



June 29, 2026

Cynda Herrick, AICP, CFM
Valley County Planning and Zoning
219 North Main Street
Cascade, Idaho 83611

Subject: Gold Fork River Ranch – C.U.P. Application – Pond Borrow Source and Reclamation Plan

Dear Cynda,

Please find attached to this letter, a C.U.P Application for a Pond Borrow Source and Reclamation Plan submittal for the Gold Fork River Ranch project located near the northeast corner of Koskella Road and Davis Creek Lane, Valley County, Idaho. Gold Fork River Ranch Preliminary Plat was previously approved April 8, 2025 and Final Engineering Approval for Phase 1 of the development, including three (3) proposed ponds, was granted on June 24, 2025. After an analysis of the proposed pond volumes it was determined that the amount of material within the proposed ponds was much larger than anticipated. The Applicant is seeking a Conditional Use Permit (C.U.P.) for aggregate extraction to allow the commercial sale of extracted aggregate, as authorized under C.U.P. 24-24, Condition of Approval No. 32. The extracted material would also be used for the construction of Phase 2 infrastructure and roadways, as well as other projects owned by the Applicant within Valley County. To provide access to the proposed pond locations, a short access road would be constructed connecting to Davis Creek Lane. Also as stated in C.U.P. 24-24, Condition of Approval No. 32, the Applicant will need to enter into a separate Development Agreement to mitigate off-site road impacts.

The proposed ponds will require substantial excavation of on-site soils. As described above, the excavated aggregate may be sold commercially in accordance with the approved Conditional Use Permit, utilized on-site for general grading activities and utility trench backfill, or used in future projects owned by the Applicant within Valley County.

In addition to supporting the development's construction needs, the existing and proposed ponds are anticipated to provide several regional benefits. These benefits include the retention and treatment of stormwater runoff, the provision of irrigation water storage for the development and downstream agricultural properties, and the enhancement of fire protection resources. The Applicant has been coordinating with the local fire department and is seeking approval to utilize the existing and proposed ponds as a dedicated water source for fire suppression purposes. At full build-out, the ponds are expected to increase the available fire suppression water storage capacity by approximately forty-nine (49) million gallons.

Beyond their functional benefits for stormwater management, irrigation, and fire protection, the ponds will also provide aesthetic and recreational amenities for residents of the development, contributing to the overall quality and enjoyment of the community.

Furthermore, an Application for Reclamation Plan Approval is being submitted concurrently with this application to the Idaho Department of Lands (IDL). All aggregate extraction activities shall

comply with the requirements and conditions established by IDL, as well as the approved Reclamation Plan. In addition, the Applicant will obtain and maintain all necessary surface water rights and permits from the Idaho Department of Water Resources (IDWR) for each proposed pond.

Included in the submittal are the following items in the order listed:

- Valley County C.U.P. & Preliminary Plat Application – *4 pages*
- Irrigation Plan – *2 pages*
- Valley County Weed Control Agreement – *1 page*
- Impact Report (from Valley County Code 9-5-3-D) – *8 pages*
- Figures and Drawings – *1 figure and 6 sheets*
- Lighting Plan – *1 page*
- Phasing Plan and Construction Timeline – *1 page*
- Adjoining Property Owners – *1 page*
- Landscape Concept – *1 sheet*
- Warranty Deeds – *6 pages*
- Vicinity Map – *1 page*
- IDL Application for Reclamation Plan – *32 pages*

Thank you for your attention to this submittal and please feel free to contact me by phone at (208) 634-4140 or email at rpair@crestline-eng.com at your earliest convenience should you have any questions and/or comments pertaining to the project.

Sincerely,

Crestline Engineers, Inc.



Rob Pair
Associate Engineer

Cc: Craig Groves, Gold Fork River Ranch, LLC

SECTION I

C.U.P APPLICATION

Valley County Planning and Zoning Department

700 S. Main ST | PO Box 1350
Cascade, ID 83611
www.co.valley.id.us
cherrick@valleycountyid.gov
208-382-7115



Conditional Use Permit Application

TO BE COMPLETED BY THE PLANNING AND ZONING DEPARTMENT

☐ Check # _____ or ☐ Cash or ☐ Card

FILE # CUP 26-021

FEE \$ 250.00

ACCEPTED BY Hannah Smith

DEPOSIT _____

CROSS REFERENCE FILE(S): _____

DATE 06/29/2026

PROPOSED USE: Pond Borrow Source & Reclamation

When an application has been submitted, it will be reviewed in order to determine compliance with application requirements.
A hearing date will be scheduled only after an application has been accepted as complete or if applicant requests the hearing in writing.

Applicant's Signature: _____

Date: 6-29-2026

By signing, you are agreeing to allow County staff to inspect the property identified in the application.

The following must be completed and submitted with the conditional use permit application:

- ☒ A **detailed project description** disclosing the purpose, strategy, and time frame of construction. Include a phasing plan if appropriate. Address fire mitigation, utilities, fencing, access, emissions, dust, noise, and outside storage.
- ☒ A **plot plan**, drawn to scale, showing the boundaries, dimensions, area of lot, existing and proposed utilities, streets, easements, parking, setbacks, and buildings.
- ☒ A **landscaping plan**, drawn to scale, showing elements such as trees, shrubs, ground covers, and vines. Include a plant list indicating the size, quantity, location and name (both botanical and common) of all plant material to be used.
- ☒ A **site grading plan** clearly showing the existing site topography and detailing the best management practices for surface water management, siltation, sedimentation, and blowing of dirt and debris caused by grading, excavation, open cuts, side slopes, and other site preparation and development.
- ☒ A **lighting plan**.
- ☒ **Names and addresses of property owners within 300 feet of the property lines.** Information can be obtained through the GIS Portal at www.co.valley.id.us. Only one copy of this list is required. Staff may notice more than 300 feet based on adjacent ownership and potential for impacts.
- ☒ **Three (3) copies** of the application, project description, plot plan, landscaping plan, grading plan, and impact report are required.
- ☒ **A Development Agreement may be required.** Possible road mitigation should be discussed with the Valley County Road and Bridge Director, 208-382-7195.

We recommend you review the Valley County Code online at www.co.valley.id.us
or at the Planning & Zoning Office at 219 North Main Street, Cascade, Idaho

Subject to Idaho Statute Title 55 Chapter 22 Underground Facilities Damage Prevention.

Date of Pre-Application Meeting with Staff: 6/25/2026

Staff Name(s): Cynda Herrick

CONTACT INFORMATION

APPLICANT Gold Fork River Ranch, LLC PHONE (208) 794-7694
Owner ☐ Purchaser ☒ Lessee ☐ Renter ☐

MAILING ADDRESS PO Box 1001, Donnelly, ID ZIP 83615

EMAIL rcgroves@parkpointe.com

PROPERTY OWNER Peter Dinsdale

MAILING ADDRESS PO Box 357, Independence, Oregon ZIP 97351

EMAIL peterdbins@gmail.com

AGENT / REPRESENTATIVE Gregg Tankersley, P.E., Crestline Engineers, Inc. PHONE (208) 634-4140

MAILING ADDRESS PO Box 2330, McCall, Idaho ZIP 83638

EMAIL gtankersley@crestline-eng.com

CONTACT PERSON (if different from above) Rob Pair, Crestline Engineers, Inc.

MAILING ADDRESS PO Box 2330, McCall, Idaho ZIP 83638

EMAIL rpair@crestline-eng.com PHONE (208) 634-4140

PROPERTY INFORMATION

ADDRESS OF SUBJECT PROPERTY A portion of un-platted Gold Fork River Ranch Phase 2 - TBD Davis Creek Lane

PROPERTY DESCRIPTION (either lot, block & subdivision name or attach a recorded deed with a metes and bounds description.)

A portion of un-platted Gold Fork River Ranch Phase 2, refer to attached warranty deeds

TAX PARCEL NUMBER(S) RP 16N03E255310 & 16N03E254804

Quarter SW Section 25 Township 16N Range 3E

1. PROPOSED USE: Residential ☐ Civic or Community ☐ Commercial ☒ Industrial ☐

2. SIZE OF PROPERTY +/- 81.51 Acres Acres ☒ or Square Feet ☐

3. EXISTING LAND USES AND STRUCTURES ON THE PROPERTY ARE AS FOLLOWS:

The original parent property includes existing farm land and, the abandoned Gold Fork River Ranch subdivision is located on the property and includes the unfinished roadway as well as other incomplete site grading

improvements and landscaping.

4. ARE THERE ANY KNOWN HAZARDS ON OR NEAR THE PROPERTY (such as canals, hazardous material spills, and/or soil or water contamination)? If so, describe and give location: Gold Fork Irrigation wastewater overflow ditch flows through the midpoint of the site to the western property boundary.

5. ADJACENT PROPERTIES HAVE THE FOLLOWING BUILDING TYPES AND/OR USES:

North Rural residential/agriculture

South Irrigated crop land

East Rural residential/agriculture

West Commercial and light industrial (The CAT Rental Store, Knife River Company, and Gestrin Well Drilling)

APPLICATION DETAILS

6. MAXIMUM PROPOSED STRUCTURE HEIGHT: N/A
7. NON-RESIDENTIAL STRUCTURES OR ADDITIONS (If applicable):
Number of Proposed Structures: N/A Number of Existing Structures: N/A
- | <u>Proposed Gross Square Feet</u> | <u>Existing Gross Square Feet</u> |
|---|---|
| 1 st Floor <u> </u> | 1 st Floor <u> </u> |
| 2 nd Floor <u> </u> | 2 nd Floor <u> </u> |
| Total <u> </u> | Total <u> </u> |
- 8a. TYPE OF RESIDENTIAL USE (If applicable): Single family residence ☐ Multiple residences on one parcel ☐
- 8b. TYPE OF STRUCTURE: Stick-built ☐ Manufacture Home ☐ Mobile Home ☐ Tiny Home ☐ Other ☐ N/A
- 8c. SQUARE FOOTAGE OF PROPOSED RESIDENTIAL STRUCTURES (If applicable): N/A
SQUARE FOOTAGE OF EXISTING RESIDENTIAL STRUCTURES: N/A
- 8d. DENSITY OF DWELLING UNITS PER ACRE: N/A
9. SITE DESIGN:
- | | | |
|---|-------------|--|
| Percentage of site devoted to building coverage: | <u>40%</u> | Maximum of 40% GFRR Phase 2 lot coverage |
| Percentage of site devoted to landscaping: | <u>24%</u> | Remainder of GFRR Phase 2 lot coverage |
| Percentage of site devoted to roads or driveways: | <u>10%</u> | GFRR Phase 2 Roads |
| Percentage of site devoted to other uses: | <u>26 %</u> | describe: <u>Pond Gravel Extraction</u> |
| Total: | 100% | |
10. PARKING (If applicable):
- | | <u>Office Use Only</u> |
|---|--|
| a. Handicapped spaces proposed: <u>N/A</u> | Handicapped spaces required: <u>N/A</u> |
| b. Parking spaces proposed: <u>N/A</u> | Parking spaces required: <u>N/A</u> |
| c. Number of compact spaces proposed: <u>N/A</u> | Number of compact spaces allowed: <u>N/A</u> |
| d. Restricted parking spaces proposed: <u>N/A</u> | |
| e. Are you proposing off-site parking: <u>N/A</u> | |
11. SETBACKS:
- | | <u>BUILDING</u> | <u>Office Use Only</u> | <u>PARKING</u> | <u>Office Use Only</u> |
|-------------|-----------------|------------------------|----------------|------------------------|
| | Proposed | Required | Proposed | Required |
| Front | <u>N/A</u> | <u>N/A</u> | <u>N/A</u> | <u>N/A</u> |
| Rear | <u>N/A</u> | <u>N/A</u> | <u>N/A</u> | <u>N/A</u> |
| Side | <u>N/A</u> | <u>N/A</u> | <u>N/A</u> | <u>N/A</u> |
| Side Street | <u>N/A</u> | <u>N/A</u> | <u>N/A</u> | <u>N/A</u> |
12. NUMBER OF EXISTING ROADS: 0 Width: N/A
- Existing roads will be: Publicly maintained? ☐ Privately Maintained? ☐ or Combination of both? ☐
Existing road construction: Gravel ☐ Paved ☐ or Combination of both? ☐
13. NUMBER OF PROPOSED ROADS: 1 Proposed width: 24'
- Proposed roads: Publicly maintained? ☐ Privately Maintained? ☒ or Combination of both? ☐
Proposed road construction: Gravel ☒ Paved ☐ or Combination of both? ☐
- Anticipated Trip Generation [Refer to ITE – Trip Generation Manual within Roads Policy Manual] 30
- Primarily heavy truck traffic? Yes ☒ No ☐ Combination ☐

14. ARE SHARED DRIVEWAYS PROPOSED? If so, please explain why. Yes ☐ No ☒
There are no proposed driveways included within this C.U.P.
15. EXISTING UTILITIES ON THE PROPERTY ARE AS FOLLOWS:
Joint utilities are located in Gold Fork River Ranch Phase 1
16. PROPOSED UTILITIES: Anticipated that temporary power service may be needed for pumping operations, screening,
etc.
Proposed utility easement widths _____ Locations _____
17. SEWAGE WASTE DISPOSAL METHOD: Septic ☐ Central Sewage Treatment Facility ☐
Name: _____
18. POTABLE WATER SOURCE: Public ☐ Water Association ☐ Individual Well: ☐
If individual, has a test well been drilled? No Depth _____ Flow _____ Purity Verified? _____
Nearest adjacent well At farm house - NE corner Depth 39' Flow 13 gpm
19. DRAINAGE (Proposed method of on-site retention): Drainage ponds, on-site detention basins, and vegetated swales.
Any special drains? No (Please attach map)
Soil type(s): Donnel Sandy Loam, Kangas Coarse Sandy Loam, Roseberry Coarse Sandy Loam
(Information can be obtained from the Natural Resource Conservation Service: websoilsurvey.nrcs.usda.gov)
Stormwater Prevention Management Plan will need approval from Valley County Engineer.
20. IS ANY PORTION OF THE PROPERTY LOCATED IN A FLOODWAY OR 100-YR FLOODPLAIN?
(Information can be obtained from the Planning & Zoning Office) Yes ☐ No ☒
21. DOES ANY PORTION OF THIS PARCEL HAVE SLOPES IN EXCESS OF 15%? Yes ☐ No ☒
22. ARE THERE WETLANDS LOCATED ON ANY PORTION OF THE PROPERTY? Yes ☒ No ☐
23. IS ANY PORTION LOCATED WITHIN 150-FT OF ANY LAKE, POND, RIVER, OR YEAR-ROUND FLOWING CREEK OR STREAM? THIS IS A RIPARIAN AREA AS DEFINED BY VCC 9-6-6.
Yes ☒ No ☐
24. IS THERE ANY SITE GRADING OR PREPARATION PROPOSED? Yes ☒ No ☐
If yes, explain:
The proposed pond excavations include pond perimeter detention swales that will be graded to the existing
ground. The proposed pond excavations include site grading and excavation.
- 25a. ARE THERE ANY EXISTING IRRIGATION SYSTEMS? Yes ☒ No ☐
Are you proposing any alterations, improvements, extensions or new construction? Yes ☒ No ☐
If yes, explain: The proposed pond excavation will result in water retention on-site and are part of a phased plan
to provide supplemental irrigation water and fire protection supply.
- 25b. COMPLETE ATTACHED PLAN FOR IRRIGATION if you have water rights and are in an irrigation district.
Submit letter from Irrigation District, if applicable.
26. COMPLETE ATTACHED WEED CONTROL AGREEMENT
27. COMPLETE ATTACHED IMPACT REPORT

Irrigation Plan

(Idaho Code 31-3805)

This land: ☒ Has water rights available to it
☐ Is dry and has no water rights available to it.

Idaho Code 31-3805 states that when all or part of a subdivision is "located within the boundaries of an existing irrigation district or canal company, ditch association, or like irrigation water deliver entity ... **no subdivision plat or amendment to a subdivision plat or any other plat or map recognized by the city or county for the division of land will be accepted, approved, and recorded unless:**"

- A. The appropriate water rights and assessment of those water rights have been transferred from said lands or excluded from an irrigation entity by the owner; or
- B. The owner filing the subdivision plat or amendment to a subdivision plat or map has provided for the division of land of underground tile or conduit for lots of one acre or less or a suitable system for lots of more than one acre which will deliver water to those landowners within the subdivision who are also within the irrigation entity with the appropriate approvals:
 - 1. For proposed subdivisions located within an area of city impact, both city and county zoning authorities must approve such irrigation system.
 - 2. For proposed subdivisions outside of negotiated areas of city impact, the delivery system must be approved by the Planning and Zoning Commission and the Board of County Commissioners with the advice of the irrigation entity charged with the delivery of water to said lands (e.g., irrigation district).

To better understand your irrigation request, we need to ask you a few questions. Additional pages can be added. A list of the map requirements follows the short questionnaire. **Any missing information may result in the delay of your request before the Planning and Zoning Commission and ultimately the approval of your irrigation plan by the Board of County Commissioners as part of final plat approval.**

- 1. Are you within an area of negotiated City Impact? ☐ Yes ☒ No
- 2. What is the name of the irrigation district/company and drainage entities servicing the property?
Irrigation: Gold Fork Irrigation Company, LTD
Drainage: _____
- 3. How many acres is the property being subdivided? 160.88 (74.24 - Phase 1 and 81.51 - Phase 2)
- 4. What percentage of this property has water? 100%
- 5. How many inches of water are available to the property? TBD, contingent upon meeting with irrigation district/company
- 6. How is the land currently irrigated? ☒ surface ☐ sprinkler ☐ irrigation well
☐ above ground pipe ☐ underground pipe
- 7. How is the land to be irrigated after it is subdivided? ☐ surface ☒ sprinkler ☐ irrigation well
☐ above ground pipe ☒ underground pipe
- 8. Describe how the head gate/pump connects to the canal and irrigated land and where ditches &/or pipes go.
Community drainage ponds will collect irrigation water, the proposed irrigation system will distribute the water shares to each lot from these ponds.
- 9. Is there an irrigation easement(s) on the property? ☐ Yes ☒ No

10. How do you plan to retain storm and excess water on each lot? Stormwater and excess runoff will be retained on-site by the existing/proposed ponds. Additionally, the nature of the soil includes significant infiltration of surface water into the ground.

11. How do you plan to process this storm water and/or excess irrigation water prior to it entering the established drainage system? (i.e. oil, grease, contaminated aggregates) Irrigation and drainage plans on-site will not compromise the existing drainage system which supplements existing water requirements of adjoining agriculture lands. There are 40' bio-filtration swales adjacent to the ponds to detain and filter potential stormwater prior to entering the ponds.

Irrigation Plan Map Requirements

The irrigation plan **must be on a scalable map** and show all of the irrigation system including all supply and drainage structures and easements. Please include the following information on your map:

- ☐ All canals, ditches, and laterals with their respective names.
- ☐ Head gate location and/or point of delivery of water to the property by the irrigation entity.
- ☐ Pipe location and sizes, if any
- ☐ Rise locations and types, if any.
- ☐ Easements of all private ditches that supply adjacent properties (i.e. supply ditches and drainage ways).
- ☐ Slope of the property in various locations.
- ☐ Direction of water flow (use short arrows on your map to indicate water flow direction →).
- ☐ Direction of wastewater flow (use long arrows on your map to indicate wastewater direction —→).
- ☐ Location of drainage ponds or swales, if any where wastewater will be retained on property
- ☒ Other information: Refer to CUP 24-24 for preliminary irrigation plans, and Gold Fork River Ranch Phase 1 Final Construction Plans.

Also, provide the following documentation:

- ☐ Legal description of the property.
- ☐ Proof of ownership.
- ☐ A written response from the irrigation entity and/or proof of agency notification.
- ☐ Copy of any water users' association agreement which shows water schedules and maintenance responsibilities.
- ☐ Copy of all new easements ready for recording (irrigation supply and drainage).
- ☐ If you are in a city area of impact, please include a copy of the approvals by the city planning and zoning commission and city council of your irrigation plan.

=====Applicant Acknowledgement=====

I, the undersigned, agree that prior to the Planning and Zoning Department accepting this application, I am responsible to have all the required information and site plans.

I further acknowledge that the irrigation system, as approved by the Planning and Zoning Commission and ultimately the Board of County Commissioners, must be bonded and/or installed prior to the recording of the plat or building permit.

Signed: 
Applicant

Date: 6 / 29 / 2026



VALLEY COUNTY

WEED CONTROL AGREEMENT

It shall be the duty and responsibility of all landowners to control noxious weeds on their land and property, in accordance with Idaho Statute 22-2407.

The purpose of this agreement is to establish a cooperative relationship between Valley County and the undersigned Cooperator to protect the natural and economic values in the Upper Payette River watershed from damages related to the invasion and expansion of infestations of noxious weeds and invasive plants. This is a cooperative effort to prevent, eradicate, contain and control noxious weeds and invasive plants on public and private lands in this area. Factors related to the spread of weeds are not related to ownership nor controllable at agency boundaries. This agreement formalizes the cooperative strategy for management of these weeds addressed in Valley County's Integrated Weed Management Plan.

In this continuing effort to control Noxious Weeds, Valley County Weed Control will consult with the undersigned Cooperator and outline weed identification techniques, present optional control methods and recommend proper land management practices.

The undersigned Cooperator acknowledges that he/she is aware of any potential or real noxious weed problems on his/her private property and agrees to control said weeds in a timely manner using proper land management principles.

Valley County Weed Department can be contacted at 208-382-7199.

By: 
Applicant

By: Valley County Weed Supervisor

Date: 6-28-2026

Date: _____

GOLD FORK RIVER RANCH

IMPACT REPORT – POND EXCAVATION AND RECLAMATION

(from Valley County Code 9-5-3-D)

You may add information to the blanks below or attach additional sheets.

- ❖ An impact report shall be required for all proposed Conditional Uses.
- ❖ The impact report shall address potential environmental, economic, and social impacts and how these impacts are to be minimized as follows:

This impact report addresses the potential environmental, economic, and social impacts associated specifically with the excavation, aggregate extraction, and reclamation of the proposed ponds within the Gold Fork River Ranch (GFRR) development, and how these impacts are to be minimized. The two (2) existing Phase 1 ponds located in the central portion of the property were excavated as part of the original development work and are not part of the proposed Conditional Use Permit (C.U.P.). The proposed excavation and reclamation is limited to the three (3) proposed ponds located in the GFRR Phase 2 area, consistent with the C.U.P. and Preliminary Plat submittal (C.U.P. 24-24). The total affected land associated with the proposed excavation, including pond footprints, stockpile and topsoil salvage areas, and internal haul paths, is approximately 25.83 acres within the 160.88-acre property, consistent with the Reclamation Plan being concurrently filed with the Idaho Department of Lands (IDL). Aggregate extracted from the ponds is anticipated to be used primarily to complete the remaining project grading within Phase 2 and for roadway construction, general fill, and utility trench backfill within other projects owned by the Applicant in Valley County. Surplus material is anticipated to be made available for sale, with any such sale conducted in compliance with applicable County and State requirements. Upon completion of excavation, the ponds will be reclaimed as permanent water features providing stormwater retention and treatment, fire protection water storage, irrigation water storage, and aesthetic/recreational benefit to the development and downstream agricultural lands.

1. Traffic volume, character, and patterns including adequacy of existing or proposed street width, surfacing, alignment, gradient, and traffic control features or devices, and maintenance. Contrast existing with the changes the proposal will bring during construction and after completion, build-out, or full occupancy of the proposed development. Include pedestrian, bicycle, auto, and truck traffic.

During excavation operations, truck traffic will temporarily increase on Koskella Road and Davis Creek Lane as aggregate is hauled off-site, whether to other projects owned by the Applicant in Valley County or to third-party purchasers. Haul traffic will consist of dump trucks and/or belly-dump trailers and will be intermittent and seasonal, generally limited to the construction season and to State and County permitted hours of operation. It is proposed that the normal hours of operation be 7 a.m. to 7 p.m., Monday through Friday. The character of this traffic is consistent with existing heavy truck traffic generated by the adjacent Knife River ready mix concrete plant

and gravel pit located west of the property. Aggregate used on-site for general site grading fills and utility trench backfills will be moved internally and will not add traffic to public roadways. Haul routes, road maintenance responsibilities, and any required dust abatement on public roadways (if necessary) will be coordinated with the Valley County Road Department and memorialized in a Development Agreement. Upon completion of excavation and reclamation of the three (3) proposed ponds, haul traffic will be intermittent until all stockpiled material is used.

2. Provision for the mitigation of impacts on housing affordability.

The pond excavation has no direct impact on housing affordability. Indirectly, the use of on-site aggregate for project grading and roadway construction reduces development costs by minimizing imported material, which supports lot pricing that is competitive with other similar developments within Valley County.

3. Noise and vibration levels that exist and compare to those that will be added during construction, normal activities, and special activities. Include indoor and outdoor, day and night variations.

