State of Idaho
Department of Water Resources

Water Right License

Water Right No. 96-13156

Priority: March 10, 2023 **Maximum Diversion Rate:** 0.01 CFS

It is hereby certified that:

RIVERHOUSE HOLDINGS LLC 5019 S PERRY ST SPOKANE WA 99223-6338

has complied with the terms and conditions of the permit, issued pursuant to Application for Permit dated November 07, 2022, and has submitted Proof of Beneficial Use on April 29, 2024. An examination confirms water is diverted from:

Source : PEND OREILLE RIVER **Tributary:** COLUMBIA RIVER

Beneficial Use	Period of Use	Rate of Diversion
IRRIGATION	04/1 to 10/31	0.01 CFS

Location of Point(s) of Diversion
PEND OREILLE RIVER NE¼ NE¼, Sec. 2, Twp 55N, Rge 04W, B.M. BONNER County

Place of Use: IRRIGATION

Twp	Rng	Sec	NE				NW				SW				SE				Totals
			NE	NW	SW	SE	NE	NW	SW	SE	NE	NW	SW	SE	NE	NW	SW	SE	
55N	04W	2	0.1 L1																0.1

Total Acres: 0.1

Conditions of Approval

1. This right when combined with all other rights shall provide no more than 0.01 cfs nor more than 0.3 afa at the field headgate for irrigation of the place of use.
2. Place of use is located within Lot 8; Pinewood West Subdivision.
3. This right does not grant any right-of-way or easement across the land of another.

This license is issued pursuant to the provisions of Idaho Code § 42-219. The water right confirmed by this license is subject to all prior water rights and shall be used in accordance with Idaho law and applicable rules of the Department of Water Resources.

Signed this 2nd day of August, 2024.

PHILL HUMMER
Water Rights Section Manager

State of Idaho
Department of Water Resources

Attachment to Water Right

96-13156

This map depicts the IRRIGATION place of use boundary for this water right at the time of this approval and is attached to the approval document solely for illustrative purposes.



Form 42-217 Rev. 6/22

RECEIVED
APR 29 2024
DEPT OF WATER RESOURCES

STATE OF IDAHO
DEPARTMENT OF WATER RESOURCES

STATEMENT OF COMPLETION

FOR SUBMITTING PROOF OF BENEFICIAL USE

FOR OFFICE USE ONLY	
Amt. of Fee $	50 ⁰⁰
Receipt No.	C118220
Receipted By	KM
Date Receipted	4.29.24

The Idaho Department of Water Resources (Department) considers this form a statement that the permit holder(s) applied water to beneficial use and completed development of a water right to the extent described below. **This form must be accompanied by an examination fee, when necessary, or by a completed Beneficial Use Field Report prepared by a certified water right examiner (CWRE).** Please refer to the instructions and fee schedule for this form. If ownership of the permit has changed, complete a Notice of Change in Water Right Ownership form. If you wish to relinquish your permit because you have not established the authorized water use and are not applying for an extension, please notify the Department in writing.

1. Permit No. 96-13156 Name of Permit Holder(s) Riverhouse Holdings LLC

Telephone No. 509-991-0196 Email. mike@latahcreek.com

Mailing Address 5019 S Perry St City Spokane State WA Zip 99223-6338

2. Source of Water Pend Orielle River If Ground Water (well), Date Drilled mo. _____ / yr. _____

Drilling Permit/Tag No. _____ Drilling Company's Name _____

3. Extent of use(s) completed **as authorized by the water right permit**:

Domestic (No. households) _____ Irrigation (No. acres) 1/3 Acre Stockwater (No. and stock type) _____

Other _____

4. Total diversion rate or volume (storage only) for which proof is submitted .03 cfs OR _____ af
If the total developed water use is 5 acres of irrigation or less, is stockwater storage of 14.6 acre-feet or less, or has a diversion rate of less than 0.24 cfs, attach a map of the place of use and point of diversion and photographs showing beneficial use.

5. Describe the diversion and delivery system from the water source to the use (pump, lift, irrigation method, etc.)
Electric pump on land draws water from the Pend Orielle River via a 1 1/2" hose and/or pipe. The water is used for irrigation only on a small portion of the property.

6. Permit condition compliance. Refer to the permit approval conditions and check all the items required, then check "Yes" or "No" to indicate whether the required items were established, submitted, and/or installed:

Required?	Yes	No	(If "Yes", attach required data, evidence of compliance, or evidence of installation)
☐	☐	☒	Ground water level data, pumping information, or other diversion data
☐	☐	☒	Mitigation plan
☐	☐	☒	Lockable controlling works
☐	☐	☒	Measuring device
☐	☒		Fish screen – a one-way foot valve was installed at the inlet side of the hose
☐	☐	☒	Other requirements of the water right permit _____
	☐	☒	Reasonably Anticipated Future Needs ("RAFN") Municipal use

If RAFN Municipal use, additional increment of beneficial use developed? ☐ Yes (attach CWRE report) ☐ No

7. Fee Enclosed $ 50.00 or ☐ CWRE field report attached or ☐ No fee required
See fee schedule on page 3 of the instructions. Proof statements filed without an appropriate fee are incomplete.

8. Person to contact to accompany a Department representative during the field examination of the water system:

Name: Michael Conway Telephone No. 509-991-0196 Email mike@latahcreek.com

Mailing Address. 5019 S Perry St City Spokane State WA Zip 99223

The information given on this form is my true statement of the extent to which the above numbered permit has been developed and water has been diverted and applied to beneficial use. I understand that any undeveloped portion of the permit is relinquished to the State of Idaho.

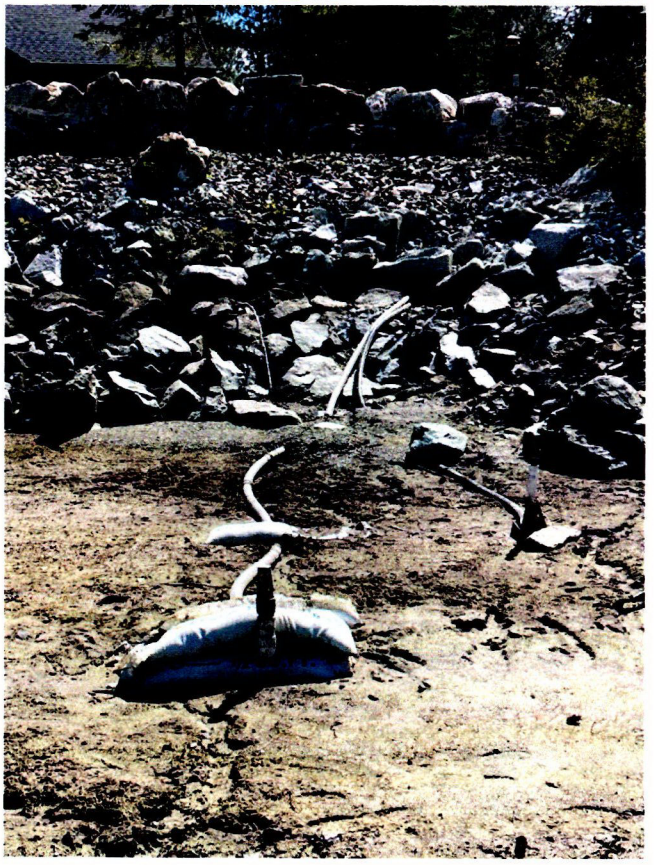
Michael Conway — Michael Conway — 4/25/24

SIGNATURE OF PERMIT HOLDER* PRINTED NAME AND TITLE DATE

*Attach power of attorney if completing on behalf of permit holder.

Permit #96-13156





288 Rockview Dr

Priest River, ID 83856

Our irrigation pump is on the left, under the A-frame. Our neighbor's pump is on the right.

The foot-valve on the left is ours, the one on right is neighbors. The pumps are located at the top of the rock wall.

