

STATE OF IDAHO
DEPARTMENT OF WATER RESOURCES
BENEFICIAL USE FIELD REPORT

A. GENERAL INFORMATION

Permit No: 63-12065

Exam Date: 6/9/2016

1. Current Owner:
BRENTWOOD GROUP LLC C/O MIKE SWOPE 2244 SWALLOWTAIL BOISE ID 83706 208-331-3531
2. Accompanied by: Amanda Malky, Scott Kerschensteiner and Ray Gregson
Phone No: 336-3869, 867-4523 and 871-8687
Address: 3165 S Apple St Boise Id 83706
Relationship to Permit Holder: Amanda is the Apartment Complex Manager, Scott and Ray are the groundskeepers

3. SOURCE: GROUND WATER**B. OVERLAP REVIEW**

1. Other water rights with the same place of use: The POU comparison shows that this water right falls within the service area of United Water, Boise Kuna Irrigation District, Nampa & Meridian Irrigation District and New York Irrigation District.
2. Other water rights with the same point-of-diversion: The POD comparison shows that there are no other water rights with that location.

C. DIVERSION AND DELIVERY SYSTEM**1. LOCATION OF POINT(S) OF DIVERSION:**

GROUND WATER NE¼NE¼ Sec. 26, Twp 03N, Rge 02E, B.M. ADA County

Method of Determination: Field exam and aerial photography verified through ArcMap

2.

PLACE OF USE: IRRIGATION

Twp	Rge	Sec	NE				NW				SW				SE				Totals
			NE	NW	SW	SE	NE	NW	SW	SE	NE	NW	SW	SE	NE	NW	SW	SE	
03N	02E	26	3.0																3.0

Total Acres: 3

Method of Determination: Field exam and aerial photography verified through ArcMap

3.

Delivery System Diagram Attached (required). Indicate all major components and distances between components.

☒ Indicate weir size/pipe as applicable.☒ Map Attached Showing Location(s) of point(s) of diversion and place(s) of use (required). Scale must be 1:24,000 or greater.☒ Aerial Photo Attached (required for irrigation of 10+ acres).☒ Photo of Diversion and System Attached

4.

Well or Diversion ID No.*	Motor Make	Hp	Motor Serial No.	Pump Make	Pump Serial No. or Discharge Size
D0012956	Unknown	1.5	Unknown	Unknown	Unknown

*Code to correspond with No. on map and aerial photo

D. FLOW MEASUREMENTS

1.

Measurement Equipment	Type	Make	Model No.	Serial No.	Size	Calib. Date
Pressure Gage						

2. Measurements: Measurements: We took a pressure reading on one of their biggest zones (12 sprinklers in this zone). The sprinklers used were Hunter PGPs and Rainbird 5000s. Readings were 18 PSI. According to the well log, the well screens were from 60-70 ' and static water level was 11' deep. The applicant stated that they were getting about 3.5 gpm from their sprinklers. This is acceptable according to the sprinkler specs sheets attached.

E. FLOW CALCULATIONS

Measured Method:

 x Additional Computation Sheets Attached

Measurement = $3.5 \times 12 = 42 \times 448.8 = .09$

Permit allowed = 0.13 cfs

F. VOLUME CALCULATIONS

1. Volume Calculations for Irrigation:

$V_{IR} = (\text{Acres Irrigated}) \times (\text{Irrigation Requirement}) = 3.0 \times 4.5 = 13.5 \text{ af}$

$V_{DR} = [\text{Diversion Rate (cfs)}] \times (\text{Days in Irrigation season}) \times 1.9835 = 0.09 \times 229 \times 1.9835 = 40.9 \text{ af}$

