

After Split

IDAHO DEPARTMENT OF WATER RESOURCES

8/12/2026

Proof Report

Water Right 95-9215

Owner Type
Current Owner

Name and Address
VINCENT PATRICK HUGHES & JOAN
CATHERINE HUGHES LIVING TRUST
7074 W PRAIRIE AVE
POST FALLS, ID 83854
(208) 773-2584

Priority Date: 1/16/2004

Basis: License

Status: Active

Source
GROUND WATER

Tributary

Beneficial Use	From	To	Diversion Rate	Volume
IRRIGATION	03/15	11/15	0.770 CFS	162.0 AF
	Total Diversion		0.770 CFS	162.0 AF

Source and Point(s) of Diversion:

GROUND WATER NWNE Sec. 30, Twp 51N, Rge 04W, KOOTENAI County

Place Of Use:

IRRIGATION within KOOTENAI County

			NE				NW				SW				SE				Totals
Twp	Rng	Sec	NE	NW	SW	SE	NE	NW	SW	SE	NE	NW	SW	SE	NE	NW	SW	SE	
51N	04W	30	34.0	15.0	1.0	4.0													54.0

Right Acre Limit: 54.00
POU Total Acres: 54.0

Conditions of Approval:

- 004 This right does not grant any right-of-way or easement across the land of another.
- 01M After specific notification by the Department, the right holder shall install a suitable measuring device or shall enter into an agreement with the Department to determine the amount of water diverted from power records and shall annually report the information to the Department.
- R62 This right when combined with all other rights shall provide no more than 0.02 Cubic Feet per Second (CFS) per acre nor more than 3.0 Acre Feet (AF) annually per acre at the field headgate for irrigation of the lands above.
- 174 This right authorizes the diversion of ground water within the Rathdrum Prairie Ground Water Management Area (RPGWMA). Use of water under this right shall be subject to the provisions of the RPGWMA management plan approved

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5. X35 by the director, including its conservation goals.
Rights 95-9215 & 95-18796 when combined shall not exceed a total diversion rate of 1.350 cfs, a total annual maximum diversion volume of 285 af at the field headgate, and the irrigation of 95 acres.

Comments:

1	smaxey	2/12/2021	POD
Updated Shape			
2	smaxey	2/12/2021	POD
Updated Pls			
3	smaxey	2/12/2021	POU
Updated Shape			
4	smaxey	2/12/2021	POU
Updated Pls			
5	smaxey	2/16/2021	POU
Updated Shape			
6	smaxey	2/16/2021	POU
Updated Pls			
7	smaxey	2/17/2021	POU
Updated Shape			
8	smaxey	2/17/2021	POU
Updated Pls			

9 smaxey 11/16/2021 Field Report Narrative

A. GENERAL INFORMATION Permit No: 95-9215 Exam Date: 07/20/2016 1. Current Owner: VINCENT PATRICK HUGHES & JOAN CATHERINE HUGHES LIVING TRUST 7074 W PRAIRIE AVE POST FALLS ID 83854 2. Accompanied by: Mr. Fran Hughes Phone No (208) 755.0955 Address: 7074 W PRAIRIE AVE Relationship to permit Holder: Family Member / Operator 3. SOURCE: GROUND WATER B. OVERLAP REVIEW 1. Other water rights with the same place of use: NONE Water Right No. Source Purpose of Use Basis Comments:

2. Other water rights with the same point-of-diversion: NONE Water Right No. Source Purpose of Use Basis Comments: Decreed Water Right 95-2082 (Domestic and Stockwater) is located on the farmstead, but does not overlap, the 96 acres shown for Irrigation in this Right (95-09215). C. DIVERSION AND DELIVERY SYSTEM: A 75 HP variable flow pump is used to draw water from a 16 inch diameter well to a combination of surface main lines, wheel lines, & hand lines for irrigating 95 acres. 1. LOCATION OF POINT(S) OF DIVERSION: GROUND WATER NW¼, NE¼, Sec. 30, Twp 51N, Rge 04W, B.M., KOOTENAI County Method of Determination: Maps' Post Falls' U.S. Geological Survey 7.5 Quadrangle (Topographic 1981) and 'Coeur d'Alene' U.S. Geological Survey 7.5 Quadrangle (Topographic 1981), ArcMap™ Geographic Information System (GIS) software, Garmin GPS receiver Point of Diversion (Driveway approximately 30 feet in front of building housing well, control, box and well head.) GPS Coordinates -116 Degrees, 52' 54.4 West Longitude, 37 Degrees, 44' 37.0 North Latitude

