

STATE OF IDAHO
DEPARTMENT OF WATER RESOURCES
BENEFICIAL USE FIELD REPORT

A. GENERAL INFORMATION

Permit No: 63-34831
Exam Date: March 5, 2026

1. Current Owner:
EAGLE LAKES COMMUNITY MASTER ASSOCIATION, INC.
2025 E RIVERSIDE DR., STE 200
EAGLE, ID 83616

2. Accompanied by: Zach Turner
Phone No: 208-596-1614; zach@rennisoncompanies.com
Address: 2025 E Riverside Dr. Ste 200
Relationship to permit Holder: Representative for previous owner, TPC Brooklyn Investors

3. **SOURCE:**
GROUND WATER

Tributary
BOISE RIVER

Method of Determination: In-person Field Exam, 2023 ESRI Imagery, Proof of Beneficial Use

B. OVERLAP REVIEW

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

Water Right No.	Source	Purpose of Use	Basis
63-146	Boise River	Irrigation	Decreed

Comments: WR 63-146 is a decreed right for irrigation owned by New Union Ditch Company LTD. WR 63-34831 falls within the service area of WR 63-146. TPC Brooklyn Park Investors, LLC mitigates the evaporative losses for WR 63-34831 by non-use of their shares to WR. 63-146.

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

Water Right No.	Source	Purpose of Use	Basis

Comments: No licenses or permits share a point of diversion with WR 63-34831.

C. DIVERSION AND DELIVERY SYSTEM1. **LOCATION OF POINT(S) OF DIVERSION:**

GROUND WATER SE¼ SW¼, Sec. 15, Twp 04N, Rge 01E, B.M. ADA County

Method of Determination: In-person Field Exam, 2023 ESRI Imagery

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	15									X L3			X L3					

Method of Determination: In-person Field Exam, 2023 ESRI Imagery, Proof of Beneficial Use

- 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.
- N/A 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
N/A	N/A	N/A	N/A	N/A	N/A

D. FLOW MEASUREMENTS

1.

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

2. Measurements: No flow measurements were taken during this field examination as the system permitted under WR 63-34831 does not include a diversion rate.

E. FLOW CALCULATIONS

Measured Method: N/A

F. VOLUME CALCULATIONS

Volume Calculations for Aesthetic Storage:

The average depth of 9ft was used to calculate the storage volume. The application for permit was submitted with indication that an as-built bank contour survey was conducted, determining the average depth of the pond to be 9ft.

$$24.8 \text{ acres} * 9 \text{ ft average depth} = \mathbf{223.2 \text{ AF}}$$

Precipitation deficit from Boise WSFO Airport station:

$$\frac{655.61 \frac{\text{mm}}{\text{yr}} * 24.8 \text{ acres}}{304.8} = \mathbf{53.3 \text{ AFA evaporative losses}}$$

$$223.2 \text{ AF capacity} + 53.3 \text{ AF evaporative losses} = \mathbf{276.5 \text{ AFA}}$$

Mitigation by non-use:

Precipitation deficit data from the Boise WSFO Airport weather station was used to calculate the historic evapotranspiration losses of 25.5 irrigated acres. The crop considered for this calculation was Grass Pasture – High Management (Figure 2).

$$\frac{900.16 \frac{\text{mm}}{\text{yr}} \times 25.5 \text{ acres}}{304.8} = 75.3 \text{ AFA evaporative losses}$$

G. NARRATIVE/REMARKS/COMMENTS

An Application for Permit was received to the Department on December 16, 2019, to appropriate 288 AFA for aesthetic storage. A permit was later approved on December 30, 2020, with Proof of Beneficial Use due date of January 1, 2026. Proof of Beneficial Use was submitted on December 15, 2025, and a field exam conducted on March 5, 2026, accompanied by Zach Turner with TPC Brooklyn Park Investors LLC. The owner of WR 63-34831 was updated at licensing from TPC Brooklyn Park Investors LLC to Eagle Lakes Community Master Association Inc. ("ELCMA"), since ELCMA is the parcel owner at the Place of Use.

