

State of Idaho
Department of Water Resources
Permit to Appropriate Water

NO. 96-09190

Priority: July 16, 2004

Maximum Diversion Rate: 0.32 CFS

This is to certify, that MC GHEE RANCH WATER SYSTEM LLC
4825 GLASGOW DR
FAIRBANKS AK 99709-2913

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>
MUNICIPAL	01/01 to 12/31	0.32 CFS

LOCATION OF POINTS OF DIVERSION:

GROUND WATER	SW $\frac{1}{4}$ NW $\frac{1}{4}$	Sec. 22, Twp 56N, Rge 02W, B.M., BONNER County
GROUND WATER	SW $\frac{1}{4}$ NW $\frac{1}{4}$	Sec. 22, Twp 56N, Rge 02W, B.M., BONNER County

CONDITIONS OF APPROVAL

1. Proof of application of water to beneficial use shall be submitted on or before **January 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. Place of use is within the area served by the public water supply system of McGhee Ranch Water System, LLC. The place of use is generally located within Section 22, Township 56N, Range 02W.
6. 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.

This permit is issued pursuant to the provisions of Section 42-204, Idaho Code. Witness the signature of the Director, affixed at Boise, this 24th day of January, 2005.


FOR KARL J DREHER, Director

11/99

NO Fee req'd

STATE OF IDAHO
DEPARTMENT OF WATER RESOURCES

ASSIGNMENT OF APPLICATION FOR PERMIT

To change the ownership of an application for permit

RECEIVED
DEC 21 2004
DEPARTMENT OF
WATER RESOURCES

I, MC GHEE RANCH ESTATES, hereby assign to MC GHEE RANCH WATER SYSTEM, LLC.

of, 4825 GLASGOW DR., FAIRBANKS, AK 99709-2913 (907) 479-5451
(Full Address) (Phone)

All my right, title, and interest in and to Application for Permit No. 96-9190
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 Application for
Permit No. 96-9190 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.)

PARCEL NUMBER RP56N02W222401A BONNER CNTY
160 ACRES TOTAL - WITH A 50 ACRE PHASE I+II
AND 110 ACRE PHASE III
TWO WELLS PRODUCE 201 GALLONS PER MINUTE

Made this 17th day of December, 20 04.

TERRY T. Mc Ghee
Applicant(s)

State of ~~Idaho~~ Calif.)
County of San Bernardino)ss

On this 17th day of December, 20 04, personally appeared before me the signer(s) of the above
instrument, who duly acknowledged to me that he (she) (they) executed the same.

Lisa Mays
Notary Public residing at

SEAL

Chino Hills, CA

My commission expires: 11/6/05



RECEIVED

12/99

SEP 17 2004

RECEIVED

Department of Water Resources

JUL 16 2004

IDWR/North

71426
STATE OF IDAHO

DEPARTMENT OF WATER RESOURCES

APPLICATION FOR PERMIT

To appropriate the public waters of the State of Idaho

Ident. No.

96-9190

1-800-336-8735

1. Name of Applicant MCGHEE RANCH ESTATES Phone (907)-479-545
Mailing address 4825 GLASGOW DR FAIRBANKS AK 99709-2913

2. Source of water supply GROUNDWATER which is a tributary of _____

3. Location of point of diversion is Township SW. Range 2W. Sec. 22, in the SW 1/4,
NW 1/4, Govt. Lot _____, B.M., BONNER County;

additional points of diversion if any: 2 PTS OF DIVERSION

4. Water will be used for the following purposes:

Amount 0.32 for MUNICIPAL purposes from 7/1 to 12/31 (both dates inclusive)
(cfs or acre-feet per annum)
Amount _____ for _____ purposes from _____ to _____ (both dates inclusive)
(cfs or acre-feet per annum)
Amount _____ for _____ purposes from _____ to _____ (both dates inclusive)
(cfs or acre-feet per annum)
Amount _____ for _____ purposes from _____ to _____ (both dates inclusive)
(cfs or acre-feet per annum)
Amount _____ for _____ purposes from _____ to _____ (both dates inclusive)
(cfs or acre-feet per annum)
Amount _____ for _____ purposes from _____ to _____ (both dates inclusive)
(cfs or acre-feet per annum)

5. Total quantity to be appropriated is (a) 0.32 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 WELL, PUMP + DELIVERY
SYSTEM

b. Height of storage dam _____ feet; active reservoir capacity _____ acre-feet; total
reservoir capacity _____ acre-feet

c. Proposed well diameter is 8 inches; proposed depth of well is 100 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 H2O

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. 48 HOMES

e. Other; describe fully. PWS #1090266

ADDITIONAL INFORMATION

* LIST OF CORPORATE OFFICERS FOR MCGHEE RANCH ESTATES

* PUBLIC WATER SUPPLY NUMBER - D.E.G. (208) 769-1422

* FEE - \$250 - IDWR -

PLEASE SIGN ON BACK

9. Description of place of use:

- If water is for irrigation, indicate acreage in each subdivision in the tabulation below.
- 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	
8W	2W	22					m	m	m	m									
8W	2W	27					m												

Total number of acres to be irrigated _____

10. Describe any other water rights used for the same purposes as described above. _____

11. a. Who owns the property at the point of diversion? Applicant

b. Who owns the land to be irrigated or place of use? " "

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: _____

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.

PLEASE SIGN
HERE →

TERRY T. McShree
Signature of Applicant (and title, if applicable)

Received by db Date 7/16/04 Time 2:54P Preliminary check by _____
 Fee \$ 250.00 Receipted by db # ND16423 Date 7/16/04
 Publication prepared by db Date 8/11/04 Published in Bonanza Co Daily Bee 8/19 & 26/04
 Publication approved db Date 9/2/04

MC SHEE RANCH ESTATES
IS A PARTNERSHIP - DBA
FEDERAL TAX ID # 82.0466163

TERRY T. MCSHEE PHONE 907.479.5451
4825 GLASROW DRIVE
FAIRBANKS ALASKA 99709.2913

TIMOTHY J. MCSHEE PHONE 907.452.5663
1215 27TH AVENUE
FAIRBANKS ALASKA 99701

MONA L. MCSHEE PHONE 208.765.5555
2826 MASTER DRIVE
COEUR D'ALENE IDAHO 83814

DEBRA R. MCSHEE PHONE 509.838.2848
11910 S. SPOTTED ROAD
CHENEY WASHINGTON 99004

Hand-drawn map of a 160-acre tract, divided into 32 sections. The map is oriented with North at the top, indicated by a north arrow in the upper left corner.

The tract is divided into four main quadrants by a vertical dashed line and a horizontal dashed line. The sections are numbered 1 through 32.

Sections 1 through 12 are labeled "LEAVE @ 5 ACRES".

Sections 13 through 32 are labeled "2.5 SPHT".

Section 1 is labeled "WELL AND WELL LOT".

Section 10 is labeled "2.5 SPHT".

Section 11 is labeled "2.5 SPHT".

Section 12 is labeled "2.5 SPHT".

Section 13 is labeled "2.5 SPHT".

Section 14 is labeled "2.5 SPHT".

