STATE OF IDAHO
DEPARTMENT OF WATER RESOURCES

TRANSFER OF WATER RIGHT
TRANSFER NO. 89001

This is to certify that: RIDGELINE VISTAS LLC
2150 W PACIFIC RIDGE ST
EAGLE, ID 83616-3578

has requested a change to the water right(s) listed below. This change in water right(s) is authorized pursuant to the provisions of Section 42-222, Idaho Code. A summary of the changes is also listed below. The authorized change for each affected water right, including conditions of approval, is shown on the following pages of this document.

Summary of Water Rights Before the Proposed Changes

Water Right	Origin/Basis	Priority Date	Diversion Rate	Diversion Volume	Acre Limit	Total Acres	Source
63-35557	WR/DECREED	4/26/1971	0.160 cfs	32.8 af	N/A	8.0	GROUND WATER

Purpose of Transfer (Changes Proposed)

Current Number	Split	POD	POU	Add POD	Period of Use	Nature of Use
63-35557	NO	NO	YES	YES	NO	NO

Summary Of Water Rights After the Approved Change

Existing Right	New No. (Changed Portion)	Transfer Rate	Transfer Volume	Acre Limit	Total Acres	New No. (remaining portion)	Remaining Rate	Remaining Volume	Remaining Acre Limit	Remaining Total Acres
63-35557	63-35557	0.160 cfs	32.8 af	N/A	8.0	N/A	N/A	N/A	N/A	N/A
COMBINED TOTALS		**0.160 cfs**	**32.8 af**	**N/A**	**8.0**		**N/A**	**N/A**	**N/A**	**N/A**

This water right(s) is subject to all prior water rights and shall be administered in accordance with Idaho law and applicable rules of the Department of Water Resources. Detailed Water Right Description(s) attached.

Dated this 26th day of March, 2025.

Scott Storms, Water Resources Supervisor

Transfer No. 89001

WATER RIGHT NO. 63-35557

As Modified by Transfer No. 89001

In accordance with the approval of Transfer No. 89001, Water Right No. 63-35557 is now described as follows:

Right Holder: RIDGELINE VISTAS LLC
2150 W PACIFIC RIDGE ST
EAGLE, ID 83616-3578

Priority Date: 4/26/1971

Source: GROUND WATER

BENEFICIAL USE	From		To	Diversion Rate	Diversion Volume
IRRIGATION	04/15	to	10/15	0.160 cfs	32.8 af
				0.160 cfs	32.8 af

LOCATION OF POINT(S) OF DIVERSION

GROUND WATER	SWSW	Sec 5	Twp 05N Rge 02W CANYON County
GROUND WATER	SWSW	Sec 5	Twp 05N Rge 02W CANYON County

PLACE OF USE: IRRIGATION

			NE				NW				SW				SE				
Twp	Rng	Sec	NE	NW	SW	SE	NE	NW	SW	SE	NE	NW	SW	SE	NE	NW	SW	SE	Totals
05N	02W	5															8.0		8.0

POU Total Acres: 8.0

CONDITIONS OF APPROVAL

1. 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.

2. 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.

3. The period of use for the irrigation described in this approval may be extended to a beginning date of 3/1 and an ending date of 11/15 provided that beneficial use of the water can be shown, and other elements of the right are not exceeded. The use of water before 4/15 and after 10/15 is subordinate to all water rights having no subordinated early or late irrigation use and a priority date earlier than 01/23/2009.

4. The right holder shall accomplish the change authorized by Transfer No. 89001 within one year of the date of this approval.

5. Failure of the right holder to comply with the conditions of Transfer No. 89001 is cause for the Director to rescind approval of the transfer.

Transfer No. 89001

WATER RIGHT NO. 63-35557

As Modified by Transfer No. 89001

CONDITIONS OF APPROVAL

6. The right holder shall accomplish the change authorized by Transfer 71086 within one (1) year of the date of this approval or 5/7/05.

7. Failure of the right holder to comply with the conditions of Transfer No. 71086 is cause for the Director to rescind approval of the transfer.

8. Pursuant to Idaho Code § 42-1412(6), this water right is subject to such general provisions necessary for the definition of the rights or for the efficient administration of water rights as determined by the Snake River Basin Adjudication court in the final unified decree entered 08/26/2014.