Existing daytime noise in the project vicinity includes the operation of the Knife River ready mix concrete plant and gravel stock yard directly west of the property, including daily truck traffic. Excavation of the ponds will produce a temporary increase in daytime noise and vibration from excavators, loaders, haul trucks, and material processing/loading activities. The excavation of the proposed Phase 2 ponds is expected to be completed over the duration of the next nine (9) years and possibly beyond (See attached Phasing and Construction Timeline). All excavation activity will be limited to State and County regulations for hours of operation; no nighttime operations are proposed. No blasting is anticipated, as the on-site materials are sands and gravels that can be excavated with conventional equipment. Upon completion of reclamation, the ponds produce no noise or vibration.

Equipment to be used in the extraction process may include but is not limited to: Excavators, Loaders, Off-Road Haul Trucks, Dozers, and Scrapers. Off-site hauling will be performed by dump trucks and/or belly dump trucks. The number of each specific equipment type is TBD and based on contractor availability. Temporary equipment staging/parking areas are denoted on Drawing No. C-2, Sheet 3 of the attached plans.

4. Heat and glare that exist and that might be introduced from all possible sources such as autos in parking areas, outdoor lights, water or glass surfaces, buildings, or outdoor activities.

A short-term increase in glare may occur during excavation due to equipment present on-site. No site lighting is proposed for the excavation operations, as work will be limited to daytime hours. Upon reclamation, the open water surfaces of the ponds will introduce minor incidental reflection consistent with the existing natural ponds and wetlands already present on the property; no adverse heat or glare impacts are anticipated.

5. Particulate emissions to the air including smoke, dust, chemicals, gasses or fumes, etc. both existing and what may be added by the proposed uses.

Excavation, stockpiling, loading, and hauling of aggregate will generate temporary fugitive dust and equipment exhaust emissions. Dust will be controlled through water application on haul routes, stockpiles, and disturbed areas as needed, limiting stockpile heights and disturbed area extents, and reducing haul speeds on unpaved surfaces. A significant portion of the excavation will occur at or below the shallow groundwater table, where naturally moist material substantially reduces dust generation. No crushing, asphalt, or concrete batch operations are proposed on-site as part of this project. No smoke, chemicals, or process fumes will be generated. Upon completion of reclamation, no particulate emissions will result from the ponds.

6. Water demand, discharge, supply source, and disposal method for potable uses, domestic uses, and fire protection. Identify existing surface water drainage, wetlands, flood prone areas and potential changes. Identify existing ground water and surface water quality and potential changes due to this proposal.

The excavation operation has no potable water demand. Water for dust abatement will be drawn from the existing ponds and/or the property's existing irrigation water rights. The on-site soils (Donnel Sandy Loam, Kangas Coarse Sandy Loam, and Roseberry Coarse Sandy Loam) are permeable, and groundwater in the area is shallow, as documented by well logs for the surrounding contiguous property, and on-site groundwater monitoring. Pond excavation will intercept the shallow groundwater table, excavation will be performed in the water where practical, and no permanent dewatering or discharge to surface waters is proposed. Temporary dewatering is anticipated and will be discharged into a settling pond or vegetated swale before releasing across a natural/vegetated buffer and entering into the existing on-site ponds located in GFRR Phase 1. Dewatering will be in accordance with IDEQ's, Construction General Permit and the projects Stormwater Pollution Prevention Plan.

Existing wetlands, including the natural ponds in the northwestern corner of the property, are designated as open space and will not be impacted by the excavation. Any unavoidable impacts to jurisdictional wetlands would be permitted accordingly with the U.S. Army Corps of Engineers prior to disturbance. The property is not located within a mapped floodway or 100-year floodplain. Existing surface water drainage will not be impeded; upon reclamation the ponds will provide regional benefit by retaining and treating stormwater runoff, storing irrigation water for the development and downstream agricultural land, and supplying fire protection water. No fuels, lubricants, or chemicals will be stored within pond excavation areas, and equipment fueling and maintenance will occur in designated upland areas with spill containment to protect groundwater quality.

7. Fire, explosion, and other hazards existing and proposed. Identify how activities on neighboring property may affect the proposed use.

The excavation operation presents minimal fire or explosion hazard. No blasting or explosives are proposed. Equipment fueling will follow standard spill prevention practices. The principal site hazards associated with open excavations and water bodies will be addressed through temporary fencing and/or signage around active excavation areas, stable interim slopes, and final reclaimed

pond side slopes graded to provide stable, safe banks. The reclaimed ponds provide a net fire protection benefit: the Applicant has been working with the Donnelly Rural Fire Protection District (DRFPD) to utilize the existing/proposed ponds as a fire protection water source, including a dry fire hydrant and fire hydrants that supplied by a shared pressurized irrigation system meeting DRFPD fire flow requirements. Activities on the neighboring Knife River industrial property to the west are similar in character to the proposed excavation and are not expected to conflict with the operation.

8. Removal of existing vegetation or effects thereon including disturbance of wetlands, general stability of soils, slopes, and embankments and the potential for sedimentation of disturbed soils.

Vegetation removal within the approximately 25.83 acres of affected land will consist primarily of natural grasses and shrubs historically used for grazing and farming operations. The designated wetland open space in the northwestern corner of the property will not be disturbed. Creation of the proposed ponds will enhance and create wetland areas. The site is relatively flat, with average slopes not exceeding two percent (2%), with the exception of the northwestern corner of the property, which limits erosion potential. Pond side slopes will be graded to stable configurations both during excavation and at final reclamation. Temporary and permanent stormwater Best Management Practices (BMPs), including silt fence, straw wattles, perimeter controls, and minimizing the extent of disturbed area, will be used to prevent sedimentation of disturbed soils. Disturbed areas surrounding the ponds will be re-seeded and revegetated as part of reclamation.

9. Include practices that will be used to stabilize soils and restore or replace vegetation.

During excavation and as work progresses, temporary BMPs (silt fence, straw wattles, stabilized construction entrances, dust abatement, and phased disturbance) will be implemented to reduce or prevent the discharge of pollutants and the movement of soil particles. Stockpiles will be located away from drainage paths and stabilized or watered as needed. Reclamation will include grading pond banks to stable slopes, placement of salvaged topsoil on disturbed perimeter areas, and re-vegetation with a grass seed mixture native to the project area. Temporary BMPs will be removed once final surfaces are stabilized with vegetation; permanent BMPs, including the ponds themselves and vegetated swales, will remain in place.

10. Soil characteristics and potential problems in regard to slope stability, embankments, building foundation, utility and road construction. Include suitability for supporting proposed landscaping.

The soils on the site are Donnel Sandy Loam, Kangas Coarse Sandy Loam, and Roseberry Coarse Sandy Loam, all of which are generally permeable sands and gravels well suited to pond excavation and to use as structural and general fill. Well logs from surrounding contiguous property confirm extensive sand and gravel deposits beneath shallow topsoil and intermittent clay layers. No slope stability problems are anticipated given the flat topography and granular soils; excavated pond slopes will be cut to stable inclinations appropriate for saturated granular materials. Salvaged topsoil will be stockpiled separately and reused to support reclamation landscaping. Although a final geotechnical report has not been furnished, it is anticipated the

excavated on-site materials are suitable for use as general site grading fills, utility trench backfills, and roadway construction materials.

11. Site grading or improvements including cuts and fills, drainage courses and impoundments, sound and sight buffers, landscaping, fencing, utilities, and open areas.

The pond excavation constitutes the principal cut activity on the project, with total affected land of approximately 25.83 acres; excavated material will be placed as fill for remaining Phase 2 project grading, utility trench backfill, and/or general fill, with surplus material hauled off-site. Site drainage and stormwater runoff will be encouraged to drain to the existing/proposed ponds via roadside and, where possible, vegetated swales. It is proposed that the existing wastewater irrigation ditch will be replaced with a piped bypass system, internal to the development along the southern border of the Phase 1 area, allowing the water to return to its original course once it leaves the subdivision. Existing landscape berms and proposed perimeter berms constructed from portions of the excavated material will provide sound and sight buffers during and after the excavation. Temporary fencing and/or signage will secure active excavation areas. Recreational, Pond Maintenance, and Stormwater Drainage easements are proposed around the proposed ponds with the primary access from Davis Creek Lane. Refer to Drawing Nos. C-4 and C-5, Sheets 6 and 7 of the included drawings in Appendix A for preliminary grading, drainage, and stormwater management plans.

The approximate pond extraction volumes for the three (3) proposed ponds are:

Pond 3 (6.35 Acres): 110,000 CY

Pond 4 (6.16 Acres): 112,000 CY

Pond 5 (3.36 Acres): 55,000 CY

The approximate annual removal is anticipated to be around 30,000 CY/Year and the expected life of operation is anticipated to be nine (9) years at a minimum.

12. Visibility from public roads, adjoining property, and buildings. Include what will be done to reduce visibility of all parts of the proposal but especially cuts and fills and buildings. Include the effect of shadows from new features on neighboring property.

Active excavation areas will be visible from State Highway 55, Koskella Road, and Davis Creek Lane during operations. The flat topography means excavation occurs below the surrounding grade, substantially limiting the visual profile of the work; stockpiles and landscape berms will be the principal visible features and will be limited in height and located to screen operations where practical. Upon reclamation, the ponds will present as natural-appearing water features consistent with the existing ponds and wetlands on the property and will provide a visual amenity rather than a visual impact. The ponds and berms will cast no shadows affecting neighboring property.

13. Reasons for selecting the particular location including topographic, geographic and similar features, historic, adjoining land ownership or use, access to public lands, recreation, utilities, streets, etc., in order to illustrate compatibility with and opportunities presented by existing land uses or character.

The pond locations were established by the originally approved 2007 development layout, which this application more or less replicates. The locations take advantage of shallow groundwater and extensive sand and gravel deposits, allowing the ponds to supply aggregate needed to complete project grading. The two (2) existing central ponds, excavated under the original development work, demonstrate the suitability of the site for water features. The site is directly adjacent to existing aggregate-related industrial uses (Knife River), and in proximity to another extraction source, making the temporary extraction activity compatible with the existing character of the immediate area, while the reclaimed ponds support the recreational character of the residential development.

14. Approximation of increased revenue from change in property tax assessment, new jobs available to local residents, and increased local expenditures.

The excavation and reclamation work will support local construction employment (equipment operators, truck drivers, and related trades) and generate local expenditures for fuel, equipment maintenance, and materials over the duration of the work. By completing the grading and water features, the pond work directly enables the lot improvements that will increase the taxable value of the property over the existing undeveloped land.

15. Approximation of costs for additional public services, facilities, and other economic impacts.

The excavation operation places no demand on schools, parks, or utilities. The principal public cost consideration is wear on County haul routes; the impact to County roadways will be assessed by the Valley County Road Department, and the Applicant will participate in an appropriate Development Agreement negotiated with the Board of County Commissioners. The reclaimed ponds reduce public service costs by providing a fire protection water source for DRFPD and stormwater retention that protects downstream infrastructure.

16. State how the proposed development will impact existing developments providing the same or similar products or services.

Aggregate extracted from the ponds will be used primarily for the Applicant's own projects, including on-site grading, utility trench backfills, and roadway construction within other projects owned by the Applicant in Valley County. Surplus material beyond the Applicant's needs may be made available for sale. Any sales would be limited in volume and duration to the finite quantity of material generated by the pond excavation; no ongoing commercial pit, crushing, screening, washing, or batching operation is proposed. Given the limited and temporary nature of any surplus sales, the operation is not anticipated to materially impact existing commercial aggregate producers in the area.

17. State what natural resources or materials are available at or near the site that will be used in a process to produce a product and the impacts resulting from the depletion of the resource. Describe the process in detail and describe the impacts of each part.

The natural resource to be used is the sand and gravel underlying the pond footprints. The process consists of: (1) clearing and stripping of topsoil within the pond footprints, with topsoil salvaged and stockpiled for reclamation; (2) excavation of sand and gravel using conventional excavators and loaders, working below the groundwater table where encountered; (3) temporary stockpiling and load-out of material for on-site grading fills, utility trench backfills, haul-off to other projects owned by the Applicant in Valley County, and sale of surplus material in compliance with applicable County and State requirements; and (4) final shaping and reclamation of pond slopes, topsoil placement, and re-vegetation of disturbed perimeter areas. No crushing, washing, screening, or batching is proposed on-site. The total affected land is approximately 25.83 acres, and the excavation and reclamation will be conducted in accordance with the Reclamation Plan filed with the Idaho Department of Lands pursuant to the Idaho Surface Mining Act, with reclamation performed concurrently as excavation of each pond is completed. Impacts of each step (dust, noise, truck traffic, and temporary visual disturbance) are temporary and are mitigated as described in Items 1, 3, 5, 8, and 9. The depletion of the resource is intentional and beneficial: the resulting excavations are the proposed ponds, which are permanent project amenities providing stormwater, irrigation, fire protection, and recreational functions. The resource is not renewable, but its removal creates the intended end land use rather than a void requiring separate reclamation.

18. What will be the impacts of a project abandoned at partial completion?

If the excavation were abandoned at partial completion, the remaining condition would consist of partially excavated ponds. Interim slopes will be maintained in a stable configuration throughout the work so that any abandonment does not leave hazardous conditions. Excavation and reclamation associated with each phase will either be completed or financially assured through the Reclamation Plan filed with the Idaho Department of Lands, ensuring funds are available to complete stabilization and re-vegetation. Any partially completed ponds would retain stormwater retention and fire protection water supply value and would benefit a successor residential project.

19. Number of residential dwelling units, other buildings and building sites, and square footage or gross non-residential floor space to be available.

No buildings or floor space are associated with the pond excavation and reclamation. The work supports the overall Gold Fork River Ranch development of up to sixty-nine (69) single-family residential lots at full build-out. No permanent structures, scales, offices, or processing facilities are proposed as part of the excavation operation.

20. Stages of development in geographic terms and proposed construction time schedule.

The two (2) existing ponds in the central portion of the property were excavated as part of the original development work, and no further excavation of these ponds is proposed. The proposed excavation is limited to the three (3) proposed ponds located in Phase 2 of the development. Each

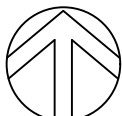
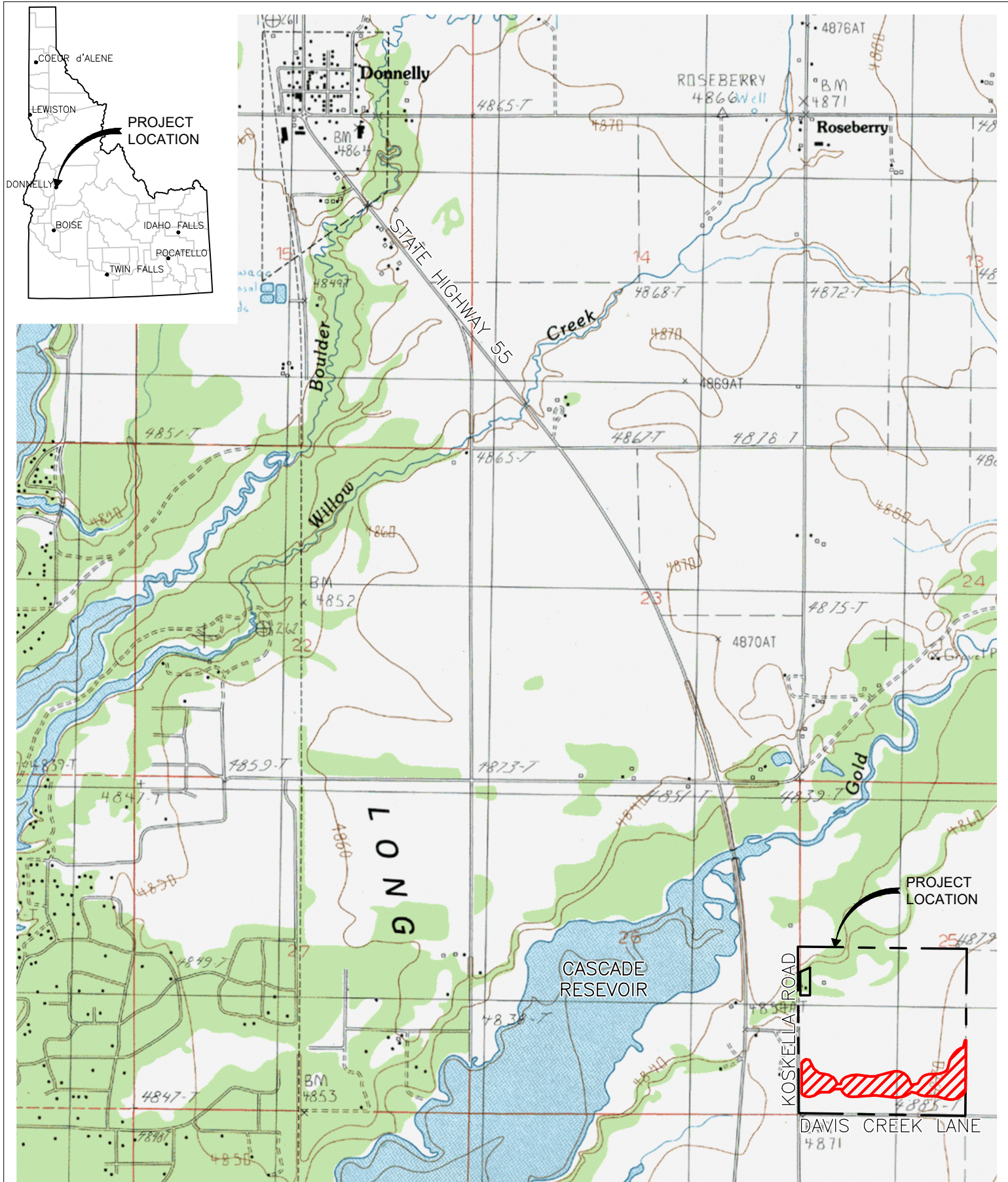
pond is anticipated to be constructed within 1-3 years from each other, with completion by the end of 2035 or later. The excavation is expected to be completed over the duration of GFRR Phase 2 and possibly beyond, subject to market conditions and the grading and aggregate needs of the project. Reclamation of each pond (final slope shaping, topsoil placement, and re-vegetation) will follow promptly upon completion of excavation of that pond and will be completed or financially assured prior to recording of the final plat for the associated phase.

21. Anticipated range of sale, lease or rental prices for dwelling units, building or other site, or non-residential floor space in order to insure compatibility with adjacent land use and development.

Not applicable to the excavation and reclamation activity itself; no sale, lease, or rental of excavated material to the general public is proposed. The reclaimed ponds are anticipated to be a marketable amenity supporting residential lot prices competitive with other similar developments in Valley County.

APPENDIX A

FIGURES AND DRAWINGS



NORTH
SCALE: 1" = 2000'



323 DEINHARD LANE, SUITE C · PO BOX 2330
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GOLD FORK RIVER RANCH VICINITY MAP

PROJECT	24023	DRAWN	FIGURE NO.
DATE	6/29/2026	SMR	1 OF 1

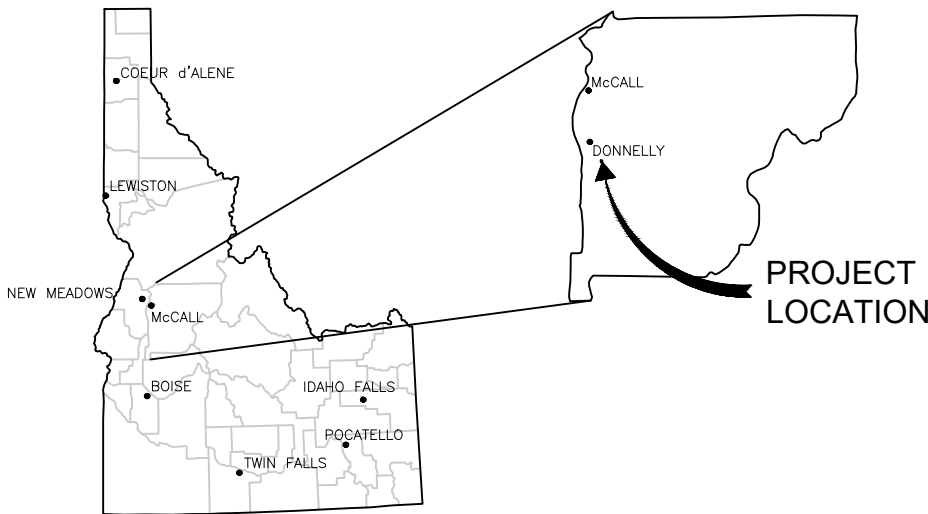
GOLD FORK RIVER RANCH

VALLEY COUNTY, IDAHO

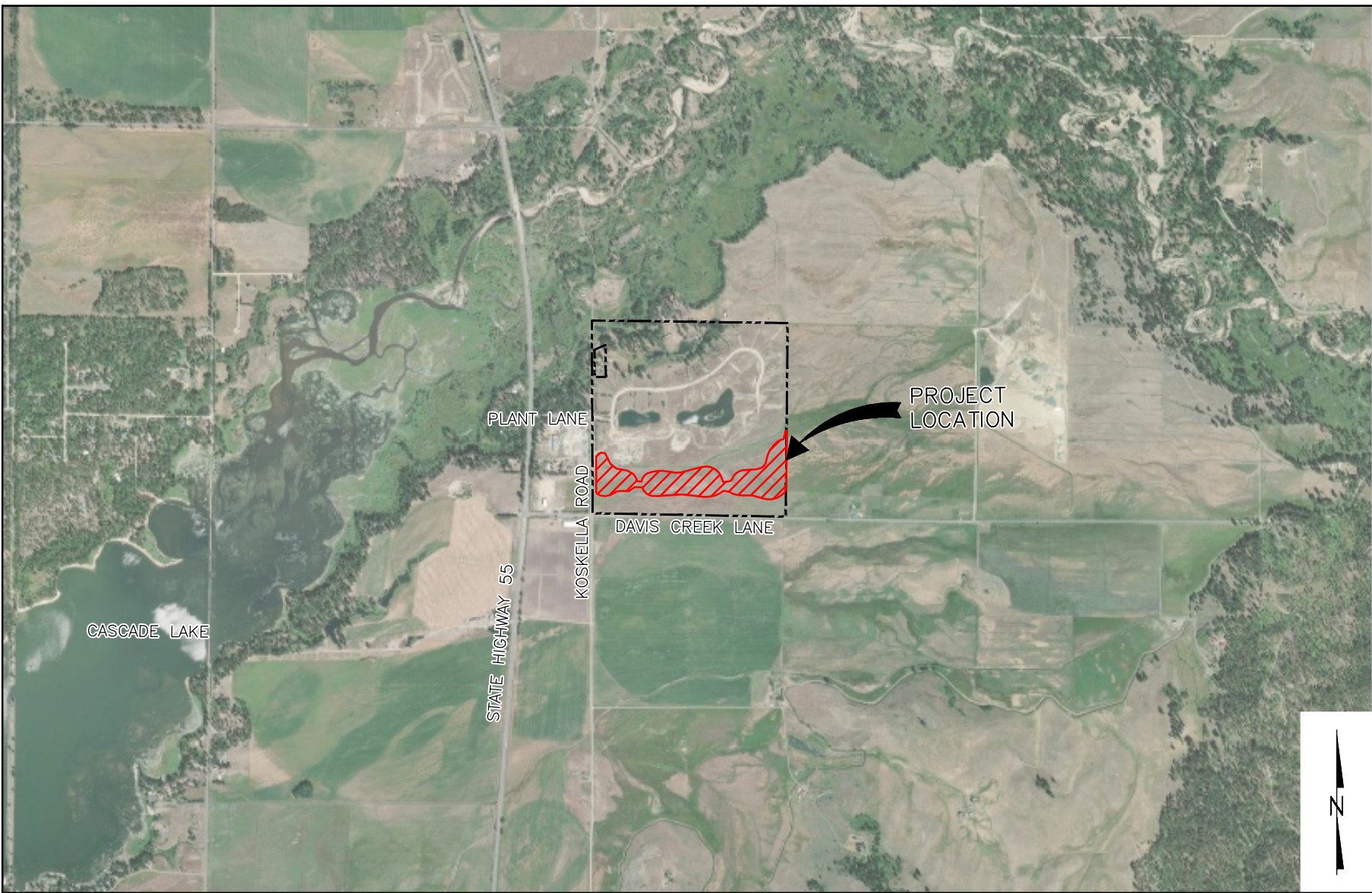
POND BORROW SOURCE SUMMER/FALL 2026

DRAWING INDEX

1	G-1	COVER SHEET
2	C-1	OVERALL SITE PLAN
3	C-2	SITE PLAN
4	C-3	EXISTING GROUND PROFILE AND POND SECTIONS
5	C-4	STORMWATER MANAGEMENT PLAN - 1
6	C-5	STORMWATER MANAGEMENT PLAN - 2
7	GC-1	CIVIL TYPICAL DETAILS



