

RECEIVED

MAR 05 2021

DEPARTMENT OF
WATER RESOURCES

STATE OF IDAHO
DEPARTMENT OF WATER RESOURCES
STATEMENT OF COMPLETION
FOR SUBMITTING PROOF OF BENEFICIAL USE

FOR OFFICE USE ONLY	
Amt. of Fee \$	100
Receipt No.	CJ04998
Received By	KEJ
Date Received	3/5/21

The Idaho Department of Water Resources considers this form a statement by the permit holder(s) that development of a water right has been **completed** and that water has been applied to beneficial use to the extent described below. **This form must be accompanied by an examination fee, when necessary, or by a completed Beneficial Use Field Report prepared by a certified water right examiner.** Please refer to the instructions and fee schedule for this form. If ownership of the permit has changed, contact any Department office or visit the Department's website at idwr.idaho.gov for an *Assignment of Permit* form. If you wish to relinquish your permit because you have not established the authorized use of the water and are not applying for an extension, please notify the Department in writing.

1. Permit No. 95-17113 Telephone No. 208-660-3850
 2. Name of Permit Holder(s) Elite Lifestyles Management LLC
 3. Mailing Address 3456 Walkers Bay Rd Coeur D Alene
 State ID Zip 83814 Email judy@judywerre.com
 4. Source of Water Aquifer - Groundwater If **GROUND WATER** (well), Date Drilled mo. 05 / yr. 2016
 Well Driller United Crown Pump & Drilling Drilling Permit Number 878179

5. Extent of use(s) completed **as authorized by the water right permit:**

Domestic (No. of households) _____ Stockwater (No. and type of stock) _____
 Irrigation (No. of acres) _____ Other Municipal

6. Total rate of diversion or storage volume for which proof is submitted .20 / .20 cfs OR 57.6 acre-feet.

7. Compliance with a measuring device requirement, lockable controlling device requirement, and/or other conditions of permit:
 Refer to the approval conditions on your permit and respond accordingly.

The Department will not issue a license if permit conditions are not met.

Measuring Device	Is a measuring device required?	Yes ☒	No ☐
	If yes, has the measuring device been installed?	Yes ☒	No ☐
Lockable Controlling Device	Is a lockable device required to control the diversion?	Yes ☐	No ☒
	If yes, has the lockable device been installed?	Yes ☐	No ☒
Fish Screen	Is a fish screen required?	Yes ☐	No ☒
	If yes, has the fish screen been installed?	Yes ☐	No ☒

Other Conditions of Permit

Do the approval conditions on your permit require you to submit additional information in connection with your proof of beneficial use? If yes, list the conditions below and attach documents with the required information.

Documentation showing system is regulated by IDEQ - PWS # ID1280343 sanitary survey Completed? Yes ☒ No ☐

8. Fee Enclosed \$ 100.00 or not applicable ☐. See fee schedule on page 2 of the instructions.

Proof statements filed without an appropriate fee, will be considered incomplete.

9. Person to contact to accompany the Department representative during field examination of the water system.

Name Leslie Rayner Telephone Number 1.877.755.9287
 Mailing Address PO Box 3388 City Coeur D Alene
 State ID Zip 83816 Email leslie@gemstate-water.com

The information given on this form is my true statement of the extent to which the above numbered permit has been developed and water has been diverted and applied to a beneficial use. I understand that any undeveloped portion of the permit is relinquished to the State of Idaho.

Signature of Permit Holder Judy Werre, Managing Member Date 3-1-2021
 (Include your title, if on behalf of company or organization)

State of Idaho
Department of Water Resources
Permit to Appropriate Water

NO. 95-17113

Priority: October 15, 2015

Maximum Diversion Rate: 0.20 CFS
Maximum Diversion Volume: 57.6 AF

This is to certify, that ELITE LIFESTYLES MANAGEMENT LLC
3456 S WALKERS BAY RD
COEUR D ALENE ID 83814

has applied for a permit to appropriate water from:

Source: GROUND WATER

and a permit is APPROVED for development of water as follows:

<u>BENEFICIAL USE</u>	<u>PERIOD OF USE</u>	<u>RATE OF DIVERSION</u>	<u>ANNUAL VOLUME</u>
FIRE PROTECTION	01/01 to 12/31	0.20 CFS	
MUNICIPAL	01/01 to 12/31	0.20 CFS	57.6 AF

LOCATION OF POINT(S) OF DIVERSION:

GROUND WATER NE1/4NW1/4 Sec. 32, Twp 53N, Rge 04W, B.M. KOOTENAI County
GROUND WATER NE1/4NW1/4 Sec. 32, Twp 53N, Rge 04W, B.M. KOOTENAI County
GROUND WATER SE1/4NW1/4 Sec. 32, Twp 53N, Rge 04W, B.M. KOOTENAI County
GROUND WATER SE1/4NW1/4 Sec. 32, Twp 53N, Rge 04W, B.M. KOOTENAI County

PLACE OF USE: FIRE PROTECTION AND MUNICIPAL

Twp Rge Sec	NE				NW				SW				SE				Totals
	NE	NW	SW	SE	NE	NW	SW	SE	NE	NW	SW	SE	NE	NW	SW	SE	
53N 04W 32					X		X	X									

CONDITIONS OF APPROVAL

1. Proof of application of water to beneficial use shall be submitted on or before **March 15, 2021**.
2. Subject to all prior water rights.
3. Project construction shall commence within one year from the date of permit issuance and shall proceed diligently to completion unless it can be shown to the satisfaction of the Director of the Department of Water Resources that delays were due to circumstances over which the permit holder had no control.
4. Right holder shall comply with the drilling permit requirements of Section 42-235, Idaho Code and applicable Well Construction Rules of the Department.
5. Prior to or in connection with the proof of beneficial use statement to be submitted for municipal water use under this right, the right holder shall provide the department with documentation showing that the water supply system is being regulated by the Idaho Department of Environmental Quality as a public water supply and that it has been issued a public water supply number.

State of Idaho
Department of Water Resources
Permit to Appropriate Water
NO. 95-17113

6. A map depicting the place of use boundary for this water right at the time of this approval is attached to this document for illustrative purposes.
7. This right authorizes the diversion of ground water within the Rathdrum Prairie Ground Water Management Area (RPGWMA). Use of water under this right shall be subject to the provisions of the RPGWMA management plan approved by the director, including its conservation goals.
8. When notified by the Department, the right holder shall install and maintain a measuring device of a type acceptable to the Department as part of the diverting works.
9. When notified by the Department, the right holder shall record the quantity of water diverted and annually report diversions of water and/or other pertinent hydrologic and system information as required by Section 42-701, Idaho Code, and/or the management plan for the Rathdrum Prairie Ground Water Management Area.
10. Water shall not be diverted for fire protection use under this right except to fight or repel an existing fire.
11. This right does not grant any right-of-way or easement across the land of another.

This permit is issued pursuant to the provisions of Section 42-204, Idaho Code.

Signed this 9 day of March, 2016.


CHAD H. GOODWIN, Water Rights Supervisor

Condition of approval #5

Panhandle Health District Drinking Water Sanitary Survey Report

Water System: Lakeland Meadows
PWS#: ID1280343
County: Kootenai
Surveyor(s): Jamie Barton, PHD
Survey Date: May 8, 2020

Source: Groundwater well
PWS Type: Community
Connections: 12
System Rep: Cole Rayner, OP

Lakeland Meadows Water System Overview



Lakeland Meadows 1st and 2nd Addition was platted in 2016 and 2017 with a total of 16 lots; located at the intersection of N. Wendler Loop and W. Winterhawk Drive near Twin Lakes, Idaho. The Idaho Department of Environmental Quality (DEQ) conducted a well site evaluation on February 11, 2016, approving the well drilling location. Tri-State Consulting Engineers (Tri-State) completed the engineering requirements for the water system. Record drawings for the water system were submitted by Tri-State on April 4, 2017, and then additional plans and specifications were submitted for a water main extension on June 29, 2017. DEQ granted the authorization to serve water to the public on July 12, 2017.

Distribution

The distribution service area includes 16 lots within Lakeland Meadows 1st and 2nd Additions with 12 physical connections currently. The distribution pipe is comprised of 6-inch C-900 PVC and includes three dead ends. Blow offs are provided at each of the dead ends; flushing must be done at least twice a year. According to the record drawings, an air release/vacuum valve is provided at the high point in the distribution system. Each lot includes a ¾-inch metered connection.

Power outages may occur at times. If at any time there is a depressurization event, the water system operator must provide public notification to its users, submit a total coliform sample, and notify PHD.

Community systems are required to have a formal Cross Connection Control Program (CCCP). The requirements of a CCCP for community public drinking water systems entail the implementation of all the following elements:

1. An inspection program to locate cross connections and determine required suitable protection. For new connections, suitable protection must be installed prior to providing water service.
2. Required installation and operation of adequate backflow prevention assemblies.
3. Annual inspections and testing of all installed backflow prevention assemblies by a licensed backflow assembly tester.
4. Discontinuance of service to any structure, facility, or premises where suitable backflow protection has not been provided for a cross connection.
5. Assemblies that cannot pass annual tests or those found to be defective must be repaired, replaced, or isolated within 10 business days.

