

Valley County Planning and Zoning Department

219 N. Main
PO Box 1350
Cascade, ID 83611
www.co.valley.id.us
cherrick@co.valley.id.us
208-382-7115



Conditional Use Permit Application

TO BE COMPLETED BY THE PLANNING AND ZONING DEPARTMENT		☒ Check # <u> </u>	☐ Cash or ☐ Card
FILE # <u>26-017</u>		FEE \$ <u>250</u>	
ACCEPTED BY <u>[Signature]</u>		DEPOSIT <u> </u>	
CROSS REFERENCE FILE(S): <u> </u>		DATE <u>6/26/24</u>	
PROPOSED USE: <u>Gravel Pit</u>			

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: [Signature] Date: 6/26/2026

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.
- ☐ Ten (10) 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 Dan Coonce, Valley County Engineer (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.

CONTACT INFORMATION

APPLICANT West Mountain Aggregates LLC PHONE ()
Owner ☒ Purchaser ☐ Lessee ☐ Renter ☐

MAILING ADDRESS 651 Stockton Dr McCall, ID ZIP 83638

EMAIL

PROPERTY OWNER High Rock Residential LLC

MAILING ADDRESS Same as above ZIP

EMAIL

AGENT / REPRESENTATIVE PHONE

MAILING ADDRESS ZIP

EMAIL

CONTACT PERSON (if different from above)

MAILING ADDRESS ZIP

EMAIL PHONE

PROPERTY INFORMATION

ADDRESS OF SUBJECT PROPERTY TBD (located off of West Mountain Rd)

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

TAX PARCEL NUMBER(S) RP 17N02E110605

Quarter attached. Section 11 Township 17N Range 2E

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

2. SIZE OF PROPERTY 242.9 Acres ☒ or Square Feet ☐

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

Forest land. No existing structures.

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:

None.

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

North Forest land

South Forest land

East Forest land

West Forest land

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

Proposed Gross Square Feet

1st Floor _____

2nd Floor _____

Total _____

Existing Gross Square Feet

1st Floor _____

2nd Floor _____

Total _____

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 ☐ _____

8c. SQUARE FOOTAGE OF PROPOSED RESIDENTIAL STRUCTURES (If applicable): _____

SQUARE FOOTAGE OF EXISTING RESIDENTIAL STRUCTURES: _____

8d. DENSITY OF DWELLING UNITS PER ACRE: _____

9. SITE DESIGN:

Percentage of site devoted to building coverage: _____

Percentage of site devoted to landscaping: _____

Percentage of site devoted to roads or driveways: _____

Percentage of site devoted to other uses: _____, describe: _____

Total: 100%

10. PARKING (If applicable):

a. Handicapped spaces proposed: _____

b. Parking spaces proposed: _____

c. Number of compact spaces proposed: _____

d. Restricted parking spaces proposed: _____

e. Are you proposing off-site parking: _____

Office Use Only

Handicapped spaces required: _____

Parking spaces required: _____

Number of compact spaces allowed: _____

11. SETBACKS:

BUILDING

Proposed

Office Use Only

Required

PARKING

Proposed

Office Use Only

Required

Front _____

Rear _____

Side _____

Side Street _____

12. NUMBER OF EXISTING ROADS: 1 Width: _____

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: N/A Proposed width: _____

Proposed roads: Publicly maintained? ☐ Privately Maintained? ☐ or Combination of both? ☐

Proposed road construction: Gravel ☐ Paved ☐ or Combination of both? ☐

14. ARE SHARED DRIVEWAYS PROPOSED? If so, please explain why. Yes ☐ No ☒

15. EXISTING UTILITIES ON THE PROPERTY ARE AS FOLLOWS:

N/A

16. PROPOSED UTILITIES: N/A

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? _____ Depth _____ Flow _____ Purity Verified? _____

Nearest adjacent well _____ Depth _____ Flow _____

19. DRAINAGE (Proposed method of on-site retention): _____

Any special drains? _____ (Please attach map)

Soil type(s): _____

(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 ☒

21. ARE THERE WETLANDS LOCATED ON ANY PORTION OF THE PROPERTY? Yes ☐ No ☒

23. IS THERE ANY SITE GRADING OR PREPARATION PROPOSED? Yes ☒ No ☐

If yes, explain:

24a. ARE THERE ANY EXISTING IRRIGATION SYSTEMS? Yes ☐ No ☒

Are you proposing any alterations, improvements, extensions or new construction? Yes ☐ No ☐

If yes, explain: _____

24b. COMPLETE ATTACHED PLAN FOR IRRIGATION if you have water rights and are in an irrigation district.
Submit letter from Irrigation District, if applicable.

25. COMPLETE ATTACHED WEED CONTROL AGREEMENT

26. 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: _____
Drainage: _____
3. How many acres is the property being subdivided? _____
4. What percentage of this property has water? _____
5. How many inches of water are available to the property? _____
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.

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? _____

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 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: _____

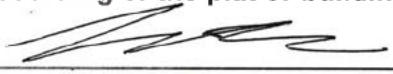
Also, provide the following documentation:

- ☐ 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: 06 / 24 / 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: 06/24/2026

Adjacent Property Owners (Found via Valley County GIS Portal)

- McCall Associates LLC- RP17N02E030006 & RP17N02E021535
- Soulen Livestock Co- RP17N02E029255, RP17N02E110155, RP17N02E111805, RP17N02E140155 (3205 West Mountain Rd)
- High Rock Residential LLC (the other parcels that we own that are within 300 ft)- RP17N02E100006, RP17N02E150005, RP17N02E143005

Rock Pit lies in Parcel: **RP17N02E110605**

Permitted acres: **18**

NE4 NW4; NW4 NW4; SW4 NW4; NW4 SW4;
SW4 SW4; NW4 NE4 S11 T17N R2E

PROJECT DESCRIPTION

Conditional Use Permit - Tax Parcel RP17N02E110605, Section 11, T17N R2E, Boise Meridian, Valley County, Idaho

West Mountain Aggregates LLC requests a Conditional Use Permit to operate an existing rock pit on Parcel RP17N02E110605 (242.9 acres total; approximately 4.9 acres of existing disturbed pit) for the extraction, crushing, screening, and sale of native rock and gravel (aggregate). The purpose is to recover a naturally occurring aggregate deposit that already exists on the property and supply it to the local construction and road-maintenance market. The operation is intermittent and campaign-based rather than a continuously running plant: a portable, contractor-supplied crushing and screening plant. Will only operate during daytime hours in the non-winter season. The strategy uses an already-disturbed site rather than opening new ground, and no blasting is proposed - rock is worked mechanically with a loader/excavator, crushed and screened into sized product, stockpiled, and loaded to trucks for sale during active campaigns only.

Little permanent construction is involved. The phasing plan is: Phase 1 (setup) - upon CUP and required DEQ/IDL approvals, establish access, perimeter berms, and stockpile/staging areas; Phase 2 (operation) - intermittent crushing/hauling campaigns for a maximum of six month, once per year; and Phase 3 (reclamation) - progressive regrading and revegetation of worked areas as the deposit is depleted, per the reclamation plan and bond filed with the Idaho Department of Lands. Access is by Old Council Road and Red Ridge Road. No permanent public utilities are extended; dust-control water is trucked to the site for suppression only, with no off-site process-water discharge. Outside storage is limited to aggregate stockpiles and short-term equipment staging kept low and within the bermed pit footprint - no permanent buildings, junk, or unrelated material storage.

Impacts during campaigns are mitigated at the source. Dust and emissions are controlled by water-truck suppression, stockpiles, and haul roads, reduced haul speeds, suspending work in high winds, and operating the portable crusher under the applicable Idaho DEQ air permit/registration. Noise is controlled by daytime-only, intermittent operation, perimeter berms and the below-grade pit floor acting as buffers, and equipment maintained with functioning mufflers; the nearest residence is approximately 1.15 miles away. Fire risk (limited to equipment operation, with no open burning or blasting) is mitigated by spark arrestors, on-site fire extinguishers and water during campaigns, and defensible space around the work area. Fencing and security rely on the remote location and perimeter berms that limit casual entry and screen the operation from off-site view, the site is unoccupied between campaigns.

IMPACT REPORT

Valley County Conditional Use Permit Application

Project Summary

Applicant / Owner: West Mountain Aggregates LLC

Subject property: Tax Parcel RP17N02E110605 - Section 11, Township 17 North, Range 2 East, Boise Meridian, Valley County, Idaho.

Parcel size: 242.9 acres total; existing disturbed pit area approximately 4.9 acres, year 1.

Proposed use: Conditional use to extract, crush, screen, and sell rock/gravel from an existing rock pit. Operation is batch-campaign - crushing occurs for a maximum of six months per year, using a portable crushing/screening plant brought in by a contractor, during daytime hours in the non-winter season.

Impact Report Responses

1. Traffic volume, character, and patterns

Existing condition: The site is accessed by Red Ridge Road, (approximately 2 miles) that the applicant maintains. Existing traffic on this access is minimal - occasional landowner and ranch/timber vehicles.

With the proposed use: Truck traffic occurs only during crushing/hauling campaigns. During an active campaign the applicant anticipates roughly 20 loaded haul-truck round trips per day over a campaign of about 6 months, once per year. Outside of campaigns, traffic returns to baseline. Loaded trucks will travel 2 miles to the south on Red Ridge Road, then connect to Old Council Road for another 1.5 miles, ending on West Mountain Road.

Mitigation: Hauling limited to daylight hours; haul speeds limited on the private road to control dust and protect the surface; the applicant maintains and re-grades the private access as needed.

2. Mitigation of impacts on housing affordability

N/A - no residential units are proposed and no existing housing is displaced. Indirectly, a local source of aggregate reduces delivered material costs for area construction and road maintenance, which can modestly support housing affordability rather than harm it.

3. Noise and vibration

Added during campaigns: A portable crusher/screen, a loader, and haul trucks generate noise typical of aggregate equipment. Vibration is localized to the equipment and pit floor and is not expected to be perceptible at the property lines given the distance to neighbors. The nearest residence is approximately 1.15 miles away. No blasting is proposed.

Day/night: Operations are daytime only; there is no nighttime crushing or hauling. Intermittent campaigns rather than continuous running.

4. Heat and glare

Minimal to none. No reflective glass or water surfaces, no large paved areas, and no permanent outdoor lighting is proposed. Because operations are daytime only, there are no nighttime light or glare impacts. Heat sources are limited to engine exhaust during active campaigns and are not material at the property lines.

5. Particulate emissions (smoke, dust, gases, fumes)

Added: Fugitive dust from crushing, screening, stockpiling, loading, and haul-road travel; diesel exhaust from the portable plant, loader, and trucks during campaigns only.

Mitigation: Water applied for dust suppression using a water truck (water trucked to the site); wetting at the crusher and on stockpiles and haul roads; reduced haul speeds; operations suspended during high-wind conditions; loads covered as required. The portable rock crusher will operate under the applicable Idaho DEQ air permit/registration for portable crushing equipment.

6. Water demand, discharge, supply, and disposal

Demand: No potable water system is proposed. Dust-control water is trucked to the site; volumes are modest and used for suppression only.

Discharge/disposal: There is no process-water discharge off-site. Dust-suppression water is absorbed on the pit floor.

Surface water / wetlands / floodplain: No mapped wetlands, floodway, or 100-year floodplain are believed present on the disturbed area (Confirmed via county GIS).

7. Fire, explosion, and other hazards

No explosives or blasting are proposed. Fire risk is limited to equipment operation.

Mitigation: Spark arrestors on equipment; fire extinguishers and water on site during campaigns. Neighboring land is primarily vacant/timber.

8. Removal of existing vegetation / soil stability / sedimentation

The site is an existing rock pit that is already largely disturbed; little to no additional clearing of mature vegetation is required. Any new disturbance will be limited to the active working face. Topsoil and overburden will be stripped and stockpiled separately for use in reclamation as needed. No wetlands are disturbed.

9. Practices to stabilize soils and restore/replace vegetation

Stockpiled topsoil is retained on site and re-spread during reclamation. Worked slopes are graded back to a stable angle. A native/adapted grass mix appropriate to the area and mulched as needed for establishment. Reclamation will follow the plan filed with the Idaho Department of Lands.

10. Soil characteristics and potential problems

Site soils are predominantly rocky aggregate materials - the very resource being extracted - which are generally well-draining and stable for slopes, embankments, and equipment support. No permanent building foundations or new public road construction are proposed.

