

STATE OF IDAHO
DEPARTMENT OF WATER RESOURCES
BENEFICIAL USE FIELD REPORT

A. GENERAL INFORMATION

Permit No: 63-32143
Exam Date: 08/01/2023

1. Current Owner:
ULMER LANE TOWNHOMES SUBDIVISION HOA INC C/O NORTHERN STAR MANAGEMENT
5660 E FRANKLIN RD STE 310 NAMPA ID 83687-8174

2. Accompanied by: Northern Star Management gave me permission to visit property
Phone No: (208) 939-8489
Address: Ste 310, Nampa ID 83687-8174
Relationship to permit Holder: Permit Holders

3. **SOURCE:**
GROUND WATER

Tributary
BOISE RIVER

Method of Determination: On-site inspection

B. OVERLAP REVIEW

1. Other water rights with the same place of use: YES Overlap

Water Right No.	Source	Purpose of Use	Basis
N/A			

Comments:

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

Water Right No.	Source	Purpose of Use	Basis
N/A			

Comments:

C. DIVERSION AND DELIVERY SYSTEM

1. **LOCATION OF POINT(S) OF DIVERSION:**

GROUND WATER L6 (SE¼ NW¼), Sec. 23, Twp 04N, Rge 01E, B.M. ADA County

Method of Determination: On-site inspection

PLACE OF USE: AESTHETIC STORAGE

Twp	Rng	Sec	NE				NW				SW				SE				Totals
			NE	NW	SW	SE	NE	NW	SW	SE	NE	NW	SW	SE	NE	NW	SW	SE	
04N	01E	23								X L6									

Method of Determination: On-site inspection

- X Delivery System Diagram Attached (required). Indicate all major components and distances between components.
 X Indicate weir size/pipe as applicable.
- X Map Attached Showing Location(s) of point(s) of diversion and place(s) of use (required). Scale must be
 X 1:24,000 or greater.
- X Aerial Photo Attached (required for irrigation of 10+ acres).
- X Photo of Diversion and System Attached

4.

Well or Diversion ID No.*	Motor Make	Hp	Motor Serial No.	Pump Make	Pump Serial No. or Discharge Size

D. FLOW MEASUREMENTS

1.

Measurement Equipment	Type	Make	Model No.	Serial No.	Size	Calib. Date
N/A						

2. Measurements: This a pond that intercepts ground water, there is no flow component associated with this right.

E. FLOW CALCULATIONS

_____ Additional Computation Sheets Attached

Measured Method: N/A

F. VOLUME CALCULATIONS

1. Volume Calculations for irrigation: No irrigation developed

$$V_{I.R.} = (\text{Acres Irrigated}) \times (\text{Irrigation Requirement}) =$$

$$V_{D.R.} = [\text{Diversion Rate (cfs)}] \times (\text{Days in Irrigation season}) \times 1.9835 =$$

$$V = \text{Smaller of } V_{I.R.} \text{ and } V_{D.R.} =$$

2. Volume Calculations for Other Uses: Pond Storage:

Pond was constructed as a flat bottom pond with an average depth of 12' and has a surface area of 0.48 acres

$$0.48 \times 12 = 5.76 \text{ af}$$

Seepage is negligible as this pond is constructed near the Boise river and intercepts ground water that appears to be hydraulically connected to the Boise River system. Water levels in the pond fluctuate when the Boise River levels fluctuate.

According to the U of I's ETIdaho website, the precipitation deficit for open water at the Boise WSFO Airport weather station

is reported as 796 mm annually (796 mm/304.8) = 2.61 af annually; 2.61 x 0.48 acres = 1.25 af lost to evaporation annually
 5.76 af + 1.25 = 7.01 af $\approx$ **7.0 af**

G. NARRATIVE/REMARKS/COMMENTS

I called Northern Star Management about this field exam and while no one could give me any information regarding this permit, they gave me the gate code and told me I was welcome to visit the property in order to conduct the field exam. When I arrived and parked near the pond, I asked a gentleman if he knew anything about the pond and irrigation system. He told me his name was Stan Hick and that he was the Landscape Committee Manager for the subdivision. He told me the pond had steep sides (which it did) and was a flat bottom pond that intercepts ground water and has a depth of 12'. He also stated the water was recirculated through water falls around the edge of the pond to give it enough flow through the pond for aesthetics and to keep mosquitos at bay. When I asked him about the irrigation of the lawns in the subdivision, he told me that all irrigation and domestic water is provided by the municipality of Garden City.
 Recommend licensing 7.0 af for aesthetic storage.

