

STATE OF IDAHO
DEPARTMENT OF WATER RESOURCES

WATER SUPPLY BANK LEASE CONTRACT No. 2100

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

LESSOR: FARM DEVELOPMENT CORP
575 W BANNOCK ST
BOISE, ID 83702-5917

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 19, 2025.
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)
2-10579	12/6/1963	SNAKE RIVER, tributary to COLUMBIA RIVER	5.24	1,556.0	389.0
Lease Totals			5.24	1,556.0	389.0

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, 2025 to December 31, 2025. 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.

WATER SUPPLY BANK LEASE CONTRACT No. 2100


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. 2100

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

LESSOR: FARM DEVELOPMENT CORP
575 W BANNOCK ST
BOISE, ID 83702-9917

By 
Title President
Date 1/15/26

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

By  Date 1/22/26
Brian Patton, Executive Manager
Idaho Water Resource Board

Lease approved by IDWR  Date 1/22/26

STATE OF IDAHO
DEPARTMENT OF WATER RESOURCES

WATER SUPPLY BANK LEASE CONTRACT No. 2100

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): 2-10579

SNAKE RIVER L 4NWSW Sec. 34 Twp 05S Rge 09E ELMORE County

Water Right	Beneficial Use	Season of Use			Diversion Rate (CFS)	Volume (AF)
		From	to	To		
2-10579	IRRIGATION	03/15	to	11/15	5.240 cfs	1,556.00 AF
Totals:					5.240 cfs	1,556.00 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	22	0.9																0.9
06S	09E	23						6.8											6.8
06S	09E	24								5.3	17.0	9.3							31.6
06S	09E	25					8.2	7.8	8.2	8.8	8.6	8.4	9.0	8.8					67.8
06S	09E	26								2.9	8.7	8.6							20.2
06S	09E	36										7.0							7.0
06S	10E	32								10.0									10.0
07S	09E	1								6.8	4.0		4.9	0.6	3.4	11.0	1.1		31.8
07S	10E	6										7.1	5.8						12.9
07S	10E	7		9.0															9.0
07S	10E	8								9.5	1.9					3.0			14.4
07S	10E	9	10.0											3.1					13.1
07S	10E	10					2.5	5.1		4.9	5.6		6.0						24.1
07S	10E	14										12.8							12.8
07S	10E	15		3.4	4.1		2.7			1.8	4.0			8.8	3.6				28.4
07S	10E	16						8.8											8.8
07S	10E	17	8.8	7.2	7.3														23.3
07S	10E	21			3.2	3.6								3.5	3.8				14.1
07S	10E	22						3.0				8.9	3.1						15.0
07S	10E	23					4.3								5.4				9.7

STATE OF IDAHO
DEPARTMENT OF WATER RESOURCES

WATER SUPPLY BANK LEASE CONTRACT No. 2100

14. 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. 02.
15. This right does not grant any right-of-way or easement across the land of another.

NOV 19 2025

DEPARTMENT OF
 WATER RESOURCES

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

Designated Applicant Farm Development Corporation Water Right No. 2-10579
(Select one owner – see item 1A on the application) (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.**

MIMUMUM 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 \$ <u>250.00</u>	Received By: <u>KW</u>	Date Received: <u>11/19/2025</u>	Receipt # <u>C124135</u>
W-9 received? Yes <input type="checkbox"/> No <input type="checkbox"/> (Route W-9 to Fiscal)		Name on W-9:	

3357

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 Farm Development Corporation

Mailing Address 575 W Bannock St, Boise, ID 83702
Street City State Zip Code

Email Address markn@farmdevcorp.com Phone Number 208-342-6524

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 Mark Noble Organization Farm Development Corporation

Professional Title President Email Address markn@farmdevcorp.com

Mailing Address 575 W Bannock St, Boise ID 83702 Phone Number 208-342-6524

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: 2025 to 2025 (maximum lease period 5 calendar years).
(Year) (Year)

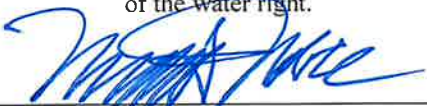
B. Show the minimum payment acceptable to the seller/lessor. The minimum payment may be shown as the "current rental rate" as established by the IWRB. Include the method of determining the minimum payment if other than the current rental rate.