11. Site grading and improvements

Grading consists of cuts at the working face and fills/stockpiles within the existing pit footprint. No permanent buildings are proposed. Drainage is kept on site (the pit floor retains and infiltrates water). Existing vegetation around the perimeter is retained as screening.

12. Visibility from public roads, adjoining property, and buildings

There is no view of operations from public roads. Visibility of cuts, fills, and stockpiles is reduced by retaining perimeter vegetation, and keeping stockpiles low and within the pit.

13. Reasons for selecting this location

The aggregate resource physically exists at this site and the rock pit is already established, so the proposal uses a disturbed site rather than opening new ground. The surrounding land is primarily vacant timber/range with no nearby concentration of residences, making it compatible with intermittent resource extraction. Private access keeps traffic off residential streets. These topographic, geographic, and land-use factors make the site well suited to the proposed use.

14. Increased revenue, jobs, and local expenditures

The operation supports seasonal jobs during campaigns (contractor crew, truck drivers) and generates local expenditures on fuel, equipment service, water hauling, and supplies.

15. Costs for additional public services and facilities

Demand on public services is minimal. The use adds no residents, and therefore no demand on schools, public water, sewer, or solid-waste systems. No public utilities are extended.

16. Impact on existing developments providing similar products/services

The operation adds local aggregate supply to the market. Because volume is intermittent and modest and regional demand for aggregate is generally strong, the impact on existing pits/suppliers is expected to be limited and competitive rather than disruptive. Additional local supply can reduce delivered costs and haul distances for area buyers.

17. Natural resource used, the process, and depletion impacts

Resource: native rock/gravel aggregate within the existing deposit.

Process (each step and its impact):

- **Extraction:** loader/excavator removes rock from the working face. Impact: localized disturbance, dust, equipment noise - controlled by water suppression and confined working area.
- **Crushing/screening:** a portable plant reduces and sizes the rock during campaigns. Impact: noise, dust, diesel exhaust - controlled by DEQ-permitted equipment, water sprays, daytime-only/intermittent operation.
- **Stockpiling:** sized product staged within the pit. Impact: wind-blown dust - controlled by wetting and keeping piles within the bermed pit.
- **Loading/hauling/sale:** product loaded to trucks and sold/hailed off site. Impact: haul traffic and dust - controlled by speed limits, road maintenance, and daytime hauling.

Depletion: the deposit is finite. As reserves are removed, the pit reaches its planned limits and is reclaimed (regraded and revegetated, if needed).

18. Impacts of a project abandoned at partial completion

Risk and impact are low. There is no permanent vertical construction to be left half-finished; the principal concern would be an unreclaimed open pit. This is mitigated because surface mining is reclaimed under a plan and reclamation bond/surety filed with the Idaho Department of Lands, which funds regrading and revegetation even if the operator ceases work. In the interim, perimeter berms, slope stabilization, and seeding of inactive areas limit erosion and visual impact.

19. Dwelling units, buildings, and non-residential floor space

N/A. No residential dwelling units. No permanent non-residential buildings are proposed.

20. Stages of development and construction schedule

Phase 1 (setup): upon CUP approval and DEQ/IDL approvals - establish access, berms, stockpile and staging areas.

Phase 2 (operation): intermittent crushing/hauling campaigns of about four months, once per year, during the non-winter season, as market demand warrants.

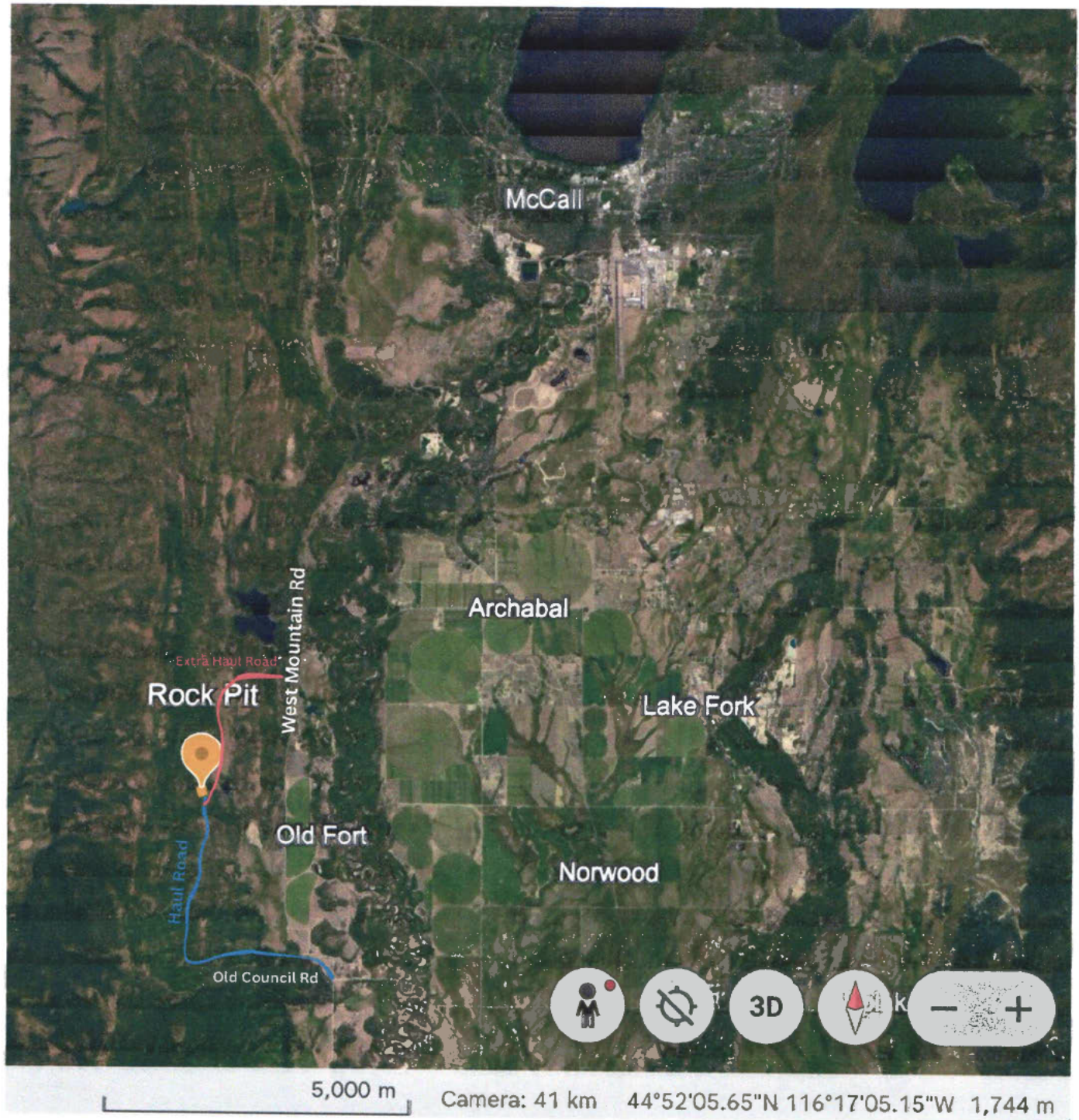
Phase 3 (reclamation): progressive reclamation of worked areas and final regrading/revegetation as the deposit is depleted, per the IDL reclamation plan.

21. Anticipated range of sale/lease/rental prices

Not applicable to dwellings or floor space (none proposed). Aggregate products are sold at prevailing market rates.

