

STATE OF IDAHO
DEPARTMENT OF WATER RESOURCES
BENEFICIAL USE FIELD REPORT

A. GENERAL INFORMATION

Permit No: 97-7564
Exam Date: 05/27/2025

1. Current Owner:
GRANDVIEW ESTATES LLC 1413 E HAWTHORNE RD SPOKANE WA 99218-3100
2. Accompanied by: Vince Wilson
Phone No: 253-325-3428
Address: 29 Palouse Dr. Nordman ID 83848
Relationship to permit Holder: Representative & Caretaker of development.

3. SOURCE:
PRIEST LAKE

Tributary
PRIEST RIVER

Method of Determination: ArcMap and DRG Layer.

B. OVERLAP REVIEW

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

Water Right No.	Source	Purpose of Use	Basis
97-7009	GROUND WATER	DOMESTIC	License – with Notice of Claim recommended status in CFPRBA process.
97-7126	PRIEST LAKE	DOMESTIC	License
97-7586	PRIEST LAKE	FIRE PROTECTION	License
97-7565	GROUND WATER	DOMESTIC	Permit – in-process Draft License recommended.

Comments:

- Licensed WR 97-7009 uses a separate GW source and system associated with domestic use owned by Murray Acres Homeowners Assn. The License POU overlaps this Permit's irrigation POU, and a Notice of Claim filed on the license is currently in a Recommended status in the Clark Fork Pend Oreille River Basin Adjudication (CFPRBA) process. The Recommended domestic POU is not appurtenant to any part of the Grandview Estates property nor Permit 97-7564's irrigation POU. There is no concern for overlap between WRs 97-7009 & 97-7564.
- License 97-7126 was licensed with a large generic 40 ac tract POU which is owned by Robert Benscoter and Grandview Resort. With a priority date of 1978, the domestic system used Priest Lake water source for the resort which was removed prior to development of the current townhouses at the Grandview Estates. There wasn't a Notice of Claim filed on the existing license as required to remain current through the CFPRBA process; this is reasonable as the historic resort domestic use changed along with development of a separate water system with different sources. As a result, License 97-7126 shall be disallowed upon basin wide decree from the Idaho District Courts for the CFPRBA and there is no concern for overlap as the historic Lake water system has been discontinued and only 97-7565's Ground Water well source serves domestic water to the townhouses in Grandview Estates. There is no overlapping water right concern between these two Rights.
- Active License 97-7586 is owned by Grandview Estates LLC and is associated with the fire protection system for Grandview Estates Condominiums. The water system uses Priest Lake water source and is a separate system from this Permit's Lake water irrigation system. Although the POU for 97-7586 overlaps this Permit's irrigation POU, there is no concern for overlapping or combined use recommendations between water rights. There is no concern for overlapping between the stand along fire protection system and this Permit's irrigation use system.
- Active Permit 97-7565 is associated with the current Grandview Estates ground water well domestic (in-home) water use system. As recommended for license approval there is no concern for overlap between 97-7565 and this Permit as the water systems are separate and do not overlap in recommended POU(s).

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

C. DIVERSION AND DELIVERY SYSTEM**1. LOCATION OF POINT(S) OF DIVERSION:**

PRIEST LAKE NE¼ NE¼, Sec. 20, Twp 61N, Rge 04W, B.M. BONNER County

Method of Determination: GPS. POD is located at -116°52.700, 48°37.895; the submersible pump is attached to the main deck approximately 50 ft out from the shoreline.

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	
61N	04W	17																0.4	0.4
61N	04W	17																1.2 L1	1.2

Total Acres: 1.6

Method of Determination: Beneficial use field exam and ArcMap aerial imagery.

3. Delivery System Diagram Attached (required). Indicate all major components and distances between components.
☒ Indicate weir size/pipe as applicable.

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

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

☒ 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
Lake Pump	Franklin Electric	3	Model 5870204154	Unknown	2-inch discharge pipe

D. FLOW MEASUREMENTS

1.

Measurement Equipment	Type	Make	Model No.	Serial No.	Size	Calib. Date
5-Gal Bucket Measurement						

2. Measurements: Three 5-gallon bucket tests were completed at the first hose bib riser from main water line located at the shoreline. An average of three tests resulted in a diversion rate of 20.85 gpm = **0.05cfs**, considering department rounding standards.

