

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

A. GENERAL INFORMATION

Exam Date: 8/4/2025

1. Does this qualify for an in-office field exam (IDAPA 37.03.02.035.01.q)? X Y N

- a. X Irrigation of 5 acres or less
 b. Storage of up to 14.6 AF for stockwater purposes only
 c. X Any use other than irrigation or storage, if the combined diversion rate is 0.24 cfs or less
 d. Other < >

2. Current Owner: George & Leigh Brecht

Owner of Record Correct? X Y NAddress of Record Correct? X Y N

If No Explain:

3. Beneficial Use Fees have been paid: Y N Receipt No: W052218

4. Source: Tributary:

GROUND WATER

Method of Determination: Ada County Aerial Imagery, ArcMap GIS Tools, Taxlot Data, and permit holder's Statement of Completion for Submitting Proof of Beneficial Use.

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
63-22044	Ground Water	Domestic	Decreed

Comments: There are other water rights in this same quarter-quarter (QQ), but they appear to pertain to other properties.

2. Other water rights with the same point of diversion: X No Overlap

Water Right No.	Source	Purpose of Use	Basis

Comments: The permit holders appear to be diverting an exempt domestic use for 1 home from the same well.

C. DIVERSION AND DELIVERY SYSTEM

1. Location of Point(s) of Diversion:

Source	Govt. Lot	¼	¼	¼	Sec.	Twp.	Rge.		County
Ground Water			SW	SE	26	05N	01W		ADA

Method of Determination:

Point of Diversion (POD) location was confirmed to be one singular well through the attached Well Driller's Report with the Proof of Beneficial Use and additional confirmation with permit holder. The POD location can be identified by Well ID No. 468007 and Metal Tag No. D0095509. Please note on attached Well Driller's Report that the Well Tag No. D0095509 is incorrectly listed as D95509.

Change in POD? Y X N Amendment Required? Y X N

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	
05N	01W	26															3.0		3.0
Total Acres =																			3.0

Place of Use: Stockwater

TWP	RGE	Sec	NE				NW				SW				SE				Totals
			NE	NW	SW	SE	NE	NW	SW	SE	NE	NW	SW	SE	NE	NW	SW	SE	
05N	01W	26															X		

Method of Determination: GIS, Tax Parcel Data, and Aerial imagery.

Change in POU? ___Y ___X___N Amendment Required? ___Y ___X___N

3. Diversion System Information:**Description:**

- ___ Delivery System Diagram Attached. (mark all major components and distances between components)
- ___X___ Map Attached Showing Location(s) of point(s) of diversion and place(s) of use (required).
- ___X___ Aerial Photo Attached (required)
- ___ Photo of Diversion and System Attached

3. Diversion Id No.*	Motor Make	HP	Motor Serial No.	Pump Make	Pump Serial No. or Discharge Size
D0095509	Pentek 2HP 230V 3PH	2HP		Flowise 2HP 18 GPM	

*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

2. Measurement Comments:**E. FLOW CALCULATIONS**

___Additional Computation Sheets Attached

Measured Method:

Irrigation: (acres irrigated) x (generic diversion rate) = 3 acres x 0.02 cfs/acre = 0.06 cfs

Stockwater: 0.02 cfs is the standard for 4 horses for stockwater per Application Processing Memo #3

Total: 0.06 cfs + 0.02 cfs = 0.08 cfs

Comments: No measurement is required for an in-office examination per Beneficial Use Examination Rules.**F. VOLUME CALCULATIONS****1. Volume Calculations for Irrigation:**

V = (Acres Irrigated) x (Irrigation Requirement) = acre-feet annually (afa) = 3 acres x 4.5 acres-feet/acre = 13.5 afa

I.R.

V = [Diversion Rate (cfs)] x (Days in Irrigation season) x 1.9835 = acre-feet annually (afa) = 0.10 cfs x 260 days x 1.9835 = 51.57 afa

D.R.

V = Smaller of V_{I.R.} and V_{D.R.} = 13.5 afa**2. Volume Calculations for Other Uses:**

Stockwater: According to Application Processing Memo #3, 0.2 af is standard volume for 0-10 heads of stock.