Section 15 is labeled "2.5 SPHT".

Section 16 is labeled "2.5 SPHT".

Section 17 is labeled "2.5 SPHT".

Section 18 is labeled "2.5 SPHT".

Section 19 is labeled "2.5 SPHT".

Section 20 is labeled "2.5 SPHT".

Section 21 is labeled "2.5 SPHT".

Section 22 is labeled "2.5 SPHT".

Section 23 is labeled "2.5 SPHT".

Section 24 is labeled "2.5 SPHT".

Section 25 is labeled "2.5 SPHT".

Section 26 is labeled "2.5 SPHT".

Section 27 is labeled "2.5 SPHT".

Section 28 is labeled "2.5 SPHT".

Section 29 is labeled "2.5 SPHT".

Section 30 is labeled "2.5 SPHT".

Section 31 is labeled "2.5 SPHT".

Section 32 is labeled "2.5 SPHT".

A yellow line runs along the right edge of the tract.

A dashed line runs diagonally from section 12 to section 28.

TOTAL 2.5 LOTS
TOTAL 5.0 LOTS

OVERALL TOTAL LOTS

at 11.0 11.15 / 11.30



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

January 24, 2005

MC GHEE RANCH WATER SYSTEM LLC
4825 GLASGOW DR
FAIRBANKS AK 99709-2913

RE: Permit No. 96-9190

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.

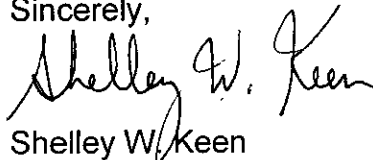
The Department will send you a 'Proof Due Notice' approximately 60 days prior to the above referenced date requesting you to file either a Proof of Beneficial Use form or a Request for Extension of Time form.

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 written in a cursive style with a large, stylized 'S' and 'K'.

Shelley W. Keen

Water Rights Supervisor

SWK:kit

Enclosure(s)

cc: TERRY MC GHEE

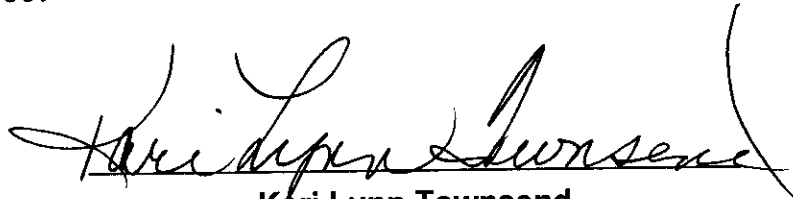
CERTIFICATE OF SERVICE

I hereby certify that on January 24, 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. 96-9190

**MC GHEE RANCH WATER SYSTEM LLC
4825 GLASGOW DR
FAIRBANKS AK 99709-2913**

**TERRY MC GHEE
C/O TODD MC GHEE
15136 PEACH ST
CHINO HILLS CA 91709-2537**



**Kari Lynn Townsend
Secretary**

**EXPLANATORY INFORMATION
TO ACCOMPANY A
PRELIMINARY ORDER**

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 Idaho Water Resource Board (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.

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

96-9190

1. dball 8/3/2004 Comment/Analysis

Comment: Public Water System Number PWS1090266

2. kwalker 12/22/2004 Assignment of Application

Comment: This application was assigned over to McGhee Ranch Water System LLC this date. The applicant registered to do business with the Sec. of States office and filed under the new name. Requested assignment so the Sec. of States listing and the water right permit would be consistent.

3. kwalker 12/22/2004 Permit Review

Comment: In review of this application I found the place of use was inaccurately described on the form; however, since municipal places of use are not advertised there is no need to send back to the region for readvertising. I recommend we approve the application with the shape file showing correct place of use. The place of use listed in Section 27 on the form should be shown as within the NESW of S22 per review of maps submitted with filing. The applicant has become qualified with the Sec. of States office so can file for municipal use. No problem areas identified, recommend approval.

4. kwalker 1/12/2005 Review

Comment: Terry McGhee called me today from California. He had received my letter of 12/27/04 and the enclosures and wanted to resolve the issues I had outlined. Mr. McGhee said the place of use I had identified in my layout was correct with the exception of 20 acres in the S1/2NWNW, that had been sold to another party. I have updated the shape file to show that change. The place of use description on the application is not consistent with the place of use shape file but the applicant has agreed with the changes that agree with the subdivision plat. Mr. McGhee also stated that one of the wells to be used was the same well utilized under Rt. 96-7129. An application for transfer will be submitted to change the nature of use of that existing right to be used in the municipal system. The property owner adjacent to this subdivision in W1/2NE may wish to subdivide in the near future and wants to be able to utilize the wells under this application. I advised Mr. McGhee that would require an additional water right application prior to adding additional homes to the wells and that it should not be filed until the property owner is preparing to develop to avoid speculation. This application now appears to be ready for approval.

MEMORANDUM

TO: File

FROM: KAY WALKER

RE: Application for Permit 96-9190

Date: December 30, 2004

.....

Terry McGhee called me this morning regarding my letter of December 27, 2004. Mr. McGhee was quite confused because he had gotten my letter without any of the enclosures I kept referring to. I told him that we had mailed the original letter to the Alaska address and that is probably where the enclosures ended up. He said that those would catch up to him in California if that were the case.

Mr. McGhee stated that the "Rainier" water right license is on the property that he now owns. The wells are within 15 feet of each other and will both be used in the system. The well under 96-7129 will be utilized and has been authorized by IDEQ. Mr. McGhee stated he would file a transfer on that right to show that it will also be used in the municipal system. Since they will be serving about 50 homes with the water IDEQ requires them to have two wells available for use. I am sending Mr. McGhee an application for transfer form in the mail.

He will call me when he gets the letter with the enclosures and let me know about the place of use I found vs. the place of use shown on the application for permit form.



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

December 27, 2004

MC GHEE RANCH WATER SYSTEM LLC
4825 GLASGOW DR
FAIRBANKS AK 99709-2913

RE: Application for Permit 96-9190

Gentlemen:

We are still in the process of reviewing Application for Permit No. 96-9190. After receiving the Assignment of Application for Permit I tried to finalize the permit process and found several issues that need to be resolved.

First, when I began to update your application to a permit, I found the legal descriptions of the place of use shown on the form were not consistent with the subdivision plat you submitted. The place of use shown on the application form describe your proposed use to be located in the NW $\frac{1}{4}$, S22, T56N, R2W and in the NE $\frac{1}{4}$ NW $\frac{1}{4}$, S27, T56N, R2W. As I reviewed the subdivision plat I found the place of use to be located in the NW $\frac{1}{4}$ and the NE $\frac{1}{4}$ SW $\frac{1}{4}$ of S22. I have enclosed a layout showing the place of use as I found it. Please review the layout and let me know if you agree with the place of use I have identified.

Second, a search through existing water right records revealed that a water right license issued in 1975 appears to cover 40 acres of irrigation within the place of use you have identified on your application. We would like to know if the well on this license, under Rt. 96-7129 would be used as part of your system. I have enclosed a copy of License 96-7129 for your review. As you can see, that well was described as being within the same location of the two wells you plan to use. I also notice on the application submitted for that right the well was to be 8-inch diameter and 100 feet deep, just like your proposed wells.

