

Mar 17, 2026

DEPARTMENT OF WATER RESOURCES

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Attorneys for Juniper Station Farm, LLC

**BEFORE THE DEPARTMENT OF WATER RESOURCES
OF THE STATE OF IDAHO**

IN THE MATTER OF APPROVED
REQUEST FOR EXTENSION OF TIME TO
SUBMIT BENEFICIAL USE WATER
PERMIT NO. 63-32499 IN THE NAME OF
MAYFIELD TOWNSITE LLC

**DECLARATION OF MIKE
EISENMAN**

IN THE MATTER OF PERMIT NO. 63-32499
IN THE NAME OF MAYFIELD TOWNSITE
LLC

MIKE EISENMAN under penalty of perjury states as follows:

1. I am over the age of eighteen and state the following based upon my own personal knowledge.
2. I am the Manager of Juniper Station Farm, LLC (“Juniper Station”), an entity registered with the Idaho Secretary of State, in good standing.
3. Juniper Station is the holder of Water Right Nos. 61-7283A, 61-11966, and 61-12133, each of which is for an irrigation purpose of use, from ground water, which are the subject of Transfer No. 81327 (“Transfer”) that is of record with the Idaho Department of Water Resources (“IDWR”).

4. Generally, the Transfer proposes to move the three aforesaid water rights from a point of diversion and place of use within the Cinder Cone Butte Critical Ground Water Management Area to points of diversion and places of use within the I-84 Corridor.
5. Collectively, the three water rights authorize the irrigation of 151 acres.
6. The Transfer was filed with IDWR on December 6, 2016.
7. Juniper is the holder of application for permit 61-12319 (“Application”) for the irrigation of 640 acres within a 1,437-acre permissible place of use, with a diversion rate of 12.80 cfs / 2,880 acre-feet per annum from ground water, of record with IDWR.
8. The Application has a priority date of August 3, 2017.
9. Juniper Station is the holder of Permit No. 61-12525, for a domestic purpose of use, bearing a priority date of May 5, 2025.
10. Permit No. 63-32499, held by Mayfield Townsite, LLC, has a priority date of July 28, 2006 (“Permit”).
11. On May 6, 2019, Juniper received two letters from IDWR explaining that neither the Transfer nor the Application can move forward unless and until water becomes available for development by permit holders within the I-84 Corridor. Attached hereto as Exhibit 1 are true and correct copies of the aforementioned letters.
12. Attached hereto as Exhibit 2 is a true and correct copy of a *Memorandum* from Nick Miller to Shelley Keen, dated December 29, 2020. The *Memorandum* explains that Juniper’s Application and Transfer are being held in the IDWR processing “queue” while permits ahead of Juniper Station are put to beneficial use.

13. In early January 2026, I viewed the place of use and points of diversion for the Permit from the public right-of-way. Attached hereto as Exhibit 3 are photographs that I took relating to the Permit.

14. Attached hereto as Exhibit 4 are true and correct copy of a map from the IDWR website showing the places of use for the Permit.

15. Attached hereto as Exhibit 5 is an aerial photograph from Google Earth, dated June 16, 2024.

16. It is my opinion that the Permit has not been developed, as evidenced by the photographs, aerial photography, and my knowledge of the area.

17. Juniper Station is ready, willing, and able to put water to beneficial use, yet is prevented from doing so because water is not being put to use by the Permit.

18. I certify under penalty of perjury pursuant to the law of the State of Idaho that the foregoing is true and correct.

DATED this 16th day of March, 2026.