G. PURPOSE OF USEIrrigation ☒ Y ☐ N # Stock 4 Domestic # of Homes Other: ☐ < ☐ >Change in Purpose of Use? ☐ Y ☒ X ☐ N

Method of Determination:

If Yes: From Use To Use Amount CFS AFA **H. NARRATIVE/REMARKS/COMMENTS**

This permit qualifies for an in-office exam because it is for irrigation of less than 5 acres and the total diversion rate is less than 0.24 cfs. The exam was conducted on 8/4/2025 by Emma Channpraseut. At the time of the exam ownership of the permit is in the name of George & Leigh Brecht. Current Ada County taxlot data indicates the permit holders own the appurtenant land to the Place of Use (POU). The permit holders submitted the Statement of Completion for Submitting Proof of Beneficial Use (Statement of Completion) on 9/30/2024.

On the Statement of Completion for Proof of Beneficial Use, the permit holders listed 1.9 acres of irrigation, stockwater for 4 horses, and domestic use for 1 home. The domestic use appears to be an exempt use not on this permit and will not be included on the license. I reached out to the permit holder to confirm the boundaries of the POU's for irrigation and Stockwater, and additional information about their water delivery system. Through this communication, and my analysis of satellite imagery of the irrigated acres I was able to confirm that the number of acres of irrigation developed under this right is 3.0 acres instead of the 1.9 acres the permit holder listed on the Statement of Completion form. I based my irrigation and stockwater shapes on satellite imagery, which appears to be offset from the PLSS quarter-quarter boundaries. This property appears to be within a single quarter-quarter (QQ).

Only one of the authorized Points of Diversion (POD) was developed under this permit. The permit holder discussed a pond as a part of their diverting works. Based on their description of the dimensions of the pond, the pond does not exceed the limits outlined in the administrative memo "Application Processing #67 - Permitting Requirements for Ponds". An additional water right is not required for use of the pond. I am recommending a total diversion rate of 0.08 cfs, annual volume of 13.7 afa, and an irrigation POU of 3.0 acres.

Conditions X02 and 26A are being removed because development of this permit is completed. Condition 121 was updated to Condition 103. The remaining conditions will be carried forward to the license.

Have conditions of permit approval been met? ☒ X Yes ☐ No**I. RECOMMENDATIONS****1. Recommended Amounts:**

<u>BENEFICIAL USE</u>	<u>PERIOD OF USE</u>	<u>DIVERSION RATE</u>	<u>ANNUAL VOLUME</u>
IRRIGATION	03/01 – 11/15	0.06 CFS	13.5 AFA
STOCKWATER	01/01 – 12/31	0.02 CFS	0.2 AFA
	<u>Totals:</u>	0.08 CFS	13.7 AFA

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**J. AUTHENTICATION – Emma Channpraseut**Field Examiner's Emma Channpraseut Date 4/28/2026Reviewer Dave Betts Date 4/28/2026

