

STATE OF IDAHO
DEPARTMENT OF WATER RESOURCES

WATER SUPPLY BANK LEASE CONTRACT No. 1790

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

LESSOR: NORTHRIDGE II SUBDIVISION
OWNERS INC
PO BOX 5552
KETCHUM, ID 83340

SUPPORT DATA

IN FILE # 37-22810

RECEIVED

FEB 12 2024

DEPT. 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 November 03, 2023.
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)
37-22813	3/24/1883	BIG WOOD RIVER, tributary to MALAD RIVER	0.07	Not Stated	7.2
37-22812	6/30/1884	BIG WOOD RIVER, tributary to MALAD RIVER	0.12	Not Stated	7.2
37-22811	9/18/1885	BIG WOOD RIVER, tributary to MALAD RIVER	0.06	Not Stated	7.2
37-22810	5/1/1888	BIG WOOD RIVER, tributary to MALAD RIVER	0.06	Not Stated	7.2
Combined Lease Totals			0.31	Not Stated	7.2

Summary of Water Rights Elements Rentable From the Bank

Water Right	Diversion Rate (CFS)	Diversion Volume (AF)	Acres (Limited) (AC)	Rate Per Acre (CFS/AC)	Volume Per Acre (AF/AC)
37-22813	0.06	25.2	7.2	0.008	3.5
37-22812	0.10	25.2	7.2	0.014	3.5
37-22811	0.05	25.2	7.2	0.007	3.5
37-22810	0.05	25.2	7.2	0.007	3.5
Combined Limit Totals	0.25	25.2	7.2	0.036	3.5

*** The volumes stated in this table are based on the field headgate standard of 3.5 AFA. The water right elements rentable have been reduced from the water right elements leased to account for conveyance losses of 20 %.**

WATER SUPPLY BANK LEASE CONTRACT No. 1790

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

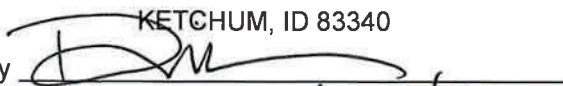
3. **TERM OF LEASE:** The term of this lease shall be January 1, 2024 to December 31, 2028. This Lease shall bind the parties and take effect when both parties have signed it.
4. **WATER SUPPLY BANK CONDITIONS OF ACCEPTANCE:** The Lessor shall abide by all terms and conditions contained in the Water Supply Bank Conditions of Acceptance, attached hereto as "Attachment A" and incorporated herein by this reference.
5. **CHANGE OF WATER RIGHT:** This lease specifies water right elements including but not limited to: diversion rates; diversion volumes; number of acres authorized to be irrigated; places of use; points of diversion; beneficial uses; and seasons of use. During the term of this lease, if a water right is administratively changed due to a water right split and renumbering, this lease may be reduced by an equal amount to reflect the water right elements as legally defined under the water right. If a lease contract cannot be reduced sufficient to reflect the legal definition of a water right as amended through a water right split and/or water right transfer, the Board may release the water right from the Water Supply Bank.
6. **ASSIGNMENT OF CONTRACT:** This lease is between the Board and the Lessor, who is the recognized owner or designated representative of the recognized owners of water rights described herein. Should ownership of any part of a water right herein described change during the term of this lease, either through a water right split, a water right transfer, sale of property to which the water right is appurtenant, or through any other recognized water right reassignment, the lease benefits and obligations to the conditions of acceptance for any such water rights will be assigned to the new owners.
7. **DUPLICATE ORIGINAL:** This Lease is executed in duplicate. Each of the documents with an original signature of each party shall be an original.

