

NO. 65-22945

Maximum Diversion Rate: 5.00 CFS

[illegible]

State of Idaho
Department of Water Resources
Permit to Appropriate Water
NO. 65-22945

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	
17N 02E 1						2.0 L 4	2.0			2.0	10.0						16.0
17N 02E 2			5.0	3.0									3.0			5.0	16.0
17N 02E 11	5.0																5.0
17N 02E 12						7.0	10.0			10.0							27.0
18N 02E 25									2.0			10.0	5.0	18.0	20.0	5.0 L 1	60.0
18N 02E 36	2.0 L 2	1.0 L 2			2.0	1.0											6.0
18N 03E 30							2.0 L 4			5.0 L 11	4.0 L 11						11.0
18N 03E 31						1.0 L 1											1.0

Total Acres: 142

CONDITIONS OF APPROVAL

1. Proof of application of water to beneficial use shall be submitted on or before **August 01, 2010**.
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. This right authorizes development of four points of diversion within the tracts identified.
6. Domestic use is for 250 homes. Irrigation of lawns, gardens and landscaping associated with the homes is authorized under the irrigation component of this right.
7. Place of use is for 137 lots within the North Phase of Blackhawk Ranch, 40 lots within the South Phase of Blackhawk Ranch, 34 residential lots and 39 cabins within Blackhawk Lake Subdivisions.
8. The right holder shall make full beneficial use of all surface water rights available to the right holder for irrigation of the lands authorized to be irrigated under this right. The right holder shall limit the diversion of ground water under this right to those times when the surface water supply is not available or the surface water supply is not reasonably sufficient to irrigate the place of use authorized under this right.
9. This right when combined with all other rights shall provide no more than 0.02 cfs per acre nor exceed a combined annual maximum diversion volume of 426.0 af at the field headgate for the irrigation of the lands above.
10. If the surface water right(s) appurtenant to the place of use is sold, transferred, leased or used on any other place of use, this right to divert groundwater shall not be used for irrigation purposes without an approved transfer pursuant to Section 42-222, Idaho Code, or approval of the Department if a transfer is not required.

State of Idaho
Department of Water Resources
Permit to Appropriate Water
NO. 65-22945

11. This right when combined with all other rights shall provide no more than 3.0 afa per acre at the field headgate for irrigation of the lands above.
12. Water shall not be diverted for fire protection use under this right except to fight or repel an existing fire.
13. After specific notification by the Department, the right holder shall install a suitable measuring device or shall enter into an agreement with the Department to determine the amount of water diverted from power records and shall annually report the information to the Department.
14. The Director retains jurisdiction to require the right holder to provide purchased or leased natural flow or stored water to offset depletion of Lower Snake River flows if needed for salmon migration purposes. The amount of water required to be released into the Snake River or a tributary, if needed for this purpose, will be determined by the Director based upon the reduction in flow caused by the use of water pursuant to this permit.

This permit is issued pursuant to the provisions of Section 42-204, Idaho Code. Witness the signature of the Director, affixed at Boise, this 22nd day of August, 2005.


FOR KARL J DREHER, Director

11/99

For Office Use Only
\$25 filing fee _____
Receipt # _____
Date _____

STATE OF IDAHO
DEPARTMENT OF WATER RESOURCES

RECEIVED

AUG 09 2005

DEPARTMENT OF
WATER RESOURCES

ASSIGNMENT OF PERMIT

To change the ownership of a permit

I, Sage SG, Inc., hereby assign to Sage SGI, LLC
of, 1220 20th St SE, Salem, OR 97302 503-999-3333
(Full Address) (phone)

All my right, title, and interest in and to Permit No. 65-22945 to
appropriate the public waters of the State of Idaho.

OR (for partial assignments)

The following described portion of my right, title, and interest in and to for
Permit No. _____ to appropriate the public waters of the State of Idaho.
(Describe portion of the application for permit assigned, listing the number of acres in each 40 acre
subdivision, point of diversion location, and amount of the water in cubic feet per second.)

Made this _____ day of _____, 20 _____

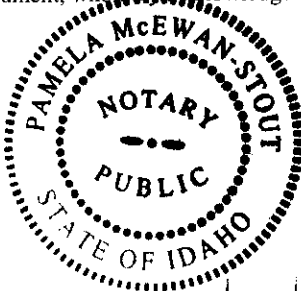
Permit Holder(s) 8-9-05

State of Idaho)

)ss
)

County of gtn

On this 9th day of August, 20 05, personally appeared before me the signer(s) of the
above instrument, who duly acknowledged to me that he (she) (they) executed the same.



SEAL

3258 Norfolk Way
Notary Public residing at
Boise ID 83706

My commission expires: 3/30/11



Idaho Secretary of State Viewing Business Entity

[[New Search](#)] [[Back to Summary](#)]
[[Get a certificate of existence for SAGE SGI L.L.C.](#)]

SAGE SGI L.L.C.

1220 20TH ST SE
SALEM, OR 97302

Type of Business: LIMITED LIABILITY COMPANY

Status: EXISTING 13 Dec 2004

State of Origin: IDAHO

Date of 13 Dec 2004

Origination/Authorization:

Current Registered Agent: MICHAEL T HOPKINS
430 STATE ST
WEISER, ID 83672

File Number: W35061

Date of Last Annual Report:

Amendments:

Amendment filed 13 Dec 2004 ARTICLES OF
ORGANIZATION

[View Document
Online](#)
[Download \(TIFF
format\)](#)

[Idaho Secretary of State's Main Page](#)

[State of Idaho Home Page](#)

Comments, questions or suggestions can be emailed to: sosinfo@idsos.state.id.us

AMENDED**RECEIVED****AUG 04 2005**

Ident. No.

65-22945

12/99

STATE OF IDAHO
DEPARTMENT OF
WATER RESOURCES

DEPARTMENT OF WATER RESOURCES

APPLICATION FOR PERMIT

To appropriate the public waters of the State of Idaho

RECEIVED**JAN 07 2005**WATER RESOURCES
WESTERN REGION

1. Name of Applicant Sage SG, Inc. Phone 503-999-3333
Mailing address attn: Sima Muroff, 1220 20th Street SE, Salem, OR 97302
2. Source of water supply ground water which is a tributary of NA
3. Location of point of diversion is Township 18N Range 02E Sec. 25, in the SE $\frac{1}{4}$, SW $\frac{1}{4}$, Govt. Lot Valley County; 2 points
additional points of diversion if any: T18N R02E Sec. 25 SW SE, T18N R02E Sec. 25 SE SE, T18N R02E Sec. 36NE NW, T18N R03E Sec. 30 SW SW, T17N R02E Sec. 12 SW NW, T17N R02E Sec. 12 NW SW. The development is expected to need two to four wells, depending on well yield. Well sites will be selected from the seven sites listed above.
4. Water will be used for the following purposes:
Amount 0.65 cfs for domestic purposes from 1/1 to 12/31 (both dates inclusive)
(cfs or acre-feet per annum) 4/15 10/31
Amount 2.84 cfs for irrigation purposes from 4/1 to 12/31 (both dates inclusive)
(cfs or acre-feet per annum)
Amount 3.34 cfs for fire protection purposes from 1/1 to 12/31 (both dates inclusive)
(cfs or acre-feet per annum)
5. Total quantity to be appropriated is (a) 5.0 and/or (b) _____
cubic feet per second acre feet per annum
6. Proposed diverting works:
a. Describe type and size of devices used to divert water from the source Two to four wells with electric pumps, buried piping to customer connections.
b. Height of storage dam _____ feet; active reservoir capacity _____ acre-feet;
total reservoir capacity _____ acre-feet
c. Proposed well diameter is 16 inches; proposed depth of well(s) is 500 feet
d. Is ground water with a temperature of greater than 85°F being sought? No
e. If well is already drilled, when? _____; Drilling firm _____;
Well was drilled for (well owner) _____; Drilling Permit No. _____
7. Time required for completion of works and application of water to proposed beneficial use is 5 years (minimum 1 year)
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; show name of municipality. _____
d. Domestic; show number of households. 250
e. Other; describe fully. Fire protection diversion rate based on an anticipated fire flow requirement of 1,000 to 1,500 gpm.