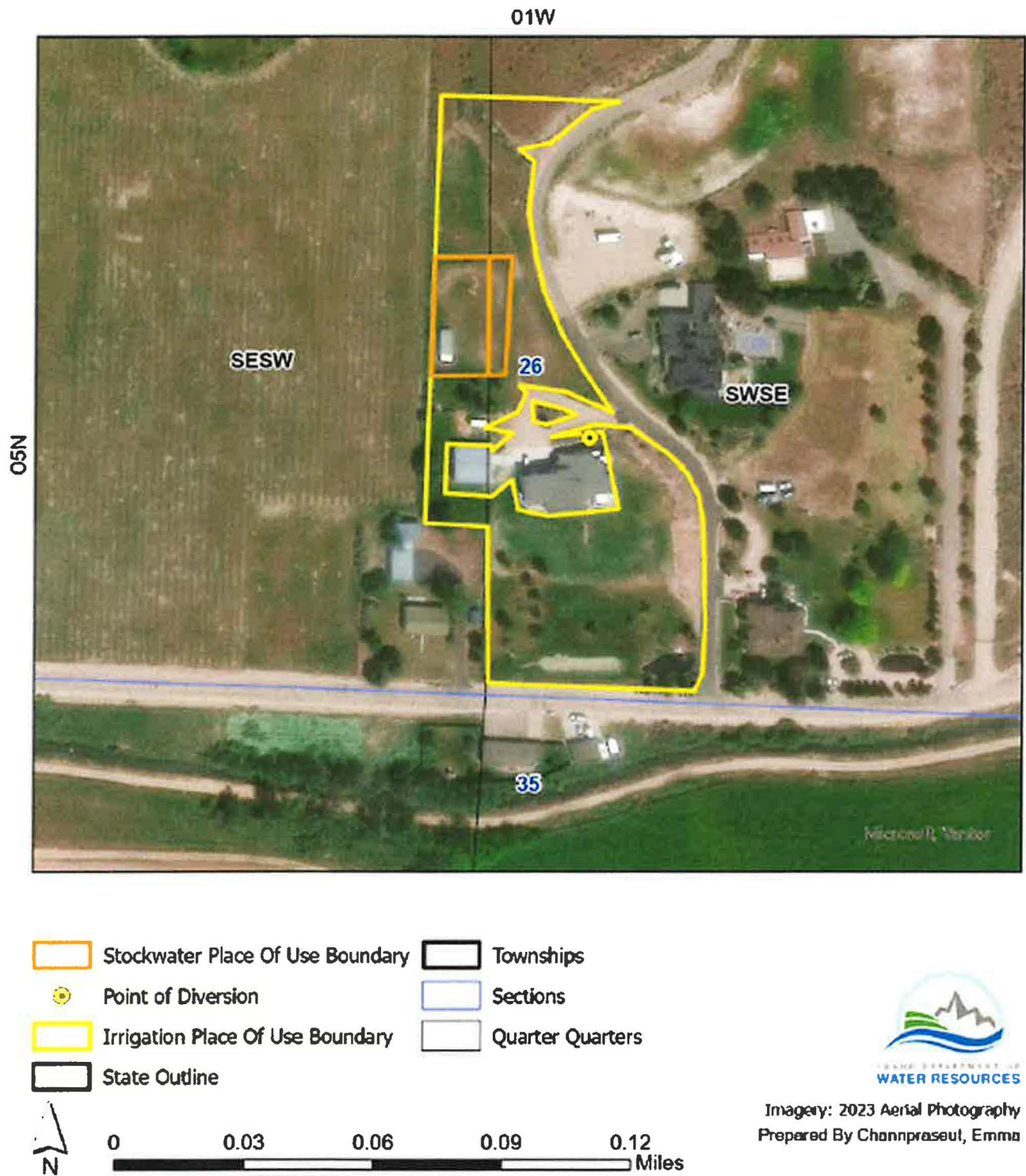


Figure 1: Map of Aerial Imagery from ArcMap outline Place of Use (POU) for Irrigation illustrated by yellow outline, Stockwater illustrated by orange outline, and Point of Diversion illustrated by the yellow dot.



Figure 2: Map of Aerial Imagery from Google Earth to outline Place of Use (POU) for Irrigation illustrated by yellow outline and Stockwater illustrated by orange outline.

Additional Information to Process Water Right License - Water Right No. 63-33955

From George Brecht <george@brechtproperties.com>

Date Wed 8/27/2025 12:37 PM

To Channpraseut, Emma <emma.channpraseut@idwr.idaho.gov>

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.

Emma,

I am sorry that I could not get this to you last Friday. I was almost done when I realized that the flow rate I was using was the flow rate from the hydrant and did not consider the restriction of a hose and a hose bib. I measured this flow rate. The hydrant flow rate alone was 23.1 gallons per minute and with the hose and hose bib was 11.1 gallons per minute. After looking at what I was doing, I also noticed that a timer to control the water flow may be a restriction. After measuring the flow rate from the hydrant to the hose timer to the hose to the hose bib, to the pond, the flow rate dropped to 9.5 gallons per minute.

