

STATE OF IDAHO
DEPARTMENT OF WATER RESOURCES
BENEFICIAL USE FIELD REPORT

A Beneficial Use Field Report is prepared by a water right examiner as the result of an examination to clearly confirm and establish the extent of the beneficial use of water established in connection with a permit during the development period authorized by the permit and any extensions of time previously approved.

A. GENERAL INFORMATIONPermit No. 65-13050 *

1. Owner Jamie A. Anderson & William J. Sipple Phone No. 208-462-3439
 Current address 22 Mustang Way Garden Valley, ID 83622
2. Examiner's name Steve Lester EXAM DATE 11/19/1993
3. Accompanied by Lon Jarvis (now deceased) Email _____
 Address now: Renee Jarvis, use database address in Mackay
 Relationship to permit holder original permit owner Phone No. _____
4. Source Springs tributary to Warm Springs Creek

B. OVERLAP REVIEW

1. Other water rights with the same place of use 65-23497 low temp geothermal well, same uses & same home
2. Other water rights with the same source and point of diversion 65-23504 same pump; 65-22793 separate pump

C. DIVERSION AND DELIVERY SYSTEM**1. Point(s) of Diversion:**

Ident. No.	Gov't Lot	¼	¼	¼	Sec	Twp	Rge	County	Method of Determination/Remarks
		SE	NW	SW	33	10N	4E	BOISE	"Big Spring" w/ 4' pipe
		SE	NW	SW	33	10N	4E	BOISE	"Little Spring" w/ 2" pipe
									both POD very close together
									USGS topo & named streets

2. Place(s) of Use: Method of determination Same & current tax lots

Twp	Rge	Sec	NE				NW				SW				SE				Totals
			NE	NW	SW	SE	NE	NW	SW	SE	NE	NW	SW	SE	NE	NW	SW	SE	
10N	4E	33										D							

* USE THIS REPORT FOR 65-13050 & 65-23504.
(split)

3. **Delivery System Diagram:** Indicate all major components and distances between components. Indicate weir size/ditch size/pipe diameter (inside), as applicable. Use the space provided or ☒ see attached.

Scale: 1" = _____

- ☒ Copy of USGS Quadrangle attached showing location(s) of point(s) of diversion and place(s) of use (**required**)
☒ Aerial photo attached (required for irrigation of 10+ acres)
☒ Photo of diversion and system attached

4.

Well or Diversion Identification No.*	Motor Make	Hp	Motor Serial No.	Pump Make	Pump Serial No. or Discharge Size
	Baldor	3	55K362Y870	Jacuzzi	Model 56C, 1.5 inch mainline

*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
5 gallon bucket (return flows)						

2. **Measurements:** _____

None possible for diversion. No motor/pump information available from current web search or from pump company that has worked on this system.

2 return flows measured, others can't measure so does not reflect total diversion: 5g / 92s & 5g / 62s

E. NARRATIVE/REMARKS/COMMENTS

USE 2/10/12 ASSIGNMENT PENDING AT S.O. (see powerdocs) TO CHANGE OWNERS.

SEE EXTENSIVE FIELD EXAM SUMMARY & ATTACHMENTS, 8/1/12 & 9/14/12.

DOMESTIC VOLUME FOR 42-111 TYPE USE INCLUDED SINCE NEED HEATING VOLUME.

THIS PERMIT & SPLIT PORTION 65-23504 HAVE LONG & COMPLEX HISTORY THAT IS PART OF SHARED WELL AGREEMENT IN 65-7770 SERIES & SPLITS. THAT WELL IS THE ONE NOTED IN THIS REPORT.

→ SEE PAGE 5 OF FIELD EXAM SUMMARY FOR CONCLUSIONS & SPECIAL MAILING.

POD OVERLAP: 65-23504 same diversion, different home.

65-22793 different pump from same springs, Castle Mtn. Association, see photo #3. For different homes. No other rights from this spring system.

Has the permit holder met all conditions of permit approval, including any mitigation requirements and/or measuring device installation requirements? ☒ Yes ☐ No If no, what must be done to meet the permit requirements?

FIELD EXAM SUMMARY ADDENDUM, CONDITION 09E FOR WATER QUALITY HAS BEEN MET.

ADD CONDITIONS:

F06, 65-13050 & 65-23504.

X01 modified, Internal domestic use & heating use are for 1 home.

X60 modified, POU located at #5 Corgi Lane.

R05 modified, If the water district is re-activated &/or combined with another water district, use of water No. 65L, Warm Springs Creek.

R43 modified, Upon notification.... , the right holder measuring device &/or lockable controlling works

PERMITS 65-13050 & 65-23504

FIELD EXAM SUMMARY

— See 9/14/12 Addendum
At B 4



Steve Lester, IDWR Western Region

8/1/2012

This summary is based on 1993 field exam visit I conducted, accompanied by Lon Jarvis, original permit owner for 65-13050.

65-13050 was recently split: 65-13050 for 0.05 cfs portion (Jarvis) & 65-23504 for 0.05 cfs portion (Webb). Another pending assignment for Sipple/Anderson awaits clarification before being resolved. That assignment is not for additional water but addresses which homes were covered by the original permit.