Have conditions of permit approval been met? X Yes No

H. RECOMMENDATIONS

1. Recommended Amounts

<u>Beneficial Use</u>	<u>Period of Use</u>	<u>Rate of Diversion</u>	<u>Annual Volume</u>
AESTHETIC STORAGE	01/01 to 12/31		7.0 AF

Totals:

7.0 AF

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

I. AUTHENTICATION

Bill Mills -

Field Examiner's Name

Date

Reviewer

Date

8-10-2023

7/26/2024



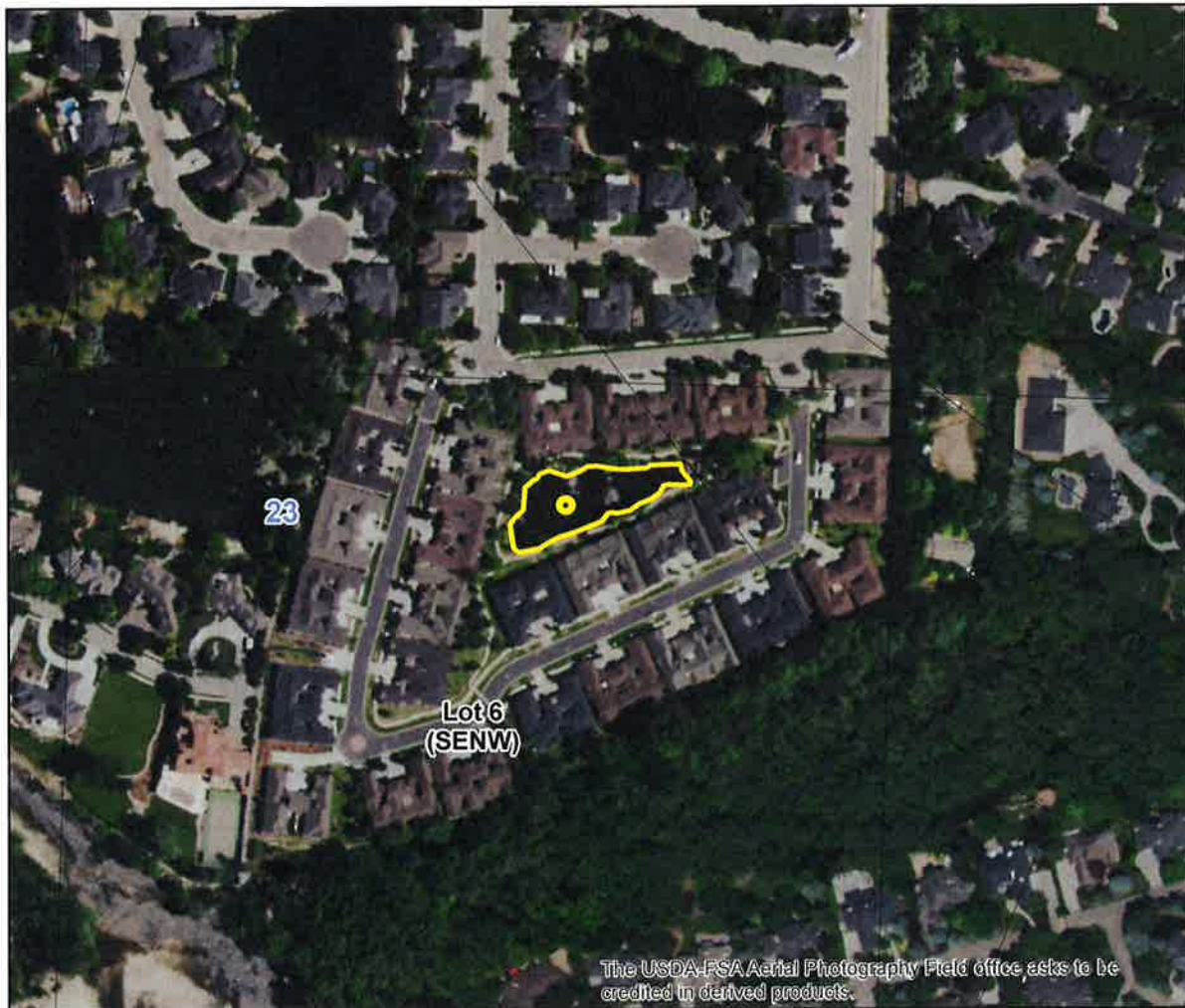
Looking east across the pond from the west side

State of Idaho
Department of Water Resources
System Diagram
63-32143

This map depicts the AESTHETIC STORAGE place of use and
point of diversion for this water right.