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

Mark Noble

Printed Name

11/18/25

Date

Signature of Authorized Representative

Printed Name

Date

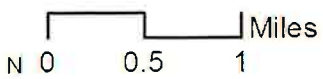
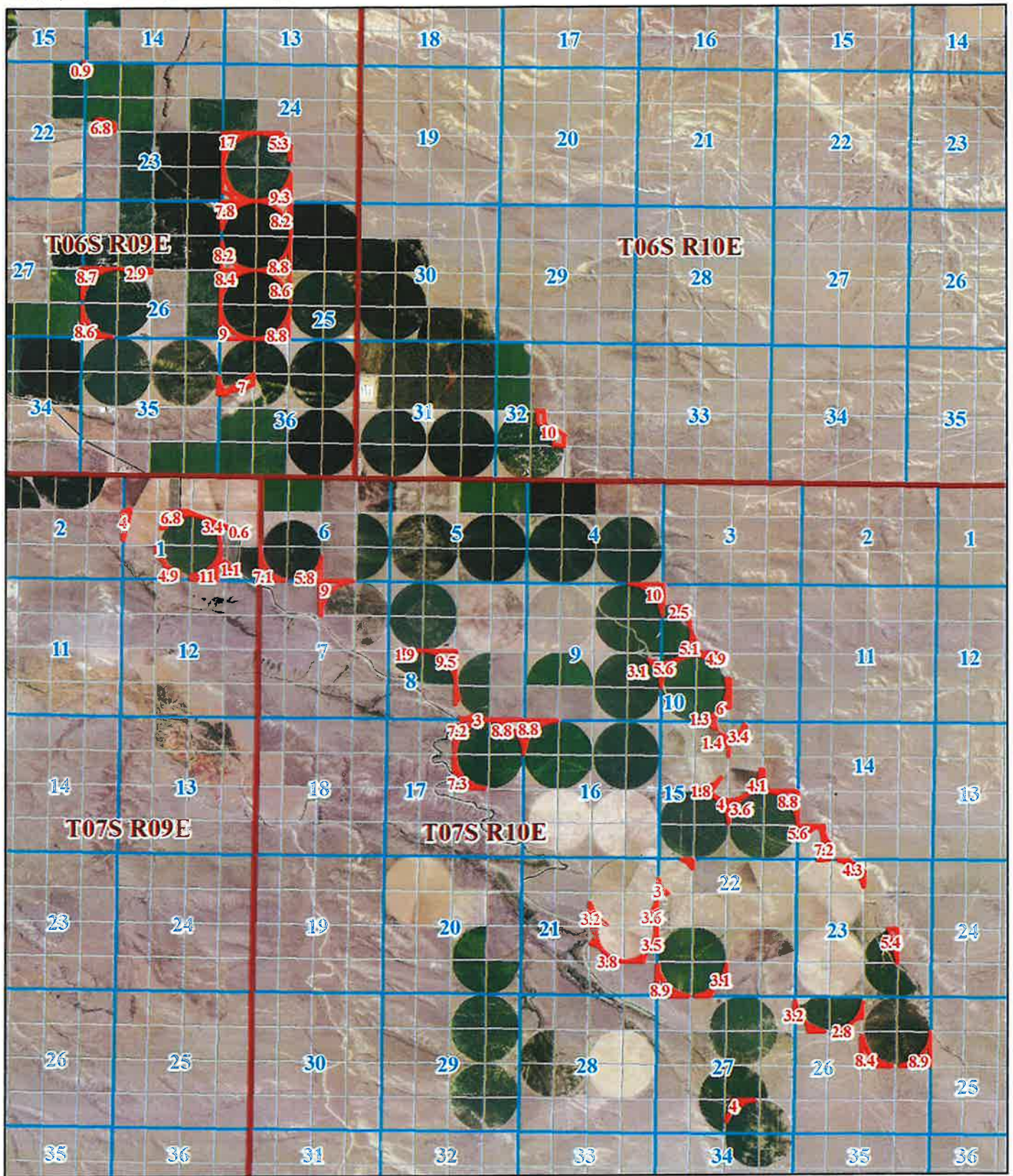
Mail to:
Idaho Department of Water Resources
P.O. Box 83720
Boise, ID 83720-0098