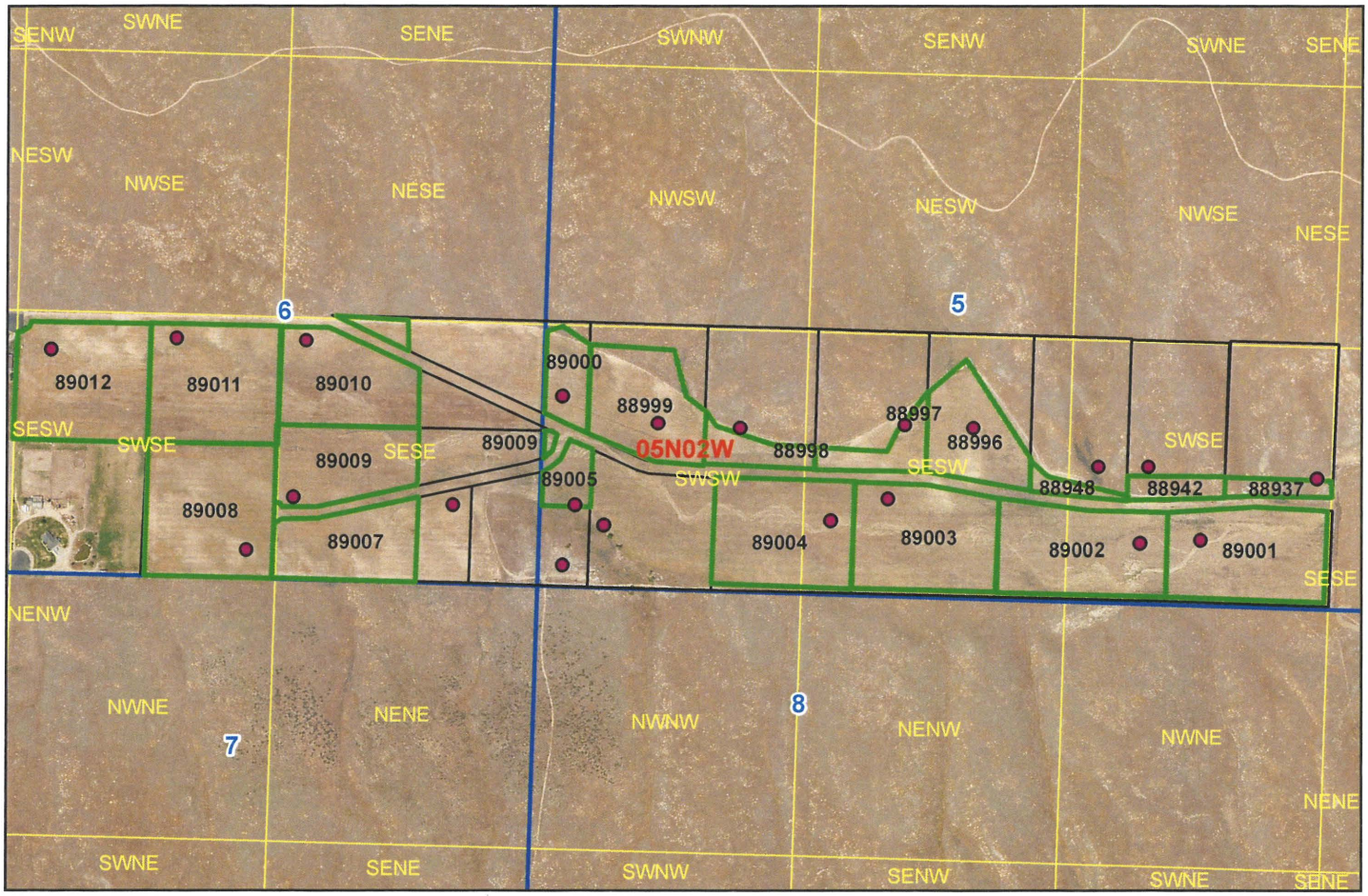
9. Right holder shall comply with the drilling permit requirements of Idaho Code § 42-235 and applicable Well Construction Rules of the Department.