STATE OF IDAHO
DEPARTMENT OF WATER RESOURCES

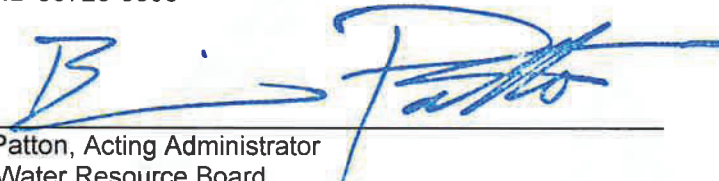
WATER SUPPLY BANK LEASE CONTRACT No. 1790

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

LESSOR: NORTHRIDGE II SUBDIVISION
OWNERS INC
PO BOX 5552
KETCHUM, ID 83340

By 
Title Managing Agent
Date 2.6.24

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

By 
Brian Patton, Acting Administrator
Idaho Water Resource Board

Date 2/13/24

Lease approved by IDWR 

Date 2/13/24

STATE OF IDAHO
DEPARTMENT OF WATER RESOURCES

WATER SUPPLY BANK LEASE CONTRACT No. 1790

**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): 37-22810, 37-22811, 37-22812, 37-22813

BIG WOOD RIVER SWNW Sec. 20 Twp 03N Rge 18E BLAINE County

Water Right	Beneficial Use	Season of Use			Diversion Rate (CFS)	Volume (AF)
		From		To		
37-22810	IRRIGATION	04/15	to	10/31	0.06 cfs	25.2 AF
37-22811	IRRIGATION	04/15	to	10/31	0.06 cfs	25.2 AF
37-22812	IRRIGATION	04/15	to	10/31	0.12 cfs	25.2 AF
37-22813	IRRIGATION	04/15	to	10/31	0.07 cfs	25.2 AF
Totals:					0.31 cfs	25.2 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	
02N	18E	4					7.2 L3												7.2

Total Acres: 7.2

ADDITIONAL CONDITIONS OF ACCEPTANCE

1. The water rights referenced above will be rented from the bank at the current rental rate.
2. There is no rental payment to the lessor of the water right if the right or a part thereof is not rented from the bank.
3. While a right is in the bank, the lessor may not use the right without approval of the Department even if the right is not rented from the bank. Any violation of the terms of this lease may result in enforcement procedures pursuant to Idaho Code § 42-351 for illegal diversion and use of water and may include civil penalties pursuant to Idaho Code § 42-1701B.
4. A right accepted into the bank stays in the bank until the Board releases it, or the lease term expires. A right may be released from the bank upon request, provided the Board approves the release. Unless approved by the Department, leased rights may not be immediately available for release.
5. While a water right is in the bank, forfeiture provisions are stayed pursuant to Idaho Code § 42-223(5).
6. Rental of water under this right is subject to the limitations and conditions of approval of the water right.
7. Failure of the right holder to comply with the conditions of acceptance is cause for the Director to rescind acceptance of the lease.