State of Idaho
Department of Water Resources

Permit to Appropriate Water

No. 96-13156

Priority: March 10, 2023 **Maximum Diversion Rate:** 0.03 CFS

This is to certify that

RIVERHOUSE HOLDINGS LLC 5019 S PERRY ST SPOKANE WA 99223-6338

has applied for a permit to appropriate water from:

Source : PEND OREILLE RIVER **Tributary:** COLUMBIA RIVER

and a permit is APPROVED for development of water as follows:

Beneficial Use	Period of Use	Rate of Diversion
IRRIGATION	04/1 to 10/31	0.03 CFS

Location of Point(s) of Diversion

PEND OREILLE RIVER NE¼ NE¼, Sec. 2, Twp 55N, Rge 04W, B.M. BONNER County

Place of Use: IRRIGATION

Twp	Rng	Sec	NE				NW				SW				SE				Totals
			NE	NW	SW	SE	NE	NW	SW	SE	NE	NW	SW	SE	NE	NW	SW	SE	
55N	04W	2	0.7 L1																0.7

Total Acres: 0.7

Conditions of Approval

1. Proof of application of water to beneficial use shall be submitted on or before **June 01, 2024.**
2. Subject to all prior water rights.
3. Prior to the diversion and use of water under this approval, the right holder shall comply with all fish screening and/or fish passage requirements of the Idaho Department of Fish and Game.
4. Place of use is located within Lot 8; Pinewood West Subdivision.
5. This right when combined with all other rights shall provide no more than 0.03 cfs nor more than 2.1 afa at the field headgate for irrigation of the place of use.
6. This right does not grant any right-of-way or easement across the land of another.

This permit is issued pursuant to the provisions of Idaho Code § 42-204.

Signed this 8 day of June, 2023.

LUKE BATES
Interim Water Rights Supervisor

SCANNED
JUN 09 2023

State of Idaho
Department of Water Resources

Attachment to Permit to Appropriate Water

96-13156

This map depicts the IRRIGATION place of use boundary for this water right at the time of this approval and is attached to the approval document solely for illustrative purposes.



0 0.035 0.07 0.14 Miles

Place Of Use Boundary
Townships
PLS Sections
Quarter Quarters
Point of Diversion

N

SCANNED
JUN 09 2023

STATE OF IDAHO
DEPARTMENT OF WATER RESOURCES

APPLICATION FOR PERMIT

To appropriate the public waters of the State of Idaho

No. 96-13156

RECEIVED
Mar 10, 2023
DEPARTMENT OF
WATER RESOURCES

1. Applicants

~~Michael Conway~~ Riverhouse Holdings, LLC MC 3/8/23
5019 S Perry St
Spokane, WA 99223
509-991-0196
mike@latahcreek.com

2. Representatives

N/A

Submitter is one of the applicants

3. Source of Water Supply

Source : PEND OREILLE RIVER

4. Location of Point(s) of Diversion

Heading	**Point of Diversion #1**
Source	PEND OREILLE RIVER
Tributary Of	~~pend oreille river~~ Columbia River MC 3/8/23
Township	55N
Range	04W
Section	2
Govt Lot	
QQQ/QQ/Quarter	/NE/NE
County	BONNER
Diversion Type	~~Injection~~
local name or Tag#	
Height of storage dam	0
Active/Total Reservoir Capacity	0
Dam Application Required?	
Prop Well diameter/depth	
Water Temp> 85F	
Drilled Date	
Drilling Firm	
Property Owner	
Access Arrangement Desc	

5. Water will be used for the following purposes:

Purposes	Season	Rate	Volume	Description
IRRIGATION	~~05/01~~ to ~~10/31~~ 04-01 10-31	~~0.01~~ cfs .03 MC 3/8/23	0 afa	Sprinkler irrigation of lawn area between house and river

6. Total quantity to be appropriated is (a) ~~0.01~~ .03 **cfs and/or (b)** Not Stated **acre-feet/year(af).** MC 3/10/23

SCANNED
MAY 10 2023

7. **Proposed Diverting Works:**

   a. If an existing well, who was the well drilled for? Drilling permit No.

8. **Describe other proposed water uses :**

9. **Description of Place Of Use:**

IRRIGATION

Township	Range	Section	QQ	Q	County	Govt Lot	Acres
55N	04W	2	NE	NE	BONNER	1	~~0.50~~ 0.70 MC 3/8/23

10. **Describe any other water rights used for the same purposes as described above. Include water delivered by a municipality, canal company, or irrigation district. If this application is for domestic purposes, do you intend to use this water, water from another source, or both, to irrigate your lawn, garden, and/or landscaping.**
    none

11. **Land Ownership**
    - **Who owns the land to be irrigated or place of use?** Applicant
    - **If the property is owned by a person other than the applicant, describe the arrangement enabling the applicant to make this filing.** Idaho Dept. of Lands

12. **Describe your proposal in narrative form, and provide additional explanation for any of the items above. Attach additional pages if necessary.**
    Less than 1/3 acre of our lot will be planted with grass. With exception of the house and driveway, the balance of the lot will be non-irrigated, natural vegetative growth including trees.

13. **Time required for completion of works and application of water to proposed beneficial use is** 1 years **(minimum is 1 year).**

Signature of Applicant(s): _____ Date: 3/8/23

Michael Conway (print name)

_____ Date: _____

_____ (print name)

T114584 $100.00 TA 11/7/22

SCANNED
MAY 10 2023

State of Idaho
Department of Water Resources

Application For Permit

96-13156



0 0.035 0.07 0.14 Miles

- Point of Diversion
- Place Of Use Boundary
- Townships
- PLS Sections
- Quarter Quarters

N

Prepared By: Web User

SCANNED
MAY 10 2023

APPLICATION TAX PARCEL VERIFICATION

Bonner Co. tax parcel search website used https://cloudgisapps.bonnercountyid.gov/public/



SCANNED
MAY 10 2023

BUSINESS INFORMATION

This document should be attached to the application
MC 3/8/23

Business Name:
RIVERHOUSE HOLDINGS, LLC

UBI Number:
603 478 053

Business Type:
WA LIMITED LIABILITY COMPANY

Business Status:
ACTIVE

Principal Office Street Address:
5019 S PERRY, SPOKANE, WA, 99223, UNITED STATES

Principal Office Mailing Address:
5019 S PERRY, SPOKANE, WA, 99223, UNITED STATES

Expiration Date:
02/28/2023

Jurisdiction:
UNITED STATES, WASHINGTON

Formation/ Registration Date:
02/13/2015

Period of Duration:
PERPETUAL

Inactive Date:

Nature of Business:
REAL ESTATE

REGISTERED AGENT INFORMATION

Registered Agent Name:
MICHAEL CONWAY

Street Address:
5019 S PERRY ST, SPOKANE, WA, 99223-6338, UNITED STATES

Mailing Address:
5019 S PERRY ST, SPOKANE, WA, 99223-6338, UNITED STATES

GOVERNORS

Title	Governors Type	Entity Name	First Name	Last Name
GOVERNOR	INDIVIDUAL		NICHOLAS	BARNES
GOVERNOR	INDIVIDUAL		MICHAEL	CONWAY
GOVERNOR	INDIVIDUAL		NATALIE	BARNES
GOVERNOR	INDIVIDUAL		ELLENA	CONWAY

SCANNED
MAY 10 2023

RESOLUTION OF THE MEMBERS OF
RIVERHOUSE HOLDINGS, LLC
By Unanimous Consent in Writing

The undersigned, being all of the Members of **RIVERHOUSE HOLDINGS, LLC**, a Washington limited liability company (the "Company"), pursuant to applicable provisions of the Revised Code of Washington and the Operating Agreement of Riverhouse Holdings, LLC, do hereby adopt the following resolutions by unanimous consent in writing:

RECITALS

WHEREAS, the undersigned Members of the Company, having previously discussed and agreed to purchase property pursuant to that certain Vacant Land Purchase and Sale Agreement dated August 6th, 2022 (the "Purchase and Sale Agreement"), now desire to authorize Members Nicholas Barnes and Michael Conway to act on behalf of the Company to execute any and all legal documents necessary to purchase, sell, borrow, pledge, transfer, mortgage or otherwise convey a security interest against the real property described herein.