$V = \text{Smaller of } V_{IR} \text{ and } V_{DR} = 13.5 \text{ af}$

G. NARRATIVE/REMARKS/COMMENTS

I sent a letter to Apple Street Investors on May 25, 2016. I followed up with a phone call on June 2, 2016. My call was returned on June 3, 2016 from Delta at Thomas Development Co. The Brentwood apartment complex is being managed By Paradigm Development LLC. I contacted Paradigm Development LP on June 3, 2016 and was transferred to the manager to schedule the field exam. The department received proof on this permit in January 2002. The proof was for 6.5 acres of irrigation. Aerial imagery supports 3.0 acres of irrigation. There is a letter from department dated April 26, 1996 giving the applicants a chance to propose a mitigation plan. This letter went unanswered. According to the file the apartment complex had surface water shares from the New York Canal Co. The permit was approved with a condition that surface water available to the property must be used along with the ground water. The well was tagged with D0012956. We were unable to determine the size of the pump. We took a pressure reading on one of their biggest zones. The sprinklers used were Hunter PGPs and Rainbird 5000s. There were 12 sprinklers in this zone. Readings were 18-19 PSI. According to the well log, the well screens were from 60-70 ' and static water level was 11' deep. We discussed the irrigation practices with the groundskeepers and discovered that they were using the well to irrigate the grounds with no surface water being used. There was a wooden box about 30 ft east of a head gate from the Ridenbaugh Canal. It may have been the tie -in to surface water. However, the groundskeepers did not have access to it. At the end of the field exam, the apartment manager was notified of not meeting the conditions of the permit due to using no surface water, we left an assignment of permit form and a Notice of change of water right ownership form with the manager. I was contacted the next day by Mr. Swope of the Brentwood Group LLC requesting a copy of the permit. I notified him of the fact that condition 5 of the permit had not been met. (see e-mail in file dated June 13, 2016). We received an assignment of permit from the Brentwood Group LLC on July 1, 2016. I contacted The New York Irrigation District to confirm water is being provided to this property. They informed me that the New York Irrigation District does not deliver water to North of the Ridenbaugh Canal. They told me that it would fall in the service area of the Nampa Meridian Irrigation District. I contacted them and confirmed that this address has no Surface water shares from them. These findings were discussed with management and the conclusion was the surface water condition will need to be removed at licensing.

Have conditions of permit approval been met? x Yes No

H. RECOMMENDATIONS**1. Recommended Amounts**

<u>BENEFICIAL USE</u>	<u>PERIOD OF USE</u>	<u>DIVERSION RATE</u>	<u>ANNUAL VOLUME</u>
IRRIGATION	03/01 to 11/15	0.09 CFS	13.5 AF
	<u>Totals:</u>	0.09 CFS	13.5 AF

2. Recommended Amendments

____ Change P.D. as reflected above ____ Add P.D. as reflected above x None

____ Change P.U. as reflected above ____ Add P.U. as reflected above x None

I. AUTHENTICATION: Clay Webster Water Resource Agent

Field Examiner's Name Clay Webster Date 7/20/2016

Reviewer _____ Date _____

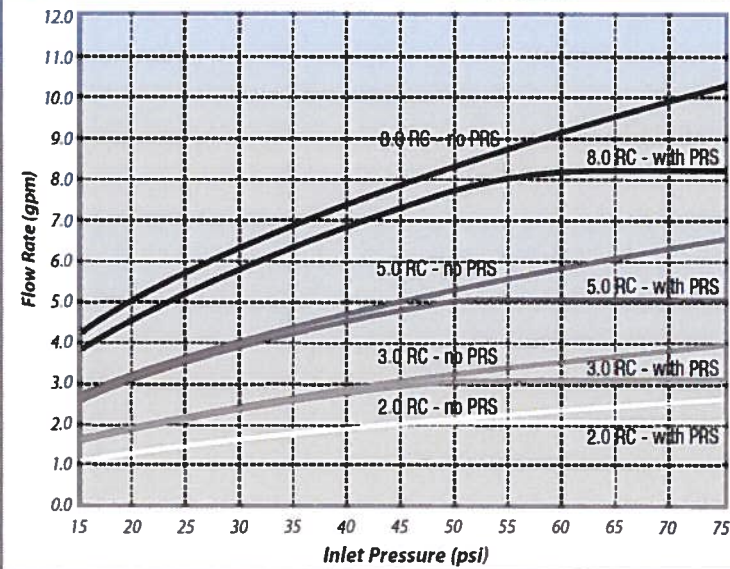
THEORETICAL HORSEPOWER EQUATION WORKSHEET (cjh 1/92)