/s/ Mike Eisenman
MIKE EISENMAN

CHRIS M. BROMLEY



nsemanko@parsonsbhele.com

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800 W. Main St., Ste. 1300
PARSONS BEHLE & LATIMER
Norman Semanko

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PO Box 7985
Sawtooth Law Offices, PLLC
S. Bryce Farris

COURTESY COPIES TO:

file@idwr.idaho.gov

Boise, ID 83720-0098
PO Box 83720
Idaho Dept. of Water Res.

impl@givenspursley.com

Boise, ID 83701-2720
PO Box 2720
GIVENS PURSLEY
Michael Lawrence

I certify that on this 17th day of March, 2026, I caused to be served a true and correct copy of the foregoing upon the following persons by the method(s) indicated:

CERTIFICATE OF SERVICE

EXHIBIT 1



State of Idaho
DEPARTMENT OF WATER RESOURCES

Western Region • 2735 Airport Way • Boise, Idaho 83705-5082
Phone: (208) 334-2190 • Fax: (208) 334-2348 • Website: www.idwr.idaho.gov

GARY SPACKMAN
Director

May 6, 2019

JUNIPER STATION FARM, LLC
C/O CHARLES HONINGER
HONINGER LAW, PLLC
PO BOX 517
BOISE ID 83701

Re: Processing Hold – Application for Permit No. 61-12319

Dear Applicant,

The Idaho Department of Water Resources (IDWR) received your application for permit on August 3, 2017. The application for permit proposes diversion of ground water in the area near the Ada County/Elmore County line known as the I-84 Corridor and within the Mountain Home Ground Water Management Area. This is an area of known limited ground water supply as described in the *final order regarding water sufficiency* in the matter of application for transfer no. 78356 (Shekinah Industries et al.) issued November 4, 2013 (Final Order), and the November 9, 1982 *Order Establishing Mountain Home as a Groundwater Management Area*. The Final Order determined a limited amount of ground water was available for appropriation and authorized development of three applications to develop that available water. The Final Order required all other pending applications be held. Applications to appropriate ground water in the I-84 Corridor (including applications also within the Mountain Home Ground Water Management Area) are being processed in chronological order based on the date of receipt. These applications will be processed when the amount of additional ground water available to appropriate, if any, becomes known through licensing of the existing approved development within the area.

Based on the information above, the following are your options regarding your application:

- a) You may withdraw your application (form enclosed) and request a full refund.
- b) IDWR will hold your application until it can be processed in chronological order with other pending applications in the area.

If IDWR does not receive a written response withdrawing the application, IDWR will assume you prefer your application to be held until such time that processing may be allowed to resume. IDWR forms and other information are available at www.idwr.idaho.gov. Please contact me at 208-334-2190 if you need more information.

Sincerely,

Nick Miller
Manager, IDWR Western Region

Enclosure: Withdrawal form

AUG 03 2017

DEPARTMENT OF WATER RESOURCES

APPLICATION FOR PERMIT

To appropriate the public waters of the State of Idaho

WATER RESOURCES WESTERN REGION

1. Name of applicant(s) Juniper Station Farm, LLC Phone 206-349-5599
 Name connector (check one): and or and/or
 Mailing address 3350 W. Americana Terrace, Ste. 340 City Boise
 State ID ZIP 83706 Email meisenman@alliantms.com
2. Name of representative, if any Charles Honsinger, Honsinger Law, PLLC Phone 208-863-6106
 Mailing address P.O. Box 517 City Boise
 State ID ZIP 83701 Email honsingerlaw@gmail.com
- a. Send all correspondence for this application to the representative and not to the applicant OR
 Send original correspondence to the applicant and copies to the representative.
- b. The representative may submit information for the applicant but is not authorized to sign for the applicant OR
 The representative is authorized to sign for the applicant. Attach a Power of Attorney or other documentation.
3. Source of water supply Groundwater which is a tributary of N/A

4. Location of point(s) of diversion:

Twp	Rge	Sec	Govt Lot	1/4	1/4	1/4	County	Source	Local name or tag #
1S	4E	15			NW	NW	Elmore	Groundwater	New Well
1S	4E	15			NE	NW	Elmore	Groundwater	New Well
1S	4E	15			SW	NW	Elmore	Groundwater	New Well
1S	4E	15			SE	NW	Elmore	Groundwater	New Well