01E

04N



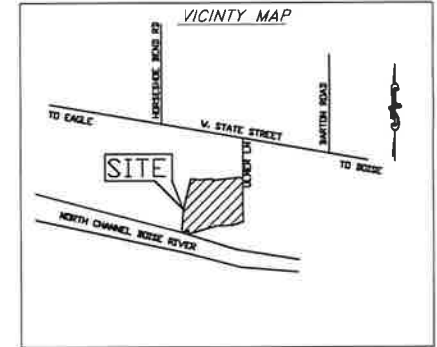
0 0.035 0.07 0.14 Miles

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



Field Exam 63-32143

PRELIMINARY PLAT
OF
ULMER LANE TOWNHOMES
PART OF
THE E 1/2 OF THE NW 1/4
OF SECTION 23, T. 4 N., R. 1 E., B.M.
GARDEN CITY, ADA COUNTY, IDAHO



SITE NOTES

CURRENT ZONING R3
ZONING SETBACK
FRONT: 10'
SIDE: 5'
BACK: 5'
TOTAL AREA: 18.57 AC
BUILDABLE LOT AREA: 8.67 AC
PUBLIC ROAD AREA: 0.87 AC
PRIVATE ROAD AREA: 2.15 AC
NON-BUILDABLE LOT AREA: 8.87 AC
TOTAL ZONABLE AC: 10.74 AC

NOTES

- ANY RE-SUBDIVISION OF THIS PLAT SHALL COMPLY WITH THE APPLICABLE REGULATIONS IN EFFECT AT THE TIME OF THE RE-SUBDIVISION.
- THIS DEVELOPMENT REQUIRES SECTION 32-4503 OF THE IDAHO CODE, RIGHT TO FARM ACT, WHICH STATES: "NO AGRICULTURAL OPERATION OR AN APPROPRIATION TO IT SHALL BE OR BECOME A NUISANCE, PRIVATE OR PUBLIC, BY ANY CHANGED CONDITIONS IN OR ABOUT THE SURROUNDING NONAGRICULTURAL ACTIVITIES AFTER THE SAME HAS BEEN IN OPERATION FOR MORE THAN (1) YEAR WHEN THE OPERATION WAS NOT A NUISANCE AT THE TIME THE OPERATION BEGAN, PROVIDED THAT THE PROGRESS OF THIS SECTION SHALL NOT APPLY WHENEVER A NUISANCE RESULTS FROM THE IMPROPER OR NEGLIGENT OPERATION OF ANY AGRICULTURAL OPERATION OR APPROPRIATION TO IT."
- 10' UTILITY AND DRAINAGE EASEMENTS ABOUT ALL PUBLIC RIGHT-OF-WAY, PRIVATE ROAD FRONTAGES AND SUBDIVISION BOUNDARIES, AND WHEN CONSIDERED NECESSARY, CENTERED ON ALL PROPERTY LINES.
- ALL UTILITIES FOR NEW DWELLINGS SHALL BE INSTALLED UNDERGROUND.
- THIS SUBDIVISION SHALL COMPLY WITH IDAHO CODE SECTION 31-3805 CONCERNING IRRIGATION WATER.
- BUILDING SETBACKS AND DIMENSIONAL STANDARDS IN THIS SUBDIVISION SHALL BE IN COMPLIANCE WITH THE P.U.D. REGULATIONS.
- IRRIGATION/DRAINAGE WATERS SHALL NOT BE IMPAIRED BY ANY CONSTRUCTION ON SITE.
- TREATMENT OF DOMESTIC WASTE WILL BE PROVIDED BY CITY SEWER CONSTRUCTED IN ACCORDANCE WITH THE DEPARTMENT OF ENVIRONMENTAL QUALITY.
- DOMESTIC WATER PROVIDED BY UNITED WATER.
- NO SHALLOW BEDROCK AREAS, UNSTABLE ROCK FORMATIONS, OR LANDSLIDES LIE WITHIN THIS SUBDIVISION.
- LOTS 11, 12, 31, 35 & 37 SHALL BE DESIGNATED AS COMMON AREA. LOT 37 IS A PRIVATE ROAD TO BE MAINTAINED BY THE ULMER LANE PARK HOMEOWNERS ASSOCIATION.
- PARKING ON PUBLIC STREET ALLOWED ON ONE SIDE ONLY.
- THERE SHALL BE AN ADDITIONAL 5' WIDE SIDEWALK EASEMENT ONLY THE FRONTAGE OF ALL LOTS ADJACENT LOT 37.