Print Form

Leased Acres

Twp.	Rge.	Sec.	NE 1/4				NW 1/4				SW 1/4				SE 1/4			
			NE 1/4	NW 1/4	SW 1/4	SE 1/4	NE 1/4	NW 1/4	SW 1/4	SE 1/4	NE 1/4	NW 1/4	SW 1/4	SE 1/4	NE 1/4	NW 1/4	SW 1/4	SE 1/4
06S	09E	22	0.9															0.9
		23						6.8										6.8
		24								5.3	17	9.3						31.6
		5				8.2	7.8	8.2	8.8	8.6	8.4	9	8.8					67.8
		26								2.9	8.7	8.6						20.2
		36					7											7
06S	10E	32									10							10
07S	09E	1								6.8	4		4.9	0.6	3.4	11	1.1	31.8
07S	10E	6										7.1	5.8					12.9
		7					9											9
		8								9.5	1.9					3		14.4
		9	10											3.1				13.1
		10					2.5	5.1		4.9	5.6		6					24.1
		14										12.8						12.8
		15		3.4	4.1		2.7			1.8	4				8.8	3.6		28.4
		16						8.8										8.8
		17	8.8	7.2	7.3													23.3
		21			3.2	3.6								3.5	3.8			14.1
		22						3				8.9	3.1					15
		23					4.3								5.4			9.7
		26			8.4	8.9	2.8	3.2										23.3
		27														4		4
																		0

Total 389



FARM DEVELOPMENT CORPORATION
LEASE ACRES
NAIP 2023 AERIAL PHOTO

Legend

 FDC Lease Acres





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

January 22, 2026

FARM DEVELOPMENT CORP
575 W BANNOCK ST
BOISE, ID 83702-5917

**RE: WATER SUPPLY BANK LEASE CONTRACT 2100
FOR WATER RIGHT(S) 2-10579**

Dear Lessor:

Water right **2-10579** is leased into the Water Supply Bank (Bank) as of January **2025** 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, 2025**, 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 bank@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,

Kris Margheim

Kris Margheim
Technical Records Specialist

Enclosure: Executed Lease Contract

c: IDWR- Western Region Office



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

RECEIVED

JAN 15 2026

DEPT. OF WATER RESOURCES

January 8, 2026

FARM DEVELOPMENT CORPORATION
575 W BANNOCK ST.
BOISE, ID 83702

**RE: APPLICATION TO LEASE WATER RIGHTS 2-10579 TO THE WATER SUPPLY BANK
CONTRACT 2100**

******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, 2025**, 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 or 208-287-4800.

Sincerely,

Skyler Cheever
Water Resource Agent, Sr – State Office
Idaho Dept. of Water Resources

Enclosures: Proposed Lease Contracts, Receipt No. C124135
CC: Representative (via email)



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

January 8, 2026

FARM DEVELOPMENT CORPORATION
575 W BANNOCK ST.
BOISE, ID 83702

**RE: APPLICATION TO LEASE WATER RIGHTS 2-10579 TO THE WATER SUPPLY BANK
CONTRACT 2100**

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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,

Skyler Cheever
Water Resource Agent, Sr – State Office
Idaho Dept. of Water Resources

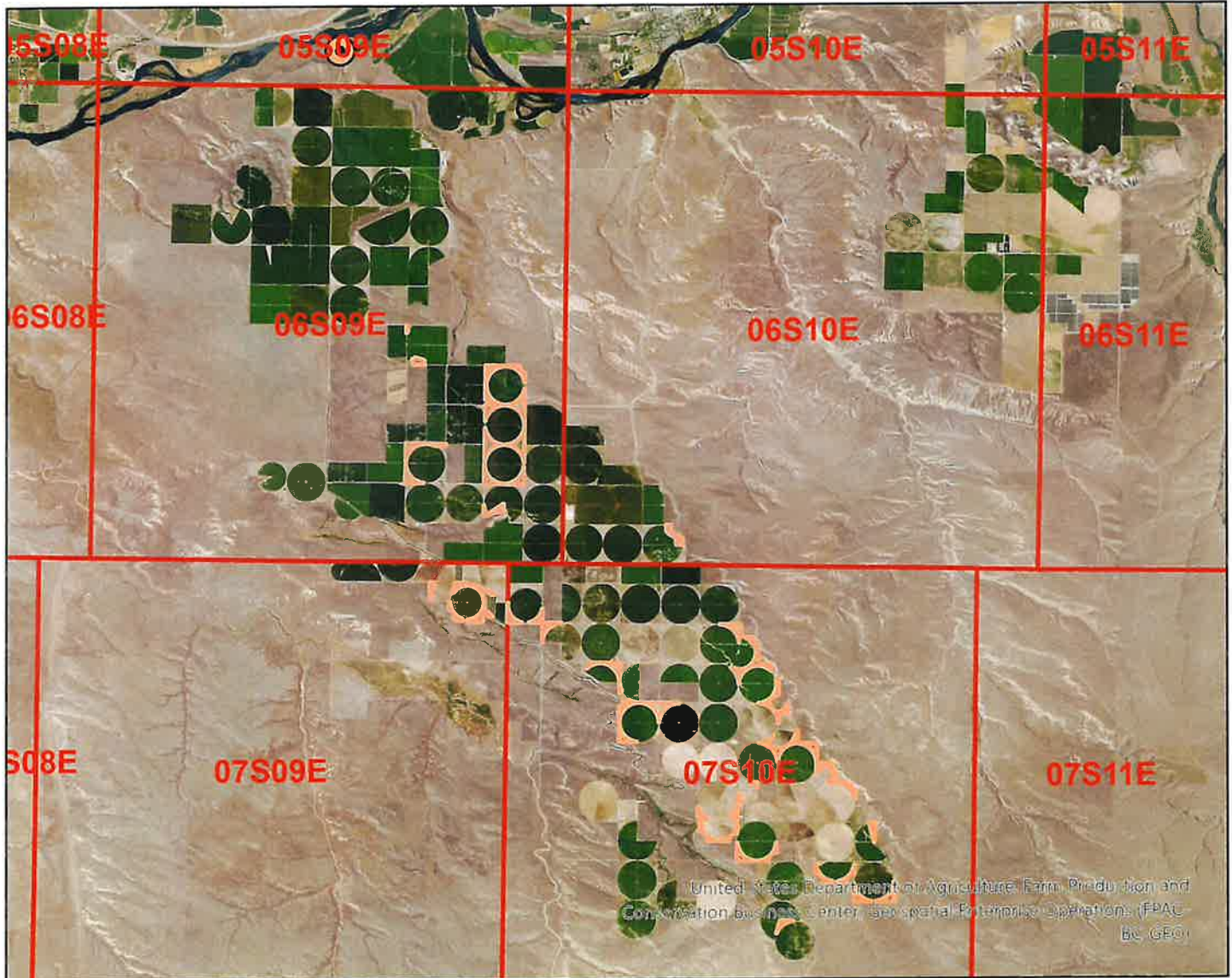
Enclosures: Proposed Lease Contracts, Receipt No. C124135
CC: Representative (via email)