5. Water will be used for the following purposes:

- Amount 12.8 cfs for Irrigation purposes from 3/15 to 11/15 (both dates inclusive)
 (cfs or acre-feet per year)
- Amount _____ for _____ purposes from _____ to _____ (both dates inclusive)
 (cfs or acre-feet per year)
- Amount _____ for _____ purposes from _____ to _____ (both dates inclusive)
 (cfs or acre-feet per year)
- Amount _____ for _____ purposes from _____ to _____ (both dates inclusive)
 (cfs or acre-feet per year)

6. Total quantity to be appropriated is (a) 12.8 cubic feet per second (cfs) and/or (b) 2,880 acre-feet per year (af).

7. Proposed diverting works:

- a. Describe type and size of devices used to divert water from the source. Up to six wells will divert water from the groundwater source
- b. Height of storage dam _____ feet; active reservoir capacity _____ acre-feet; total reservoir capacity _____ acre-feet. If the reservoir will be filled more than once each year, describe the refill plan in item 12. For dams 10 feet or more in height AND having a storage capacity of 50 acre-feet or more, submit a separate Application for Construction or Enlargement of a New or Existing Dam. Application required? Yes No
- c. Proposed well diameter is 15-24 inches; proposed depth of well is 100-800 feet.
- d. Is ground water with a temperature of greater than 85°F being sought? Yes No
- e. If well is already drilled, when? _____; drilling firm _____; well was drilled for (well owner) _____; Drilling Permit No. _____

For Department Use

Received by RN Date 8/31/17 Time 3:15 Preliminary check by _____
 Fee \$ 730.00 Received by RN Receipt No. W049319 Date 8/31/17

Signature of Applicant
Print Name (and title, if applicable)

Signature of Applicant
Print Name (and title, if applicable)

The information contained in this application is true to the best of my knowledge. I understand that any willful misrepresentations made in this application may result in rejection of the application or cancellation of an approval.

- 13. Time required for completion of works and application of water to proposed beneficial use is 5 years (minimum 1 year).
14. MAP OF PROPOSED PROJECT REQUIRED - Attach an 8 1/2" x 11" map or maps clearly identifying the proposed point of diversion, place of use, section #, township & range. The map scale shall not be less than two (2) inches equal to one (1) mile.

12. Describe your proposal in narrative form, and provide additional explanation for any of the items above. Attach additional pages if necessary. Application proposes the irrigation of 640 acres within a 1437 acre place of use. Up to six wells will be constructed within the 23 requested point of diversion locations. The water rights under transfer application no. 81327 together with the water right sought under this application will irrigate up to 791 acres within the proposed 1437 acre place of use.

- 11. a. Who owns the property at the point of diversion? Applicant
b. Who owns the land to be irrigated or place of use? Applicant
c. If the property is owned by a person other than the applicant, describe the arrangement enabling the applicant to make this filing:

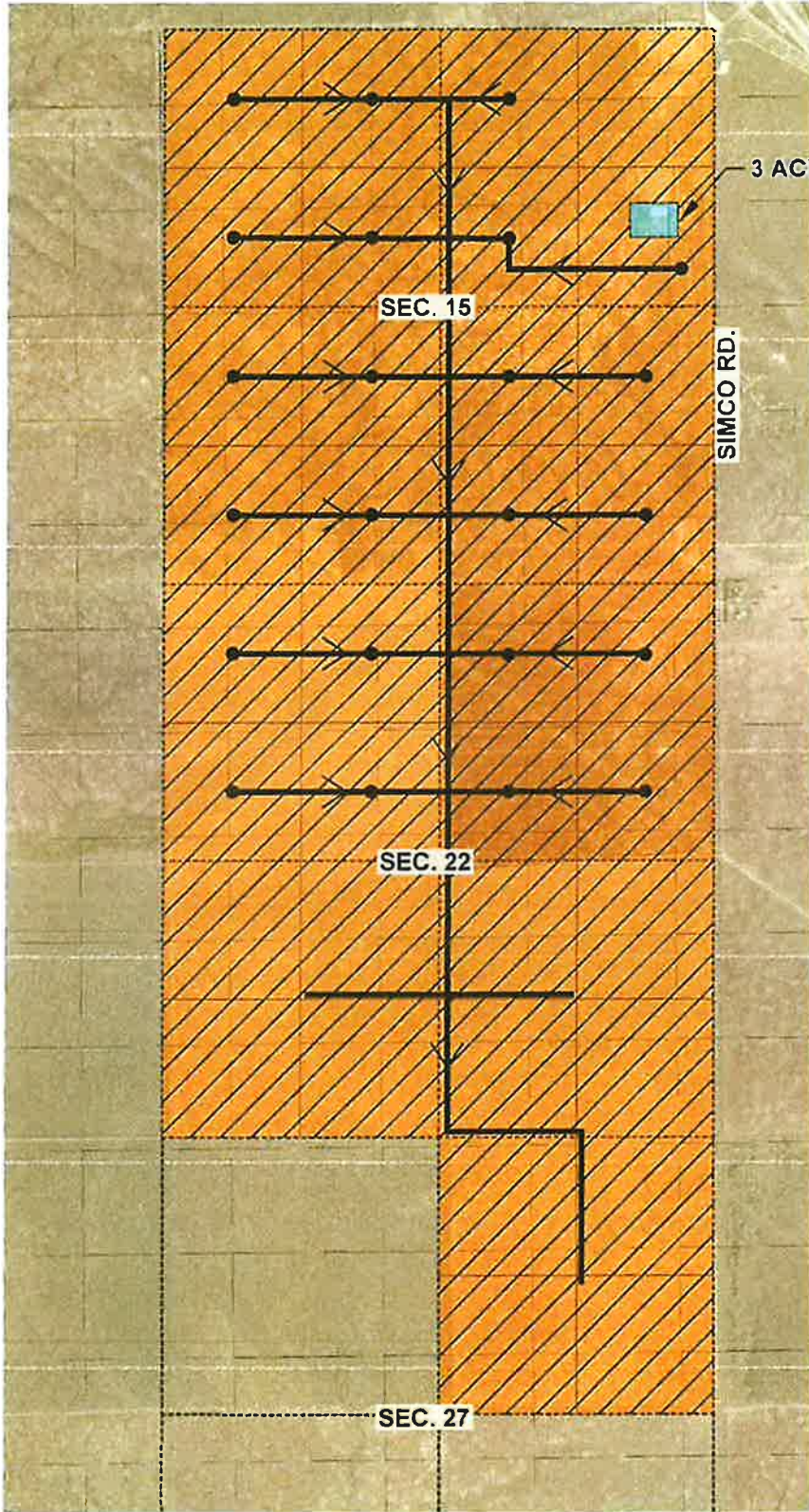
10. Describe any other water rights used for the same purposes as described above. Include water delivered by a municipality, canal company, or irrigation district. If this application is for domestic purposes, do you intend to use this water, water from another source, or both, to irrigate your lawn, garden, and/or landscaping? Juniper Station Farms has also filed transfer application no. 81327 proposing irrigation of 151 acres within the NW 1/4 of Section 15 (within the proposed place of use for which this water right application is submitted).

Total number of acres to be irrigated: 640

Table with 10 columns (TWP, RGE, SEC, NE, NW, SW, SE, NE, NW, SW, SE) and 10 rows (1S, 1S, 1S, 1S, 1S, 1S, 1S, 1S, 1S, 1S) showing acreage values.