Figure 1

About 10 Miles to McCall, ID



Vicinity Map

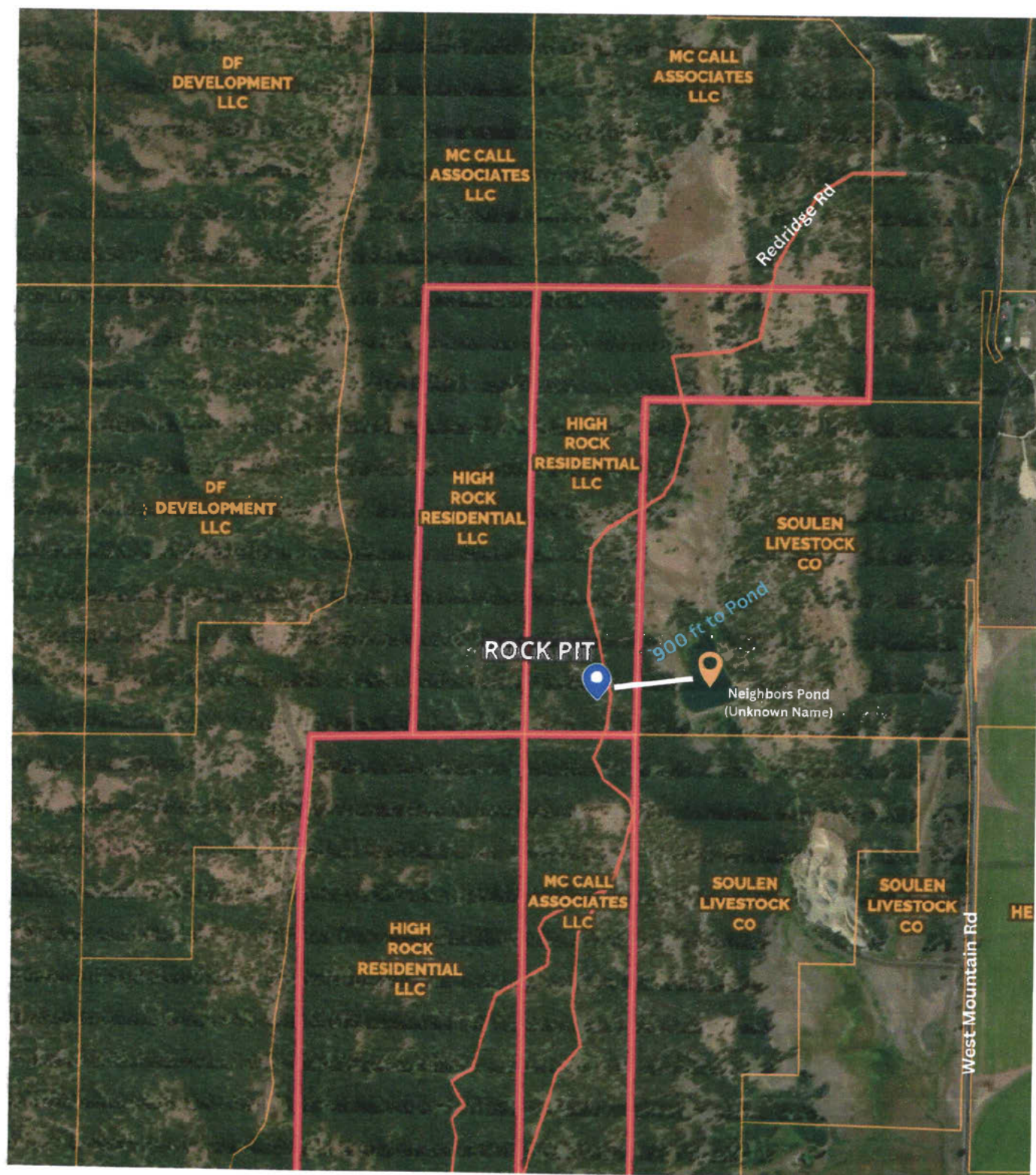


RP17N02E110605

S11 T17N R2

NE4 NW4; NW4 NW4; SW4 NW4; NW4 SW4; SW4 SW4; NW4 NE4

Figure 2



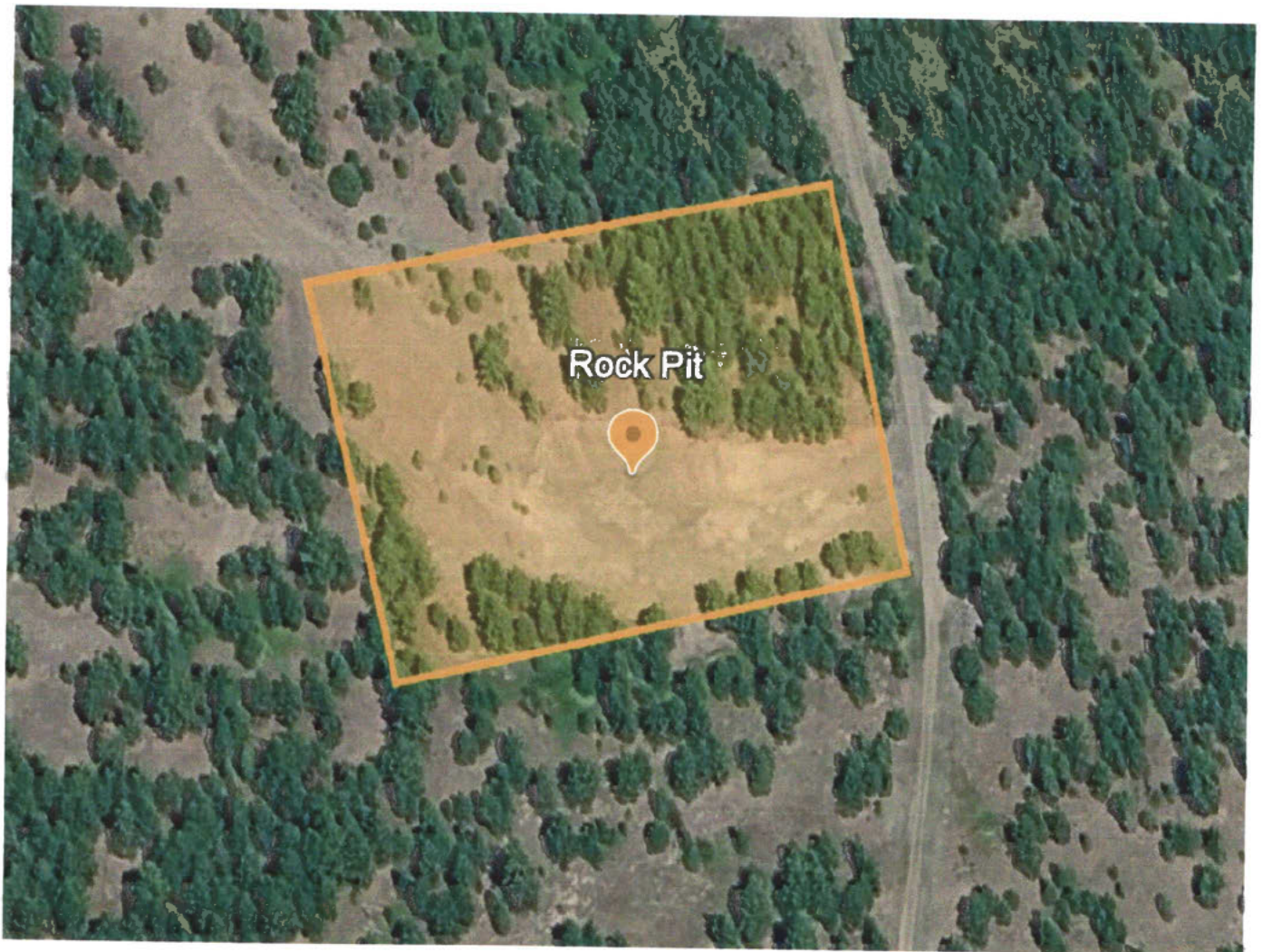
RP17N02E110605

S11 T17N R2

NE4 NW4; NW4 NW4; SW4 NW4; NW4 SW4; SW4 SW4; NW4 NE4

Ownership Map





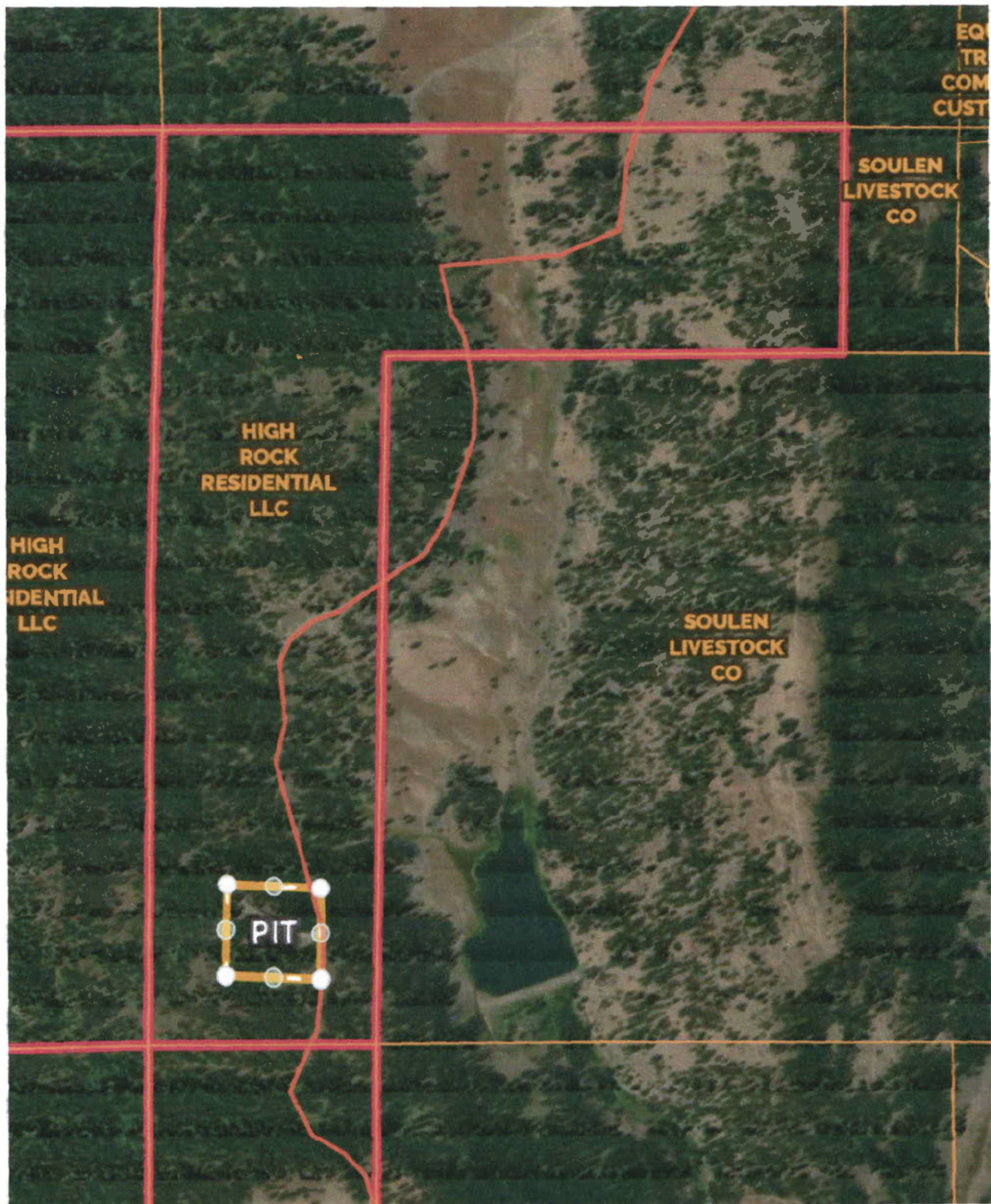
Landscaping Map



RP17N02E110605

S11 T17N R2

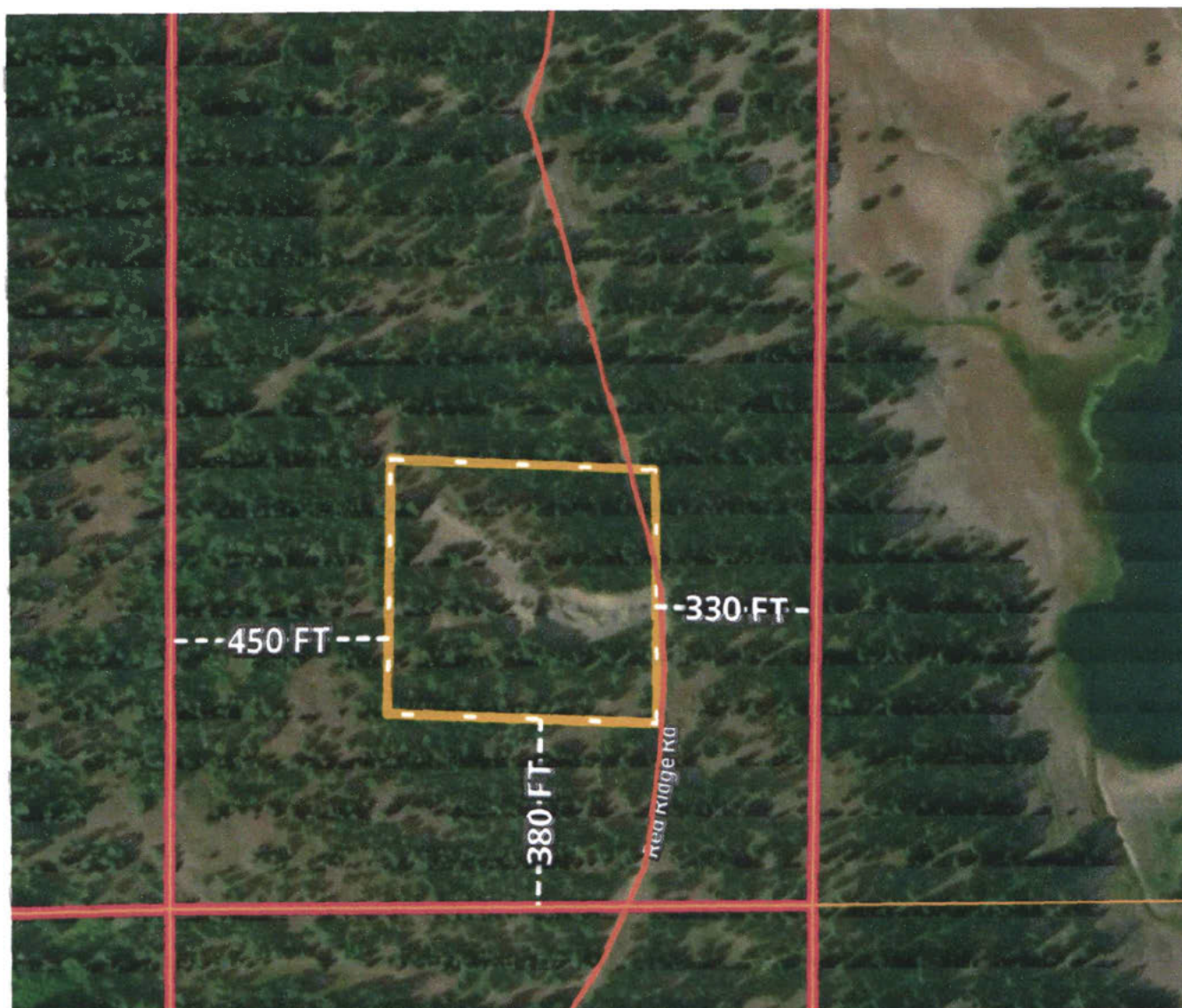
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RP17N02E110605

S11 T17N R2

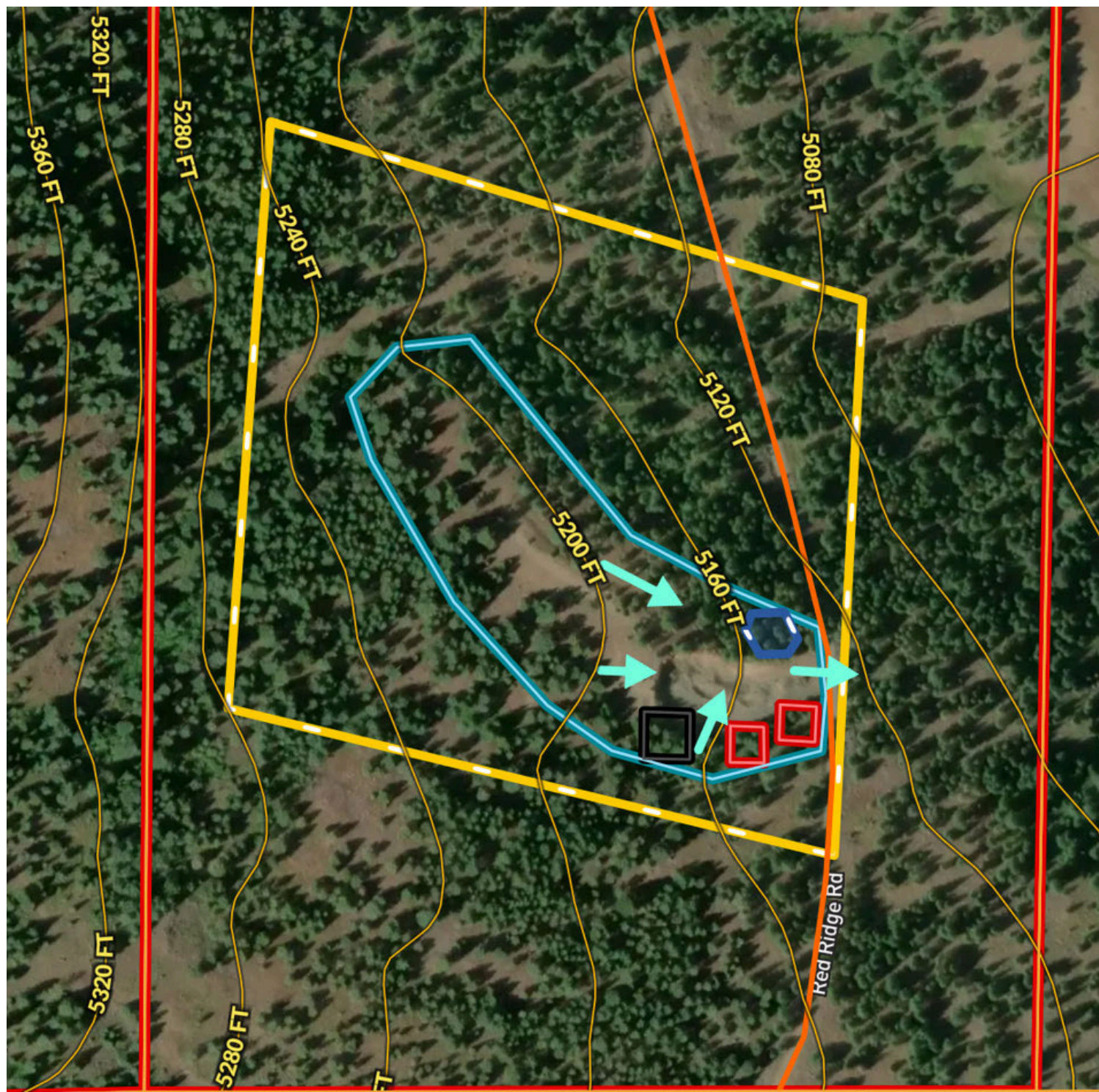
NE4 NW4; NW4 NW4; SW4 NW4; NW4 SW4; SW4 SW4; NW4 NE4