NOW, THEREFORE, the undersigned hereby resolve as follows:

1. **RESOLVED,** that the Members hereby authorize, designate and appoint Members Nicholas Barnes and Michael Conway to act on behalf of the Company to execute, grant, borrow, sell, pledge, transfer, mortgage or otherwise convey a security interest in the property described above with the Company's lender or with the seller pursuant to the Purchase and Sale Agreement and other related documents.

2. These Resolutions may be executed in counterparts, each of which shall be deemed an original but all of which together shall constitute one and the same original. These Resolutions may be signed and transmitted by facsimile or other electronic transmission, and a fully signed facsimile or other electronic copy shall be deemed a signed original of these Resolutions.

DONE by the undersigned, being all of the Members of Riverhouse Holdings, LLC on this ___12_ day of September, 2022.

RIVERHOUSE HOLDINGS, LLC

By _____
NATALIE BARNRS
9/14/22
Date

_____
MICHAEL CONWAY
9/12/22
Date

SCANNED
MAY 10 2023

By Nick B
NICHOLAS BARNES
9/12/22
Date

Ellena Conway
ELLENA CONWAY
9/12/22
Date

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RESOLUTION

SCANNED
MAY 10 2023

STATE OF IDAHO 87224
DEPARTMENT OF WATER RESOURCES
APPLICATION FOR PERMIT
To appropriate the public waters of the State of Idaho
No. 96-13156

RECEIVED
Mar 08, 2023
DEPARTMENT OF
WATER RESOURCES

1. Applicants

~~Michael Gormay~~ Riverhouse Holdings, LLC MC 3/8/23
5019 S Perry St
Spokane, WA 99223
509-991-0196
mike@latahcreek.com

2. Representatives

N/A

Submitter is one of the applicants

SUPERSEDED

3. Source of Water Supply
Source : PEND OREILLE RIVER

4. Location of Point(s) of Diversion

Heading	**Point of Diversion #1**
Source	PEND OREILLE RIVER
Tributary Of	~~pend oreille river~~ Columbia River MC 3/8/23
Township	55N
Range	04W
Section	2
Govt Lot	
QQQ/QQ/Quarter	/NE/NE
County	BONNER
Diversion Type	Injection
local name or Tag#	
Height of storage dam	0
Active/Total Reservoir Capacity	0
Dam Application Required?	
Prop Well diameter/depth	
Water Temp> 85F	
Drilled Date	
Drilling Firm	
Property Owner	
Access Arrangement Desc	

5. Water will be used for the following purposes:

Purposes	Season	Rate	Volume	Description
IRRIGATION	~~05/01~~ to ~~10/31~~ 04-01 10-31	~~0.01~~ .03 cfs MC 3/8/23	0 afa	Sprinkler irrigation of lawn area between house and river

6. Total quantity to be appropriated is (a) 0.01 **cfs and/or (b)** Not Stated **acre-feet/year(af).**

SCANNED
MAY 10 2023

STATE OF IDAHO

DEPARTMENT OF WATER RESOURCES

APPLICATION FOR PERMIT

To appropriate the public waters of the State of Idaho
No. 96-13156

1. **Applicants**
~~Michael Conway~~ Riverhouse Holdings, LLC MEC 3/8/23
5019 S Perry St
Spokane, WA 99223
509-991-0196
mike@latahcreek.com

SUPERSEDED

2. **Representatives**
Submitter is one of the applicants

3. **Source of Water Supply**
Source : PEND OREILLE RIVER tributary to pend orielle river

4. **Location of Point(s) of Diversion**

POD #	Source	Tributary Of	Diversion Type	Township	Range	Section	Govt Lot	QQQ/QQ/Q	County
1	PEND OREILLE RIVER	~~pend orielle river~~ Columbia River MEC 3/8/23	Injection	55N	04W	2		/NE/NE	BONNER

5. **Water will be used for the following purposes:**

Purposes	Season	Rate	Volume	Description
IRRIGATION	~~03/01~~ 04-01 to ~~10/31~~ 10-31	0.~~01~~03 cfs MEC 3/8/23	0.00 afa	Sprinkler irrigation of lawn area between house and river

6. **Total quantity to be appropriated is (a)** 0.01 cfs **and/or** 0 afa

7. **Proposed Diverting Works:**
POD No :1
Description: Electric pump on land would draw water from river via a 1" hose and/or pipe. The water would be used for irrigation only on a small portion of the property.
Drill Date :
Metal Tag :
Drilled By :
Drilled For :
Drilling Permit :
GeothermalWater : False

8. **Description of Place Of Use:**

IRRIGATION							
Township	Range	Section	QQ	Q	County	Govt Lot	Acres
55N	04W	2	NE	NE	BONNER	1	~~0.30~~ .7 MEC 3/8/23

9. **Describe any other water rights used for the same purposes as described above. Include water delivered by a municipality, canal company, or irrigation district. If this application is for domestic purposes, do you intend to use this water, water from another source, or both, to irrigate your lawn, garden, and/or landscaping.**
none

10. **Land Ownership**
- **Who owns the land to be irrigated or place of use?** Applicant
- **Who owns the land at the point of diversion?** Applicant does not own Idaho Dept of Lands

11. **Describe your proposal in narrative form, and provide additional explanation for any of the items above. Attach additional pages if necessary.**
Less than 1/3 acre of our lot will be planted with grass. With exception of the house and driveway, the balance of the lot will be non-irrigated, natural vegetative growth including trees.

12. **Time required for completion of works and application of water to proposed beneficial use is** 1 years **(minimum is 1 year).**

T114584 $100.00 JA 11/7/22

SCANNED
MAY 10 2023

SUPERSEDED

7. **Proposed Diverting Works:**

   a. If an existing well, who was the well drilled for? Drilling permit No.

8. **Describe other proposed water uses :**

9. **Description of Place Of Use:**

IRRIGATION							
Township	Range	Section	QQ	Q	County	Govt Lot	Acres
55N	04W	2	NE	NE	BONNER	1	~~0.50~~ 0.70 MC 3/8/23

10. **Describe any other water rights used for the same purposes as described above. Include water delivered by a municipality, canal company, or irrigation district. If this application is for domestic purposes, do you intend to use this water, water from another source, or both, to irrigate your lawn, garden, and/or landscaping.**
    none

11. **Land Ownership**
    - **Who owns the land to be irrigated or place of use?** Applicant
    - **If the property is owned by a person other than the applicant, describe the arrangement enabling the applicant to make this filing.** Idaho Dept. of Lands

12. **Describe your proposal in narrative form, and provide additional explanation for any of the items above. Attach additional pages if necessary.**
    Less than 1/3 acre of our lot will be planted with grass. With exception of the house and driveway, the balance of the lot will be non-irrigated, natural vegetative growth including trees.

13. **Time required for completion of works and application of water to proposed beneficial use is** 1 years **(minimum is 1 year).**

Signature of Applicant(s): Michael Conway Date: 3/8/23

Michael Conway (print name)

Date:

(print name)

SCANNED
MAY 10 2023

IDAHO DEPARTMENT OF
WATER RESOURCES

322 E Front Street, Suite 648, Boise ID 83702 • PO Box 83720, Boise ID 83720-0098
Phone: 208-287-4800 • Fax: 208-287-6700 • Email: idwrinfo@idwr.idaho.gov • Website: idwr.idaho.gov

Governor Brad Little

Director Mathew Weaver

August 08, 2024

RIVERHOUSE HOLDINGS LLC
5019 S PERRY ST
SPOKANE WA 99223-6338

RE: License No. 96-13156

ISSUANCE OF LICENSE

Dear Water Right Holder(s):

The Department of Water Resources ("Department") has issued the enclosed Water Right License confirming that a water right has been established in accordance with your permit. Please be sure to thoroughly review all the conditions of approval listed on your license. The conditions may include ongoing requirements, such as maintenance of a measuring device or implementation of mitigation, as well as information about how your water use may be administered, such as regulation by a watermaster in a water district.

The license is a PRELIMINARY ORDER issued by the Department pursuant to Rule 730 of the Department's Rules of Procedure (IDAPA 37.01.01.730). It can and will become a final order without further action by the Department unless a party petitions for reconsideration, files exceptions, or requests a hearing as described in the enclosed information sheet.