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.

TWP	RGE	SEC	NE				NW				SW				SE				TOTALS
			NE	NW	SW	SE	NE	NW	SW	SE	NE	NW	SW	SE	NE	NW	SW	SE	
17N	2E	1						2	2			2	10						16
17N	2E	1						D	D			D	D						
17N	2E	1						F	F			F	F						
17N	2E	2			5	3									3			5	16
17N	2E	2			D	D									D				
17N	2E	2			F	F									F				
17N	2E	11	5																5
17N	2E	11	D																
17N	2E	11	F																
17N	2E	12						7	10			10	10						27
17N	2E	12						D	D			D	D						
17N	2E	12						F	F			F	F						
18N	2E	25									2			10	5	18	20	5	60
18N	2E	25									D			D	D	D	D	D	
18N	2E	25									F			F	F	F	F	F	
18N	2E	36	2	1			2	1											6
18N	2E	36	D	D			D	D											
18N	2E	36	F	F			F	F											
18N	3E	30						2	2			5	4						11
18N	3E	30						D	D			D	D						
18N	3E	30						F	F			F	F						
18N	3E	31						1											1
18N	3E	31						D											
18N	3E	31						F											

Total number of acres to be irrigated 142

10. Describe any other water rights used for the same purposes as described above. None

11. a. Who owns the property at the point of diversion? Sage SG, Inc.

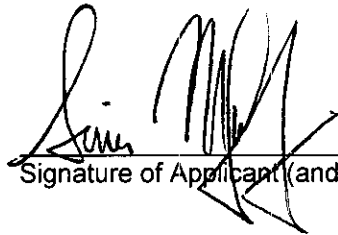
b. Who owns the land to be irrigated or place of use? Sage SG, Inc.

c. If the property is owned by a person other than the applicant, describe the arrangement enabling the applicant to make this filing: _____

12. Remarks: Sage SG, Inc. will be developing the place of use as the Blackhawk Ranch and Blackhawk Lake subdivisions, and plans to develop a public water system to supply water for domestic, irrigation, and fire protection purposes. The development will have approximately 250 single family lots.

13. **MAP OF PROPOSED PROJECT REQUIRED** - Attach an 8½"x11" map clearly identifying the proposed point of diversion, place of use, section #, township & range. (A photocopy of a USGS 7.5 minute topographic quadrangle map is preferred.)

BE IT KNOWN that the undersigned hereby makes this application for permit to appropriate the public waters of the State of Idaho as herein set forth.


Signature of Applicant (and title, if applicable) PRINCIPAL SAGE SGI LLC 12-28-04

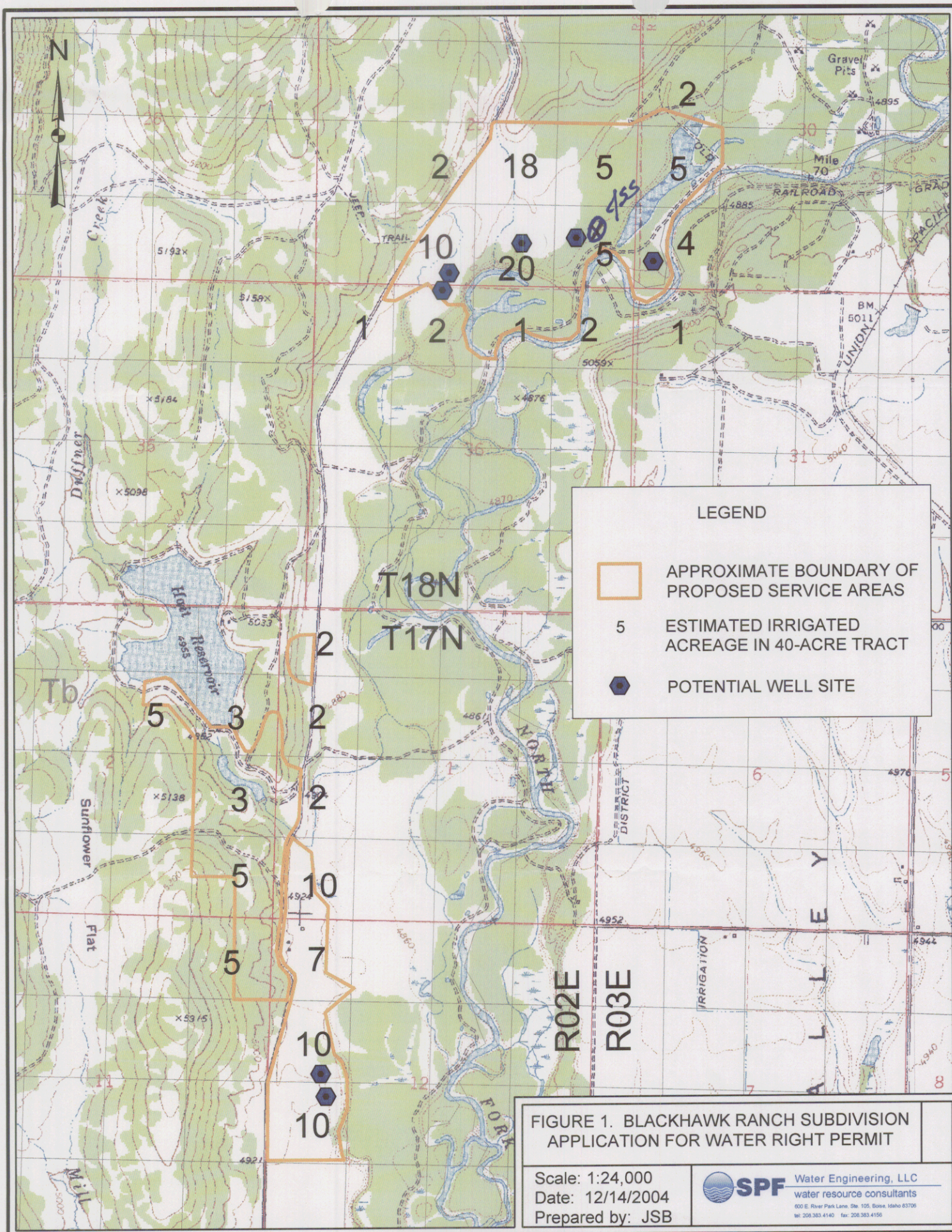
Received by AK Date 1-7-05 Time 12:10 p.m. Preliminary check by JK