Water Right License 96-7129 was issued to Ray Raineri for the diversion of 0.40 cfs of water from a well located in the SW $\frac{1}{4}$ NW $\frac{1}{4}$, S22, T56N, R2W, for the irrigation of 40 acres. As you will see there are 40 acres of irrigation within the W $\frac{1}{2}$ NW $\frac{1}{4}$, Section 22, T56N, R2W, covered under this license. Since your application for permit indicates that you plan to develop a municipal use within this same area we would like to know what will become of this license and the well that was in use under the license. If the use of Right 96-7129 has not been forfeited due to a period of 5 consecutive years of non-use, a transfer application should be filed to change the nature of use of the license to municipal purposes and that would also update the ownership of the license.

Because a water right is appurtenant to the land on which it is used, ownership of a water right usually goes with the ownership of the land unless otherwise stated in the contract of sale or deed. Asserting ownership of a portion of water right 96-7129 may be important to you because when water diversions are regulated in a time of shortage, senior (older) water rights are filled before junior (newer) water rights. (Section 42-106, *Idaho Code*, says, "As between appropriators, the first in time is first in right.")

Enclosed, for your convenience is an application for transfer form with instructions. Please let me know within the next 30 days if Right 96-7129 was withheld in the sale of the property you now own. If I don't hear from you within this time period, I will assume that you do not intend to utilize the previously licensed right and proceed with processing your application for permit. If you have any questions concerning this matter, please do not hesitate to contact me at (208) 287-4953.

Sincerely,


KAY WALKER
Sr. Water Resource Agent

Enclosures

Cc: IDWR Northern Region

Terry McGhee, c/o Todd McGhee, 15136 Peach St., Chino Hills, CA 91709-2537



RECEIVED
DEC 21 2004
DEPARTMENT OF
WATER RESOURCES

582 West Hayden Avenue • Hayden Lake, Idaho 83835
(208) 772-4004 Office • (800) 772-4901 Toll Free • (208) 772-4892 Fax • (509) 624-4508

October 13, 2004

McGhee Ranch Estates
Algoma Spur Rd.
Bonner

Subject: Well Test

Well Data:

Well Location:	Algoma Spur Rd.
Well Construction:	8" Casing
Well Depth:	100'
Static Water Level:	16'
Test Pump Used:	10 HP
Pump Setting	84'
Pipe Size:	4"
Wire Size:	8/3
Liquid Level Controls:	N/A
Pitless:	N/A
Pump House:	YES
Condition:	GOOD
Pressure Tank Size:	N/A
Electrical Controls:	N/A
Date of Test:	10/13/04
Time:	9:00 A.M. TO 3:30 P.M.

Summary:

This well will produce 150 gallons per minute over a 6.5 -hour period.

DATE	10/13/2004
WELL CONSTRUCTION	H2O
WELL DEPTH	100 feet
STATIC WATER LEVEL	16 feet
GPM DRILLER TESTED	100+
TEST PUMP USED	150L 10HP
PUMP SETTING	84 feet
PIPE SIZE 4" WIRE SZ	
LIQUID LEVEL CONTROLS	

CUSTOMER NAME	McGhee Ranch Estates
ADDRESS	
PHONE	
JOB LOCATION	Algoma Spur Rd/Bonner
PITLESS	PUMP HOUSE
CONDITION	
PRESSURE TANK SIZE	
ELECTRICAL CONTROLS	

TIME	FLOW RATE		PRESSURE	WATER QUALITY	STATIC
	Flow Meter	Bucket			
9:00	80 gpm		80 psi	Cloudy	22
9:04	80 gpm		80 psi	Cloudy	36
9:08	80 gpm		80 psi	Cloudy	38
9:12	80 gpm		80 psi	Clear	38
9:13 raise fl	100 gpm		70 psi	Clear	38
9:14	100 gpm		70 psi	Clear	42
9:18	100 gpm		70 psi	Clear	42.6
9:22	100 gpm		70 psi	Clear	42.8
9:26	100 gpm		70 psi	Clear	42.8
9:30	100 gpm		70 psi	Clear	42.8
9:31 raise fl	150 gpm		45 psi	Clear	52
9:32	150 gpm		45 psi	Cloudy w/sand	54
9:36	150 gpm		43 psi	Cloudy w/sand	57
9:40	150 gpm		40 psi	Cloudy w/sand	61.4
9:44	150 gpm		35 psi	Cloudy w/sand	63
9:48	150 gpm		35 psi	Cloudy w/sand	63
9:52	150 gpm		35 psi	Clear	64
9:56	150 gpm		35 psi	Clear	64
10:00	150 gpm		35 psi	Cloudy w/sand	65
10:20	150 gpm		35 psi	Clear	66
10:40	150 gpm		35 psi	Clear	67
11:00	150 gpm		35 psi	Clear	68
11:20	150 gpm		35 psi	Cloudy w/sand	68
11:40	150 gpm		35 psi	Clear	68
12:00	150 gpm		33 psi	Cloudy w/sand	68
12:20	150 gpm		33 psi	Clear	68
12:40	150 gpm		33 psi	Clear	68
1:00	150 gpm		33 psi	Clear	68.2
1:20	150 gpm		33 psi	Clear	68.2
1:40	150 gpm		33 psi	Clear	68.2
2:00	150 gpm		33 psi	Clear	68.2
2:20	150 gpm		33 psi	Clear	68.2
2:40	150 gpm		33 psi	Clear	68.2
3:00	150 gpm		33 psi	Clear	68.2
take samples		END 6hr	test at 3:30		
3:30	150 gpm		33 psi	Clear	68.2

WELL TEST SUMMARY

McGhee Ranch Estates

A PORTION OF SECTION 22, TOWNSHIP 56 NORTH, RANGE 2 WEST,
BOISE MERIDIAN, BONNER COUNTY, IDAHO



Legend

- SET A 5/8"x30" REBAR WITH A YELLOW PLASTIC CAP MARKED "DAVID P. EVANS PLS 5087"
- FOUND A 5/8" REBAR BY PLS 4665 FOR PLAT OF SERENITY MEADOWS
- EXISTING 5/8" REBAR BY PE/LS 1847 FOR ROAD 480822
- CALCULATED POSITION, NOT SET
- () RECORD - PLAT OF SERENITY MEADOWS
- PI WET HOLE (800, 100) LOCAL DOME

Additional Notes:

Floyd Drive is a 60' easement, not dedicated to the public, therefore the lot lines extend to the centerline of the road, with the exception of Lot 5, Block 1, where lot lines extend to the center line of the road on the South and to the most Eastern Boundary of the Subdivision on the East.

