



February 23, 2026

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

Subject: Pine Creek Ranch South – Subdivision Application

Dear Cynda,

Please find attached to this letter, a subdivision application submittal for the Pine Creek Ranch South project located at the end of Stockton Court, adjacent to the east side of Fox Ridge Subdivision, and south side of Woodlands No. 2 subdivision, Valley County, Idaho. The proposed development consists of a 4-Development Parcel subdivision encompassing 90.68 acres. A 2,737 L.F. gravel road would also be constructed. The primary purpose of this application is to create a permanent public right-of-way with a privately maintained 28' wide gravel access road, creating connectivity to the northern parcel, and fulfilling the requirement for a secondary access should that parcel be developed.

A pre-application meeting was held on February 11, 2026 in which we discussed items such as; future utilities, setbacks regarding high-water lines and riparian areas, creation of a public right-of-way with a privately maintained road, and the need for a development agreement.

Existing wetlands, including a constructed reservoir, are present on the property. The wetlands have been delineated and impacts necessary for the construction of the new roadway will be permitted through the U.S. Army Corps of Engineers accordingly. Any impacts on the individual lots are expected to be addressed by the individual owners.

There are existing water rights to the property for the existing reservoir near the eastern edge of the subdivision. From the water right report the listed beneficial uses include: stockwater storage, wildlife storage, and fire protection storage. At this time, the applicant is not wishing to utilize the existing reservoir for irrigation. It is the Applicant's intention to continue current practices until such time that it is further subdivided. The water rights for the place of use and place of diversion will remain on Development Parcel 2.

Due to the size of the subdivision and the proposed development parcels, it is the Applicant's desire to not prepare a wildfire mitigation plan at this time and would propose that a wildfire mitigation plan would be necessary if the development parcels were further subdivided. Additionally, creation of the private roadway bisects the property in half, providing for emergency access and creation of a fire break.

There are currently electrical utilities located on the project site providing power to the existing residence. There are no anticipated utilities as part of the proposed improvements at this time.

Currently we are not requesting any variances for the development. Included in the submittal are ten (10) copies of the following items in the order listed:

- Valley County Subdivision Application – 14 pages

- Application
- Irrigation Plan
- Weed Control Agreement
- Impact Report
- Lighting Plan
- Landscaping Plan
- Phasing Plan and Construction Timeline
- Proposed Subdivision Street Names and Development Parcels 1" = 300' – 1 *page*
- Preliminary Plat – 1 *sheet*
- Existing Conditions with Preliminary Site Plan – 1 *sheet*
- Preliminary Road, Grading and Stormwater Management Plan – 3 *sheets*
- Preliminary Road Details – 1 *sheet*
- Preliminary Legal Description – 3 *pages*
- Title Report – 12 *pages*
- Property Owners Within 300 Feet of Property Boundary – 2 *pages*
- Well Logs – 8 *pages*
- Existing Water Right No. 65-12888 – 37 *pages*

Thank you for your attention to this submittal and please feel free to contact our office at your earliest convenience should you have any questions and/or comments regarding the submitted applications.

Sincerely,

Crestline Engineers, Inc.



Rob Pair III, E.I.T.
Associate Engineer

SECTION I

SUBDIVISION APPLICATION

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



Subdivision Application

Includes Conditional Use Permit

TO BE COMPLETED BY THE PLANNING AND ZONING DEPARTMENT ☐ Check # _____ or ☐ Cash or ☐ Card

FILE # **SUB**

FEE \$ _____

ACCEPTED BY _____

DEPOSIT _____

CROSS REFERENCE FILE(S): _____

DATE _____

☐ ADMINISTRATIVE PLAT

COMMENTS: _____

☐ SHORT PLAT

☐ FULL PLAT

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.

Applicant's Signature: RSE Date: 2-19-2026

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

- ☒ Neighborhood Meeting Information and results if 5 or more lots. VCC 9-5H-1.D
- ☒ A preliminary plat containing all of the necessary requirements according to the Valley County Subdivision Regulations, Title 10.
- ☒ A phasing plan and construction timeline.
- ☒ One 8½ x 11" – 300 scale drawing of the proposed subdivision showing only the street names and lots.
- ☒ A plot plan, drawn to scale, showing existing utilities, streets, easements, ditches, 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.
- ☒ A Wildfire Mitigation Plan.
- ☒ Names and mailing addresses of property owners within 300 feet of the property boundary. Information can be obtained through the Valley County GIS maps. Only one list is required.
- ☒ **Ten (10) copies of the application and additional materials are required.**

We recommend you review Title 9 and Title 10 of the Valley County Code online at www.co.valley.id.us/planning-zoning or at the Planning and Zoning Office, 219 North Main, Cascade, Idaho.