Fee \$ 410.00 Receipted by AK # W032505 Date 1/7/05

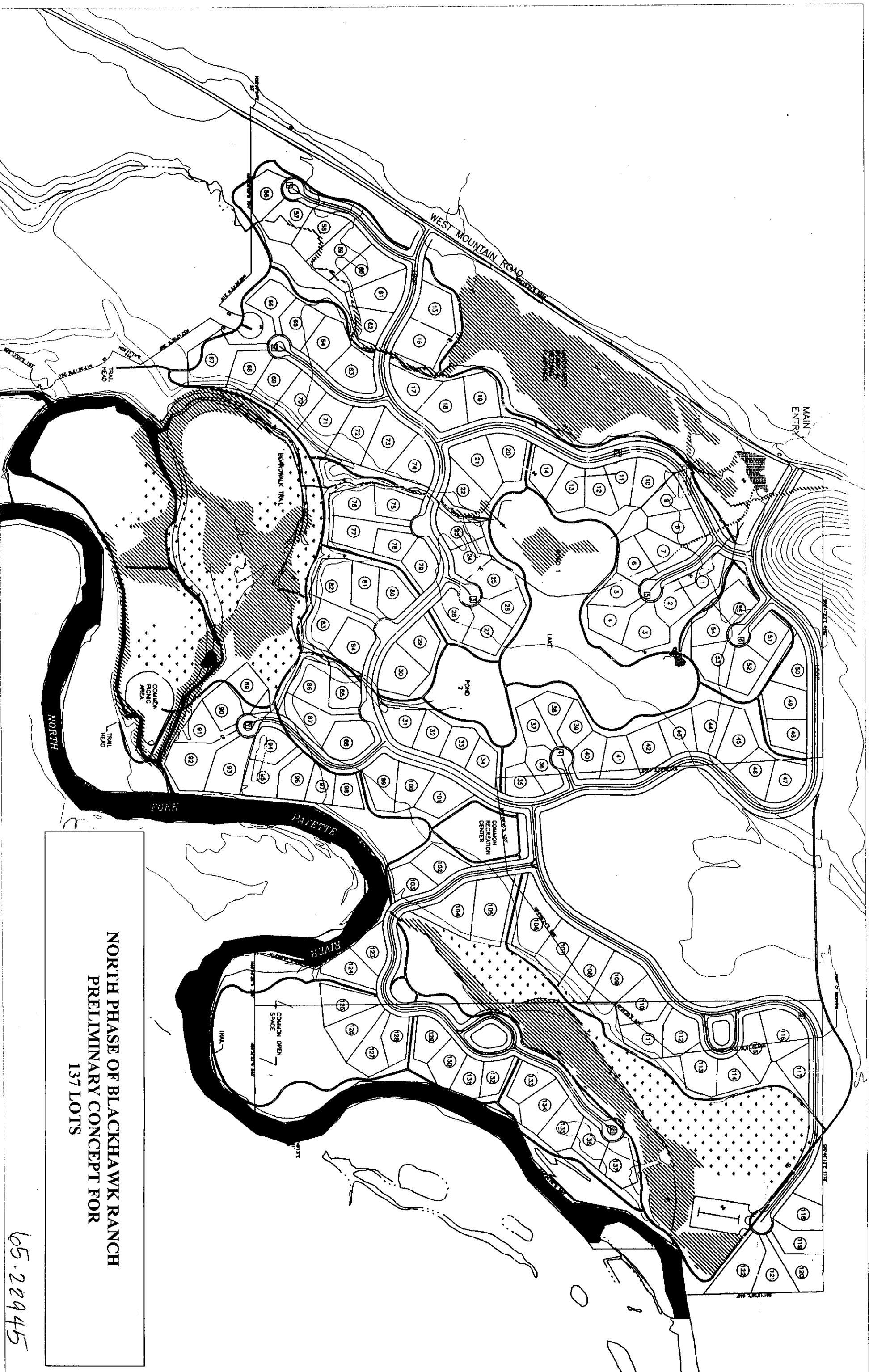
Publication prepared by AK Date 4-21-28-05 Published in Star News

Publication approved AK Date 5-10-05

AMENDED \$50 W033190 7/20/05 -JK



65-22945



NORTH PHASE OF BLACKHAWK RANCH
PRELIMINARY CONCEPT FOR
137 LOTS

65-22945

**SOUTH PHASE OF BLACKHAWK RANCH
PRELIMINARY CONCEPT FOR
40 RESIDENTIAL LOTS**

North Arrow

FUTURE DEVELOPMENT

SPCA CONSTRUCTION WITH
EXISTING POWER LINES
LOCATIONS TO BE SET
IN FIELD BY THE OWNER
WITHIN THE PROPERTY LINE

MEAN HIGH WATER LINE
FLOOD PLAIN LIMIT

FUTURE DEVELOPMENT

W MOUNTAIN RD ROW

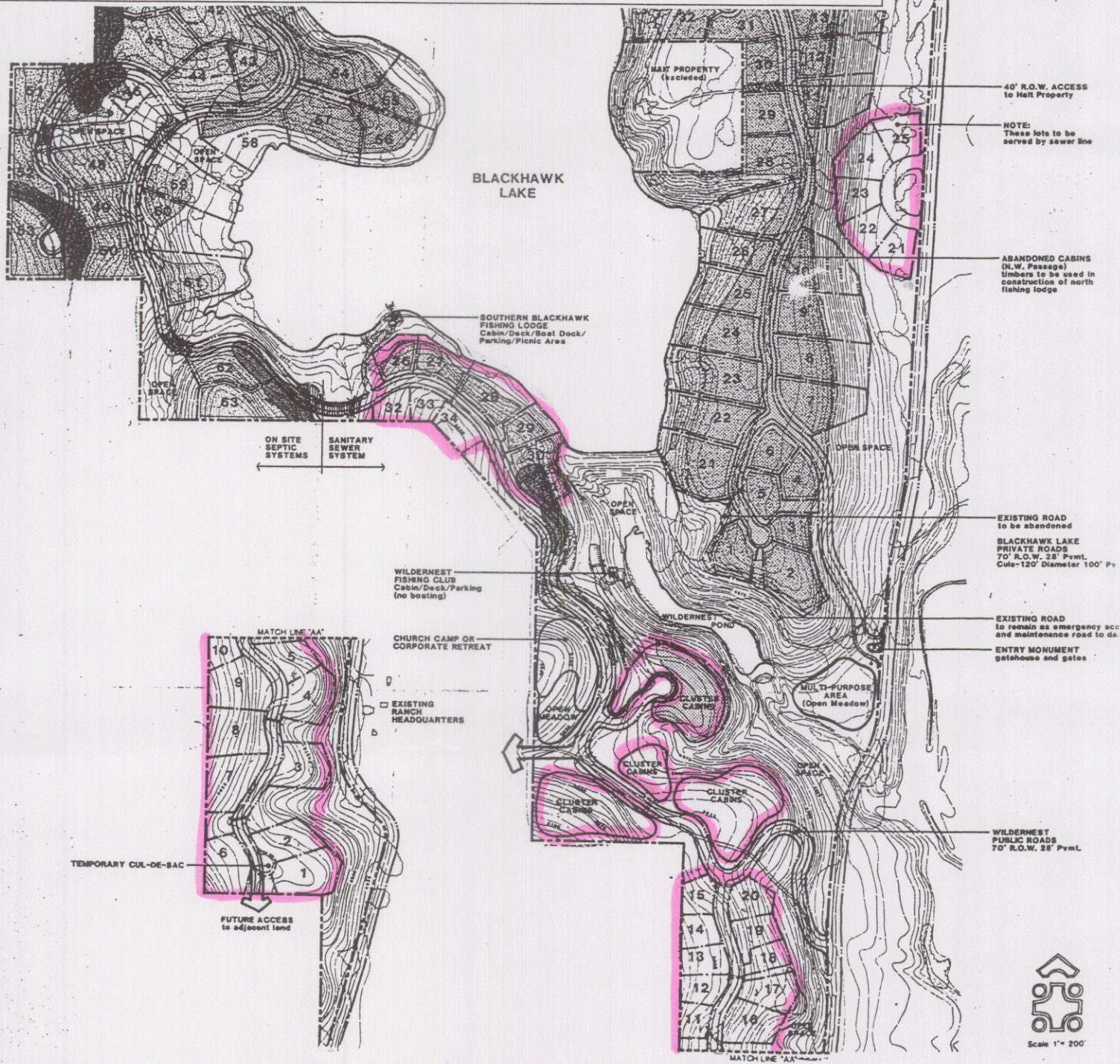
SOUTH END OF
BLACKHAWK PROPERTY

MEAN HIGH WATER LINE

65.22945

REMAINING BLACKHAWK LAKE SUBDIVISION PRELIMINARY CONCEPT FOR 34 RESIDENTIAL LOTS AND 39 CABINS

Highlighted areas will be served by public water system. Other lots have previously been platted for individual wells.



65-22945

ist of the Boise Meridian, Idaho.