Pre-split permit, referred to as Original Permit in this summary, authorized use of hot springs for:

- 0.04 cfs domestic, internal use 2 homes
- 0.06 cfs heating 2 homes (implicit per file although not stated on Original Permit)
- 0.10 cfs total
- Included condition of approval for discharge of any water (“return flow”)
 - Water used under this right when discharged into a natural channel or subsurface system shall meet Idaho Water Quality Standards.

Field exam confirmed at least 2 pipes discharge water to a stream by the homes & that 1 or more buried pipes also discharge water, either to the same stream &/or to the subsurface (aquifer).

System Description

Water is diverted from 2 hot springs in SENWSW Section 3, just north of an unnamed stream & slightly west of Castle Mtn. Drive. The diversions are about 325' east of Snow Springs Drive. The bigger spring (“Big Spring”) had a 4” surface pipe, while the smaller spring (“Little Spring”) included a 2” surface pipe. The pipes led to a small catch basin and continued in a single 4” pipe to a catch pool.

Catch pool had 2 pumps:

- 2” intake, 3 HP Baldor motor/Jacuzzi 56C blue pump for Original Permit
- red pump for Castle Mtn. users (association?) – cannot identify a right for this pump, although possibly 65-22793 that currently identifies springs located south of same unnamed stream & west of Snow Spring Drive. Maybe 65-22793 has mistaken diversion point location? See attached 2011 aerial photo.

Original Permit pump delivered water via a buried 1.5” line about 750’ northwest to 2 homes: currently identified as Jarvis 65-13050 at #4 Snow Springs Drive & Webb 65-23054 at #2 Snow Springs Drive. These are the 2 homes identified by Jarvis in 1993.

Mainline pipe from springs had direct connection to Jarvis home. Pipe also branched to a valve that connected spring water with well water (well from split series 65-7770G etc., separate rights for multiple owners). The comingled sources included branch lines to 3 other homes owned by Jarvis at that time – one of these is now owned by Webb, other 2 homes not covered under Original Permit (cannot exceed permitted number of homes). Thus, 65-23054 indirectly provides water from the springs to Webb home. Heating included floor pipes etc. at both homes and a swimming pool at Jarvis home.

Other branches from the Original Permit mainline provided water to another 2 other homes, Schultz & Burger (1993 ownership information).

Original Permit & now split portions 65-13050 + 65-23054 only cover 2 homes indicated in attached system diagram & maps. Water rights from “Big & Little Springs” for other homes utilizing the comingled water system cannot be found.

Photographs

#1-3 show 2 springs and catch pool with pumps.

#4 shows 2 pipes discharging to stream – measured about 0.02 cfs (8 gpm) from those pipes.

#5, Jarvis home.

#6 Webb home – pump house for well & standpipe for connecting valve that comingles water from springs and well seen in lower right foreground.

Flow Measurement Estimate

It was not possible to measure flow diverted from the springs and the pump. Using the horsepower equation for theoretical estimates, flow estimates ranged from 0.10 to 0.21 cfs (45-94 gpm).

Pipe diameter estimate for 1.5” diameter mainline is about 0.06 cfs (27 gpm).

Valley Pump & Equipment in Emmett worked on this system according to Jarvis. Recent call to their office confirmed they do not have pump test information or any other flow data for this system. Internet research for Baldor motors and Jacuzzi pumps did not shed any light on probable system capacity.

Power meter records sometimes help with flow and volume estimates. Idaho Power confirmed that meter records for this non-irrigation system are most likely not available for the early 1990s. That company might be able to provide meter records for the present time if current property owners consent to release of that information. I’m not convinced this situation warrants such a thorough analysis to estimate system capacity.

Original Permit allowed 0.10 cfs (45 gpm). Based on the above information, allow full permitted amount:

- 65-13050: Domestic 0.02 cfs & heating 0.03 cfs, total 0.05 cfs
- 65-23504: Domestic 0.02 cfs & heating 0.03 cfs, total 0.05 cfs.

Annual Volume Estimate

Annual volume for a 0.10 cfs system in use all year could provide considerable volume under Original Permit:

$$0.10 \times 365 \times 1.9835 = 72.4 \text{ acre-feet (af).}$$

Domestic volume for internal use at 2 homes = 1.2 af per department standards.

Quantifying volume for heating is more elusive. Assume 0.06 cfs (27 gpm) heating 2 homes in Garden Valley about:

180 days @ 24 hours/day x 60 minutes/hour = 180 x 24 x 60 = 259,200 minutes/year

90 days @ 12 hours/day x 60 minutes/hour = 90 x 12 x 60 = 64,800 minutes/year

90 days @ 2 hours/day x 60 minutes/hour = 90 x 2 x 60 = 10,800 minutes/year

Total 334,800 minutes/year

Volume required for beneficial use:

$(334,800 \times 27) / 325,850 = 27.7$ af, round to 28 af per year both homes

Volume capable of being diverted for heating within Original Permit limits:

$0.06 \text{ cfs} \times 365 \times 1.9835 = 43.4$ af per year

Recommend lesser, 28 af/year, divide equally between 2 homes.

Recommend for Licensing

Each permit uses same 2 springs as points of diversion located in SENWSW, Section 33. Each permit serves 1 home located in NWSW, Section 33.

The system can provide enough flow and volume to cover uses found in 1993 exam.