Cross connections are significant sanitary risks that threaten drinking water quality and public health. Successful control of cross connection hazards depends not only on inspecting for cross connections, but also on an enforceable and implemented cross connection control program.

Monitoring

The water system must monitor for total coliform bacteria monthly from rotating locations in distribution. Please provide PHD a written total coliform bacteria sample siting plan, identifying sampling locations which are representative of the entire distribution system.

Nitrate samples are required annually and nitrite once every nine years.

Radiological monitoring is required for multiple contaminants; radium-226 and radium-228, gross alpha and combined uranium. Initial monitoring is required quarterly for one year. If the first two quarters results are non-detect, the final two quarters may be waived. **(First sample due by June 30, 2020)**

One round of primary Inorganic Contaminants group (IOCs – antimony, barium, beryllium, cadmium, chromium, mercury, nickel, selenium, and thallium) as well as arsenic, sodium, and fluoride must be completed once every three years from the source. After three rounds of monitoring are completed and all samples are below the maximum contaminant level, then the

The development has recently grown to a population over 25 individuals; classifying it as a community public drinking water system and is therefore subject to the Idaho Rules for Public Drinking Water Systems (Rules), IDAPA 58.01.08. The Panhandle Health District (PHD) will have regulatory oversight of the system.

The water system consists of a single drilled well and distribution mains currently serving 12 active connections.

Source (DEQ well tag #E0008827)

The well currently supplying water to the system was drilled May 11, 2016 by United Crown Pump and Drilling in the center of a designated 100 by 100 foot well lot within Lot 1 of Lakeland Meadows 2nd Addition. The well meets all required sanitary setbacks.

The well driller's report is on file with PHD and indicates the 6-inch steel cased well was drilled to a total depth of 460 feet and constructed with a 60-foot bentonite surface seal. The casing extends at least two feet above the surface, fitted with a watertight vented well cap, to 450 feet below ground surface (bgs) with a screen added from 450 to 460 feet. The static water level was reported 385 feet bgs and the well discharge rate was tested at 100 gallons per minute.

The well is equipped with a 15-horsepower submersible Franklin Electric P-Series pump controlled by a variable frequency drive.

A source water assessment (SWA) has not been completed for this well and will be listed on DEQ's SWA priority list to be completed in the next two years.

Pump House

The pump house, located adjacent to the well, is a wood framed building with a locking door, and adequate light and heat. Ventilation and a floor drain were not included in the construction of the pump house. Adequate ventilation is important for dissipation of excess heat and moisture from the equipment. At the time of the survey, there was no evidence of excess heat and moisture and the requirement for ventilation will be reevaluated during future surveys. Pump houses must have adequate drains to protect the equipment if a pipe breaks inside the building causing flooding. With the floor sloping toward the entrance, a simple knockout floor drain may be appropriate. The open end of the drain must be screened to eliminate access to rodents.

Contained in the pump house is the well discharge line, pressure tank, pressure gauge, sample tap, flow meter, flow to waste line, and the pump controls. The pressure tank is a Flex2Pro (Model H2P 120) and is provided with an isolation valve and drain tap. It is recommended pressure tanks associated with a VFD be isolated and drained twice a year to remove stagnant water. The static pressure at the time of the survey was 60 psi. The flow meter is a 4-inch McCrometer meter and read 2,294 gallons x 100. A smooth-nosed sample tap is available for drawing sanitary source samples if necessary. The flow to waste line and pressure relief line discharge out the side of the pump house and are provided with a screen and perforated cap. The pump control panel is a Franklin Control System. A hose bib vacuum breaker is provided on the non-sample tap in the pump house.

system may apply for a waiver to reduce monitoring to once every nine years. Sodium monitoring is not eligible for a waiver. **(First sample due by December 31, 2022)**

Four consecutive quarterly samples of Volatile Organic Contaminants group (VOC) are required. After four quarters of sampling is completed, the system may apply for a waiver to reduce monitoring to once every six years. **(First sample due by June 30, 2020)**

Four consecutive quarterly samples of Synthetic Organic Contaminants group (SOC) are required. After four quarters of sampling is completed, the system may apply for a waiver to reduce monitoring or waive monitoring completely. **(First sample due by June 30, 2020)**

The water system must monitor for Lead and Copper during two consecutive six-month monitoring periods. A sample site selection form must be filled out to identify residences most susceptible to lead or copper. Monitoring includes taking a sample from five identified residences named on the sample site selection form. Specific instructions for sampling can be found on the Public Water System Switchboard. After samples are received for the two consecutive six-month periods, the results will be reviewed, and the system may be able to reduce the monitoring frequency to once per year or once every three years. In either case, the samples will be required to be drawn between the months of June and September. Sample results must be below action levels for monitoring frequency to be reduced. **(First samples due June 30, 2020)**

The following table shows the monitoring requirements for the water system.