From this, I came up with an estimated volume of the pond at 9,026 gallons. How I got there is summarized in the table below. Let me know if you have any questions or concerns.

Thanks for your help and patience.

Regards,

George Brecht

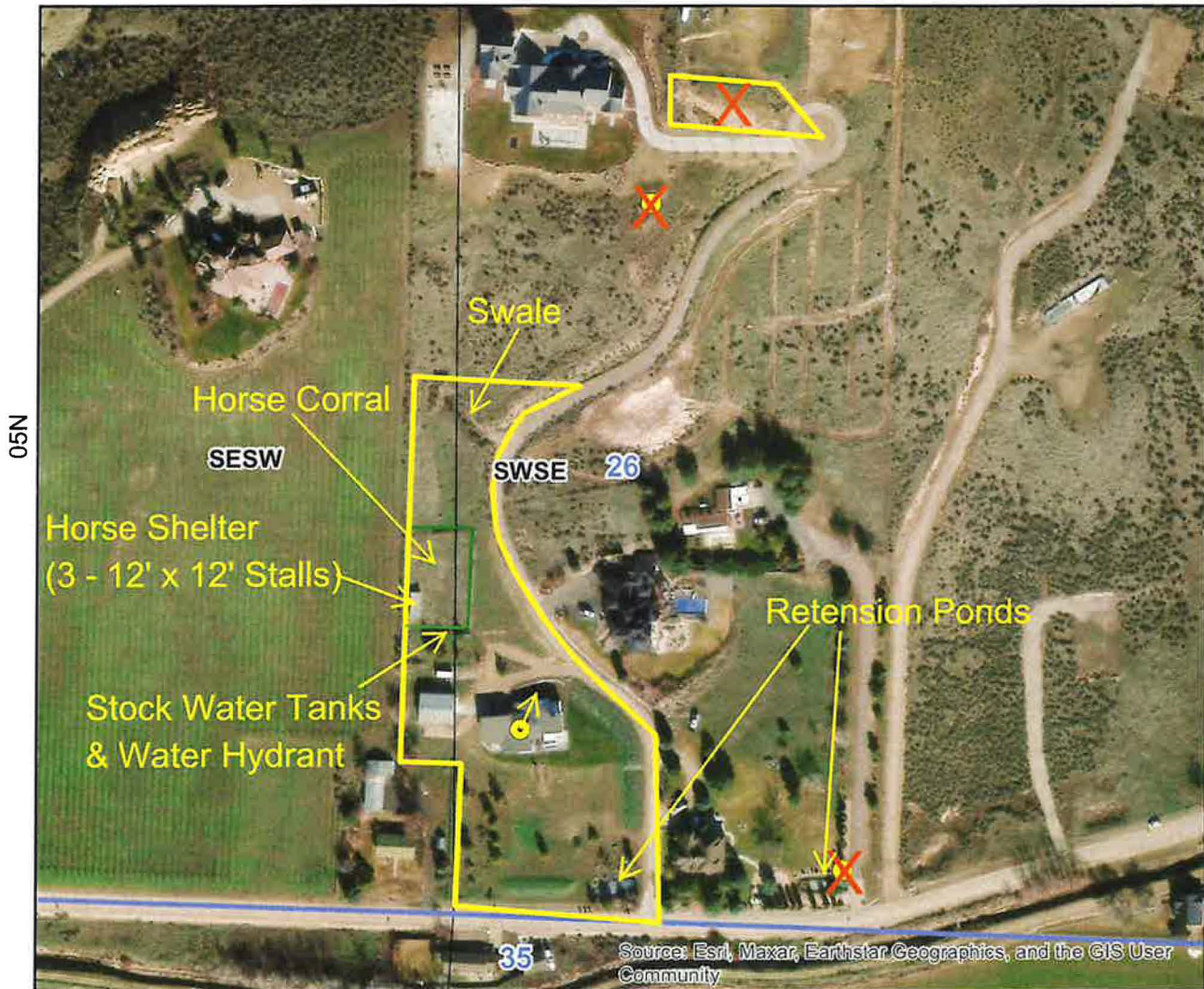
Estimated Size of Pond				
Hydrant	Sec. for 5 Gal.	Average Sec. for 5 Gal.	Avg. Gal./Min.	Avg. CFS
East Berm	11.8			
Direct Hydrant	11.4			
	13.8			
	13.9			
	14	12.98	23.11	0.051
East Berm Hydrant w/	27			
Pond Fill Hose Bib	27			