- 9. Description of place of use:
a. If water is for irrigation, indicate acreage in each subdivision in the tabulation below.
b. If water is used for other purposes, place a symbol of the use (example: D for Domestic) in the corresponding place of use below. See instructions for standard symbols.
c. Municipal; must complete and attach the Municipal Water Right Application Checklist.
d. Domestic; show number of households
e. Other; describe fully.
8. Description of proposed uses (if irrigation only, go to item 9):
a. Hydropower; show total feet of head and proposed capacity in kW.
b. Stockwatering; list number and kind of livestock.
c. Municipal; must complete and attach the Municipal Water Right Application Checklist.
d. Domestic; show number of households
e. Other; describe fully.

**IRRIGATION PLACE OF USE AND
POTENTIAL POINTS OF DIVERSION & DISTRIBUTION FACILITIES**



3 ACRE PRIVATE

SIMCO RD.

SEC. 15

SEC. 22

SEC. 27

LEGEND:

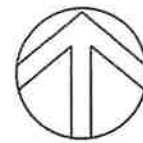
TOTAL ACRES:
IRRIGATION OF 640 ACRES
WITHIN A 1,437 ACRE PLACE OF USE
LOCATED IN SECTIONS 15, 22, & 27

• POINTS OF DIVERSION
6/23 POSSIBLE WELL SITES

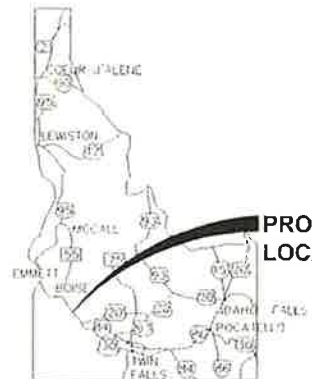
— IRRIGATION DISTRIBUTION SYSTEM

PLACE OF USE
OWNER: JUNIPER STATION
USE: 1,437 ACRES
WITHIN TOWNSHIP 1S RANGE 4E
SECTION 15, 22, & 27
APPLICATION REQUEST: 12.8 CFS

■ PRIVATE: 3 ACRES (NOT INCLUDED)



NORTH



PROJECT LOCATION

LOCATION MAP

Path: B:\Projects\E-H\Eisenman_1590020 Juniper Station\CSD\FIG 1_Place of Use.dwg File Name: FIG 1_Place of Use.dwg Plot Date: 7/28/2017 3:20 PM Duce



ENGINEERING AND ENVIRONMENTAL SOLUTIONS
1161 W RIVER ST., SUITE 130
BOISE, IDAHO 83702
208.780.3990

IDAHO OFFICES

JUNIPER STATION

PLACE OF USE / POINTS OF DIVERSION

PROJECT NO.:
159.0020.01

SHEET NO.
FIGURE 1



State of Idaho
DEPARTMENT OF WATER RESOURCES
 Western Region • 2735 Airport Way • Boise, Idaho 83705-5082
 Phone: (208) 334-2190 • Fax: (208) 334-2348 • Website: www.idwr.idaho.gov

BRAD LITTLE
 Governor

GARY SPACKMAN
 Director

May 6, 2019

JUNIPER STATION FARMS LLC
 3350 W AMERICANA TERRACE STE 340
 BOISE ID 83706

Re: Settlement and Stay of Processing – Application for Transfer No. 81327

Dear Applicant(s),

On August 24, 2017 the Department held a pre-hearing conference to discuss the protested application for transfer of water right no. 81327. At the conference, the parties signed and submitted a stipulation in the matter of application for transfer no. 81327 in the name of Juniper Station Farm, LLC to resolve the protests. The stipulation specified that all protests should be considered withdrawn provided the Department processes application for transfer no. 81327 in chronological order, based on receipt date, with other pending applications proposing the use of water within the I-84 Corridor area.