State of Idaho
Department of Water Resources

Attachment to Transfer No.88937, 88942, 88948, 88996, 88997, 88998, 88999, 89000, 89001, 89002,89003, 89004, 89005, 89007, 89008, 89009, 89010, 89011, 89012

Water Right(s): 63-32851, 63-35548, 63-35549, 63-35550, 63-35551, 63-35552, 63-35553, 63-35554, 63-35555, 63-35556, 63-35557, 63-35558, 63-35559, 63-35560, 63-35561, 63-35562, 63-35563, 63-35564, 63-35565

This map depicts the IRRIGATION place of use boundary for theese water rights at the time of this approval and is attached to the approval document solely for illustrative purposes.



0 0.1 0.2 0.4 Miles

Legend

- Transfer POD
- Transfer POU
- Parcel
- Township/Range
- Sections
- QQ

N

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

March 26, 2025

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

RE: Transfer No(s): 88937, 88942, 88948, 88996, 88997, 88998, 88999, 89000, 89001, 89002, 89003, 89004, 89005, 89007, 89008, 89009, 89010, 89011, 89012
Water Right No(s): 63-32851, 63-35548, 63-35549, 63-35550, 63-35551, 63-35552, 63-35553, 63-35554, 63-35555, 63-35556, 63-35557, 63-35558, 63-35559, 63-35560, 63-35561, 63-35562, 63-35563, 63-35564, 63-35565

Transfer Approval Notice

Dear Water Right Holder:

The Department of Water Resources has issued the enclosed approved Transfer of Water Rights. Please be sure to thoroughly review the conditions of approval and remarks listed on the approval document.

The Transfer of Water Rights is a PRELIMINARY ORDER issued by the Department pursuant to section 67-5243, Idaho Code. It can and will become a final order without further action by the Department unless the APPLICANT petitions for reconsideration or files an exception and/or brief within fourteen (14) days of the service date as described in the enclosed information sheet.

ANY PERSON aggrieved by any decision, determination, order or action of the Department and who has not previously been afforded an opportunity for a hearing on the matter may request a hearing pursuant to section 42-1701A(3), Idaho Code. A written petition contesting the action of the Department and requesting a hearing shall be filed within fifteen (15) days after receipt of the denial or conditional approval.

If the transfer approval includes a condition requiring measuring and recording devices, such devices shall comply with specifications established by the Department. Detailed specifications are available on the Department's home page on the Internet, or you can request a copy by contacting any office of the Department. Please be sure to thoroughly review the specifications to avoid unnecessary costs for reinstallation or modification due to non-conforming or improperly installed devices.

Please note that water right owners are required to report any change of water right ownership and/or mailing address to the Department within 120 days of the change. Failure to report these changes could result in a $100 late filing fee. Contact any office of the Department or visit the Department's homepage on the Internet to obtain the proper forms and instructions.

If you have any questions, please contact the Western Region Office at (208) 334-2190.

Sincerely,

Marina Bozdog

Marina Bozdog
Technical Records Specialist I

Enclosures

CERTIFICATE OF SERVICE

I hereby certify that on March 27, 2025, I mailed a true and correct copy, postage prepaid, of the foregoing PRELIMINARY ORDER (Approved Transfer) to the person(s) listed below:

Re: Transfer No(s): 88937, 88942, 88948, 88996, 88997, 88998, 88999, 89000, 89001, 89002, 89003, 89004, 89005, 89007, 89008, 89009, 89010, 89011, 89012

Water Right No(s): 63-32851, 63-35548, 63-35549, 63-35550, 63-35551, 63-35552, 63-35553, 63-35554, 63-35555, 63-35556, 63-35557, 63-35558, 63-35559, 63-35560, 63-35561, 63-35562, 63-35563, 63-35564, 63-35565

RIDGELINE VISTAS LLC (Current Owner)
2150 W PACIFIC RIDGE ST
EAGLE ID 83616-3578

HDR INC (Representative)
ATTN LORI GRAVES
412 E PARKCENTER BLVD STE 100
BOISE ID 83706-6659

Marina Bozdog

Marina Bozdog
Technical Records Specialist I

EXPLANATORY INFORMATION TO ACCOMPANY A PRELIMINARY ORDER

(To be used in connection with actions when a hearing was **not** held)

(Required by Rule of Procedure 730.02)

The accompanying order or approved document is a "**Preliminary Order**" issued by the department pursuant to section 67-5243, Idaho Code. **It can and will become a final order without further action of the Department of Water Resources ("department") unless a party petitions for reconsideration, files an exception and brief, or requests a hearing as further described below:**

PETITION FOR RECONSIDERATION

Any party may file a petition for reconsideration of a preliminary order with the department within fourteen (14) days of the service date of this order. **Note: the petition must be received by the department within this fourteen (14) day period.** The department will act on a petition for reconsideration within twenty-one (21) days of its receipt, or the petition will be considered denied by operation of law. See Section 67-5243(3) Idaho Code.