65-13050 for 1 home at #4 Snow Springs Drive (Jarvis)

Domestic use	0.02 cfs	0.6 af/year
Heating use	0.03 cfs	14 af/year
Total	0.05 cfs	14.6 af/year

#5 Conner Lane (Anderson/S-ppk)
9/14/12 up: hote, SSC
next page -SZ

65-23054 for 1 home at #2 Snow Springs Drive (Webb)

Domestic use	0.02 cfs	0.6 af/year
Heating use	0.03 cfs	14 af/year
Total	0.05 cfs	14.6 af/year

Conditions of approval from Original Permit apply to split permits. Water District 65L remains inactive.

Permit owners need to provide reasonable information that discharge of water to the stream &/or aquifer meets Idaho water quality standards. Recommend they consult Idaho Dept. of Environmental Quality for that: Boise Regional Office, 1445 N. Orchard, 373-0550. An alternative is to request waiver or modification of this condition based on reasonable cause (example: no longer discharge to stream or aquifer).

Without addressing this condition of approval, permits will be voided and licenses will be refused. Water users would then have to refile for new rights.

Assuming the water quality issue is successfully resolved, the licenses will be issued as recommended unless better written evidence is provided to IDWR by September 4, 2012.

ADDENDUM TO 8/1/2012 SUMMARY

9/14/12

The above summary including its attachments was included in the 8/2/12 letter to Jarvis & Webb and copied to Anderson/Sipple. Additional information was requested to be submitted by 9/4/12 to help clarify which homes should be covered by these two permits.

Webb (65-23504) provided his response 8/24/12. This included IDEQ confirmation that water quality standards are met. Jarvis (65-13050) did not reply. Since the split permits use the same system, including the same return flow components, both permits meet the requirements of condition 09E.

Anderson called in late August with a lengthy discussion of why 65-13050 should cover the Anderson/Sipple home instead of the Jarvis home. Anderson emailed additional information on 8/31/12. The 2/3/12 agreement included with that email does not confirm Jarvis assigned part of the original permit to Anderson/Sipple by the time proof was filed *in 1991 or even by the time the exam was conducted in 1993* (emphasis added). An assignment in the early 1990s would suggest the Anderson/Sipple home instead of the Jarvis home used water under this arrangement.

The 2012 assignment to Anderson/Sipple – document available in SO Vault file – likewise does not confirm beneficial use at the Anderson/Sipple home instead of the Jarvis place by the early 1990s. Based on square footage details in the 65-13050 application, I sent an email request to Anderson on 9/6/12 (after the 9/4/12 deadline) inquiring about square footage for their home, garage and swimming pool. This was done to see if the results might match the application details. If so, that would suggest exam information provided by Jarvis was incorrect and use authorized in 65-13050 (vs. unauthorized use) never occurred at the Jarvis home, odd as that might seem.

I asked Anderson for a reply by 9/13/12. An overdue reply was received today – see 9/14/12 email in file correspondence. Based on ample opportunity for people to reply and on all available information, the permits can be licensed.

Jarvis did not provide information regarding the water quality condition of approval. My 8/2/12 letter stated a license(s) would be refused and a permit(s) would be voided without sufficient information regarding water quality. Jarvis' failure to respond indicates lack of interest in securing license 65-13050 for the Jarvis home, although other interpretations are possible.

Anderson's 9/14/12 email included reasonable square footage information suggesting the Anderson/Sipple home is most likely covered by 65-13050.

This unexpected result is hard to reconcile with Jarvis filing the original application for 2 homes. The 1993 exam indicated Jarvis owned 3 additional homes at that time. Perhaps Jarvis thought his home was already covered under some other right – there is considerable confusion regarding many rights, multiple hot springs, hot water wells and hot water creeks in that area. The map/diagram on the original application shows 2 “presently used” and 1 “presently not used.” That might be the 3 added homes noted in the exam diagrams/maps.

The most likely conclusion is Jarvis intended to cover the homes now owned by Anderson/Sipple and Webb.

CONCLUSIONS

- 1. 65-13050 should be licensed for the Anderson/Sipple home.**
- 2. 65-23504 should be licensed for the Webb home.**
- 3. The department should send copies of the licenses to Jarvis to see if Jarvis wants to challenge either of those results. This is important due to the difficulty of absolutely confirming which home 65-13050 covers.**

Those 3 steps will provide a reasonable solution while preserving due process for everyone.

FOLLOWING PAGES ARE

ATTACHMENTS INCLUDED

WITH 8/1/12 EXAM SUMMARY

& SENT WITH 8/2/12 LETTER

INCLUDES:

- ArcMap screen shot of 2011 aerial photo
- Thru exam photographs
- Some documents have 9/14/12 updates

SCAN ATTACHMENTS IN COLOR



2011 ACCT
UPDATED 9/14/12 (Resphases 8/1/12 version)

65-23504 ADM
WEBB

well & promptly

MEADW DR.

CASTLE
MT. DR.

1. Wasserspiegel
Strom

Stew Springs Ariz.

65-13050
65-23504

- North of Houston
- East of Snow Springs Dr.

