

STATE OF IDAHO  
DEPARTMENT OF WATER RESOURCES

**WATER SUPPLY BANK LEASE CONTRACT No. 1236**

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

**LESSOR:** ATN HOLDINGS LLC  
PO BOX 1201  
BOISE, ID 83701

RECEIVED

SUPPORT DATA SEP 11 2020

IN FILE # 2-2186 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 August 11, 2020.
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)
2-2186	1/9/1963	SNAKE RIVER, tributary to COLUMBIA RIVER	1.50	375.0	75.0
2-10477	2/20/1963	SNAKE RIVER, tributary to COLUMBIA RIVER	2.92	730.0	146.0
2-10035	5/6/1963	SNAKE RIVER, tributary to COLUMBIA RIVER	3.32	830.0	166.0
2-10034	5/6/1963	SNAKE RIVER, tributary to COLUMBIA RIVER	0.64	160.0	32.0
<b>Combined Lease Totals</b>			<b>8.38</b>	<b>2,095.0</b>	<b>419.0</b>

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, 2020 to December 31, 2020. This Lease shall bind the parties and take effect when both parties have signed it.

STATE OF IDAHO  
DEPARTMENT OF WATER RESOURCES

**WATER SUPPLY BANK LEASE CONTRACT No. 1236**


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.

STATE OF IDAHO  
DEPARTMENT OF WATER RESOURCES

**WATER SUPPLY BANK LEASE CONTRACT No. 1236**

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

**LESSOR:** ATN HOLDINGS LLC  
PO BOX 1201  
BOISE, ID 83701

By   
Title Manager  
Date 9-8-20

**IDAHO WATER RESOURCE BOARD**  
322 East Front Street  
P.O. Box 83720  
Boise, ID 83720-0098

By  Date 09/15/20  
Brian Patton, Acting Administrator  
Idaho Water Resource Board

Lease approved by IDWR  Date 09/15/20

STATE OF IDAHO  
DEPARTMENT OF WATER RESOURCES

## WATER SUPPLY BANK LEASE CONTRACT No. 1236

### ATTACHMENT A WATER SUPPLY BANK CONDITIONS OF ACCEPTANCE

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): 2-2186, 2-10035, 2-10477, 2-10034**

SNAKE RIVER      L 4(NWNWSW)      Sec. 34      Twp 05S      Rge 09E      ELMORE County

Water Right	Beneficial Use	Season of Use			Diversion Rate (CFS)	Volume (AF)
		From		To		
2-2186	IRRIGATION	03/15	to	11/15	1.50 cfs	375.0 AF
2-10035	IRRIGATION	03/15	to	11/15	3.32 cfs	830.0 AF
2-10477	IRRIGATION	03/15	to	11/15	2.92 cfs	730.0 AF
2-10034	IRRIGATION	03/15	to	11/15	0.64 cfs	160.0 AF
<b>Totals:</b>					8.38 cfs	2,095.0 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	
06S	09E	3		2.0 L2	5.0		2.0 L3	2.0 L4	3.0	2.0									16.0
06S	09E	4	2.0 L1	8.0 L2	8.0	8.0	8.0 L3		8.0	8.0					8.0	8.0	8.0	8.0	82.0
06S	09E	8									8.0	8.0	8.0	8.0	11.0	16.0	8.0	8.0	75.0
06S	09E	9	8.0	8.0	8.0	8.0					8.0	6.0	8.0	8.0					62.0
06S	09E	10	8.0	8.0	8.0	3.0	8.0	8.0	8.0	8.0				15.0			1.0	12.0	87.0
06S	09E	11					8.0	1.0		8.0	6.0			8.0					31.0
06S	09E	14					10.0	8.0											18.0
06S	09E	15	8.0			8.0					8.0	8.0	8.0	8.0					48.0

Total Acres: 419.0

#### 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.

STATE OF IDAHO  
DEPARTMENT OF WATER RESOURCES

**WATER SUPPLY BANK LEASE CONTRACT No. 1236**






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. Place of use is within the area served by Sailor Creek Project.
13. 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.
14. Rights 2-2186, 2-2371, 2-10032, 2-10034, 2-10035 and 2-10477 are also diverted through the point of diversion described above.
15. Use of water under this right may 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. 2.