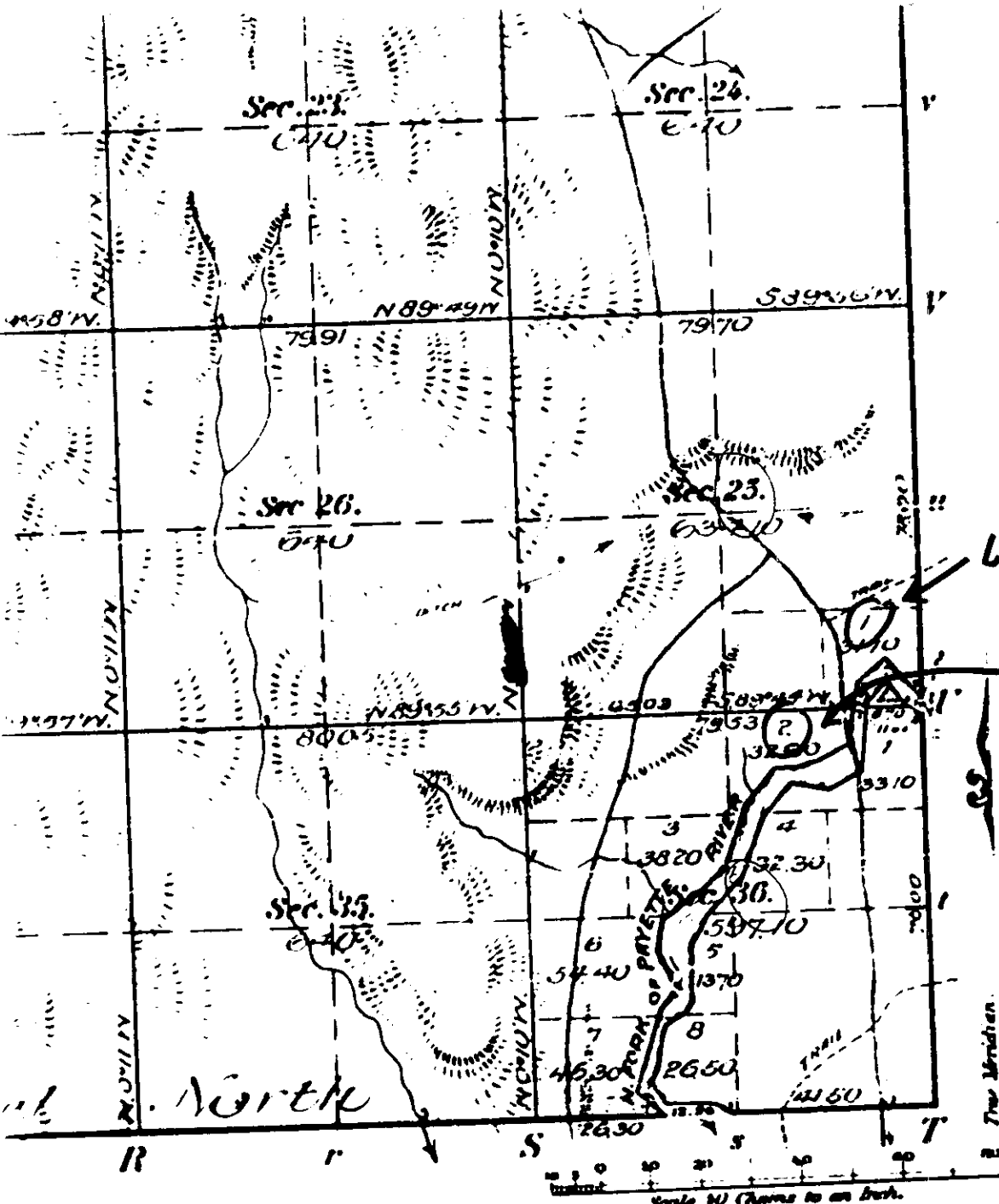


Meanders of
Boise River

T17N
R2E

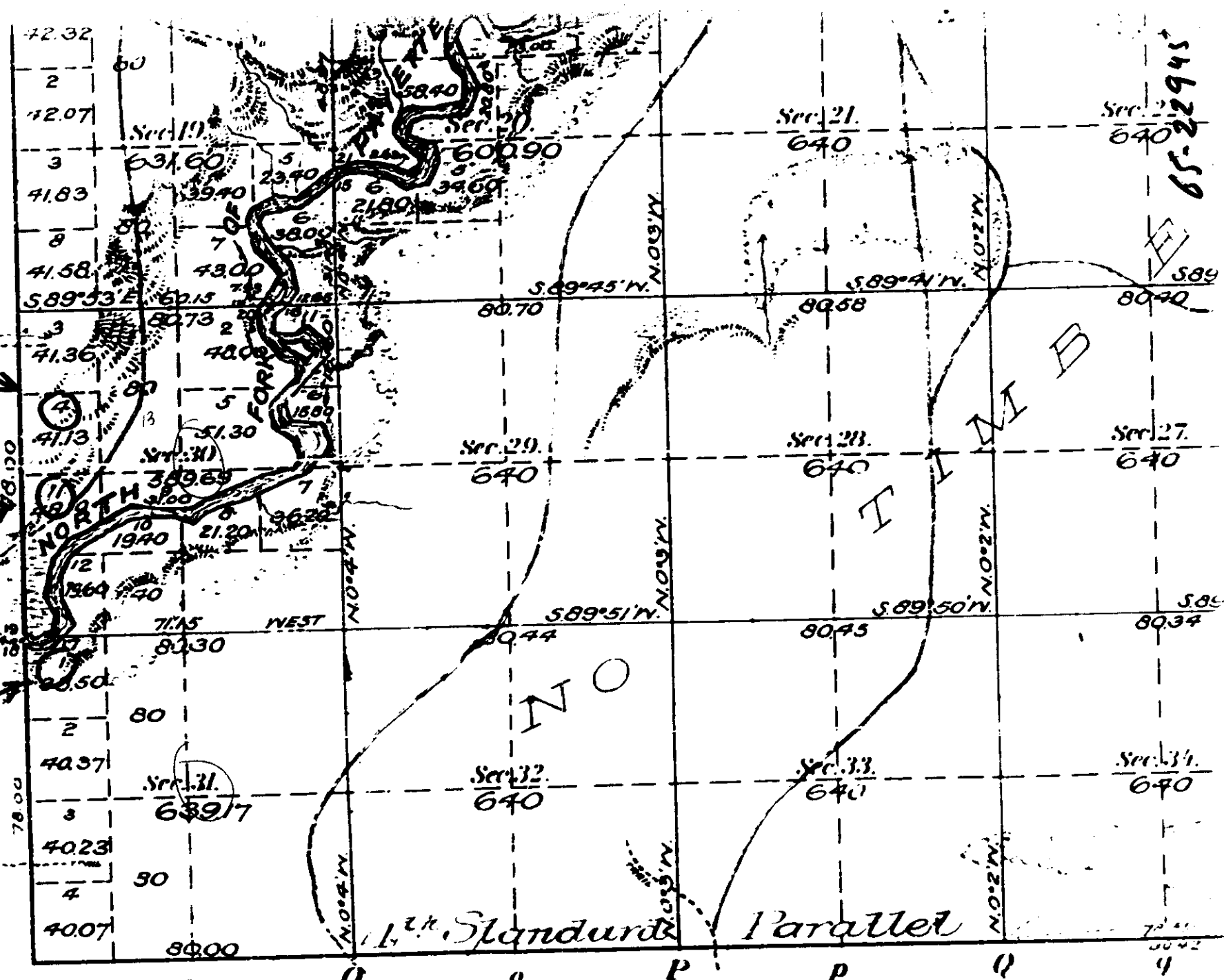
65-22445

65-22945



The above Map of Township 18 North of Range 12 East of the
 1301330 Meridian. T18N R2E is strictly conformable to the field
 observations. It is this Office which have been examined and approved.