WETLANDS

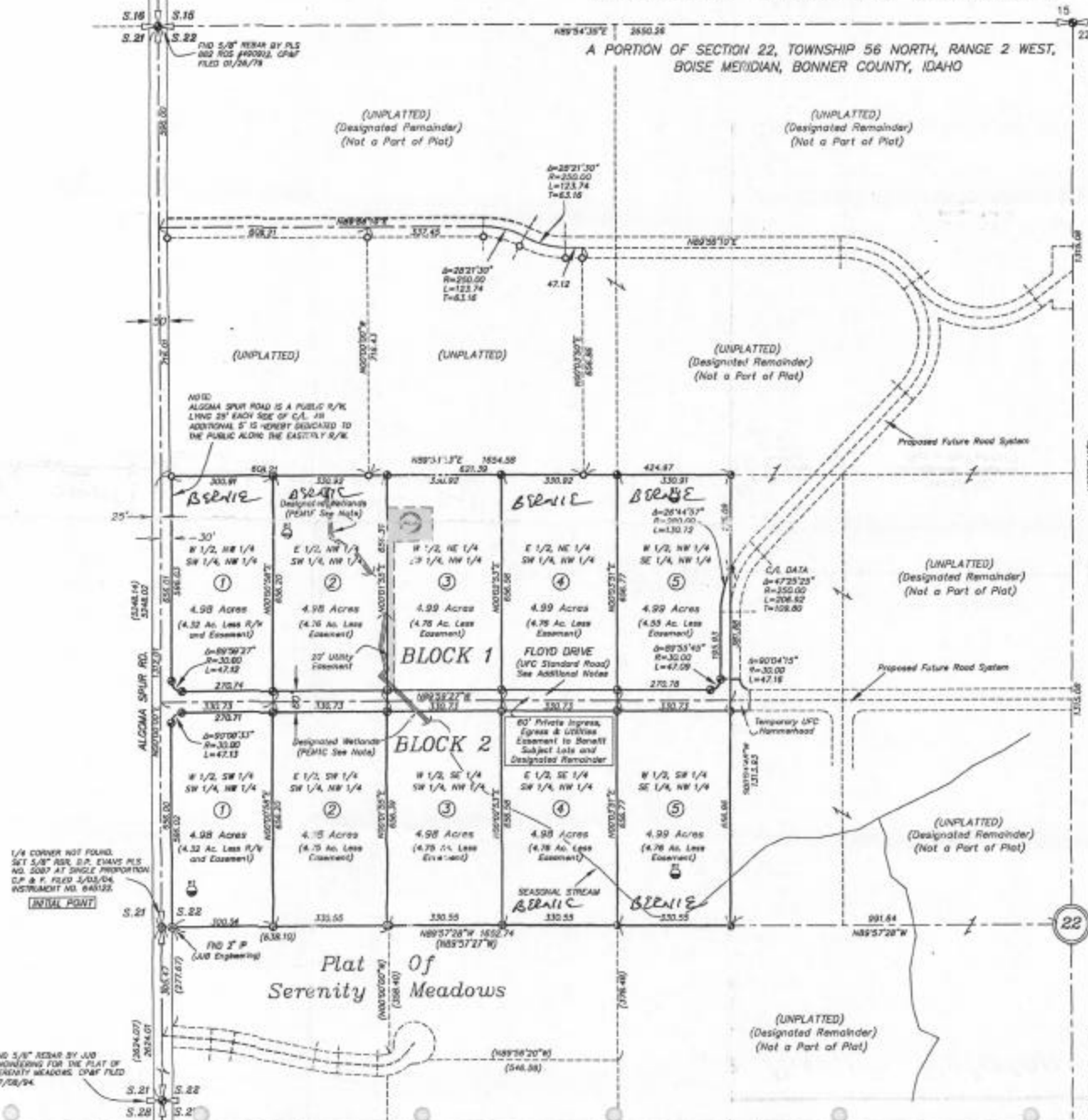
1. PEMIC - Pulstrine, Emergent, Persistent, Seasonally Flooded Limited to Drainage Area Only
2. PEMIF - Pulstrine, Emergent, Persistent, Semipermanently Flooded Limited to Drainage Area Only

Basis of Bearings

THE BEARINGS SHOWN HEREON ARE BASED ON A RECORD OF SURVEY BY PE/LS 1947, INSTRUMENT NO. 490922, RECORDS OF BONNER COUNTY, IDAHO.



		A PLAT OF McGhee Ranch Estates	
TOWN 22 N W	RANGE 56 N W	SECTION 2 N W	SCALE 1" = 200'
TOWN 22 N W		RANGE 56 N W	
SECTION 2 N W		SCALE 1" = 200'	





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

December 6, 2004

TERRY MC GHEE
C/O TODD MC GHEE
15136 PEACH ST
CHINO HILLS CA 92709-2537

RE: Application for Permit 96-9190

Dear Mr. McGhee:

I searched the Secretary of States web site yesterday and found that they now show "McGhee Ranch Water System, LLC." as qualified to do business in Idaho. However, the application for permit was filed under the name of McGhee Ranch Estates. Before we approve the application we would like you to assign it to the name qualified with the Secretary of States office.

Enclosed you will find an "Assignment of Application for Permit" form which I have completed for your convenience. Please sign this form in the presence of a notary public and return it to me so I can finalize action on your application.

If you have any questions regarding this, feel free to contact me at (208) 287-4953.

Sincerely,

A handwritten signature in black ink that reads "Kay Walker". The signature is fluid and cursive, with the first name "Kay" and last name "Walker" clearly distinguishable.

KAY WALKER
Sr. Water Resource Agent

KW:k
Enclosure



Idaho Secretary of State Viewing Business Entity

[[New Search](#)] [[Back to Summary](#)]

[[Get a certificate of existence for MCGHEE RANCH WATER SYSTEM, LLC](#)]

MCGHEE RANCH WATER SYSTEM, LLC

120 E LAKE STREET STE 317
SANDPOINT, ID 83864

Type of Business: LIMITED LIABILITY COMPANY

Status: EXISTING 12 Nov 2004

State of Origin: IDAHO

Date of Origination/Authorization: 12 Nov 2004

Current Registered Agent: JOHN A FINNEY
120 E LAKE STREET STE 317
SANDPOINT, ID 83864

File Number: W34519

Date of Last Annual Report:

Amendments:

Amendment filed 12 Nov 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

MEMORANDUM

TO: File 96-9190

FROM: KAY WALKER *KW*

RE: Winter Address

Date: November 19, 2004

.....

I talked with Terry McGhee this morning regarding his Sec. Of State qualification and he asked me to note that he will be at a California address this winter. He is also planning on a trip to South America but the CA address will forward his mail. The address in CA is as follows:

Terry McGhee
C/o Todd McGhee (son)
15136 Peach St.
Chino Hills CA 91709-2537

Phone at son's house:
909-597-7112



State of Idaho

DEPARTMENT OF WATER RESOURCES

1301 North Orchard Street, Boise, ID 83706 - P.O. Box 83720, Boise, ID 83720-0098
Phone: (208) 327-7900 Fax: (208) 327-7866 Web Site: www.idwr.state.id.us

DIRK KEMPTHORNE
Governor

September 21, 2004

MC GHEE RANCH ESTATES
4825 GLASGOW DR
FAIRBANKS AK 99709-2913

Re: Application for Permit No. 96-9190

Dear Applicants:

We are reviewing the above referenced application for final action and find we need to request additional information from you. In order for the department to issue a permit for municipal use the permit must be in the name of an association, a city or a corporation that is authorized to do business in the State of Idaho. We have looked at the Secretary of State's listing of businesses qualified and find no listing for McGhee Ranch Estates. Following is a portion of Section 42-202B, *Idaho Code*, which describes the need for this documentation.