RP17N02E110605

S11 T17N R2

NE4 NW4; NW4 NW4; SW4 NW4; NW4 SW4; SW4 SW4; NW4 NE4



Topography Map



RP17N02E110605

S11 T17N R2E

Pit located in the SW¹/₄ SW¹/₄

From: Leo Stoddard <[REDACTED]>

Sent: Wednesday, July 8, 2026 12:12 PM

To: Cynda Herrick <cherrick@valleycountyid.gov>

Cc: Lori Hunter <lhunter@valleycountyid.gov>; Hannah Smith <hsmith@valleycountyid.gov>; Kerstin Dettrich <KDettrich@valleycountyid.gov>

Subject: Re: CUP 26-017 West Mountain Aggregates - Rock Pit

Cynda,

We have all the information needed for the complete application. The CUP application was submitted. We also submitted a very detailed DSL application. This has been forwarded to you. I will answer questions below as well. We would greatly appreciate keeping our current schedule.

Soulen livestock company and McCall Associates are our only 2 neighbors. This is a small rock pit and our goal this year is to crush rock for our own use, and for Old Council road which is a benefit to the county.

See below..

Leo

On Jul 8, 2026, at 11:21 AM, Cynda Herrick <cherrick@valleycountyid.gov> wrote:

Hello Leo,

I have determined the application is not complete at this time. The application will not be placed on an agenda until I have a complete application. I would need a complete application by July 20 for a September 3 hearing.

Below is a list of information that is lacking.

- Will you have a porta-potty on-site?

Yes

- Have you discussed use of Old Council RD and other county roads such as West Mountain RD and Smylie LN with Kerstin Dettrich, the road director? A development agreement will be required for mitigation of off-site road impacts.

I assume this will be a condition of approval. Much of rock will be crushed for use on Old Council Road.

- Will need a site plan for the specific use boundary for extractive and crushing activities within the 242.9 acre parcel. Should show stockpile areas, parking, location of crusher, etc.

Detailed in State application.

- Will fuel be stored on-site?

Yes, we will rent 500 gallon container and refuel with certified company.

The following highlighted in yellow are also requirements.

D. Site Improvements:

1. Applications for extractive industry uses proposing excavations exceeding fifteen feet (15') below the average surface grade shall include an **operations plan and a final reclamation plan** according to the guidelines in subsection E of this section.

See State application.

2. **Fencing shall be installed in heavy industrial and extractive industry** uses where hazardous conditions or operations are proposed. The fencing shall be adequate in height and construction to secure against random entry into such areas.

The property is very private 1500 acres with gates on all entrances.

3. Parking spaces shall be provided at the rate of one plus one per two hundred fifty (250) square feet of floor area where applicable for light industrial uses; and one plus one per four hundred (400) square feet of floor area for heavy industrial uses. In any event the parking area shall be adequate to provide parking for employees and visitors.

Yes there is plenty of parking area.

E. Extractive Industrial Requirements; Reclamation Plan: The operation and final reclamation plan for a proposed new extraction operation where excavations exceeding five feet (5') in depth are proposed shall be submitted with an application for a conditional use permit and shall contain the following:

1. **Location of the site and its area in acres. Location of the proposed extraction. Show setbacks from each property line to the use limits.**

2. **Existing contour lines at not more than five foot (5') intervals.**

3. **Proposed contour lines after extraction is complete. Maximum slope on excavations may be vertical but maximum abandoned slope shall not exceed one and one-half to one (11/2:1). An abandoned slope is where the resource is exhausted or where excavation will be abandoned for a period of one year or longer. Reclaimed slopes shall be stabilized by seeding.**

See detailed State application.

4. Where water will fill the abandoned pit, the sides may be left vertical, except the perimeter shall be graded to a five to one (5:1) slope or flatter to a depth at least ten feet (10') below the high water level.

5. **Indicate an approximate total volume to be extracted, approximate annual removal, and estimated life of operation. The conditional use permit shall be void and final reclamation will have been completed by the date specified. A new conditional use permit shall be required to continue the operation.**

Approximates 30k-40k tons a year.

6. Indicate private and public roads that will be used including intended destination of the extracted materials and maximum trips per day. Indicate normal hours of operation.

From our property to Old Council road. Small loads from our private property to Blackhawk lake drive.

7. Indicate equipment type and number that will be used in connection with the operation including excavation, processing, handling, or delivering. Show locations of permanent or semipermanent equipment including parking areas.

This will be a seasonal project. D8 Dozer, Loader. Excavator.

8. Indicate incidental structures such as offices, toolsheds, storage sheds, fuels, etc.

1 Storage container.

9. Indicate method of sanitary provisions for employees, water supply, solid waste disposal, telephone, electrical power, and other utilities.

Porta potty, generator. Cell data and service available.

10. If dewatering is required, indicate location, method, point of discharge, and estimated volume. If discharge is to a stream, river, lake, or reservoir, provide approval of the department of water resources. (Ord. 10-06, 8-23-2010)

11. If material is to be hauled to fill the site, indicate where and how it will be hauled. Demolition or excavation wastes shall constitute a sanitary landfill and a separate conditional use permit shall be required. No materials that would potentially adversely affect the quality of the permanent water table may be placed in the excavation. (Ord. 10-06, 8-23-2010; amd. Ord. 11-5, 6-6-2011)

12. Indicate the method of securing the site including gates and fencing.

Property is secure with gates and live security cameras.

You must also have a Fugitive Dust Plan:

9-11-3: APPENDIX C, FUGITIVE DUST:

A. Purpose: To reduce the amount of particulate matter entrained in the ambient air, or discharged into the ambient air, as a result of anthropogenic (manmade) fugitive dust sources by requiring actions to prevent, reduce or mitigate fugitive dust emissions.

B. Applicability: The provisions of this rule shall apply to any conditional use application capable of generating fugitive dust. These rules specifically apply to quarrying and surface mining operations, or to sand and gravel mining, rock crushing, and aggregate and sand processing operations; provided, that a permit has been issued by Valley County, general permit requirements, for such operations.

C. Exemptions: The provisions of this rule shall not apply to:

1. Agricultural activities conducted and maintained for commercial agricultural purposes.

2. Active operations conducted during emergency life threatening situations, or in conjunction with any officially declared disaster or state of emergency, or to attend to uncontrolled fires.

3. Active operations conducted by essential service utilities to provide electricity, natural gas, telephone, water and sewer during periods of service outages and emergency disruptions.

4. Active operations conducted at solid waste landfills.

5. Active operations within state and federal lands.

6. Unpaved roads, unless such roads:

- a. Are within and part of a property undergoing development or construction; or
- b. Are public unpaved roads being constructed or undergoing a maintenance activity.

7. Weed abatement operations, fire hazard abatement, or vegetation clearing for fire defense purposes ordered or conducted by a county department, or any state, county, or municipal fire department, or that is required by local ordinance.

D. Definitions:

ACTIVE OPERATIONS: Any activity capable of generating fugitive dust, including, but not limited to, earthmoving activities, construction/demolition activities, or heavy duty and light duty vehicular movement on disturbed surface areas, including inactive disturbed surface areas, and unpaved roads within a construction or development project.

BOUNDARY LINE: The boundaries of an area in which either a person causing the emission or a person allowing the emission has the legal use or possession. This may include all or portions of legal parcels as defined by the county assessor.

BULK MATERIAL: Any material, which can emit dust when stored, disturbed, or handled and is generally unpacked, including sand, gravel, soil, aggregated material less than two inches (2") in length or diameter, and other organic or inorganic particulate matter.

DISTURBED SURFACE AREA: A portion of the earth's surface that has been physically moved, uncovered, destabilized, or otherwise modified from its undisturbed natural soil condition.

DUST SUPPRESSANTS: Water, hygroscopic material, or nontoxic chemical stabilizers used as a material to reduce fugitive dust emissions.

FUGITIVE DUST: Any solid particulate matter that becomes airborne, without first passing through a stack or duct, directly or indirectly as a result of the activities of man, including the raising and/or keeping of animals.

OPEN STORAGE PILE: Any accumulation of bulk material with five percent (5%) or greater silt content which is not fully enclosed, covered or chemically stabilized, and which attains a height of three feet (3') or more and a total surface area greater than one hundred fifty (150) square feet. Silt content level is assumed to be five percent (5%) or greater unless a person can show otherwise by sampling and analysis in accordance with ASTM method C-136 or other equivalent.

PM10: Particulate matter with an aerodynamic smaller than or equal to a nominal ten (10) microns as measured by an applicable reference test method.

SILT: Any aggregate material with a particle size less than seventy four (74) micrometers in diameter that passes through a no. 200 sieve.

SIMULTANEOUS SAMPLING: The operation of two (2) PM10 samplers in such a manner that one sampler is started within five (5) minutes of each other, and each sampler is operated for a consecutive period which must be not less than two hundred ninety (290) minutes and not more than three hundred ten (310) minutes.

VISIBLE EMISSION: Any particle matter that is visually detectable without the aid of instruments other than corrective lenses.

E. Standards:

1. **Visible Emissions Not Allowed Beyond Boundary Line:** A person shall not cause or allow the emissions of fugitive dust from any active operation, open storage pile, or disturbed surface area (including disturbances as a result of the raising and/or keeping of animals or by vehicle use), such that the presence of such dust remains visible in the atmosphere beyond the boundary line of the emission source.

2. **Visible Emissions From Active Operations:** A person shall not cause or allow fugitive dust by active operations, open storage piles, or disturbed surface areas, such that the fugitive dust is of such opacity as to obscure an observer's view to a degree equal to or greater than does smoke as dark or darker in shade designated as no. 2 on the Ringelmann chart (i.e., 40 percent opacity), as published by the United States bureau of mines.

3. **Concentrations Limit:** A person shall not cause or allow PM₁₀ levels to exceed fifty (50) micrograms per cubic meter, twenty four (24) hour average, when determined by simultaneous sampling, as the difference between upwind and downwind samples collected on high volume particulate matter samplers or other EPA approved equivalent method for PM₁₀ monitoring. Sampling shall be conducted in accordance with the procedures specified in this subsection.

F. Minimum Dust Control Requirements: The following dust mitigation measures are to be initiated at the start and maintained throughout the duration of the mining construction or grading activity, including any construction or grading for road construction or maintenance:

1. Unpaved areas subject to vehicle traffic must be stabilized by being kept wet, treated with a chemical dust suppressant, or paved.

2. The speed of any vehicles and equipment traveling across unpaved areas must not be more than fifteen (15) miles per hour unless the road surface and surrounding area is stabilized to prevent vehicles and equipment traveling more than fifteen (15) miles per hour from emitting dust exceeding Ringelmann 2, or visible emissions, from crossing the project boundary line.