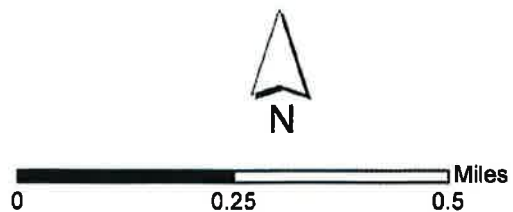
Idaho Water Resource Board  
Water Supply Bank Lease Contract No. 1236

2-2186  
Effective until December 31, 2020

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
-  Township/Range
-  Sections
-  QQ



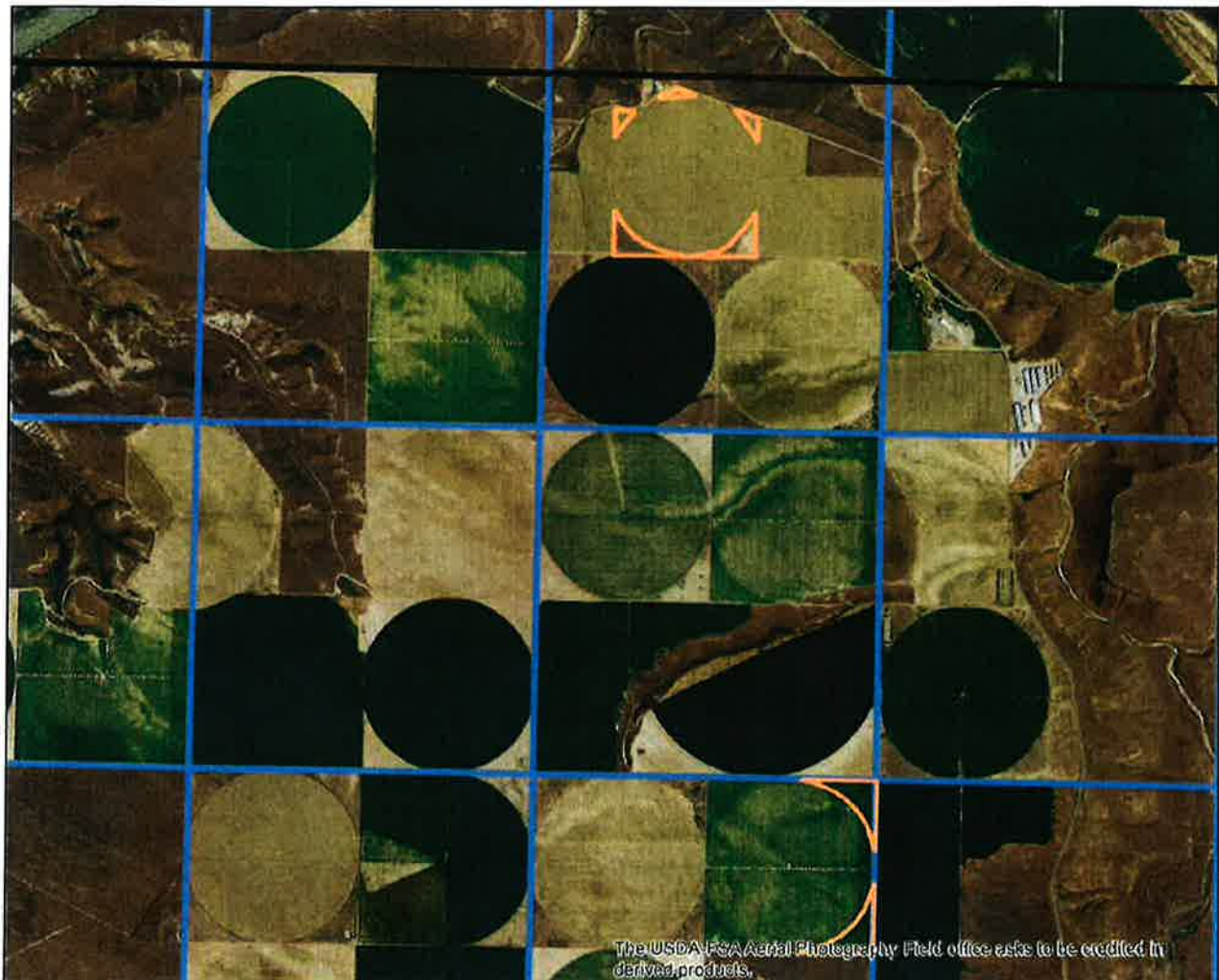


Idaho Water Resource Board  
**Water Supply Bank Lease Contract No. 1236**

2-10034

Effective until December 31, 2020

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 Place of Use
-  Township/Range
-  Sections