	27	27	11.1	0.025
East Berm	31			
Pond Fill W/Timer	32			
on Hose	32	32	9.5	0.021
		Pond Cumulative Fill		
Fill Time (Hrs.)	Fill Amount	Total Gallons		
Beginning Volume		500		
5	2,842	3,342		
5	2,842	6,184		
3	1,705	7,889		
2	1,137	9,026	Total	

Water Right In-Office Exam Permit Holder Place of Use (POU) Confirmation

This map depicts the IRRIGATION & STOCKWATER 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.

01W



0 0.03 0.06 0.12 Miles

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



**VISUAL IMPACT REPORT
For
GARRIGAN ESTATES**

Owner: Brett Garrigan
5300 Homer Road
Eagle, Id 83616
(208)947-5020

Prepared for:
ADA County Development Services
David Wells
650 Main
Boise, Id 83702

Prepared By:
The Land Group, Inc.
128 S. Eagle Rd.
Eagle, Id. 83616
(208)939-4041

July 16, 1999

Visual Resources Inventory and Assessment Report

This Report presents a description of the impacts, impact assessment and mitigation planning methods associated with the Garrigan Estates Project.

Findings: Minimal Impacts to Viewers and Landscape Quality (See Impact Methods and Criteria, Inventory and Analysis)

Project Location: See Exhibit A – Located in ADA County, northwest of the area of impact for Eagle, Id.

Project Description: See Exhibit B

Mr. Garrigan is proposing placement of 2 new entrances into his property. Eagle View Lane extends 1400' into the property. Hawk Crest Lane extends approximately 500' into the property. Both roads will be 24' in width, with cut and fill slopes on either side.

Along Homer Road, a new 5' gravel pathway will extend the length of the Garrigan property. Additionally, a drain ditch and a cut slope is anticipated to occur along the north side of Homer Road adjacent the gravel pathway.

Three detention swales will be constructed; one at the north-west entrance of Eagle View Lane, one at the north-west entrance of Hawk Crest Lane and one located about half way up Eagle View Lane on the west side.

New contrasts to the landscape are anticipated to be created with the introduction of a new surface material into the landscape (the road and the gravel pathway). New contrasts will also occur where cut and fill result in removal of existing plant material and exposure of new light colored soils (cut and fill slopes, and the detention ponds).

Impact Methods and Criteria, Inventory and Analysis

The goal of the Visual Impact Report is to qualify and quantify potential visual impacts resulting from the introduction of the proposed project into the landscape, and to identify mitigation which will minimize the degree of visual contrast of the proposed project with aesthetic values of the surrounding landscape. This was accomplished by: 1) characterizing the aesthetic values of the landscape 2) locating potential viewers and 3) identifying mitigation measures to reduce visual contrasts created.

- 1) ***Inventory of Aesthetic Value of the Landscape:*** The landscapes associated with the project were identified as typical of those found in the foothills north of Eagle, Id. Rolling hills create topographic relief. Vegetation is characterized by Sage Brush, Cheat Grass and minimal amounts of Rabbit Brush.

An existing Road cut created by Homer Road, frontages the Garrigan property resulting in an existing linear disturbance to the landscape. A existing road to the owners residence and the residence itself introduce man made elements into the landscape. Additionally, mature, non-native trees are located around the owner's residence and at the southwestern corner of the property.

Assessment - Minimal initial impacts to landscape quality is anticipated to occur due to the existing disturbances such as Homer Road, the owners' residence, existing access road and non-native plant material.

- 2) **Inventory of Potential Viewers:** An inventory was completed to identify potential viewers who may be affected by the introduction of the project. Only two viewers may potentially be affected by the project; John and Ina Ray Stephenson located within 1/4 mile to the southwest, and Albert Duval located within 1/4 mile of the project to the southeast.