3. Storage piles and disturbed areas not subject to vehicular traffic must be stabilized by being kept wet, treated with a chemical dust suppressant, or covered when material is not being added to or removed from the pile.

4. Prior to any ground disturbance, including grading, excavating, and land clearing, sufficient water must be applied to the area to be disturbed to prevent emitting dust exceeding Ringelmann 2 and to minimize visible emissions from crossing the boundary line.

5. Construction vehicles leaving the site shall be cleaned to prevent dust, silt, mud, and dirt from being released or tracked off site.

6. When wind speeds are high enough to result in dust emissions crossing the boundary line, despite the application of dust mitigation measures, grading and earthmoving operations shall be suspended.

7. No trucks are allowed to transport excavated material off site unless the trucks are maintained such that no spillage can occur from holes or other openings in the cargo compartments; and loads are either:

a. Covered with tarps; or

b. Wetted and loaded such that the material does not touch the front, back, or sides of the cargo compartment at any point less than six inches (6") from the top, and that no point of the load extends above the top of the cargo compartment.

G. Monitoring And Recordkeeping:

1. Monitoring:

a. Sampling to determine the particulate matter concentration limit of subsection G1c of this section is only required when deemed necessary by the county zoning compliance officer.

b. The conduct of sampling to demonstrate compliance with the standards section may be required, with reasonable notice, of the person discharging emissions, or sampling may be conducted by the county with the costs of sampling, not to exceed actual costs, borne by the person discharging emissions.

c. Samplers shall be operated, maintained and calibrated in accordance with the code of federal regulations (CFR), part 50, appendix J, or appropriate EPA published documents for the EPA approved equivalent method(s) for PM10.

d. Samplers shall be placed upwind and downwind of key activity areas and as close to the boundary line as feasible, such that the other sources of fugitive dust between the sampler and the boundary line are minimized.

e. Procedures for the conduct of simultaneous sampling to determine compliance with the standards section, and the reporting of results, shall be approved by the county. (Ord. 10-06, 8-23-2010)

2. Recordkeeping: Any contractor engaged in any active operation subject to this rule shall maintain records of actions to stabilize surface areas sufficient to establish location, type and date of treatment. Records shall be maintained and be readily accessible for two (2) years after the date of each entry and shall be provided to the county upon request and shall be open for inspection during unscheduled audits during normal business hours.

Cynda Herrick, AICP, CFM
Valley County
Planning and Zoning Director
Floodplain Coordinator
PO Box 1350
Cascade, ID 83611
(208)382-7116

"Live simply, love generously, care deeply, speak kindly, and leave the rest...."

Service **T**ransparent **A**ccountable **R**esponsive

Leo Stoddard
651 Stockton Drive McCall, Idaho 83638

[REDACTED]
[REDACTED]



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: [REDACTED] Email: [REDACTED]
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)

Rock Pit lies in Parcel: **RP17N02E110605**

Permitted acres: **18**

NE⁴ NW⁴; NW⁴ NW⁴; SW⁴ NW⁴; NW⁴ SW⁴;
SW⁴ SW⁴; NW⁴ NE⁴ S11 T17N R2E

West Mountain Aggrgates LLC- Rock Pit Plan

Introduction and Purpose. High Rock Residential LLC owns the surface and mineral estate. West Mountain Aggregate LLC, is a subsidiary of High Rock Residential LLC. West Mountain aggregate LLC will be the operator and reclamation plan holder. The intent is to reopen a historically used rock pit and produce gravel, sand, building, stone, clay, and other on-site materials for ultimate sale. As owners, we have a vested interest in the long-term effects the mine may have on the land. We will adhere to all county, state, and federal requirements, and environmental restrictions to ensure the adjacent lands retain their value.

Site Description. Within the parcel of land, there is a single volcanic rock outcrop near the base of West Mountain. It's located in heavy timber and the nearest residence to the rock pit is about 1.15 miles away. The nearest water is 900 feet away.

Access. The main access will be through Old Council Road, then through Red Ridge Road. If you take Old Council Road going West for 1.5 miles, then connect to Red Ridge Road heading North for 2 miles. The Rock Pit is located right off of Red Ridge Road on the left. Old Council Road and Red Ridge Road are both dirt roads. Both will be widened and rocked before operations begin. There is a secondary access coming from the North end of the property. Through West Mountain Road to Red Ridge Road (end of pavement). Red Ridge Road is approximately 2 miles to the rock pit. The access of Red Ridge Road from the North end is graveled. Old Council Road is a county owned road. The portion of Red Ridge Road used to access the Rock Pit is privately owned by High Rock Residential LLC. Lastly, the access off of West Mountain Road that connects the Northern end to Red Ridge Road, is a right-of-way through Black Hawk Lake Drive. All roads will remain after closure of the site for continued access to the property and surrounding land.

Operations: Product will be crushed, sorted, in stock piled on site. Crusher will be staged on the pit floor for a maximum of 6 months a year. We have no plans of blasting, but if it is needed, it will be done by a licensed contractor. The pit wall will be worked in a manner to minimize pit wall height. Upon completion we plan to regrade the pit walls no steeper than a 1:1 single uniform slope. The pit would drain east in the direction of Mill Creek. A 500 gallon water tank for emergencies, fire mitigation and/or disbandment will be on site. Excavators will load trucks for offsite deliveries. Trucks will travel Red Ridge Road to Old Council Road. Equipment will be fueled and serviced via onsite storage. Operating hours will be 7:00 am- 6:00 pm.

Groundwater. If groundwater is encountered, then mining operations will be stopped. Also, IDWR will be notified.

Safety. Mining operations will be conducted in a safe manner to protect workers, the public, and the environment. Access to the site will be limited to authorized personnel, equipment will be operated by qualified individuals, and all disturbed areas will be reclaimed to stable conditions to eliminate long-term safety hazards.

Historical Preservation. If archaeological findings are discovered, SHPO will be notified.

Erosion control. Stormwater will be managed with grading. Water will be collected into a pond if necessary. Generally, the water will be directed inward toward the pit, to allow evaporation and percolation. If live water is to leave the site, it will be directed around the disturbance and filtered through sediment controls.

Water and Drainage. Operations would generally occur only during dry conditions and not during spring runoff so as to avoid water quality concerns. The rocky nature of the site limits erosion potential, and disturbed areas would be monitored throughout operations to address any drainage or erosion concerns that may arise. Any live water crossings will be addressed with BMP including culverts and/or hardened crossings.

Overburden and BMPs. Overburden and topsoil would be stored near the mine site for future reclamation use at the end of the mine life. As erosion concerns evolve, rock berming, straw mulching, reseeding, and slope roughening, would be applied as necessary to address conditions at the site. Additional erosion control measures such as straw bales or mulching would be used when required by seasonal or site conditions. Our goal would be to limit operations to dry periods of the year when drainage is not actively occurring. Fuel and lubrication storage will be located on site in the protected container.

Surface Water Management over Time. Before Mining: A berm/ditch on the uphill side keeps outside runoff out of the pit. Water inside the pit drains to a low spot/sump where dirt settles out before any water leaves. After mining: The pit floor will be graded to drain so water runs off the parking surface and soaks into the surrounding ground, with no ponding or washouts. The finished site drains on its own with no structures to maintain.

Reclamation. After mining activities are completed, the disturbed areas will be reclaimed for use as a private parking area (bare rock). The pit walls will be regarded to a single uniform slope no steeper than 1:1. The pit floor will be graded to drain so water runs off the parking surface and soaks into the surrounding ground. Overburden and topsoil would be redistributed as we feel needed.

Weed Control. Noxious weed control would occur during operations and for a period following reclamation as needed to maintain the reclaimed site.

Continuity. This reclamation plan will remain applicable to future owners and operators of the site, and maintenance of reclaimed areas will continue as required.

Signed: _____ Date: _____

Reclamation Schedule

Table 1

Reclamation will be performed concurrently with mining operations to the maximum extent practical. Final reclamation of remaining areas will be completed within 12 months of cessation of mining operations.

Phase	Activity
Concurrent (during life of pit)	Regrade and stabilize completed phases while extraction proceeds in adjacent phases
Cessation + 6 months	Final grading; pit-wall regrade to uniform 1:1 slope; drainage construction
Cessation + 9 months	Subgrade preparation and aggregate surfacing of parking pad; perimeter safety barrier installation
Cessation + 12 months	Slope stabilization (erosion blanket, tackifier) on 1:1 faces and graded areas
Years 1–2 post-stabilization	Weed control, monitoring, slope and plan retirement inspection reports
Year 2 (or later)	Request IDL plan retirement inspection; bond release upon meeting success criteria

Reclamation Cost Estimate

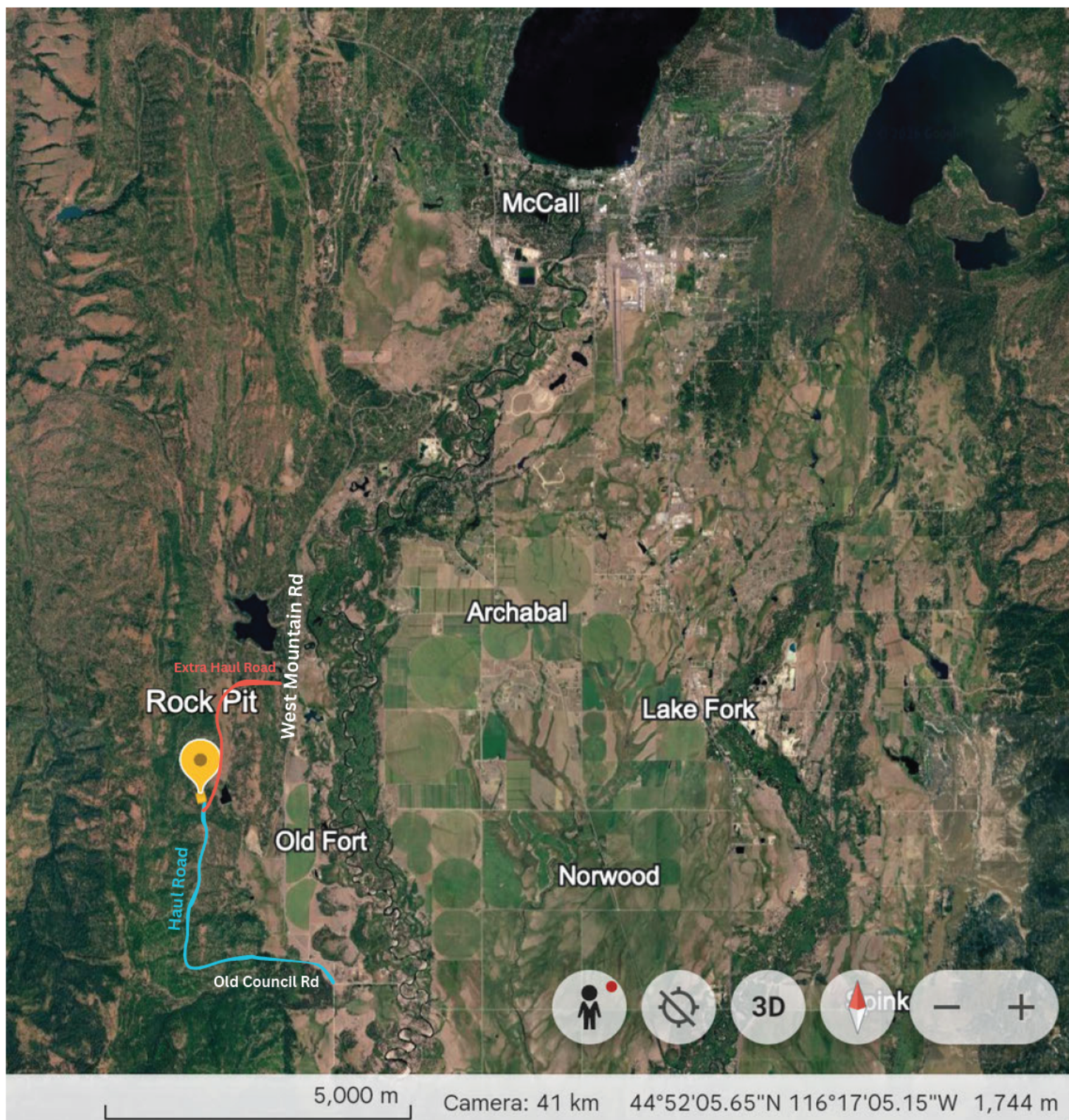
The reclamation cost estimate below supports the bond calculation. Costs are in 2026 dollars and reflect McCall-area contractor rates for the 5-acre disturbed area, reframed for a personal parking-area end use with no revegetation.