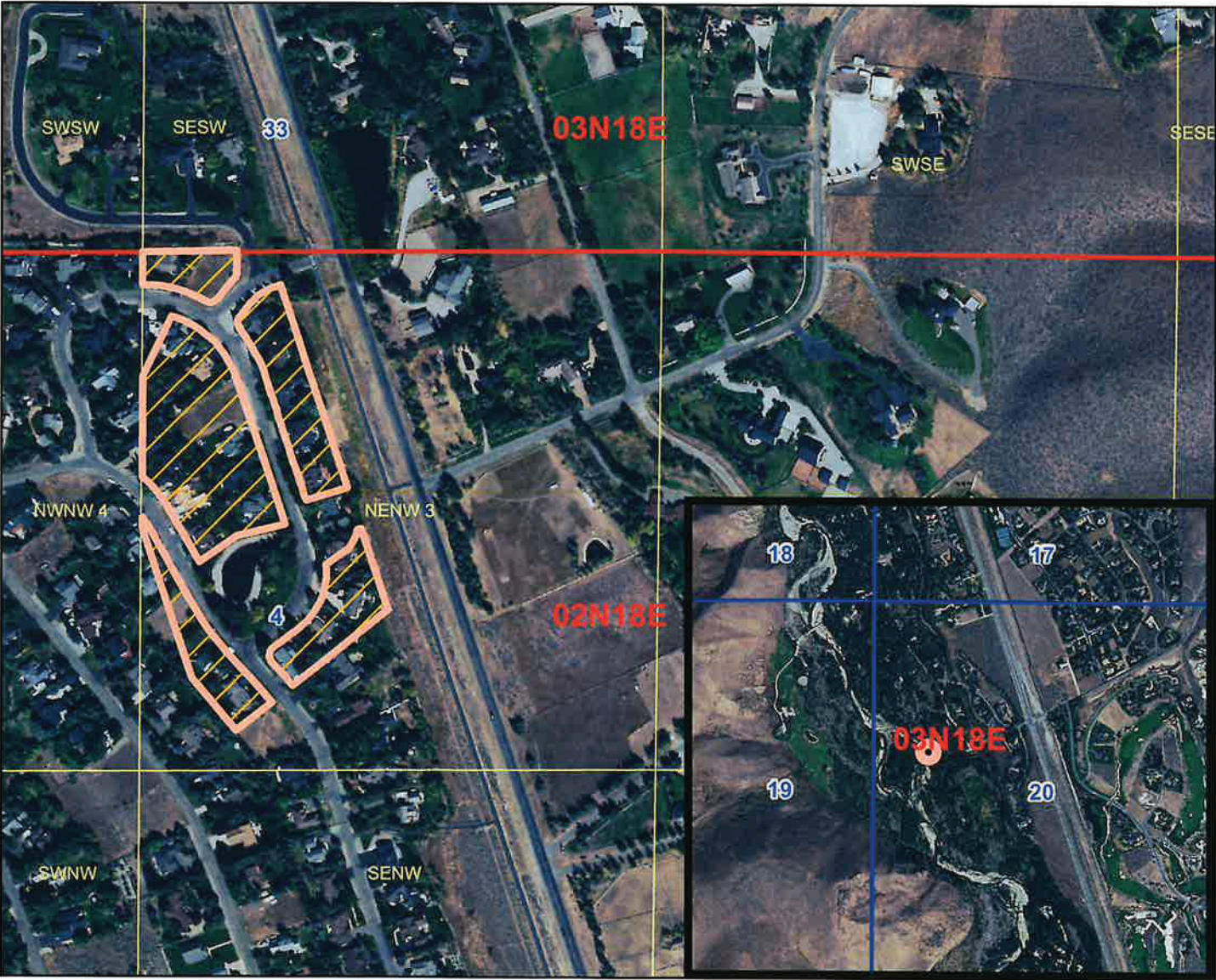
STATE OF IDAHO
DEPARTMENT OF WATER RESOURCES

WATER SUPPLY BANK LEASE CONTRACT No. 1790

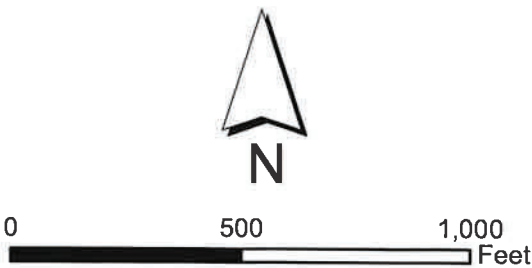
8. Acceptance of a right into the bank does not, in itself, confirm the validity of the right or any elements of the water right, or improve the status of the right including the notion of resumption of use. It does not preclude the opportunity for review of the validity of this water right in any other 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. Right Nos. 37-22810, 37-22811, 37-22812 and 37-22813 are limited to the irrigation of a combined total of 7.2 acres in a single irrigation season.
13. The actual diversion rates of water rights 37-22810 & 37-22811 is 0.06 cfs. The actual diversion rate of water right 37-22812 is 0.122 cfs. The actual diversion rate of water right 37-22813 is 0.074 cfs.
14. The rights listed below shall provide not more than 3.5 afa per acre at the field headgate for irrigation of the lands in the place of use whenever sprinkler methods of irrigation are used. Combined Right Nos. 37-22810, 37-22811, 37-22812 and 37-22813.
15. Water diverted from Headgate #22 delivered through Hiawatha Canal.
16. A portion of this right provides conveyance for other right holders in the shared delivery of water through the Hiawatha Canal. To prevent injury to other water right holders, the watermaster shall deliver 20% or 0.06 cfs of the leased portion of these rights into the Hiawatha Canal whether it is rented or not.