Assessment: Minimal initial impacts to viewers are anticipated to occur due to vegetation and slope screening.

- 3) **Mitigation:** Visual impacts relating to the project will initially remain low. However, the owner has committed to applying mitigation to areas where new contrasts will be created during construction of the project (see Project Description and Exhibit B for location of new contrasts).

A revegetation plan has been prepared and will be applied to the project where new contrasts are created, resulting in minimal residual impacts to landscape quality and viewers. See **Exhibit C** for revegetation of these disturbed areas.

BRIGAN ESTATES L IMPACT REPORT



THE LAND GROUP, INC.
• Landscape Architecture
• Site Planning
• Environmental Planning
128 E. Eagle Rd., Eagle, CO 82018
Phone (303) 822-4041 Fax (303) 822-4444



NORTH

NOT TO SCALE

Proposed 5' G
Proposed Ditch
Existing Road

Proposed Detention Pond
EAGLE VIEW LANE
Hawk Wing Lane

Existing
Existing Drive

Proposed Detention Pond
HAWK CREST LANE
45' EASEMENT

Proposed

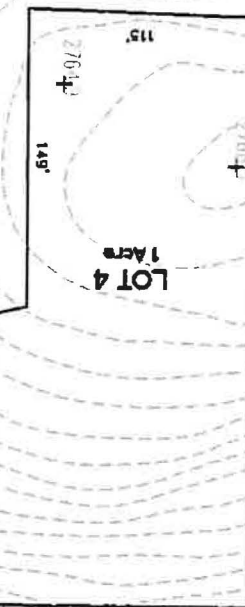


EXHIBIT B



Photo of stockwater tanks from 8/11/2025 email correspondence: **“RE: Additional Information Need to Proceed with Water Right License - Water Right No. 63-33955”**



Photo of stockwater diversion works from 8/11/2025 email correspondence: **“RE: Additional Information Need to Proceed with Water Right License - Water Right No. 63-33955”**

RE: Additional Information Need to Proceed with Water Right License - Water Right No. 63-33955

From Channpraseut, Emma <emma.channpraseut@idwr.idaho.gov>

Date Tue 8/19/2025 1:57 PM

To gbrecht49@gmail.com <gbrecht49@gmail.com>; george@brechtproperties.com
<george@brechtproperties.com>

George,

Thanks so much for describing your situation. Depending on the logistics of your pond usage, Idaho Department of Water Resources (IDWR) administrative guidance document [Permitting Requirements for Ponds | Application Processing Guidance Document #67](#) provides some different scenarios and how to address them.

- Regulation/Distribution Ponds section
 - The memo explains that a water right permit is not required if the pond does not impound a larger volume of water than authorized for diversion within a 24-hour period under the water right associated with the project.
 - It also explains that a water right permit is not required to collect and re-use irrigation runoff as long as the water is used on the lands from which the runoff occurred for the use authorized under an existing right. If the principal use of the pond is utilized for the same purpose of distributing or reusing the water under the existing right. If the principal use is some other beneficial use, a water right for storage in the pond is required.
- Domestic Exemption section
 - “A water right permit is not required to construct and use a pond that meets the statutory requirements for exemption for domestic uses (Sections 42-111 and 42-227, Idaho Code). If the pond is excavated and fills naturally with ground water or is constructed in any manner and is filled by pumping ground water, the total use of the pond and the other domestic uses exempted from permitting must not exceed 13,000 gallons per day for uses under part (1)(a) of Section 42-111, Idaho Code or 0.04 cubic feet per second and 2,500 gallons per day for uses under part (1)(b). Determination of the water use for a pond should take into account the fill rate of the pond (for ponds not filled naturally with ground water), evaporation and seepage from the pond, flow-through water to refresh the pond, and any other water used or discharged from the pond. Evaporation should be based upon a typical maximum daily evaporation rate rather than an annual average rate”

This leads to the questions: ***What are you utilizing the pond for? How long does it take to fill the pond?***

Please let me know if you have any additional questions,

Emma Channpraseut
Idaho Department of Water Resources
emma.channpraseut@idwr.idaho.gov | 208-287-4946

From: gbrecht49@gmail.com <gbrecht49@gmail.com>

Sent: Monday, August 11, 2025 2:13 PM

To: Channpraseut, Emma <emma.channpraseut@idwr.idaho.gov>; george@brechtproperties.com

Subject: RE: Additional Information Need to Proceed with Water Right License - Water Right No. 63-33955

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.

