/2024. Protests to this application may be submitted for a period ending ten (10) days after the second publication.

If the application is protested, you will be sent a copy of each protest. All protests must be resolved before the application can be considered for approval. If the protest(s) cannot be resolved voluntarily, the Department will conduct a conference and/or hearing on the matter.

If the application is not protested, the Department will process your application and notify you of any action taken on the application. If your application is approved, the Department will send you a copy of the approval document.

Please contact this office if you have any questions regarding the application.

Sincerely,

Lynne Evans
Administrative Assistant

CC: LORI GRAVES, HDR INC

IDAHO DEPARTMENT OF
WATER RESOURCES

Western Region • 2735 W Airport Way • Boise, ID 83705-5082
Phone: 208-334-2190 • Fax: 208-334-2348 • Email: westerninfo@idwr.idaho.gov • Web: idwr.idaho.gov

Governor Brad Little **Director Mathew Weaver**

October 1, 2024

LARRY FLYNN
PO BOX 21
LETHA ID 83636-0021

JONATHAN AND DIANNE SEEL
2906 HAVEN DR
EAGLE ID 83616-2334

DENNIS AND BONNIE PEER
4674 WILLOW CREEK RD
EAGLE ID 83616-2002

PATRICK AND JUDI THACKER
1033 W NEWFIELD DR
EAGLE ID 83616-6452

RE: Transfer Nos. 88937, 88942, 88948, 88996, 88997, 88998, 88999, 89000, 89001, 89002, 89003, 89004, 89005, 89007, 89008, 89009, 89010, 89011, 89012

Dear Interested Party:

The Department of Water Resources (IDWR) is seeking written comment and/or recommendations from your organization regarding the above referenced water right application. You can more information about the application at: https://research.idwr.idaho.gov/apps/waterrights/wrajsearch/wradjsearch.aspx.

IDWR can finish reviewing an unprotested application as soon as the protest period has passed. Therefore, your prompt response to this request is appreciated. If your organization desires to formally protest the approval of this application, you may do so after the notice is published by filing a written protest along with a $25.00 filing fee within 10 days of the final publication.

Please contact this office if you have any questions regarding the application.

Sincerely,

Lynne Evans
Administrative Assistant I

Evans, Lynne

From: Evans, Lynne
Sent: Friday, September 27, 2024 10:16 AM
To: Legals@idahopress.com
Subject: Legal Notice: Applications for Permit Nos. 63-35466, 63-35607, 63-35621, 63-35628; Transfer Nos. 88937 + 18 others
Attachments: Legal Notice.docx

Please publish the enclosed legal notice in the Press Tribune on the dates indicated (10/3 & 10/10, once a week for two consecutive weekly issues). If you cannot publish the notice on the proposed dates, please contact us immediately.

An affidavit of publication must be submitted to the Department along with the publication bill. Please send the affidavit and bill to this office before 10/21/2024. Your cooperation is appreciated.

Thank you,

IDAHO DEPARTMENT OF WATER RESOURCES

Lynne Evans (she/her)
Administrative Assistant I
IDWR – Western Region
2735 W Airport Way, Boise ID 83705
lynne.evans@idwr.idaho.gov | (208) 605-4622

The following application(s) have been filed to appropriate the public waters of the State of Idaho:

63-35466
TONI WEBBER
12042 SE SUNNYSIDE RD # 387
CLACKAMAS, OR 97015-8382
Point of Diversion SWSW S12 T05N R06W CANYON County
Source SOUTH BOISE DRAIN Tributary SNAKE RIVER
Use: IRRIGATION; 03/01 to 11/01; 0.7 CFS
Total Diversion: 0.7 CFS
Date Filed: 07-25-2023
Place Of Use: IRRIGATION
T05N R06W S13 NENW, NWNW
Total Acres: 35

63-35607
JUSTIN ROBINSON, JOHN ROBINSON
19413 WHISPERING HEIGHTS RD
CALDWELL, ID 83607-9112
Point of Diversion SWSW S35 T05N R05W CANYON County
Source GROUND WATER
Use: DOMESTIC; 01/01 to 12/31; 0.06 CFS
Total Diversion: 0.06 CFS
Date Filed: 07-29-2024
Place Of Use: DOMESTIC
T05N R05W S34 SESE
T05N R05W S35 SWSW
Water bearing zone to be appropriated is from 90 to 235 feet.