SURVEYOR'S CERTIFICATE

I, DARREN R. LEAVITT, DO HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR LICENSED BY THE STATE OF IDAHO, AND THAT THIS MAP HAS BEEN PREPARED FROM AN ACTUAL SURVEY MADE ON THE GROUND UNDER MY SUPERVISION, AND THAT THIS MAP IS AN ACCURATE REPRESENTATION OF SAID SURVEY.

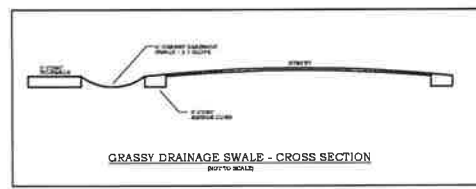


DARREN R. LEAVITT, P.L.S. IDAHO LICENSE NO. 7323

LEGEND

- Found Section Corner
- Found 1/2" Iron rod
- Found 5/8" Iron rod
- GAS RISER/METER
- UTILITY POLE
- TELEPHONE RISER
- WATER MANHOLE
- SEWER MANHOLE
- UTILITY POLE
- UNDERGROUND TELEPHONE LINE
- UNDERGROUND U.S. WEST LINE
- UNDERGROUND FIBER OPTIC CABLE
- SANITARY SEWER
- OVERHEAD UTILITY LINES

GRASSY DRAINAGE SWALE - CROSS SECTION



OWNER:
STEVEN E. ROTH
ROTH HOMES
P.O. BOX 1477
BOISE, ID. 83703
(208) 323-2344

SEWER NOTES:

- EX-S50H
RM-34.30
INV. IN=89.63
- A-1 INV. OUT=89.82
 - A-2 INV. OUT=81.21
 - A-3 INV. OUT=82.89
 - A-4 INV. OUT=83.70
 - A-5 INV. OUT=83.98
 - A-6 INV. OUT=84.87
 - B-1 INV. OUT=82.50
 - B-2 INV. OUT=83.04
 - B-3 INV. OUT=84.39
 - B-4 INV. OUT=86.07
 - B-5 INV. OUT=86.52

JAMES & ANIELA HARRISON
10181 W. RIVER ROCK LN.
GARDEN CITY, ID. 83714

WOODS OWNERS ASSOC.
8400 W. PEBBLE BROOK
GARDEN CITY, ID. 83714

KIMBERLY ESTATES OWNERS ASSOC.
N. TOSSELIA ROAD LN.
GARDEN CITY, ID. 83714

RAIMONDI HOMES
10000 W. RIVER ROCK LN.
GARDEN CITY, ID. 83714

DANIEL & CHELSEA JOHNSON
8400 W. PEBBLE BROOK
GARDEN CITY, ID. 83714

BLAKE & LADONIA JONES
8400 W. PEBBLE BROOK LN.
GARDEN CITY, ID. 83714

THE WOODS SUBDIVISION NO. 2

JOHN & SARAH HARRISON
8400 W. PEBBLE BROOK LN.
GARDEN CITY, ID. 83714

STEVEN & MERIDA BRUCE
8400 W. PEBBLE BROOK LN.
GARDEN CITY, ID. 83714

JOHN & JOAN ZANST
8400 W. PEBBLE BROOK LN.
GARDEN CITY, ID. 83714

BERNARD & JAM EVANS
8400 W. PEBBLE BROOK LN.
GARDEN CITY, ID. 83714

RON & ANGELA KEND
AND N. CANY ADAMS PL.
BOISE, ID. 83703

TAMMAGE CONSTRUCTION LLC
8400 W. PEBBLE BROOK LN.
BOISE, ID. 83703

LAKELAND VILLAGE LLC
300 BROAD ST.
CABLE, ID. 83616

LAKELAND VILLAGE LLC
300 BROAD ST.
CABLE, ID. 83616

WILLIAM & LORRAINE CHAFFET
8400 W. PEBBLE BROOK LN.
BOISE, ID. 83703



University of Idaho

Kimberly Research
and Extension Center

[Water Resources Program](#)

ETIdaho 2017

Evapotranspiration and Consumptive Irrigation Water Requirements for Idaho

Please send suggestions for
improving this site to robison at
uidaho dot edu

2023-08-03 12:33

Copyright 2018, University of
Idaho.