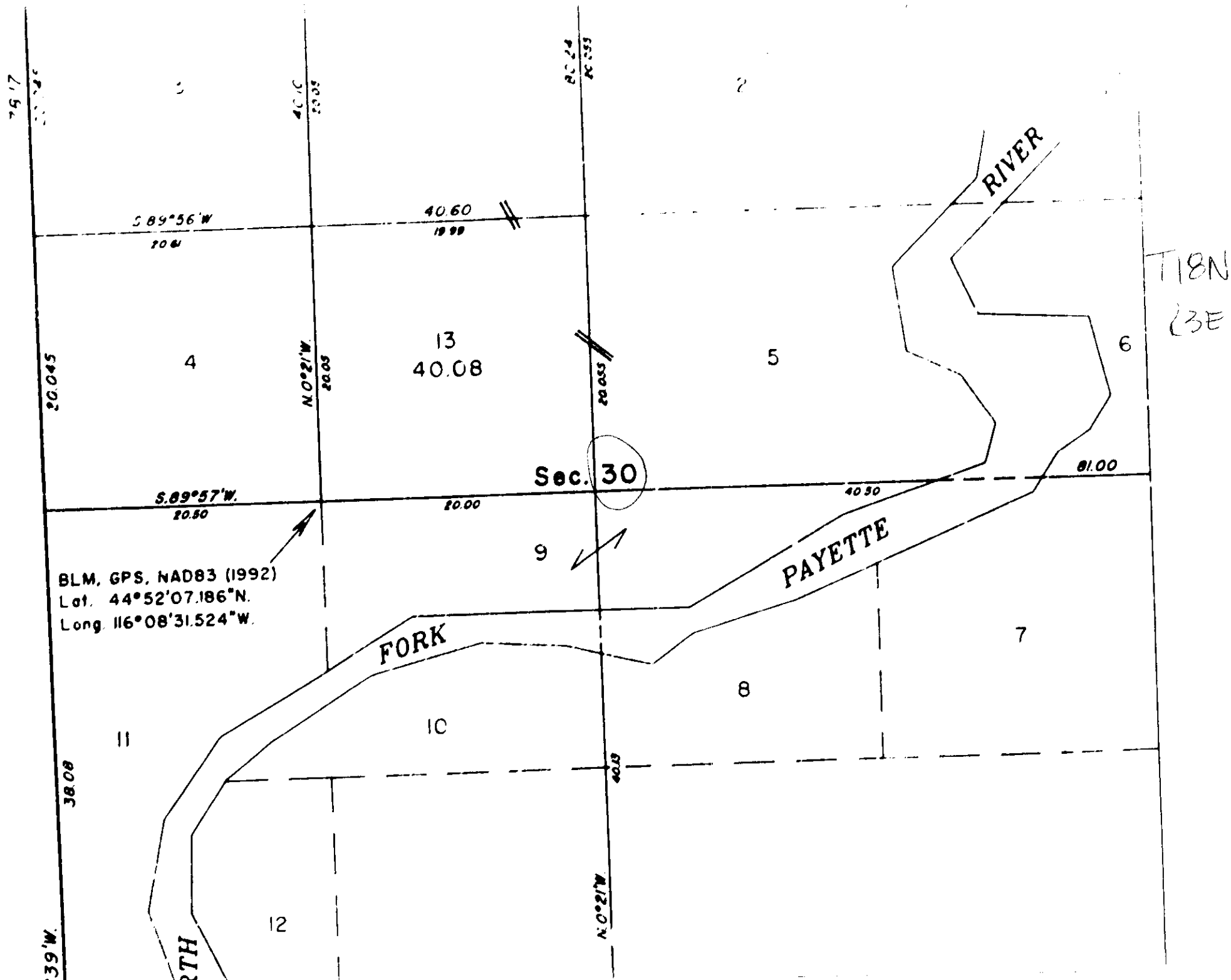
1-41
 Survey
 T18N
 R3E
 L. 11 = W & SW 1/4
 L. NW 1/4



65-22945

Area of Watersurface 2257.28 Ac. of Public Land 20844.04 Ac. Total number of Acres 23101.32

Surveys Designated	By Whom Surveyed	Date of Contract	Amount of Survey M. Ch. Lk.	When Surveyed	Mean Declination



REQUEST TO PROCESS

**COMPLETE REQUEST IF YOU WANT YOUR APPLICATION TO BE PROCESSED
USING ONE OF THE THREE ALTERNATIVES BELOW**

Name of Applicant Sage SG, Inc.

Mailing Address 1220 20th Street SE, Salem, OR 97302

Application No.
(if known) _____

☐ IN LOCAL PUBLIC INTEREST

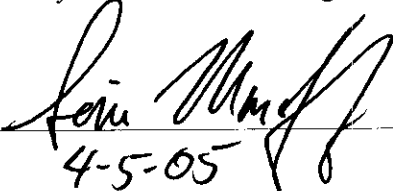
Yes, I want my application processed and before it is advertised, I will amend my application to demonstrate that the proposed appropriation is in the local public interest including the need to preserve flows in the Snake River during the migration periods of anadromous fish.

☐ PROPOSE MITIGATION NOW

Yes, I want my application processed and before it is advertised, I will amend my application to include proposed mitigation to offset anticipated depletions in the Snake River during periods of anadromous fish migration.

☒ WILL AGREE TO MITIGATION IN THE FUTURE IF NECESSARY

Yes, I want my application processed at this time, and I will accept a condition of approval that will require mitigation should the Director of the Idaho Department of Water Resources determine that mitigation is necessary to offset depletions from this appropriation to flows in the Snake River during periods of anadromous fish migration. I understand that mitigation is not required now but may be needed in the future. I also understand that the Director will not require mitigation until I have an opportunity to review the process by which the need for mitigation is established and the amount of water required is quantified.

Signature 

Date 4-5-05

Please return this form to:

Idaho Department of Water Resources
Western Regional Office
2735 Airport Way
Boise, ID 83705-5082

**NOW
STARTING
RIGHT
SIDE OF
FILE**



State of Idaho

DEPARTMENT OF WATER RESOURCES

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

Phone: (208) 287-4800 Fax: (208) 287-6700 Web Site: www.idwr.idaho.gov

DIRK KEMPTHORNE
Governor

KARL J. DREHER
Director

August 22, 2005

SAGE SGI LLC
C/O SIMA MUROFF
1220 20TH ST SE
SALEM OR 97302

RE: Permit No. 65-22945

Permit Approval Notice

Dear Permit Holder:

The Department of Water Resources has issued the enclosed permit authorizing you to establish a new water right. Please be sure to thoroughly review the conditions of approval and remarks listed on your permit.

The permit is a PRELIMINARY ORDER issued by the Department pursuant to Section 67-5243, Idaho Code. It can and will become a final order without further action by the Department unless a party petitions for reconsideration or files an exception and/or brief within fourteen (14) days of the service date as described in the enclosed information sheet.

As a permit owner you must commence the excavation or construction of the diverting works within one year of the date the permit was issued, and you must proceed diligently until the project is completed. The date shown under condition no. 1 is the date when the project must be completed.

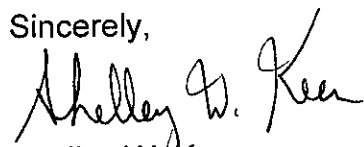
The Department will send you a 'Proof Due Notice' approximately 60 days prior to the above referenced date requesting you to file either a Proof of Beneficial Use form or a Request for Extension of Time form.

The right to drill a well is not a part of this permit to appropriate water. Beginning in July of 1987, a statute was enacted which requires a drilling permit for new well construction and deepening of existing wells. If the well(s) proposed for use under this water right permit were drilled or deepened after July 1, 1987, a separate drilling permit must be obtained from this Department. Please contact the Ground Water Protection Section located here at this office or our regional office nearest you.

Also, please note that water right owners are required to report any change of water right ownership and/or mailing address to the Department within 120 days of the change. Failure to report these changes could result in a \$100 late filing fee. Contact any office of the Department or visit the Department's homepage on the Internet to obtain the proper forms and instructions.

If you have any questions, please contact me at 208-287-4947.