Idaho Water Resource Board
Water Supply Bank Lease Contract No. 2100




2-10579

Effective until December 31, 2025

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.



Legend

-  Water Supply Bank Lease Point of Diversion
-  Water Supply Bank Lease Place of Use
-  Township/Range



Cheever, Skyler

From: Smith, Kellie
Sent: Tuesday, December 16, 2025 4:20 PM
To: Cheever, Skyler; Scott King
Cc: Erling, Jes
Subject: RE: Water Supply Bank Lease Applications 3357 and 3359 Farm Development Corp

Skyler,

Jes and I reviewed the memo and maps you provided. This makes sense that the whole of the water right is leased across two agreements with different terms of rental. Since both applications are meant to be including the 2025 irrigation season and 2100 has the 389 acres divided into many edges and small area, I checked those acres meant to be idled. Using Sentinel imagery and the shapefiles you made for the application contact number 2100 and 2102, it does appear there are several areas (totaling about 28 acres) among the acres meant to be idled under contract 2100 and one not so small area among the acres (58 acres and possibly an additional 24 acres) meant to be idled under contract 2102 that were apparently irrigated. I have them hand sketched on the maps I'll hand to you.

I am not sure what you want to do with that information as this is retroactive for 2025. Part of my job as watermaster is ensuring that acres meant to be idle are, and since these are so specific, I would expect that the irrigation would match. However, I know it's hard to ground truth those corners. The 58 acres seems concerning and I will keep my eyes on that one.

Kellie Smith

IDWR Water Distribution
(208) 287-4842

From: Cheever, Skyler <Skyler.Cheever@idwr.idaho.gov>
Sent: Tuesday, December 16, 2025 11:22 AM
To: Scott King <scott.king@idwr.idaho.gov>; Smith, Kellie <Kellie.Smith@idwr.idaho.gov>
Subject: Water Supply Bank Lease Applications 3357 and 3359 Farm Development Corp

Hello Scott and Kellie ,

I have completed my review of a Water Supply Bank Lease Applications 3357 and 3359 with the proposed point of diversion within Administrative Basin 2 and Water District 2. The applicant is Farm Development Corp. The first application proposes to lease a 389-acre portion of WR 2-10579 into the water supply bank for 2025. The second application proposes to lease the remaining 1043-acre portion of WR 2-10579 from 2025-2029. Attached is a copy of a review memos and map of the place of uses. If you have any comments on the applicant's proposal or my review, please let me know within 7 days. If you have any questions or concerns, please let me know.