Proof Report

(eight satellites visible). PLACE OF USE: IRRIGATION- Twp Rng Sec NE NW SW SE Totals NE NW
 SW SE NE NW SW SE NE NW SW SE 51N 04W 30 34.0 35.0 22.0 4.0 95.0
 Total Acres: 95.0 Method of Determination: 3. X Delivery System Diagram Attached (required).
 Indicate all major components and distances between components. 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 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 D0033679 Newman 75 F20538 (3 Phase-Variable Flow) FMC Corp.
 Peerless Size 8x8x16 D. FLOW MEASUREMENTS (none: See Theoretical Measurements (Pump
 Equations) below) 1. Measurement Equipment Type Make Model No. Serial No. Size Calib. Date None
 PUMP EQUATIONS WATER RIGHT 95-9215 16" Well D0033679 HP H in feet Efficiency as a
 decimal Pumping lift in feet System pressure in PSI $Q = \frac{HP \times 8.8 \times \text{Eff}}{H}$ 75.0 392.517 0.8 300 40 $Q =$
 1.347 CFS 604.7 GPM 2. Measurements: E. FLOW CALCULATIONS Measured Method: F.
 VOLUME CALCULATIONS 1. Volume Calculations for irrigation: $V.I.R. = (\text{Acres Irrigated}) \times (\text{Irrigation}$
 $\text{Requirement}) = (95.0 \text{ Acres}) \times (3.0 \text{ AF per Acre}) = 285.0 \text{ AF}$ $V.D.R. = [\text{Diversion Rate (CFS)} \times (\text{Days in}$
 $\text{Irrigation season}) \times 1.9835 = (1.35 \text{ CFS} \times 246 \times 1.9835) = 658.7 =$
 658.7 AF $V = \text{Smaller of } V.I.R. \text{ and } V.D.R. = 285.0 \text{ AF}$ 2. Volume Calculations for Other Uses: (Not
 Applicable) G. NARRATIVE/REMARKS/COMMENTS Exam conducted July 20, 2016. The water
 system consists of a 16 inch diameter well that is connected to a combination of stationary main lines and
 wheeled or hand carried irrigation pipe lines, with attached sprinkler heads, that are assembled and
 operated in varying configurations. The system is used to irrigate 95 acres owned by the Vincent Patrick
 Hughes and Catherine Hughes Living Trust. The 328 feet deep, 16 inch bore diameter well (Tag
 D0033679) is equipped with a three phase, 75 HP, pump that can provide water at variable Cubic Feet
 per Second (CFS) flow rates. The well can be operated using varying amounts of electrical power and
 various combinations of main line(s), wheel line(s), and hand lines. Well CFS output and Pounds per
 Square Inch (PSI) can be adjusted using a control box, located inside a former milking parlor building on
 the Hughes farmstead, to control amprees and pressure. A pressure gauge is located on piping near the
 well head. The well has a flowmeter that has not been been calibrated or checked in a long time.
 Flowmeter records were not available during the Exam. A IDWR portable flowmeter was not available for
 conducting flow measurements during the Exam. One wheel line on the East side of the Irrigation Place
 Of Use (POU) (Approximately 1725 feet in length) was operating using water from the well during the
 Exam. Puddles and muddy areas were visible in recently irrigated areas, near connection points on the
 main line, along the path taken by the operating wheel line during the Exam. A second wheel line was
 connected to a branch main line but not operating during the Exam. Several assembled hand lines were
 also present but not operating during the Exam. Sufficient Irrigation Lines and equipment, in serviceable
 condition, were present to irrigate all of the Irrigation POU on the date of the Exam. The Irrigation POU
 was occupied by pastures and food plots (Canola mix) that are used by cattle in a high intensity, rotational
 grazing, system. Cattle seen during the Exam are restricted to a small area of pasture by electric fences
 that are disconnected and moved to a new area after the fenced-in area is grazed down. Parts of the
 intensively grazed area give the appearance of not having been irrigated recently, until irrigation is
 resumed, and plants recover. Circles showing areas of bare ground or sparse vegetation appear in some
 2009 Google Earth™ images of the irrigated POU. These appear to be spots where cattle were
 concentrated around a portable manger or feeding spot for round hay bales. 100 acres of irrigation are
 shown on Permit 95-09215. A total of 95 acres of the Hughes Living Trust Property were under active
 irrigation during the Exam, occupied by idle Irrigation equipment, or appeared to have been recently
 irrigated during the Exam. Following the Exam, Google Earth™ and ArcMap™ 2009 images of the POU
 were reviewed. The images indicate that irrigation was underway on the same areas as found during the
 on-site field exam conducted on July 20, 2016. No Water Right Overlap Exists. The remaining portion (4
 acres) of the Hughes property is occupied by driveways, parking areas, the home and other buildings
 (Hay barn, former milking parlor building, sheds, etc.) and a row of small trees / shrubs that block view of
 the farm buildings from Prairie Avenue. Prairie Avenue borders the North edge of the Irrigation POU.
 Portions of this area receive domestic water from Units Water Association, including 0.5 acre for lawn and