Subject to Idaho Statute 55-22 Underground Facilities Damage Prevention.

CONTACT INFORMATION

PROPOSED SUBDIVISION NAME: _____

APPLICANT _____ **PHONE** _____
Owner ☐ Option Holder ☐ Contract Holder ☐

MAILING ADDRESS _____ **ZIP** _____

EMAIL _____

PROPERTY OWNER _____
(if not the applicant)

MAILING ADDRESS _____ **ZIP** _____

EMAIL _____

Nature of Owner's Interest in this Development? _____

AGENT / REPRESENTATIVE _____ **PHONE** _____

MAILING ADDRESS _____ **ZIP** _____

EMAIL _____

ENGINEER _____

MAILING ADDRESS _____ **ZIP** _____

EMAIL _____ **PHONE** _____

SURVEYOR _____

MAILING ADDRESS _____ **ZIP** _____

EMAIL _____ **PHONE** _____

PROPERTY INFORMATION

1. **SIZE OF PROPERTY** _____ Acres

2. **AMOUNT OF ACREAGE OF ADJACENT LAND HELD BY THIS OWNER** _____ Acres

3. **ANY RESTRICTIONS ON THIS PROPERTY?** Must show all easements on plat.

Easements _____

Deed Restrictions _____

Liens or encumbrances _____

4. **LEGAL DESCRIPTION** _____

5. **TAX PARCEL NUMBER(S)** _____

Quarter _____ **Section** _____ **Township** _____ **Range** _____

6. EXISTING LAND USES AND STRUCTURES ON THE PROPERTY:

7. ARE THERE ANY KNOWN HAZARDS ON OR NEAR THE PROPERTY (such as canals, hazardous material spills, soil or water contamination)? If so, describe and give location:_____

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

North _____

South _____

East _____

West _____

9a. TYPE OF TERRAIN: Mountainous ☐ Rolling ☐ Flat ☐ Timbered ☐

9b. DOES ANY PORTION OF THIS PARCEL HAVE SLOPES IN EXCESS OF 15%? Yes ☐ No ☐

9c. DESCRIBE ANY SIGNIFICANT NATURAL RESOURCES SUCH AS ROCK OUTCROPPING, MARSHES, WOODED AREAS: _____

10a. WATER COURSE:_____

10b. 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 ☐

10c. ARE THERE WETLANDS LOCATED ON ANY PORTION OF THE PROPERTY? Yes ☐ No ☐

10d. WILL ANY PART OF THE PROPERTY BE SUBJECT TO INUNDATION FROM STORMWATER OVERFLOW OR SPRING MELTING RUN-OFF? _____

11a. NUMBER OF EXISTING ROADS: _____ Width _____ Public ☐ Private ☐

Are the existing road surfaces paved or graveled? Gravel ☐ Paved ☐

11b. NUMBER OF PROPOSED ROADS: _____ Proposed width: _____

Will the proposed roads be Public ☐ Private ☐

Proposed road construction: Gravel ☐ Paved ☐

12a. EXISTING UTILITIES ON THE PROPERTY ARE AS FOLLOWS: _____

12b. PROPOSED UTILITIES: _____

Proposed utility easement width _____ Locations _____

13. SOLID WASTE DISPOSAL METHOD: Individual Septic ☐ Central Sewage Treatment Facility ☐
14. POTABLE WATER SOURCE: Public ☐ Water Association ☐ Individual ☐
If individual, has a test well been drilled? _____ Depth _____ Flow _____ Purity Verified? _____
Nearest adjacent well _____ Depth _____ Flow _____
15. ARE THERE ANY EXISTING IRRIGATION SYSTEMS? Yes ☐ No ☐
Are you proposing any alterations, improvements, extensions or new construction? Yes ☐ No ☐
If yes, explain: _____

16. 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)
17. WILL STREETS AND OTHER REQUIRED IMPROVEMENTS BE CONSTRUCTED PRIOR TO THE RECORDING OF THE FINAL PLAT? _____
If not, indicate the type of surety that will be put up to ensure the construction of the improvements within one (1) year from the date of filing the plat: _____