42-202B. DEFINITIONS. Whenever used in this title, the term:

(4) "Municipality" means a city incorporated under section 50-102, *Idaho Code*, a county, or the state of Idaho acting through a department or institution.

(5) "Municipal provider" means:

(a) A municipality that provides water for municipal purposes to its residents and other users within its service area;

(b) Any corporation or association holding a franchise to supply water for municipal purposes, or a political subdivision of the state of Idaho authorized to supply water for municipal purposes, and which does supply water, for municipal purposes to users within its service area; or

(c) A corporation or association which supplies water for municipal purposes through a water system regulated by the state of Idaho as a "public water supply" as described in section 39-103(10), *Idaho Code*.

(6) "Municipal purposes" refers to water for residential, commercial, industrial, irrigation of parks and open space, and related purposes, excluding use of water from geothermal sources for heating, which a municipal provider is entitled or obligated to supply to all those users within a service area, including those located outside the boundaries of a municipality served by a municipal provider.

Please submit a copy of a current document showing that you are qualified to do business in Idaho **within 30 days of the date of this letter** and we will process the application for permit.

The Department will hold further processing of this application for the 30-day period mentioned above. The Department may grant additional time if it is requested and you have

*11-19-04
Mr. McGhee is
working on registration
with Sec. of State. Signed
papers this week. He is
going to CA for winter-
will send me address.
KJW*

KARL J. DREHER
Director

sufficient justification for an extension of the 30-day period. After that time, if adequate information is not received, the Department will issue a preliminary order to reject or deny the application.

If you have any questions in regard to this matter, please feel free to contact me at (208)327-7944 or our office in Coeur d'Alene.

Sincerely,



KAY WALKER
Sr. Water Resource Agent

KW:k

Cc: IDWR, Northern Region

IDAHO DEPARTMENT OF WATER RESOURCES
APPLICATION ANALYSIS SHEET

W.R. # 96-9190

APPLICATION ID # 71426
INITIAL REVIEW

ENT. 8/3/04 BCA 8/3 OK to Publish 8/3

APPLICANT: MCGHEE RANCH ESTATES BY: JB DATE: 07/16/04

ITEM REQUIRED INFORMATION

RECEIVED

SEP 17 2004

Department of Water Resources

1. ☒ Name and Address
2. ☒ Source
3. ☒ Point of Diversion & County
4. ☒ Quantity
- ☒ Nature of Proposed Use
- ☒ Period of Use
5. ☒ Total Quantity
6. ☒ Description of diverting works
7. ☒ Time required for b/u
8. ☒ Proposed use
9. ☒ Place of use or acres irrigated
10. ☒ Other water Rights
11. ☒ Ownership
12. ☒ Map
- ☒ Signature
- ☒ Fee (Amt, receipt, acknowledgement)

*** Send info sheet Y() N()

ADDITIONAL INFORMATION

(Yes)(No)

Shape File Created Date _____ By: _____
Field check: by _____
Field report attached _____
Analysis Supp. attached(>5cfs/500af) _____
Water delivered by water master? Water District # _____

PROCESSING

(Yes)(No)

PRIORITY DATE: 07/16/04

(Include Moratorium Remark)

Statewide Advertising: (Diversion rate greater than 10 cfs or 1,000 af).

ADVERTISE IN:

BONNER County

LETTERS SENT REQUESTING:

() Dam Information

() Fish Information

() Power Information

() Other: N/A

INFORMATION RECEIVED:

() Dam Information

() Fish Information

() Power Information

() Other: N/A

GROUNDWATER SECTION

WD Permit No.'s:

Tag # Type:

Fees

Receipt No.

Upgrade Needed?

D35351

Dom. Non-Dom.

Paid \$

200.00

ND16377

Y() N(☒)

Dom. Non-Dom.

Paid \$

Y() N()

Dom. Non-Dom.

Paid \$

Y() N()

Remarks: _____

- Groundwater management area
- Critical ground water area
- Well Drilling Permit required
- Well Drilling Application and Fees received
- Well Drilling Application approved?

FINAL REGIONAL PROCESSING/REVIEW

(Yes)(No)

Notice of pending void order issued. Final order response date: _____/_____/_____

Further information required from applicant

7/1 Affidavit of publication received

9/1 Application published correctly. If not, record action taken: _____

8/11 Publication dates and paper recorded on application

Final protest date:

9/16/04 Sr. Agent initial

Protests received,

Measuring device required

Measuring port required

Special conditions:

Special conditions of approval supplement and/or cover letter attached: _____

Approval Recommended by:

JB

Date: 09/10/04

State of Idaho

SEP 01 2004

IDWR/North

ss.

County of Bonner,

Sheryl Jones

being first duly sworn on oath

deposes and says that he/she is

Bookkeeper

of the Bonner County Daily Bee, a newspaper printed and published at Sandpoint, Bonner County, Idaho; that the said newspaper has been continuously and uninterruptedly published in said Bonner County during a period of 12 months prior to the first publication of the hereto attached notice of publication in the case of:

Notice of App

as it was published in the regular and entire issue of the said paper for a period of 2 consecutive weeks, commencing on 19 day of Aug, 2004 and ending on the 26 day of Aug, 2004 and that said notice was published in said newspaper.

On this 26 day of Aug in the year of 2004, before me, a Notary Public, personally appeared Sheryl Jones 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 he executed the same.

Notary Public for Idaho

Residing

Commission expires: 8/06

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

96-9189

CITY OF SANDPOINT

1123 W LAKE ST

SANDPOINT, ID 83864 1714

Point(s) of Diversion (2) NWNWSW and SWSWNW S23 T57N R02W BONNER County

Source SAND CREEK Tributary to LAKE PEND ORIELLE

Use: IRRIGATION 03/15 To 11/15 0.3 CFS

Total Diversion 0.3 CFS

Date Filed: 06/30/2004

Place of Use: IRRIGATION

T57N R02W S22 NENE

T57N R02W S23 NWNW SWNW NWSW SWSW

Number of Acres 4.55

96-9190

MCGHEE RANCH ESTATES

4825 GLASGOW DR

FAIRBANKS AK 99709-2319

Point(s) of Diversion (2) SWNW S22 T56N R02W BONNER County

Source GROUNDWATER

Use: MUNICIPAL 01/01 To 12/31 0.32 CFS

Total Diversion: 0.32 CFS

Date Filed: 07/16/2004

Place of Use: MUNICIPAL

Municipal use is within service area of the applicant

96-9191

SANDY BEACH PROPERTIES LLC

431 LAKEVIEW BLVD

SANDPOINT ID 83864

Point(s) of Diversion L5(NESW) S7 T55N R02W BONNER County

Source COCOLALLA LAKE Tributary to COCOLALLA CREEK

Use: IRRIGATION 03/15 To 11/15 0.08 CFS

Use: DOMESTIC 01/01 To 12/31 0.2 CFS

Total Diversion: 0.2 CFS

Date Filed: 07/20/2004

Place of Use: IRRIGATION

T55N R02W S7 NESW Lot 5 NWSW Lot 3

Number of Acres 3

Place of Use: DOMESTIC-same as IRRIGATION

Remark: Domestic use is for 11 homes.