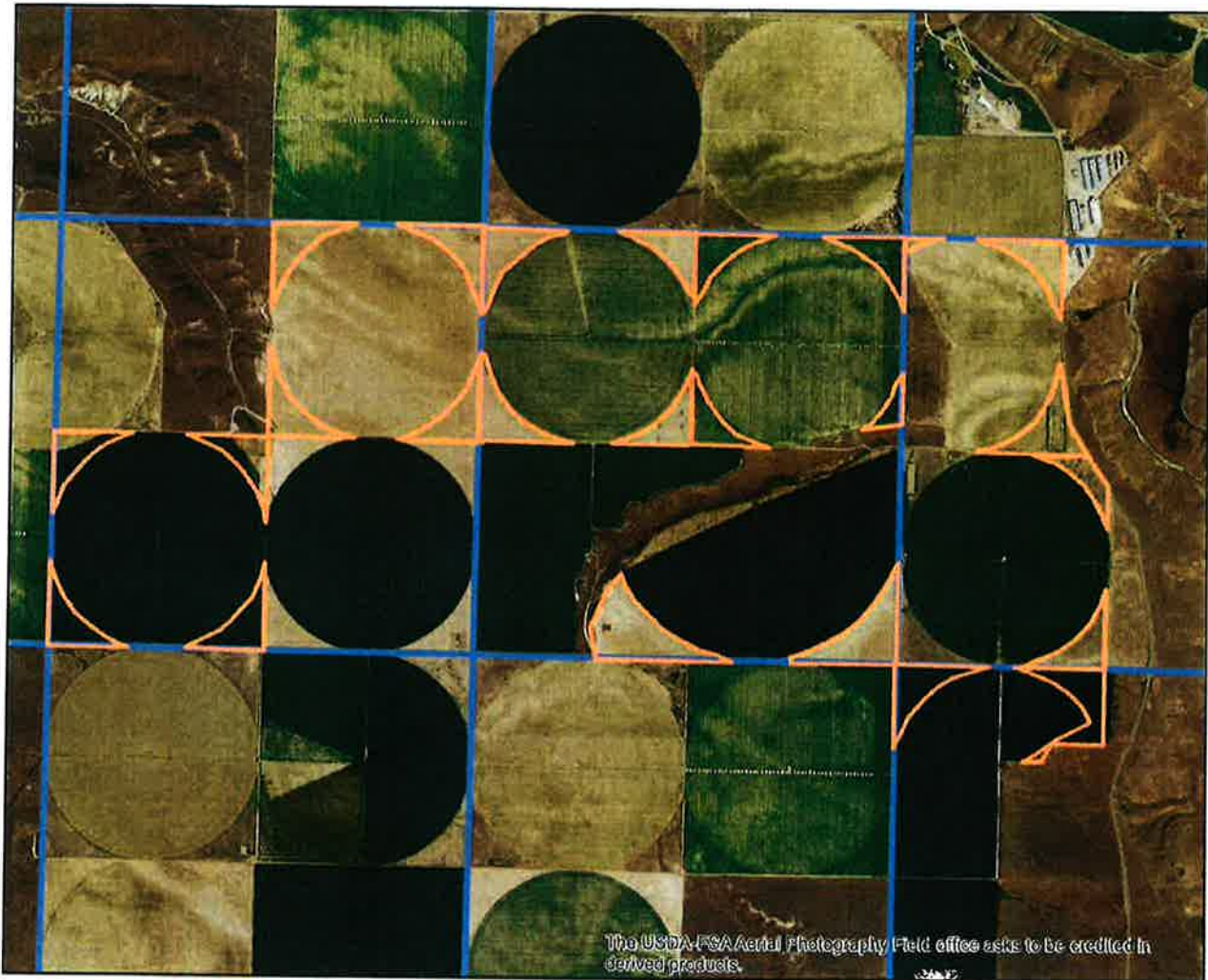
0 0.5 1 Miles



Idaho Water Resource Board  
**Water Supply Bank Lease Contract No. 1236**

2-10035

Effective until December 31, 2020

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 Place of Use
-  Township/Range
-  Sections