Reclamation Activity	Quantity	Unit Cost	Total
Final grading of disturbance to drainage and uniform slopes	5 ac	\$2,400/ac	\$12,000
Pit-wall regrade to single uniform 1:1 slope (added earthwork)	Lump sum	—	\$6,000
Slope stabilization — erosion blanket + tackifier on 1:1 faces	Lump sum	—	\$5,500
Subgrade preparation and proof-rolling, parking pad	0.5 ac	\$1,800/ac	\$900
Aggregate base course (compacted), parking pad	0.5 ac	\$22,000/ac	\$11,000
Perimeter safety barrier, setback	Lump sum	—	\$3,500
Drainage features (lined ditch, culvert, stabilized outlet)	Lump sum	—	\$2,500
Weed control (Years 1–2)	2 yrs	\$800/yr	\$1,600

Monitoring and reporting	2 reports	\$700 ea	\$1,400
Mobilization, administration, contingency	Lump sum	—	\$3,600
Mod in/out- a medium-sized bulldozer (approximately Cat D6 or equivalent)	6 hours/ per acre		^
TOTAL ESTIMATED RECLAMATION COST			\$48,000

Figure 1

About 10 Miles to McCall, ID



Vicinity Map

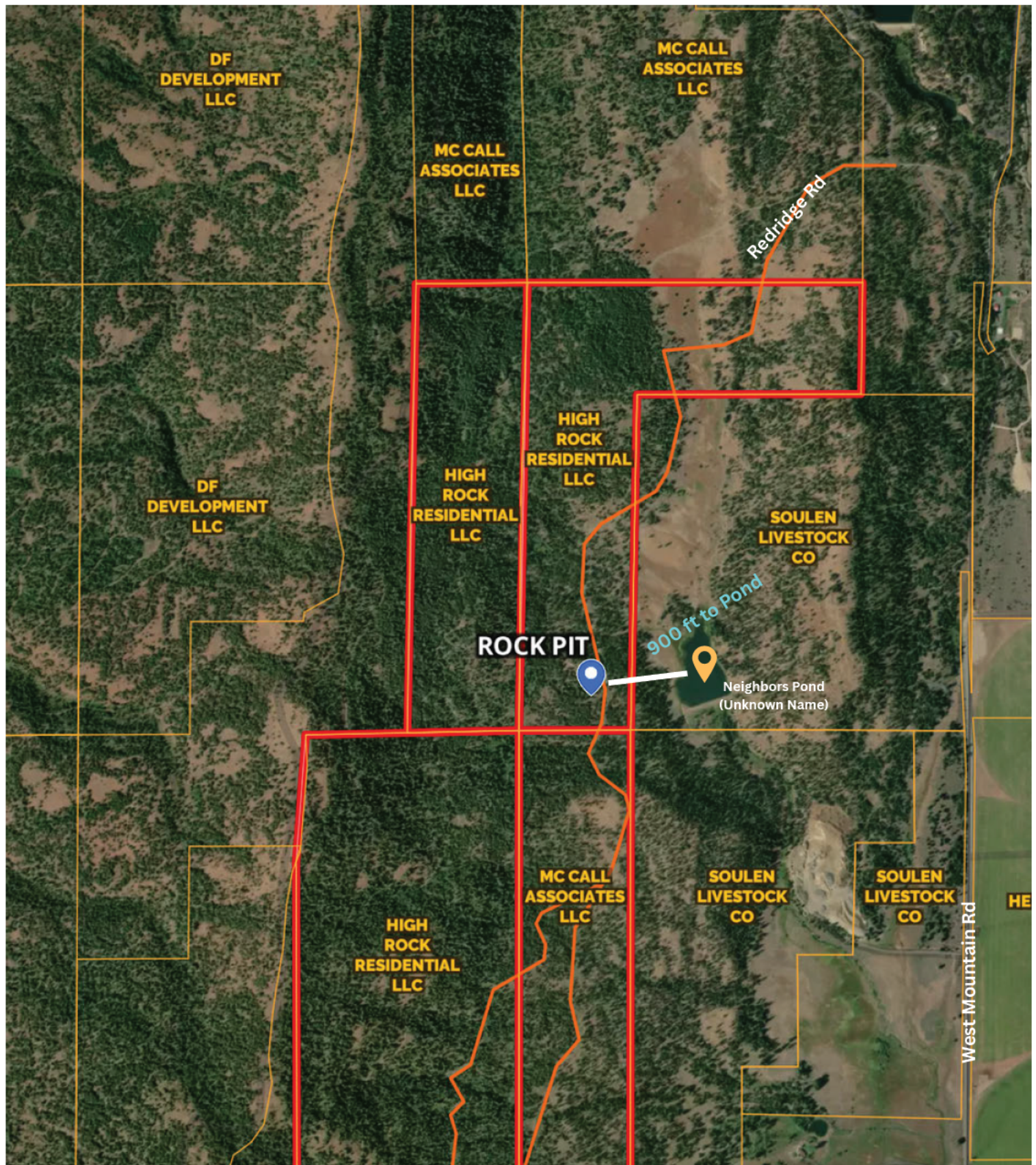


RP17N02E110605

S11 T17N R2

NE4 NW4; NW4 NW4; SW4 NW4; NW4 SW4; SW4 SW4; NW4 NE4

Figure 2



RP17N02E110605

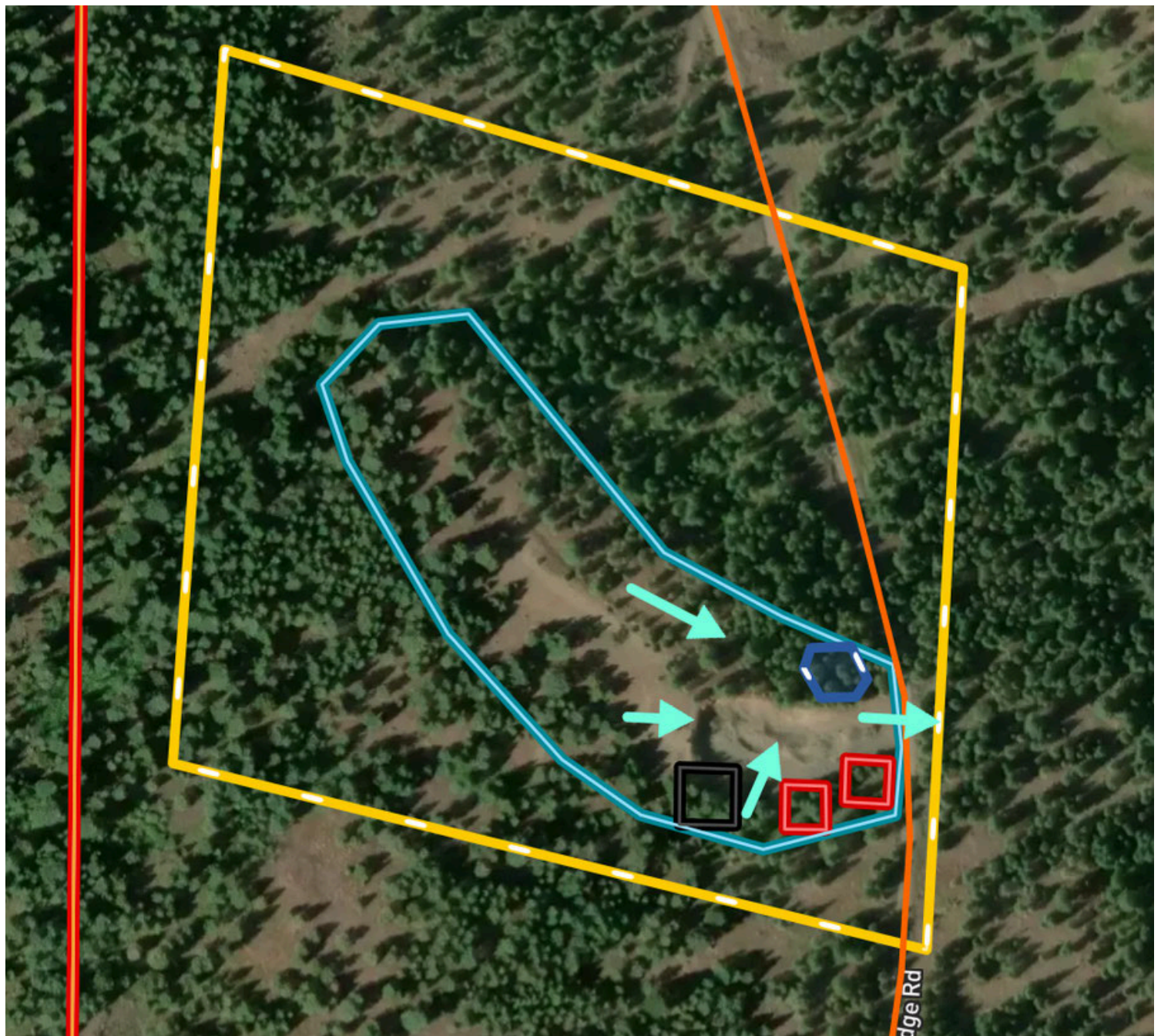
S11 T17N R2

NE4 NW4; NW4 NW4; SW4 NW4; NW4 SW4; SW4 SW4; NW4 NE4

Ownership Map



Figure 3



18 Permitted Acres: Yellow
4.90 Disturbed Acres (Year 1): Blue
Haul Road: Orange (heading North)
Machinery/Fuel Storage: Black
Stockpiles/Top Soil: Red
Pond: Dark Blue
Storm Water Flow: Blue Arrows

Site Map



RP17N02E110605
S11 T17N R2

Pit located in the SW¹/₄ SW¹/₄

NE4 NW4; NW4 NW4; SW4 NW4; NW4 SW4; SW4 SW4; NW4 NE4

Parcel Map

Figure 4

Assessor's Map & Parcel Viewer

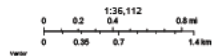


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Parcel Summary & Improvement Report

Public Land Survey System - Sections

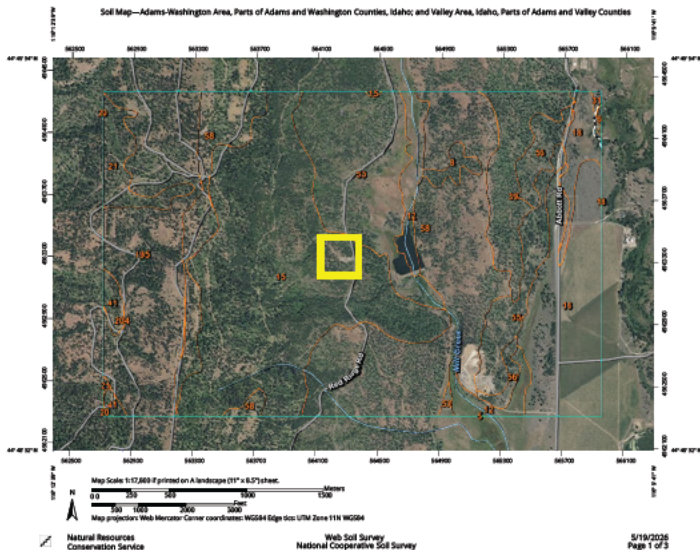
Public Land Survey System - PLSS_Township



Valley County
Viewer | BLM Admin Data | Valley County | Valley County GIS

Soil Map

Figure 5



Annual rainfall in this area is 30-35 inches

Figure 5

Soil Map—Adams-Washington Area, Parts of Adams and Washington Counties, Idaho; and Valley Area, Idaho, Parts of Adams and Valley Counties

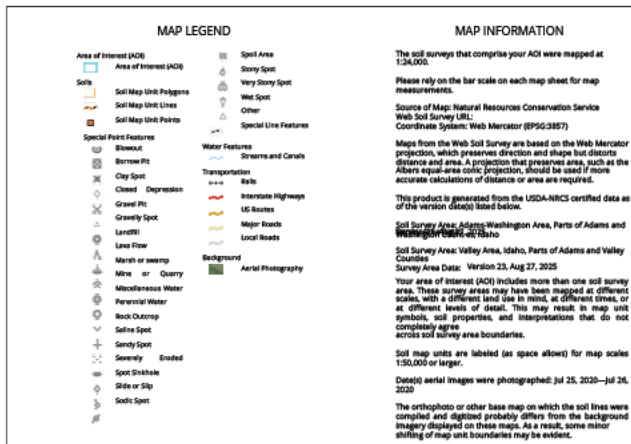


Figure 5

Soil Map—Adams-Washington Area: Parts of Adams and Washington Counties, Idaho, and Valley Area, Idaho: Parts of Adams and Valley Counties