96-9192

CLAY WILLIAMS

DIANE WILLIAMS

801 WHITETAIL DR

SANDPOINT ID 83864

Point(s) of Diversion NESW S17 T59N R01E BONNER County

Source UNNAMED STREAM Tributary to NORTH FORK GROUSE CREEK

Use: IRRIGATION 03/15 To 11/15 0.03 CFS

Use: POWER 01/01 To 12/31 0.10 CFS

Total Diversion: 0.13 CFS

Date Filed: 07/30/2004

Place of Use: POWER T59N R01E S17 NESW

Place of Use: IRRIGATION-same as POWER

Number of Acres 1

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, Northern Region, 1910 Northwest Blvd., Suite 210, Coeur d'Alene, ID 83814 together with a protest fee of \$25.00 for each application on or before 09/06/2004. The protestant must also send a copy of the protests to the applicant.

KARL J. DREHER, Director

Legal 5413

August 19, 26, 2004



State of Idaho
DEPARTMENT OF WATER RESOURCES

NORTHERN REGION, Suite No. 210 • 1910 Northwest Blvd. • Coeur d'Alene, Idaho 83814-2615
(208) 769-1450

Fax (208) 769-1454

DIRK KEMPTHORNE
GOVERNOR

KARL J. DREHER
DIRECTOR

August 11, 2004

MC GHEE RANCH ESTATES
4825 GLASGOW DR
FAIRBANKS AK 99709-2319

RE: Application for Permit No 96-9190

Dear Applicant(s):

The Department of Water Resources acknowledges receipt of your water right application. Please refer to the above referenced number in all future correspondence regarding this application.

A legal notice of the application has been prepared and is scheduled for publication in the Bonner County Daily Bee on August 19 and 26, 2004. Submittal of protests to this application will be allowed for a period ending ten days after the second publication.

If the application is protested you will be sent a copy of the protest(s). All protests must be resolved before the application can be considered for approval. If the protest(s) cannot be resolved voluntarily, the Department will conduct a conference and/or hearing on the matter.

If the application is not protested, it will be forwarded to our State Office in Boise for final processing. The State Office will notify you of any action taken on the application and will send you a copy of the permit if approved. A typical processing time for an unprotested application is about eight to twelve weeks.

Please feel free to contact this office if you have any questions.

Sincerely,

Allen Beardslee
Senior Water Resource Agent



State of Idaho

DEPARTMENT OF WATER RESOURCES

NORTHERN REGION, Suite No. 210 • 1910 Northwest Blvd. • Coeur d'Alene, Idaho 83814-2615
(208) 769-1450

DIRK KEMPTHORNE
GOVERNOR

KARL J. DREHER
DIRECTOR

August 11, 2004

**~PLEASE FAX PROOF PRIOR TO PUBLICATION!
THANK YOU.**

SHERI JONES
LEGAL NOTICE DEPARTMENT
BONNER COUNTY DAILY BEE
PO BOX 159
SANDPOINT ID 83864

e-mailed to Sheri 8/11/04

RE: Application for Permit No. 96-9189, 96-9190, 96-9191 and 96-9192

Dear Sheri:

Enclosed you will find a legal notice which we wish to have published in your newspaper on the dates indicated, August 19 and 26, 2004, (once a week for two consecutive weekly issues). If you cannot publish the notice 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 09/06/2004. Your cooperation is GREATLY appreciated, as always.

Sincerely

Dianne

Dianne Ball
Administrative Assistant

Ball, Dianne

From: Ball, Dianne
Sent: Wednesday, August 11, 2004 8:54 AM
To: Legal Notices-Bonner Co Daily Bee (E-mail)
Subject: Legal notice for publication August 19 and 26, 2004

Good morning, Sherri, and a very happy day to you.

Attached you will find a cover letter requesting publication of a legal notice, also attached. Please publish the legal notice on August 19 and 26, 2004

If you have **ANY** questions, please call me at 208-769-1450, or e-mail me.

ALSO - PLEASE FAX A PROOF PRIOR TO PUBLICATION. It helps me to see how the layout looks - tabs do some funny things when you cut or copy and paste. Thanks.

Have a simply marvelous day, and try to stay cool!

May your day be filled with beauty.

Dianne

Dianne Ball, Administrative Assistant
Idaho Department of Water Resources
1910 Northwest Blvd., Suite 210
Coeur d'Alene, ID 83814
Phone 208-769-1450 FAX 208-769-1454

8/11/2004

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

96-9189

CITY OF SANDPOINT

1123 W LAKE ST

SANDPOINT ID 83864 1714

Point(s) of Diversion (2) NWNWSW and SWSWNW S23 T57N R02W BONNER County

Source SAND CREEK Tributary To LAKE PEND OREILLE

Use: IRRIGATION 03/15 To 11/15 0.3 CFS

Total Diversion: 0.3 CFS

Date Filed: 06/30/2004

Place Of Use: IRRIGATION

T57N R02W S22 NENE

T57N R02W S23 NWNW SWNW NWSW SWSW

Number of Acres 4.55

96-9190

MC GHEE RANCH ESTATES

4825 GLASGOW DR

FAIRBANKS AK 99709-2319

Point(s) of Diversion (2) SWNW S22 T56N R02W BONNER County

Source GROUND WATER

Use: MUNICIPAL 01/01 To 12/31 0.32 CFS

Total Diversion: 0.32 CFS

Date Filed: 07/16/2004

Place Of Use: MUNICIPAL

Municipal use is within service area of the applicant.

96-9191

SANDY BEACH PROPERTIES LLC

431 LAKEVIEW BLVD

SANDPOINT ID 83864

Point(s) of Diversion L5 (NESW) S7 T55N R02W BONNER County

Source COCOLALLA LAKE Tributary To COCOLALLA CREEK

Use: IRRIGATION 03/15 To 11/15 0.08 CFS

Use: DOMESTIC 01/01 To 12/31 0.2 CFS

Total Diversion: 0.2 CFS

Date Filed: 07/20/2004

Place Of Use: IRRIGATION

T55N R02W S7 NESW Lot 5 NWSW Lot 3

Number of Acres 3

Place Of Use: DOMESTIC - same as IRRIGATION

Remark: Domestic use is for 11 homes.