Idaho Water Resource Board
Water Supply Bank Lease Contract No. 1790
37-22810, 37-22811, 37-22812, & 37-22813
Effective until December 31, 2028

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



STATE OF IDAHO
WATER RESOURCE BOARD

RECEIVED

NOV 28 2023

Department of Water Resources

APPLICATION TO SELL OR LEASE A WATER RIGHT
TO THE WATER SUPPLY BANKDesignated Applicant Northridge II Subdivision Owners' Association, Inc.
(Select one owner - see item 1A on the application)Water Right No. 37-22813
(One water right per application)

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

Yes ☐ No ☒

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

MINIMUM REQUIREMENT CHECKLIST

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

Yes

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

Attachment N/A Yes

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

Department Use Only

Fee Amount \$ 500.00 Received By KM

W-9 received? Yes ☒ No ☐ (Route W-9 to Fiscal)

Date Received: 11.3.23Receipt # C117277Name on W-9: Northridge II Owners' Association, Inc

2811

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 Northridge II Subdivision Owners' Association, Inc.

Mailing Address <u>PO Box 5552</u>	Ketchum	ID	83340
Street	City	State	Zip Code

Email Address _____ Phone Number _____

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

OR

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

- B. Has the Designated Applicant submitted an IRS Form W-9 to this Department within the last 2 years? Yes ☐ No ☒
If no, complete the form and attach to this application (Attachment 1B).

- C. Are all applicants on this form listed in IDWR's records as the current owners of the water right? Yes ☒ No ☐
If no, attach a *Notice of Change in Water Right Ownership* form along with the required documentation and fee (Attachment 1C).

- D. Is this application being completed by an authorized representative of the Designated Applicant? Yes ☒ No ☐
If yes, representatives (includes employees of Designated Applicant companies) must complete this section and submit documentary proof of their authority to represent the Designated Applicant (Attachment 1D).

Name of Representative Diane Renfro Organization PioneerWest Property Management

Professional Title Managing Agent Email Address diane@pioneerwestsunvalley.com

Mailing Address PO Box 5552 Ketchum, ID 83340 Phone Number 208-726-9897

☐ 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.

Water right is diverted from Big Wood River and delivered via ditches maintained by the Hiawatha Canal Company.

- 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. 37-22811, 37-22812 and 37-22813

- 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. None. The water has been in the Water Bank for the last five (5) years.

- 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. The water right has been in the Water Bank for the last five (5) years. The water right was decreed on August 30, 2011. According to IDWR rules and the Order of the SRBA Court, the period of forfeiture begins on the date the Partial Decree was entered. Thus, the water right has not been forfeited as a matter of law.

- 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: 2024 to 2028 (maximum lease period 5 calendar years).
(Year) (Year)

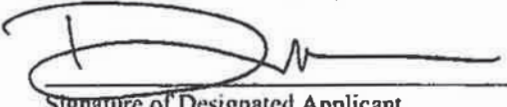
B. Show the minimum payment acceptable to the seller/lessor. The minimum payment may be shown as the "current rental rate" as established by the IWRB. Include the method of determining the minimum payment if other than the current rental rate.

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

Diane Renfro - Managing Agent

Printed Name

11/28/23
Date

Signature of Authorized Representative

Printed Name

Date

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



322 E Front Street, Suite 648, Boise ID 83702 • PO Box 83720, Boise ID 83720-0098
Phone: 208-287-4800 • Fax: 208-287-6700 • Email: idwrinfo@idwr.idaho.gov • Website: idwr.idaho.gov

Governor Brad Little

Director Mathew Weaver

January, 31, 2024

NORTHRIDGE II SUBDIVISION OWNERS INC
PO BOX 5552
KETCHUM, ID 83340

**RE: APPLICATION TO LEASE WATER RIGHTS 37-22810, 37-22811, 37-22812, & 37-22813 TO
THE WATER SUPPLY BANK CONTRACT 1790**

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

Dear Applicant:

The Department of Water Resources has completed its review of your application to lease the above-mentioned water rights 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 rights will automatically be released from the Bank on **December 31, 2028**, unless the rights are released earlier by the Board, or upon your request. To release the 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. To propose a new lease period, submit a new Application to Sell or Lease a Water Right to the Water Supply Bank form along with applicable fees to the Department. These forms are available from any IDWR office or from our public website at <http://www.idwr.idaho.gov>. Please note your rights may not be available for immediate release if 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 or 208-287-4800.