LOCATION MAP
NOT TO SCALE



VICINITY MAP
SCALE 1" = 1000'

NO.	REVISION	BY	DATE	DESIGN
1.	VALLEY COUNTY C.U.P. SUBMITTAL	RFP	6/29/2026	GTT
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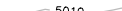
GOLD FORK RIVER RANCH
DONNELLY, IDAHO
POND BORROW SOURCE
COVER SHEET

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DATE	6/29/2026
DRAWING NO.	SHEET NO.
G-1	1 OF 7

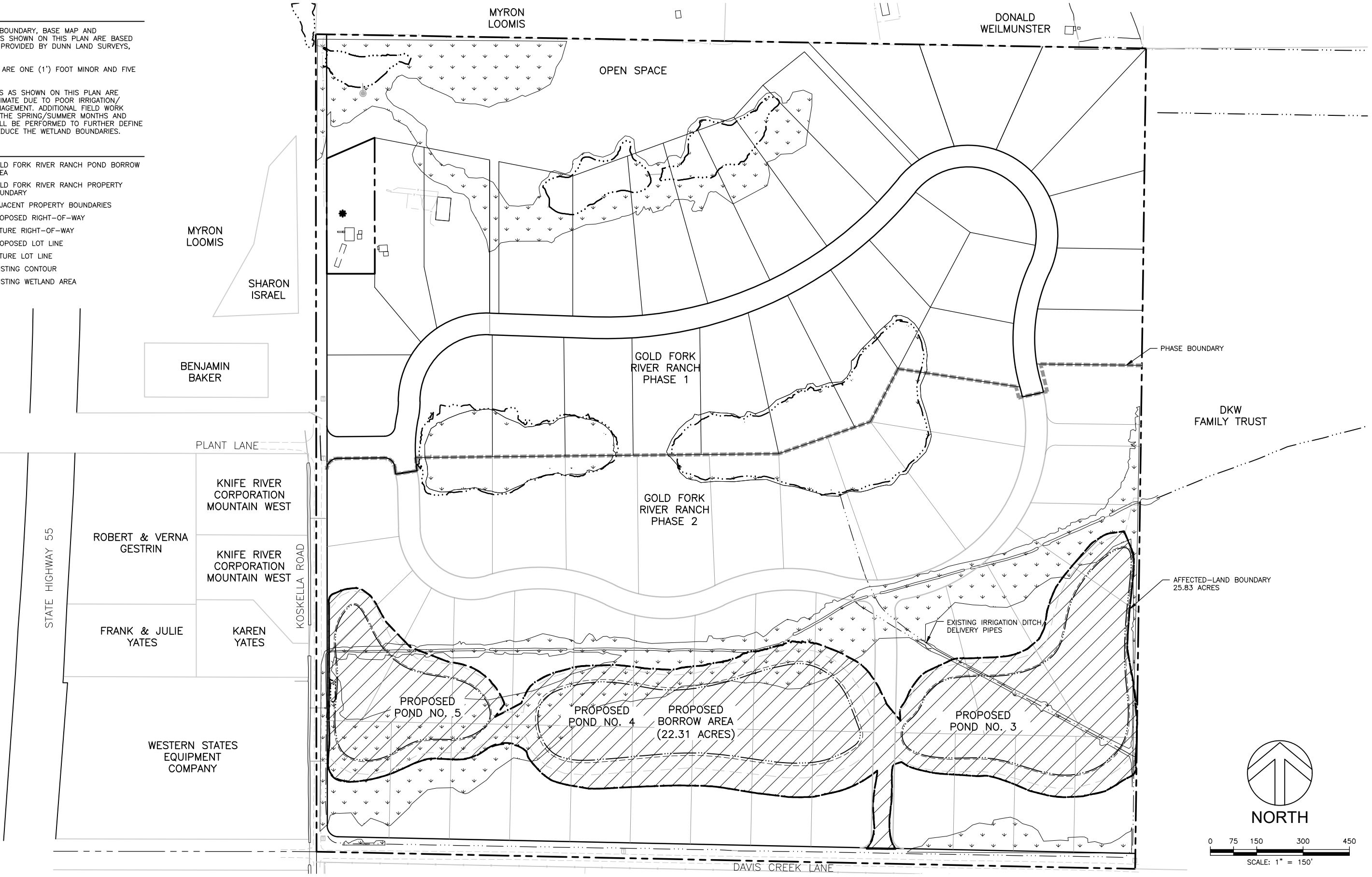
NOTES:

1. EXISTING PROPERTY BOUNDARY, BASE MAP AND TOPOGRAPHY DATA AS SHOWN ON THIS PLAN ARE BASED UPON SURVEY DATA PROVIDED BY DUNN LAND SURVEYS, INC.
2. CONTOUR INTERVALS ARE ONE (1') FOOT MINOR AND FIVE (5') FOOT MAJOR.
3. WETLAND BOUNDARIES AS SHOWN ON THIS PLAN ARE CONSIDERED APPROXIMATE DUE TO POOR IRRIGATION/SURFACE WATER MANAGEMENT. ADDITIONAL FIELD WORK COMPLETED DURING THE SPRING/SUMMER MONTHS AND GROWING SEASON WILL BE PERFORMED TO FURTHER DEFINE AND POTENTIALLY REDUCE THE WETLAND BOUNDARIES.

LEGEND:

-  GOLD FORK RIVER RANCH POND BORROW AREA
-  GOLD FORK RIVER RANCH PROPERTY BOUNDARY
-  ADJACENT PROPERTY BOUNDARIES
-  PROPOSED RIGHT-OF-WAY
-  FUTURE RIGHT-OF-WAY
-  PROPOSED LOT LINE
-  FUTURE LOT LINE
-  5010 EXISTING CONTOUR
-  EXISTING WETLAND AREA

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GOLD FORK RIVER RANCH
DONNELLY, IDAHO
POND BORROW SOURCE
OVERALL SITE PLAN

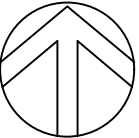
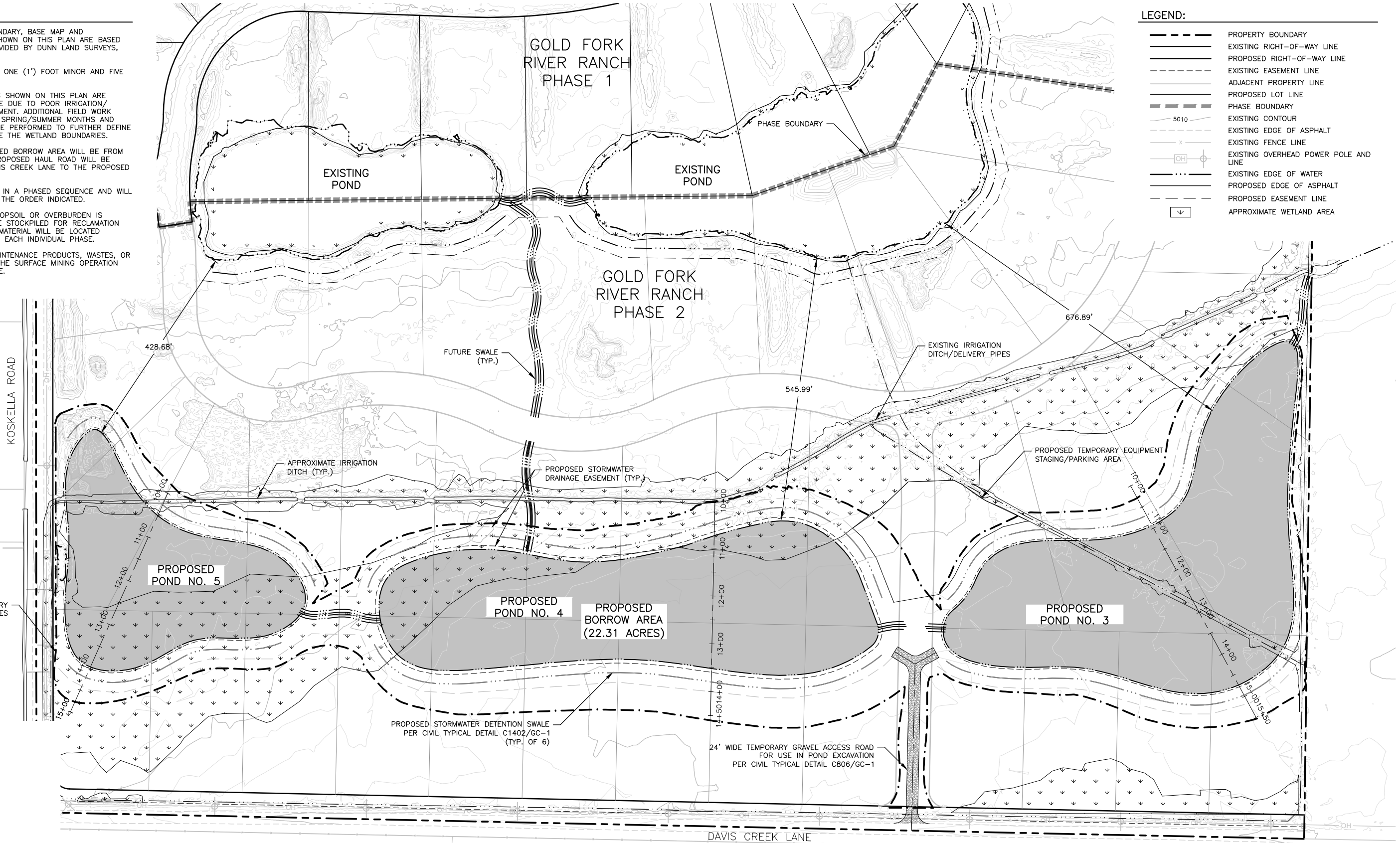
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C-1	2 OF 7

NOTES:

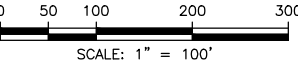
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- ACCESS TO THE PROPOSED BORROW AREA WILL BE FROM DAVIS CREEK LANE. A PROPOSED HAUL ROAD WILL BE CONSTRUCTED FROM DAVIS CREEK LANE TO THE PROPOSED BORROW AREA.
- EXCAVATION IS TO START IN A PHASED SEQUENCE AND WILL NOT NECESSARILY BE IN THE ORDER INDICATED.
- IF DURING OPERATIONS TOPSOIL OR OVERBURDEN IS ENCOUNTERED IT WILL BE STOCKPILED FOR RECLAMATION PURPOSES. STOCKPILED MATERIAL WILL BE LOCATED STRATEGICALLY CLOSE TO EACH INDIVIDUAL PHASE.
- NO FUEL, EQUIPMENT MAINTENANCE PRODUCTS, WASTES, OR CHEMICALS UTILIZED IN THE SURFACE MINING OPERATION WILL BE STORED ON-SITE.

LEGEND:

- PROPERTY BOUNDARY
- EXISTING RIGHT-OF-WAY LINE
- PROPOSED RIGHT-OF-WAY LINE
- EXISTING EASEMENT LINE
- ADJACENT PROPERTY LINE
- PROPOSED LOT LINE
- PHASE BOUNDARY
- EXISTING CONTOUR
- EXISTING EDGE OF ASPHALT
- EXISTING FENCE LINE
- EXISTING OVERHEAD POWER POLE AND LINE
- EXISTING EDGE OF WATER
- PROPOSED EDGE OF ASPHALT
- PROPOSED EASEMENT LINE
- APPROXIMATE WETLAND AREA



NORTH



NO.	REVISION	BY	DATE	DESIGN
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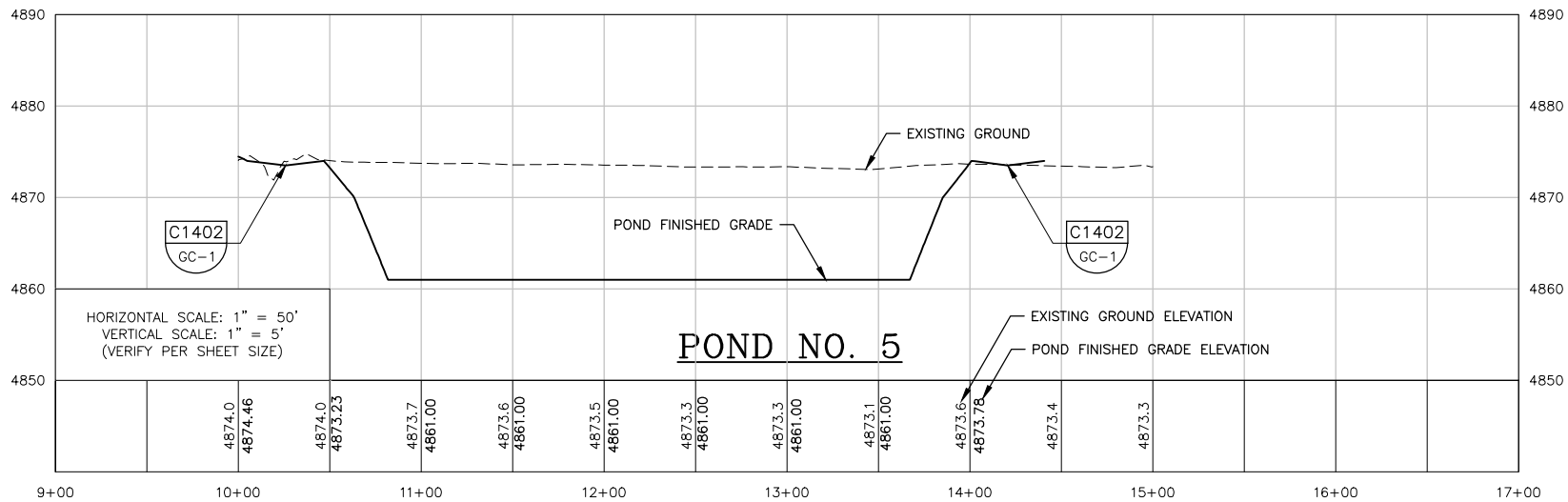
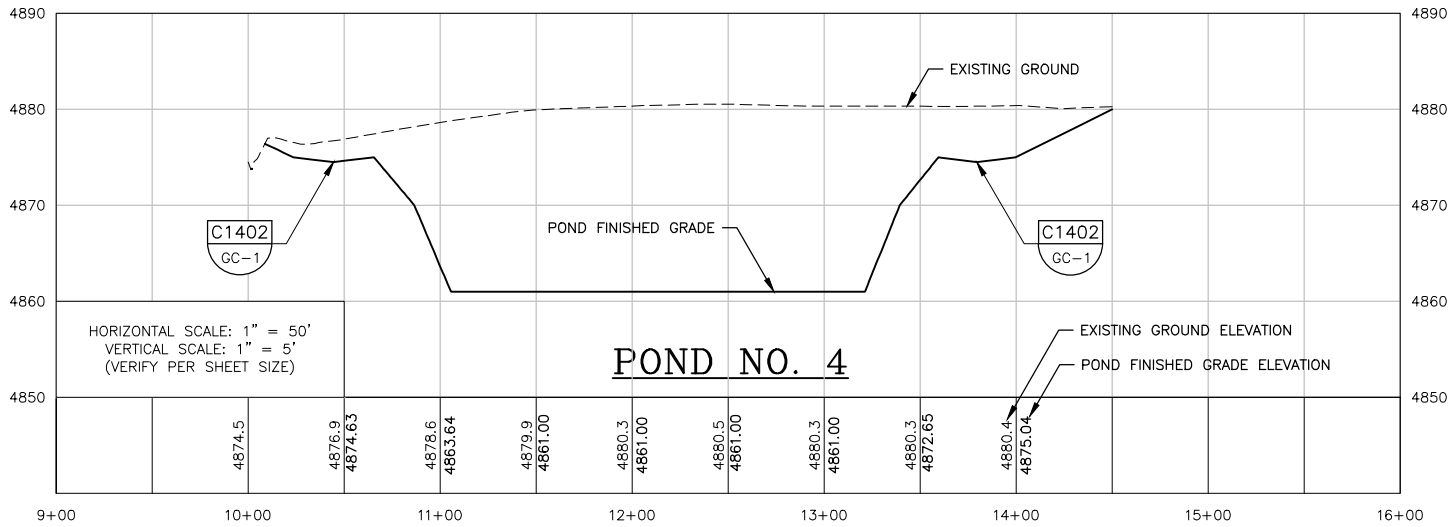
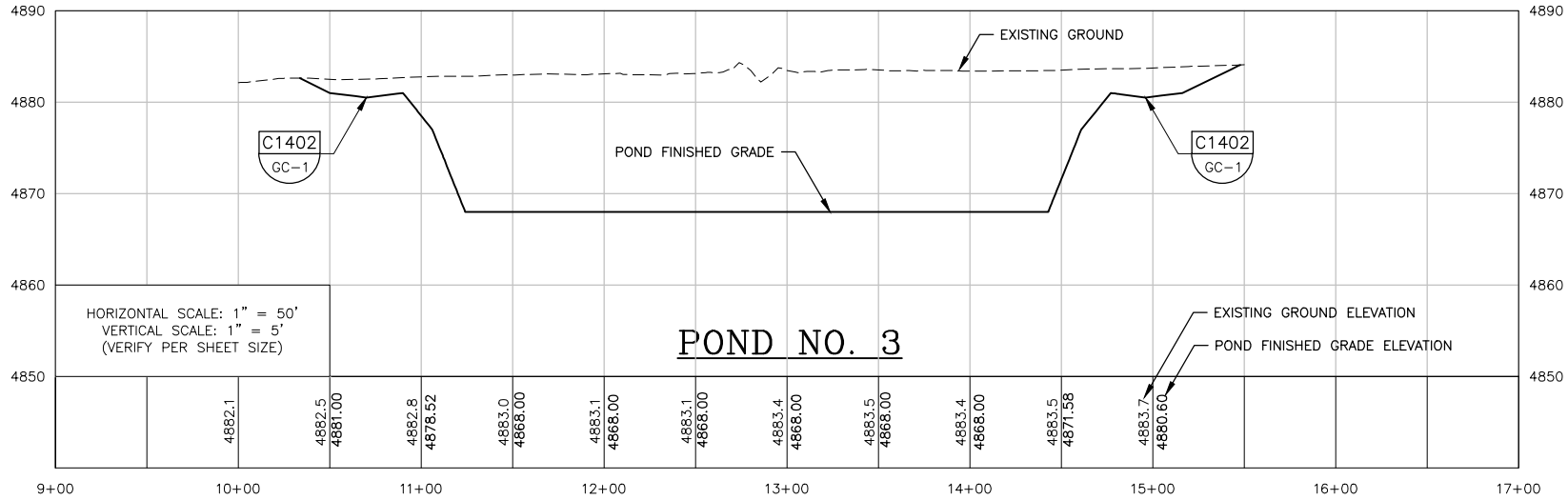
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ENGINEERS
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GOLD FORK RIVER RANCH
DONNELLY, IDAHO
POND BORROW SOURCE
SITE PLAN

VERIFY SCALE	
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PROJECT	24023
DATE	6/29/2026
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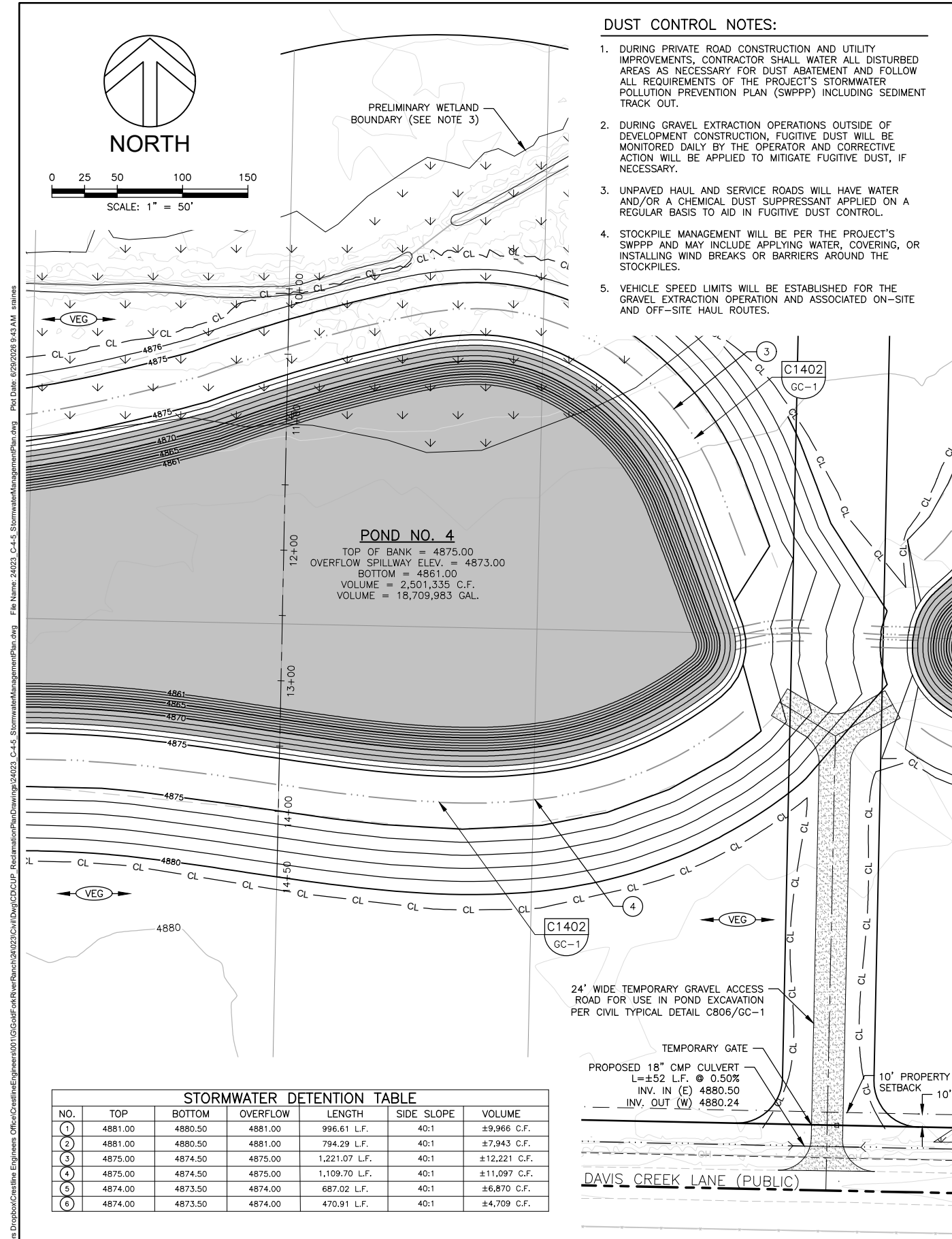
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GOLD FORK RIVER RANCH
DONNELLY, IDAHO

POND BORROW SOURCE
EXISTING GROUND PROFILE AND POND SECTIONS

VERIFY SCALE	
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PROJECT	24023
DATE	6/29/2026
DRAWING NO.	SHEET NO.
C-3	3 OF 7

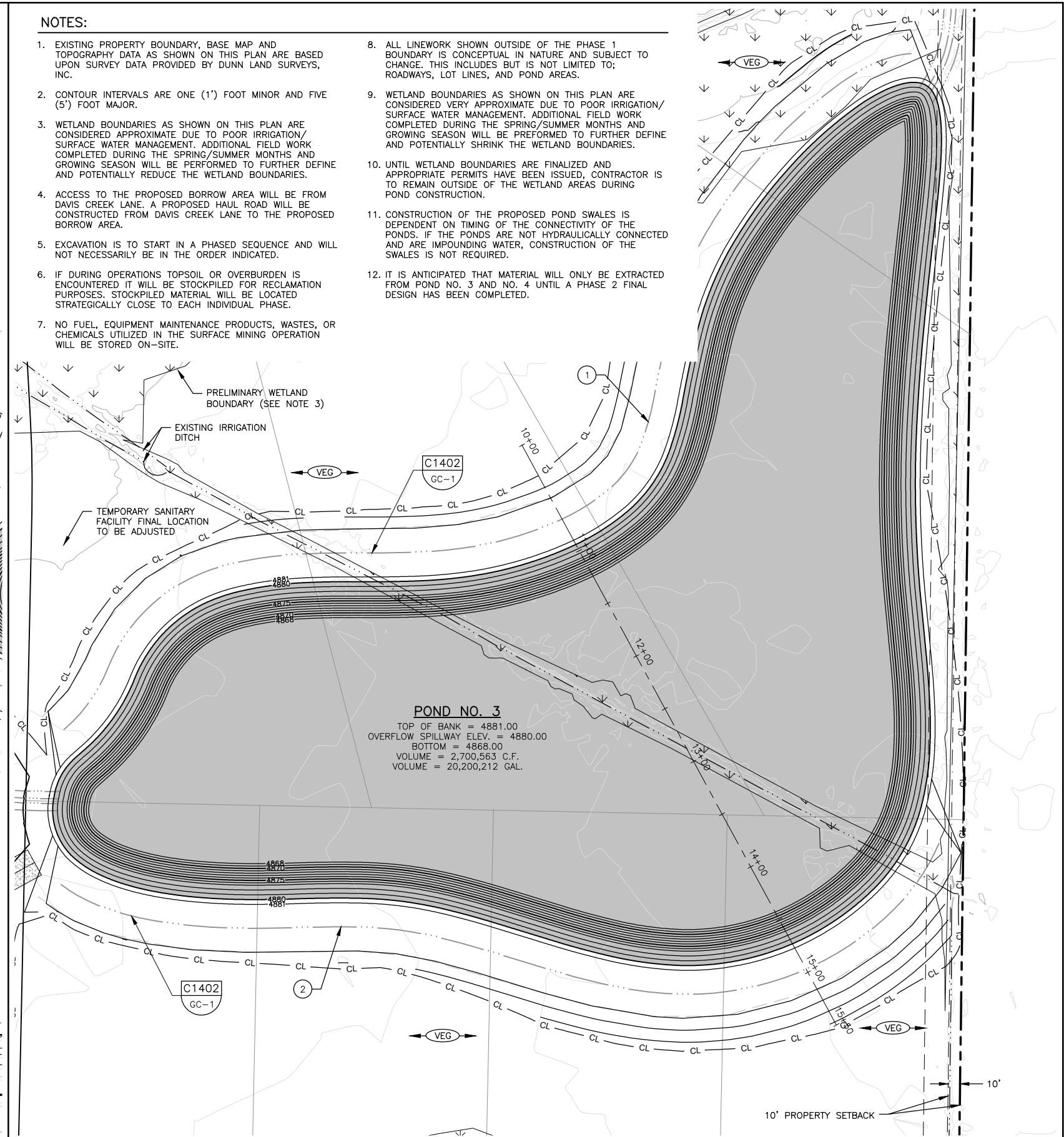


DUST CONTROL NOTES:

1. DURING PRIVATE ROAD CONSTRUCTION AND UTILITY IMPROVEMENTS, CONTRACTOR SHALL WATER ALL DISTURBED AREAS AS NECESSARY FOR DUST ABATEMENT AND FOLLOW ALL REQUIREMENTS OF THE PROJECT'S STORMWATER POLLUTION PREVENTION PLAN (SWPPP) INCLUDING SEDIMENT TRACK OUT.
2. DURING GRAVEL EXTRACTION OPERATIONS OUTSIDE OF DEVELOPMENT CONSTRUCTION, FUGITIVE DUST WILL BE MONITORED DAILY BY THE OPERATOR AND CORRECTIVE ACTION WILL BE APPLIED TO MITIGATE FUGITIVE DUST, IF NECESSARY.
3. UNPAVED HAUL AND SERVICE ROADS WILL HAVE WATER AND/OR A CHEMICAL DUST SUPPRESSANT APPLIED ON A REGULAR BASIS TO AID IN FUGITIVE DUST CONTROL.
4. STOCKPILE MANAGEMENT WILL BE PER THE PROJECT'S SWPPP AND MAY INCLUDE APPLYING WATER, COVERING, OR INSTALLING WIND BREAKS OR BARRIERS AROUND THE STOCKPILES.
5. VEHICLE SPEED LIMITS WILL BE ESTABLISHED FOR THE GRAVEL EXTRACTION OPERATION AND ASSOCIATED ON-SITE AND OFF-SITE HAUL ROUTES.