Transfer 83799 for WR 63-149 changed the nature of use from irrigation of 25.5 acres to mitigation by non-use, allowing a volume of 78.9 AFA for evaporative losses, exceeding the evaporative losses under 63-34831 (figure 2). The current mitigation plan suffices to provide mitigation for the pond established under this right. The surface area at the time of the field exam 25.5 acres, as calculated using 2025 aerial imagery. The pond dimensions were verified at the field exam by using OnX GPS waypoints as I walked the perimeter of the pond.

The place of use permitted includes NESW L3 and SESW L3 of 04N 01E S15, though IDWR ESRI imagery and PLS data also shows NESW and SESW of 04N 01E S15. These additional quarter-quarters include an edit description showing that the PLS has been aligned to Ada County Control points but are divided in quarter-quarters by IDWR. I do not recommend an amendment to the place of use on license 63-34831, since the PLS has been edited by IDWR, rather than Ada County. The permitted quarter-quarters have not been edited by IDWR.

I recommend the annual volume of 277 AF, as calculated in Item F. Condition 068 was removed from the license and condition 121 was replaced by 103 per department licensing standards. Condition 220 was updated to reflect the surface area and capacity of the pond as it was developed.

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>Annual Volume</u>
AESTHETIC STORAGE	01/01 to 12/31	277 AF