Sincerely,

Bob Howe

for

Water Supply Bank

Enclosures: Proposed Lease Contracts

C: WD 37-Watermaster-Sunny Healey

Diane Renfro-Pioneer West Property Management

Southern Regional Manager- Corey Skinner

WATER SUPPLY BANK

Lease Review Checklist

Applicant(s) Name: Northridge II Subdivision

Memo Date: December 27, 2023

Water Right Number(s): 37-22810, 37-22811, 37-22812, & 37-22813

Reviewers Name: Bob Howe

Quick Tools

Year	No Forfeiture Concerns Thru:
2011	2017
2012	2018
2013	2019
2014	2020
2015	2021

	Check box	Yes	No	COMMENTS/CONCERNS:
1 Fill out WSB Data Entry Checklist for Leases (Front of File)	☒			
2 Reason for lease of water rights (Brief description of lease proposal in narrative)				
Portion of right				
All of right	☒			
3 Check GWMA/CGWA/ADC and basin 63 areas of concern (note area in comments)				
4 Rentable? (If no explain in comments or narrative)	☒			
5 Authority to file				
Current owner or designated applicant	☒			
SOS Web site checked for business entity	☒			
Other (explain in comments)				
6 Water Right validity				
Decreed/Licensed/Statutory claim date (write in comments section)				2011
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?				2014-Present-ending 12/31/2023
7 Injury to other water rights				
If the POD is through a delivery entity, was consent provided?	☒			
If the POD is through a delivery entity, was holdback required? (percentage in comments)	☒			20%
Any other concerns		☒		
8 Enlargement concerns				
Complete a POU comparison overlap analysis	☒			
Complete a combined limits review	☒			
Complete POD overlap analysis (if there is an overlap add condition to lease)	☒			
Are there overlapping rights that need to be placed in the bank also?		☒		
Will the place of use continue to receive water? (if yes explain in comments)	☒			City of Hailey
9 Local Public Interest				
Does the processor know of any problems this action will cause for the local public?		☒		
10 Have you contacted regional office and watermaster for comment/concerns?	☒			
Send the watermaster comment request form or e-mail request	☒			
11 Area Headgate requirement (write in Comments)				3.5
12 Is water right involved in any other department action? Pull file and check database () Ownership Change () Transfer () Mitigation () Other - Explain in comments		☒		
Narrative: The Department received these applications on November 3, 2023 to lease full rights 37-22810, 37-22811, 37-22812, and 37-22813 into the Water Supply Bank from 2024-2028. These rights were decreed in 2011 and have been in the Bank since 2014, currently under Lease Contract 898. These rights overlap City of Hailey rights. The leased POU is continuing to receive water from the City of Hailey. The leased rights are supplemental to the City of Hailey rights, and rental outside the service area of municipal rights might be an enlargement.. The water is delivered by the Hiawatha Canal who submitted a letter of consent for the proposed lease, received on October10, 2023, requiring a 20% holdback for conveyance loss. These rights are currently within WD 37. The WD37 watermaster, regional manager, and delivery entity were solicited for comment when the contracts were mailed for signing.				

Howe, Bob

From: Howe, Bob
Sent: Tuesday, January 30, 2024 1:23 PM
To: diane@pioneerwestsunvalley.com
Cc: Bank
Subject: WSB Lease Contract 1790-Mailed for Signature
Attachments: Lease Contract 1790 .pdf; Lease Contract 1790 Map.pdf; Lease 1790 Cover Letter-Proposed Contract-14 Days.pdf

Hi Diane,

Please find the attached lease contract 1790, map, and cover letter for your records. We are currently mailing the attached documents to Northridge II Subdivision Owners Inc. for signature.

Feel free to reach out with any questions or concerns.