NOTES:

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5. EXCAVATION IS TO START IN A PHASED SEQUENCE AND WILL NOT NECESSARILY BE IN THE ORDER INDICATED.
6. IF DURING OPERATIONS TOPSOIL OR OVERBURDEN IS ENCOUNTERED IT WILL BE STOCKPILED FOR RECLAMATION PURPOSES. STOCKPILED MATERIAL WILL BE LOCATED STRATEGICALLY CLOSE TO EACH INDIVIDUAL PHASE.
7. NO FUEL, EQUIPMENT MAINTENANCE PRODUCTS, WASTES, OR CHEMICALS UTILIZED IN THE SURFACE MINING OPERATION WILL BE STORED ON-SITE.
8. ALL LINEWORK SHOWN OUTSIDE OF THE PHASE 1 BOUNDARY IS CONCEPTUAL IN NATURE AND SUBJECT TO CHANGE. THIS INCLUDES BUT IS NOT LIMITED TO; ROADWAYS, LOT LINES, AND POND AREAS.
9. WETLAND BOUNDARIES AS SHOWN ON THIS PLAN ARE CONSIDERED VERY APPROXIMATE DUE TO POOR IRRIGATION/SURFACE WATER MANAGEMENT. ADDITIONAL FIELD WORK COMPLETED DURING THE SPRING/SUMMER MONTHS AND GROWING SEASON WILL BE PERFORMED TO FURTHER DEFINE AND POTENTIALLY SHRINK THE WETLAND BOUNDARIES.
10. UNTIL WETLAND BOUNDARIES ARE FINALIZED AND APPROPRIATE PERMITS HAVE BEEN ISSUED, CONTRACTOR IS TO REMAIN OUTSIDE OF THE WETLAND AREAS DURING POND CONSTRUCTION.
11. CONSTRUCTION OF THE PROPOSED POND SWALES IS DEPENDENT ON TIMING OF THE CONNECTIVITY OF THE PONDS. IF THE PONDS ARE NOT HYDRAULICALLY CONNECTED AND ARE IMPOUNDING WATER, CONSTRUCTION OF THE SWALES IS NOT REQUIRED.
12. IT IS ANTICIPATED THAT MATERIAL WILL ONLY BE EXTRACTED FROM POND NO. 3 AND NO. 4 UNTIL A PHASE 2 FINAL DESIGN HAS BEEN COMPLETED.



NO.	TOP	BOTTOM	OVERFLOW	LENGTH	SIDE SLOPE	VOLUME
①	4881.00	4880.50	4881.00	996.61 L.F.	40:1	±9,966 C.F.
②	4881.00	4880.50	4881.00	794.29 L.F.	40:1	±7,943 C.F.
③	4875.00	4874.50	4875.00	1,221.07 L.F.	40:1	±12,221 C.F.
④	4875.00	4874.50	4875.00	1,109.70 L.F.	40:1	±11,097 C.F.
⑤	4874.00	4873.50	4874.00	687.02 L.F.	40:1	±6,870 C.F.
⑥	4874.00	4873.50	4874.00	470.91 L.F.	40:1	±4,709 C.F.

NO.	REVISION	BY	DATE	DESIGN
1.	VALLEY COUNTY C.U.P. SUBMITTAL.	RFP	6/29/2026	RFP
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				APPROVED
				GTT

PRELIMINARY
DRAFT NOT FOR
CONSTRUCTION

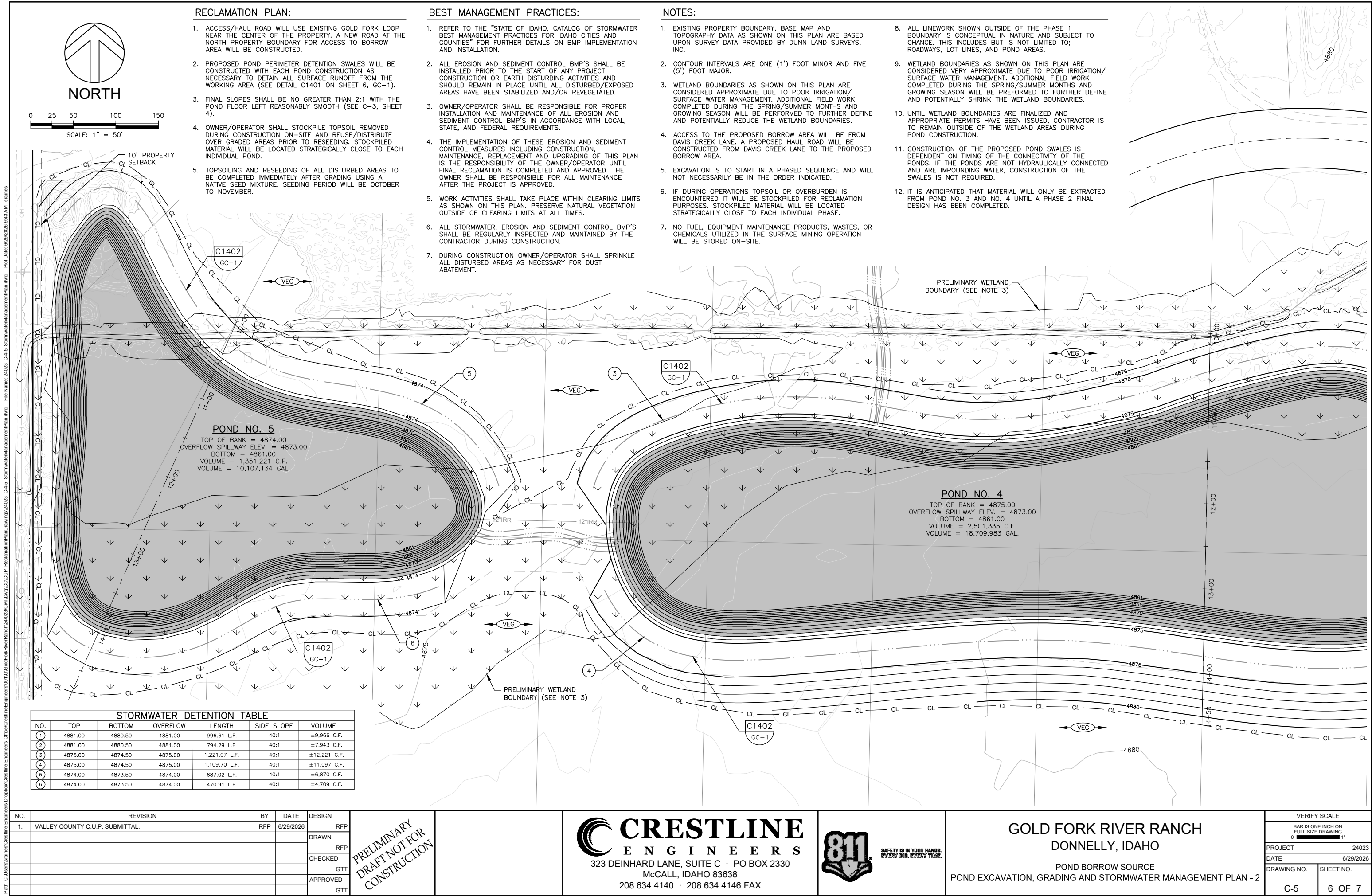
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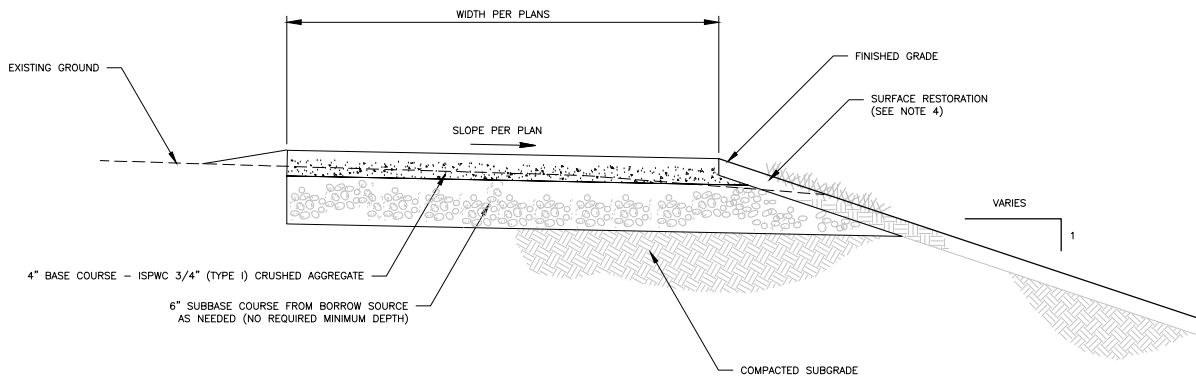
**SAFETY IS IN YOUR HANDS
EVERY DIG. EVERY TIME.**

GOLD FORK RIVER RANCH
DONNELLY, IDAHO
POND BORROW SOURCE
POND EXCAVATION, GRADING AND STORMWATER MANAGEMENT PLAN - 1

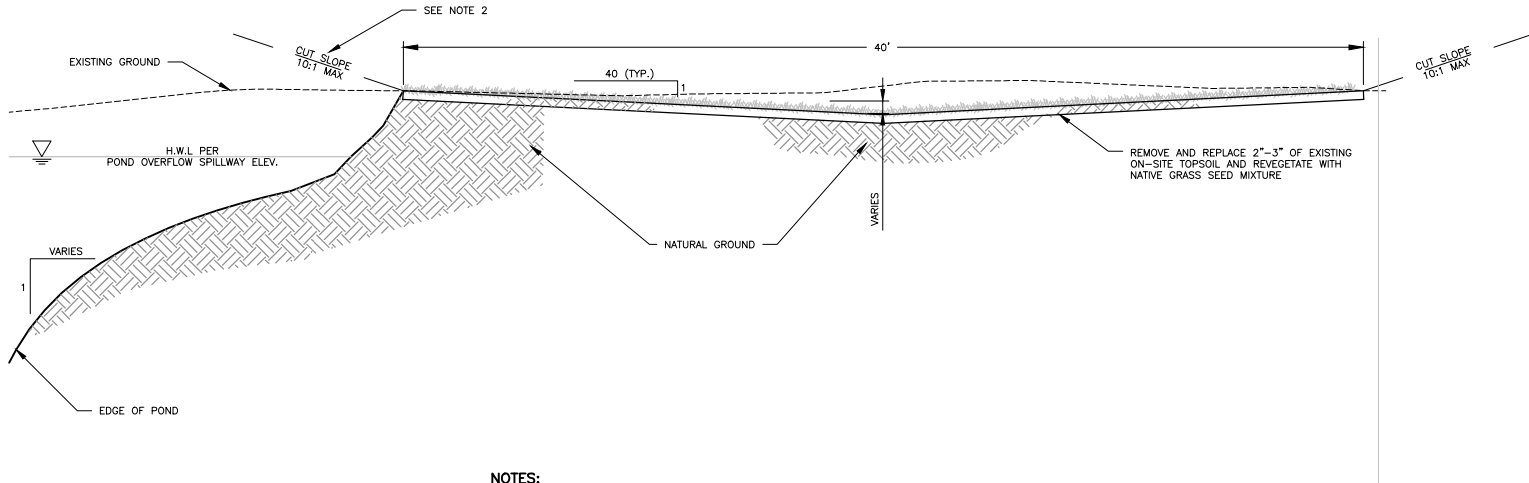
VERIFY SCALE	
BAR IS ONE INCH ON FULL SIZE DRAWING 0  1"	
PROJECT	24023
DATE	6/29/2026
DRAWING NO.	SHEET NO.
C-4	5 OF 7



Path: C:\Users\jmcristine\OneDrive\Engineering\Dropbox\Crestline Engineers\Office\Crestline Engineers\2021\GoldForkRiverRanch\24023\Civil\Drawings\PlanDrawings\24023_GC-1_CivilTypicalDetails.dwg File Name: 24023_GC-1_CivilTypicalDetails.dwg Plt Date: 6/29/2026 8:51 AM



C806 ACCESS ROAD TYPICAL SECTION
TYP NOT TO SCALE



- NOTES:**
1. REFER TO IDAHO DEPARTMENT OF ENVIRONMENTALLY QUALITY'S 2005 CATALOG OF STORMWATER BEST MANAGEMENT PRACTICES, VOLUME 4, SECTION 3, BMP 1 AT WWW.CO.VALLEY.ID.US/WP-CONTENT/UPLOADS/2016/10/622263-STORMWATER.PDF FOR ADDITIONAL INFORMATION.
 2. WHEN NOT LOCATED ADJACENT TO A POND, SWALES SHALL DAYLIGHT TO EXISTING GROUND AT A 10:1 MAX SLOPE.
 3. REFER TO THE STORMWATER DETENTION TABLE ON DRAWING NO. C-12, SHEET 14 OF 22 FOR SPECIFIC INFORMATION REGARDING TOP/BOTTOM ELEVATIONS AND SIDE SLOPE INFORMATION.

C1402 SHALLOW VEGETATED BIOFILTRATION SWALE
TYP NOT TO SCALE

NO.	REVISION	BY	DATE	DESIGN
1.	VALLEY COUNTY C.U.P. SUBMITTAL	RFP	6/29/2026	SMR
				DRAWN
				SMR
				CHECKED
				RFP
				APPROVED
				GTT

PRELIMINARY
DRAFT NOT FOR
CONSTRUCTION



CRESTLINE
ENGINEERS
323 DEINHARD LANE, SUITE C · PO BOX 2330
McCALL, IDAHO 83638
208.634.4140 · 208.634.4146 FAX



GOLD FORK RIVER RANCH
DONNELLY, IDAHO

POND BORROW SOURCE
CIVIL TYPICAL DETAILS

VERIFY SCALE	
BAR IS ONE INCH ON FULL SIZE DRAWING 0 1"	
PROJECT	24023
DATE	6/29/2026
DRAWING NO.	SHEET NO.
GC-1	7 OF 7

APPENDIX B

LIGHTING PLAN

Lighting Plan

Gold Fork River Ranch – Pond Borrow Source

It is not anticipated that there will be any lighting for the Pond Borrow Source. If any lighting is installed, it will conform to Valley County standards. All exterior lights will be downward facing, no higher than twenty (20') feet from the ground to promote a "Night Sky" neighborhood and avoid light trespass.

By:  Date: 6-29-2026

Gold Fork River Ranch, LLC

APPENDIX C

PHASING PLAN AND CONSTRUCTION TIMELINE

Phasing Plan and Construction Timeline

Gold Fork River Ranch – Pond Borrow Source

This phasing timeline is dependent upon the availability of funds, contractors, surveyors, scheduling of work, and permit approvals. We currently believe that the following schedule can be achieved within reasonable expectations.

Phase 1 – Fall 2026

Pond 3 Excavation and stormwater management improvements

Phase 2 - Fall 2029

Pond 3 Reclamation

Phase 3 – Fall 2029

Pond 4 Excavation and stormwater management improvements

Phase 4 - Fall 2032

Pond 4 Reclamation

Phase 5 – Fall 2032

Pond 5 Excavation and stormwater management improvements

Phase 6 - Fall 2035

Pond 5 Reclamation

By: _____



Date: _____

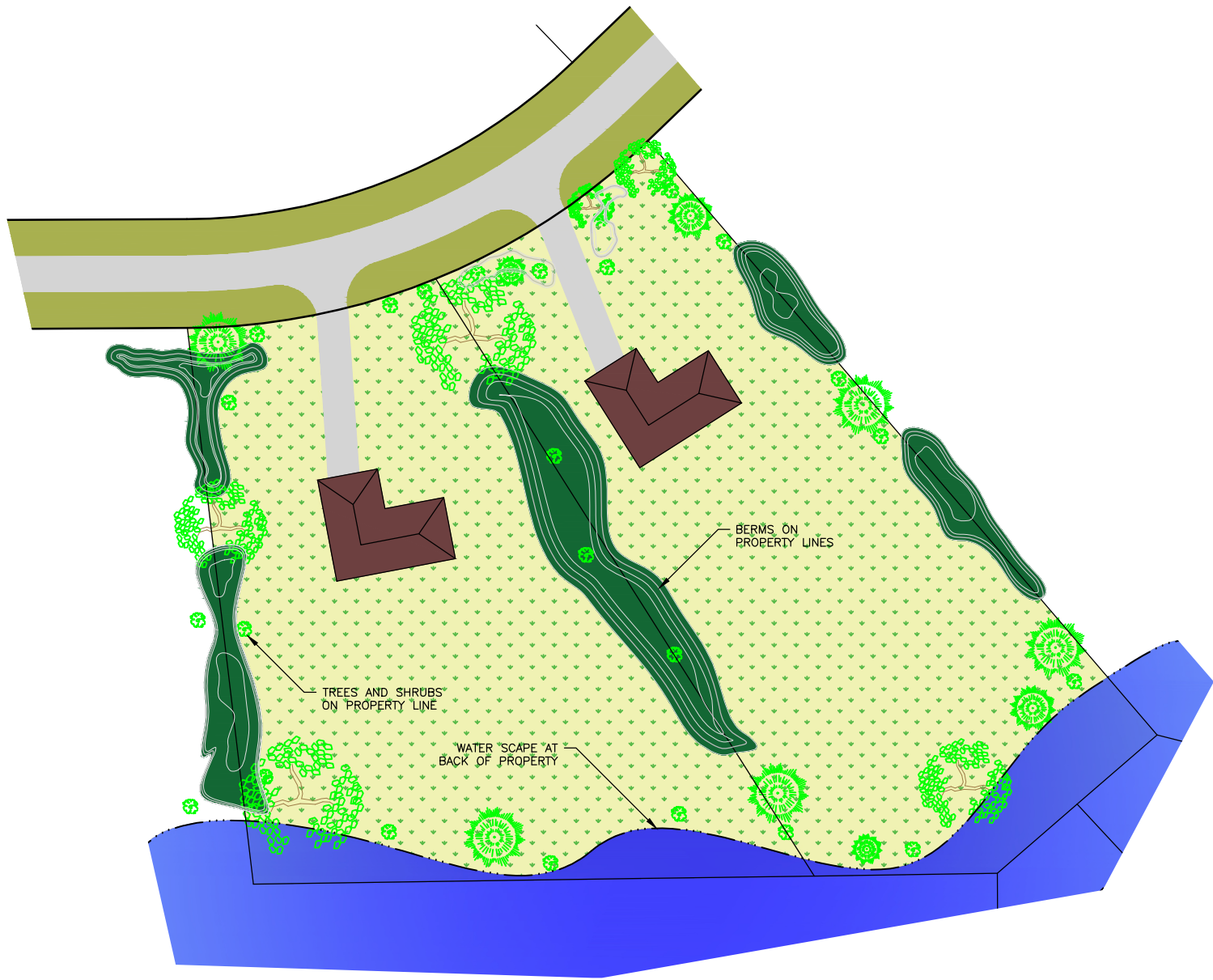
6-29-2026

Gold Fork River Ranch, LLC

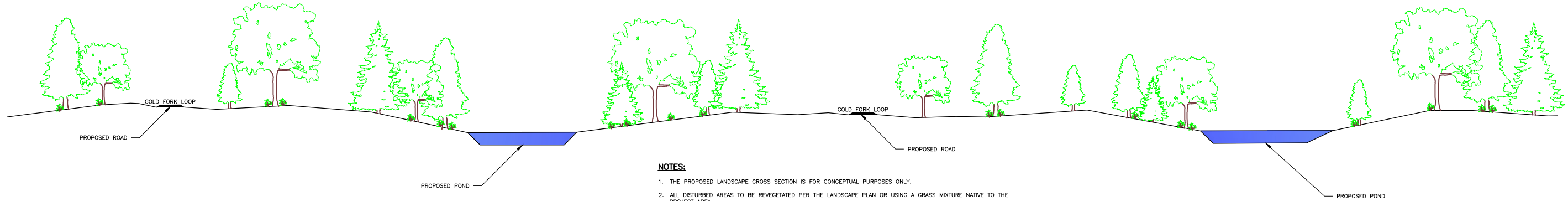
APPENDIX D

LANDSCAPING PLAN

Path: C:\Users\jmcristine\OneDrive\Engineers\Dropbox\Crestline Engineers\Office\Crestline\Engineers\24023\GoldForkRiverRanch\24023\Civil\DWG\CDCLUP_ReclamationPlanDrawings\24023_LandscapePlan.dwg File Name: 24023_LandscapePlan.dwg Plot Date: 6/29/2026 1:16 AM jmcristine



TYPICAL LOT LANDSCAPING



NOTES:

1. THE PROPOSED LANDSCAPE CROSS SECTION IS FOR CONCEPTUAL PURPOSES ONLY.
2. ALL DISTURBED AREAS TO BE REVEGETATED PER THE LANDSCAPE PLAN OR USING A GRASS MIXTURE NATIVE TO THE PROJECT AREA.
3. TREES AND SHRUBS SHALL BE NATIVE TO VALLEY COUNTY AND BE DROUGHT TOLERANT WHERE PRACTICAL AND COMPLY WITH THE CC&R'S.