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. Water right forms are available from any office of the Department or on the Department's website at idwr.idaho.gov

If you have any questions concerning the enclosed information, please contact me at (208) 287-4925.

Sincerely,

Jean Hersley

for
Phill Hummer
Water Rights Section Manager

Enclosure(s)

CERTIFICATE OF SERVICE

I hereby certify that on August 08, 2024, I served a true and correct copy of Water Right License No. 96-13156 by U.S. Mail, postage prepaid, to the following:

RIVERHOUSE HOLDINGS LLC (Current Owner)
5019 S PERRY ST
SPOKANE WA 99223-6338

Jean Hersley
Technical Records Specialist 2

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. **Note: the petition must be received by the department within this fourteen (14) day period.** 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.

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 service date 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.

Permit No: 96-13156 Page 1

STATE OF IDAHO
DEPARTMENT OF WATER RESOURCES
IN-OFFICE REVIEW/BENEFICIAL USE FIELD REPORT

A. GENERAL INFORMATION

Exam Date: 05/03/2024

1. Does this qualify for an in-office field exam (IDAPA 37.03.02.035.01.r)? _X_Y ____N
   a. _X_ Irrigation of 5 acres or less
   b. ____ Storage of up to 14.6 AF for stockwater purposes only
   c. ____ Any use other than irrigation or storage, if the combined diversion rate is 0.24 cfs or less
   d. ____ Other < >

2. Current Owner: **RIVERHOUSE HOLDINGS LLC**
   Owner of Record Correct? _X_Y____N
   Address of Record Correct? _X_Y___N
   If No Explain:

3. Beneficial Use Fees have been paid: _X_Y ____N Receipt No: C118220

4. Source: **PEND OREILLE RIVER** Tributary: **COLUMBIA RIVER**

Method of Determination: GIS, Aerial Imagery, and Taxlot data.
Change in Source: ____Y _X_N

B. OVERLAP REVIEW

1. Other water rights with the same place of use: _X_ No Overlap

Water Right No.	Source	Purpose of Use	Basis
96-8657	GROUND WATER	DOMESTIC, IRRIGATION	LICENSE

Comments: The only right overlapping the permit place of use (POU) is right 96-8657, which the Department records list as currently owned by Pinewood & Pinewood West HOA. Right 96-8657 diverts groundwater for domestic and irrigation use. The permitted use is from a different source than the overlapping irrigation right, and the permit holder stated that the HOA does not allow homeowners in newly developed lots, such as this one, to use groundwater for irrigation.

2. Other water rights with the same point of diversion: _X_ NO Overlap

Water Right No.	Source	Purpose of Use	Basis
NONE	NA	NA	NA

Comments: There are no rights sharing the permit point of diversion (POD).

C. DIVERSION AND DELIVERY SYSTEM

1. Location of Point(s) of Diversion:

Source	Govt. Lot	¼	¼	¼	Sec.	Twp.	Rge.		County
Pend Oreille River	1		NE	NE	2	55N	04W	B.M.	BONNER

Method of Determination: GIS and Taxlot data.

Change in POD? ___Y _X_N Amendment Required? ____Y _X_N

2. Place of Use: IRRIGATION

TWP	RGE	Sec	NE				NW				SW				SE				Totals
			NE	NW	SW	SE	NE	NW	SW	SE	NE	NW	SW	SE	NE	NW	SW	SE	
55N	04W	2	0.1																0.1
		Lot #	1																
																Total Acres =			0.1

Method of Determination: Bonner County Maps, GIS, and Taxlot data.

Change in POU? ____Y __X_N Amendment Required? ____Y __X_N

__X__ Delivery System Diagram Description Attached (required). Indicate all major components and distances between components. Indicate weir size/pipe as applicable.(information included with application was confirmed)

__X__ Map Attached Showing Location(s) of point(s) of diversion and place(s) of use (required). Scale must be 1:24,000 or greater.

__X__ Aerial Photo Attached (required for irrigation of 10+ acres).

_____ Photo of Diversion and System Attached

3. Diversion Id No.*	Motor Make	HP	Pump Model	Pump Make	Pump Serial No. or Discharge Size
Footvalve on inlet in river	Unknown	Unknown	Unknown	Unknown	Unknown

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

D. FLOW MEASUREMENTS

1. Measurement Equipment	Type	Make	Model No.	Serial No.	Size	Calib. Date
NONE	NA	NA	NA	NA	NA	NA

2. Measurement Comments: The permit holder stated the system operates on a small electric pump. A maximum head of about 15ft was estimated to the licensed POU using the DRG map.

E. FLOW CALCULATIONS ___Additional Computation Sheets Attached

Measured Method:

A theoretical calculation and Administrative Memo #17 were used to determine a reasonable rate of diversion.

Q = (1/2 Hp)(8.8)(0.80 efficiency)/(15 ft lift) + (2.31)*(45 psi) = 0.03cfs

Theoretical Calculation= 0.03cfs
Permit allowed = 0.03cfs
Recommendation= 0.01cfs
BU limited rate= 0.01cfs
Comments:

Approximately 0.1 acre of irrigation was measured via GIS aerial imagery. The system was described by the permit holder as a small electric pump (used small ½ Hp for calculation) with a 1 ½ " inlet, which conveys water to an inground sprinkler system on timers that delivers water throughout the POU.

Approximately 0.03 cfs is possible with even a small ½ Hp pump. According to Administrative memo #17 up to 0.03cfs per acre is standard for the irrigation of up to 5 acres. According to Administrative memo #6 the reported rate of diversion should be rounded to the hundredth place. I recommend a diversion rate of 0.01cfs for the license.

F. VOLUME CALCULATIONS

1. Volume Calculations for Irrigation:

V I.R. = (Acres Irrigated) x (Irrigation Requirement) = 0.1-acre x 3.5 AF= 0.3 AF

V D.R. = [Diversion Rate (cfs)] x (Days in Irrigation season) x 1.9835 = 0.01cfs x 214 days x 1.9835= 4.3 AF

V = Smaller of V I.R. and V D.R. = 0.3 AF

Comments:

This permit was issued for irrigation use from a natural steam/river source. According to the IDAPA Beneficial Use Examination Rules 37.03.02.35. 01j.viii a diversion volume is not required for irrigation if water is diverted from a natural flowing stream/river or spring. However, as the POU is less than 1 acre condition X31 should be on the license stating the annual volume as 0.3 AF.

G. PURPOSE OF USE

Irrigation _X_Y ____N # Stock__NA_____ Domestic # of Homes ___

Change in Purpose of Use? ____Y _X_N

Method of Determination: Bonner County Maps, GIS, and Taxlot Data

H. NARRATIVE/REMARKS/COMMENTS

This permit for the irrigation of 0.7-acre qualifies for an in-office examination for license. The permit holder submitted the Proof of Beneficial Use with photos of the pump and intake, received by IDWR on April 29, 2024, stating in section #3 that the beneficial use was developed for 1/3-acre of irrigation. I was able to confirm approximately 0.1 acres irrigation was developed using aerial imagery (see Figures 1 & 2). No Map was included with the proof, so I contacted the permit holder on May 3, 2024, to discuss the documentation submitted. In that conversation we also discussed the HOA irrigation right to divert groundwater for irrigation. The permit holder explained that the HOA stated that groundwater was not available for irrigation on his lot as the right is already fully allocated among the previously developed lots. While reviewing the imagery with the permit holder he noted that the parcel lines are offset to the image; he explained that the actual property lines are further to the northeast. The permit holder stated that the only irrigated area is between the home and rock wall at the riverside, and the strip along the east side of the home. The phone conversation was followed up with an email requesting additional information including a map outlining the irrigated area and POD. I received an email May 3, 2024, with imagery identifying the irrigated POU and a brief system description (Figure 3).