Best Regards,

Bob Howe



IDAHO DEPARTMENT OF
WATER RESOURCES

Bob Howe | Water Resource Agent

322 E Front St, PO Box 83720, Boise, ID 83720

(208) 287-4800 | www.idwr.idaho.gov

Howe, Bob

From: Howe, Bob
Sent: Tuesday, January 30, 2024 1:18 PM
To: watermanager@wd37.org; Skinner, Corey
Cc: Bank
Subject: Comment Requested-WSB Lease Contract 1790
Attachments: Lease Application 2811 Review .pdf; Lease Contract 1790 .pdf; Lease Contract 1790 Map.pdf

Dear Interested Agencies:

The Department of Water Resources is seeking comment from your agency, regarding the Water Supply Bank (WSB) Lease Contract 1790, for Northridge II Subdivision Owners Inc. The lease is for the same right and portion as current lease (Contract 898-ending 12/31/2023), for a new term from 2024-2028. A copy of the proposed lease contract, the lease review, and map are attached for your reference.

Please submit your comments within 14 days, no later than February 14, 2024. If we do not hear from you by that date, we will assume that no comment from you means you have no objection to, concerns about, or conditions pertaining to the execution of the lease.

Comments are preferred to be received by e-mail to bob.howe@idwr.idaho.gov. However, comments by regular mail and/or FAX to 208-287-6700 are acceptable.

If you have any questions, don't hesitate to contact me at the State Office at (208) 287-4847.

Bob Howe

 IDAHO DEPARTMENT OF
WATER RESOURCES
Bob Howe | Water Resource Agent
322 E Front St, PO Box 83720, Boise, ID 83720
(208) 287-4800 | www.idwr.idaho.gov

Kienholz, Mackenzie

From: Kienholz, Mackenzie
Sent: Wednesday, November 29, 2023 8:15 AM
To: Diane Renfro
Subject: RE: Water Supply Bank Lease - Northridge II Subdivision Owner's Assn

Thank you, Diane! I will note that the applications are ready for review.

Have a great day,
Mackenzie

From: Diane Renfro <Diane@pioneerwestsunvalley.com>
Sent: Tuesday, November 28, 2023 1:55 PM
To: Kienholz, Mackenzie <Mackenzie.Kienholz@idwr.idaho.gov>
Subject: RE: Water Supply Bank Lease - Northridge II Subdivision Owner's Assn

CAUTION: This email originated outside the State of Idaho network. Verify links and attachments BEFORE you click or open, even if you recognize and/or trust the sender. Contact your agency service desk with any concerns.

Here you go!

Diane Renfro
PioneerWest Property Management LLC

PioneerWest Team Members Are:
Co-Owner/Property Manager – Diane Renfro - diane@pioneerwestsunvalley.com
Co-Owner/Project Manager – Mark Renfro - projectmanager@pioneerwestsunvalley.com
Executive Assistant - Gina Bennett - assistant@pioneerwestsunvalley.com
Office Manager - Lynn Cleary - officemanager@pioneerwestsunvalley.com

208.726.9897 office
Normal Business Hours are 9-5 Monday - Friday
diane@pioneerwestsunvalley.com
<https://pioneerwestsunvalley.com/>

From: Kienholz, Mackenzie <Mackenzie.Kienholz@idwr.idaho.gov>
Sent: Tuesday, November 28, 2023 1:42 PM
To: Diane Renfro <Diane@pioneerwestsunvalley.com>
Subject: RE: Water Supply Bank Lease - Northridge II Subdivision Owner's Assn

Hi Diane,

Thank you for sending these. Could you please send another signature page dated today? Once I receive that the applications should be all set.

Thank you,
Mackenzie

From: Diane Renfro <Diane@pioneerwestsunvalley.com>
Sent: Tuesday, November 28, 2023 1:32 PM
To: Kienholz, Mackenzie <Mackenzie.Kienholz@idwr.idaho.gov>
Subject: RE: Water Supply Bank Lease - Northridge II Subdivision Owner's Assn

CAUTION: This email originated outside the State of Idaho network. Verify links and attachments BEFORE you click or open, even if you recognize and/or trust the sender. Contact your agency service desk with any concerns.

Hi Mackenzie-

Thank you for your email. Attached are page 1 for the missing 3 rights.
Pages 2 and 3 are the same as the initial application so if you could please use those, that would be much appreciated.
Please let me know if you need anything else.
Thank you!!