The proposal set forth in the stipulation is consistent with the Department's current approach to processing applications within the I-84 Corridor. Pursuant to the stipulation, the Department will consider the protests filed by Ark Properties LLC, Mayfield Townsite LLC, Nevid LLC, Orchard Ranch LLC, and Shekinah Industries Inc. to be conditionally withdrawn. The Department shall process application for transfer no. 81327 in chronological order with other pending applications. The parties will receive notice when application processing has resumed and will receive a copy of any decision regarding application for transfer no. 81327. The protestors' further participation in this matter is limited to ensuring the terms of the stipulation are met.

Please contact me at 208-334-2190 if you have questions regarding this matter.

Sincerely,


Nick Miller
 Manager, IDWR Western Region

CC: Charles L. Honsinger, Honsinger Law PLLC
 Norman Semanko, Parsons Behle & Latimer
 Shekinah Industries Inc., C/O Michael Preston

EXHIBIT 2

MEMORANDUM

TO: Shelley Keen

FROM: Nick Miller 

DATE: 12/29/2020

RE: Status of 184 Applications

You had asked me for a listing of the pending applications for permit and transfer in the 184 corridor. As you know, the Director's November 4th, 2013 *Final Order Regarding Water Sufficiency* established that the area was nearly fully appropriated, but that some of the applications in the consolidated matter could be approved and others would remain in queue while those and other pre-existing permits are developed. To the extent the permits are developed for less than the permitted amount, that water would become available to the next applications in the queue. Since that order was issued, Western Region has received an additional application for transfer and three applications for permit. These are being held and will be processed if/when existing permits become licensed and water becomes available or not.

Currently, here is the listing of the active applications for permit and transfer within the 184 area in chronological order of the dates they were received:

NAME	NUMBER	RECEIVED	PRIORITY	WATER USE	CFS
Newid, LLC	61-12095	4/3/2007	4/3/2007	Municipal	5.00
Orchard Ranch, LLC	63-32703	6/21/2007	6/21/2007	Irrigation (was municipal)	9.60
Ark Properties, LLC/ Mayfield Townsite, LLC	63-33344	3/1/2010	3/1/2010	Irrigation in planned community (63-32499)	9.00
PARS HOLDING LC	61-12307	6/15/2016	6/15/2016	Municipal (part replace 61-12256)	5.0
PARS HOLDING LC	63-34245	6/16/2016	6/16/2016	Municipal (Backup in event 63-32225 not full licensed)	5.0
PARS HOLDING LC	61-12308	6/21/2016	6/21/2016	Municipal (part replace 61-12256)	8.76
JUNIPER STATIONS FARM LLC	X 81327	12/5/2016	1975/1976	Irrigation 151 moved from CCBGWA into 184 area - new irrigation	3.02
JUNIPER STATIONS FARM LLC	61-12319	8/3/2017	8/3/2017	Irrigation new 640 acres (with X81327 give 791-acre project)	12.80

Note: The Orchard Ranch transfer 78355 was withdrawn shortly following issuance of the *Final Order Regarding Water Sufficiency*.

Additionally, IDWR is processing a transfer (83875) and a permit amendment for Intermountain Water & Sewer Corp related to the Mayfield Springs development (63-32225). Cynthia Bridge Clark held a hearing in late August 2020, but I do not think a decision has been issued. Note that the three PARS Holdings applications all relate to this same development. Let me know if you need anything else.