E. FLOW CALCULATIONS

Measured Method:

- Permit authorized: 0.09 cfs designated for the irrigation of 3.0 acres.
- Beneficial Use Examination 5-GAL Bucket Tests = $(5 \text{ gal} / 14.27 \text{ sec}) \times 60 \text{ sec/min} = 21.02 \text{ gpm}$
 $= (5 \text{ gal} / 14.38 \text{ sec}) \times 60 \text{ sec/min} = 20.86 \text{ gpm}$
 $= (5 \text{ gal} / 14.51 \text{ sec}) \times 60 \text{ sec/min} = 20.68 \text{ gpm}$
 Average of 3ea 5-GAL Bucket Tests = $(21.02 \text{ gpm} + 20.86 \text{ gpm} + 20.68 \text{ gpm}) / 3 = 20.85 \text{ gpm} = 0.05 \text{ cfs}$ considering department rounding standards.
- License recommendation = **0.05 cfs** based on diverting works found at time of field exam; 0.05 cfs associates directly with Department standard diversion rates of $0.03 \text{ cfs per acre} \times 1.6 \text{ ac} = 0.048 \text{ cfs} = 0.05 \text{ cfs}$ (rounded).

F. VOLUME CALCULATIONS

1. Volume Calculations for irrigation:

$$V_{IR} = (\text{Acres Irrigated}) \times (\text{Irrigation Requirement}) = 1.6 \text{ ac} \times 3.0 \text{ afa} = 4.8 \text{ af}$$

$$V_{DR} = [\text{Diversion Rate (cfs)}] \times (\text{Days in Irrigation season}) \times 1.9835 = 0.05 \text{ cfs} \times 214 \text{ days} \times 1.9835 = 21.2$$

$$V = \text{Smaller of } V_{IR} \text{ and } V_{DR} = \mathbf{4.8 \text{ af}}$$

2. Volume Calculations for Other Uses: N/A

G. NARRATIVE/REMARKS/COMMENTS

I performed the beneficial use field exam on 5/27/2205 with the Permit Holder's representative, Vince Wilson, which showed a Priest Lake water source being diverted for irrigation uses at Grandview Estates lakefront townhouses. At the POD, a submersible pump station is attached to a dock pier approximately 50 ft out into the lake. The diverting works incorporate a 3 hp Frankline Electric pump motor paired with an unknown brand pump end with a 2-inch discharge main poly pipeline routing along the dock to shoreline. I was able to perform 5-gallon bucket measurements from a hose bib riser pipe located directly at the shoreline (first in line) by digging out a sand pit to allow bucket placement.

My three timed measurements resulted in a diversion rate of 0.05 cfs considering Department rounding standards. There is no dispute that the 3 hp diverting system has a higher pump capacity and the measurement is restricted by the 5/8-inch hose bib valve, but this direct flow irrigation system requires a larger pump to achieve distribution to the furthest reach of the irrigation POU with adequate pressure to irrigation lawn and landscape. I'm recommending **0.05 cfs** for licensing purposes which coincides with the Department standard authorized rate for the 1.6 acres irrigation POU I validated during the exam. From the shoreline the 2-inch main irrigation conveyance pipe routes buried throughout the property serving a total of 82 irrigation zones, each with their respective pressurized sprinkler head(s) irrigating at timed intervals.

During the exam I used field maps to sketch out the irrigation acreage occurring and collected numerous photographs to clearly illustrate the irrigation POU. Photographs of various sprinkler heads, water boxes housing zonal control valves, and landscape watering are on file, and many were added to this report to support my 1.6-ac determination. I used ArcMap aerial imagery and Bonner County tax parcel map imagery during licensing review to assign the 1.6-ac POU which has a corresponding 3.0 afa headgate requirement by Department standards; I've recommended **4.8 af** as the irrigation annual volume and maximum diversion volume for licensing purposes. The irrigation system is a separate lake diversion system than the fire protection diversion system covered under Right 97-7586 and there isn't any co-mingling of water from other sources for the irrigation system.

I have removed condition 26A from the Permit during licensing review. The Permit Holder has declared a fish screen is installed on the diverting pump, reference Statement of Completion from Step No.6, and mesh screens come installed generally on most submersible pumps to prevent foreign object damage to the pump. All other conditions on the Permit shall be carried forward to the license. Overlapping water right concerns have been discussed in detail on PG1 of this report, and there are no additional concerns toward licensing Permit 97-7564.