TYPICAL CROSS SECTION THROUGH PROJECT

NOT TO SCALE

NO.	REVISION	BY	DATE	DESIGN
1.	VALLEY COUNTY C.U.P. SUBMITTAL.	RFP	6/29/2026	AMD
				DRAWN
				AMD
				CHECKED
				GTT
				APPROVED
				GTT

PRELIMINARY
DRAFT NOT FOR
CONSTRUCTION

CRESTLINE
ENGINEERS
323 DEINHARD LANE, SUITE C · PO BOX 2330
McCALL, IDAHO 83638
208.634.4140 · 208.634.4146 FAX



GOLD FORK RIVER RANCH
DONNELLY, IDAHO
POND BORROW SOURCE
PRELIMINARY LANDSCAPE CONCEPT

VERIFY SCALE	
BAR IS ONE INCH ON FULL SIZE DRAWING 0 1"	
PROJECT	24023
DATE	6/29/2026
DRAWING NO.	SHEET NO.
EXHIBIT-1	1 OF 1

APPENDIX E

PROPERTY OWNERS WITHIN 300'

ADJOINING PROPERTY OWNERS

Below is a list of all property owners and their mailing addresses, owning property any part of which is within, or within 300 feet of, the external boundaries of the land being considered, according to the Valley County Assessor.

Myron Dale Loomis Jr. 12834 Koskella Rd Donnelly, ID 83615
Ken Roberts PO Box 1177 Donnelly, ID 83615
Clover Valley Properties, LLC1 PO Box 1177 Donnelly, ID 83615
DKW Family Trust PO Box 4 Garden Valley, ID 83622
Western States Equipment Company 500 E Overland Road Meridian, ID 83642
Knife River Corporation Mountain West 5450 W Gowan Road Boise, ID 83709
Karen Yates PO Box 1159 Riggins, ID 83549
Benjamin Barker 6 Plant Lane Donnelly, ID 83615
Sharon Stone Israel 707 122 nd Street CT NW Gig Harbor, WA 98332
Peter Dinsdale PO Box 357 Independence, OR 97351

APPENDIX F

WARRANTY DEEDS



IDWD
Order No. 0011518

Instrument # 322460

VALLEY COUNTY, CASCADE, IDAHO

2007-06-18

11:25:46 No. of Pages: 2

Recorded for : AMERITITLE

ARCHIE N. BANBURY

Ex-Officio Recorder Deputy

Index to: DEEDS

Fee: 6.00

WARRANTY DEED

For Value Received,

Don Brandt, Trustee of the John H. & Orah I. Brandt Foundation, under Trust Agreement dated March 14, 1990

GRANTOR(s), do(es) hereby GRANT, BARGAIN, SELL and CONVEY unto

Peter B. Dinsdale, a married man dealing with his sole and separate property

GRANTEE(s), whose address is: **P.O. Box 357, INDEPENDENCE, OR 97351**

the following described real property, to-wit:

A parcel of land located in the SW1/4 of Section 25, T. 16 N., R. 3 E., B.M., Valley County, Idaho being more particularly described as follows:

Commencing at the south 1/4 corner of said Section 25, CPF Inst. 156844, corner records of said Valley County being the TRUE POINT OF BEGINNING.

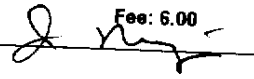
Thence a bearing of N 0°32'22" E, a distance of 1758.65 feet on the east boundary of said SW1/4 to a set 5/8 inch rebar; Thence a bearing of N 89°27'38" W, a distance of 406.25 feet to a set 5/8 inch rebar; Thence a bearing of S 27°53'15" W, a distance of 142.96 feet to a set 5/8 inch rebar; Thence a bearing of N 82°36'36" W, a distance of 381.38 feet to a set 5/8 inch rebar; Thence a bearing of S 23°33'24" W, a distance of 278.10 feet to a set 5/8 inch rebar; Thence a bearing of S 49°04'38" W, a distance of 136.01 feet to a set 5/8 inch rebar; Thence a bearing of S 89°10'28" W, a distance of 1605.94 feet to a set 5/8 inch rebar on the west boundary of said SW1/4; Thence a bearing of S 0°16'03" E, a distance of 1272.76 feet on said west boundary of the SW1/4 to the southwest corner of said Section 25, CPF Inst. 99670, corner records of said Valley County; Thence a bearing of S 89°01'21" E, a distance of 2648.88 feet on the south boundary of said SW1/4 to the POINT OF BEGINNING.

PURSUANT TO AN IRC 1031 TAX DEFERRED EXCHANGE ON BEHALF OF GRANTOR/GRANTEE

TO HAVE AND TO HOLD the premises with its appurtenances unto the said Grantees, their heirs and assigns forever. And the said Grantors do hereby covenant to and with the said Grantees, that they are the owners in fee simple of said premises that said premises are free from all encumbrances except the current year's taxes and assessments, conditions, covenants, restrictions, reservations, easements, rights and rights of way, apparent or of record and that they will warrant and defend the same from all lawful claims whatsoever.



IDWD
Order No. 0010699

Instrument # 322459
VALLEY COUNTY, CASCADE, IDAHO
2007-06-18 11:24:12 No. of Pages: 2
Recorded for: AMERITITLE
ARCHIE N. BANBURY
Ex-Officio Recorder Deputy  Fee: 6.00
Index to: DEEDS

WARRANTY DEED

For Value Received,

Don Brandt, Trustee of the John H and Orah I Brandt Foundation, under Trust Agreement dated March 14, 1990

GRANTOR(s), do(es) hereby GRANT, BARGAIN, SELL and CONVEY unto

Peter B. Dinsdale, a married man as his sole and separate property

GRANTEE(s), whose address is: **P.O. Box 357, INDEPENDENCE, OR 97351**

the following described real property, to-wit:

A parcel of land located in the SW1/4 of Section 25, T. 16 N., R. 3 E., B.M., Valley County, Idaho being more particularly described as follows:

Commencing at the west 1/4 corner of said Section 25, CPF Inst. 207666, corner records of said Valley County being the TRUE POINT OF BEGINNING.

Thence a bearing of S 89°14'43" E, a distance of 2686.09 feet on the north boundary of said SW1/4 to a set 5/8 inch rebar marking the center 1/4 corner of said Section 25; Thence a bearing of S 0°32'22" W, a distance of 897.27 feet on the east boundary of said SW1/4 to a set 5/8 inch rebar; Thence a bearing of N 89°27'38" W, a distance of 406.25 feet to a set 5/8 inch rebar; Thence a bearing of S 27°53'15" W, a distance of 142.96 feet to a set 5/8 inch rebar; Thence a bearing of N 82°36'36" W, a distance of 381.38 feet to a set 5/8 inch rebar; Thence a bearing of S 23°33'24" W, a distance of 278.10 feet to a set 5/8 inch rebar; Thence a bearing of S 49°04'38" W, a distance of 136.01 feet to a set 5/8 inch rebar; Thence a bearing of S 89°10'28" W, a distance of 1605.94 feet to a set 5/8 inch rebar on the west boundary of said SW1/4; Thence a bearing of N 0°16'03" W, a distance of 1373.26 feet on said west boundary of the SW1/4 to the POINT OF BEGINNING.

PURSUANT TO AN IRC 1031 TAX DEFERRED EXCHANGE ON BEHALF OF GRANTOR/GRANTEE

TO HAVE AND TO HOLD the premises with its appurtenances unto the said Grantees, their heirs and assigns forever. And the said Grantors do hereby covenant to and with the said Grantees, that they are the owners in fee simple of said premises that said premises are free from all encumbrances except the current year's taxes and assessments, conditions, covenants, restrictions, reservations, easements, rights and rights of way, apparent or of record and that they will warrant and defend the same from all lawful claims whatsoever.

DATED this 13th day of June, 2007.

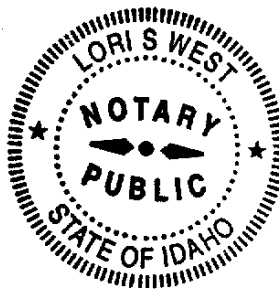
John H and Orah I Brandt Foundation, UTA dtd March 14, 1990

BY: Don Brandt
Don Brandt, Trustee

State of Idaho)
County of Valley)ss
Canyon

On this 13th day of June, 2007, before me Lori West, a notary public in and for said State, personally appeared Don Brandt being by me first duly sworn, declared that he is the Trustee of the John H & Orah I Brandt Foundation, UTA dated March 14, 1990 that he signed the foregoing document as the Trustees and that statements therein contained are true.

Lori West
Notary Public
Residing at: Nampa, ID
Commission Expires: 4-10-09



DATED this 13th day of June, 2007.

John H. & Orah I. Brandt Foundation, under Trust Agreement dated March 14, 1990

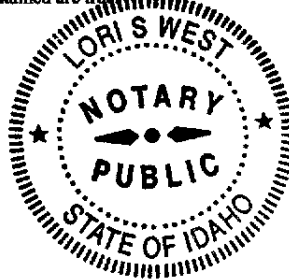
BY: Don Brandt
Don Brandt, Trustee

State of Idaho)

County of VALLEY) ss
Edgar

On this 13th day of June, 2007, before me Lori West, a notary public in and for said State, personally appeared Don Brandt being by me first duly sworn, declared that they are Trustees of the John H. & Orah I. Brandt Foundation, under Trust Agreement dated March 14, 1990 that they signed the foregoing document as the Trustees and that statements therein contained are true.

Lori West
Notary Public
Residing at: Campana, ID
Commission Expires: 4-10-09



IDQD

Order No. 0011518

QUITCLAIM DEED

For Value Received,

Leslie Dinsdale , spouse of Peter Dinsdale

hereby conveys, releases, remises and forever quit claims unto

Peter B. Dinsdale, a married man as his sole and separate property
whose address is : P.O. Box 357, INDEPENDENCE, OR 97351

the following premises, to wit:

A parcel of land located in the SW1/4 of Section 25, T. 16 N., R. 3 E., B.M.,
Valley County, Idaho being more particularly described as follows:

Commencing at the west 1/4 corner of said Section 25, CPF Inst. 207666, corner
records of said Valley County being the TRUE POINT OF BEGINNING.

Thence a bearing of S 89°14'43" E, a distance of 2686.09 feet on the north
boundary of said SW1/4 to a set 5/8 inch rebar marking the center 1/4 corner
of said Section 25; Thence a bearing of
S 0°32'22" W, a distance of 897.27 feet on the east boundary of said SW1/4 to a
set 5/8 inch rebar; Thence a bearing of N 89°27'38" W, a distance of 406.25 feet
to a set 5/8 inch rebar; Thence a bearing of S 27°53'15" W, a distance of 142.96
feet to a set 5/8 inch rebar; Thence a bearing of N 82°36'36" W, a distance of
381.38 feet to a set 5/8 inch rebar; Thence a bearing of S 23°33'24" W, a
distance of 278.10 feet to a set 5/8 inch rebar; Thence a bearing of S 49°04'38"
W, a distance of 136.01 feet to a set 5/8 inch rebar; Thence a bearing of S
89°10'28" W, a distance of 1605.94 feet to a set 5/8 inch rebar on the west
boundary of said SW1/4; Thence a bearing of N 0°16'03" W, a distance of 1373.26
feet on said west boundary of the SW1/4 to the POINT OF BEGINNING.

AND Exhibit "A" attached

TOGETHER with all and singular the tenements, hereditaments and appurtenances thereunto belonging or in anywise
appertaining, the reversion and reversions, remainder and remainders, rents, issues and profits thereof.

TO HAVE AND TO HOLD, All and singular the said premises, together with the appurtenances, unto the Grantee and to
its heirs and assigns forever.

Dated: 6/15/07

Leslie Dinsdale
Leslie Dinsdale

Exhibit "A"

A parcel of land located in the SW1/4 of Section 25, T. 16 N., R. 3 E., B.M., Valley County, Idaho being more particularly described as follows:

Commencing at the south 1/4 corner of said Section 25, CPF Inst. 156844, corner records of said Valley County being the TRUE POINT OF BEGINNING.

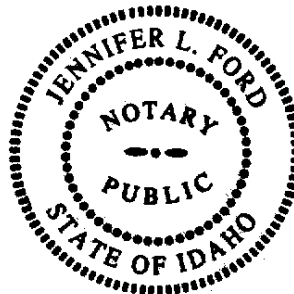
Thence a bearing of N 0°32'22" E, a distance of 1758.65 feet on the east boundary of said SW1/4 to a set 5/8 inch rebar; Thence a bearing of N 89°27'38" W, a distance of 406.25 feet to a set 5/8 inch rebar; Thence a bearing of S 27°53'15" W, a distance of 142.96 feet to a set 5/8 inch rebar; Thence a bearing of N 82°36'36" W, a distance of 381.38 feet to a set 5/8 inch rebar; Thence a bearing of S 23°33'24" W, a distance of 278.10 feet to a set 5/8 inch rebar; Thence a bearing of S 49°04'38" W, a distance of 136.01 feet to a set 5/8 inch rebar; Thence a bearing of S 89°10'28" W, a distance of 1605.94 feet to a set 5/8 inch rebar on the west boundary of said SW1/4; Thence a bearing of S 0°16'03" E, a distance of 1272.76 feet on said west boundary of the SW1/4 to the southwest corner of said Section 25, CPF Inst. 99670, corner records of said Valley County; Thence a bearing of S 89°01'21" E, a distance of 2648.88 feet on the south boundary of said SW1/4 to the POINT OF BEGINNING.

TOGETHER WITH ANY AND ALL HEREINAFTER ACQUIRED INTEREST EXCEPT BY DIRECT DEEDING

State of IDAHO)
)ss
County of VALLEY)

On the 15 day of JUNE, 2007 before me, JENNIFER L. FORD a notary public in and for said State, personally appeared LESLIE DINSDALE known to me to be the persons whose names are subscribed to the within instrument, and acknowledged to me that they executed the same.


Notary Public
Residing at: CASCADE
Commission Expires: 1/21/11



APPENDIX G

IDHAO DEPARTMENT OF LANDS (IDL) RECLAMATION PLAN



June 29, 2026

Idaho Department of Lands
Attn: Ryan Waite
Resource Specialist - Minerals
555 Deinhard Lane
McCall, Idaho 83638

Subject: Application for Reclamation Plan Approval – Gold Fork River Ranch, Pond Borrow Source.

Dear Ryan,

Please find attached the Idaho Department of Lands Application for Reclamation Plan Approval submittal for the Gold Fork River Ranch Pond Borrow Source. The proposed application includes all the required line items stated in the Idaho Department of Lands Reclamation Plan Application.

As stated in the application, one hard copy has been provided for your convenience.

We appreciate your attention to this submittal. Should you have any questions or comments pertaining to the reclamation plan application or the proposed borrow source please contact Rob Pair of Crestline Engineers, Inc. by phone at (208) 634-4140 or e-mail (rpair@crestline-eng.com).

Respectfully submitted by,

Crestline Engineers, Inc.

A handwritten signature in blue ink, appearing to read 'Rob Pair', written over a light blue horizontal line.

Rob Pair, E.I.T.
Associate Engineer

Enclosures:

1. Idaho Department of Lands Application for Reclamation Plan Approval for the Gold Fork River Ranch – Pond Borrow Source (1 Binder)

GOLD FORK RIVER RANCH
APPLICATION FOR RECLAMATION PLAN APPROVAL
POND BORROW SOURCE
JUNE 2026

TABLE OF CONTENTS	PAGES
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**SECTION I – RECLAMATION PLAN APPLICATION, IDAHO
DEPARTMENT OF LANDS**

SECTION II – RECLAMATION PLAN NARRATIVE

A. Applicant Information	1 - 2
B. Operation of Source	2 - 3
C. Stormwater Best Management Practices	3 – 4
D. Final Reclamation Plan	4 – 5

SECTION III – COST ESTIMATES

1. Final Reclamation Cost Estimate (1 Page)

SECTION IV – DOCUMENTS

1. Certificate of Ownership (6 Pages)

APPENDIX A – FIGURES/DRAWINGS

FIGURE 1	VICINITY MAP
DRAWING C-1	COVER SHEET
DRAWING C-2	OVERALL SITE PLAN
DRAWING C-3	SITE PLAN
DRAWING C-4	EXISTING GROUND PROFILE AND POND SECTIONS
DRAWING C-5	STORMWATER MANAGEMENT PLAN – 1
DRAWING C-6	STORMWATER MANAGEMENT PLAN – 2
DRAWING C-7	CIVIL TYPICAL DETAILS

SECTION I

RECLAMATION PLAN APPLICATION, IDAHO DEPARTMENT OF LANDS



Application For Reclamation Plan Approval

This document is four (4) pages, please read and complete all sections.

General Information

The Idaho Mined Land Reclamation Act, Title 47, Chapter 15, Idaho Code requires the operator of a surface mine, a new underground mine, or an existing underground mine that expands the July 1, 2019 surface disturbance by 50% or more, to obtain an approved reclamation plan and financial assurance. Fees are charged as shown on the attachment.

When an applicant is mining on lands administered by the U.S. Forest Service or Bureau of Land Management, it is necessary to obtain the proper federal approvals in addition to the Department of Lands. Each agency's application requirements are similar, but not identical. Please review both state and federal application requirements, and develop one plan which meets the requirements of all the agencies involved.

If ponds or lakes are created during the mining process and will remain after reclamation is completed, the Idaho Department of Water Resources (IDWR) requires the operator or landowner to obtain a water right. If a water right cannot be obtained prior to a plan being submitted, then the reclamation plan must include backfilling to an elevation above the local ground water table. Bond calculations must include those backfilling costs.

After the reclamation plan has been finalized, an electronic copy or one (1) hard copy of the application package must be submitted to the appropriate Area office of the Idaho Department of Lands. When the application is received, the department will notify the appropriate federal and state agencies.

Within thirty (30) days after receipt of a reclamation plan, the department may return the application for correction and resubmission if the reclamation plan is incomplete. Return of the application by the director will constitute a rejection in accordance with Section 47-1507(b), Idaho Code.

The department shall deliver to the operator, if weather permits and the plan is complete, the notice of rejection or notice of approval of the plan within sixty (60) days after the receipt of the reclamation plan or amended plan.

All reclamation plan applications will be processed in accordance with Section 080 of the Rules Governing Mined Land Reclamation (IDAPA 20.03.02) and applicable Memoranda of Understanding with state and federal agencies.

Please continue to page 2 to fill out the application.

Fee Schedule is on page 4.

Reclamation Plan Number: _____

Mineral Lease Number (if required): _____

Application Information

1. Name: _____ D/B/A: _____
2. Address: _____
City: _____ State: _____ Zip Code: _____
3. Telephone: _____ Email: _____
4. Designated In-State Agent and Address: (If company's main place of business is 'Out Of State')

5. Proof of Business Registration (If applicable): If Applicant is a business, please attach proof of registration with the Idaho Secretary Of State.
6. Legal Description (Section, Township, and Range) to the Quarter-Quarter Section:

7. Acreage: _____ County(ies): _____
8. Surface Ownership: (Check applicable)
☐ Private ☐ U.S. Forest Service ☐ Bureau of Land Management
☐ Idaho Department of Lands (IDL Mineral Lease Required)
9. Mineral Ownership (check applicable)
☐ Private ☐ U.S. Forest Service ☐ Bureau of Land Management
☐ Idaho Department of Lands (IDL Mineral Lease Required)
10. Commodity Type: _____
Proposed Start-Up Date: _____
11. Site Name Or Mine Name (if any): _____
12. Type of Mining: (Check applicable) ☐ Surface ☐ Underground ☐ Both
13. Please provide the following maps of your mining operation (substantially from subsections 069.04 or 070.03 of IDAPA 20.03.02):
 - a. A vicinity map prepared on a standard USGS 7.5' quadrangle map or equivalent.
 - b. A site map which adequately shows the location of existing roads, access roads, and main haul roads which would be constructed or reconstructed for the operation. Also, list the approximate dates for construction, reconstruction, and abandonment.

- c. On a site location map, show the following;
 - i. The approximate location and names, if known, of drainages, streams, creeks, or bodies of water within 1,000 feet of the surface mining operation.
 - ii. The approximate boundaries and acreage of the lands:
 - 1. That may become affected by the mining operation.
 - 2. That will be disturbed during the first year of operations.
- This map must be of appropriate scale for boundary identification.
- iii. The planned configuration of all pits, mineral stockpiles, overburden piles, topsoil stockpiles, sediment ponds, and tailings facilities that will be developed by the mining operation.
 - iv. Location of all underground mine openings at the ground surface, if any.
 - v. The planned location of storage for fuel, equipment maintenance products, wastes, and chemicals utilized in the surface mining operation.
- d. A surface and mineral control or ownership map of appropriate scale for boundary identification.
 - e. Scaled cross-sections of the mine showing surface profiles prior to mining, at maximum disturbance, and after reclamation.
14. A reclamation plan must be developed and submitted in map and narrative form (Subsections 069.05 or 070.04 of IDAPA 20.03.02). The reclamation plan must include the following information:
- a. On a drainage control map show and list the best management practices which will be utilized to control erosion on or from the affected lands.
 - b. A description of foreseeable, site specific water quality impacts from mining operations and proposed water management activities or BMPs to comply with water quality requirements.
 - c. A description of post-closure activities, if any, such as water handling and treatment.
 - d. Which roads will be reclaimed and a description of the reclamation.
 - e. A revegetation plan which identifies how topsoil or other growth medium will be salvaged, stored and replaced in order to properly revegetate the area. Identify soil types, the slope of the reclaimed areas, and precipitation rates. Based on this information, identify the seed species, the seeding rates, the time and method of planting the soil, and fertilizer and mulch requirements.
 - f. Describe and show how tailings facilities and process or sediment ponds will be reclaimed.
 - g. Dimensions of underground mine openings at the surface and description of how each mine opening will be secured to eliminate hazards to human health and safety.
 - h. For operations over five (5) acres, estimate the actual cost of third party reclamation including direct and indirect costs for mobilization, re-grading, seed, fertilizer, mulch, labor, materials, profit, overhead, insurance, bonding, administration, and any other pertinent costs as described in IDAPA 20.03.02.120.

APPLICANT SIGNATURE:_____ **Date:**_____

Fee Schedule is on page 4.

Application Fee Schedule

Acres are determined by the number entered in item 7 on the Application Form.

Section 069 Plan

Gravel pits, quarries, decorative stone sources, and simple industrial mineral mines.

Acreage of Section 069 Plan	Fee (Dollars)
Section 069 of IDAPA 20.03.02, Reclamation Plan 0 to 5 acres	Five hundred (\$500)
Section 069 of IDAPA 20.03.02, Reclamation Plan >5 to 40 acres	Six hundred (\$600)
Section 069 of IDAPA 20.03.02, Reclamation Plan >40 acres	Seven hundred fifty (\$750)

Section 070 Plan

Hardrock, phosphate, and underground mines, and complex industrial mineral mines

Acreage of Section 070 Plan	Fee (Dollars)
Section 070 of IDAPA 20.03.02, Reclamation Plan 0 to 100 acres	One thousand (\$1,000)
Section 070 of IDAPA 20.03.02, Reclamation Plan >100 to 1,000 acres	One thousand five hundred (\$1,500)
Section 070 of IDAPA 20.03.02, Reclamation Plan >1,000 acres	Two thousand (\$2,000)

SECTION II

RECLAMATION PLAN NARRATIVE

GOLD FORK RIVER RANCH, LLC
APPLICATION FOR RECLAMATION PLAN APPROVAL
GOLD FORK RIVER RANCH POND BORROW SOURCE
JUNE, 2026

A. Applicant Information

Name:	Gold Fork River Ranch, LLC
Address:	PO Box 1001, Donnelly, ID 83615
Phone:	(208) 794-7694
Land Ownership:	Peter Dinsdale PO Box 357 Independence, OR 97351
Contact Person(s):	Craig Groves, Gold Fork River Ranch, LLC Rob Pair, Crestline Engineers, Inc. (208) 634-4140
Legal Description:	Portion of the SW ¼ of Section 25, T.16 N., R.3 E., B.M., Valley County, Idaho (See Sheet 1, Vicinity Map).
Potential Number of Acres Disturbed:	22.31 Acres (See Sheet 2, Site Plan)
Location of Closest Bodies of Water:	Cascade Reservoir located approximately 3,220 feet west of the property; Gold Fork River located approximately 3,969 feet north of the property.
Commodity Type:	Sand and Gravel
Duration of Operation:	Excavation of the ponds will occur in conjunction with Phase 2 construction of the Gold Fork River Ranch development, anticipated to be constructed over the course of nine (9) years with completion by the end of 2035 or sooner. The operation may extend beyond that date subject to market conditions and the grading and aggregate needs of the project.
Fuel Storage:	No bulk fuel storage will be internal to the reclamation area boundary. Equipment fueling and maintenance will occur within a designated upland staging area with appropriate spill containment measures.
Best Management Practices:	See Below
Road Construction to Site:	The site is accessed from Koskella Road and Davis Creek Lane, both being existing public roadways. Primary access to the proposed

reclamation area/pond locations will be off of Davis Creek and temporary internal haul paths will provide access to the pond excavation areas.

B. Operation of Source

Source operations encompass approximately 22.31 acres consisting of the excavation of three (3) proposed ponds (Pond Nos. 3, 4, and 5) located along the southern boundary of the Phase 2 area of the Gold Fork River Ranch development, with a typical operating area of approximately 2-4 acres at any given time. The ponds design features of the development and will remain as permanent water features upon completion, providing stormwater retention and treatment, irrigation water storage, fire protection water supply, and an aesthetic and recreational amenity for residents of the development. This source is not a municipal or city water supply. Excavated sand and gravel will be used primarily for Phase 2 project grading fills, utility trench backfills, and roadway construction, with surplus material made available for use within other projects owned by the Applicant in Valley County or for sale. No crushing, washing, or batching operations are proposed on-site. Extraction operations will generally be limited to the summer/fall construction season.