Totals: 277 AF

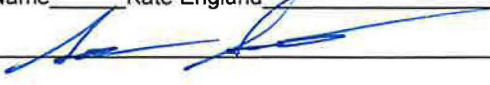
2. Recommended Amendments

____ 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 Kate Englund - Water Resource Agent

Field Examiner's Name Kate Englund Date 9/03/2026

Reviewer  Date 9/29/2026

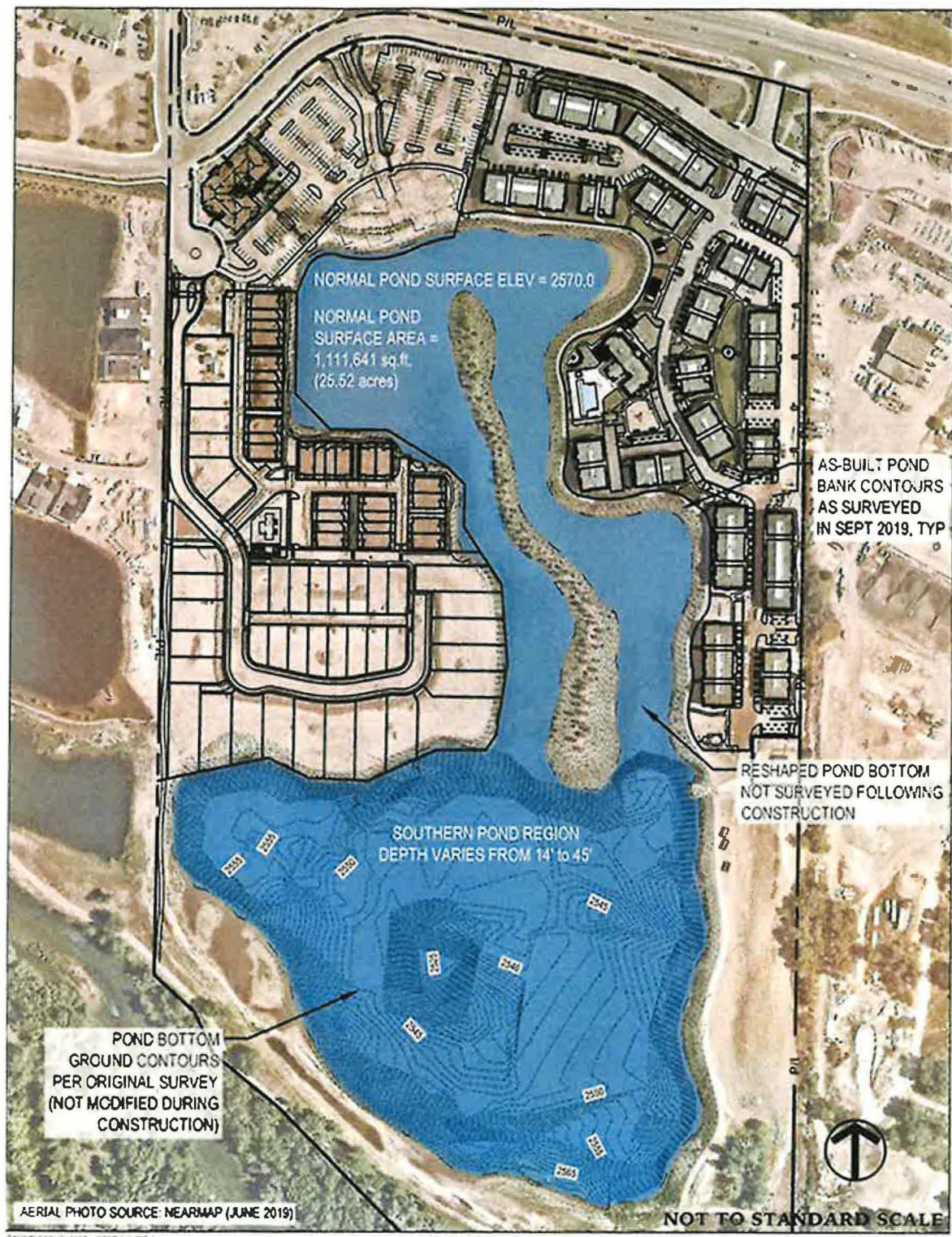


Figure 1 System diagram including as-built contour surveys submitted with Application for Permit from SPF Engineering.

Open Water - Shallow Systems: Boise WSFO Airport													
	Jan.	Feb.	Mar.	Apr.	May	Jun.	Jul.	Aug.	Sep.	Oct.	Nov.	Dec.	Growing Season Annual
Monthly Mean	0	0	0.7	1.88	2.48	3.89	4.75	3.83	2.64	1.25	0	0	
Days/Month	31	28	31	30	31	30	31	31	30	31	30	31	
mm/Month	0	0	21.7	56.4	76.88	116.7	147.25	118.73	79.2	38.75	0	0	655.61 655.61

Grass Pasture - High Management: Boise WSFO Airport													
	Jan.	Feb.	Mar.	Apr.	May	Jun.	Jul.	Aug.	Sep.	Oct.	Nov.	Dec.	Growing Season Annual
Monthly Mean	0	0.05	0.58	3.16	4.25	5.87	6.67	4.85	2.83	1.21	0	0	
Days/Month	31	28	31	30	31	30	31	31	30	31	30	31	
mm/Month	0	0	17.98	94.8	131.75	176.1	206.77	150.35	84.9	37.51	0	0	900.16 900.16

Figure 2 Precipitation deficit data used in Item F, Volume Calculations, to calculate evaporative losses. Open Water – Shallow Systems data is used for the pond evaporative losses, while Grass Pasture – High Management data is used to consider sufficiency of the mitigation plan.



Figure 3 South facing photo of pond taken from the northwest end of pond.



Figure 4 East facing photo of pond from southwest end of pond.



Figure 5 South facing photo of pond, featuring the island in the north half of the pond.

Evaporation Loss Calculations

This spreadsheet has been designed by Idaho Department of Water Resources to estimate the annual evaporation losses from a pond.