SE NW SW

for 65-13050
65-23504

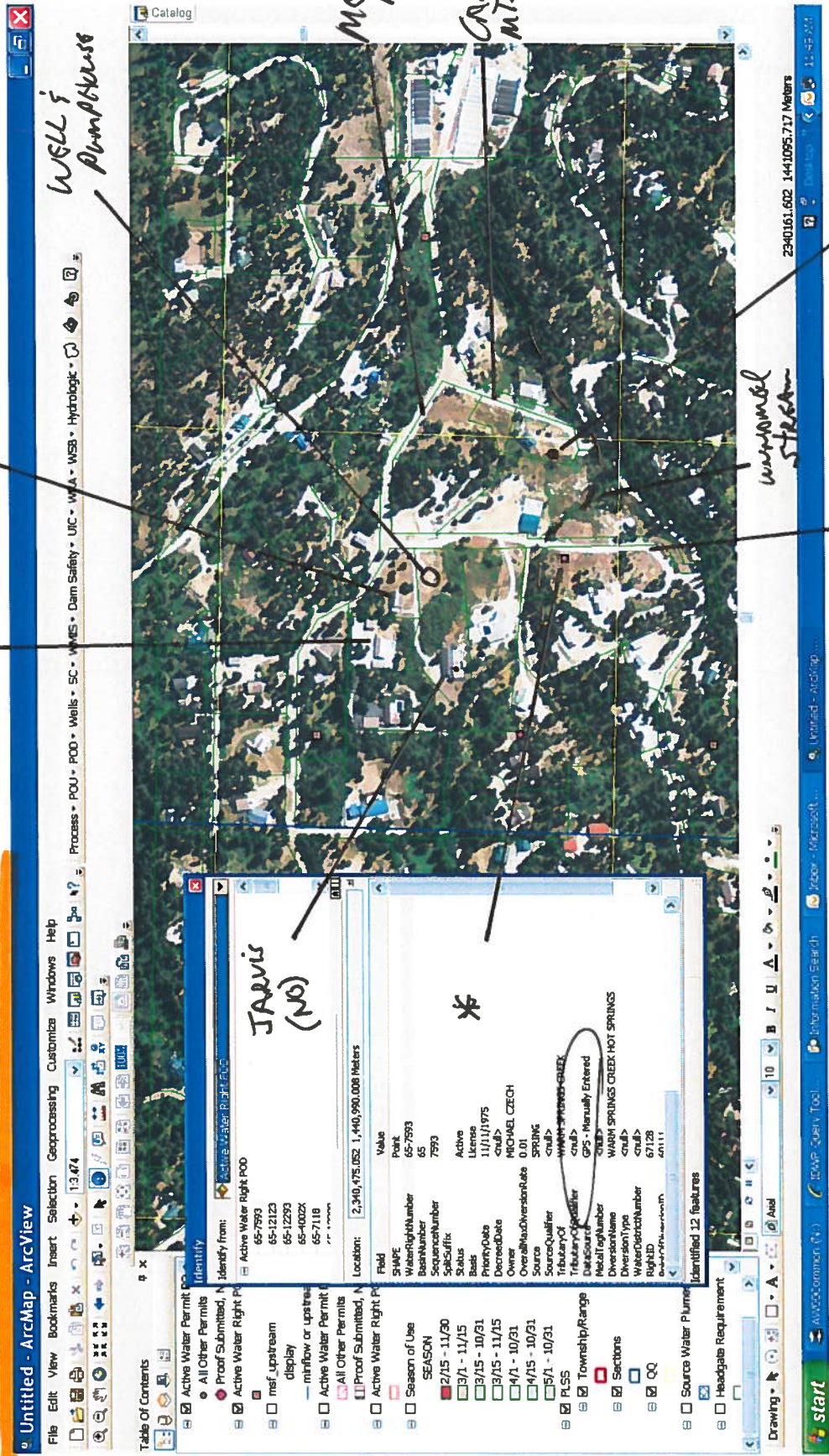
* MARY RIGHTS POOL,
South of stream; west of Snow Springs Dr.
See accounts:

Also id AS 13050 } incorrect

65. 23504
65. 22853

Laurel

Later: GPS DATA ...



8/1/12

9/14/12
Wednesday

well i pump herse

Msatu
DR.

Castle
M^{tr.}
Dr.