0 0.5 1 Miles

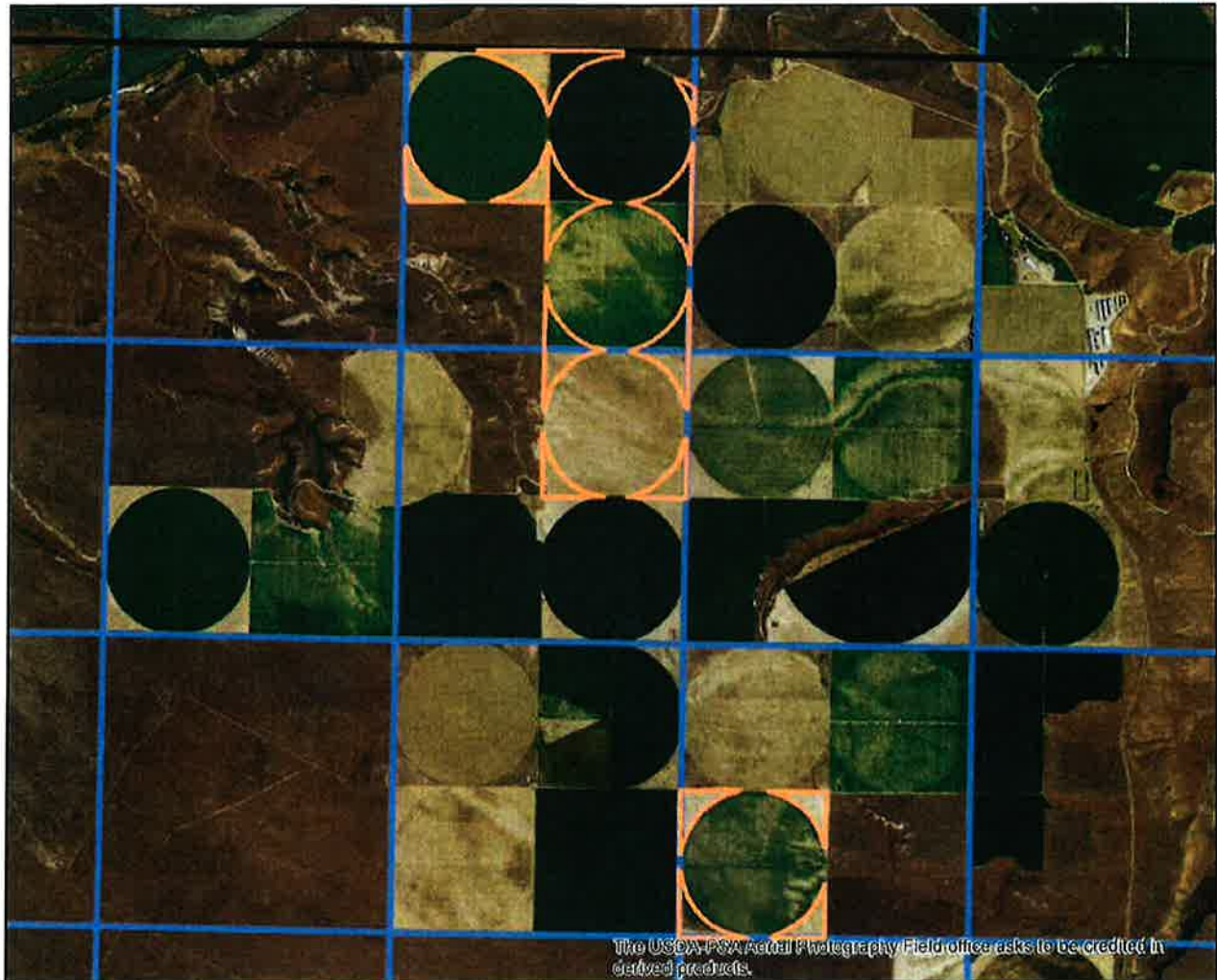


Idaho Water Resource Board  
Water Supply Bank Lease Contract No. 1236

2-10477

Effective until December 31, 2020

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 Place of Use
-  Township/Range
-  Sections



0 0.5 1 Miles





Idaho Water Resource Board  
Water Supply Bank Lease Contract No. 1236

2-2186, 2-10034,  
2-10035, 2-10477

Effective until December 31, 2020

This map depicts the **point of diversion** pursuant to the lease contract and is attached to the contract solely for illustrative purposes.