Boise WSFO Airport (NWS -- USC00101022)

Statistics based on thirty year normal spans 1986 to 2016 years

For a different land cover or crop click on the above link.

You can highlight this table and copy via the clipboard to a Microsoft Excel or OpenOffice spreadsheet to plot or otherwise work with this data.

Open water - small stock ponds Precipitation Deficit ([Click here for a graph](#))

	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Growing Season ^a	Non Growing Season ^b	Annual
Mean ⁱ	mm/day												mm		
Monthly ^c	-0.55	0.27	1.16	2.58	3.41	4.89	5.49	4.64	3.17	1.76	-0.06	-0.71	797	0	796
15-Day Moving Average ^d	-0.59	0.10	1.17	2.57	3.46	4.88	5.52	4.64	3.12	1.79	-0.06	-0.65			
7-Day Moving Average ^e	-0.58	0.17	1.16	2.54	3.42	4.89	5.49	4.63	3.13	1.77	-0.07	-0.70			
3-Day Moving Average ^f	-0.56	0.24	1.15	2.57	3.40	4.90	5.49	4.64	3.14	1.75	-0.05	-0.72			

Standard Deviation ^k	mm/day												mm		
Monthly ^c	0.75	0.73	1.36	0.73	1.91	0.85	0.69	0.68	0.78	0.98	0.67	1.18	100	0	100
15-Day Moving Average ^d	0.90	1.03	1.19	0.97	1.79	1.04	0.60	0.62	0.87	0.97	0.80	1.02			
7-Day Moving Average ^e	1.23	1.30	1.46	1.45	2.25	1.42	0.78	0.91	1.27	1.34	1.16	1.42			
3-Day Moving Average ^f	1.66	1.65	1.95	2.04	2.89	1.87	1.04	1.19	1.67	1.80	1.61	1.98			
20% Exceedance ^l	mm/day												mm		
Monthly ^c	-0.24	0.89	2.13	3.08	4.34	5.63	5.88	5.01	3.79	2.17	0.48	-0.01	868	0	868
15-Day Moving Average ^d	0.37	1.12	2.81	3.94	5.63	6.19	6.29	5.34	4.15	2.94	1.07	0.52			
7-Day Moving Average ^e	0.67	1.68	3.35	4.84	6.18	6.60	6.55	5.60	4.55	3.33	1.58	0.67			
3-Day Moving Average ^f	0.84	2.06	3.83	5.79	6.79	7.39	6.86	5.92	4.97	3.73	1.80	0.91			
80% Exceedance ^m	mm/day												mm		
Monthly ^c	-1.04	-0.24	0.43	1.90	2.34	4.08	5.04	4.33	2.80	1.35	-0.64	-1.32	692	0	692
15-Day Moving Average ^d	-1.97	-0.98	-0.89	0.73	0.67	3.29	4.53	3.89	1.54	0.05	-1.52	-2.16			
7-Day Moving Average ^e	-3.54	-1.83	-2.33	-1.22	-2.31	1.51	3.70	3.20	0.71	-1.77	-2.98	-3.81			
3-Day Moving Average ^f	-6.39	-4.30	-4.84	-3.90	-5.52	-1.30	2.12	1.86	-2.50	-4.53	-5.89	-8.73			
Ave Highest P _{def}	mm/day												--		
15-Day Moving Average ^g	0.23	0.79	2.02	3.43	4.66	5.70	5.92	5.09	3.77	2.55	0.64	0.24			
7-Day Moving Average ^h	0.52	1.35	2.76	4.30	5.56	6.31	6.22	5.41	4.23	2.99	1.12	0.47			
3-Day Moving Average ⁱ	0.73	1.73	3.34	5.06	6.25	6.97	6.62	5.75	4.71	3.39	1.49	0.71			
Ave Lowest P _{def}	mm/day												--		
15-Day Moving Average ^g	-1.24	-0.37	0.35	1.73	2.13	4.03	5.10	4.17	2.51	0.90	-0.68	-1.44			