The following procedures will be implemented by the Applicant during operations:

- Excavation will generally proceed one pond at a time, beginning at Pond No. 3 (east) and progressing downgradient to Pond No. 4 and Pond No. 5 (west). Reclamation of each pond will follow promptly upon completion of excavation of that pond (concurrent reclamation).
- Topsoil within each pond footprint will be stripped, salvaged, and stockpiled adjacent to the active pond for use in reclamation of disturbed perimeter areas as each pond is completed.
- Implementation of initial BMPs, including perimeter sediment controls, prior to opening each pond.
- The local groundwater table averages approximately five (5) feet below existing ground. Excavation will extend below the groundwater table and will be performed in the wet where practical; no permanent dewatering or discharge to surface waters is proposed. Temporary dewatering is anticipated and will be discharged into a settling pond or vegetated swale before releasing across a natural/vegetated buffer and entering into the existing on-site ponds located in Gold Fork River Ranch Phase 1. Dewatering will be in accordance with IDEQ's, Construction General Permit and the projects Stormwater Pollution Prevention Plan.
- Excavation activities shall be conducted to allow for final reclaimed slopes no steeper than 4:1 from the top of bank to approximately three (3) feet below the design waterline, and no steeper than 2:1 below that elevation to the pond bottom.
- No dumping is permitted at the site. Removal of debris generated from the excavation operation is required at the end of each operational phase.
- Control of noxious weeds in the operations area during the permit period and for two years following the completion of reclamation, in accordance with the Valley County Weed Control Agreement executed for the project.
- The ponds are intended permanent water impoundments. The Applicant is coordinating with the Idaho Department of Water Resources regarding the water rights associated with the ponds, and the Idaho Department of Lands will be notified in advance of pit floor excavation causing water impoundment.

- Access routes and haul road maintenance will be coordinated with the Valley County Road Department.

C. Storm Water Best Management Practices (BMPs)

The following BMPs from the Idaho Department of Environmental Quality's 2020 Catalog of Storm Water Best Management Practices for Idaho Cities and Counties will potentially be implemented as part of the proposed pond excavation.

Construction BMPs: Erosion and Sediment Controls

- **BMP No. 8 – Vegetation Restoration:** All disturbed areas and topsoil stockpiles will be seeded with a native seed mixture as needed while reclaiming the source.
- **BMP No. 9 – Vegetated (Biofiltration) Swale:** Temporary swales will be installed/constructed as necessary to convey/drain surface runoff to the pond excavations and roadside swales constructed as part of the development.
- **BMP No. 31 – Topsoiling:** Stockpiled topsoil will be spread across the disturbed perimeter areas and reclaimed bank slopes of each pond prior to revegetation.
- **BMP No. 36 – Timing of Construction:** Excavation will be scheduled during favorable weather conditions when the potential for seasonal runoff and soil moisture conditions are low, generally during the summer/fall construction season. Clearing and grubbing will be completed pond-by-pond, minimizing the area of exposed soil. Erosion and sediment controls will be installed prior to opening each pond.
- **BMP No. 37 – Staging Areas:** Topsoil and material stockpiles will be located in close proximity to the active pond. As extraction progresses from Pond No. 3 westward, staging will follow and be maintained in close proximity to the operations. Staging will limit the amount of time that any given area is left unprotected.
- **BMP No. 38 – Preserve Topsoil and Vegetation:** Existing vegetation outside of the active pond and proposed limits of excavation will be preserved to the greatest extent possible, including the designated wetland open space in the northwestern corner of the property, which will not be disturbed.
- **BMP No. 39 – Clearing Limits:** The source will be opened pond-by-pond, with clearing limits for each pond outlining the areas to be preserved until previous work areas have been stabilized.
- **BMP No. 40 – Vehicle Sediment Control:** Stabilized construction entrances will be provided at the connections to Koskella Road and Davis Creek Lane, utilizing existing and proposed subdivision roadways where practical.
- **BMP No. 42 – Erosion Prevention on Construction Roads:** Temporary internal haul paths will be constructed of on-site granular material and graded to drain. Aggregate from the source will be used to stabilize haul paths as necessary.
- **BMP No. 43 – Dust Control:** Dust generated by excavation, stockpiling, loading, and hauling will be controlled through water application on haul routes, stockpiles, and disturbed areas as needed. A significant portion of the excavation will occur at or below the shallow groundwater table, where naturally moist material substantially reduces dust generation. Any stockpiles idle for an extended period will be seeded/re-vegetated to prevent dust transport.
- **BMP No. 44 – Stockpile Management:** Non-active stockpiles during wet seasons will be stabilized by re-seeding and protected with a perimeter sediment barrier prior to the onset of precipitation. Active stockpiles will be protected with a temporary linear sediment barrier if determined necessary.

- **BMP No. 46 – Spill Prevention and Control:** No bulk fuel will be stored onsite. Equipment fueling and maintenance will occur within a designated upland staging area located outside of the pond footprints, with temporary containment and appropriate measures used to keep any spill separated from stormwater and the shallow groundwater table.
- **BMP No. 50 – Sanitary and Septic Waste Management:** A portable toilet will be provided during periods of active excavation.
- **BMP No. 51 – Solid Waste Storage and Disposal:** It is anticipated that the only solid waste at the site will be associated with daily personal trash, which will be removed and not kept onsite.
- **BMP No. 52 – Mulching:** Mulching may be installed/placed should it be needed when revegetating disturbed areas with the native seed mixture to help with seed germination.
- **BMP No. 58 – Slope Roughening:** Slope roughening to be provided on finished slopes above the waterline after re-vegetation to pin the native seed mixture in place and provide depressions to reduce the speed of runoff, increase infiltration, and trap sediment.
- **BMP No. 64 – Fiber Rolls:** Installation of fiber rolls may be required downslope of the active pond to filter runoff.
- **BMP No. 65 – Silt Fence:** Installation of silt fence may be required downslope of the active pond and around topsoil stockpiles to filter runoff.
- **BMP No. 66 – Sediment Basins and Traps:** The pond excavations themselves will function as sediment basins during construction, collecting, trapping, and storing sediment produced by extraction activities within the excavation footprint. Site drainage will be encouraged to drain internally to the active excavation.

D. Final Reclamation Plan

Final reclamation of each pond would commence upon completion of excavation of that pond (See Sheet 5 and 6, Pond Excavation, Drainage and Stormwater Management Plans). The following design would be implemented:

- Final reclaimed slopes shall be no steeper than 3:1 from the top of bank to approximately four (4) feet below the design waterline, and no steeper than 2:1 below that elevation to the pond bottom. Pond bottom elevations are 4866.5 (Pond No. 3), 4860.5 (Pond No. 4), and 4860.5 (Pond No. 5), with approximately one (1) foot of freeboard from the design high water line to the top of bank.
- The ponds will remain as permanent water features upon reclamation, seasonally augmented by irrigation inflow from the supplemental irrigation diversion structure.
- All berms, stockpiles, and temporary haul paths shall be graded to blend with the adjacent existing ground surfaces or incorporated into the project landscape berms shown on the project landscape plans.
- Salvaged topsoil shall be spread over the finished bank slopes above the waterline and disturbed perimeter areas.
- All disturbed areas should be monitored and re-seeded as necessary after sloping and grading with the following seed mixture:

Mountain Bromegrass	6 lbs/acre
Slender Wheatgrass	4 lbs/acre
Idaho Fescue	3 lbs/acre
Bluebunch Wheatgrass	3 lbs/acre

16 lbs/acre

Seeding period is to be October to November

- Temporary BMPs will be removed once final surfaces are stabilized with vegetation. Permanent BMPs, including the ponds and vegetated swales, will remain in place.
- The final reclamation of the site will be completed as each pond is finished. The preliminary cost estimate per acre for the site is \$30,417. See Section IV, Cost Estimates, for full details.

SECTION III

COST ESTIMATES

Gold Fork River Ranch
Pond Borrow Source Excavation and Reclamation
Estimated Reclamation Plan Cost

Prepared by: Crestline Engineers, Inc.
Date: 6/25/2026

No.	ISPWC Spec.	Description	Unit	Estimated Quantity	Unit Price	Total Price
		DIVISION 200 - EARTHWORK				
1	202.4.1.D.1	Excavation	CY	277,000	\$ 2.00	\$ 554,000.00
2	206.4.1.A.1	Seed Bed Preparation	AC	7	\$ 1,500.00	\$ 10,500.00
3	206.4.1.B.2	Re-Grading / Slope Finishing	AC	7	\$ 3,600.00	\$ 25,200.00
		DIVISION 1000 - CONSTRUCTION STORMWATER BMP's				
4	1007.4.1.A.1	Topsoil Replacement / Mulching	AC	7	\$ 800.00	\$ 5,600.00
5	1007.4.1.B.1	Seeding & Fertilizing	AC	7	\$ 1,660.00	\$ 11,620.00
		DIVISION 2000 - MISCELLANEOUS				
6	2010.4.1.A.1	Mobilization & Demobilization	LS	1	\$ 10,000.00	\$ 10,000.00

Total \$ 616,920.00

Reclamation Cost Subtotal \$ 616,920.00
Contingency (10%) \$ 61,692.00
Estimated Reclamation Total \$ 678,612.00

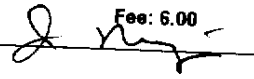
Cost Per Acre \$ 30,417.39

SECTION IV

DOCUMENTS



IDWD
Order No. 0010699

Instrument # 322459
VALLEY COUNTY, CASCADE, IDAHO
2007-06-18 11:24:12 No. of Pages: 2
Recorded for: AMERITITLE
ARCHIE N. BANBURY
Ex-Officio Recorder Deputy  Fee: 6.00
Index to: DEEDS

WARRANTY DEED

For Value Received,

Don Brandt, Trustee of the John H and Orah I Brandt Foundation, under Trust Agreement dated March 14, 1990

GRANTOR(s), do(es) hereby GRANT, BARGAIN, SELL and CONVEY unto

Peter B. Dinsdale, a married man as his sole and separate property

GRANTEE(s), whose address is: **P.O. Box 357, INDEPENDENCE, OR 97351**

the following described real property, to-wit:

A parcel of land located in the SW1/4 of Section 25, T. 16 N., R. 3 E., B.M., Valley County, Idaho being more particularly described as follows:

Commencing at the west 1/4 corner of said Section 25, CPF Inst. 207666, corner records of said Valley County being the TRUE POINT OF BEGINNING.

Thence a bearing of S 89°14'43" E, a distance of 2686.09 feet on the north boundary of said SW1/4 to a set 5/8 inch rebar marking the center 1/4 corner of said Section 25; Thence a bearing of S 0°32'22" W, a distance of 897.27 feet on the east boundary of said SW1/4 to a set 5/8 inch rebar; Thence a bearing of N 89°27'38" W, a distance of 406.25 feet to a set 5/8 inch rebar; Thence a bearing of S 27°53'15" W, a distance of 142.96 feet to a set 5/8 inch rebar; Thence a bearing of N 82°36'36" W, a distance of 381.38 feet to a set 5/8 inch rebar; Thence a bearing of S 23°33'24" W, a distance of 278.10 feet to a set 5/8 inch rebar; Thence a bearing of S 49°04'38" W, a distance of 136.01 feet to a set 5/8 inch rebar; Thence a bearing of S 89°10'28" W, a distance of 1605.94 feet to a set 5/8 inch rebar on the west boundary of said SW1/4; Thence a bearing of N 0°16'03" W, a distance of 1373.26 feet on said west boundary of the SW1/4 to the POINT OF BEGINNING.

PURSUANT TO AN IRC 1031 TAX DEFERRED EXCHANGE ON BEHALF OF GRANTOR/GRANTEE

TO HAVE AND TO HOLD the premises with its appurtenances unto the said Grantees, their heirs and assigns forever. And the said Grantors do hereby covenant to and with the said Grantees, that they are the owners in fee simple of said premises that said premises are free from all encumbrances except the current year's taxes and assessments, conditions, covenants, restrictions, reservations, easements, rights and rights of way, apparent or of record and that they will warrant and defend the same from all lawful claims whatsoever.

DATED this 13th day of June, 2007.

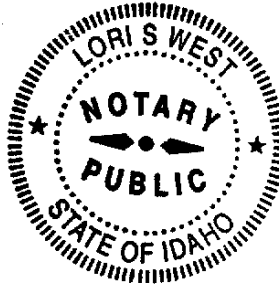
John H and Orah I Brandt Foundation, UTA dtd March 14, 1990

BY: Don Brandt
Don Brandt, Trustee

State of Idaho)
County of Valley)ss
Canyon

On this 13th day of June, 2007, before me Lori West, a notary public in and for said State, personally appeared Don Brandt being by me first duly sworn, declared that he is the Trustee of the John H & Orah I Brandt Foundation, UTA dated March 14, 1990 that he signed the foregoing document as the Trustees and that statements therein contained are true.

Lori West
Notary Public
Residing at: Nampa, ID
Commission Expires: 4-10-09





IDWD
Order No. 0011518

Instrument # 322460

VALLEY COUNTY, CASCADE, IDAHO

2007-06-18

11:25:46 No. of Pages: 2

Recorded for : AMERITITLE

ARCHIE N. BANBURY

Ex-Officio Recorder Deputy

Index to: DEEDS

Fee: 6.00

WARRANTY DEED

For Value Received,

Don Brandt, Trustee of the John H. & Orah I. Brandt Foundation, under Trust Agreement dated March 14, 1990

GRANTOR(s), do(es) hereby GRANT, BARGAIN, SELL and CONVEY unto

Peter B. Dinsdale, a married man dealing with his sole and separate property

GRANTEE(s), whose address is: **P.O. Box 357, INDEPENDENCE, OR 97351**

the following described real property, to-wit:

A parcel of land located in the SW1/4 of Section 25, T. 16 N., R. 3 E., B.M., Valley County, Idaho being more particularly described as follows:

Commencing at the south 1/4 corner of said Section 25, CPF Inst. 156844, corner records of said Valley County being the TRUE POINT OF BEGINNING.

Thence a bearing of N 0°32'22" E, a distance of 1758.65 feet on the east boundary of said SW1/4 to a set 5/8 inch rebar; Thence a bearing of N 89°27'38" W, a distance of 406.25 feet to a set 5/8 inch rebar; Thence a bearing of S 27°53'15" W, a distance of 142.96 feet to a set 5/8 inch rebar; Thence a bearing of N 82°36'36" W, a distance of 381.38 feet to a set 5/8 inch rebar; Thence a bearing of S 23°33'24" W, a distance of 278.10 feet to a set 5/8 inch rebar; Thence a bearing of S 49°04'38" W, a distance of 136.01 feet to a set 5/8 inch rebar; Thence a bearing of S 89°10'28" W, a distance of 1605.94 feet to a set 5/8 inch rebar on the west boundary of said SW1/4; Thence a bearing of S 0°16'03" E, a distance of 1272.76 feet on said west boundary of the SW1/4 to the southwest corner of said Section 25, CPF Inst. 99670, corner records of said Valley County; Thence a bearing of S 89°01'21" E, a distance of 2648.88 feet on the south boundary of said SW1/4 to the POINT OF BEGINNING.

PURSUANT TO AN IRC 1031 TAX DEFERRED EXCHANGE ON BEHALF OF GRANTOR/GRANTEE

TO HAVE AND TO HOLD the premises with its appurtenances unto the said Grantees, their heirs and assigns forever. And the said Grantors do hereby covenant to and with the said Grantees, that they are the owners in fee simple of said premises that said premises are free from all encumbrances except the current year's taxes and assessments, conditions, covenants, restrictions, reservations, easements, rights and rights of way, apparent or of record and that they will warrant and defend the same from all lawful claims whatsoever.

DATED this 13th day of June, 2007.

John H. & Orah I. Brandt Foundation, under Trust Agreement dated March 14, 1990

BY: Don Brandt
Don Brandt, Trustee

State of Idaho)

County of VALLEY) ss
Edgar

On this 13th day of June, 2007, before me Lori West, a notary public in and for said State, personally appeared Don Brandt being by me first duly sworn, declared that they are Trustees of the John H. & Orah I. Brandt Foundation, under Trust Agreement dated March 14, 1990 that they signed the foregoing document as the Trustees and that statements therein contained are true.

Lori West
Notary Public
Residing at: Campana, ID
Commission Expires: 4-10-09



IDQD

Order No. 0011518

QUITCLAIM DEED

For Value Received,

Leslie Dinsdale , spouse of Peter Dinsdale

hereby conveys, releases, remises and forever quit claims unto

Peter B. Dinsdale, a married man as his sole and separate property
whose address is : P.O. Box 357, INDEPENDENCE, OR 97351

the following premises, to wit:

A parcel of land located in the SW1/4 of Section 25, T. 16 N., R. 3 E., B.M.,
Valley County, Idaho being more particularly described as follows:

Commencing at the west 1/4 corner of said Section 25, CPF Inst. 207666, corner
records of said Valley County being the TRUE POINT OF BEGINNING.

Thence a bearing of S 89°14'43" E, a distance of 2686.09 feet on the north
boundary of said SW1/4 to a set 5/8 inch rebar marking the center 1/4 corner
of said Section 25; Thence a bearing of
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feet to a set 5/8 inch rebar; Thence a bearing of N 82°36'36" W, a distance of
381.38 feet to a set 5/8 inch rebar; Thence a bearing of S 23°33'24" W, a
distance of 278.10 feet to a set 5/8 inch rebar; Thence a bearing of S 49°04'38"
W, a distance of 136.01 feet to a set 5/8 inch rebar; Thence a bearing of S
89°10'28" W, a distance of 1605.94 feet to a set 5/8 inch rebar on the west
boundary of said SW1/4; Thence a bearing of N 0°16'03" W, a distance of 1373.26
feet on said west boundary of the SW1/4 to the POINT OF BEGINNING.

AND Exhibit "A" attached

TOGETHER with all and singular the tenements, hereditaments and appurtenances thereunto belonging or in anywise
appertaining, the reversion and reversions, remainder and remainders, rents, issues and profits thereof.

TO HAVE AND TO HOLD, All and singular the said premises, together with the appurtenances, unto the Grantee and to
its heirs and assigns forever.

Dated: 6/15/07

Leslie Dinsdale
Leslie Dinsdale

Exhibit "A"

A parcel of land located in the SW1/4 of Section 25, T. 16 N., R. 3 E., B.M., Valley County, Idaho being more particularly described as follows:

Commencing at the south 1/4 corner of said Section 25, CPF Inst. 156844, corner records of said Valley County being the TRUE POINT OF BEGINNING.

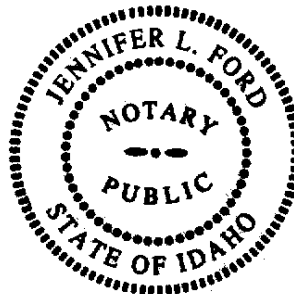
Thence a bearing of N 0°32'22" E, a distance of 1758.65 feet on the east boundary of said SW1/4 to a set 5/8 inch rebar; Thence a bearing of N 89°27'38" W, a distance of 406.25 feet to a set 5/8 inch rebar; Thence a bearing of S 27°53'15" W, a distance of 142.96 feet to a set 5/8 inch rebar; Thence a bearing of N 82°36'36" W, a distance of 381.38 feet to a set 5/8 inch rebar; Thence a bearing of S 23°33'24" W, a distance of 278.10 feet to a set 5/8 inch rebar; Thence a bearing of S 49°04'38" W, a distance of 136.01 feet to a set 5/8 inch rebar; Thence a bearing of S 89°10'28" W, a distance of 1605.94 feet to a set 5/8 inch rebar on the west boundary of said SW1/4; Thence a bearing of S 0°16'03" E, a distance of 1272.76 feet on said west boundary of the SW1/4 to the southwest corner of said Section 25, CPF Inst. 99670, corner records of said Valley County; Thence a bearing of S 89°01'21" E, a distance of 2648.88 feet on the south boundary of said SW1/4 to the POINT OF BEGINNING.

TOGETHER WITH ANY AND ALL HEREINAFTER ACQUIRED INTEREST EXCEPT BY DIRECT DEEDING

State of IDAHO)
)ss
County of VALLEY)

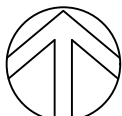
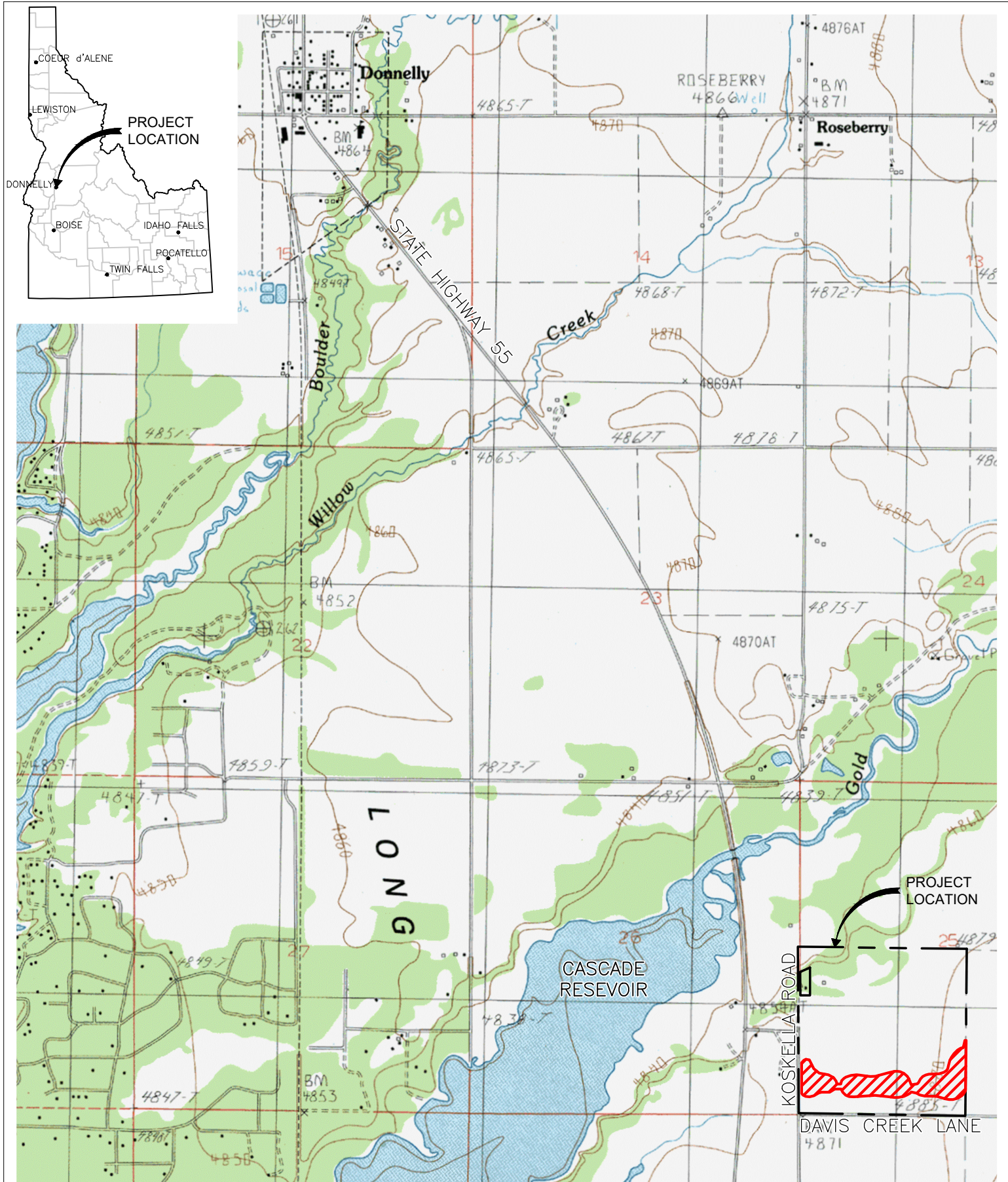
On the 15 day of JUNE, 2007 before me, JENNIFER L. FORD a notary public in and for said State, personally appeared LESLIE DINSDALE known to me to be the persons whose names are subscribed to the within instrument, and acknowledged to me that they executed the same.


