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September 7, 2006

Keith Franklin
Idaho Dept. of Water Resources
1910 Northwest Blvd., #210
Coeur d'Alene, ID 83814

Re: Syringa Heights Water Right, No 95-9324

Dear Mr. Franklin:

The Syringa Water and Sewer Company (SWSC) has retained our firm to assist in preparing the information requested in your letter of June 8, 2006. Please note that SWSC requests to reduce the amount of their requested water right from 2.0 cfs to 0.67 cfs. Also, SWSC requests that the water right be given a municipal designation.

It should also be noted that the projected residential irrigation water requirements are based on actual water use data from the SWSC system.

The information requested is presented as follows:

1. Lake Coeur d'Alene will be the sole source of water.
2. Ultimately, the water system is planning on serving the following homes:

Silver Beach	9 homes
Syringa Heights 5 th Addition	21 homes
Hamilton Family Property	16 homes
Bruce Property	5 homes
Syringa Heights 1-4 th Addn.	25 homes
Proposed Condominiums	60 units

Total: 76 Homes and 60 condo units.

3. The average lot size in the Syringa Heights subdivisions is approximately 2.5 acres. The average yard size is approximately .5 acre.
4. The average lot/yard sizes in Silver Beach are .75/.125 acres.
5. The anticipated lot /yard sizes for the Hamilton Family Property are 2.5/.5 acres.

6. The anticipated lot/yard sizes for the Bruce property are 3/.5 acres.
7. The anticipated lot size for the condominium units is 17.5 acres with 10 acres of irrigated common area.
8. Estimate for water requirement:
 - a. Domestic
 - i. Residential: Anticipated to be 500 gpd per home. For 76 homes, this equates to 38,000 gpd. It should be noted that the Idaho Department of Environmental Quality (IDEQ) regulates public water systems and generally requires that system be able to provide 800 gpd per connection plus an allowance for irrigation.
 - ii. Condo units: Anticipated to be 350 gpd per unit. For 60 units, this equates to 21,000 gpd for domestic use.
 - b. Irrigation:
 - i. 2,100 gpd per Syringa Heights lot, based on historic peak month total use of 2,600 gpd per connection including both domestic and irrigation. For 46 lots, this equates to 96,600 gpd. Based on a yard size of 0.5 acres, this equates to an irrigation component of 4,200 gpd per irrigated acre. This rate equates to 0.15 inches per day and is used in projecting water demands elsewhere in this analysis.
 - ii. 2,100 gpd per Bruce property lot. For 5 lots this equates to 10,500 gpd.
 - iii. 500 gpd per Silver Beach lot, based on actual use data showing a total peak month average of 1,000 gpd for combined domestic and irrigation. For 9 lots this equates to 4,500 gpd.
 - iv. 2,100 gpd per Hamilton lot. For 16 lots this equates to 33,600 gpd.
 - v. 42,000 gpd for condo units, based on 10 acres common space at 4,200 gpd per acre.
 - vi. 1,260 gpd for irrigated swale area, based on .3 acres.
 - vii. 184,300 gpd for irrigation of 97 acres of mixed timber and fields based on an average of 1,900 gpd per acre.
 - c. Summary:
 - i. The total projected potential domestic water use is 59,000 gpd or 0.092 cfs.

- ii. The total projected potential irrigation water use is 372,760 gpd or 0.58 cfs.
- iii. The total project combined water use is 431,760 gpd or 0.672 cfs.

9. Justification for the requested diversion:

- a. The applicant has reduced their request to 0.67 cfs based on their anticipated needs and the limitations of their intake pump system.
- b. The capacity of the existing lake intake system is 200 gpm but is planned to be upgraded to 300 gpm.

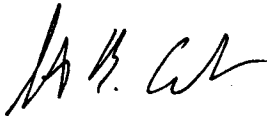
10. Maps are attached showing the proposed service area, infrastructure, and layout.

11. Schedule of anticipated development

Silver Beach	existing
Syringa 5 th Addition	buildout by 2009
Hamilton Family	2 existing, buildout by 2009
Bruce Property	1 existing, buildout by 2009
Syringa Heights 1-4	18 existing, buildout by 2009
Condominiums	buildout by 2011

If you have any questions or need additional information, please contact me at 664-9382.

Sincerely,
Welch Comer & Associates, Inc.