7-Day Moving Average ^h	-2.34	-1.31	-0.71	0.43	0.36	2.89	4.48	3.63	1.60	-0.17	-1.65	-2.59			
3-Day Moving Average ⁱ	-4.25	-2.88	-2.52	-1.66	-2.54	1.22	3.33	2.61	-0.09	-2.28	-3.61	-4.93			
Special normal distribution parameters for monthly, seasonal, and annual intervals															
Skew ^m	-0.11	-1.51	0.03	0.73	-0.33	-0.73	-0.36	-0.66	-1.85	-0.15	-0.86	-0.19	-0.09	0.00	-0.09
Kurtosis ^o	0.76	6.31	0.63	3.17	0.96	2.66	0.90	1.92	7.16	1.00	3.92	0.73	2.55	0.00	2.55

^a Growing Season: This is usually the time from green up or planting in the spring to a killing frost or harvest in the fall. It is not applicable for entries without a growing season and will be blank.

^b Nongrowing Season: This is usually the time from a killing frost or harvest in the fall to the of green up in the spring. It is not applicable for entries without a growing season.

^c Mean of the average daily value for month

^d Mean of the fourteen 15-day period averages contained in the month

^e Mean of the twenty three 7-day period averages contained in the month

^f Mean of the twenty seven 3-day period averages contained in the month

^g Mean of the highest/lowest 15-day period average in month

^h Mean of the highest/lowest 7-day period average in month

ⁱ Mean of the highest/lowest 3-day period average in month

^j This value represents the *mean value* for the parameter for the month over the 'normal' period of record. Generally, the 'normal' period is the last thirty years with data.

^k This value represents the *standard deviation* for the parameter for the month over the 'normal' period.

^l This value represents the *value* for the parameter that has a 20% chance of being exceeded that month during any particular year. Conversely, there is an 80% chance that the parameter value will be less than the *value* shown.

^m This value represents the *value* for the parameter that has a 80% chance of being exceeded that month during any particular year. Conversely, there is an 20% chance that the parameter value will be less than the *value* shown.

ⁿ This value represents the *skewness (asymmetry) of the distribution of the parameter values* for the month (year) over the 'normal' period. A value near zero indicates that the distribution approximates a normal (Gaussian) and symmetrical distribution. A negative skew indicates that the parameter distribution has

relatively few low values compared to high values. A positive skew indicates that the distribution has relatively few high values compared to the number of low values. A skew value near 1 indicates that the underlying distribution approximates a lognormal distribution.

° This value represents the *kurtosis* of the parameter value distribution for the month (year) over the 'normal' period. Kurtosis is a measurement of the height to width ratio of the probability distribution, or the *peakedness (slenderness)*. A normal (Gaussian) distribution has a kurtosis of 3. A high kurtosis distribution has a sharper peak and longer tails, while a low kurtosis distribution has a more rounded peak and shorter tails.

This work and report were prepared by the University of Idaho Research and Extension Center at Kimberly, Idaho under contract with the Idaho Department of Water Resources. Work was supported by funding from IDWR and the Idaho Agricultural Experiment Station and Idaho Engineering Experiment Station. The authors gratefully acknowledge the long-term evapotranspiration data collection and long-standing advice provided by Dr. James L. Wright, USDA-ARS Kimberly (ret.), the more than two decades of high quality agricultural weather data collection by the U.S. Bureau of Reclamation AgriMet system, and the very long-standing, routine data collection by the hundreds of cooperative weather station volunteers across the state who, for more than one-hundred years, have faithfully observed daily air temperature and precipitation.

The citation for the evapotranspiration data used from this site should be: Allen, Richard G. and Clarence W. Robison, 2017. Evapotranspiration and Consumptive Irrigation Water Requirements for Idaho: Supplement updating the Time Series through December 2016, Research Technical Completion Report, Kimberly Research and Extension Center, University of Idaho, Moscow, ID.

Questions regarding the data should be addressed to [Richard G. Allen](#), or [Clarence W. Robison](#) University of Idaho, Kimberly Research and Extension Center, 3793 North 3600 East, Kimberly, ID 83341. Telephone (208)-423-6610

Copyright 2018, University of Idaho.

ETIdaho web site powered by [Debian](#), [Apache](#), [Firebird DBMS](#), [Python](#)