Have conditions of permit approval been met? ☒ Yes ☐ No

H. RECOMMENDATIONS

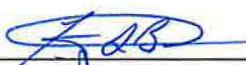
1. Recommended Amounts

<u>Beneficial Use</u>	<u>Period of Use</u>	<u>Rate of Diversion</u>	<u>Annual Volume</u>
IRRIGATION	04/01 to 10/31	0.05 CFS	4.8 AF
<u>Totals:</u>		0.05 CFS	4.8 AF

2. Recommended Amendments

☐ Change P.D. as reflected above ☐ Add P.D. as reflected above ☒ None
☐ Change P.U. as reflected above ☐ Add P.U. as reflected above ☒ None

I. AUTHENTICATION Luke Bates – Sr Water Resource Agent

Field Examiner's Name  Date 11/24/2025
 Reviewer Michelle Richman Date 9/1/2026

This map depicts the IRRIGATION system diagram.

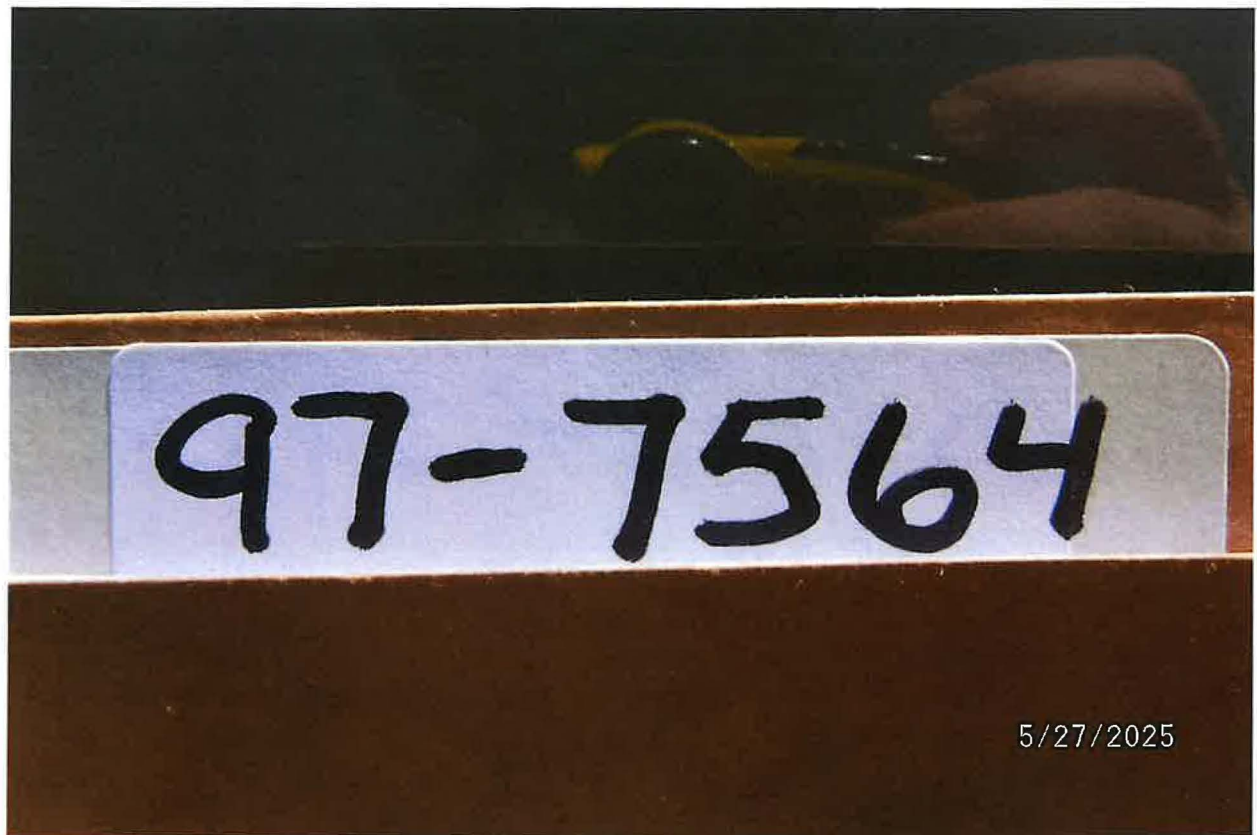
61N



0 0.025 0.05 0.1 Miles

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





BENEFICIAL USE FIELD EXAM DATE 5/27/2025



GRANDVIEW ESTATES HOA – LAKE SOURCE IRRIGATION SYSTEM

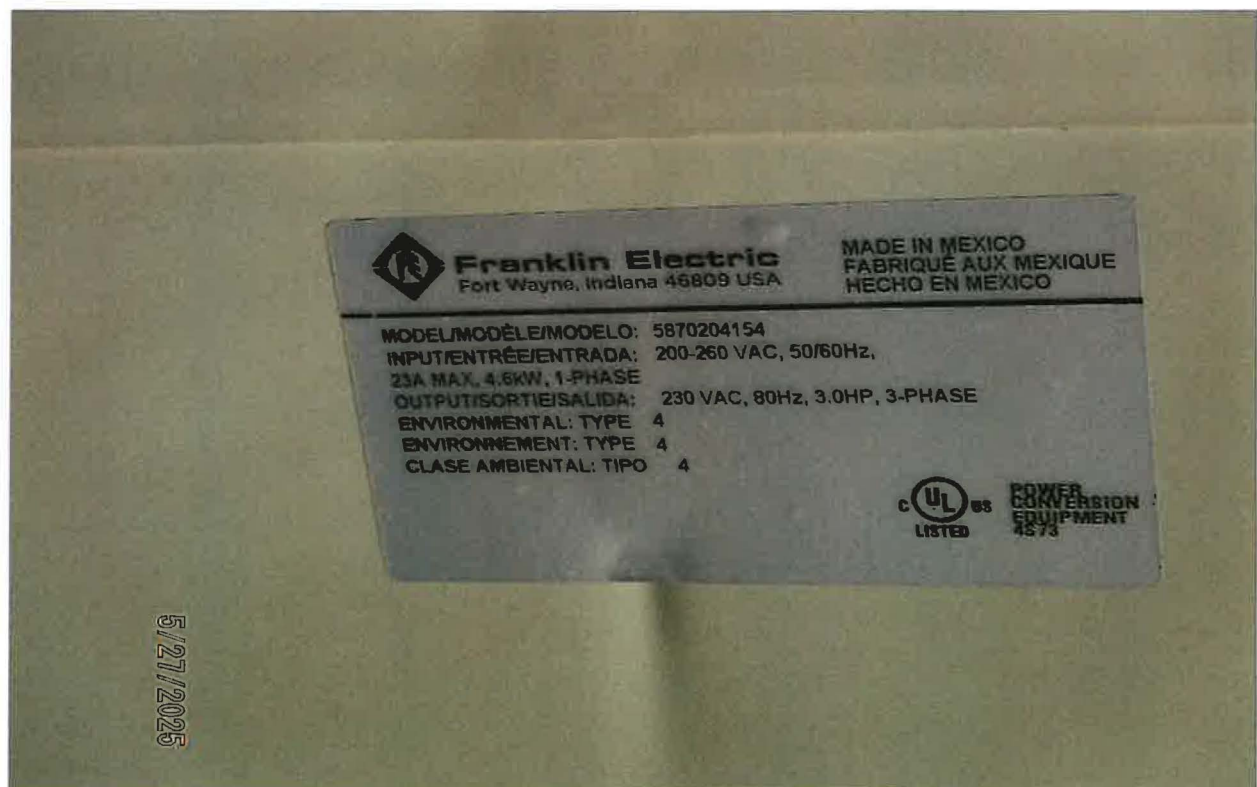


POD – DOCK MOUNTED INTAKE PIPE WITH SUBMERSIBLE 3 HP PUMP MOTOR





FRANKLIN ELECTRIC – SUBDRIVE 150 CONSTANT PRESSURE PUMP CONTROLLER



FRANKLIN ELECTRIC – MODEL 5870204154, 3 HP MOTOR



POD – LAKE PUMP WITH VIEW TO SHORE