After reviewing the permit holder's response to the information request, an area of approximately 0.1-acre of irrigation can be confirmed within the permitted POU. A theoretical calculation confirmed that the pump can provide the 0.03cfs rate on the permit. However, the measured irrigated area actually developed is approximately 0.1-acre. I recommend the license be issued with a diversion rate of 0.01cfs (as per Administrative Memos #17 and 6). As the diversion is from natural streamflow the volume should not reported on the license (IDAPA Rules 37.03.02.35. 01j.viii). However, as the irrigated area is less than 1 acre the license should carry condition X31, stating the annual volume as 0.3 AF for the irrigation of 0.1-acre.

I am recommending the license be issued with a rate of 0.01cfs and conditions X60, 004, and X31. Condition 029 was removed at licensing as the permit holder confirmed there is a foot valve (screened) installed at the intake and no comments were received from IDFG regarding the permit.

Have conditions of permit approval been met? _X_Yes ____No

I. RECOMMENDATIONS

1. Recommended Amounts:

BENEFICIAL USE	PERIOD OF USE	DIVERSION RATE	ANNUAL VOLUME
IRRIGATION	04/01 TO 10/31	0.01CFS	
	Totals:	0.01CFS	

2. Recommended Amendments:

___Change P.D. as reflected above ___Add P.D. as reflected above _X_None

___Change P.U. as reflected above ___Add P.U. as reflected above _X_None

Other: < >

J. AUTHENTICATION- Bob Howe- Water Resource Agent

Field Examiner's Bob Howe Date 8/2/24

Reviewer PH Date 8/2/24



Figure 1- Bonner County GIS- imagery of the parcel appurtenant to the permit POU (centered in image). Note that the parcel lines are offset from the imagery. The permit holder confirmed that the property boundaries are further to the northwest than indicated in the parcel layer on GIS. The Bonner County imagery predates the landscaping being completed.



Figure 2- GIS 2023-Imagery of the irrigation POU (outlined in blue) and POD (blue point).



Figure 3- Diagram of irrigated POU and POD outlined with details including system type and non-irrigated areas.

Beneficial Use Proof Evaluation

Permit Number: 96-13156 Reviewer: AVeibell Review Date: 4/29/2024

Acceptability

1) Is the contact on the request the current permit holder? Yes
2) Does the address of record need to be updated? No
3) Proof Submitted Date: 4/29/2024
4) Proof Due Date: 6/1/2024
5) Days added for weekend due date? 0
6) Days added for holiday due date? 0
7) Number of days late: -33
8) Proof received timely? Yes

Analysis

1) Are the water uses correct? Yes
2) Are one of the following items required?
    a. Measuring Device -- No
    b. Lockable Device --No
    c. Fish Screen -- No
3) Are the required items installed? Yes
    a. Measuring Device -- No
    b. Lockable Device --No
    c. Fish Screen -- Yes
4) Is there a request to waive the required items? No
5) Drilling Permit Number:
6) Is a drilling permit upgrade needed? No
7) Was a well drillers report filed? No
8) Is proof accepted? Yes

Fees

1) Is a licensing exam fee required? Yes
2) Was proof submitted with an exam report from a CWE? No
3) Filing fee due: $50.00
4) Filing fee submitted: $50.00
5) Remaining fee or (refund): $0.00

Receipt IDs

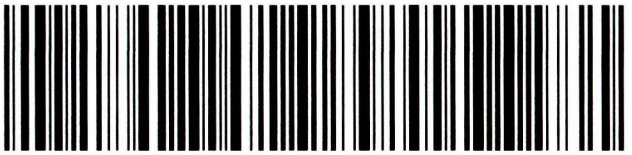
T114584

Comments

Proof deemed acceptable. Gave file to water right agent for in-house license review. Water right agent will enter the proof made date in AdHoc at the time of licensing.

322 E FRONT ST
PO BOX 83720
BOISE ID 83720-0098

USPS CERTIFIED MAIL



9214 8901 9403 8354 9090 51

RIVERHOUSE HOLDINGS LLC
5019 S PERRY ST
SPOKANE WA 99223-6338

96-13156
Username: Amanda Veibell

IDAHO DEPARTMENT OF WATER RESOURCES

322 E Front Street, Suite 648, Boise ID 83702 • PO Box 83720, Boise ID 83720-0098
Phone: 208-287-4800 • Fax: 208-287-6700 • Email: idwrinfo@idwr.idaho.gov • Website: idwr.idaho.gov

Governor Brad Little Director Mathew Weaver

March 29, 2024

RIVERHOUSE HOLDINGS LLC
5019 S PERRY ST
SPOKANE WA 99223-6338

NOTICE: STATEMENT OF COMPLETION DUE

RE: Permit No. 96-13156

IMPORTANT: A response from you is required to maintain the active status of the referenced water right permit. If no response is received from you, the permit will lapse and your authorization to develop and/or use this water right will be cancelled.

Dear Permit Holder(s):

One of the conditions of approval of the above referenced water permit was that proof of the extent of your beneficial use must be submitted to this office on or before **June 01, 2024**. Please complete and return the enclosed Statement of Completion for Submitting Proof of Beneficial Use (proof) if you have completed the water project authorized by your permit. The proof statement must be accompanied by either the appropriate license examination fee or a field examination report prepared by a certified water right examiner.

If you have not fully completed your project, and you or a previous owner of this permit have not received a prior extension of time, you may request an extension of time if the delay is for reasonable cause as provided in Section 42-204, Idaho Code. If you have been delayed by a government agency or by litigation that brings title to the water in question, an extension of time may be granted if appropriate documentation is provided at the time of filing. An extension request must be accompanied by a $50.00 filing fee and signed by the appropriate authorized permit holder(s) or authorized representative with a power of attorney.

Either an acceptable proof or an acceptable extension request must be received by this department on or before the above proof due date. If neither is received, the department will send you a lapse notice and the permit will no longer be of any force or effect.

Sincerely,

Amanda Veibell

Amanda Veibell
Technical Records Specialist

Enclosure(s)

IDAHO DEPARTMENT OF
WATER RESOURCES

Northern Region • 7600 N Mineral Drive, Suite 100 • Coeur D'Alene, ID 83815-7763
Phone: 208-762-2800 • Fax: 208-762-2819 • Email: northerninfo@idwr.idaho.gov • Web: idwr.idaho.gov

Governor Brad Little

Director Gary Spackman

June 08, 2023

RIVERHOUSE HOLDINGS LLC
5019 S PERRY ST
SPOKANE WA 99223-6338

RE: Permit No. 96-13156

Permit Approval Notice

Dear Permit Holder(s):

The Department of Water Resources ("Department") has issued the enclosed permit authorizing you to establish a new water right. Please be sure to thoroughly review all the conditions of approval listed on your permit. The conditions include requirements that you must accomplish, such as timely submittal of proof of beneficial use or installation of a measuring device, as well as information about how your water use may be administered, such as regulation by a watermaster in a water district. Failure to comply with the conditions of approval may result in your permit lapsing or being canceled.

The permit is a PRELIMINARY ORDER issued pursuant to Rule 730 of the Department's Rules of Procedure (IDAPA 37.01.01.730). It can and will become a final order without further action by the Department unless a party petitions for reconsideration, files exceptions, or requests a hearing as described in the enclosed information sheet.

The final step in the water right process is issuance of a water right license. To receive a water right license, you must divert and use water to the full extent intended and submit a *Statement of Completion for Submitting Proof of Beneficial Use* by the date shown in condition no. 1 of your permit. The Department will send you a *Proof Due Notice* approximately 60 days prior to the date listed in condition no. 1 of your permit.

You may also require approvals from other Department programs, such as Ground Water Protection, Safety of Dams, or Stream Channel Protection, to accomplish your proposed development. Please call or visit any Department office or see the Department's website at idwr.idaho.gov for more information about these programs.

SCANNED
JUN 09 2023

Please be advised that Idaho Code § 42-248, requires you or the owner of this water permit to maintain current ownership and address records on file with the Department. Forms to file an assignment of permit and/or a change in the address of the permit owner are available from any Department office or at the Department's website at www.idwr.idaho.gov.

If you have any questions concerning the enclosed information, please contact the Northern Region Office at (208) 762-2800.