Sincerely,

A handwritten signature in black ink that reads "Shelley W. Keen". The signature is fluid and cursive, with the first letters of each word being capitalized and prominent.

Shelley W. Keen

Water Rights Supervisor

SWK:klt

Enclosure(s)

cc: SPF WATER ENGINEERING LLC

CERTIFICATE OF SERVICE

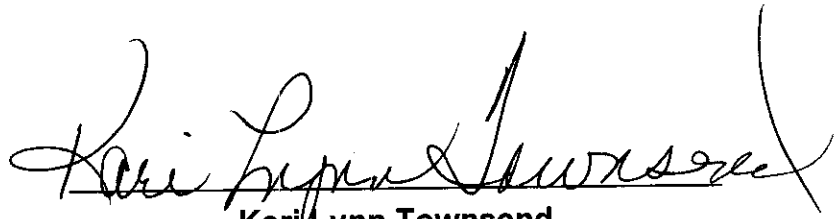
I hereby certify that on August 22, 2005 I mailed a true and correct copy, postage prepaid, of the foregoing PRELIMINARY ORDER(Approved Permit) to the person(s) listed below:

RE: WATER RIGHT NO.

65-22945

**SAGE SGI LLC
C/O SIMA MUROFF
1220 20TH ST SE
SALEM OR 97302**

**SPF WATER ENGINEERING LLC
C/O JENNIFER S BERKEY
600 E RIVER PARK LN STE 105
BOISE ID 83706**



**Kari Lynn Townsend
Secretary**

**EXPLANATORY INFORMATION
TO ACCOMPANY A
PRELIMINARY ORDER**

(To be used in connection with actions when a hearing was not held)

(Required by Rule of Procedure 730.02)

The accompanying order or approved document is a "**Preliminary Order**" issued by the department pursuant to section 67-5243, Idaho Code. It can and will become a final order without further action of the Department of Water Resources ("department") unless a party petitions for reconsideration, files an exception and brief, or requests a hearing as further described below.

PETITION FOR RECONSIDERATION

Any party may file a petition for reconsideration of a preliminary order with the department within fourteen (14) days of the service date of this order. The department will act on a petition for reconsideration within twenty-one (21) days of its receipt, or the petition will be considered denied by operation of law. See Section 67-5243(3) Idaho Code.

EXCEPTIONS AND BRIEFS

Within fourteen (14) days after (a) the service date of a preliminary order, (b) the service date of a denial of a petition for reconsideration from this preliminary order, or (c) the failure within twenty-one (21) days to grant or deny a petition for reconsideration from this preliminary order, any party may in writing support or take exceptions to any part of a preliminary order and may file briefs in support of the party's position on any issue in the proceeding with the Director. Otherwise, this preliminary order will become a final order of the agency.

REQUEST FOR HEARING

Unless a right to a hearing before the Department or the Water Resource Board is otherwise provided by statute, any person aggrieved by any final decision, determination, order or action of the Director of the Department and who has not previously been afforded an opportunity for a hearing on the matter may request a hearing pursuant to section 42-1701A(3), Idaho Code. A written petition contesting the action of the Director and requesting a hearing shall be filed within fifteen (15) days after receipt of the denial or conditional approval.

ORAL ARGUMENT

If the Director grants a petition to review the preliminary order, the Director shall allow all parties an opportunity to file briefs in support of or taking exceptions to the preliminary order and may schedule oral argument in the matter before issuing a final order. If oral arguments are to be heard, the Director will within a reasonable time period notify each party of the place, date and hour for the argument of the case. Unless the Director orders otherwise, all oral arguments will be heard in Boise, Idaho.

SCANNED
11/11/11

CERTIFICATE OF SERVICE

All exceptions, briefs, requests for oral argument and any other matters filed with the Director in connection with the preliminary order shall be served on all other parties to the proceedings in accordance with IDAPA Rules 37.01.01302 and 37.01.01303 (Rules of Procedure 302 and 303).

FINAL ORDER

The Director will issue a final order within fifty-six (56) days of receipt of the written briefs, oral argument or response to briefs, whichever is later, unless waived by the parties or for good cause shown. The Director may remand the matter for further evidentiary hearings if further factual development of the record is necessary before issuing a final order. The department will serve a copy of the final order on all parties of record.

Section 67-5246(5), Idaho Code, provides as follows:

Unless a different date is stated in a final order, the order is effective fourteen (14) days after its issuance if a party has not filed a petition for reconsideration. If a party has filed a petition for reconsideration with the agency head, the final order becomes effective when:

- (a) the petition for reconsideration is disposed of, or
- (b) the petition is deemed denied because the agency head did not dispose of the petition within twenty-one (21) days.

APPEAL OF FINAL ORDER TO DISTRICT COURT

Pursuant to sections 67-5270 and 67-5272, Idaho Code, if this preliminary order becomes final, any party aggrieved by the final order or orders previously issued in this case may appeal the final order and all previously issued orders in this case to district court by filing a petition in the district court of the county in which:

- i. A hearing was held,
- ii. The final agency action was taken,
- iii. The party seeking review of the order resides, or
- iv. The real property or personal property that was the subject of the agency action is located.

The appeal must be filed within twenty-eight (28) days of this preliminary order becoming final. See section 67-5273, Idaho Code. The filing of an appeal to district court does not itself stay the effectiveness or enforcement of the order under appeal.

Comment Report

65-22945

1. kwalker 8/5/2005 POD

Comment: Updated shape

2. kwalker 8/5/2005 POD

Comment: Updated shape

3. kwalker 8/5/2005 POD

Comment: Updated shape

4. kwalker 8/5/2005 POD

Comment: Updated shape

5. kwalker 8/5/2005 POD

Comment: Updated shape

6. kwalker 8/5/2005 POD

Comment: Updated shape

7. kwalker 8/5/2005 POD

Comment: Updated shape

8. kwalker 8/5/2005 POD

Comment: Updated shape

9. kwalker 8/5/2005 POU

Comment: Updated Shape

10. kwalker 8/5/2005 POU

Comment: Updated Shape

11. kwalker 8/5/2005 POU

Comment: Updated Shape

12. scurtis 4/11/2005 Legal Notice Remarks

Comment: Applicant agrees to mitigate consumptive use in the future as needed.

Domestic use is for 250 homes in Blackhawk Ranch and Blackhawk Lake

Subdivisions.

13. slester 4/12/2005 Comment/Analysis

Comment: A pressurized ground water system will provide multiple use water to lots on which homes will be built. Various surface water rights for irrigation overlap portions of the P/U. Applicant requests primary irrigation from ground water because use of existing surface water would require a second pressurized distribution system for

those lots. Surface water might continue to be used on common areas not covered by this application &/or surface water might be removed from P/U through a method to be determined. P/D limited to 4 wells in 8 possible sites per applicant request. Three of 8 well sites are same as in Application 65-22960, same owner but for water amenity project.

14. kwalker 8/5/2005 Sec of State Authorization

Comment: Called Jennifer Sukow this morning to find out if the applicant is authorized to do business in Idaho. She stated that they are, under the name of Sage SGI, LLC - I requested that she obtain an assignment of the application for permit so we can change the name to the name authorized to do business. Jennifer said she will get the assignment form submitted as soon as she can get it. We also discussed processing the application with the new law that went into effect regarding use of surface water. Jennifer said they would rather get the permit issued as a supplement right than have it held until we have direction on how this situation would be handled.

15. kwalker 8/10/2005 Measuring Devices

Comment: Regional office recommended we condition permit to have measuring devices on all wells. In review of measuring device flow chart it was determined that only condition 01M was required for this permit. Region wanted measuring devices on all wells due to quantity of water requested. Discussed with region and determined condition 01M was satisfactory.

MEMORANDUM

TO: File

FROM: Steve Lester 

DATE: August 2, 2005

RE: Application 65-22945 Conditions of Approval

This application describes a multi-well community system. The applicant limited development to 4 of 8 possible well sites. Three of those sites are duplicated in same owner's Application 65-22960, which proposes a water amenity in the same general area.