FILE NUMBER	63-34831
REVIEWER	KE
DATE	9/29/2026

User Input
Calculated value
Formula Explanations

The acronyms used on the Kimberly Research Center website are defined below:

P = Precipitation
ET= Evapotranspiration
P _d = Precipitation deficit
P _d =ET-P

USING THIS SPREADSHEET

Use the link below to access the Kimberly Research Center website. This website provides the Precipitation Deficit for a station most representative of the pond under examination. The Precipitation Deficit is the total amount of free water surface evaporation minus the precipitation for a given area, which gives the total amount of evaporative losses incurred by the pond. There are several weather sites that are used throughout the state. IDWR staff can find the nearest site using Arc Map. The shape file containing the sites can be found at X:/Spatial/Climate/ETIdahostations.shp.

Instructions:

1. Use the link below to navigate to ET Idaho 2012.
2. Select the station which is most representative to your pond location.
3. Click Submit Query.
4. Under "Land Covers with Evapotranspiration Estimates," select "Open Water - Shallow Systems (ponds, streams)" or "Open Water - small stock ponds" depending on the pond size.
5. Click the link to "Precipitation Deficit."
6. Reference and copy (ctrl + C) the first subheading "Mean" values.
7. Click the "Paste Values from ET Idaho" button. The table will automatically enter a zero (0) for any negative precipitation deficit values.

Found at: <http://data.kimberly.uidaho.edu/ETIdaho/>

Precipitation Deficit

Station: Boise WSFO Airport

Month	mm/day ¹	Days per month	mm/Month
Jan	0.00	31	0.00
Feb	0.00	28	0.00
March	0.70	31	21.70
April	1.88	30	56.40
May	2.48	31	76.88
June	3.89	30	116.70
July	4.75	31	147.25
August	3.83	31	118.73
September	2.64	30	79.20
October	1.25	31	38.75
November	0.00	30	0.00
December	0.00	31	0.00

PLEASE NOTE:

The seasonal average for precipitation deficit should not be used for calculations because precipitation often exceeds evaporation during wetter months of the year. If the pond is kept full, excess precipitation during wetter months does not serve to refill the pond during drier months.

For example, see Sandpoint KSPT (NWS -- 108137), the annual precipitation deficit is -106 mm. However, April through September have positive precipitation deficit values. To properly estimate the annual volume of water necessary to refill a pond due to evaporation losses, the table will automatically enter a zero (0) for each month that the precipitation value is reported as a negative value.

As described above, precipitation offsets evaporation in winter months, so the net effect is that wintertime precipitation deficit is usually zero.

Total mm/year = 655.61

$[(\text{mm/yr}) \div (\text{convert to feet})] \times (\text{Surface area of pond, in acres}) = \text{Evaporation Loss in Acre Feet}$

$$(655.61 \div 304.8) \times 24.80 = 53.3 \text{ AFA}$$

Total Storage Calculations

FILE NUMBER	XX-XXXXX
REVIEWER	Joe Agent
DATE	1/1/2000

This spreadsheet has been designed by Idaho Department of Water Resources to estimate the total seepage, evaporation and fill capacity required for a pond.

User Input
Calculated value
Formula Explanations

Surface Area (AC.)	24.8	"Surface Area" is automatically carried over from the "Seepage Loss" sheet.
Average Pond Depth (FT.)	9	"Average Pond Depth" depicts the actual depth of the pond either measured or estimated. Note: If you know the maximum depth and not the average depth, the Field Examiner's Handbook suggests multiplying the maximum depth by 0.4 to get the average depth, or you can use any method that seems reasonable to attain average depth.
Pond Capacity (AF)	223.2	Pond Capacity is calculated by multiplying the Pond Surface Area by the Average Pond Depth. If you know the capacity, divide the capacity by surface area and enter the average pond depth in the space above. Note: If pond capacity is determined using a method shown on the "Pond Capacity" sheet, the user may need to modify the value of "Pond Capacity" (cell B9) manually. Note that if the value is modified manually, the formula will be altered for future use.