Notary Public
Residing at: CASCADE
Commission Expires: 1/21/11



APPENDIX A

FIGURES/DRAWINGS



NORTH
SCALE: 1" = 2000'

CRESTLINE
ENGINEERS

323 DEINHARD LANE, SUITE C · PO BOX 2330
McCALL, IDAHO 83638
208.634.4140 · 208.634.4146 FAX

GOLD FORK RIVER RANCH VICINITY MAP

PROJECT	24023	DRAWN	FIGURE NO.
DATE	6/29/2026	SMR	1 OF 1

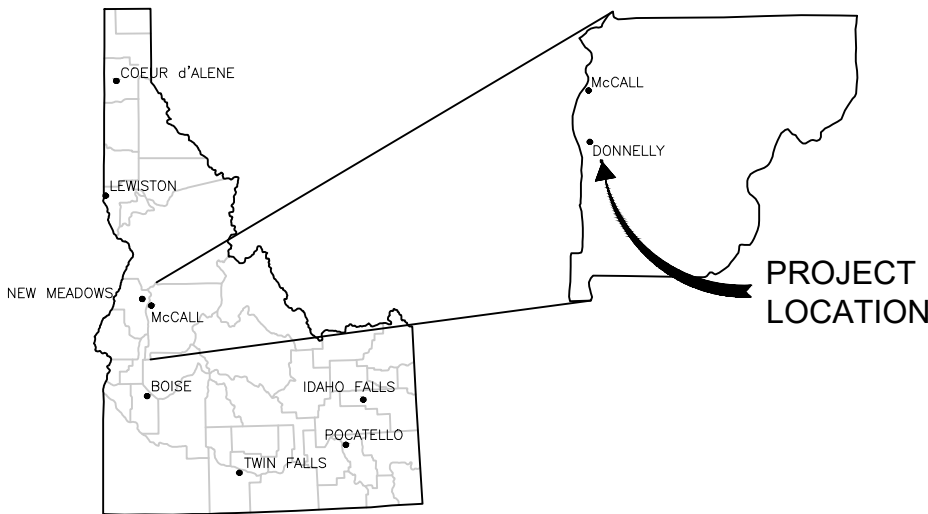
GOLD FORK RIVER RANCH

VALLEY COUNTY, IDAHO

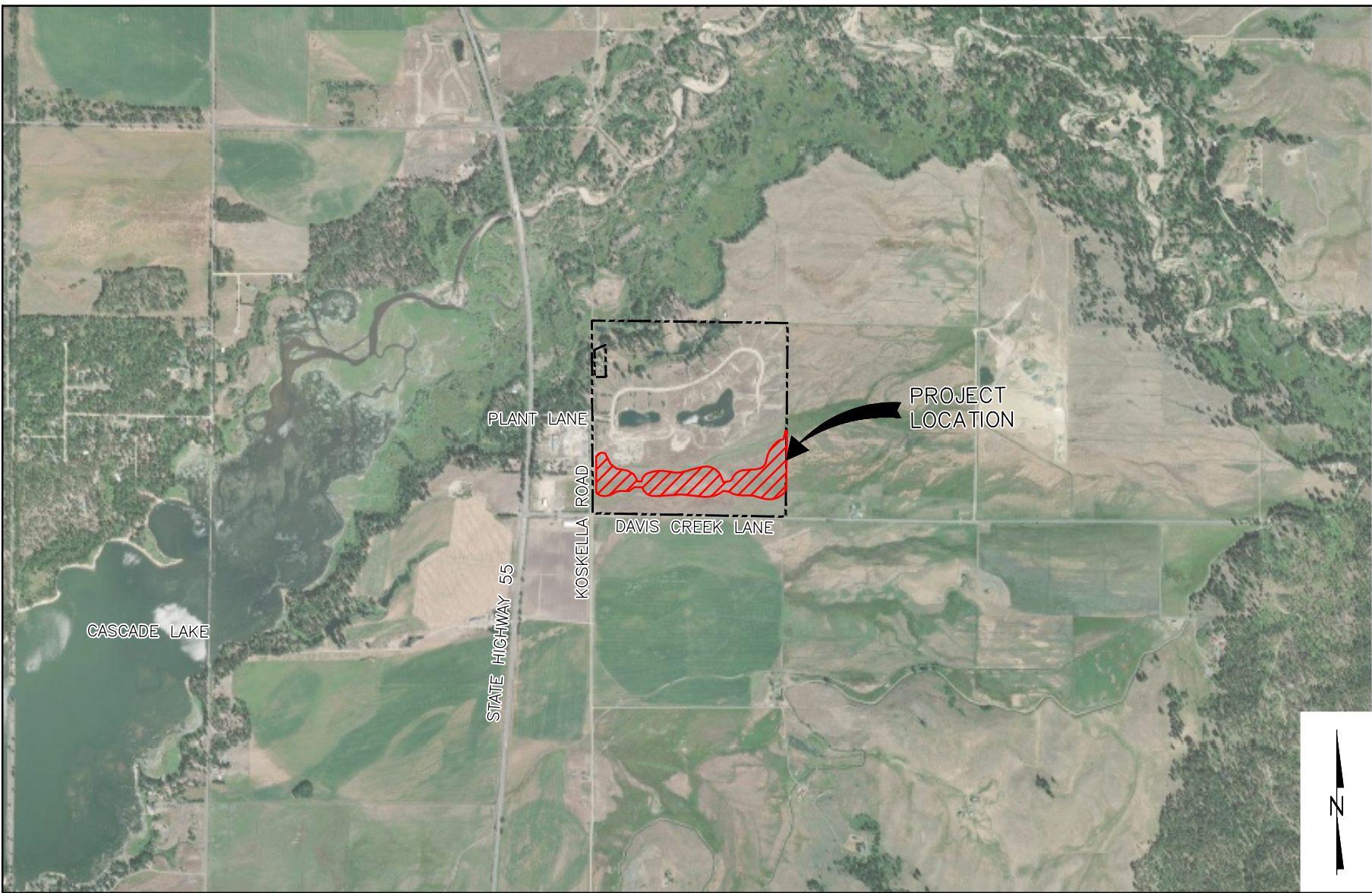
POND BORROW SOURCE SUMMER/FALL 2026

DRAWING INDEX

1	G-1	COVER SHEET
2	C-1	OVERALL SITE PLAN
3	C-2	SITE PLAN
4	C-3	EXISTING GROUND PROFILE AND POND SECTIONS
5	C-4	STORMWATER MANAGEMENT PLAN - 1
6	C-5	STORMWATER MANAGEMENT PLAN - 2
7	GC-1	CIVIL TYPICAL DETAILS



LOCATION MAP
NOT TO SCALE



VICINITY MAP
SCALE 1" = 1000'

NO.	REVISION	BY	DATE	DESIGN
1.	VALLEY COUNTY C.U.P. SUBMITTAL	RFP	6/29/2026	GTT
				DRAWN
				SMR
				CHECKED
				RFP
				APPROVED
				GTT

PRELIMINARY
DRAFT NOT FOR
CONSTRUCTION

CRESTLINE
ENGINEERS
323 DEINHARD LANE, SUITE C · PO BOX 2330
McCALL, IDAHO 83638
208.634.4140 · 208.634.4146 FAX



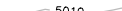
GOLD FORK RIVER RANCH
DONNELLY, IDAHO
POND BORROW SOURCE
COVER SHEET

VERIFY SCALE	
BAR IS ONE INCH ON FULL SIZE DRAWING	
PROJECT	24023
DATE	6/29/2026
DRAWING NO.	SHEET NO.
G-1	1 OF 7

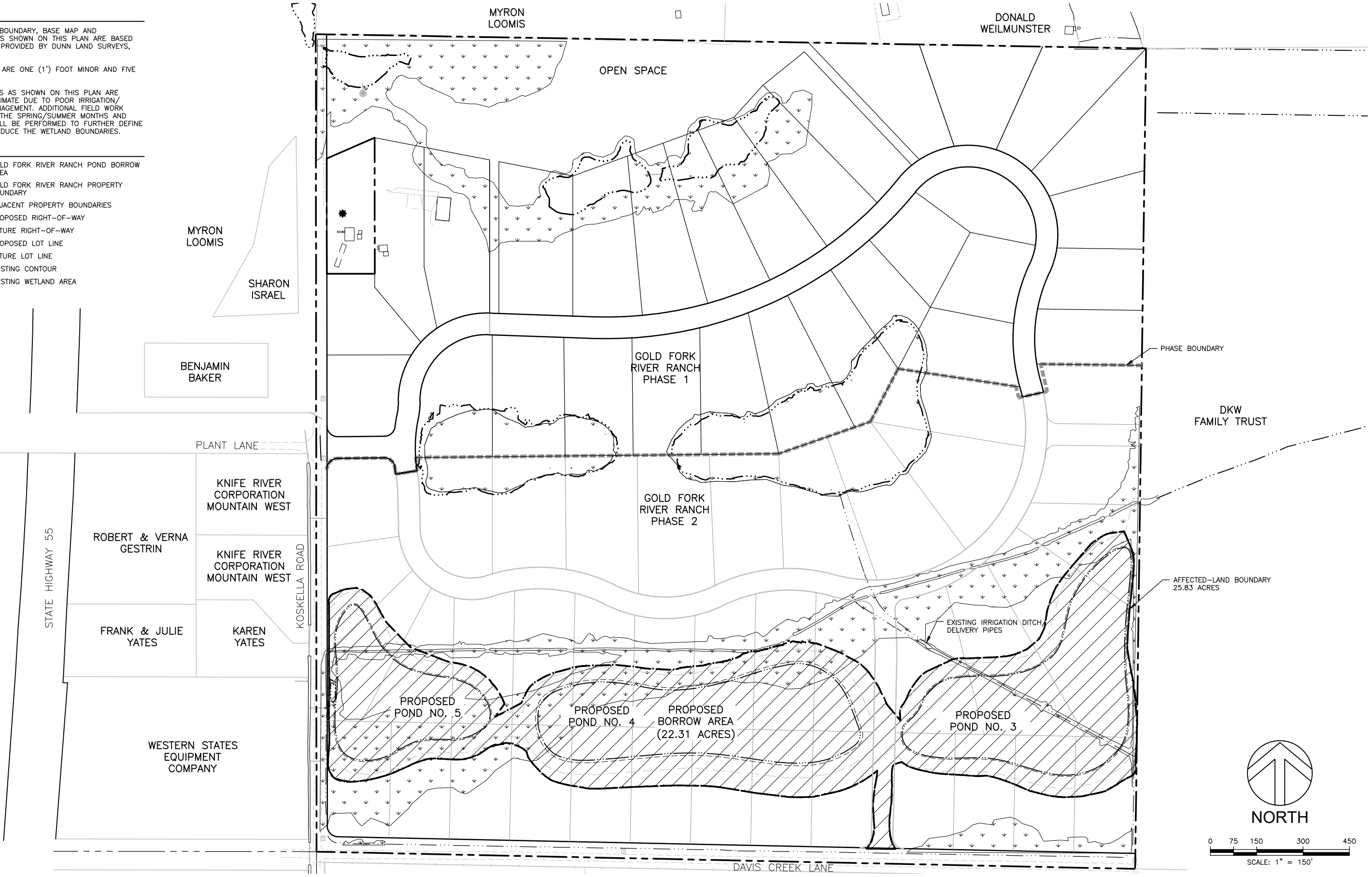
NOTES:

1. EXISTING PROPERTY BOUNDARY, BASE MAP AND TOPOGRAPHY DATA AS SHOWN ON THIS PLAN ARE BASED UPON SURVEY DATA PROVIDED BY DUNN LAND SURVEYS, INC.
2. CONTOUR INTERVALS ARE ONE (1') FOOT MINOR AND FIVE (5') FOOT MAJOR.
3. WETLAND BOUNDARIES AS SHOWN ON THIS PLAN ARE CONSIDERED APPROXIMATE DUE TO POOR IRRIGATION/SURFACE WATER MANAGEMENT. ADDITIONAL FIELD WORK COMPLETED DURING THE SPRING/SUMMER MONTHS AND GROWING SEASON WILL BE PERFORMED TO FURTHER DEFINE AND POTENTIALLY REDUCE THE WETLAND BOUNDARIES.

LEGEND:

-  GOLD FORK RIVER RANCH POND BORROW AREA
-  GOLD FORK RIVER RANCH PROPERTY BOUNDARY
-  ADJACENT PROPERTY BOUNDARIES
-  PROPOSED RIGHT-OF-WAY
-  FUTURE RIGHT-OF-WAY
-  PROPOSED LOT LINE
-  FUTURE LOT LINE
-  5010 EXISTING CONTOUR
-  EXISTING WETLAND AREA

Path: C:\Users\james\OneDrive\Engineers\Dropbox\Crestline Engineers\Office\Crestline Engineers\001\GoldForkRiverRanch\24023\Civil\Drawings\PlanDrawings\24023_C-1_OverallSitePlan.dwg File Name: 24023_C-1_OverallSitePlan.dwg Plot Date: 6/29/2026 9:15 AM araines



NO.	REVISION	BY	DATE	DESIGN
1.	VALLEY COUNTY C.U.P. SUBMITTAL.	RFP	6/29/2026	SMR
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				RFP
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GOLD FORK RIVER RANCH
DONNELLY, IDAHO
POND BORROW SOURCE
OVERALL SITE PLAN

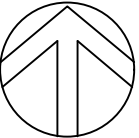
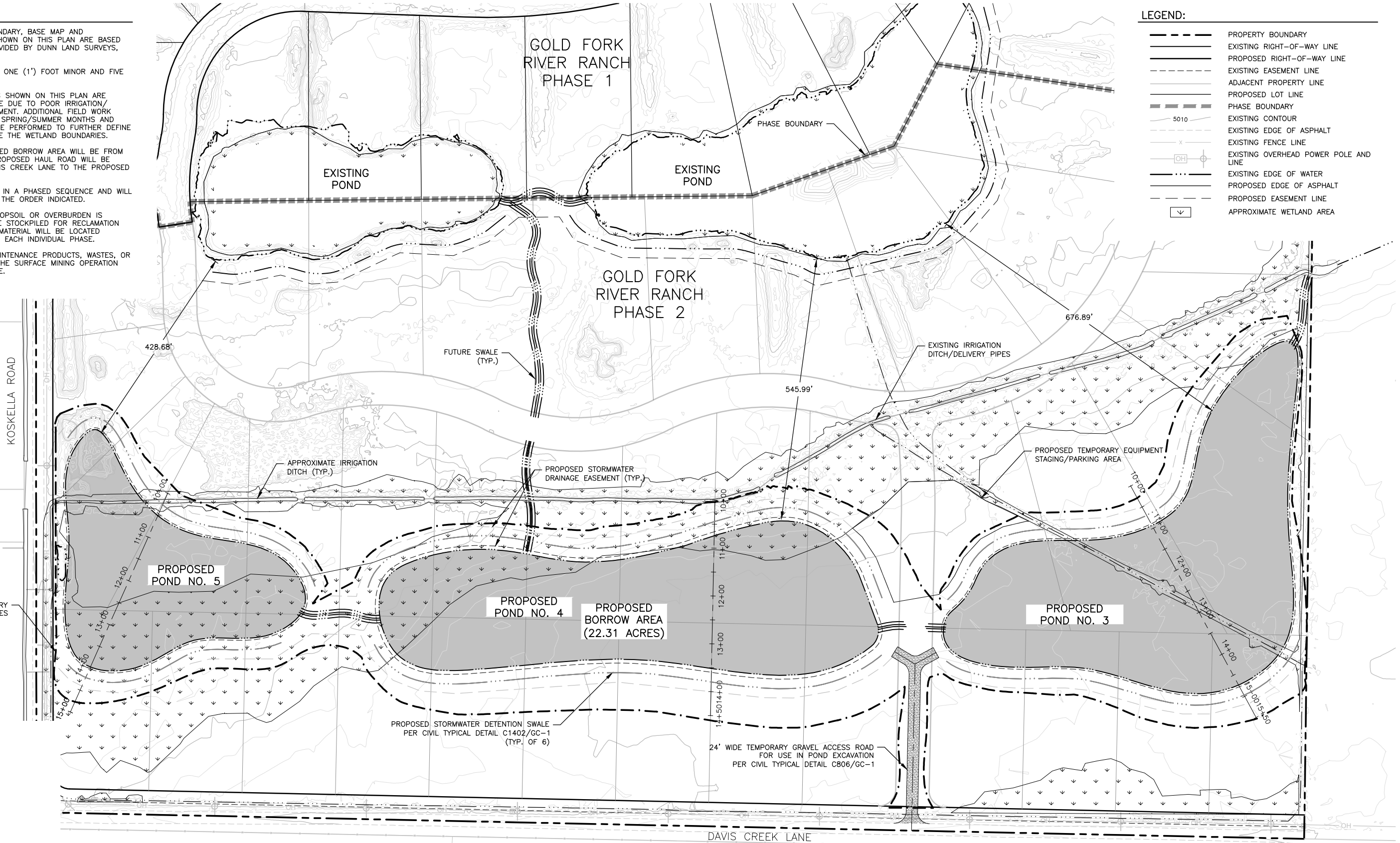
VERIFY SCALE	
BAR IS ONE INCH ON FULL SIZE DRAWING	
0 1"	
PROJECT	24023
DATE	6/29/2026
DRAWING NO.	SHEET NO.
C-1	2 OF 7

NOTES:

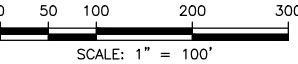
- EXISTING PROPERTY BOUNDARY, BASE MAP AND TOPOGRAPHY DATA AS SHOWN ON THIS PLAN ARE BASED UPON SURVEY DATA PROVIDED BY DUNN LAND SURVEYS, INC.
- CONTOUR INTERVALS ARE ONE (1') FOOT MINOR AND FIVE (5') FOOT MAJOR.
- WETLAND BOUNDARIES AS SHOWN ON THIS PLAN ARE CONSIDERED APPROXIMATE DUE TO POOR IRRIGATION/SURFACE WATER MANAGEMENT. ADDITIONAL FIELD WORK COMPLETED DURING THE SPRING/SUMMER MONTHS AND GROWING SEASON WILL BE PERFORMED TO FURTHER DEFINE AND POTENTIALLY REDUCE THE WETLAND BOUNDARIES.
- ACCESS TO THE PROPOSED BORROW AREA WILL BE FROM DAVIS CREEK LANE. A PROPOSED HAUL ROAD WILL BE CONSTRUCTED FROM DAVIS CREEK LANE TO THE PROPOSED BORROW AREA.
- EXCAVATION IS TO START IN A PHASED SEQUENCE AND WILL NOT NECESSARILY BE IN THE ORDER INDICATED.
- IF DURING OPERATIONS TOPSOIL OR OVERBURDEN IS ENCOUNTERED IT WILL BE STOCKPILED FOR RECLAMATION PURPOSES. STOCKPILED MATERIAL WILL BE LOCATED STRATEGICALLY CLOSE TO EACH INDIVIDUAL PHASE.
- NO FUEL, EQUIPMENT MAINTENANCE PRODUCTS, WASTES, OR CHEMICALS UTILIZED IN THE SURFACE MINING OPERATION WILL BE STORED ON-SITE.

LEGEND:

- PROPERTY BOUNDARY
- EXISTING RIGHT-OF-WAY LINE
- PROPOSED RIGHT-OF-WAY LINE
- EXISTING EASEMENT LINE
- ADJACENT PROPERTY LINE
- PROPOSED LOT LINE
- PHASE BOUNDARY
- EXISTING CONTOUR
- EXISTING EDGE OF ASPHALT
- EXISTING FENCE LINE
- EXISTING OVERHEAD POWER POLE AND LINE
- EXISTING EDGE OF WATER
- PROPOSED EDGE OF ASPHALT
- PROPOSED EASEMENT LINE
- APPROXIMATE WETLAND AREA



NORTH



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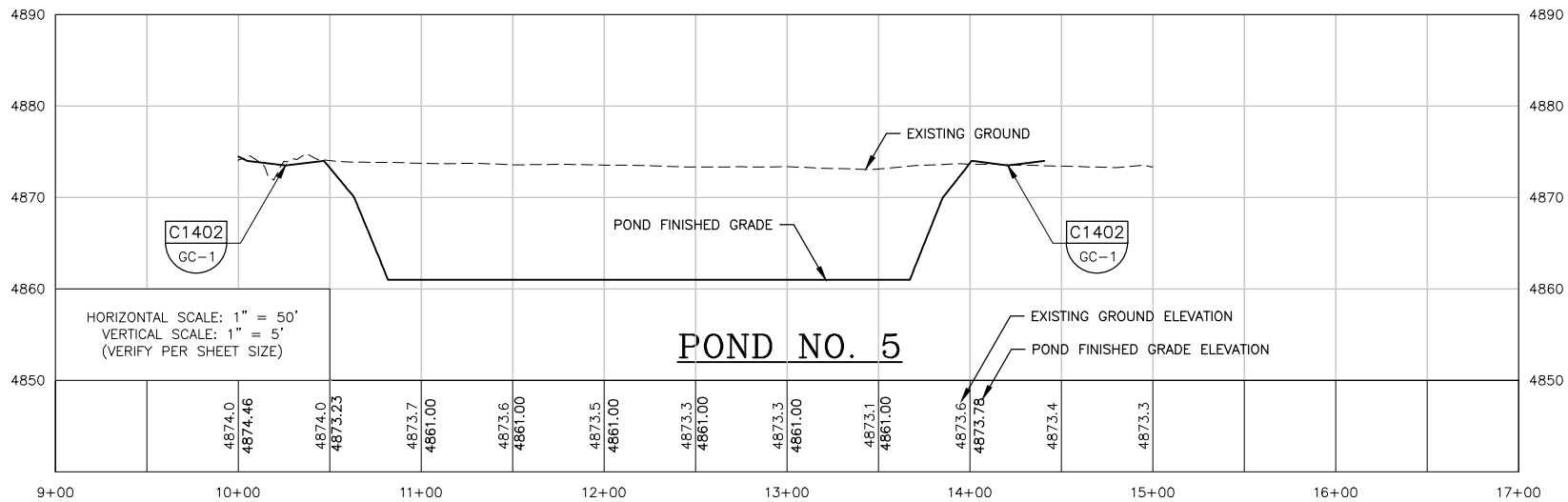
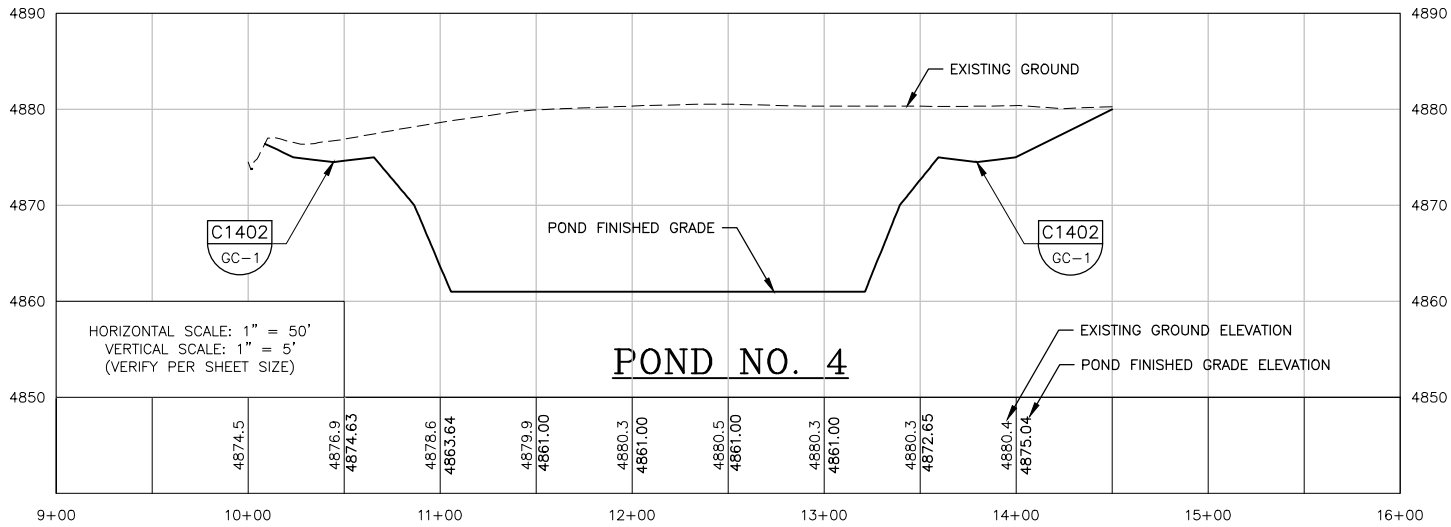
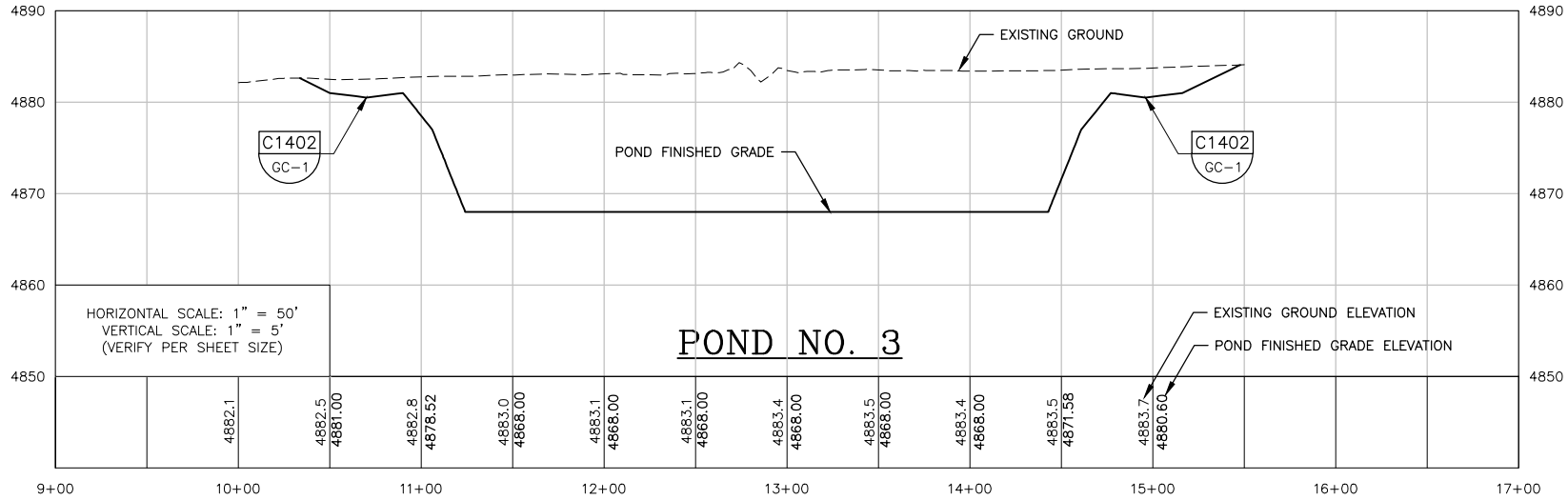