Application 65-22945 was amended twice. Neither action triggered republication or advanced the priority date.

Consultant is aware of new legislation imposing stricter requirements on the use of existing surface water on property. Consultant did not want to wait for internal discussion at IDWR to define a precise condition of approval in that regard. Instead, she asked for the department order to be issued, allowing the applicant to appeal the decision if necessary. This is important because the applicant proposes to replace existing irrigation surface water found on some of the proposed P/U with ground water to be developed under this permit, if approved.

Proposed Conditions of Approval

Standard conditions including but not limited to 046 and fire protection for existing fire.

Allow 5 years. ✓

Possible future mitigation. ✓

✓ Limited to 4 P/D within the 8 sites described.

? Measuring devices required on all wells.

✓ Subject to future measurement and reporting.

✓ Domestic use is for 250 homes.

✓ Property also known as Blackhawk Ranch and Blackhawk Lake Subdivisions.

✓ Use/retain surface water on P/U ... or more rigorous condition in this regard per new legislation. Cannot replace that source with ground water for irrigation as proposed (?).

Note: irrigation is not limited to just ½ acre per home. Can include common areas etc. since this basin is open for new ground water approvals.

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MAY 04 2005

WATER RESOURCES
WESTERN REGION

Publisher's Affidavit of Publication

STATE OF IDAHO } .SS
County of Valley

I, Carol J. Wright, being duly sworn and say, I am the receptionist of The Star-News, a weekly newspaper published at McCall, in the County of Valley, State of Idaho; that said newspaper is in general circulation in the county of afore said and is a legal newspaper; that the PUBLIC NOTICE, a copy of which is enclosed hereto and is a part hereof, was published in said newspaper once a week for a period of two weeks in the regular and entire issue of every number there of during the period of time of publication, and was published in the newspaper proper and not in a supplement; and that publication of such notice began April 21, 2005 and ended April 28, 2005.

Carol J. Wright

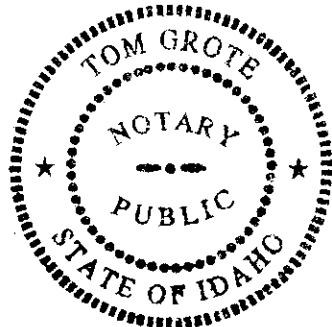
Subscribed and sworn before me this the 28th day of April, 2005.
STATE OF IDAHO

COUNTY OF VALLEY }

On this 28th day of April, in the year of 2005, before me, a Notary Public, personally appeared Carol J. Wright, known or identified to me to be the person whose name subscribed to the within instrument, and being by me first duly sworn, declared that the statements therein are true, and acknowledged to me that she executed the same.

Tom Grote

Tom Grote
Notary Public for Idaho
Residing at McCall, Idaho
Commission Expires 2/8/06



THE FOLLOWING APPLICATION(S) HAVE BEEN FILED TO APPROPRIATE THE PUBLIC WATERS OF THE STATE OF IDAHO:

65-22945
SAGE SG INC
C/O SIMA MUROFF
1220 20TH ST SE, SALEM OR
97302

Point(s) of Diversion SESW S25
T18N R02E VALLEY County Source
GROUND WATER

Point(s) of Diversion SWSE S25
T18N R02E VALLEY County Source
GROUND WATER

Point(s) of Diversion L1 (SESE)
S25 T18N R02E VALLEY County
Source GROUND WATER

Point(s) of Diversion NENW S36
T18N R02E VALLEY County Source
GROUND WATER

Point(s) of Diversion L11 (SWSW)
S30 T18N R03E VALLEY County
Source GROUND WATER

Point(s) of Diversion
SWNW S12 T17N R02E VALLEY
County Source GROUND WATER

Point(s) of Diversion
NWSW S12 T17N R02E VALLEY
County Source GROUND WATER

Use: IRRIGATION 04/15 To 10/31

2.84 CFS
Use: DOMESTIC 01/01 To 12/31

0.65 CFS
Use: FIRE PROTECTION 01/01 To
12/31 3.34 CFS

Total Diversion: 5 CFS
Date Filed: 01/07/2005
Place Of Use: IRRIGATION, Do-
mestic, Fire Protection

T17N R02E S1, 2, 11, 124
T18N R02E 25, 36
T18N R02E S30, 31

NWNW Lot 1
Number of Acres 142

Remark: Applicant agrees to mitigate
consumptive use in the future as needed.
Domestic use is for 250 homes in
Blackhawk Ranch and Blackhawk Lake
Subdivisions.

Permits will be subject to all prior
water rights. Protests may be submitted
based on the criteria of Sec 42-203A,
Idaho Code.

Any protest against the approval
of this application must be filed with
the Director, Dept. of Water Resource,
Western Region, 2735 Airport Wy, Boise
ID 83705 together with a protest fee of
\$25.00 for each application on or before
05/09/2005. The

protestant must also send a copy of
the protest to the applicant.

KARL J DREHER, Director P u b-
lished in the Star News on April 21 and
28, 2005.

The following application(s) have
been filed to appropriate the public
waters of the State of Idaho:

65-22946
MICHAEL J DE BOER, PO BOX
1751

MC CALL ID 83638
Point(s) of Diversion
NWSW S26 T18N R03E VALLEY
County Source MEADOW CREEK

Tributary To LAKE FORK
Use: WILDLIFE STORAGE 01/01
To 12/31 12 AFA

Use: WILDLIFE FROM STORAGE
01/01 To 12/31 0.5 AFA

Total Diversion: 12 AFA
Date Filed: 03/02/2005
Place Of Use: WILDLIFE FROM
STORAGE

T18N R03E S26 NWSW
Place Of Use: WILDLIFE STOR-
AGE

T18N R03E S26 NWSW
Remark: Applicant agrees to mitigate
consumptive use in the future as needed.
Permits will be subject to all prior
water rights. Protests may be submitted

based on the criteria of Sec 42-203A,
Idaho Code.

Any protest against the approval
of this application must be filed with
the Director, Dept. of Water Resource,
Western Region, 2735 Airport Wy, Boise
ID 83705 together with a protest fee of
\$25.00 for each application on or before
05/09/2005. The

protestant must also send a copy of
the protest to the applicant.

KARL J DREHER, Director 2tc4/28



STATE OF IDAHO
DEPARTMENT OF
ENVIRONMENTAL QUALITY

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APR 26 2005

WATER RESOURCES
WESTERN REGION

1445 North Orchard • Boise, Idaho 83706-2239 • (208) 373-0550

Dirk Kempthorne, Governor
Toni Hardesty, Director

April 25, 2005

Sue Kreger
Idaho Department of Water Resources
2735 Airport Way
Boise, ID 83705-5082

RE: Water Right No. 65-22945 in the name of Sage SG, Inc.

Dear Ms. Kreger:

Thank you for the opportunity to respond to your letter dated April 14, 2005. Please request that the Applicant review the following conditions, which apply to the project.

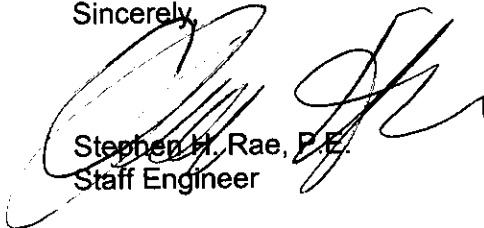
1. This project proposes a new public drinking water system (PDWS), subject to *Idaho Code* § 39-118 and the associated *Idaho Rules for Public Drinking Water Systems*. All components of PDWS construction, including wells, must be designed by an Idaho registered professional engineer (engineer) and approved by the Idaho Department of Environmental Quality (IDEQ) prior to construction.
2. All public water system facilities must have an engineering report and plans and specifications prepared by a registered professional engineer and submitted to DEQ for review and approval prior to construction. The engineering evaluation must cover physical factors such as source selection and construction, structures, pipelines, reservoirs, and related appurtenances. The evaluation must also cover non-structural factors such as system ownership, the ability of the initial owner to finance construction, and the ability of the final owner to finance, operate, and maintain the completed system.
3. Both the well site and plans and specifications must be approved prior to drilling. Well houses must also have construction plans and specifications approved prior to construction. We will also need to see the Permit to Appropriate Water, or an equivalent document, from the Idaho Department of Water Resources. If there are well known concerns about groundwater in that particular area, the client will be advised at that time.
4. Individual service lines should be reviewed by the State Plumbing Bureau and/or the local building department.