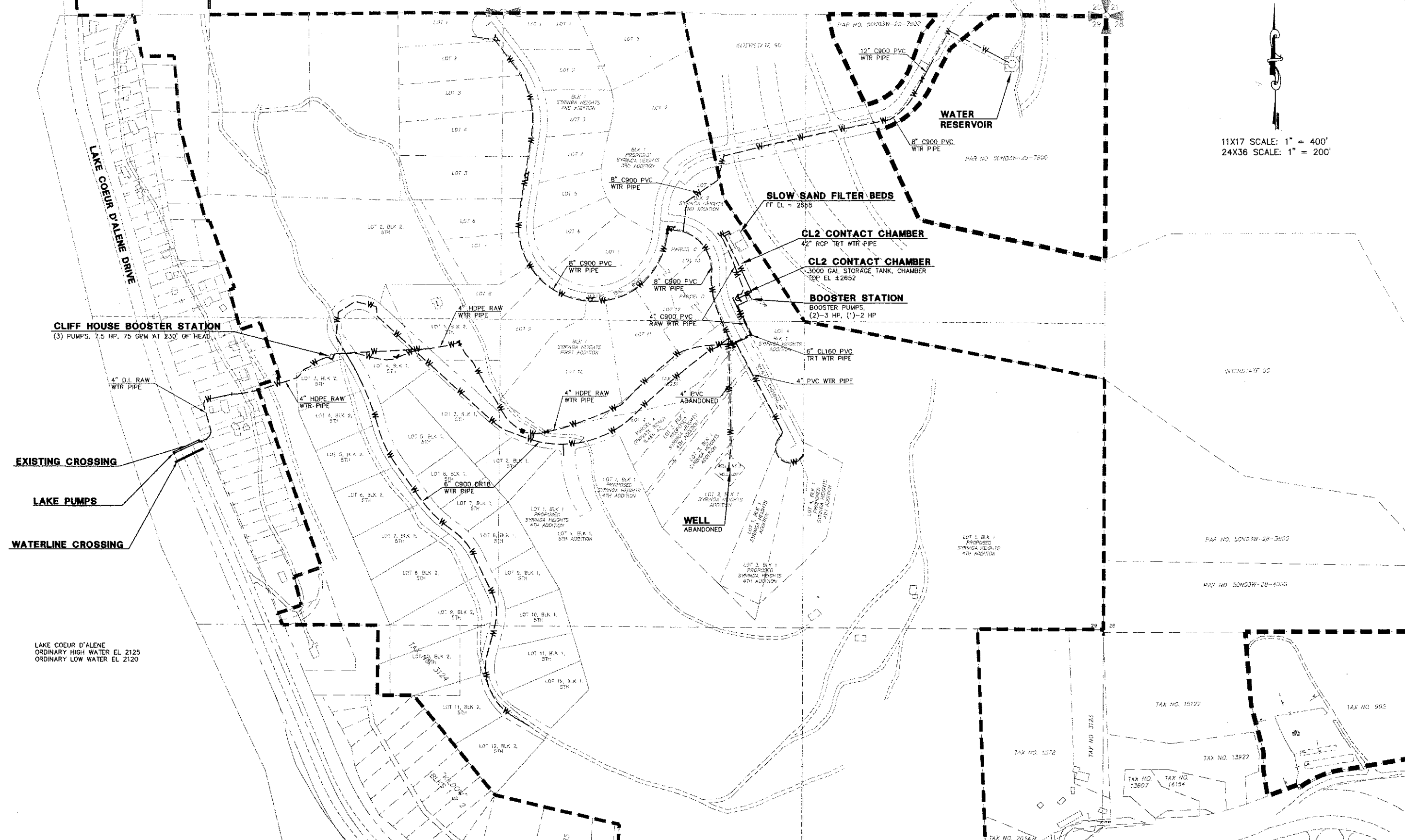


Steven B. Cordes, P.E.
Vice-President/Principal Engineer

SBC/ljh

cc: Syringa Water & Sewer Co.

SYRINGA HEIGHTS WATER SYSTEM SERVICE AREA



11X17 SCALE: 1" = 400'
24X36 SCALE: 1" = 200'

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HAMILTON	DWG NAME: 11185PL09.DWG
SYRINGA HEIGHTS	DATE: 09-06-06
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WATER SYSTEM SERVICE AREA	