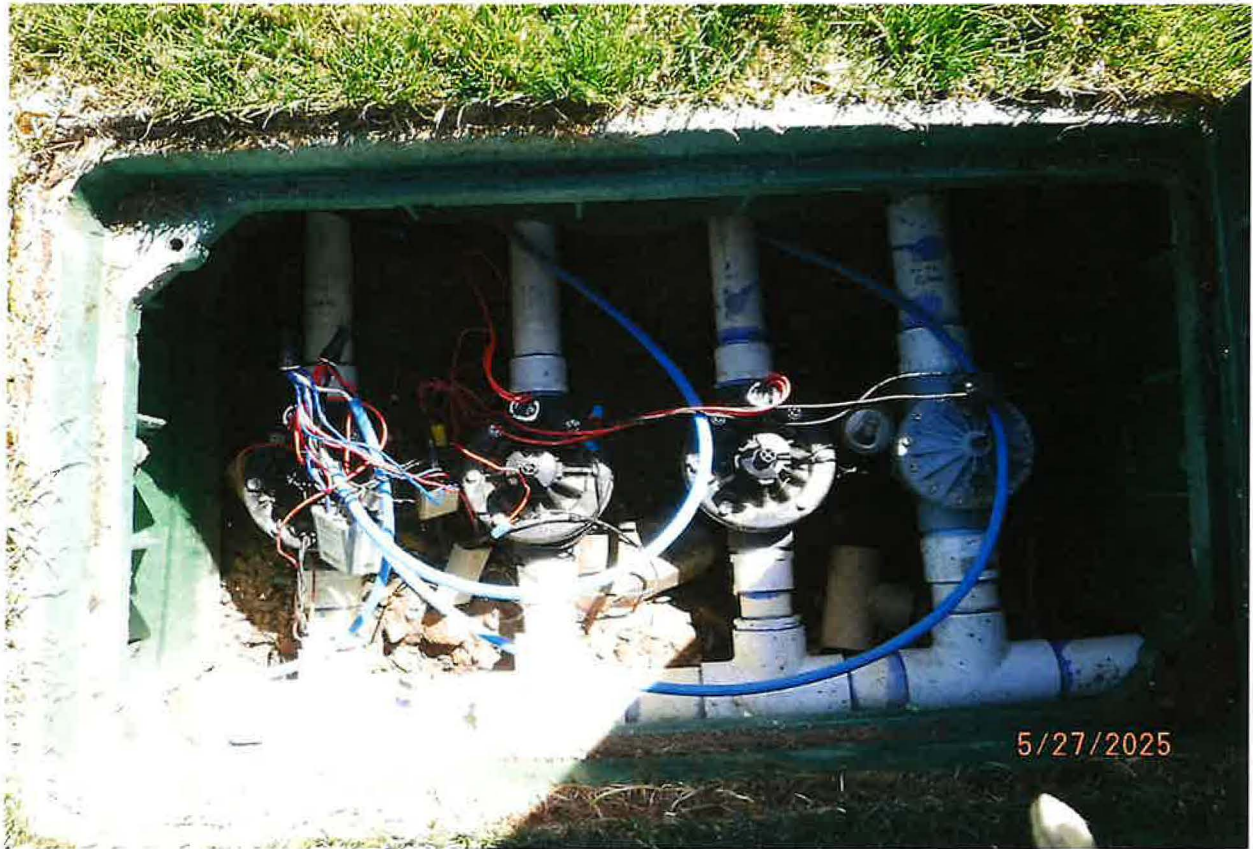
5 GAL BUCKET MEASUREMENTS TAKEN FROM HYDRANT LOCATED AT LAKE FRONTAGE



CONVEYANCE SYSTEM – 2-INCH MAIN LINE TO SHORE AND DISTRIBUTION TO
82 EA PRESSURIZED IRRIGATION SPRINKLER ZONES



EXAMPLE IRRIGATION ZONE CONTROL BOXES



SUB-IRRIGATION ZONES



EXAMPLE – HUNTER BRAND PRESSURIZED ROTARY SPRINKLER



EXAMPLE – IRRITROL PRESSURIZED SPRINKLERS



IRRIGATION POU – LAWN & LANDSCAPE IRRIGATION CORRIDOR BETWEEN MAIN ROADWAY AND ROW OF CONDOS



IRRIGATION POU





IRRIGATION POU – COMMON AREA BEACH FRONT STRIP OF LAWN SPACE