			6				
Water Right No.:	63-12065						
Examiner:	Clay Webster						
Date of Field Exam:	6/13/2016						
		Option 1		OPTION 2		OPTION 3	
P/D No.:							
PUMP HORSEPOWER		1		1.5		2	
BOOSTER HORSEPOWER		0		0		0	
PUMPING LEVEL		60		60		60	
DISCHARGE PRESSURE		18		18		18	
FRICTION		0		8		8	
							AVE
RATE OF FLOW (cfs)		0.06		0.08		0.11	0.09
(gpm)		27.2		37.8		50.5	38.5
The above calculates the formula =		Q =	8.8 * (Efficiency) * hp				
			depth to water + 2.31*(psi)+friction				
Assumptions:	%70 efficiency.						

Examiners Notes:

We were unable to verify the size of the pump used for this system . The measurements taken are consistent with a 1 to 2 hp pump

Flow Rate v Inlet Pressure – Rain Curtain™ Nozzles



A Standard that Has Yet to be Matched
Hunter made its reputation on the quality, reliability and innovative features found in its rotary sprinkler line and continues to set the benchmark by which other manufacturer's rotors are judged.



SRM PGJ PGP ADJ PGP ULTRA* I-20

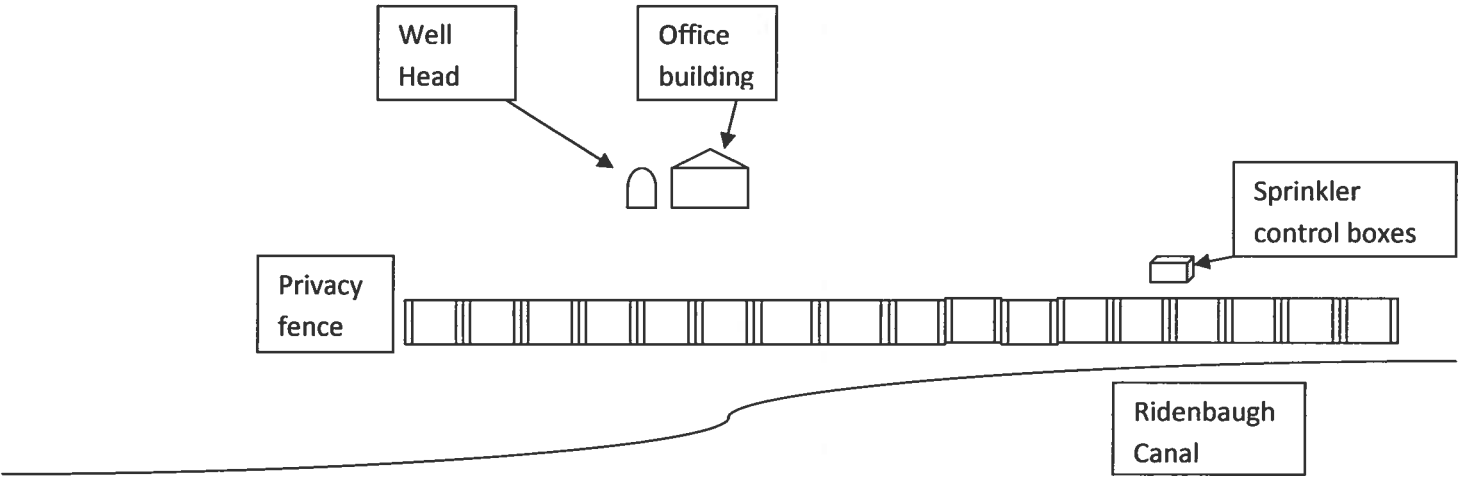
QUICK SPECS

RADIUS	15' - 30'	15' - 37'	22' - 52'	17' - 46'	17' - 46'