EXCEPTIONS AND BRIEFS

Within fourteen (14) days after: (a) the service date of a preliminary order, (b) the service date of a denial of a petition for reconsideration from this preliminary order, or (c) the failure within twenty-one (21) days to grant or deny a petition for reconsideration from this preliminary order, any party may in writing support or take exceptions to any part of a preliminary order and may file briefs in support of the party's position on any issue in the proceeding with the Director. Otherwise, this preliminary order will become a final order of the agency.

REQUEST FOR HEARING

Unless a right to a hearing before the Department or the Water Resource Board is otherwise provided by statute, any person aggrieved by any final decision, determination, order or action of the Director of the Department and who has not previously been afforded an opportunity for a hearing on the matter may request a hearing pursuant to section 42-1701A(3), Idaho Code. A written petition contesting the action of the Director and requesting a hearing shall be filed within fifteen (15) days after receipt of the denial or conditional approval.

ORAL ARGUMENT

If the Director grants a petition to review the preliminary order, the Director shall allow all parties an opportunity to file briefs in support of or taking exceptions to the preliminary order and may schedule oral argument in the matter before issuing a final order. If oral arguments are to be heard, the Director will within a reasonable time period notify each party of the place, date and hour for the argument of the case. Unless the Director orders otherwise, all oral arguments will be heard in Boise, Idaho.

CERTIFICATE OF SERVICE

All exceptions, briefs, requests for oral argument and any other matters filed with the Director in connection with the preliminary order shall be served on all other parties to the proceedings in accordance with IDAPA Rules 37.01.01302 and 37.01.01303 (Rules of Procedure 302 and 303).

FINAL ORDER

The Director will issue a final order within fifty-six (56) days of receipt of the written briefs, oral argument or response to briefs, whichever is later, unless waived by the parties or for good cause shown. The Director may remand the matter for further evidentiary hearings if further factual development of the record is necessary before issuing a final order. The department will serve a copy of the final order on all parties of record.

Section 67-5246(5), Idaho Code, provides as follows:

> Unless a different date is stated in a final order, the order is effective fourteen (14) days after its service date if a party has not filed a petition for reconsideration. If a party has filed a petition for reconsideration with the agency head, the final order becomes effective when:
>
> (a) The petition for reconsideration is disposed of; or
> (b) The petition is deemed denied because the agency head did not dispose of the petition within twenty-one (21) days.

APPEAL OF FINAL ORDER TO DISTRICT COURT

Pursuant to sections 67-5270 and 67-5272, Idaho Code, if this preliminary order becomes final, any party aggrieved by the final order or orders previously issued in this case may appeal the final order and all previously issued orders in this case to district court by filing a petition in the district court of the county in which:

i. A hearing was held,
ii. The final agency action was taken,
iii. The party seeking review of the order resides, or
iv. The real property or personal property that was the subject of the agency action is located.

The appeal must be filed within twenty-eight (28) days of this preliminary order becoming final. See section 67-5273, Idaho Code. The filing of an appeal to district court does not itself stay the effectiveness or enforcement of the order under appeal.

MEMORANDUM

TO: Transfer No(s)88937, 88942, 88948, 88996, 88997, 88998, 88999, 89000,89001, 89002, 89003, 89004, 89005, 89007, 89008, 89009, 89010, 89011, 89012

FROM: Marcelina Williams
DATE: December 27, 2024
RE: Evaluation of Application

This memo reflects 19 transfers processed from spitting water rights 63-31214 and 63-32851. The purpose is to add a new point of diversion (POD) to each new lot associated with their connected water right. New PODs are proposed to be a new well located in lots 1 - 21 block 1 of Ridgeline Vistas Subdivision apart from lot 13 which will not have an added POD. Although the original applications described a permissible place of use (PPU) and acre limit for each child right and associated subdivision lot, a PPU is not necessary on those rights where the entirety of the right and irrigated acres fall within one quarter-quarter (QQ). Therefore, only those child rights that cross more than one QQ should be approved with a PPU and acre limit.