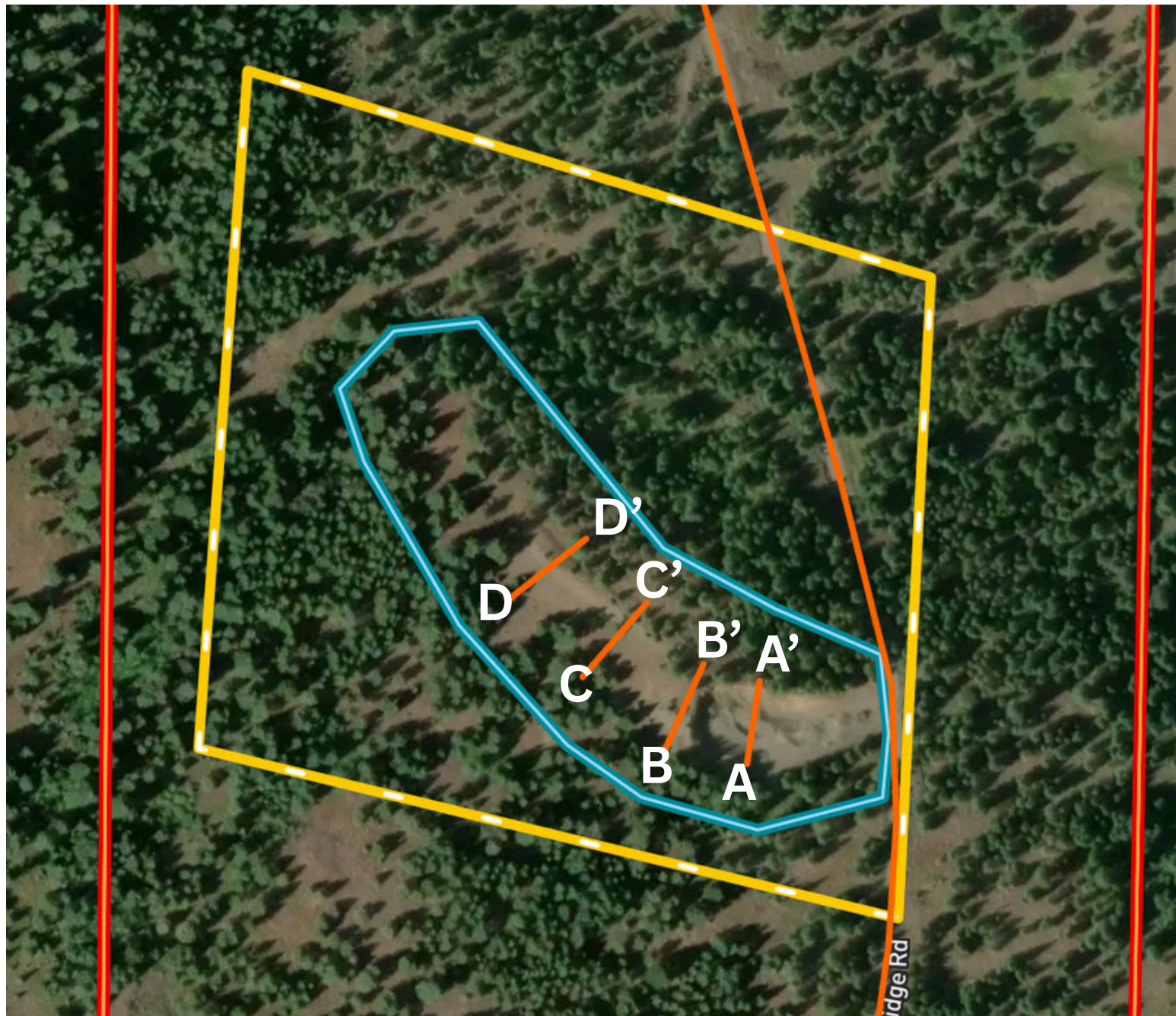
Map Unit Legend

Map Unit Symbol	Map Unit Name	Acres in ACI	Percent of ACI
20	Bluebell cobbly loam: 5 to 35 percent slopes	3.4	0.0%
21	Bluebell cobbly loam: 35 to 65 percent slopes	39.2	2.3%
41	Demast loam: 30 to 60 percent slopes	13.9	0.8%
195	Ticant very cobbly loam: 4 to 65 percent slopes	232.2	13.8%
204	Water	0.2	0.0%
Subtotals for Soil Survey Area		285.9	17.0%
Totals for Area of Interest		1 683.6	100.0%

Map Unit Symbol	Map Unit Name	Acres in ACI	Percent of ACI
5	Blackwell silt loam: frequently flooded	3.0	0.0%
6	Blackwell mucky silt loam	1.1	0.1%
8	Bluebell cobbly loam: 5 to 35 percent slopes	11.2	0.7%
1	Calbarton silty clay loam	52.9	3.1%
2	Demast loam: 30 to 60 percent slopes	423.3	25.1%
16	Donnel sandy loam: 0 to 2 percent slopes	166.2	9.9%
18	Donnel sandy loam: 4 to 12 percent slopes	30.1	1.8%
31	McCall complex: 5 to 50 percent slopes	1.6	0.1%
39	Nisula loam: 30 to 60 percent slopes	75.3	4.5%
53	Substutz variant loam: 3 to 20 percent slopes	168.1	10.0%
55	Sweede silt loam: 4 to 12 percent slopes	58.0	3.4%
56	Sweede silt loam: 12 to 20 percent slopes	36.0	2.1%
58	Tica very cobbly loam: 4 to 65 percent slopes	373.7	22.2%
Subtotals for Soil Survey Area		1 397.	83.0%
Totals for Area of Interest		6	100.0%

6

Figure 6



Reclamation Slopes

18 Permitted Acres: Yellow
4.90 Disturbed Acres (Year 1): Blue
Haul Road: Orange (heading North)
Cross Sections A-A', B-B', C-C', D-D': Orange



RP17N02E110605

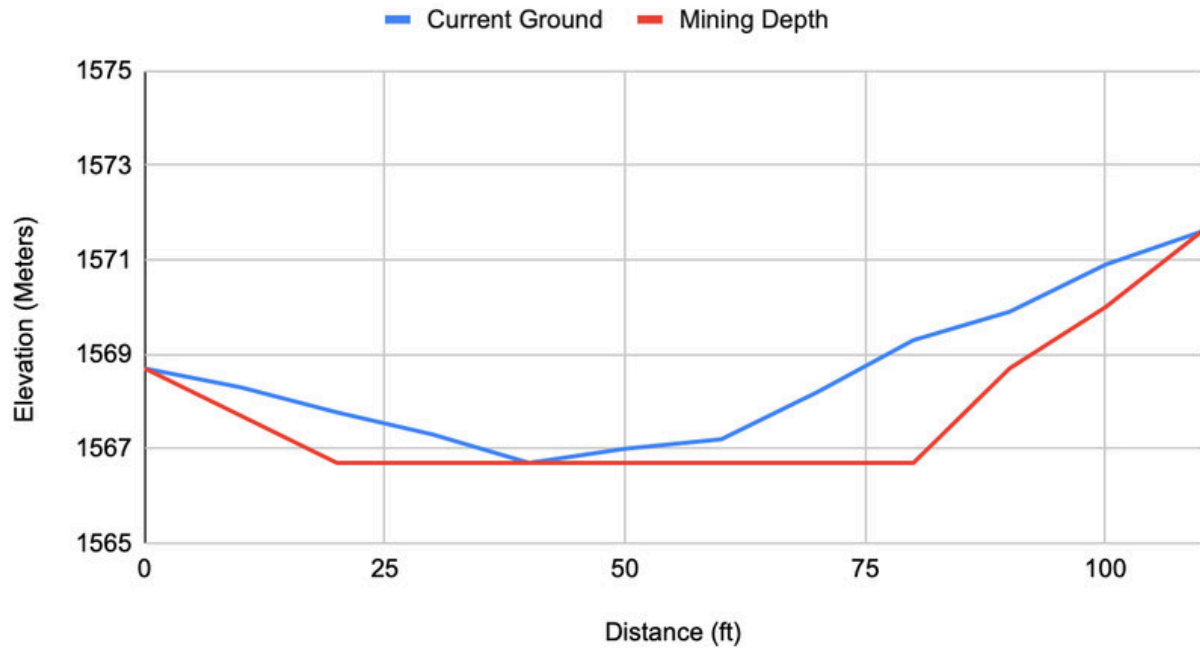
S11 T17N R2

NE4 NW4; NW4 NW4; SW4 NW4; NW4 SW4; SW4 SW4; NW4 NE4

Figure 6

Cross Sections

A-A' Cross Sections



B-B' Cross Sections

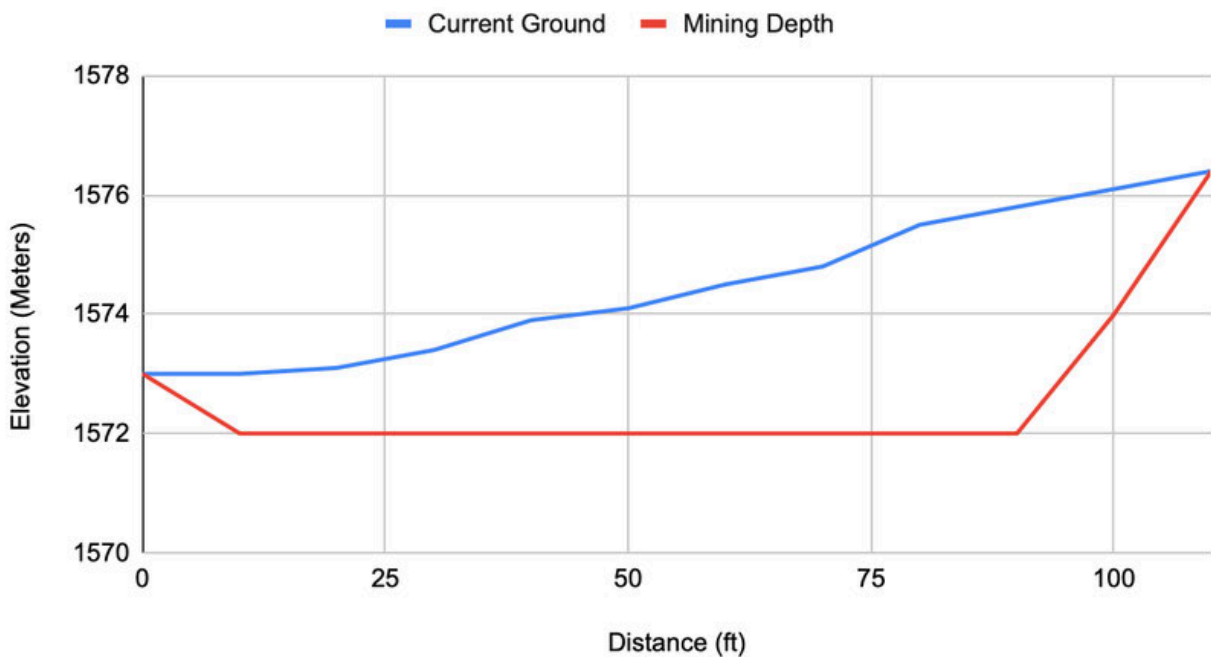
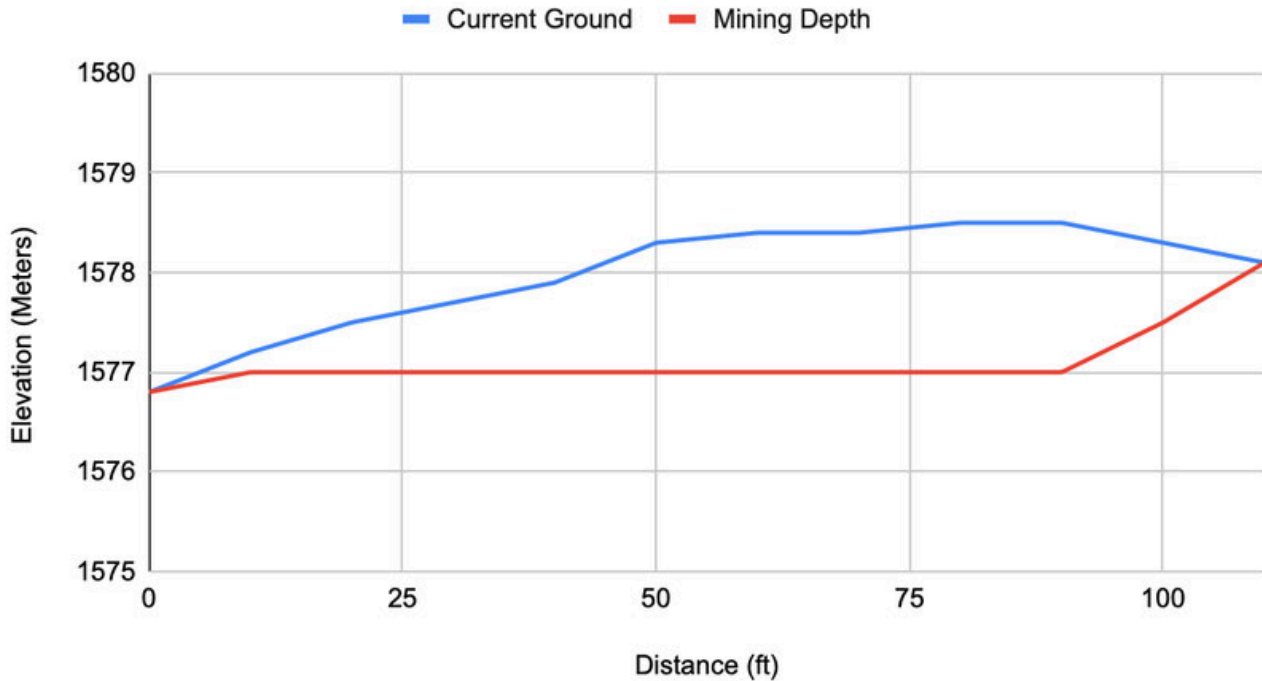