-  Approved Lease Point of Diversion
-  Township/Range
-  Sections
-  QQ



0 100 200 Feet

STATE OF IDAHO  
WATER RESOURCE BOARD

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

RECEIVED

AUG 11 2020

DEPARTMENT OF  
WATER RESOURCESDesignated Applicant ATN Holdings LLC

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

Water Right No. 2-10034

(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](http://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](http://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>500.00</u>	Received By: <u>Ku</u>	Date Received: <u>8-11-2020</u>	Receipt # <u>C109130</u>
W-9 received? Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> (Route W-9 to Fiscal)		Name on W-9:	

1765

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 ATN Holdings LLC

Mailing Address 575 W Bannock St, Boise, ID 83702

Street

City

State

Zip Code

Email Address john@jmarshalllaw.com

Phone Number 208-991-2701

☒ 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 ID).

Name of Representative Allen Noble

Organization ATN Holdings LLC

Professional Title Manager

Email Address john@jmarshalllaw.com

Mailing Address 575 W Bannock St, Boise ID 83702

Phone Number 208-991-2701

☒ 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.

Pumps at river, penstock and mainlines.

- 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. None

- 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. This right was decreed in the SRBA in 2008. Since that time the right has either been used in full or placed in the Water Bank.

- 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.

- 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 ☒

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: 2020 to 2020 (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

Allen Noble

Printed Name

July 30, 2020

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**

1. <u>Water Right Number</u>	<u>Nature of Use</u>	<u>Leased Rate</u> (cfs)	<u>Leased Volume</u> (af)	<u>Leased Acres</u> (ac)
2-10034	Irrigation	0.55	160	32
Total Amounts:				

2. Source of water Snake River tributary to Columbia River

3. Point(s) of diversion:

Twp	Rge	Sec	Lot	¼	¼	¼	County
5S	9E	34	4		NW	SW	Elmore

T6S R9E S3



Total acres in bank: 16



T6S R9E S15 NW ¼ and NE ¼



Total acres in bank: 16



State of Idaho  
**DEPARTMENT OF WATER RESOURCES**

322 E Front Street, Suite 648 • PO Box 83720 • Boise ID 83720-0098

Phone: (208) 287-4800 • Fax: (208) 287-6700

Website: [idwr.idaho.gov](http://idwr.idaho.gov) • Email: [idwrinfo@idwr.idaho.gov](mailto:idwrinfo@idwr.idaho.gov)

BRAD LITTLE  
Governor

GARY SPACKMAN  
Director

September 15, 2020

ATN HOLDINGS LLC  
PO BOX 1201  
BOISE ID 83701

**RE: WATER SUPPLY BANK LEASE CONTRACT 1236  
FOR WATER RIGHTS 63-2186, 2-10477, 2-10034 & 2-10035**

Dear Lessor:

Water rights **63-2186, 2-10477, 2-10034 & 2-10035** were leased into the Water Supply Bank (Bank) as of January 1, 2020, in accordance with the enclosed executed lease contract. **Your water rights, as described on the lease contract, are considered leased into the Bank and should remain unused until they are formally released from the Bank.** More information and further restrictions placed on your water rights while leased can be found in conditions of acceptance of the lease contract. Read the conditions of acceptance carefully.

The rights will automatically be released from the Bank on **December 31, 2021**, unless the rights are 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 rights 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](http://www.idwr.idaho.gov). **Please note your water rights may not be available for immediate release if they have been rented or are 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 [bank@idwr.idaho.gov](mailto:bank@idwr.idaho.gov) or 208-287-4800.