Summary of Information Submitted

Authority to File:
IDWR records show the applicant Ridgeline Vistas LLC as the current owner of water right 63-31214, 63-32851, 63-35565, 63-35564, 63-35563, 63-35562, 63-35561, 63-35560, 63-35559,63-35558, 63-35557, 63-35556, 63-35555, 63-35554, 63-35553, 63-35552, 63-35551, 63-35550,63-35549, 63-35548, and 63-32851. The county assessors have Ridgeline Vistas LLC as the owners of the parcels associated with the above listed rights. The applications were signed by Matt Drown, who is the manager.

Water Right Validity:
Water rights 63-35565, 63-35564, 63-35563, 63-35562, 63-35561, 63-35560, 63-35559, 63-35558, 63-35557, 63-35556, 63-35555, 63-35554, and 63-35553 are the child rights to 63-31214.

Water rights 63-35552, 63-35551, 63-35550, 63-35549, and 63-35548 are the child rights to 63-32851.

Both 63-31214 and 63-32851 were decreed during the SRBA and both rights are presumed to be valid since beneficial use has occurred within the last five years. Beneficial use confirmed by Department aerial imagery, Landsat images, and Google Earth images. No other evidence is present to assume otherwise.

Injury to Other Water Rights:
Transfers 88937, 88942, 88948, 88996, 88997, 88998, 88999, 89000, 89001, 89002, 89003, 89004, 89005, 89006, 89007, 89008, 89009, 89010, 89011, and 89012 propose no changes in nature of use or quantity diverted at the new point of diversion. No injury is anticipated.

Enlargement of Use:
The proposed changes will not result in an increase in the diversion rate, or acres irrigated. Enlargement does not appear to be an issue.

Local Public Interest:
These transfers are not anticipated to cause potential water quality issues, impact current land use requirements on non-private land or impact fish/wildlife resources. Additionally, no public protest was received during the advertising of this transfer. For these reasons this application proposes a change consistent with the local public interest.

Beneficial Use/Conservation of Water Resources:
The application proposes beneficial use consistent with conservation of water resources in Idaho.

The application is consistent with criteria of I. C. § 42-222 and should be processed.

Summary

Transfer	Water Right
88937	63-35565
88942	63-35564
88948	63-35563
88996	63-35562
88997	63-35561
88998	63-35560
88999	63-35559
89000	63-35558
89001	63-35557
89002	63-35556
89003	63-35555
89004	63-35554
89005	63-35553
89007	63-35552
89008	63-35551
89009	63-35550
89009	63-35568
89010	63-35549
89011	63-35548
89012	63-32851

Ridgeline Vistas LLC has applied to split water rights 63-31214 and 63-32851 making a total of 21 water rights. The splitting of these rights has resulted in 19 transfers. Each transfer is requesting a POD to be added to the water right as a new well that correlates with the property.

Water right 63-31214 has resulted in transfer numbers; 88937, 88942, 88948, 88996, 88997, 88998, 88999, 89000, 89001, 89002, 89003, 89004, and 89005.

Water right 63-32851 resulted in transfer numbers; 89007, 89008, 89009, 89010, 89011, and 89012.

Discussion

If approved, the following changes should be made to the conditions of the listed water rights.

R69 should replace R65 on the following rights: 63-35553, 63-35558, 63-35559, 63-35560,63-35561,63-35562,63-35563, 63-35564, 63-35565.

Conditions T07, T08, and 046 added, P21 removed, C18 updated to T19, S39 updated to X61, on the following rights: 63-31214, 63-32851, 63-35565, 63-35564, 63-35563, 63-35562, 63-35561, 63-35560, 63-35559, 63-35557, 63-35556, 63-35555, 63-35554, 63-35553, 63-35558, 63-35552, 63-35551, 63-35550, 63-35549, 63-35548, and 63-3285.

Condition X27 included on rights 63-35563, 63-35558, 63-35556, 63-35554, 63-35553, 63-35550, and 63-35568.