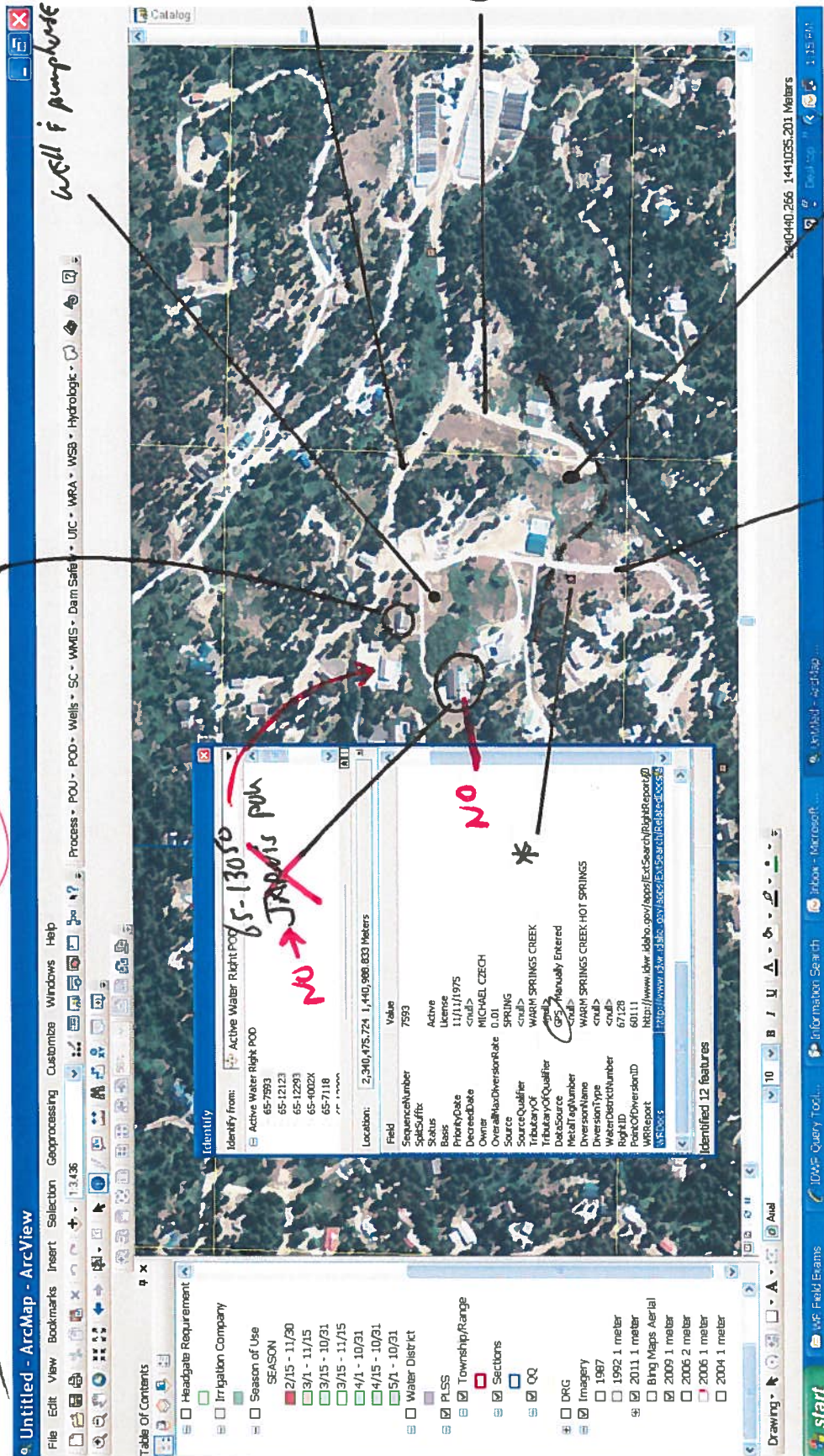
Swan Springs Ar.

PUD id 12/1993 sum
 map: 65-13050
 65-23504
 " (map #1) in sum resp

- North of stream
- East of Snow
- Spring, OR

* many rights id this spang co) pub
South of Mason; just west of
Snow Spang ~~have~~, per GPS data
Dr.

unwashed
stream



9/14/12
update

ANDERSON/KIPP

1993: 3 other hawks
Also called by Jarvis

"Bweger"

1993 info, owners

6. Schultz 11

System Diagram
(not to scale)

☐ News

surface pipe

buried pipe

↑ flow

(2nd pump in pool
is castk into users)

pipe size
(inches)

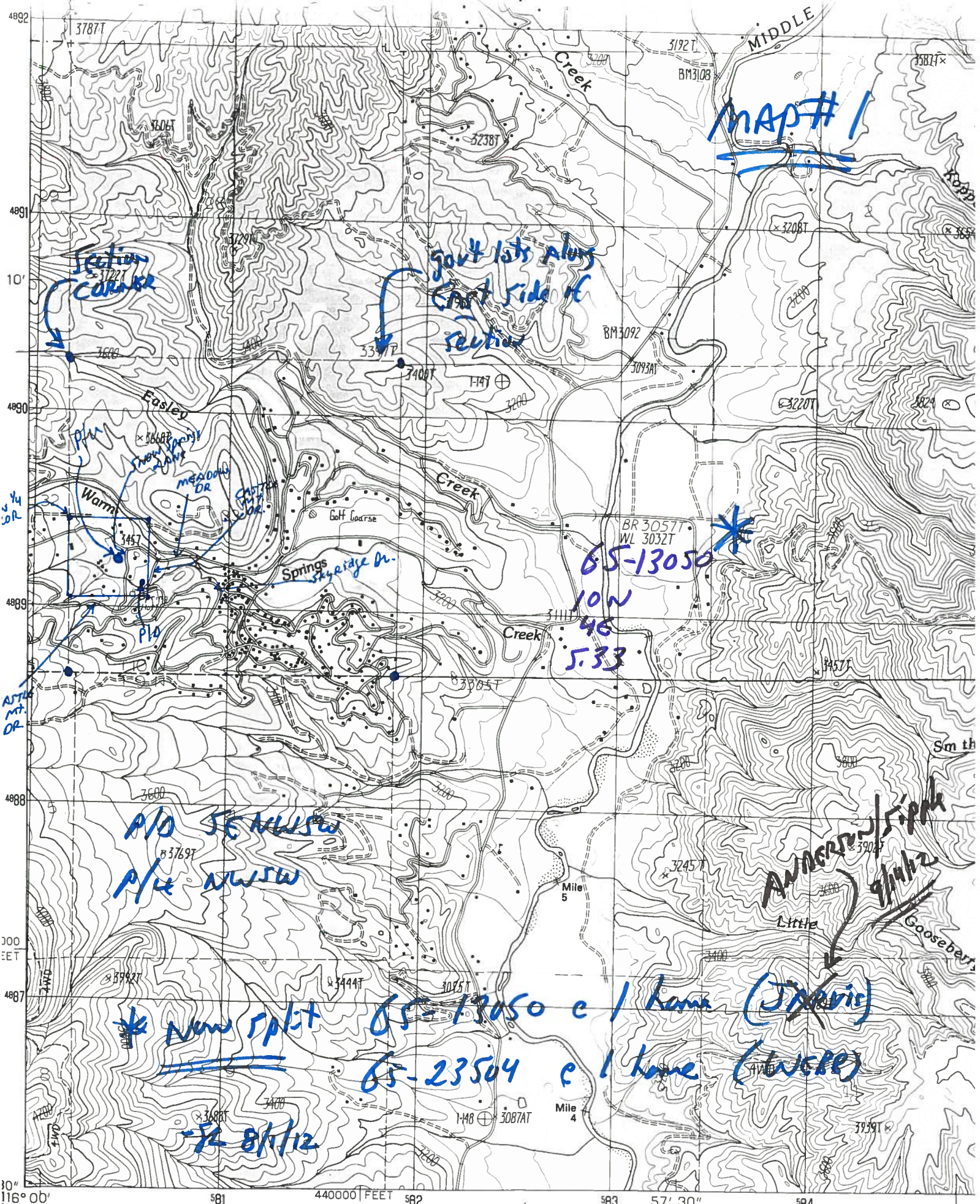
"Big Spots"