Sincerely,

Luke Bates
Interim Water Rights Supervisor

Enclosure(s)

SCANNED
JUN 09 2023

CERTIFICATE OF SERVICE

I hereby certify that on June 08, 2023, I served a true and correct copy of Permit to Appropriate Water No. 96-13156 by U.S. Mail, postage prepaid, to the following:

RIVERHOUSE HOLDINGS LLC (Current Owner)
5019 S PERRY ST
SPOKANE WA 99223-6338

Tammy Alleman
Administrative Assistant 1

SCANNED
JUN 09 2023

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. **Note: the petition must be received by the department within this fourteen (14) day period.** 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
JUN 0 9 2023

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 service date 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.

SCANNED
JUN 0 9 2023

AFFIDAVIT OF PUBLICATION

RECEIVED
JUN 05 2023
IDWR / NORTH

STATE OF IDAHO)
) ss.
County of Bonner)

RikkiJade Lindstrom, being first duly sworn on oath, deposes and states:

1. I am a citizen of the United States of America, over the age of 18 years, a resident of the State of Idaho, and am not a party to the proceedings referred to in the attached Legal Notice.
My business address is P.O. Box 159, Sandpoint, Idaho.

2. I am the Legal Clerk of the Bonner County Daily Bee, a newspaper of general publication in Bonner County, Idaho;

3. Said newspaper has been continuously and uninterruptedly published in Bonner County, Idaho during a period of 12 months prior to the first publication of said Notice, and thereafter.

4. The attached Notice was published in the regular and entire issue of the Bonner County Daily Bee for a period of 2 consecutive weeks, commencing on the 17 day of May, 2023, and ending on the 24 day of May, 2023.

RJ Lindstrom

State of Idaho, county of Bonner ss.
On this 24 day of May, in the year of 2023, before me, Angela Minehart, Notary Public, personally appeared RikkiJade Lindstrom known or identified to me to be the person whose name is subscribed to the within instrument, and acknowledged to me that he/she (or they) executed the same.

Angela Minehart
Notary Public
Residing at: Kootenai County

My Commission Expires 03/20/2029

ANGELA MINEHART NOTARY PUBLIC Comm No. 20231353 STATE OF IDAHO

SCANNED
JUN 09 2023

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

95-18456
DANIEL R BAUER
PO BOX 1408
SPIRIT LAKE, ID 83869-1408
Point of Diversion
L2(SESWSW)
S7 T54N R04W
BONNER County
Source SPRING
Tributary SINKS
Use: DOMESTIC
01/01 to 12/31 0.04 CFS
Use: IRRIGATION
04/01 to 10/31 0.03 CFS
Total Diversion: 0.07 CFS
Date Filed: 05-08-2023
Place Of Use: DOMESTIC, IRRIGATION
T54N R04W S7 L2(SWSW)
Total Acres: 1

95-18457
DANIEL R BAUER
BAUER FARM & RANCH LLC
PO BOX 1408
SPIRIT LAKE, ID 83869-1408
Point of Diversion L1(NWNW)
S18 T54N R04W
BONNER County
Source UNNAMED STREAM
Tributary SINKS
Point of Diversion L1(NWNW)
S18 T54N R04W
BONNER County
Source SURFACE RUNOFF
Tributary SINKS
Use: FIRE PROTECTION STORAGE
01/01 to 12/31 7.4 AF
Use: RECREATION STORAGE
01/01 to 12/31 7.4 AF
Total Diversion: 7.4 AF
Date Filed: 05-08-2023
Place Of Use: FIRE PROTECTION STORAGE,RECREATION STORAGE
T54N R04W S18 L1(NWNW)
Place Of Use: FIRE PROTECTION STORAGE,RECREATION STORAGE
T54N R04W S7 L2(SWSW)

96-13156
RIVERHOUSE HOLDINGS LLC
5019 S PERRY ST
SPOKANE, WA 99223-6338
Point of Diversion NENE
S2 T55N R04W
BONNER County
Source PEND OREILLE RIVER
Tributary COLUMBIA RIVER
Use: IRRIGATION
04/1 to 10/31
Total Diversion: 0.03 CFS
Date Filed: 11-07-2022
Place Of Use: IRRIGATION
T55N R04W S2 L1(NENE)
Total Acres: 0.7

96-15848
WILLIAM J HOWARD
DARLENE R HOWARD
163 FOUR WHEEL DR
ATHOL, ID 83801-7015
Point of Diversion NESESE
S14 T54N R04W
BONNER County
Source SPRING
Tributary SINKS
Use: DOMESTIC
01/01 to 12/31
Total Diversion: 0.04 CFS
Date Filed: 04-20-2023
Place Of Use: DOMESTIC
T54N R04W S14 SESE

96-15995
THOMAS P BALDWIN
KAREN E BALDWIN
8703 E MARINGO DR
SPOKANE, WA 99212-1822
Point of Diversion NESW
S3 T55N R04W
BONNER County
Source PEND OREILLE RIVER
Tributary COLUMBIA RIVER
Use: IRRIGATION
04/01 to 10/31
Total Diversion: 0.03 CFS
Date Filed: 04-27-2023
Place Of Use: IRRIGATION
T55N R04W S3 L2(NESW)
Total Acres: 0.8

96-16020
ANNA LARGEN
WILLIAM LARGEN
PO BOX 317
COCOLALLA, ID 83813-0317
Point of Diversion L4(NWNW)
S17 T55N R04W
BONNER County
Source GROUND WATER
Use: DOMESTIC
01/01 to 12/31
Total Diversion: 0.08 CFS
Date Filed: 05-01-2023
Place Of Use: DOMESTIC
T55N R04W S17 L4(NWNW)

97-9675
DON GRINDE
JANICE GRINDE
872 WOODS RD
PRIEST RIVER, ID 83856
Point of Diversion NESW
S21 T56N R04W
BONNER County
Source GROUND WATER
Point of Diversion NESW
S21 T56N R04W
BONNER County
Source GROUND WATER
Use: DOMESTIC
01/01 to 12/31 0.08 CFS
Use: STOCKWATER
01/01 to 12/31 0.02 CFS
Use: IRRIGATION
04/01 to 10/31 0.12 CFS
Total Diversion: 0.2 CFS
Date Filed: 07-11-2022
Place Of Use: DOMESTIC, IRRIGATION,STOCKWATER
T56N R04W S21 NESW
Total Acres: 4

97-9678
WEST CENTRAL LLC
400 S JEFFERSON ST
STE 111
SPOKANE, WA 99204-3142
Point of Diversion SESE
S32 T56N R04W
BONNER County
Source PEND OREILLE RIVER
Tributary COLUMBIA RIVER
Use: DOMESTIC
01/01 to 12/31
Total Diversion: 0.04 CFS
Date Filed: 07-14-2022
Place Of Use: DOMESTIC
T56N R04W S32 L5(SESE)

97-9680
MARCUS JACKSON
TERESA JACKSON
17301 N GOLDEN DR
COLBERT, WA 99005-9677
Point of Diversion L2(NWNE)
S3 T60N R04W
BONNER County
Source PRIEST LAKE
Tributary PRIEST RIVER
Use: DOMESTIC
01/01 to 12/31
Total Diversion: 0.04 CFS
Date Filed: 06-17-2022
Place Of Use: DOMESTIC
T60N R04W S3 L2(NWNE)

Permits will be subject to all prior water rights. For additional information concerning the property location, contact the Northern office at (208)762-2800; or for a full description of the right(s), please see https://idwr.idaho.gov/apps/ExtSearch/WRApplicationResults/. Protests may be submitted based on the criteria of Idaho Code § 42-203A. Any protest against the approval of this application must be filed with the Director, Dept. of Water Resources, Northern Region, 7600 N MINERAL DR STE 100, COEUR D ALENE ID 83815-7763 together with a protest fee of $25.00 for each application on or before 6/5/2023. The protestant must also send a copy of the protest to the applicant.
GARY SPACKMAN, Director
Legal#5119
AD#8903
May 17, 24, 2023