Monitoring Requirement	Frequency	Location	Next Due
Lead and Copper	5 samples for 2 six-month periods	Distribution	by 6/30, 2020
Total Coliform Bacteria	Monthly	Distribution	May 2020
Arsenic	Once every 3 years	Well	2022
Fluoride	Once every 3 years	Well	2022
Sodium	Once every 3 years	Well	2022
Primary Inorganic Compounds Group	Once every 3 years	Well	2022
Nitrate	Annually	Well	2020
Nitrite	Once every 9 years	Well	2022
Radiological – Gross Alpha	Quarterly	Well	2nd Quarter 2020
Radiological – Uranium	Quarterly	Well	2nd Quarter 2020
Radiological – Radium 226 & 228	Quarterly	Well	2nd Quarter 2020
Volatile Organic Compounds Group	Quarterly	Well	2nd Quarter 2020
Synthetic Organic Compounds Group	Once every 3 years	Well	2nd Quarter 2020

Financial & Managerial Capacity

A charge will be assessed on the water system based on the system classification, population, and service connections. The Idaho Department of Environmental Quality (DEQ) will send an annual assessment by approximately August of each year.

The water system is currently owned by Lakeland Meadows Water Association, LLC and operated by Leslie Abrams & Cole Rayner with Gem State (DWD1-14223 & DWD1-19173).

It is recommended that all water systems develop a routine maintenance schedule as well as put together an operation and maintenance manual. The manual should include any daily operating

instructions, operator safety procedures, location of valves and other key system features, and water system contacts. It is also recommended to keep a supply of approved sampling bottles on site and properly stored.

Compliance

The water system is in substantial compliance with the Idaho Rules for Public Drinking Water Systems (IDAPA 58.01.08); however, the following deficiencies were noted during the survey and must be addressed. A written corrective action plan (CAP) that addresses the deficiencies and listed below must be submitted to PHD within 30 days of receiving this report. The CAP must include how and when the items will be addressed.

Deficiencies

1. The pump house is not protected from flooding and/or is not adequately drained (IDAPA 58.01.08.541.01.b).
2. The PWS owner/operator has not implemented a cross connection control program that includes the minimum requirements (IDAPA 58.01.08.522.06). A cross connection control program needs to be developed and implemented.
3. The PWS does not have a current written sample siting plan that meets RTCR requirements (40 CFR 141.853.a.) An RTCR sampling siting plan needs to be developed and implemented.
4. The PWS does not have a current written sample siting plan that meets Lead/Copper requirements (40 CFR 141.86). A lead/copper sample siting plan needs to be developed and implemented.

Recommendations

1. A VFD pump produces steady pressure and can cause stagnation in a pressure tank. Stagnant water (*aged water*) is a major factor in water quality deterioration within a distribution system. PHD recommends the pressure tank associated with the VFD be isolated and drained twice a year to remove stagnant water.



Jamie Barton, Sr. Environmental Health Specialist

May 26, 2020
Date

Attachment to Permit to Appropriate Water

95-17113

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

04W



-  Water Service Area Boundary
-  Townships
-  PLS Sections



IDAHO DEPARTMENT OF WATER RESOURCES
WELL DRILLER'S REPORTOFFICE USE ONLY
Inspected by GPS/addresses
Twp 53N Rge 4W Sec 32
1/4 NE 1/4 NW 1/4

1. WELL TAG NO. D D0069935

✓ Drilling Permit No 878179

Water right or injection well # 95-17113

2. OWNER:

Name Elite Lifestyle Management LLC

Address 3465 S. Walkers Bay Road

City Coeur d'Alene State ID Zip 83814

3. WELL LOCATION

Twp. 53 North ✓ or South ☐ Rge. 04 East ☐ or West ☒
Sec 32 1/4 NE 1/4 SW 1/4

Govt Lot County Kootenai

Lat 47 ° 54.0545 (Deg and Decimal Minutes)

Long 116 ° 51.8815 (Deg and Decimal Minutes)