POD
both
rights

"Little
Springs"

Small
catch basin

catch pool with
2" intake pump



65-13050

WARM SPRINGS ESTATES NO. 1

A SUBDIVISION IN
A PORTION OF THE SW 1/4 SECTION 33, T.10N., R.4E., B.M.
BOISE COUNTY, IDAHO

SMITH & MONROE ENGINEERS, INC.
602 MAIN ST. BOISE, IDAHO

map #2

Plat from 1993,
now outdated

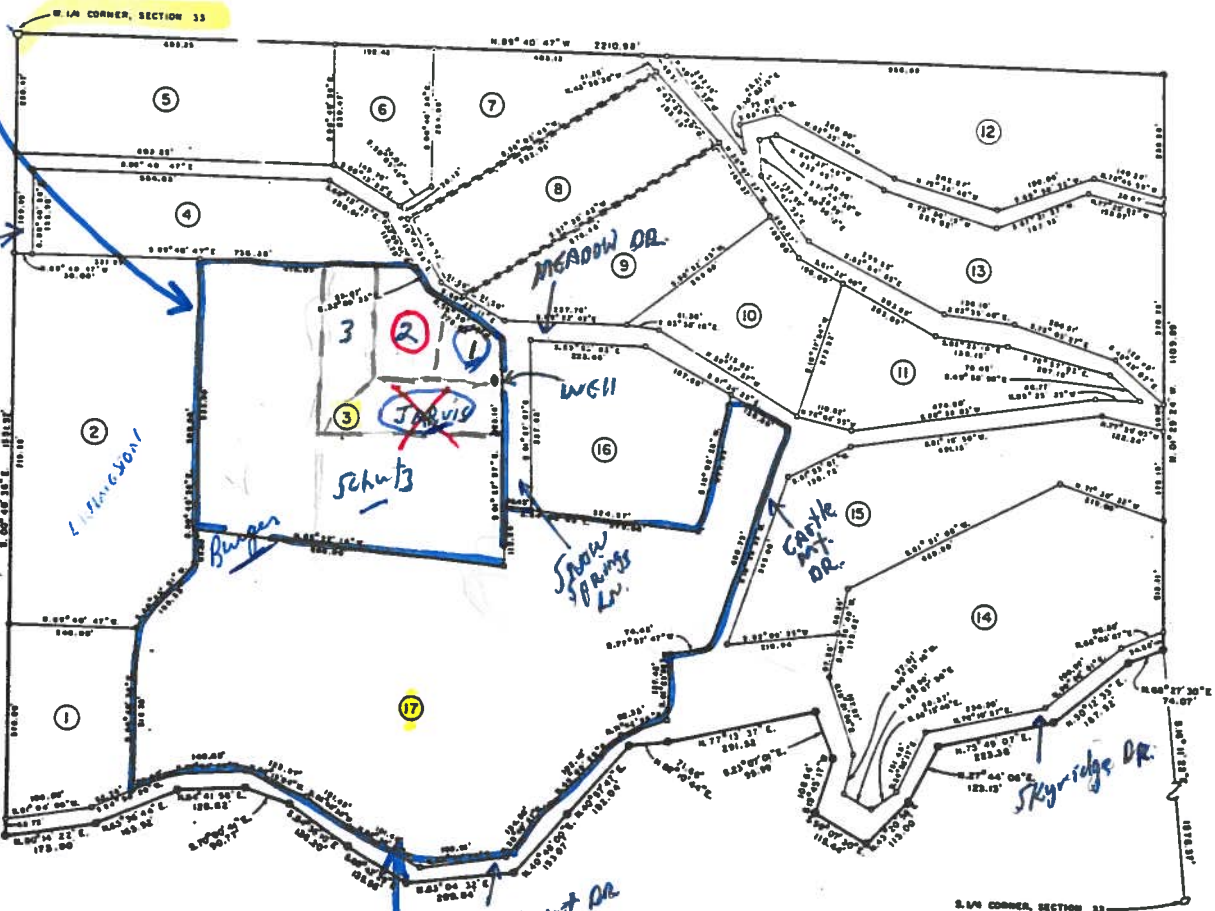
While this map is a photographic reproduction of that on
file in either the recorder's or surveyor's office, the
company assumes no liability for variation, if any, with
another or re-survey.