SCANNED
JUN 0 9 2023

[redacted] DEPARTMENT OF WATER RES[redacted]S
APPROPRIATION APPLICATION ANALYSIS SHEET

W.R. # 96 - 13156 APPLICATION ID # 87224 ENT. YB BCA SA OK to Publish MR

INITIAL REVIEW

APPLICANT: Riverhouse Holdings LLC BY: YB DATE: 4 / 20 / 23

ITEM	REQUIRED INFORMATION
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( )

verified on the filing. 4/20/23

ADDITIONAL INFORMATION

(Yes)(No)

✓ ___ **Shape File Created** Date ____ By: YB

___ ___ Field check: by ____

___ ___ Field report attached

___ ___ Analysis Supp. attached(>5cfs/500af)

___ ___ Water delivered by water master? Water District # ____

PROCESSING

(Yes)(No)

PRIORITY DATE: 3 / 10 / 23

___ ✓ (Include Moratorium Remark)

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

ADVERTISE IN: Bonner County

Newspaper: BCDB Priest River Version

Dates scheduled for publication 5-17-23 & 5-24-23

Affidavit of Publication received: ____

Dates actually published: ____

Application published correctly. Yes____ No____

If not, action taken: ____

Final Date for Protest: June 5, 2023

Protests Received: Yes ____ No ____

LETTERS SENT REQUESTING:

( ) Dam Information ( ) Fish Information

( ) Power Information ( ) Other: ____

INFORMATION RECEIVED:

( ) Dam Information ( ) Fish Information

( ) Power Information ( ) Other: ____

F&G, DEQ, IDL, WB.

GROUNDWATER SECTION

WD Permit No.'s:	Tag #	Type:	Fees	Receipt No.	Upgrade Needed?
____	____	Dom.___ Non-Dom.___	Paid $____	____	Y( ) N( )
____	____	Dom.___ Non-Dom.___	Paid $____	____	Y( ) N( )
____	____	Dom.___ Non-Dom.___	Paid $____	____	Y( ) N( )

___ ___ Groundwater management area

___ ___ Critical ground water area

___ ___ Well Drilling Permit required

___ ___ Well Drilling Application and Fees received

___ ___ Well Drilling Application approved?

Remarks: See Comment - Priority Date advanced.

FINAL REGIONAL PROCESSING/REVIEW

(Yes)(No)

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

___ ___ Further information required from applicant ____

D. X60 - Lot 8; Pinewood West Sub.

___ ___ Measuring device required

___ ___ Measuring port required D X31 - 0.7cfs x 3.0 afa = 2.1af

___ ___ Special conditions: ____

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

Approval Recommended by: [signature] Date: 6 / 8 / 23 Sr. Agent initial JB Interim Supervisor

IDAHO DEPARTMENT OF
WATER RESOURCES

Northern Region • 7600 N Mineral Drive, Suite 100 • Coeur D'Alene, ID 83815-7763
Phone: 208-762-2800 • Fax: 208-762-2819 • Email: northerninfo@idwr.idaho.gov • Web: idwr.idaho.gov

Governor Brad Little

Director Gary Spackman

May 10, 2023

RIVERHOUSE HOLDINGS LLC
5019 S PERRY ST
SPOKANE, WA 99223-6338

RE: Application for Permit No. 96-13156

Dear Applicant(s):

The Department of Water Resources has received your water right application. Please refer to the number referenced above 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, PRIEST RIVER VERSION on 5/17/2023 and 5/24/2023. Protests to this application may be submitted for a period ending ten (10) days after the second publication.

If the application is protested, you will be sent a copy of each protest. 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, the Department will process your application and notify you of any action taken on the application. If your application is approved, the Department will send you a copy of the permit.

Please contact this office if you have any questions regarding the application.

Sincerely,

Tammy Alleman
Administrative Assistant

SCANNED
MAY 10 2023

Alleman, Tammy

From: Alleman, Tammy
Sent: Wednesday, May 10, 2023 2:59 PM
To: Horsmon,Merritt; Chantilly Higbee; Anna Moody; 'Mike Ahmer'; IWRB Water Use Reviews
Subject: Request for Comments for 96-13156
Attachments: 96-13156 Application for Permit.pdf

The Department of Water Resources is seeking written comment and/or recommendations from your agency regarding the above referenced Water Right Permit application. You can find copies of the application at: Idaho Department of Water Resources

This office can publish notice of the application as soon as the initial review is completed; therefore, your prompt response to this request is appreciated. If your agency desires to formally protest the approval of the application(s), you may do so after the notice is published by filing a written protest along with a $25.00 filing fee within 10 days after final publication. The deadline for comments on the applications is June 5, 2023.

Please contact the Northern Region Office at (208) 762-2800 if you have any questions regarding the Permit application.

Thank you,

IDAHO DEPARTMENT OF WATER RESOURCES

Tammy Alleman | Administrative Assistant
Idaho Department of Water Resources
Northern Regional Office
7600 N Mineral Drive, Suite 100
Coeur d'Alene, ID 83815-7763
Phone: (208) 762-2800

SCANNED
MAY 10 2023

Alleman, Tammy

From: Alleman, Tammy
Sent: Wednesday, May 10, 2023 2:43 PM
To: bcdblegals@cdapress.com
Subject: Legal Notice for BCDB Priest River Version
Attachments: Legal Notice BCDB Priest River Version.docx

Please publish the enclosed legal notice in the **Bonner County Daily Bee, Priest River Version** on the dates indicated **May 17th & May 24th, 2023** (once a week for two consecutive weekly issues). If you cannot publish the notice on the proposed dates, please contact us immediately.

Please send a proof once you have the article ready for print for our review.

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 **June 5, 2023.** Your cooperation is appreciated.

Sincerely,

IDAHO DEPARTMENT OF WATER RESOURCES

Tammy Alleman | Administrative Assistant
Idaho Department of Water Resources
Northern Regional Office
7600 N Mineral Drive, Suite 100
Coeur d'Alene, ID 83815-7763
Phone: (208) 762-2800

SCANNED
MAY 10 2023

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

95-18456
DANIEL R BAUER
PO BOX 1408
SPIRIT LAKE, ID 83869-1408
Point of Diversion L2(SESWSW)
S7 T54N R04W
BONNER County
Source SPRING
Tributary SINKS
Use: DOMESTIC
01/01 to 12/31 0.04 CFS
Use: IRRIGATION
04/01 to 10/31 0.03 CFS
Total Diversion: 0.07 CFS
Date Filed: 05-08-2023
Place Of Use: DOMESTIC,IRRIGATION
T54N R04W S7 L2(SWSW)
Total Acres: 1

95-18457
DANIEL R BAUER
BAUER FARM & RANCH LLC
PO BOX 1408
SPIRIT LAKE, ID 83869-1408
Point of Diversion L1(NWNW)
S18 T54N R04W
BONNER County
Source UNNAMED STREAM
Tributary SINKS
Point of Diversion L1(NWNW)
S18 T54N R04W
BONNER County
Source SURFACE RUNOFF
Tributary SINKS
Use: FIRE PROTECTION STORAGE
01/01 to 12/31 7.4 AF
Use: RECREATION STORAGE
01/01 to 12/31 7.4 AF
Total Diversion: 7.4 AF
Date Filed: 05-08-2023
Place Of Use: FIRE PROTECTION STORAGE,RECREATION STORAGE
T54N R04W S18 L1(NWNW)
Place Of Use: FIRE PROTECTION STORAGE,RECREATION STORAGE
T54N R04W S7 L2(SWSW)

96-13156
RIVERHOUSE HOLDINGS LLC
5019 S PERRY ST
SPOKANE, WA 99223-6338
Point of Diversion NENE
S2 T55N R04W
BONNER County
Source PEND OREILLE RIVER
Tributary COLUMBIA RIVER
Use: IRRIGATION
04/1 to 10/31
Total Diversion: 0.03 CFS
Date Filed: 11-07-2022
Place Of Use: IRRIGATION
T55N R04W S2 L1(NENE)
Total Acres: 0.7

96-15848
WILLIAM J HOWARD
DARLENE R HOWARD
163 FOUR WHEEL DR
ATHOL, ID 83801-7015
Point of Diversion NESESE
S14 T54N R04W