Emma,

I am sorry this took longer than expected. I had to dig through 25-year-old documents to find the info on the retention pond (See attached retention pond doc.). From what I could tell, I think ACHD wanted to prevent run off from the hillside from crossing Home Road. Heavy run off is usually in the non-irrigating part of the year. We are using the pond as a holding tank. All our water on this property comes from one well that was put in with our home. It isn't a big pump, so we have to carefully time our usage of the water. Filling the pond at night and using the water to irrigate during the day helps a lot. We must keep water in the pond anyway because low water exposes the pond liner which can deteriorate it, and it would become a great mosquito breeding place. If we purchased a holding tank that we put into the space where we have the pond, would we need a water right for the tank? If we would not need a water right for a tank, why would we need one for the pond?

With regard to the stock water, I marked up your aerial view to show the corral, the horse shelter, and the location of the water tanks. The hydrant that fills the water tank, is also used for drip watering the trees in the area between the corral and the storage container. On page 23 of the Statement of Completion, the first picture shows the hydrant, and the timer for the drip watering. I have attached another picture showing the splitter on the hydrant to allow for drip watering and filling the water tanks as well.

Let me know if you have any more questions. I will be glad to work with you in getting the answers.

Have a great day.

Regards,
George Brecht

From: Channpraseut, Emma <emma.channpraseut@idwr.idaho.gov>

Sent: Monday, August 4, 2025 4:18 PM

To: george@brechtproperties.com

Subject: Additional Information Need to Proceed with Water Right License - Water Right No. 63-33955

Good afternoon, George & Leigh,

I am the water rights agent evaluating your Statement of Completion for Submitting Proof of Beneficial Use. To move on to the next stage of licensing for a water right, IDWR requires an exam to evaluate the extent of how beneficial use has been appropriated. Your permit qualifies for an in-office exam. This means that it doesn't necessitate a water right agent to be sent out to do a field exam and I can do the evaluation from my office.

The packet that you included with your Statement of Completion is great, but I do need some clarification to move forward with your in-office exam. The Place of Use (POU) that was listed on your permit (attached to this email) displays a segment of the land on the northside of the

imagery. This parcel does not seem to be owned by you any longer. ***Can you tell me about this and if you meant to include this in your developmental period?*** The aerial imagery appears to show that there wasn't any development of irrigation or stockwater that I can see.

Can you provide me with additional information below regarding stockwater?

1. Photographs to verify stockwater use and the system.
2. A Map that outlines the Place of Use (POU) of WHERE the stockwater use is taking place
 - I provided you with a PDF of a map that you can markup outlining the POU – You can use this map to mark up the areas within your parcel boundaries that are being irrigated. Many people can use their phones or print out a copy to illustrate the irrigated areas then reply to this email with the map.
 - Alternatively, here is a link and instructions to use an online mapping tool: Google Earth or [Applying for a Water Right?](#) - Using the Draw tools layer on the right-hand side you can then draw an outline of the area that will be irrigated. If you have the "Show area Measurement" with Unit as "Acres" it will provide measurements with the drawing. Once you have the irrigated areas drawn, you can go to the Print tab and export it as a PDF then email me that.

I also noticed you have this pond on your property. ***Can you tell me the story and use for this pond?*** Potentially, you may want/need to file for a water right for this as I do not see it was permitted under this permit.

Please let me know if you have any questions!

Emma



IDAHO DEPARTMENT OF
WATER RESOURCES

Emma Channpraseut | Water Resources Agent

322 E Front St, PO Box 83720, Boise, ID 83720

(208) 287-4946 | www.idwr.idaho.gov