FLOW RATE (GPM)	0.42 - 3.4	0.64 - 5.3	0.5 - 14.1	0.36 - 14.8	0.36 - 14.8
INLET SIZE	1/2"	1/2"	3/4"	3/4"	3/4"

FEATURES

NOZZLE OPTIONS	6	8	27	34	34
PRECIPITATION RATE (IN/HR)	0.45	0.6	0.4	0.4	0.4
RECOMMENDED PRESSURE RANGE (PSI)	30 - 50	30 - 50	25 - 70	25 - 70	25 - 70
OPERATING PRESSURE RANGE (PSI)	20 - 100	20 - 100	20 - 100	20 - 100	20 - 100
CHECK VALVES	Available	Factory Option	Available	Factory Option	Pre-Installed
SPECIALTY NOZZLES	N/A	N/A	N/A	Factory Option	Pre-Installed
CHECK HEIGHT (FT.)	7'	7'	4'	10'	10'
FACTORY-INSTALLED CHECK VALVE		Optional		Optional	10'
WARRANTY	1 Year	2 Years	2 Years	5 Years	5 Years

Delivery System Diagram 63-12065 Brentwood Apartments



63-12065





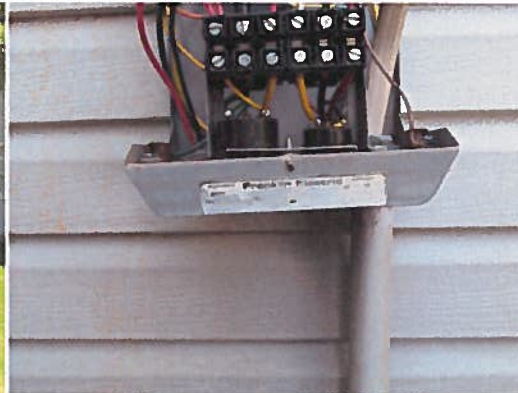
Front of office building with landscaping



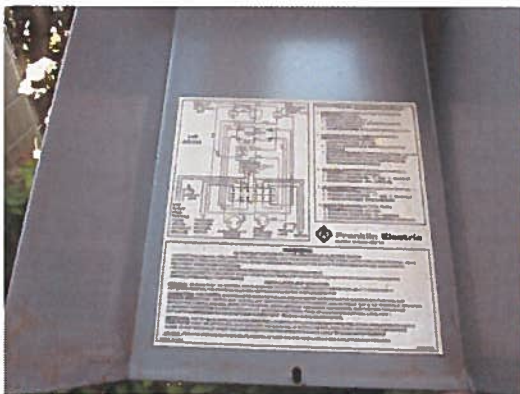
Rental unit with landscaping



Parking lot area adjacent to lawn



Power box for pump



Inside of power box cover



Filter for irrigation system old hook-up for Backflow taken from well-head



Well head tag D0012956



Lawn behind apartments people are at
sprinkler boxes



Wooden box (possibly surface water inlet)