CONTINUED ON FOLLOWING PAGE

96-9192

CLAY WILLIAMS
DIANE WILLIAMS
801 WHITETAIL DR
SANDPOINT ID 83864

Point(s) of Diversion NESW S17 T59N R01E BONNER County
Source UNNAMED STREAM Tributary To NORTH FORK GROUSE CREEK
Use: IRRIGATION 03/15 To 11/15 0.03 CFS
Use: POWER 01/01 To 12/31 0.10 CFS
 Total Diversion: 0.13 CFS

Date Filed: 07/30/2004

Place Of Use: POWER T59N R01E S17 NESW

Place Of Use: IRRIGATION - same as POWER

Number of Acres 1

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, Northern Region, 1910 Northwest Blvd, Suite 210, Coeur D' Alene ID 83814 together with a protest fee of \$25.00 for each application on or before 09/06/2004. The protestant must also send a copy of the protest to the applicant.

KARL J DREHER, Director

Published on August 19 and 26, 2004



Public Health

PANHANDLE HEALTH DISTRICT

Healthy People in Healthy Communities

ENVIRONMENTAL HEALTH

322 MARION AVENUE
SANDPOINT, IDAHO 83864
(208) 265-6384
<http://www2.state.id.us/phd1>

RECEIVED
JUL 20 2004
IDWR/North

July 20, 2004

Mr. Scott Brown
Tucker, Brown & Vermeer LLC Engineering and Land Surveying
102 S Second Avenue
Sandpoint, ID 83864

Re: Well site evaluation for McGhee Ranch Estates, PWS# 1090266

Dear Scott:

Thank you for the opportunity to inspect the proposed well site to serve the McGhee Ranch Estates subdivision. The site is located approximately 40 feet east of the present well site and appears to be in accordance with Idaho Rules for Public Drinking Water Systems, IDAPA 58.01.08 (rules). The well site is approved for construction contingent on the following:

1. The well must be located a minimum of 50 feet from any potential source of contamination, and no closer to specific sources than;

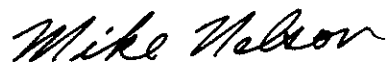
Sewer line	50 feet	Livestock	50 feet
Septic tank	100 feet	Lakes, ponds, streams,	50 feet
Disposal Field	100 feet	canals, ditches, & tanks	
Seepage Pit	100 feet	used to store non-potable	
Privies	100 feet	substances	

2. Observe all other applicable setbacks.
3. Obtain a drilling permit from the Idaho Department of Water Resources, 1910 Northwest Boulevard, Coeur d'Alene, Idaho 83814.
4. In accordance with Idaho Code 39-118; plans and specifications for the construction of the well, stamped by a professional engineer registered in Idaho, must be submitted to the Idaho Department of Environmental Quality (DEQ), 2110 Ironwood Parkway, Coeur d'Alene, Idaho 83814. These plans must be reviewed and approved prior to drilling.

5. After the well is completed, as constructed drawings of the well, must be submitted to DEQ in accordance with section 550.03 of the rules.

Please call me at (208) 265-6384, if you have any questions.

Sincerely,



Mike Nelson, R.E.H.S.
Sr. Environmental Health Specialist

cc: Steve Tanner, IDEQ – Coeur d'Alene
Bob Haynes, IDWR – Coeur d'Alene
Terry McGhee, 4825 Glasgow Dr, Fairbanks, AK 99709-2913



STATE OF IDAHO
DEPARTMENT OF
ENVIRONMENTAL QUALITY

2110 Ironwood Parkway • Coeur d'Alene, Idaho 83814-2648 • (208) 766-1422

Dirk Kempthorne, Governor
C. Stephen Allred, Director

August 13, 2003

Mr. Terry McGhee
4285 Glasgow Rd
Fairbanks, AK 99709

RE: **McGhee Ranch Estates; Bonner County**

Dear Mr. McGhee:

Plans and specifications submitted by Scott Brown, PE on May 12 and June 12, 2003 for the referenced 10 lot subdivision have been reviewed. They were found to be in accordance with the Idaho Rules for Public Drinking Water Systems and are approved for construction purposes in accordance with Section 39-118 of Idaho Code.

This letter covers two project submittals and approval is contingent upon the following:

Capacity Development Report

As a ten lot subdivision, this development is classified as a public water system. Prior to construction, a capacity development review is necessary. A capacity review guidance is available from our office. Additionally, we request that you identify other public water systems within reasonable distance that you could obtain service from.

Source

The May 12 submittal pertained to the construction of a new 8-inch well. The well design needs to meet the following requirements:

1. Well lot needs to incorporate all area within a 50-foot radius from the well. The current proposal does not do this. Either relocate the well, or readjust well lot boundaries.
2. The plans indicate both a 12-inch and 8-inch casing. Please clarify.

Pump House

The June 12 submittal consisted of designs for the pump house and distribution system. Regarding the pump house, please move the sample taps to a location prior to the manifold; the ability to sample the well(s) individually is required. Pressure gauges and pump control need to be installed in the pump house. Screens must be installed on both pump-to-waste line and floor drain outlet to prevent rodent and insects from entering.

McGhee Ranch Estates
August 13, 2003
Page 2

The distribution system consists of approximately 2145 feet of C-900 PVC pipe with service connections for 10 lots. We understand this subdivision may be expanded in the future.

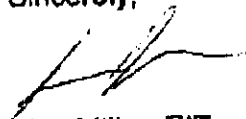
Inspection of construction activities approved herein must be done by an Idaho licensed Professional Engineer (P.E.). If major modifications to this accepted design are necessary, approval by this office must be secured prior to implementation of the changes.

Section 39-118 of Idaho Code requires that as-built plans as certified by the inspecting engineer be submitted to this office for review and approval within thirty (30) days of completion of construction. If construction is not completed within one year of the date of this letter, this construction approval expires and you must request in writing for re-approval of the plans and specifications by DEQ.

As-built plan submittal should also include copies of pressure testing and all total coliform sampling lab results from post disinfection and flushing.

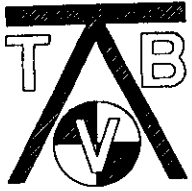
This letter does not constitute approval of stormwater control design. Please contact your local stormwater control authority for details on appropriate requirements. Control of sedimentation and erosion during construction activities is the responsibility of the owner/developer of the project.

Sincerely,



Alan Miller, EIT
Associate Engineer

- c: Scott Brown, Tucker, Brown, Vermeer, 102 S. 2nd Avenue, Sandpoint, 83864
Mike Nelson, Panhandle Health District, 322 Marion, Sandpoint 8386
Clair Marley, Bonner County Planning Dept, 127 S First Ave, Sandpoint 83864
File: PHD-McGhee Ranch Est (# 7519, 7570_M-15)



TUCKER BROWN & VERMEER, LLC
ENGINEERING AND LAND SURVEYING

June 10, 2003

Mr. Alan Miller, EIT
Idaho DEQ
2110 Ironwood Parkway
Coeur d' Alene, ID 83814-2648

Re: McGhee Ranch Estates

Dear Alan,

Enclosed find two sets of Water and Sewer System Plans and a DEQ Specification Checklist for the above referenced project.

Terry McGhee will be serving 10 platted, 5-acre lots with a new well (well plans submitted to your office previously). The system will consist of three 120 gal. pressure tanks and it is assumed that the well will produce 100+ gpm. There is an existing 100 gpm well which will be plumbed into the system for future use, adjacent to the proposed one, when more lots are platted. At that time, Mr. McGhee will apply for a public system. The existing well and expansion of pressure tanks will not occur until the public water system and use of the existing well is granted by DEQ and Bonner County.