Sincerely,

*Amanda Johnson Veibell*

for

Water Supply Bank

Enclosure: Executed Lease Contract

c: IDWR- Western Region  
Water District No. 2  
John Marshall - John Marshall Law

# John Marshall Law PLLC

575 W Bannock, Suite B  
Boise, ID 83702

phone 208-991-2701  
fax 208-906-8043  
john@jmarshalllaw.com

September 11, 2020

Jean Hersley  
Idaho Department of Water Resources  
322 East Front Street  
P.O. Box 83720  
Boise, ID 83720-0098

RECEIVED

SEP 11 2020

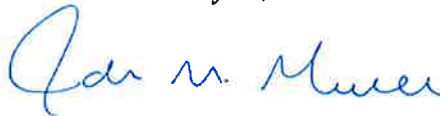
DEPARTMENT OF  
WATER RESOURCES

Re: Sailor Creek Project Water Bank

Dear Jean:

Enclosed please find two copies of the ATN Holdings and MAN Farms water bank contracts executed by the applicants. Please send a fully executed copy of each to me once they are completed. Please let me know if you have any questions.

Thank you,



John M. Marshall



State of Idaho

## DEPARTMENT OF WATER RESOURCES

322 E Front Street, Suite 648 • PO Box 83720 • Boise ID 83720-0098

Phone: (208) 287-4800 • Fax: (208) 287-6700

Website: [idwr.idaho.gov](http://idwr.idaho.gov) • Email: [idwrinfo@idwr.idaho.gov](mailto:idwrinfo@idwr.idaho.gov)

BRAD LITTLE  
Governor

GARY SPACKMAN  
Director

August 28, 2020

ATN HOLDINGS LLC  
PO BOX 1201  
BOISE ID 83701

**RE: APPLICATION TO LEASE WATER RIGHT 63-2186, 2-10477, 2-10034 & 2-10035 TO THE  
WATER SUPPLY BANK CONTRACT 1236**

**\*\*\*\*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.

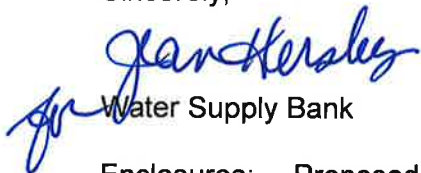
The right will automatically be released from the Bank on **December 31, 2020**, unless the right is released earlier by the Board, or upon your request. To release the right from the Bank prior to the release date, submit a written request on the Request to Release a Water Right from the Bank form. 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 right may not be available for immediate release if it has 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 [bank@idwr.idaho.gov](mailto:bank@idwr.idaho.gov) or 208-287-4800.

Sincerely,

  
Water Supply Bank

Enclosures: Proposed Lease Contracts



## Hersley, Jean

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**From:** Hersley, Jean  
**Sent:** Friday, August 28, 2020 7:27 AM  
**To:** Whitney, Rob; Miller, Nick  
**Subject:** Lease contracts for ATN Holdings and MAN Farms  
**Attachments:** Lease Application Review Checklist July 2017.xls; Report - Lease Contract - 1236.docx;  
Lease Application Review MAN Farms.xls; Report - Lease Contract - 1234.docx

Please let me know within 7 days if you have any comments or concerns with the attached leases. Thank you.

*Jean Hersley  
Technical Records Specialist II  
Idaho Dept Water Resources  
(208) 287-4942*

## Hersley, Jean

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**From:** Hersley, Jean  
**Sent:** Friday, August 28, 2020 7:27 AM  
**To:** 'John Marshall'  
**Subject:** RE: ATN Holdings WSB Lease Application 2-10035  
**Attachments:** WSB Lease Contract 1234 \_20200828071300.pdf; WSB Lease Contract 1236 \_20200828071341.pdf

John,

Attached are the leases for ATN Holdings, LLC and MAN Farms, LLC. The applications indicated that I send these to you and not the Designated Applicant. Would you like me to put the hard copies in the mail to you? If not, please print 2 copies of each contract, sign and return to the Department within 14 days. Please let me know if you have any questions. Thank you.