Headgate and concrete box from top of
wooden box



Sprinkler head

No. W 75454	Due no later than Jun 30, 2016 Annual Report Form		2. Registered Agent and Address (NO PO BOX)	
Return to: SECRETARY OF STATE 700 WEST JEFFERSON PO BOX 83720 BOISE, ID 83720-0080 NO FILING FEE IF RECEIVED BY DUE DATE	1. Mailing Address: Correct in this box if needed. BRENTWOOD GROUP, LLC MIKE SWOPE 2244 SWALLOWTAIL BOISE ID 83706	MICHAEL J SWOPE 2244 SWALLOWTAIL BOISE ID 83706		
		3. <u>New</u> Registered Agent Signature:*		
4. Limited Liability Companies: Enter Names and Addresses of at least one Member or Manager.				
Office Held	Name	Street or PO Address	City	State Country Postal Code
MANAGER	MICHAEL J SWOPE	2244 SWALLOWTAIL	BOISE	ID 83706
5. Organized Under the Laws of: ID W 75454	6. Annual Report must be signed.*			
	Signature: Michael J Swope	Date: 04/27/2016		
	Name (type or print): Michael J Swope		Title: Manager	
Processed 04/27/2016		* Electronically provided signatures are accepted as original signatures.		

Webster, Clay

From: Webster, Clay
Sent: Monday, June 13, 2016 7:52 AM
To: 'Mike Swope'
Subject: RE: Brentwood-Dept. Of Water Resources
Attachments: Permit 63-12065.pdf

Mr. Swope,

Attached you will find a copy of the permit and the proof of beneficial use submitted. I was on site on the 9th and met with Amanda (the apartment manager) and two of the grounds keepers.

We do have a concern that the well water is being used as the only source of irrigation which is not in compliance with condition 5 which states:

The right holder shall use the full allotment of appurtenant surface water rights in conjunction with groundwater diverted under this right and shall only divert groundwater under this right when water from the appurtenant surface water rights cannot be delivered to the right holder.

Sincerely,
Clay Webster
Water Resource Agent
clay.webster@idwr.idaho.gov
208-287-4910
Idaho Department of Water Resources (IDWR)

From: Mike Swope [<mailto:swoperealestate@aol.com>]
Sent: Friday, June 10, 2016 12:06 PM
To: Webster, Clay
Subject: Fwd: Brentwood-Dept. Of Water Resources

Clay,
I just received the attached letter from you. I am the managing member of Brentwood Group LLC who currently owns the Brentwood Apartments. We purchased the property in 2009. I am not familiar with any water rights. Can you forward the documentation for the permit you reference?
Thanks,
Mike

Mike Swope
Swope Investment Properties
1161 W. River St. #160, Boise, ID 83702
208-331-3531
www.SwopeInvestmentProperties.com

-----Original Message-----

From: chad <chad@goparadigm.com>
To: Mike Swope <swoperealestate@aol.com>

Sent: Fri, Jun 10, 2016 11:07 am
Subject: Dept. Of Water Resources

Mike,

The paperwork attached showed up at Brentwood and looks to be intended for you.

Chad Clark
Paradigm Property Solutions LLC
(208) 515-7500 (office)



Webster, Clay

From: amanda@goparadigm.com
Sent: Monday, June 06, 2016 5:31 PM
To: Webster, Clay
Subject: RE: Beneficial use field exam for water permit 63-12065

Hello Clay,

Thursday the 9th will be fine. Please be aware I close the Brentwood Office down at 2pm. I have another property I cover in the afternoons.

Thanks,
Amanda M.
336-3869

----- Original Message -----

Subject: Beneficial use field exam for water permit 63-12065
From: "Webster, Clay" <Clay.Webster@idwr.idaho.gov>
Date: Mon, June 06, 2016 10:37 am
To: "amanda@goparadigm.com" <amanda@goparadigm.com>

Amanda,

I am attempting to schedule a time to come out to perform a field examination of the water permit listed above. This permit was for the development of a well for supplemental irrigation of the Brentwood Apartments grounds. I will be in the area doing other exams on the 9th of June. I would like to schedule to come out at 1:00 PM. I have attached the original letter that was sent out to Thomas Development Co. to schedule this. They informed me that they no longer manage this property. The office at Paradigm gave me your contact information. Please give me a call. Thanks.

Sincerely,
Clay Webster
Water Resource Agent
clay.webster@idwr.idaho.gov
208-287-4910
Idaho Department of Water Resources (IDWR)