The water mains have been sized to accommodate future expansion as well.

Thank you for your time, and if you have any questions, please call.

Sincerely,

B. Scott Brown, P.E.
TUCKER BROWN & VERMEER, LLC



102 South 2nd Avenue, Sandpoint, Idaho, 83864
(208) 263-5884



STATE OF IDAHO
DEPARTMENT OF
ENVIRONMENTAL QUALITY

2110 Ironwood Parkway • Coeur d'Alene, Idaho 83814-2648 • (208) 769-1422

Dirk Kempthorne, Governor
C. Stephen Allred, Director

April 5, 2002

Martin E. Taylor, Director
Bonner County Planning Department
127 South First Avenue
Sandpoint, ID 83864

RE: McGhee Ranch Estates, Preliminary Plat (S925-02)

Dear Mr. Taylor:

We have reviewed the preliminary plat application for the above referenced subdivision located along the Algoma Spur Road south of Sagle and consisting of ten 5-acre residential lots. We have no objection to the preliminary plat and one comment on the proposed subdivision.

The application indicated the lots would have individual on-site subsurface sewage disposal systems permitted by the Panhandle Health District (PHD) and a community water system, which is the focus of DEQ comment.

If a new drinking water system serves fifteen (15) or more separate premises or serves twenty-five (25) or more individuals for sixty (60) days or more each year, it is classified as a public drinking water system (PWS) and must comply with the Idaho Rules for Public Drinking Water Systems (Rules) as administered by DEQ. If the developer plans to expand the water system in the future to serve fifteen (15) or more premises, then it will become a PWS.

If a water system is developed as part of a subdivision plat to serve two or more lots in the subdivision, the PHD commonly requests the developer per Section 50-1334 of Idaho Code to secure water system design approval from DEQ before releasing the sanitary restriction on the plat per Section 50-1326 of Idaho Code.

If the county, applicant, PHD, or DEQ determine that there will ever be more than twenty-five residents living on the ten lots and using the water system, then the proposed water system is a PWS and will have to comply with the Rules. This process will be started with the developer having to justify the use of the existing domestic well to supply a public water system. The application did not contain an estimate of the ultimate subdivision population so we cannot accurately make a PWS determination.

Sincerely,

Gary J. Gaffney, P.E.

c: Terry McGhee, 4285 Glasgow Drive, Fairbanks, AK 99709
Scott Brown, Tucker, Brown & Vermeer, 102 South Second Avenue, Sandpoint, ID 83864
Mike Nelson, PHD

IDAHO DEPARTMENT OF HEALTH AND WELFARE
DIVISION OF ENVIRONMENTAL QUALITY
North Idaho Regional Office (NIRO), Coeur d'Alene
Cover Sheet for the Plan and Specification Review Checklist

Project Name McGhee Ranch Estates

Location (City and county) Sandpoint, Bonner County

Project description Domestic Water System

Number of connections or lots served by the project with water is 10 and with sewer is N/A

Developer's Name Terry McGhee phone 207.479.5451

Mailing Address 4825 ~~4285~~ Glasgow Driver Fairbanks, AK 99709 -2913

Name of entity responsible to own, operate, and maintain the water and sewer improvements when completed?

Water McGhee Ranch Estates DBA.

Sewer N/A

Approval status of plans and specifications by the purveyors/entities? Yes

Local planning and zoning approval secured? Yes

Capacity for the proposed project*	Drinking Water	Wastewater
Total capacity of the existing system	gpd	N/A gpd
Present capacity being utilized	gpd	gpd
Reserve capacity available	gpd	gpd
Reserve capacity to be used by this project	3800 gpd	gpd

*Source of this information was _____

Professional engineering services for inspection of construction and preparation of as-built plans will be provided by B. Scott Brown of Tucker Brown & Vermeer, LLC.

Construction starting 7/1/03, 199___; As-built plans submitted on 11/30/03, 199___.

B. Scott Brown
Signature of Design Engineer

6/10/05
Date

Signature of Owner/Developer

Date

WATER DISTRIBUTION

Project Name McGhee Ranch Estates

Water Purveyor McGhee Ranch Estates

Type of Pipe PVC Class/Schedule/Rating C-900

Diameter (Length) 6-inch for 2145 feet; -inch for feet; -inch for feet

Pressure test specified for 120 minutes (120 minutes minimum) at 150 psi with the failure criterion specified as a leakage test [$L = ND\sqrt{P/7400} =$ 1 gallons or less] or a pressure test [less than psi drop in minutes].

Certification of testing and disinfection provided to the water purveyor? Yes x No

Estimated dynamic pressure range in the new main varies from 40 to 60 psi.

Flow rate available to supply the proposed water main is approximately 100+ gpm.

Initial disinfection by x tablet, continuous feed, or slug method per AWWA C601 at ppm initial chlorine dosage left for hours.

Flushed water disposed by on site

Are bacteriological tests required from new main before public use? Yes x No

Are fire hydrants necessary and served by 6-inch or larger mains? Yes No x

Local fire flow required at N/A gpm for hours. Is this flow available?

Was local fire district approval for the project given? (not served by a Fire District)

Blow-off devices capable of flushing velocities detailed and shown on all dead-end lines? Yes

Are air-vacuum relief valves specified and required at high points in the water main? N/A

Are requirements for horizontal and vertical water and sewer crossings shown? Yes

Are thrust blocks detailed and located on the plans? Yes

Are water service connection details shown and each service tap located on the plans? Yes

Does the design include isolation valves at pipe intersections? Yes

Are easements and public right-of-way permits secured for the proposed water main? Yes x No

WATER BOOSTER PUMP STATION

Project Name McGhee Ranch Estates

Pump station identification and location _____

Pump station owned, operated, and maintained by _____

Number of connections served by the pump station _____

Make of booster pump _____ Model of pump _____

Capacity of the _____ Hp booster pump is _____ gpm at _____ TDH. Number of pumps is _____.

Pump operation controlled by _____

Water supplied to the booster station from _____

Low pressure cut-off provided by means of _____ set at _____ psi.

Check valve on pump discharge? Yes _____ No _____ Size of check valve is _____ inches.

Gate valve on pump discharge? Yes _____ No _____ Size of gate valve is _____ inches.

Flow measured by use of _____

PRESSURE TANK SYSTEM

Location of pressure tanks Pump House

Make and Model of tanks STA-RITE AW120

Shut-off valves and couplings on the piping to each tank? Yes X No _____

Number of tanks 3 Pressure range for tank operation 40 psi min. to 60 psi max.

Withdrawal volume/tank = 120 gallons provides 360 total gallons of withdrawal volume.

When user demand of 33 gpm is equal to 1/2 pump capacity of 77 gpm,

the pump cycles every 10 minutes. (No more than six cycles/hour recommended.)

WELL AND PUMP HOUSES

Located at _____ on property owned by _____

Type and size of building _____ Secured and locked access? _____

Floor drainage by _____ Room heated in winter? _____