*Jean Hersley  
Technical Records Specialist II  
Idaho Dept Water Resources  
(208) 287-4942*

**From:** John Marshall [mailto:john@jmarshalllaw.com]  
**Sent:** Tuesday, August 25, 2020 4:45 PM  
**To:** Hersley, Jean <Jean.Hersley@idwr.idaho.gov>  
**Subject:** Re: ATN Holdings WSB Lease Application 2-10035

Jean, thanks for your diligent review of the applications. I agree on both accounts. The NE quarter of Section 9 is in 2-10477's POU, not 10035s, and I neglected to account for the unirrigated swale in the SENE of Section 10. Please proceed to process the applications with the changes indicated in your email. Thank you,

John

On Tue, Aug 25, 2020 at 12:53 PM Hersley, Jean <[Jean.Hersley@idwr.idaho.gov](mailto:Jean.Hersley@idwr.idaho.gov)> wrote:

I am in the process of reviewing the WSB Lease applications for ATN Holdings. On the map & application for 2-10035, there are acres located in T06S, R09E Section 9, NE quarter that are not a part of the POU of this water right. Those acres are listed on the application for 2-10477 so I subtracted the 32 acres from the total acres on the application for 2-10035.

Also, in the map for 2-10035, T06S, R09E Section 10, SENE, 8 acres were offered for lease. There are only a total of 33 acres in this QQ. It appears in the past, at least 30 acres have been irrigated which would leave only 3 acres for lease. This takes the number of acres offered for lease to 166.

Please let me know if these numbers make sense to you. I will hold processing until I hear from you. Thank you.

*Jean Hersley*

*Technical Records Specialist II*

*Idaho Dept Water Resources*

*(208) 287-4942*

WATER SUPPLY BANK			Quick Tools	
<b>Lease Review Checklist</b>			<b>Decreed Year</b>	<b>No Forfeiture Concerns Thru:</b>
<b>Applicant(s) Name:</b> ATN Holdings LLC			2011	2017
<b>Memo Date:</b> August 25, 2020			2012	2018
<b>Water Right Number(s):</b> 2-2186, 2-10034, 2-10035 & 2-10477			2013	2019
			2014	2020
			2015	2021
<b>Reviewers Name:</b> Jean				
		<b>Check box</b>		<b>COMMENTS/CONCERNS:</b>
1	Fill out WSB Data Entry Checklist for Leases (Front of File)	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 or narrative)	x		
5	Authority to file			
	Current owner or designated applicant	x		
	SOS Web site checked for business entity	x		
	Other (explain in comments)			
6	Water Right validity			
	Decreed/Licensed/Statutory claim date (write in comments section)			2009
	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)			%
	Any other concerns			
8	Enlargement concerns	<b>Check box</b>		
	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? (if yes explain in comments)		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	x		
11	Area Headgate requirement (write in Comments)			4
12	Is water right involved in any other department action? Pull file and check database ( ) Ownership Change ( ) Transfer ( ) Mitigation ( ) Other - Explain in comments		x	
13	<b>Narrative:</b> The Department received this application on August 11, 2020 for the 2020 season. The applications were signed by Allen Noble, owner of ATN Holdings LLC. The applicant wishes to place a total of 419 acres of these rights in the Bank. The acres are pivot corners. This rights were decreed in 2009 & 2011 and portions have either been in the Bank or irrigated since. None of the POU's overlap but have a limiting rate with water rights 2-2186, 2-2371, 2-10032, 2-10034, 2-10035, 2-10043 and 2-10477. This contract must be rented with contract 1234 due to combined rate conditions. These water rights is currently within WD 02.			



# John Marshall Law PLLC

575 W Bannock, Suite B  
Boise, ID 83702

phone 208-991-2701  
fax 208-906-8043  
john@jmarshalllaw.com

August 3, 2020

Idaho Department of Water Resources  
322 East Front Street  
P.O. Box 83720  
Boise, ID 83720-0098

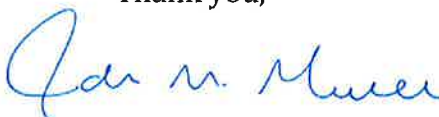
RECEIVED  
AUG 11 2020  
DEPARTMENT OF  
WATER RESOURCES

Re: Sailor Creek Project Water Bank Applications

To Whom It May Concern:

On behalf of MAN Farms LLC and ATN Holdings LLC, I enclose executed Water Supply Bank Lease Applications for the following water rights: 02-2186, 2-2371, 2-10032, 2-10034, 2-10035 and 2-10477. Consistent with past practice, the filing fee for these applications is \$500 pursuant to a combined diversion limit that limits the total diversion under these rights to 71 cfs.

Thank you,



John M. Marshall