We recommend that you contact our office directly for each new water system. The following comments apply to new Public Drinking Water System proposed for this project.

Sue Kreger
Idaho Department of Water Resources
April 25, 2005
Page 2

If you have any questions, please contact me at (208) 373-0349, or via e-mail at srae@deq.idaho.gov.

Sincerely,



Stephen H. Rae, P.E.
Staff Engineer

SHR:vee G:\Engineering\Srae\Reviews\Planning and Zoning Comments\IDWR-65-22945-Sage SG PDWS-4-25-05.doc

cc: Charles W. Ariss, P.E., Regional Manager-Engineering, Boise Regional Office
File 24, Reading File

**IDAHO DEPARTMENT OF WATER RESOURCES
WESTERN REGION
2735 AIRPORT WAY
BOISE ID 83705**

April 14, 2005

Legal Notice Department

STAR NEWS

1000 1ST ST

MC CALL ID 83638

RE: Application for Permit No. 65-22945 and 65-22946

Dear LEGAL NOTICE DEPARTMENT:

Enclosed you will find legal notices which we wish to have published in your newspaper on the dates indicated (once a week for two consecutive weekly issues). If you cannot publish the notices on the proposed dates, please contact us immediately.

An affidavit of publication must be submitted to the Department along with the publication bill. Please send the affidavit and bill to this office before 05/09/2005. Your cooperation is appreciated.

Sincerely

Sue Kreger
Administrative Assistant

The following application(s) have been filed to appropriate the public waters of the State of Idaho:

65-22945

SAGE SG INC
C/O SIMA MUROFF
1220 20TH ST SE
SALEM OR 97302

Point(s) of Diversion	SESW	S25	T18N R02E	VALLEY County	Source GROUND WATER
Point(s) of Diversion	SWSE	S25	T18N R02E	VALLEY County	Source GROUND WATER
Point(s) of Diversion	L1 (SESE)	S25	T18N R02E	VALLEY County	Source GROUND WATER
Point(s) of Diversion	NENW	S36	T18N R02E	VALLEY County	Source GROUND WATER
Point(s) of Diversion	L11 (SWSW)	S30	T18N R03E	VALLEY County	Source GROUND WATER
Point(s) of Diversion	SWNW	S12	T17N R02E	VALLEY County	Source GROUND WATER
Point(s) of Diversion	NWSW	S12	T17N R02E	VALLEY County	Source GROUND WATER

Use:	IRRIGATION	04/15 To 10/31	2.84 CFS
Use:	DOMESTIC	01/01 To 12/31	0.65 CFS
Use:	FIRE PROTECTION	01/01 To 12/31	3.34 CFS
Total Diversion:			5 CFS

Date Filed: 01/07/2005

Place Of Use: IRRIGATION, Domestic, Fire Protection

T17N R02E S1, 2, 11, 124

T18N R02E 25, 36

T18N R02E S30, 31 NWNW Lot 1

Number of Acres 142

Remark: Applicant agrees to mitigate consumptive use in the future as needed.

Domestic use is for 250 homes in Blackhawk Ranch and Blackhawk Lake Subdivisions.

Permits will be subject to all prior water rights. Protests may be submitted based on the criteria of Sec 42-203A, Idaho Code.

Any protest against the approval of this application must be filed with the Director, Dept. of Water Resource, Western Region, 2735 Airport Wy, Boise ID 83705 together with a protest fee of \$25.00 for each application on or before 05/09/2005. The protestant must also send a copy of the protest to the applicant.

KARL J DREHER, Director

Published in the Star News on April 21 and 28, 2005.

**SPF**Water Engineering, LLC
water resource consultants**RECEIVED**
APR 08 2005
WATER RESOURCES
WESTERN REGION

April 6, 2005

Steve Lester
Idaho Department of Water Resources
2735 Airport Way
Boise, ID 83705

Subject: Application for Water Right Permit – Sage SG, Inc.

Dear Mr. Lester:

Thank you for taking the time to meet with me today regarding Sage SG, Inc.'s water permit application to provide water for a proposed public water system in Basin 65. The proposed public water system will provide domestic and irrigation water to individual residential lots, as well as provide water for fire protection purposes. As we discussed, a portion of the proposed place of use has existing surface water rights for irrigation. However, it is not economically feasible to use these surface water rights to provide primary irrigation of the individual lots, because this would require construction, and operation and maintenance, of a second, completely separate non-potable pressurized distribution system.

The intent of the permit application is to apply for groundwater as the primary (and only) water source for the public water system. Individual residential lots irrigated by groundwater via the public water system will not be irrigated by surface water. SPF Water Engineering anticipates that the existing water rights may be transferred for aesthetic or recreational uses, leased to the water supply bank, used to irrigate common areas that may be located within the existing places of use, and/or used to provide mitigation if required in the future.

On behalf of Sage SG, Inc., SPF Water Engineering requests that the current application be processed as an application to appropriate groundwater as the primary (and only) water source for the public water system, and that language referring to supplemental groundwater use be omitted from the permit.

Respectfully,

Jennifer S. Sukow, P.E.

Cc: Sima Muroff – Sage SG

Lester, Steve

From: Lester, Steve
Sent: Friday, April 01, 2005 2:45 PM
To: 'info@spfwater.com'
Subject: Attn. Jennifer Berkey

Jennifer:

I was not sure of your email address so have used this one from your website.

This note concerns the Sage SG Inc. application for permit for up to 4 wells. Here are the items needing attention:

- ✓ 1) the irrigation season for the site is 4/15-10/31 but application states all year.
- ✓ 2) P/U per map: Sec. 12 NWSW, Sec. 30 SWNW, map looks correct.
- ✓ 3) P/U per chart: Sec. 12 SWSW, Sec. 30 NWNW, chart looks incorrect.
- ✓ 4) "request to process" form needs to be completed, most applicants choose the last option about possible future mitigation. Sample attached. This is not in the application instructions or noted on the Internet for reasons I cannot explain a long story I'll be glad to tell you about if you want.

Please call me to discuss these things to allow processing to continue.

Thanks.

Steve Lester
Water Rights Supervisor
IDWR Western Region
2735 Airport Way/Boise ID 83705
tel 208.334.2190
fax 208.334.2348



Request to Process
form.doc



Request to Process
explanation...



SPF Water Engineering, LLC
water resource consultants

RECEIVED

JAN 07 2005

**WATER RESOURCES
WESTERN REGION**

January 5, 2005

Steve Lester
Idaho Department of Water Resources
2735 Airport Way
Boise, ID 83705

Subject: Application for Water Right Permit – Sage SG, Inc.

Dear Mr. Lester:

Enclosed on behalf of Sage SG, Inc. is an application for water right permit associated with a proposed public water system in Valley County. Water would be supplied for domestic, irrigation, and fire protection purposes.

The proposed water system is located southwest of McCall. Seven points of diversion are proposed for flexibility purposes, but we anticipate that ultimately the water system will be supplied by only two to four wells. Approximately 250 customer connections are anticipated during the 5-year permit development period. A diversion rate of 5 cfs is proposed.

A check for \$410 is enclosed to the cover filing fee for the 5 cfs water right permit. Please contact me or Terry Scanlan with any questions.

Sincerely,

Jennifer S. Berkey, P.E.

Cc: Sima Muroff – Sage SG
Jim Fronk – Secesh Engineering
Dave Powell – RiveRidge Engineering