SCANNED
MAY 10 2023

BONNER County
Source SPRING
Tributary SINKS
Use: DOMESTIC
01/01 to 12/31
Total Diversion: 0.04 CFS
Date Filed: 04-20-2023
Place Of Use: DOMESTIC
T54N R04W S14 SESE

96-15995
THOMAS P BALDWIN
KAREN E BALDWIN
8703 E MARINGO DR
SPOKANE, WA 99212-1822
Point of Diversion NESW
S3 T55N R04W
BONNER County
Source PEND OREILLE RIVER
Tributary COLUMBIA RIVER
Use: IRRIGATION
04/01 to 10/31
Total Diversion: 0.03 CFS
Date Filed: 04-27-2023
Place Of Use: IRRIGATION
T55N R04W S3 L2(NESW)
Total Acres: 0.8

96-16020
ANNA LARGEN
WILLIAM LARGEN
PO BOX 317
COCOLALLA, ID 83813-0317
Point of Diversion L4(NWNW)
S17 T55N R04W
BONNER County
Source GROUND WATER
Use: DOMESTIC
01/01 to 12/31
Total Diversion: 0.08 CFS
Date Filed: 05-01-2023
Place Of Use: DOMESTIC
T55N R04W S17 L4(NWNW)

97-9675
DON GRINDE
JANICE GRINDE
872 WOODS RD
PRIEST RIVER, ID 83856
Point of Diversion NESW
S21 T56N R04W
BONNER County
Source GROUND WATER
Point of Diversion NESW
S21 T56N R04W
BONNER County
Source GROUND WATER
Use: DOMESTIC
01/01 to 12/31 0.08 CFS
Use: STOCKWATER
01/01 to 12/31 0.02 CFS
Use: IRRIGATION
04/01 to 10/31 0.12 CFS
Total Diversion: 0.2 CFS
Date Filed: 07-11-2022
Place Of Use: DOMESTIC,IRRIGATION,STOCKWATER
T56N R04W S21 NESW
Total Acres: 4

SCANNED
MAY 10 2023

97-9678
WEST CENTRAL LLC
400 S JEFFERSON ST STE 111
SPOKANE, WA 99204-3142
Point of Diversion SESE
S32 T56N R04W
BONNER County
Source PEND OREILLE RIVER
Tributary COLUMBIA RIVER
Use: DOMESTIC
01/01 to 12/31
Total Diversion: 0.04 CFS
Date Filed: 07-14-2022
Place Of Use: DOMESTIC
T56N R04W S32 L5(SESE)

97-9680
MARCUS JACKSON
TERESA JACKSON
17301 N GOLDEN DR
COLBERT, WA 99005-9677
Point of Diversion L2(NWNE)
S3 T60N R04W
BONNER County
Source PRIEST LAKE
Tributary PRIEST RIVER
Use: DOMESTIC
01/01 to 12/31
Total Diversion: 0.04 CFS
Date Filed: 06-17-2022
Place Of Use: DOMESTIC
T60N R04W S3 L2(NWNE)

Permits will be subject to all prior water rights. For additional information concerning the property location, contact the Northern office at (208)762-2800; or for a full description of the right(s), please see https://idwr.idaho.gov/apps/ExtSearch/WRApplicationResults/. Protests may be submitted based on the criteria of Idaho Code § 42-203A. Any protest against the approval of this application must be filed with the Director, Dept. of Water Resources, Northern Region, 7600 N MINERAL DR STE 100, COEUR D ALENE ID 83815-7763 together with a protest fee of $25.00 for each application on or before 6/5/2023. The protestant must also send a copy of the protest to the applicant.
GARY SPACKMAN, Director Published on 5/17/2023 and 5/24/2023

SCANNED
MAY 10 2023

Maxey, Shaun

From: Maxey, Shaun
Sent: Thursday, March 9, 2023 4:02 PM
To: mconway@latahcreek.com
Subject: Overall CFS correction (Line 6) on Idaho Application For Permit 96-13156
Attachments: 96-13156 APP Pg. 1 CFS CORRECTION TO LABEL.pdf; 96-13156 RIVERHOUSE HOLDINGS APP CFS CORRECT.pdf

Mr. Conway;

Thanks for the corrections you submitted via e-mail to our State Office in Boise at file@idwr.idaho.gov

Please repeat the process, by adding your initials and date, to change the overall CFQ quantity on line 6 of the Application from 0.01 CFS to 0.03 CFS. I have shown an example in the attachment titled as '...96-13156 RIVERHOUSE HOLDINGS APP CFS CORRECT...'.

Thanks,

Shaun Maxey

IDAHO DEPARTMENT OF WATER RESOURCES

Shaun M. Maxey |Sr. Water Resource Agent
Idaho Department of Water Resources
Northern Regional Office
7600 N Mineral Drive, Suite 100
Coeur d'Alene, ID 83815-7763
Phone: (208) 762-2800

SCANNED
MAY 10 2023

Bates, Luke

From: Mike Conway <mconway@latahcreek.com>
Sent: Wednesday, March 8, 2023 1:11 PM
To: IDWR File
Subject: On-Line Idaho Application for Permit 96-13156 (correct tributary ,season of use, irrigated acres & proof of authority to sign)
Attachments: Riverhouse water permit No 96-13156.pdf

CAUTION: This email originated outside the State of Idaho network. Verify links and attachments BEFORE you click or open, even if you recognize and/or trust the sender. Contact your agency service desk with any concerns.

>
>
> Shaun,
>
> Attached are the updated documents for Permit 96-13156. I have changed and initialed the correct tributary, season of use, irrigated acres, and included proof of authority to sign.
>
> Please let me know if anything else needed.
>
> Thank You,
>
> Mike Conway
> winemaker/owner
> Latah Creek Wine Cellars
> 13030 E Indiana Ave
> Spokane, WA 99216
> mconway@latahcreek.com
> 509-926-0164
>
>

SCANNED
MAY 10 2023

Maxey, Shaun

From: Maxey, Shaun
Sent: Friday, November 18, 2022 5:02 PM
To: mike@latahcreek.com
Subject: On-Line Idaho Application for Permit 96-13156 (correct tributary ,season of use, irrigated acres & proof of authority to sign)
Attachments: 96-13156 CONWAY APP.pdf; 96-13156 CONWAY APP MAP.pdf; 96-13156 CONWAY RIVERHOUSE HOLDINGS LLC.pdf; 96-13156 CONWAY APP Corrections.pdf

Mr. Conway:

Your Application, filed on-line via the Internet, for use of water from the Pend Oreille River to irrigate 0.3 acres has been assigned ID number 96-13156. A copy of your Application is attached. I have also attached a copy of your Application showing suggested and required corrections in **red** and a copy of the most current report from the Washington Secretary of State website.

The official names shown on your Application for the location of the Point of Diversion and Tributary must agree with the official names used by the U.S. Geological Survey on standard topographic maps. IDWR personnel are prohibited from making changes to your Application. Please print out a copy of your original application, make the corrections I have indicated in **red, initial and date,** and return it to our IDWR Northern Region office along with a current copy of your deed or another document showing your authority to sign. Riverhouse Holdings, LLCs is shown on Bonner County's public web site as the owner of the property. Please line out your name , initial and date, and write in Riverhouse Holdings, LLC if you want the LLC to appear as the owner in published legal notices for the Application and indicate that you want the Secretary of State document to be attached to your Application.

Please phone me at (208) 762.2816 if you have questions concerning the required and suggested corrections to your Application.

You can send the copy of your corrected Application and proof of authority to sign, via U.S. mail to the address shown below, or via e-mail to the following address: file@idwr.idaho.gov

Thanks,

Shaun Maxey

IDAHO DEPARTMENT OF WATER RESOURCES

Shaun M. Maxey | Sr. Water Resource Agent
Idaho Department of Water Resources
Northern Regional Office
7600 N Mineral Drive, Suite 100
Coeur d'Alene, ID 83815-7763
Phone: (208) 762-2800

SCANNED
MAY 10 2023