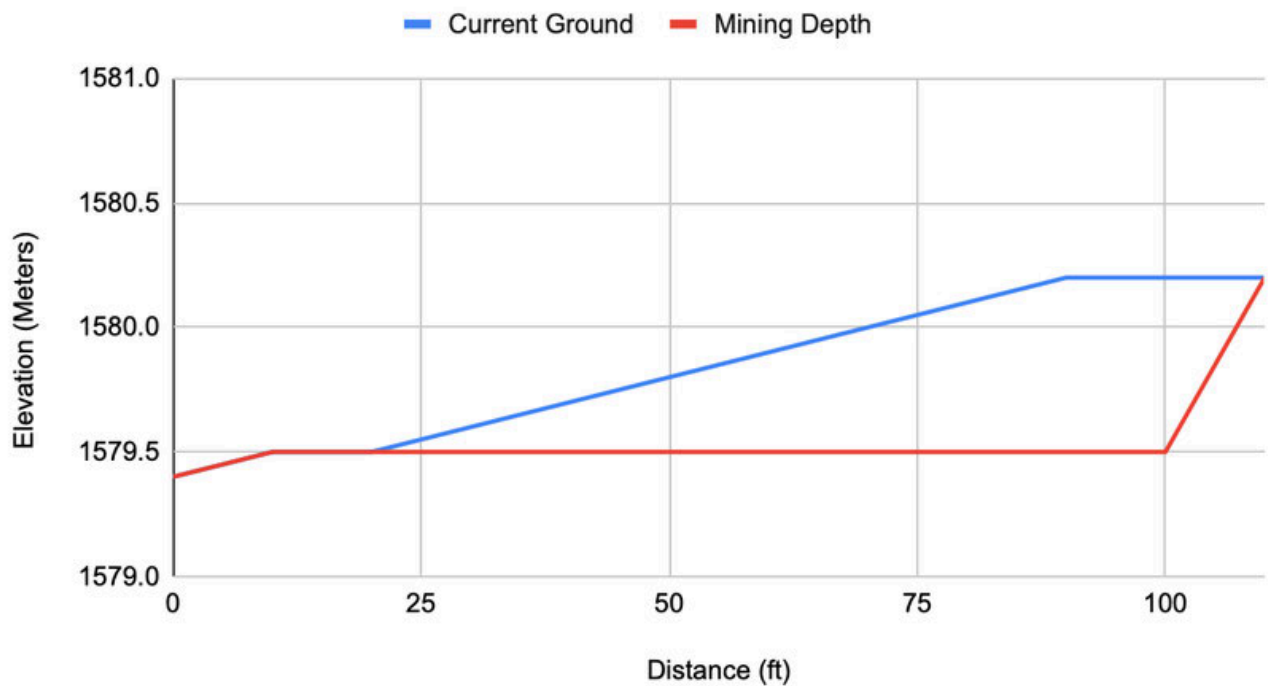
Figure 6

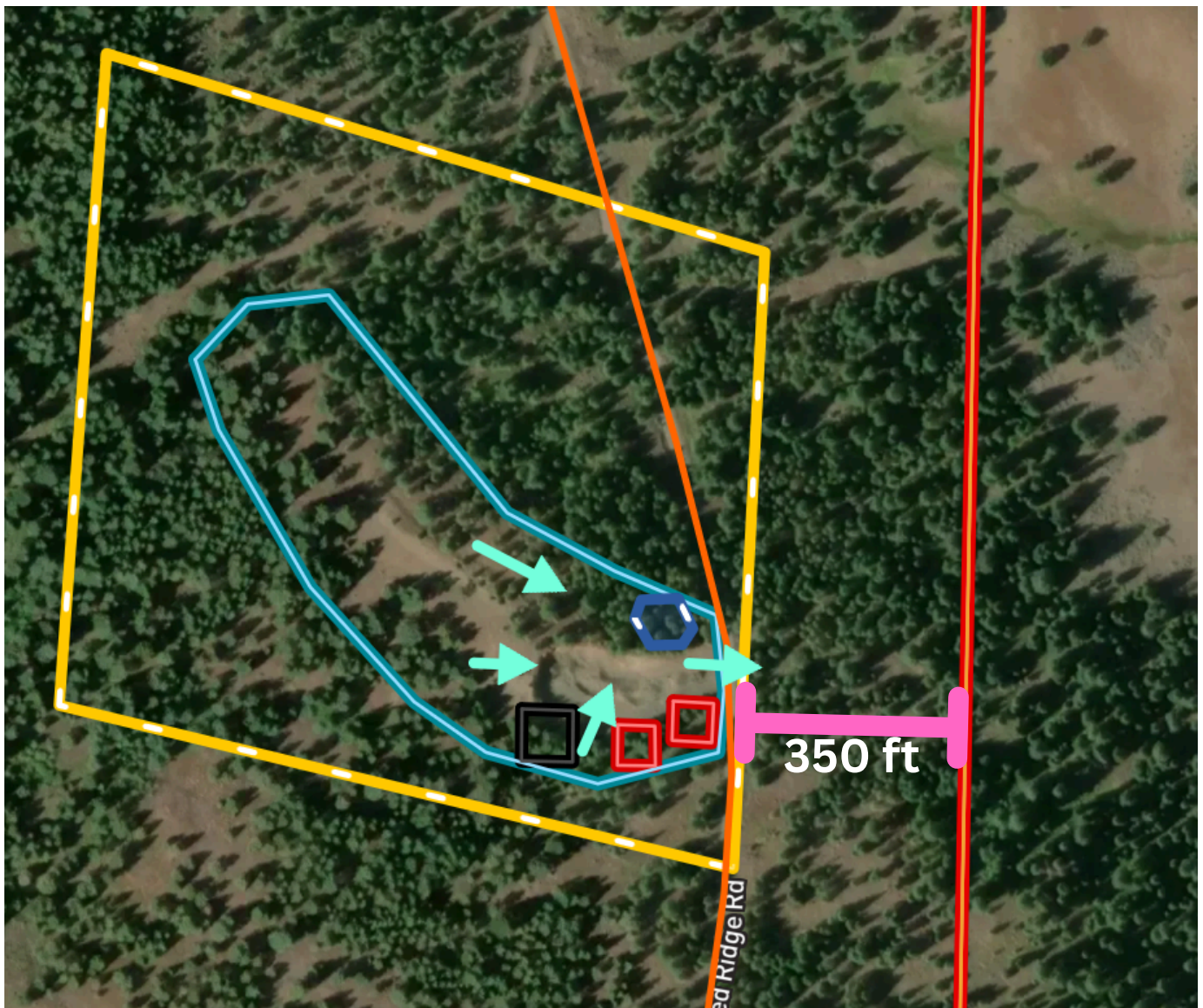
Cross Sections

C-C' Cross Sections



D-D' Cross Sections





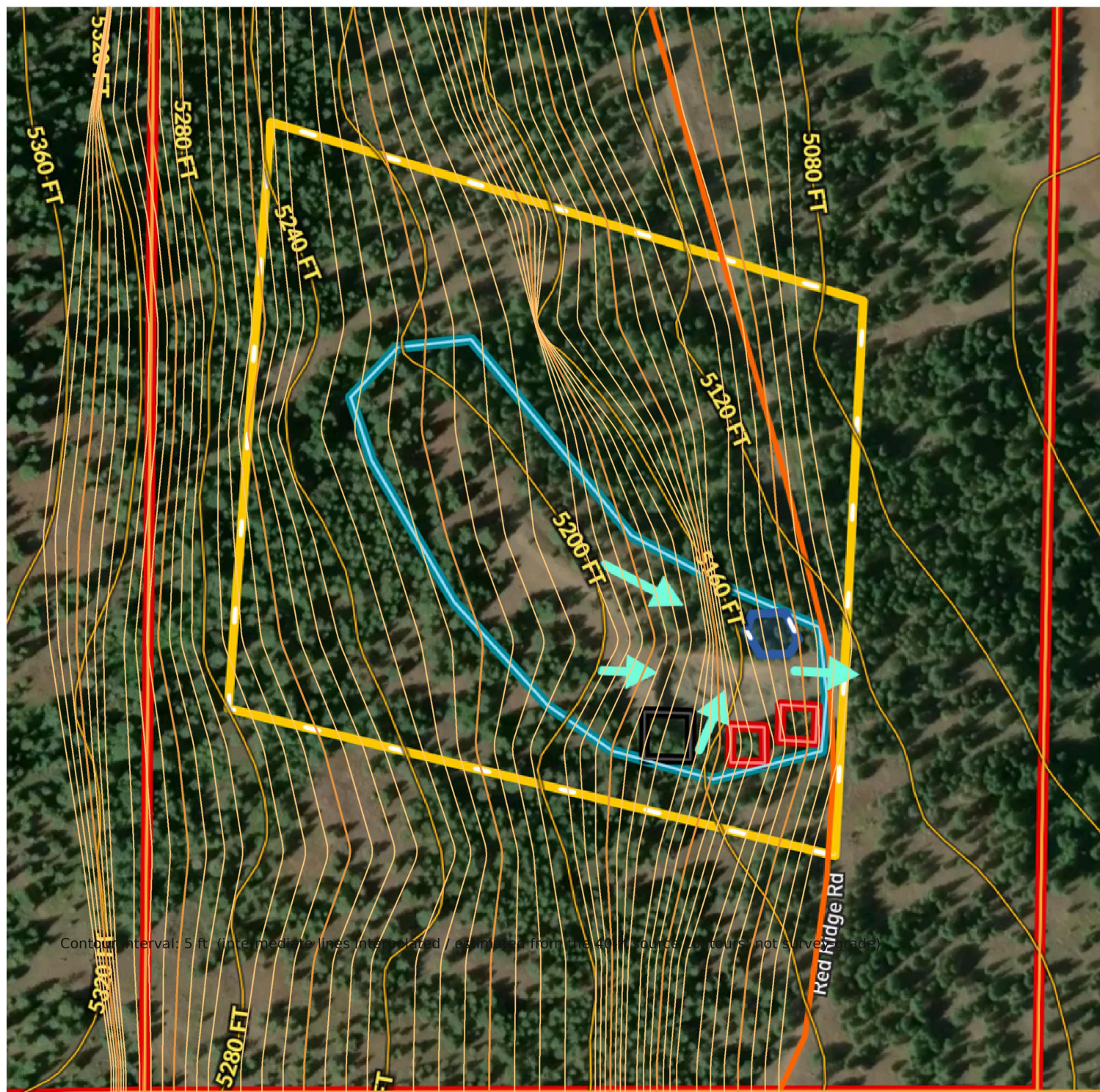
350 ft East to Property line



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S11 T17N R2E

Pit located in the SW $\frac{1}{4}$ SW $\frac{1}{4}$



Contour Lines are 5 Ft Apart

Topography Map



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S11 T17N R2E

Pit located in the SW $\frac{1}{4}$ SW $\frac{1}{4}$