Multiple Fill Volume Above Initial Fill to Fulfill From Storage Needs- "Multiple Fills" (AF)	0	The "Multiple Fill Volume Above Initial Fill" is the acre-feet of water required to meet a <i>from storage</i> component if the <i>from storage</i> component exceeds a one time fill. This section should not include the amount of water needed to fill the pond initially or the amount of water needed to maintain the pond level due to evaporation or seepage. For example: if a pond has a capacity of 5 acre feet and 2.5 acre feet of seepage and evaporation, but the pond is used for irrigation that requires 10 acre feet of from storage for the irrigation use, then you would insert 5 acre feet into this location (10 acre feet needed - 5 acre feet from the initial fill = 5 acre feet of additional storage needed). Note: You must have a "From Storage" component exceeding the initial fill on the permit to include a volume in this space.
Estimated Seepage Loss (AF)	0.0	The "Estimated Seepage Loss" is automatically carried over from the "Seepage Loss" sheet.
Estimated Evaporation Loss (AF)	53.3	The "Estimated Evaporation Loss" is automatically carried over from the "Evaporation Loss" sheet.
Total Volume Required (AF)	276.5	The "Total Volume Required" is calculated by adding the Pond Capacity, Multiple Fills, Seepage Loss, and Evaporation Loss amounts to determine the total amount of storage required.

Flow Rate into Pond (CFS)	0.00	The "Flow Rate into Pond" depicts the actual flow, either measured or estimated, into the pond. For offstream facilities, this will be equivalent to "diversion to storage" rate.
Highest Daily Evaporation Rate From Evaporation Tab. (mm/Day)	4.75	This number is carried over from the "Evaporation Loss" sheet. It is the highest recorded number in the "Precipitation Deficit Table".
Required Daily Maintenance Volume (AF/Day)	0.39	"Required Daily Maintenance Volume" is the maximum volume of water needed on any given day during the year to maintain pond volume. It is calculated by adding the highest daily evaporation loss to the average daily seepage loss in acre feet. The average daily seepage loss is calculated by dividing the "Estimated Seepage Loss" by 365 days. This is acceptable, since the seepage rate shouldn't vary throughout the season unless the pond completely freezes over during the winter months. The highest daily evaporation loss is calculated by dividing the Highest Daily Evaporation Rate by the 304.8 conversion factor and multiplying this number by the pond surface area to attain a combined daily acre feet requirement.
Minimum Maintenance Flow (CFS)	0.19	The "Minimum Maintenance Flow" is the minimum amount of flow required to maintain the level of the pond. This number is determined by dividing the "Maximum Required Daily Maintenance Volume" by 1.9835. This flow can be used to determine if the flow rate into the pond is adequate to maintain the pond level.
Days Required to Fill the Pond	-578	The "Days Required to Fill the Pond" is calculated by dividing the "Pond Capacity" by the "Flow Rate" minus "Minimum Maintenance Flow" multiplied by 1.9835. This section will assist you in determining if the flow rate being diverted to the pond is adequate to fill the pond while maintaining the pond level. The length of time to fill the pond will help determine if the flow rate is adequate for the size of pond being proposed. If this number is approximately 6 months (180 days) or more, the reviewer should have a discussion with the applicant to make sure he/she understands that it will take a significant length of time to fill the pond.
Days Required to Fill the Pond at 13,000 Gallons per Day	-644	Some water users may want to fill a pond under the 13,000 gallons per day domestic exemption. The "Days Required to Fill the Pond at 13,000 Gallons per Day" is calculated by converting the "Pond Capacity" and the "Required Daily Maintenance Volume" to gallons. The "Pond Capacity" is then divided by 13,000 gallons minus the "Required Daily Maintenance Volume" in gallons to determine the number of days to fill pond. If this number is approximately 6 months (180 days) or more, the reviewer should have a discussion with the applicant to make sure he/she understands that it will take a significant length of time to fill the pond. Negative values indicate that the supply of 13,000 gallons per day is not enough volume to overcome the required daily maintenance volume; the pond will never fill.