IRRIGATION POU – COMMON AREA BY BBQ PAD AND SPORT COURT



IRRIGATION POU – SMALL GRASS AND LANDSCAPE BETWEEN EACH CONDO ON DRIVEWAY SEGMENT



IRRIGATION POU



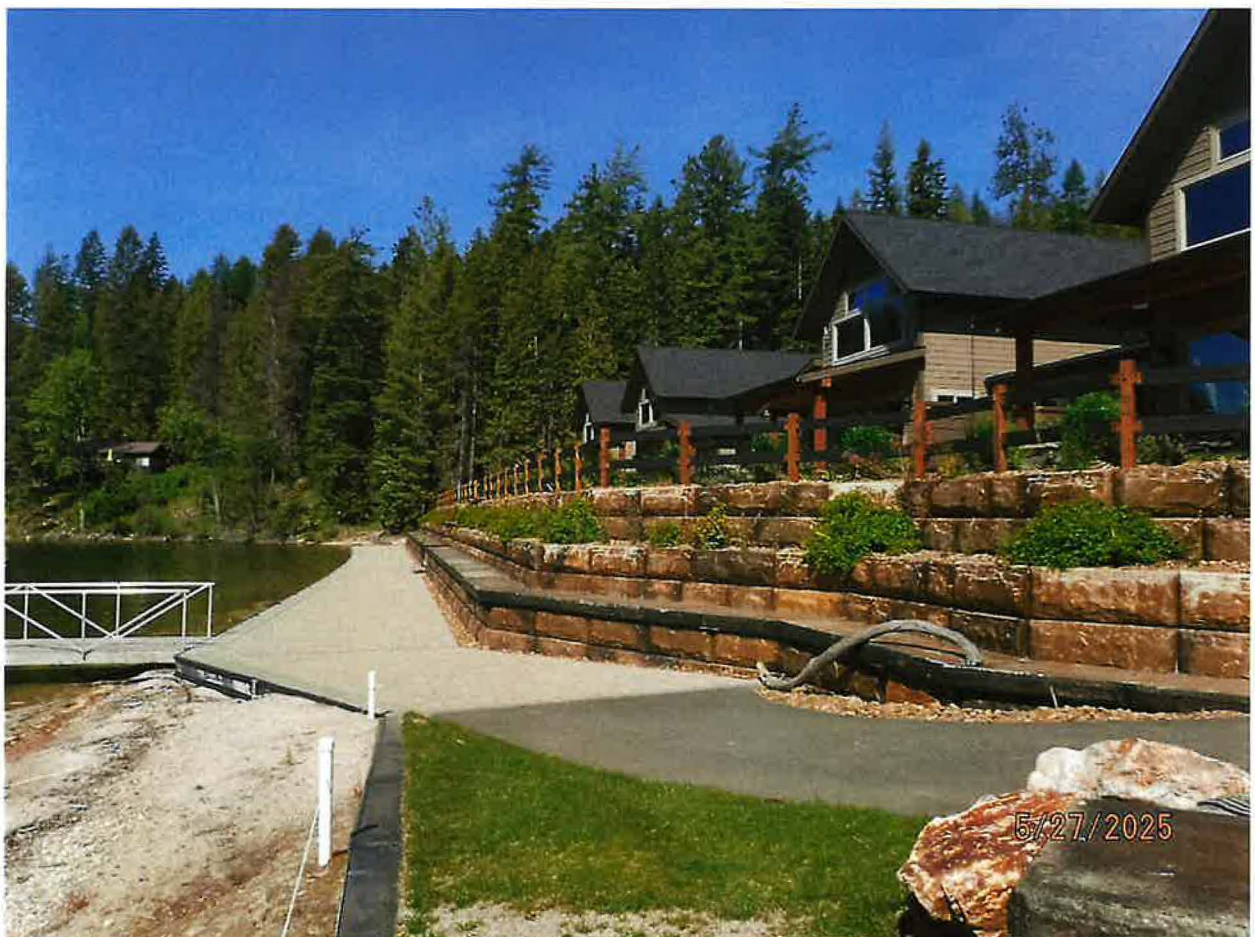


IRRIGATION POU – ROADWAY LANDSCAPE WATERING ALONG ENTERANCE TO
CONDOMINIUMS





IRRIGATION POU – LAWN SPACE AND LANDSCAPING BETWEEN CONDOS AND SHORELINE LAWN STRIP





IRRIGATION POU – NO LAWN BETWEEN INLAND ROW OF CONDO STRUCTURES,
BUT FACE FRONT SMALL ISLANDS OF LAWN/LANDSCAPING



IRRIGATION POU – LAWN/LANDSCAPE AREAS BETWEEN LAKE FRONT CONDO
UNITS