Sub. Lot 3

O = 2 homes served 1993

Pine Ln (?)



9/14/12
update

PL
9/14/12

O = 3 cabins
JANUS X
XEMEX

Castle Mt Dr

Sub. Lot 17

(Current plat
2012)

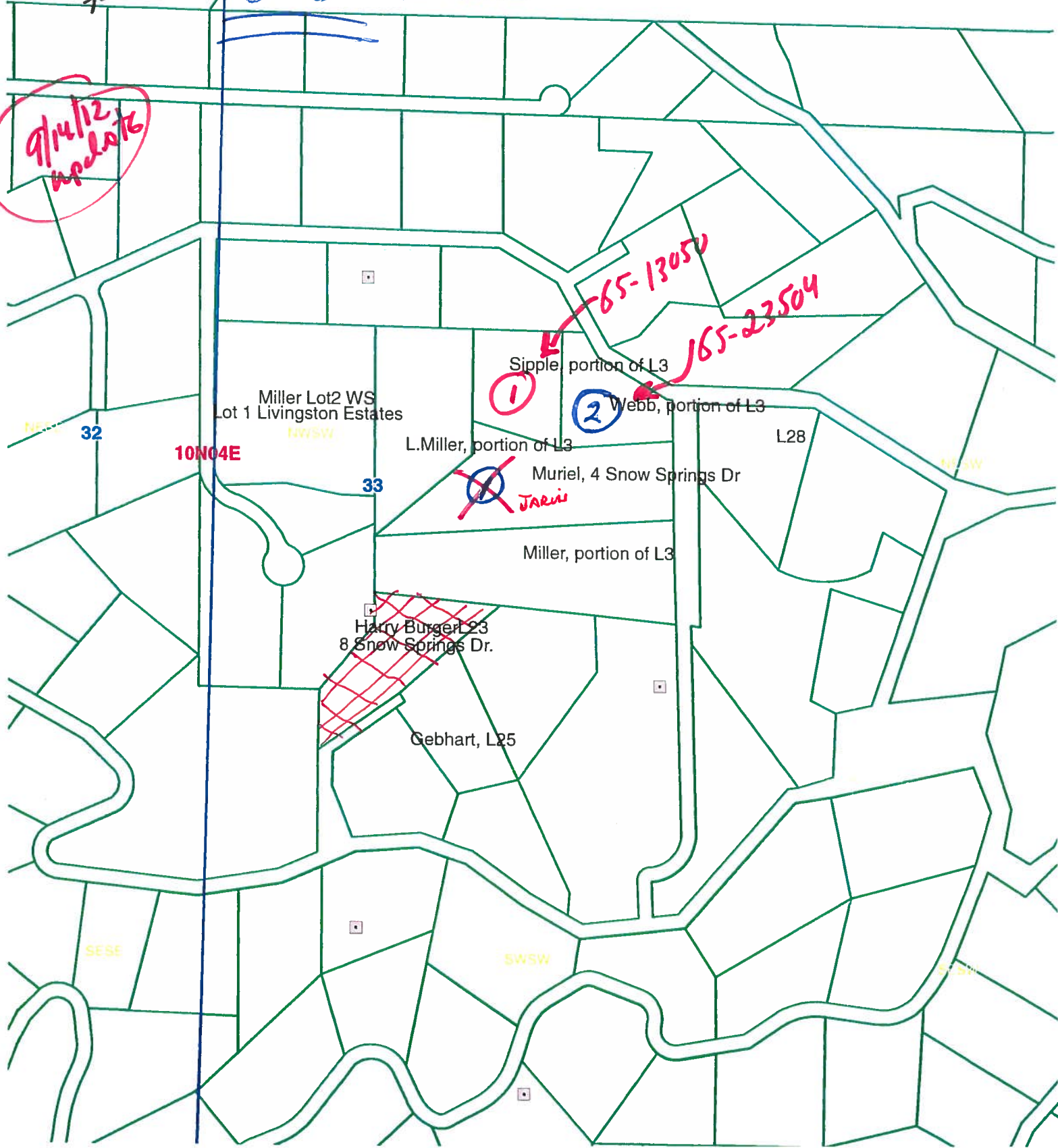
Copy from o/c 65-7770H
by G. Schroeder Jr
2/16/12

Map #3

9/2 8/1/12

① + ② = 2 homes c 65-13050 Exam

9/14/12
update



MAP #4

65-13050 PUL

10N 4E S133 NWSW



↑
N
|

① ~~JARVIS #4 Snow Springs Dr.~~
② Webb #2 " " "
ANDERSON/SIPPLE #5 Corgi Ln.

2 letters to
license e

65-13050 per

11/19/1993 exam

65-23504

6/22/12

** "Well #1" pump house

9/14/12
update

EXPECTED FLOWS FOR PIPE DIAMETERS

This is for rough estimate for **pump & closed pipeline** system.