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8/12/2026

garden irrigation, and stockwater through Right 95-2082. Concrete structures and parts of an old irrigation canal (part of the defunct surface water Post Falls irrigation system) are present in the Irrigation POU for Water Right 95- 09215 and are no longer used. Review of the Driller's Report for the well, the theoretical equation shown above, 2009 imagery and, the evidence seen during the field exam indicate that the irrigation system is capable of irrigating the entire 96 acres. The water Right License is recommended for a total of 1.35 Cubic Feet per Second (CFS) and 285.0 Acre Feet (AF) to irrigate 95 acres. The CFS rate for the Irrigation beneficial use is restricted by well pump capacity to 1.35 CFS. The Permit 95-09215, and Statement of Completion indicate 2.0 CFS, however, the theoretical calculation indicates that a flow rate of 1.35 CFS from the well is warranted for licensing. Recommended Annual Volume for Irrigation is 285.0 AF (95.0 AC. X. 3.0 AF = 285.0 AF). Recommended CFS for Irrigation (restricted by well pump capacity) is 1.35 CFS. Have conditions of permit approval been met? X Yes No H. **RECOMMENDATIONS** 1. Recommended Amounts Beneficial Use Period of Use Rate of Diversion Annual Volume IRRIGATION 03/15 to 11/15 1.35 CFS 285.0 AF Totals: 1.35 CFS 285.0 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 Shaun Maxey - Water Resource Agent, Senior Field Examiner's Name _____

Date _____

Reviewer _____

Date _____

10 nsteading 8/12/2026 Split Right
Split into 95-18796.

11 nsteading 8/12/2026 POU
Updated Shape

Dates and Other Information:

Licensed Date: 11/16/2021

Water District Number: NWD

Generic Max Rate Per Acre: 0.020

Generic Max Volume Per Acre: 3.0

Mitigation Plan: False

Combined Use Limits:

N/A

SubCase:

N/A

Water Supply Bank:

N/A

State of Idaho
Department of Water Resources

Water Right

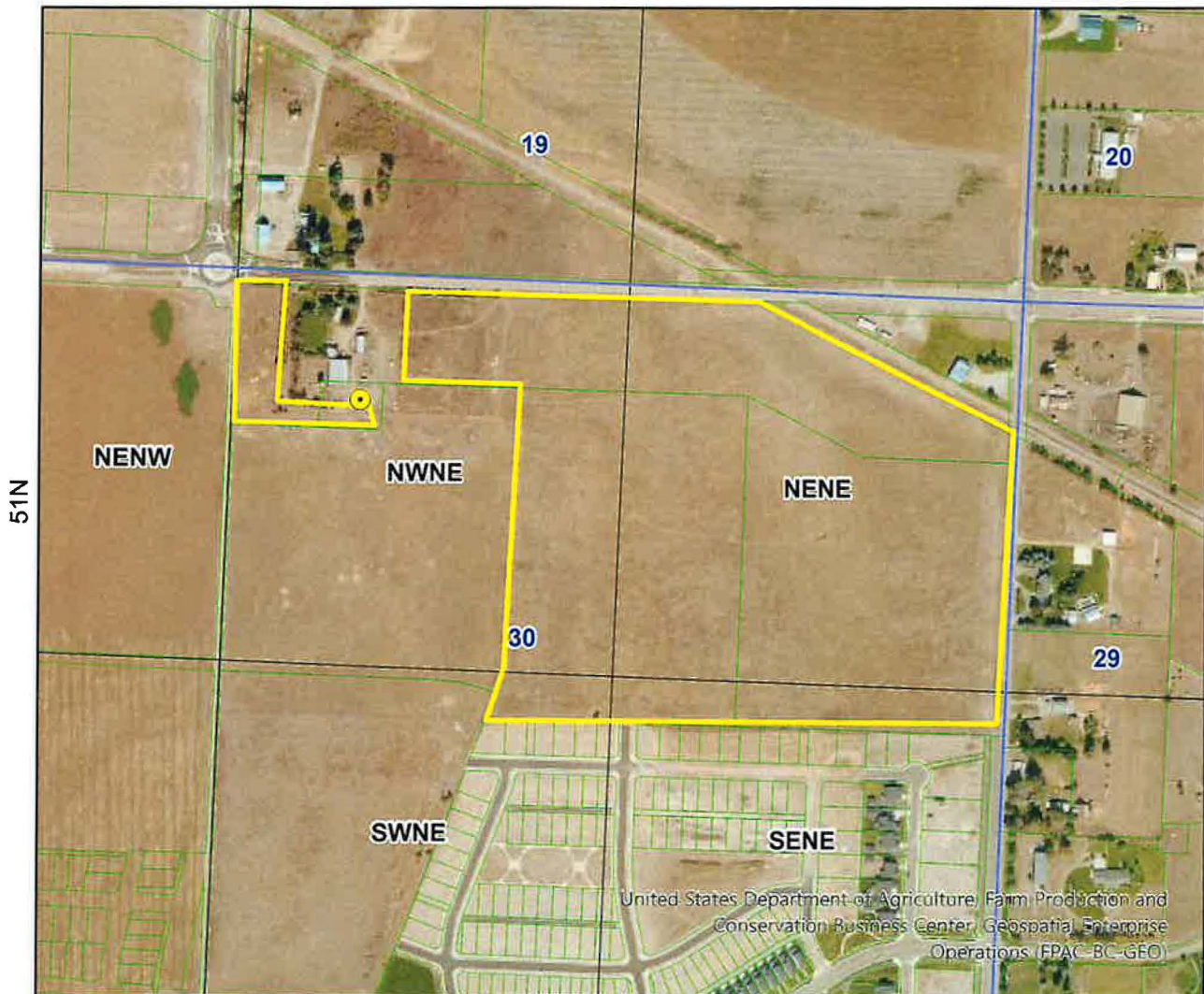
95-9215

(IRRIGATION)

VINCENT PATRICK HUGHES & JOAN CATHERINE HUGHES LIVING TRUST

After Split

04W



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



0 0.1 0.2 0.3 0.4 Miles



Imagery: 2023 Aerial Photography
Prepared By Steading, Natalie

Before Split

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Current Owner

Name and Address

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CATHERINE HUGHES LIVING TRUST
7074 W PRAIRIE AVE
POST FALLS, ID 83854
(208) 773-2584

Priority Date: 1/16/2004

Basis: License

Status: Active

Source

GROUND WATER

Tributary

Beneficial Use

IRRIGATION

From

03/15

To

11/15

Diversion Rate

1.350 CFS

Volume

285.0 AF

Total Diversion

1.350 CFS

285.0 AF

Source and Point(s) of Diversion:

GROUND WATER

NWNE

Sec. 30, Twp 51N, Rge 04W, KOOTENAI County

Place Of Use:

IRRIGATION within KOOTENAI County

			NE				NW				SW				SE				Totals
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755.0955 Address: 7074 W PRAIRIE AVE Relationship to permit Holder: Family Member / Operator 3.
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Date _____

Reviewer _____

Date _____

Dates and Other Information:

Licensed Date: 11/16/2021

Water District Number: NWD

Generic Max Rate Per Acre: 0.020

Generic Max Volume Per Acre: 3.0

Mitigation Plan: False

Combined Use Limits:

N/A

SubCase:

N/A

Water Supply Bank:

N/A

State of Idaho
Department of Water Resources

Before Split

Attachment to Water Right License

95-9215

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.



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

0 0.05 0.1 0.2 Miles



Tax parcel information provided by Kootenai County.