EXHIBIT 3

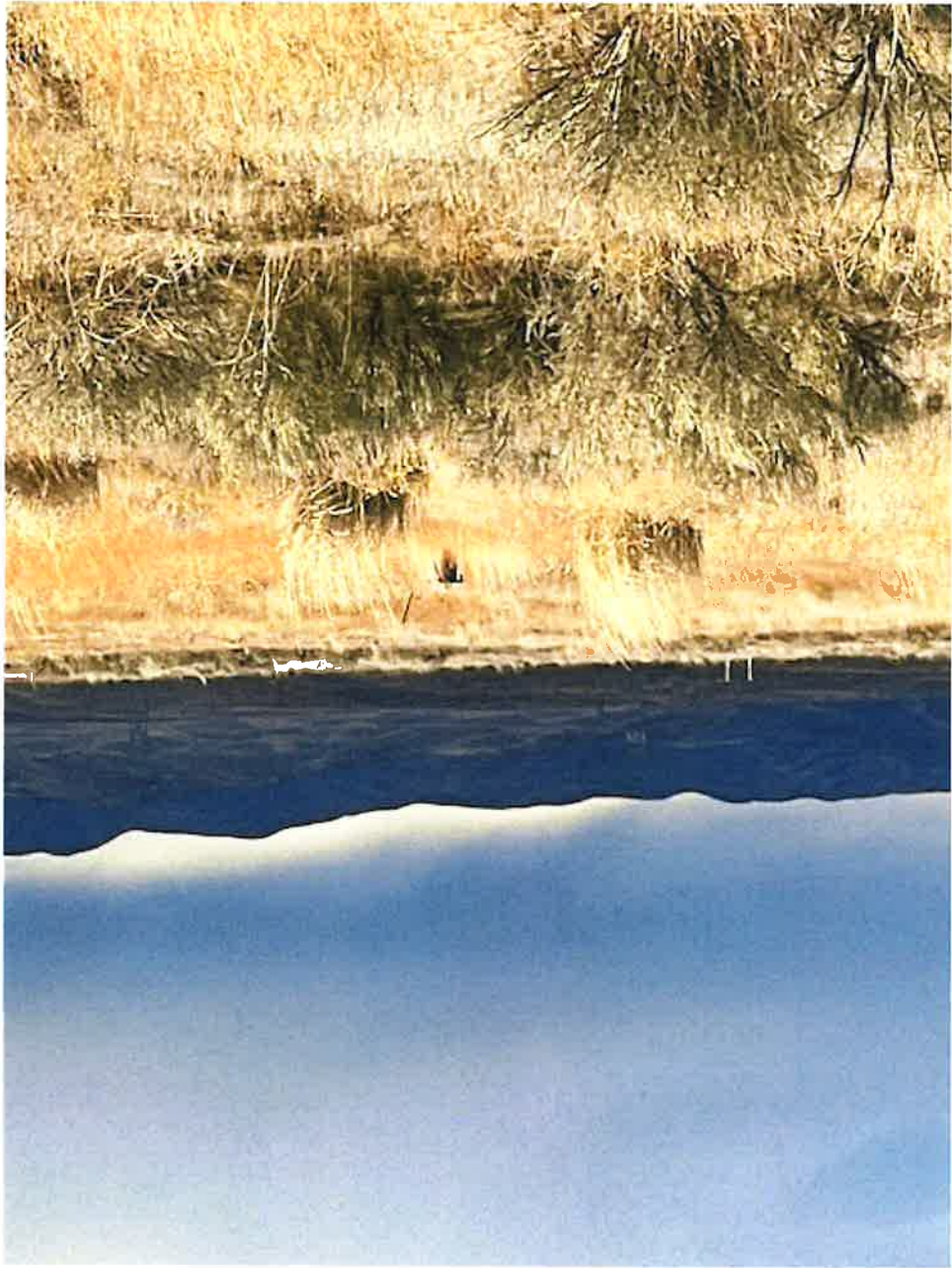






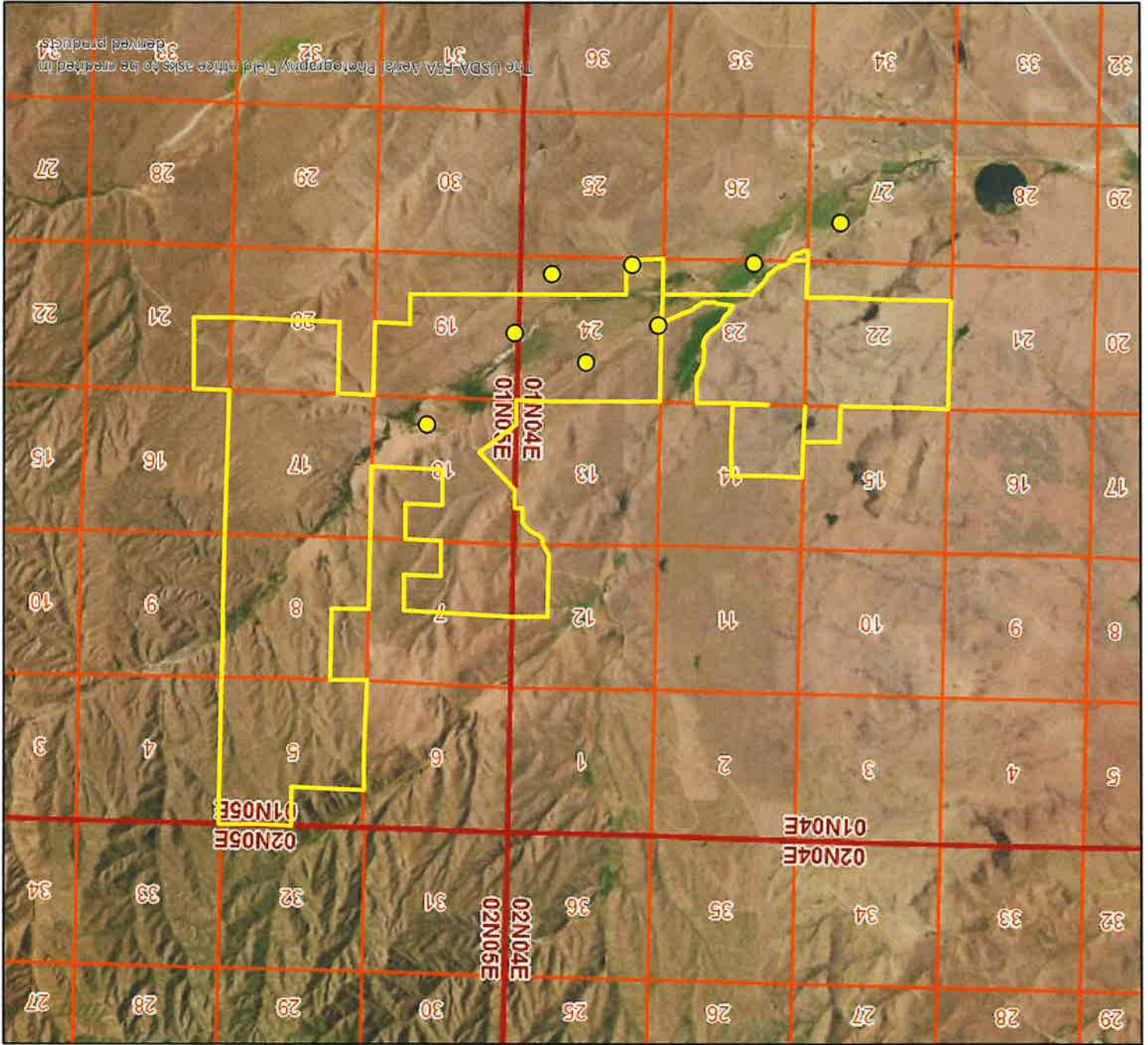
EXHIBIT 4

Permit to Appropriate Water

State of Idaho
Department of Water Resources

63-32499
MUNICIPAL

The map depicts the place of use for the water use listed above and point(s) of diversion of this right as currently derived from interpretations of the paper records and is used solely for illustrative purposes. Discrepancies between the computer representation and the permanent document file will be resolved in favor of the actual water right documents in the water right file.



- Point of Diversion
- Place of Use Boundary
- Townships
- PLS Sections

Legend



Date created 3/14/2026



The USDA-FSA Aerial Photography Field office asks to be credited in derived products.

EXHIBIT 5



6/16/2024

1,000 m Camera