GOLD FORK RIVER RANCH
DONNELLY, IDAHO

POND BORROW SOURCE
SITE PLAN

VERIFY SCALE	
BAR IS ONE INCH ON FULL SIZE DRAWING 1"	
PROJECT	24023
DATE	6/29/2026
DRAWING NO.	SHEET NO.
C-2	3 OF 7

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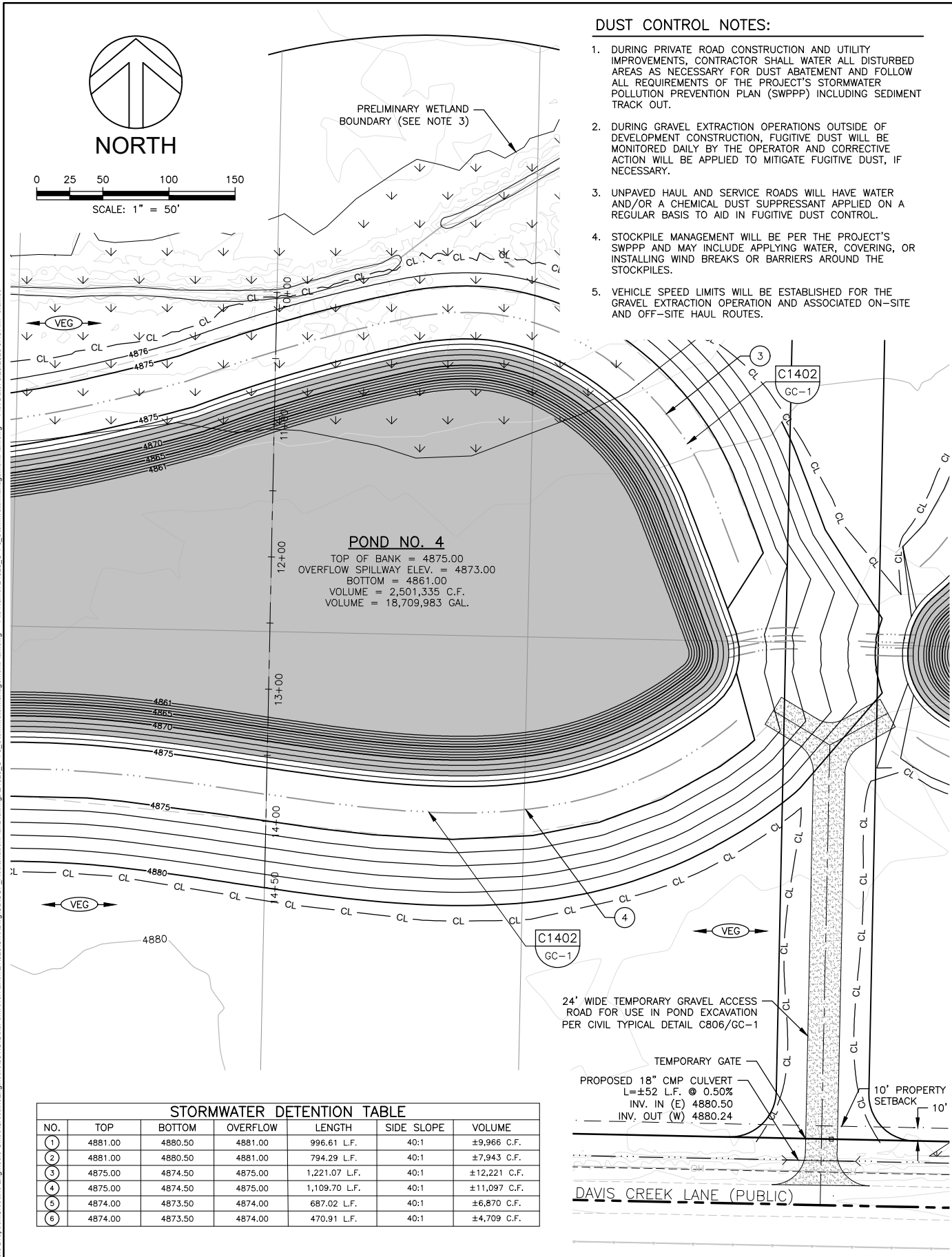


GOLD FORK RIVER RANCH
DONNELLY, IDAHO

POND BORROW SOURCE
EXISTING GROUND PROFILE AND POND SECTIONS

VERIFY SCALE	
BAR IS ONE INCH ON FULL SIZE DRAWING 0 1"	
PROJECT	24023
DATE	6/29/2026
DRAWING NO.	SHEET NO.
C-3	3 OF 7

Path: C:\Users\jmcristine\OneDrive\Documents\Projects\Gold Fork River Ranch\Drawings\24023_C-4-5 Stormwater Management Plan.dwg Plot Date: 6/29/2026 9:43 AM s:\jmcristine

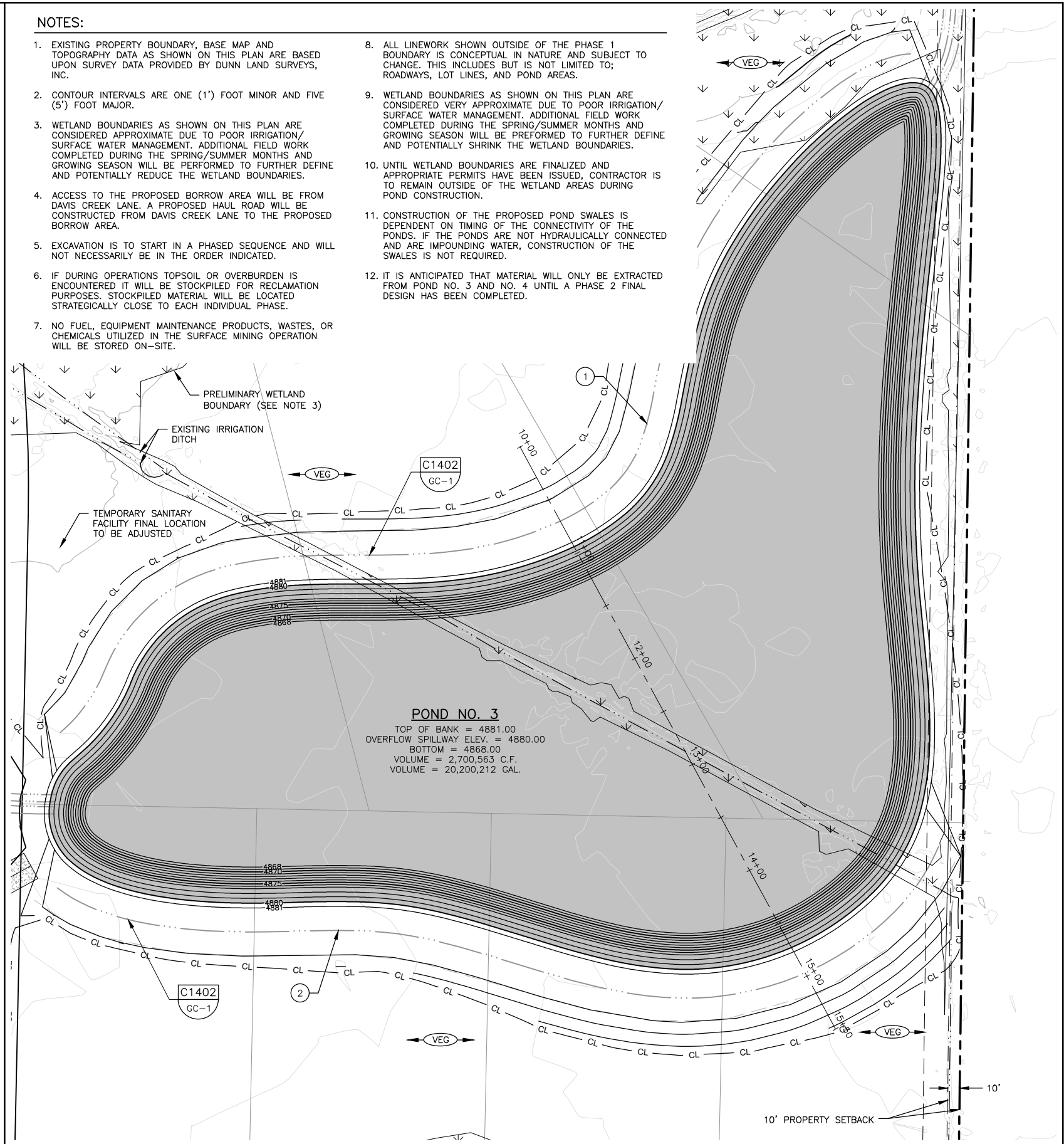


DUST CONTROL NOTES:

1. DURING PRIVATE ROAD CONSTRUCTION AND UTILITY IMPROVEMENTS, CONTRACTOR SHALL WATER ALL DISTURBED AREAS AS NECESSARY FOR DUST ABATEMENT AND FOLLOW ALL REQUIREMENTS OF THE PROJECT'S STORMWATER POLLUTION PREVENTION PLAN (SWPPP) INCLUDING SEDIMENT TRACK OUT.
2. DURING GRAVEL EXTRACTION OPERATIONS OUTSIDE OF DEVELOPMENT CONSTRUCTION, FUGITIVE DUST WILL BE MONITORED DAILY BY THE OPERATOR AND CORRECTIVE ACTION WILL BE APPLIED TO MITIGATE FUGITIVE DUST, IF NECESSARY.
3. UNPAVED HAUL AND SERVICE ROADS WILL HAVE WATER AND/OR A CHEMICAL DUST SUPPRESSANT APPLIED ON A REGULAR BASIS TO AID IN FUGITIVE DUST CONTROL.
4. STOCKPILE MANAGEMENT WILL BE PER THE PROJECT'S SWPPP AND MAY INCLUDE APPLYING WATER, COVERING, OR INSTALLING WIND BREAKS OR BARRIERS AROUND THE STOCKPILES.
5. VEHICLE SPEED LIMITS WILL BE ESTABLISHED FOR THE GRAVEL EXTRACTION OPERATION AND ASSOCIATED ON-SITE AND OFF-SITE HAUL ROUTES.

NOTES:

1. EXISTING PROPERTY BOUNDARY, BASE MAP AND TOPOGRAPHY DATA AS SHOWN ON THIS PLAN ARE BASED UPON SURVEY DATA PROVIDED BY DUNN LAND SURVEYS, INC.
2. CONTOUR INTERVALS ARE ONE (1') FOOT MINOR AND FIVE (5') FOOT MAJOR.
3. WETLAND BOUNDARIES AS SHOWN ON THIS PLAN ARE CONSIDERED APPROXIMATE DUE TO POOR IRRIGATION/SURFACE WATER MANAGEMENT. ADDITIONAL FIELD WORK COMPLETED DURING THE SPRING/SUMMER MONTHS AND GROWING SEASON WILL BE PERFORMED TO FURTHER DEFINE AND POTENTIALLY REDUCE THE WETLAND BOUNDARIES.
4. ACCESS TO THE PROPOSED BORROW AREA WILL BE FROM DAVIS CREEK LANE. A PROPOSED HAUL ROAD WILL BE CONSTRUCTED FROM DAVIS CREEK LANE TO THE PROPOSED BORROW AREA.
5. EXCAVATION IS TO START IN A PHASED SEQUENCE AND WILL NOT NECESSARILY BE IN THE ORDER INDICATED.
6. IF DURING OPERATIONS TOPSOIL OR OVERBURDEN IS ENCOUNTERED IT WILL BE STOCKPILED FOR RECLAMATION PURPOSES. STOCKPILED MATERIAL WILL BE LOCATED STRATEGICALLY CLOSE TO EACH INDIVIDUAL PHASE.
7. NO FUEL, EQUIPMENT MAINTENANCE PRODUCTS, WASTES, OR CHEMICALS UTILIZED IN THE SURFACE MINING OPERATION WILL BE STORED ON-SITE.
8. ALL LINEWORK SHOWN OUTSIDE OF THE PHASE 1 BOUNDARY IS CONCEPTUAL IN NATURE AND SUBJECT TO CHANGE. THIS INCLUDES BUT IS NOT LIMITED TO; ROADWAYS, LOT LINES, AND POND AREAS.
9. WETLAND BOUNDARIES AS SHOWN ON THIS PLAN ARE CONSIDERED VERY APPROXIMATE DUE TO POOR IRRIGATION/SURFACE WATER MANAGEMENT. ADDITIONAL FIELD WORK COMPLETED DURING THE SPRING/SUMMER MONTHS AND GROWING SEASON WILL BE PREFORMED TO FURTHER DEFINE AND POTENTIALLY SHRINK THE WETLAND BOUNDARIES.
10. UNTIL WETLAND BOUNDARIES ARE FINALIZED AND APPROPRIATE PERMITS HAVE BEEN ISSUED, CONTRACTOR IS TO REMAIN OUTSIDE OF THE WETLAND AREAS DURING POND CONSTRUCTION.
11. CONSTRUCTION OF THE PROPOSED POND SWALES IS DEPENDENT ON TIMING OF THE CONNECTIVITY OF THE PONDS. IF THE PONDS ARE NOT HYDRAULICALLY CONNECTED AND ARE IMPOUNDING WATER, CONSTRUCTION OF THE SWALES IS NOT REQUIRED.
12. IT IS ANTICIPATED THAT MATERIAL WILL ONLY BE EXTRACTED FROM POND NO. 3 AND NO. 4 UNTIL A PHASE 2 FINAL DESIGN HAS BEEN COMPLETED.



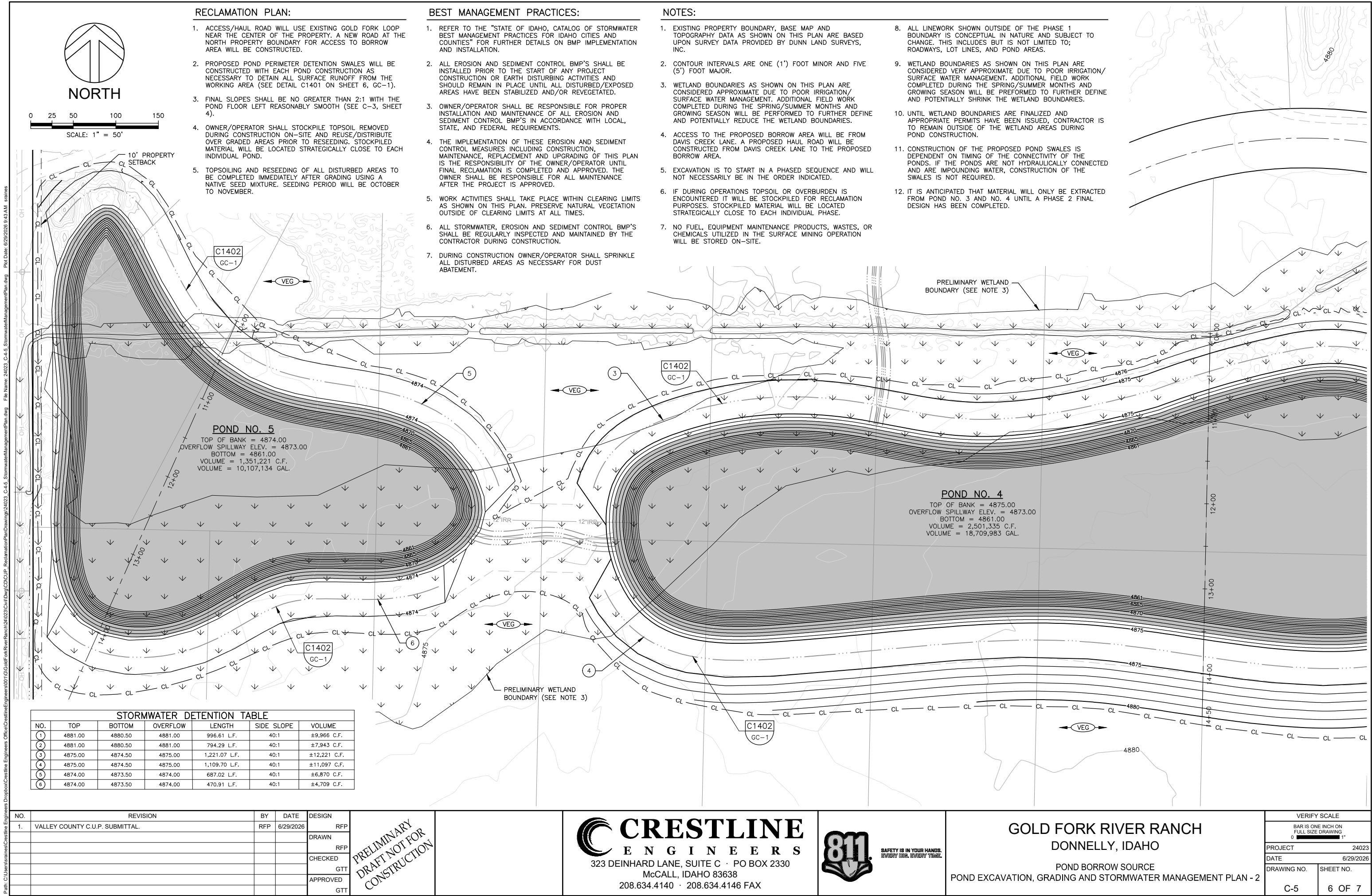
NO.	REVISION	BY	DATE	DESIGN
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				GTT

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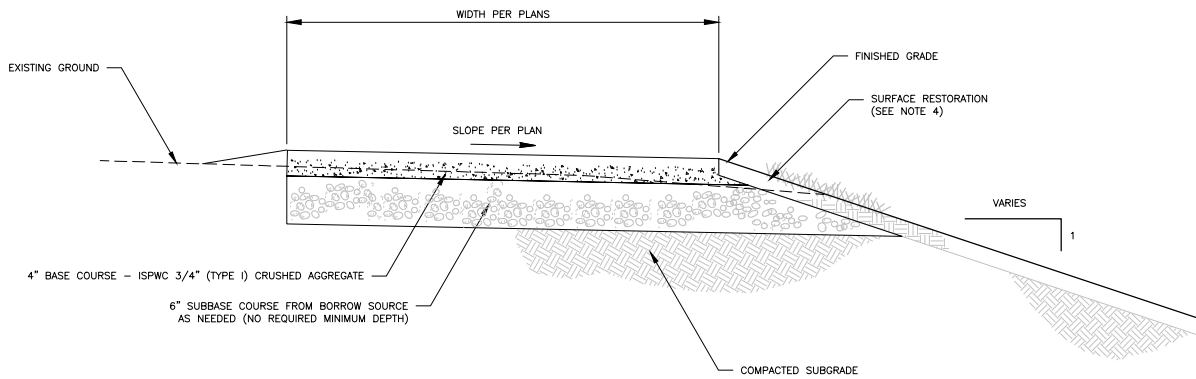
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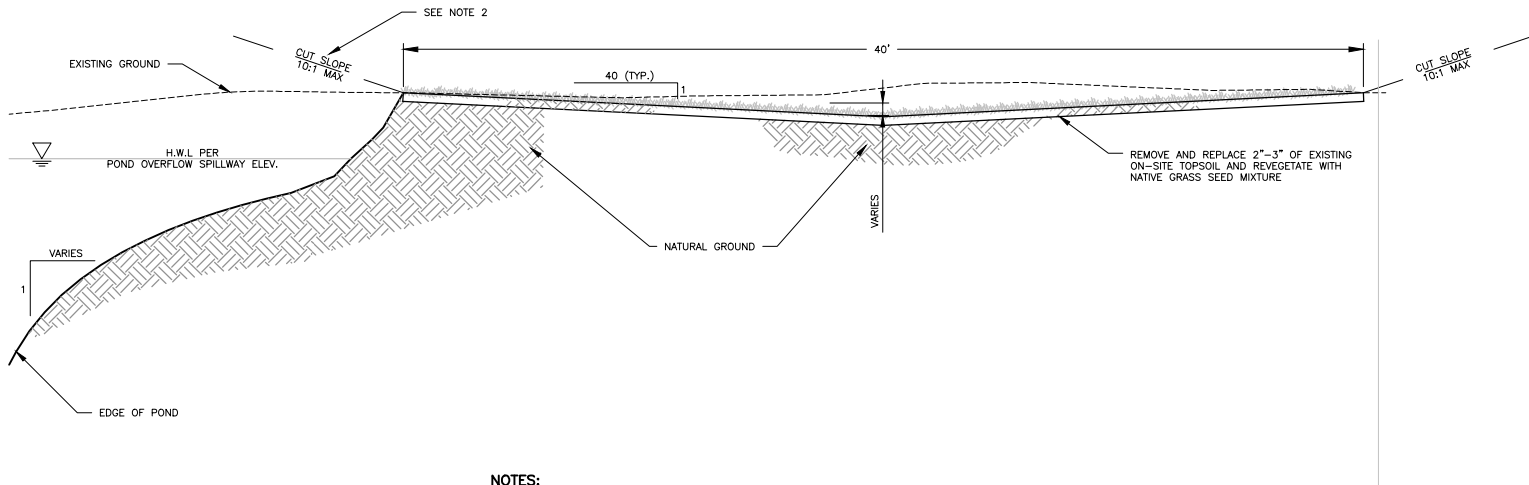
GOLD FORK RIVER RANCH DONNELLY, IDAHO	
POND BORROW SOURCE POND EXCAVATION, GRADING AND STORMWATER MANAGEMENT PLAN - 1	
VERIFY SCALE BAR IS ONE INCH ON FULL SIZE DRAWING 0 1"	
PROJECT	24023
DATE	6/29/2026
DRAWING NO.	SHEET NO.
C-4	5 OF 7



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C806 ACCESS ROAD TYPICAL SECTION
TYP NOT TO SCALE



- NOTES:**
1. REFER TO IDAHO DEPARTMENT OF ENVIRONMENTALLY QUALITY'S 2005 CATALOG OF STORMWATER BEST MANAGEMENT PRACTICES, VOLUME 4, SECTION 3, BMP 1 AT WWW.CO.VALLEY.ID.US/WP-CONTENT/UPLOADS/2016/10/622263-STORMWATER.PDF FOR ADDITIONAL INFORMATION.
 2. WHEN NOT LOCATED ADJACENT TO A POND, SWALES SHALL DAYLIGHT TO EXISTING GROUND AT A 10:1 MAX SLOPE.
 3. REFER TO THE STORMWATER DETENTION TABLE ON DRAWING NO. C-12, SHEET 14 OF 22 FOR SPECIFIC INFORMATION REGARDING TOP/BOTTOM ELEVATIONS AND SIDE SLOPE INFORMATION.

C1402 SHALLOW VEGETATED BIOFILTRATION SWALE
TYP NOT TO SCALE

NO.	REVISION	BY	DATE	DESIGN
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				SMR
				CHECKED
				RFP
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GOLD FORK RIVER RANCH
DONNELLY, IDAHO

POND BORROW SOURCE
CIVIL TYPICAL DETAILS

VERIFY SCALE	
BAR IS ONE INCH ON FULL SIZE DRAWING 0 1"	
PROJECT	24023
DATE	6/29/2026
DRAWING NO.	SHEET NO.
GC-1	7 OF 7