Use to double check other measurements/estimates.

Assumes optimum design.

$$Q = VA \quad \text{where: } V = 5 \text{ ft/sec} \quad A = \pi r^2 \quad (\text{radius in ft.})$$

DIAMETER (INCHES)	RATE (CFS)
01	0.03
02	0.11
03	0.25
04	0.44
06	0.98
08	1.74
10	2.73
12	3.93
14	5.34
16	6.98
18	8.83
20	10.90
22	13.19
24	15.70
36	35.34
48	62.83



$1\frac{1}{2}$ pipe ≈ 0.06 cfs

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- Sent Request Pump Curve in Aug Spec c

- Baldor 3hp motor 580 # 55K3624870
- Jacuzzi pump model (?) pc bit DBI 58C part (?) 93127413R032

- NO Reply Received



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65-13050 FIELD EXAM, 1993 INFO

SL 6/25/2012



Which 2 homes served by permit? These are homes currently id as:

- Jarvis at 4 Snow Springs Drive
- Webb at 2 Snow Springs Drive.

1993 identified as:

- Jarvis
- Cabin #1 ("Stevens") also owned by Jarvis.

2 homes just west & just north of "well #1" identified in 1986 & 1993 exams.

See attachments.

*

Attachment A: 65-13050 current taxlots etc.

Aerial photo with #1 Jarvis, #2 Webb. Well #1 pumphouse & Schroeder (was Burger) shown for reference.

Taxlot plat copied from 2012 Schroeder ownership change 65-7770H, homes #1 & #2 for 65-13050 noted here.

Attachment B: 65-13050 exam maps-diagrams

Topo confirming 65-13050 POD & POU in NWSW Sec. 33, 10N, 4E. Snow Springs Lane along east side of POU.

"Map #1" diagram (north is to right side of page), shows Well #1 relative to 2 homes covered by 65-13050: Jarvis at C & Stevens at F. Field notes state Jarvis owned homes at C & F thru H, occupants listed for F thru H. Burger (Schroeder) noted for home B, reference info.

"Map #2" Warm Springs Estates #1 plat, shows well (Well #1), Jarvis home, cabins 1 thru 3, Burger site & Snow Springs Lane for reference. Lower left of page shows Jarvis home & home #1 id as both covered by 65-13050.

Note how Jarvis home & lots for 1 thru 3 match layout in Map #1 diagram & Attachment A info.

Attachment C: 65-13050 exam pou photo

Shows Jarvis & Stevens (apparently owned by Jarvis per 1993 info), 2 homes for this permit.

See Well #1 pumphouse, bottom photo, agrees with layout in Attachments A & B.

Conclusion

2 homes covered by 65-13050 are

- Attachment A = #1 & #2
- Attachment B = C & F, aka Jarvis & #1.

* Attachments re-arranged etc. & included with 8/1/12 summary

Liz 65-07770C

3 homes } A-E 1986 *

2 offices } 1986 *

3 homes } D-H 1993 **

2 offices }

B) Burger Home

H) Peterson Home

LOT 17

LOT 3

C) Jarvis Home

D) Office

A) Schulz Home

E) Office

Well #2

Well #1

65-13050 Anderson/Sipple
(G)

Swartz Home

65-23504

F) Stevens Home

/// = 2 homes

65-13050 (JARVIS)

65-23504 (W665)

was informal that water from
hot springs ties into well system
- FL 8/1/12

* WGS found from well #1
1986 Exam 65-07770C
(Schulz)

** WGS found from well #1
1993 Exam 65-13050
(JARVIS)
Nearby hot springs

9/14/12
update

I examined the info shown here
on 1986 & 1993 field trips. - FL 2/14/94

ABOUT WELL #1

← hot well

SEE MAP #1:

Visit 1986 Exam 65-7770C Schulz

Well #1 → 5 connections

3 homes	A	Schulz
	B	Burger
	C	Jarvis
2 offices	D	by home C
	E	by home A

Visit 1993 Exam hot springs 65-13050 Jarvis

Well #1 → 5 connections different than 1986

3 homes	F	Stevens	(1)
	G	Swartley	(2) }
	H	Peterson	(3) }
2 offices	D	} same as 1986	*
	E		

* See map #2

F = 1
G = 2
H = 3

} handwritten #'s 1-3 in
is portion of sub lot 3
just above (north) of Jarvis
home C

→ R 7/29/08 from notes → 11/19/93 Exam 65-13050



①

"Big Spring"
POD with
4" pipe



②

"Little Spring"
POD with
2" pipe

65-13050

65-23504

photos 11/19/93
-SK



65-13050 }
 65-23504 }
 (3) "Catch pool" (water team both
 springs) with 2 pumps
 → L = blue = "JARVIS"
 R = Red = Castle path (different rights)

(4) 2 Return flow pipes near
 pan, other return flow pipes
 are buried.



9/14/12 update
 Anderson/Sipe home
 not seen in
 photos

(5)
 PM
~~JARVIS home~~
 65-13050



white stake pipe for valve where live from springs
 run tie into well lines

65-23504
 (6) now Webb
 PM
 "Stevens" home,
 owned by
 Jarvis c 1993

Well purchase
 house right in
 photo, now for:
 65-7770 G
 (MILLEN)
 65-7770 H
 (Schoveden)
 etc.