Address of Well Site 3465 S. Walkers Bay Road

gated road on lot 10 City Rathdrum

Lot 10 Blk Sub Name Lakeland Meadows

4. USE

☐ Domestic ☒ Municipal ☐ Monitor ☐ Irrigation ☐ Thermal ☐ Injection
☐ Other

5. TYPE OF WORK

☒ New Well ☐ Replacement Well ☐ Modify existing well
☐ Abandonment Other

6. DRILL METHOD

☒ Air Rotary ☐ Mud Rotary ☐ Cable ☐ Other

7. SEALING PROCEDURES

Seal Material	From (ft)	To (ft)	Quantity (lbs or ft3)	Placement Procedure
Dry bentonite	0	60	1700	Poured

8. CASING/LINER:

Diameter (Nominal)	From (ft)	To (ft)	Gauge/Schedule	Material	Casing	Liner	Threaded	Welds
6	2	450	0.28	Steel	☒	☐	☐	☒

Was drive shoe used? ☒ Y ☐ N Shoe Depths Ring Bit

9. PERFORATIONS/SCREENS:

Perforations Y ☐ N ☒ MethodManufactured screen ☒ Y ☐ N Type Stainless steel-wire wrapped

Method of installation Bottom Set/Pulled Back

From (ft)	To (ft)	Slot size	Number/ft	Diameter (Nominal)	Material	Gauge or Schedule
450	460	100		5.5	Steel	304

Length of Headpipe 3 Length of Tailpipe

Packer ☒ Y ☐ N Type Limited water well drill contr

10. FILTER PACK

Filter Material	From (ft)	To (ft)	Quantity (lbs or ft3)	Placement Method
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11. FLOWING ARTESIAN:

Flowing Artesian ☐ Y ☒ N Artesian Pressure (PSIG)

Describe control device weld on cap

12. STATIC WATER LEVEL and WELL TESTS:

Depth first water encountered (ft) 385 Static water level (ft) 385

Water Temp (°F) Bottom hole temp (°F)

Describe access port plug

Well test:

Test method:

Drawdown (feet)	Discharge or yield (gpm)	Test Duration (minutes)	Pump	Bailer	Air	Flowing artesian
	100	60	☐	☐	☒	☐

Water quality test or comments: Clear Cold no Smell

13. LITHOLOGIC LOG and/or repairs or abandonment:

Bore Dia (in)	From (ft)	To (ft)	Remarks, lithology or description of repairs or abandonment, water temp	Water	
				Y	N
12	0	2	Loose Topsoil Black		X
12	2	60	Loose Sand & Cobbles		X
8	60	148	Loose Sand & Cobbles		X
8	148	152	Hard Boulders Reddish Brown		X
8	152	355	Loose Sand & Gravel		X
8	355	401	Soft Sand Gravel Clay Light Brown		X
8	401	460	Loose Sand & Gravel		X

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APR 02 2018

IDWR / NORTH

UNITED CROWN
PUMP & DRILLING3125 W Hayden Ave. Hayden ID 83835
Office (800) 682-9641 (208) 772-7867

Completed Depth (Measurable): 460

Date Started: 4/29/2016 Date Completed: 5/11/2016

14. DRILLER'S CERTIFICATION:

We/I certify that all minimum well construction standards were complied with at the time the rig was removed.

Company Name United Crown Pump & Drilling Co No 636

*Principal Driller Jason Beckham Date 5/12/2016

*Driller Date 5-12-2016

*Operator II Date

Operator I Date

*Signature of Principal Driller and rig Operator are required.



State of Idaho

DEPARTMENT OF WATER RESOURCES

322 East Front Street • P.O. Box 83720 • Boise, Idaho 83720-0098

Phone: (208) 287-4800 • Fax: (208) 287-6700 • Website: www.idwr.idaho.gov

BRAD LITTLE
Governor

GARY SPACKMAN
Director

March 17, 2021

ELITE LIFESTYLES MANAGEMENT LLC
3456 S WALKERS BAY RD
COEUR D ALENE ID 83814

PROOF ACKNOWLEDGEMENT LETTER

RE: Permit No. 95-17113

Dear Permit Holder:

The Department acknowledges receipt of the proof of beneficial use form submitted for the above referenced permit. The next step in the process of developing a water right is for the Department to conduct a field examination to determine and confirm the use being made of the water.

Please be advised that Idaho Code § 42-248, requires you or the owner of this water right to maintain current ownership and address records on file with the Department. Forms to file a change of ownership of a water right and/or a change in the address of the water right owner are available from any Department office or at the Department's website at www.idwr.idaho.gov.

If you have any questions concerning the field examination, please contact the Northern Region Office of the Department located in Coeur d'Alene at (208) 762-2800.

Sincerely,

Debbi Judd
Technical Records Specialist

Enclosures