Thank you,

Skyler



Skyler Cheever

Water Resource Agent, Sr - State Office

(208) 287-4913

Skyler.cheever@idwr.idaho.gov

Idaho Dept. of Water Resources

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

MEMORANDUM FOR LEASE APPLICATION # 3357 and 3359

To: Water Right No. 2-10579
From: Skyler Cheever – Water Resource Agent, Sr – State Office
Date: 12/11/2025
Re: Review & Analysis of Application to Lease Water to the State Water Supply Bank

PURPOSE/NARRATIVE:

Applications 3357 and 3359 were sent in by Farm Development Corp. and received by the Idaho Dept. of Water Resources on November 19th, 2025, with the correct fee payments received the same date. Application 3357 proposes leasing a 389-acre portion of Water Right No. (WR) 2-10579 into the Water Supply Bank (WSB) for 2025. Application 3359 proposes to lease an additional 1,043.0-acre portion of the same WR into the WSB from 2025-2029. After a phone conversation with the representative, they indicated the reason two separate lease applications were submitted was because the smaller number of acres under application 3357 will change each year and therefore cannot last for more than one year. The remaining acres under application 3359 would not change and can be leased for a longer duration. The proposed point of diversion (POD) is within the Snake River Basin Moratorium Area and Trust Water Area. This application is intended as a partial renewal of lease contracts 1065 and 1655 which expired on December 31st, 2024.

AUTHORITY TO FILE:

Mark Noble signed the application. Mr. Noble has the authority to sign the application on behalf of Farm Development Corp because he is a director with the company according to the Idaho Secretary of States Office Database. Farm Development Corp. is the current owner of WR 2-10579 according to Department WR records.

WATER RIGHT VALIDITY:

WR 2-10579 was decreed by the SRBA court in 2008. A 246-acre portion of the WR was leased into and rented by the applicant from the WSB from 2020-2024. The remaining 1,186-acre portion was leased year to year from 2020-2022 (see table below). Therefore, there was a period of 2 years of possible nonuse for a 1329-acres between both application proposals (2023-2024). According to Idaho Code §42-1764 if a WR is leased into the WSB the forfeiture clock resets once the lease expires. Therefore, there is enough information available to the bank to conclude the proposed portions of WR 2-10579 are likely not lost to forfeiture and can be leased into the WSB.

Table 1. Lease History for WR 2-10579 from 2020-2024.

Total WR Authorization	Rate (CFS)	Volume AF	Acres	
2-10579	19.30	5,728.0	1,432.0	
Lease Contract				Lease Duration
1065	3.31	984.0	246	2022-2024
1228	15.99	4,744.0	1186.0	2020
1431	15.99	4,744.0	1186.0	2020
1655	15.99	4,744.0	1186.0	2022
Total Leased Since 2022	19.30	5,728.0	1432.0	

ENLARGEMENT OF USE:

Application 3357 proposes leasing a 389-acre portion and application 3359 proposes leasing a 1043.0-acre portion of WR 2-10579 into the WSB. Since the total number of acres leased between both applications constitutes leasing the entire WR, a condition limiting the unleased portions on each contract is not necessary. WR 2-2262 directly overlaps the proposed places of use (POU). However, this WR has been leased into the WSB since 2006, before the proposed WR's were decreed by the SRBA Court. Therefore, these rights have not been used together historically and can therefore be leased and rented separately without causing an enlargement. There are no other enlargement concerns.

LOCAL PUBLIC INTEREST:

Accepting valid rights into the water supply bank to provide water for new and supplemental uses is in the local public interest.

DEPARTMENT STAFF OR WATERMASTER COMMENTS:

The proposed POD is within basin 2 and Water District 2. A request for comment was sent to the Watermaster and Western Regional Manger on December 16th, 2025. No concerns were received. The Watermaster responded the same date and had some concerns with some of the areas within the shapefile I created being irrigated in 2025. The representative was contacted a sent in the shapefile used to create the application map on December 22nd, 2025. This shapefile rectified the watermasters concerns.

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November 18, 2025

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

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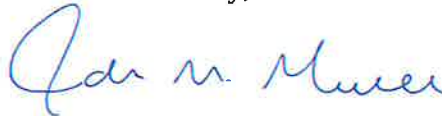
DEPARTMENT OF
WATER RESOURCES

Re: 2-10579 Water Bank Application

To Whom It May Concern,

On behalf of Farm Development Corporation, I enclose two executed Water Bank Lease Applications for water right 2-10579, one for right 63-33384, and a check for \$750.00 to cover the required fee. Should have any questions, please feel free to call me.

Sincerely,



John M. Marshall

3357 + 3358 + 3359