63-35621
STEVE RUNYAN TRUST
HOLLY A KING LIVING TRUST
13843 RED TIDE LN
CALDWELL, ID 83607-7557
Point of Diversion NWSW S2 T04N R03W CANYON County
Source GROUND WATER
Use: DOMESTIC; 01/01 to 12/31; 0.04 CFS
Total Diversion: 0.04 CFS
Date Filed: 09-03-2024
Place Of Use: DOMESTIC
T04N R03W S2 NWSW
Water bearing zone to be appropriated is from 133 to 140 feet.

63-35628
TOLL WEST INC
1140 VIRGINIA DR
FT WASHINGTON, PA 19034-3204
Point of Diversion NENE S9 T03N R03W CANYON County
Point of Diversion NWNW S10 T03N R03W CANYON County
Source GROUND WATER
Use: IRRIGATION; 03/01 to 11/15; 3.79 CFS
Use: DIVERSION TO STORAGE; 01/01 to 12/31; 3.79 CFS
Use: AESTHETIC STORAGE; 01/01 to 12/31; 14.1 AF
Total Diversion: 3.79 CFS; 14.1 AF
Date Filed: 09-13-2024
Place Of Use: AESTHETIC STORAGE, IRRIGATION
T03N R03W S9 NENE
T03N R03W S10 NWNW
Place Of Use: IRRIGATION
T03N R03W S9 NWNE, SWNE, SENE
T03N R03W S10 NENW, SWNW, SENW
Total Acres: 246
Water bearing zone to be appropriated is from 50 to 450 ft.

Permits will be subject to all prior water rights. For additional information concerning the property location, contact the Western Region office at (208) 334-2190; or for a full description of the right(s), please see https://idwr.idaho.gov/apps/ExtSearch/WRApplicationResults/. Protests may be submitted based on the criteria of Idaho Code § 42-203A. Any protest against the approval of this application must be filed with the Director, Dept. of Water Resources, Western Region, 2735 W AIRPORT WAY, BOISE ID 83705-5082 together with a protest fee of $25.00 for each application on or before 10/21/2024. The protestant must also send a copy of the protest to the applicant.

MATHEW WEAVER, Director

Published on 10/3/2024 and 10/10/2024

NOTICE OF PROPOSED CHANGE OF WATER RIGHT
TRANSFER NO. 88937 AND 18 OTHERS

RIDGELINE VISTAS LLC, 2150 W PACIFIC RIDGE ST, EAGLE, ID 83616-3578 has filed Application Nos. 88937, 88942, 88948, 88996, 88997, 88998, 88999, 89000, 89001, 89002, 89003, 89004, 89005, 89007, 89008, 89009, 89010, 89011, and 89012 for changes to the following water rights within CANYON County(s): 63-31214, 63-32851; to see a full description of these rights and the proposed transfer, please see https://research.idwr.idaho.gov/apps/waterrights/querynewtransfers. The purpose of the transfer is to change a portion of the above rights as follows:
to split the involved rights into 20 individual rights, add a new point of diversion for each specific lot within Ridgeline Vistas Subdivision, and change the split places of use to permissible places of use for each lot. The subdivision is located on Rio Lobo St. in northeast Canyon County about 3/4 mile south of the Gem County line.

For additional information concerning the property location, contact the Western Region office at (208)334-2190. Protests may be submitted based on the criteria of Idaho Code § 42-222. Any protest against the proposed change must be filed with the Director, Dept. of Water Resources, Western Region, 2735 W AIRPORT WAY, BOISE ID 83705-5082 together with a protest fee of $25.00 for each application on or before 10/21/2024. The protestant must also send a copy of the protest to the applicant.

MATHEW WEAVER, Director

Published on 10/3/2024 and 10/10/2024

HDR

RECEIVED
APR 08 2024
DEPT OF WATER RESOURCES

April 8, 2024

Scott Storms
IDWR Western Region Office
2735 Airport Way
Boise, ID 83705

Subject: Applications for Transfer (19)

Dear Scott,

Enclosed on behalf of Ridgeline Vistas LLC are 19 transfer applications proposing to divide the irrigation water rights appurtenant to future residential subdivision site into 20 separate water rights. Please see the attached transfer narrative for additional details. Check No. 108 is enclosed for the total $3800 filing fee.

Thank you very much for your consideration and assistance in this matter,. Please call me if you have any questions.

Sincerely,

HDR Engineering, Inc.

Lori Graves

Lori Graves
Sr. Water Rights Specialist

Cc: Matt Drown

Enclosers: 19 applications, check

Project: 10338949

hdrinc.com

HDR, 412 E Parkcenter Blvd, Suite 100, Boise, ID 83706
(208) 387-7000