Diane Renfro
PioneerWest Property Management LLC

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diane@pioneerwestsunvalley.com
<https://pioneerwestsunvalley.com/>

From: Kienholz, Mackenzie <Mackenzie.Kienholz@idwr.idaho.gov>
Sent: Tuesday, November 28, 2023 1:14 PM
To: Diane Renfro <Diane@pioneerwestsunvalley.com>
Subject: Water Supply Bank Lease - Northridge II Subdivision Owner's Assn

Good afternoon, Diane,

Attached is a copy of your lease contract and applications from when rights 37-22810, 37-22811, 37-22812, and 37-22813 were last leased to the Bank. I have also attached a copy of the application that was submitted this month for 2024-2028. As stated in the letter sent to you on 11/9/2023, applications for rights 37-22811, 37-22812, and 37-22813 will be needed as well, but no additional filing fee is required. If pages 2 & 3 of the application will be the same for all four water rights, then it will be sufficient for you to send a page 1 for each of the three additional rights as well as a page 4 signed and dated today. Please feel free to call or email me with any questions.

Thank you,

Mackenzie Kienholz

Water Supply Bank Specialist



Planning & Projects

Mackenzie.kienholz@idwr.idaho.gov

Phone: (208) 287-4822



IDAHO DEPARTMENT
WATER RESOURCES

322 E Front Street, Suite 648, Boise ID 83702 • PO Box 83720, Boise ID 83720-0098
Phone: 208-287-4800 • Fax: 208-287-6700 • Email: idwrinfo@idwr.idaho.gov • Website: idwr.idaho.gov

Governor Brad Little

Director Mathew Weaver

November 9, 2023

NORTHRIDGE II SUBDIVISION OWNERS ASSOCIATION INC
PO BOX 5552
KETCHUM, ID 83340

**RE: ADDITIONAL INFORMATION REQUEST FOR PROCESSING APPLICATION TO
LEASE WATER RIGHT NO(S) 37-22810 TO THE WATER SUPPLY BANK**

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

Dear Applicant:

The Idaho Department of Water Resources (Department) acknowledges receipt of the application to lease the above referenced water right to the Idaho Water Resource Board's Water Supply Bank (Bank). The Department will review your application as resources allow.

If the right is determined to be eligible for acceptance into the Bank, the right will be entered as of the date of receipt of the application. The acceptance date may be adjusted when additional information is required. A preliminary review of your application has been completed and it has been determined that additional information is required to continue processing.

Please provide the following information or request withdrawal of your application within 30 days of the date of this letter or the application will be returned unprocessed and your application fee will be refunded:

- Lease applications for stacked water rights 37-22811, 37-22812 and 37-22813

Please note that as you already paid a fee of \$500.00 (receipt C117277), no additional fee will be required for these applications.

The department will continue processing your application once you have submitted the requested information. Water right forms are available from the Department's website at www.idwr.idaho.gov. If you have any questions, please contact this office at (208) 287-4800.

Sincerely,

Mackenzie Kienholz
Water Supply Bank Specialist



IDAHO DEPARTMENT OF
WATER RESOURCES

322 E Front Street, Suite 648, Boise ID 83702 • PO Box 83720, Boise ID 83720-0098
Phone: 208-287-4800 • Fax: 208-287-6700 • Email: idwrinfo@idwr.idaho.gov • Website: idwr.idaho.gov

Governor Brad Little

Director Mathew Weaver

February 13, 2024

NORTHRIDGE II SUBDIVISION OWNERS INC
PO BOX 5552
KETCHUM, ID 83340

**RE: WATER SUPPLY BANK LEASE CONTRACT 1790
FOR WATER RIGHT 37-22810, 37-22811, 37-22812, & 37-22813**

Dear Lessor:

Water right **37-22810, 37-22811, 37-22812, & 37-22813** is leased into the Water Supply Bank (Bank) as of January 2024 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 right(s) will automatically be released from the Bank on **December 31, 2028**, unless the rights are released earlier by the Water Resource Board (Board). 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. **Please note your water rights may not be available for immediate release if they are rented.**

If you have questions regarding this matter, please contact this office at bank@idwr.idaho.gov or 208-287-4800.

Sincerely,
Signature

Enclosure: Executed Lease Contract

c: IDWR- Southern Region Office
Water District No. 37