18. OUTLINE OF PROPOSED RESTRICTIVE COVENANTS:
Setbacks: Front _____ feet Sides _____ feet Rear _____ feet
Mobile homes allowed? Yes ☐ No ☐
Minimum construction value _____ Minimum square footage _____
Completion of construction required within _____ Days ☐ Months ☐ Years ☐
Resubdivision permitted? Yes ☐ No ☐
Other _____
19. LAND PROGRAM:
Open Areas and/or Common Areas Yes ☐ No ☐
Acreage in subdivision _____ Number of lots in subdivision _____
Typical width and depth of lots _____
Typical lot area _____ Minimum lot area _____ Maximum lot area _____
Lineal footage of streets _____ Average street length per lot _____
Percentage of area in streets _____ %
Dedicating road right-of-way to Valley County? Yes ☐ No ☐
Percentage of area of development to be public (including easements) _____ %
Maximum street gradient _____
Is subdivision to be completely developed at one time? Yes ☐ No ☐ - Attach phasing plan and timeline.
20. COMPLETE ATTACHED PLAN FOR IRRIGATION if you have water rights &/or are in an irrigation district.
Submit letter from Irrigation District, if applicable.
21. COMPLETE ATTACHED WEED CONTROL AGREEMENT.
22. COMPLETE ATTACHED IMPACT REPORT. It must address potential environmental, economic, and social impacts and how these impacts are to be minimized.

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? Storm and excess runoff will be retained on-site in roadside swales and/or detention basins.
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)
Any stormwater having the potential to enter the drainage that supplies the existing pond will be retained and treated prior to releasing downstream.

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: 2/19/2026



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: RSE
Applicant

By: Valley County Weed Supervisor

Date: 2-19-2026

Property Tax Exemption

New and expanding business **may** qualify for a property tax exemption for up to 5 years by meeting the qualifications in accordance with Idaho Code§ 63-602NN

Application must be filed with the Valley County Assessor's office before construction begins.

Protocols for qualifying property exemption in Valley County, Idaho:

- Application must be received prior to the start of construction (ex. Building Permits, excavation)
- Term of exemption, not to exceed 5 years, will be up to the discretion of the Valley County Board of Commissioners
- Retail sales business do not qualify
- Multi use may qualify excluding retail sale area
- Housing
 - Multi-family housing must have 5 units or more per structure.
 - Multi-Family housing units may qualify if more than one structure is built totaling 5 or more units
 - For local housing only (workforce)
 - Short term rentals not allowed
 - Units cannot be individually sold (e.g., no condominiums)
- Remodel and/or additions to existing businesses
 - Only the area of remodel/addition may qualify for exemption
 - Retail sales additions/remodel will not qualify

For further information regarding the 63-602NN application process and instructions, please contact the Valley County Assessor's office at 208-382-7126.

PINE CREEK RANCH SOUTH

IMPACT REPORT

(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.
- ❖ Answer all Questions. Mark N/A if the question is not applicable to you application.
- ❖ The impact report shall address potential environmental, economic, and social impacts and how these impacts are to be minimized as follows:

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.*

The new 28' wide gravel roadway (24' drive lanes with 2' gravel shoulders) will accommodate the four (4) development parcels while also providing secondary access/connectivity to the parcel to the north. The roadway gradient is 3.00% maximum, aligned within the ROW, and will be constructed to Valley County Private Road Standards. The owner(s) will be responsible for maintaining the roadway while the right-of-way will be dedicated to Valley County. A moderate increase in traffic flow will occur during construction activities, and post development traffic flow will be typical of single-family home access.

The applicant is concurrently filing an application with the City of McCall with the intent of creating a Planned Unit Development (PUD). The proposed road will fulfill the requirements of the PUD to have a secondary access and it will be privately maintained until future utilities are installed with the goal of paving the roadway and releasing it to Valley County for public maintenance after paving.

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

The primary purpose for subdividing the property is to establish connectivity and a public right-of-way through construction of the proposed road. The development parcels have been created as remnants of the road design process and at this time, it is not the intent to provide housing options inside of these development parcels.

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.*

Short term increase in daytime noise and vibration levels will occur during the construction process and will be limited to State and County regulations for hours of operation. There will be minimal noise increase due to traffic flows post-construction. Noise generated by the daily ongoings of residential dwellings will persist if, and, after residential development, similar to the adjacent single-family subdivisions.

- 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.**

Short term increase in glare during the construction process due to equipment present. No permanent changes to heat or glare are anticipated as a result of the roadway construction and proposed improvements once completed. Post residential home construction changes in heat and glare will occur due to buildings, homes, and vehicles and will conform to Valley County standards at that time.

- 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.**

Little to no net change in particulate emissions are expected outside of those generated by increased traffic flows. Each parcel will be limited to one wood burning device per Valley County standards.

- 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.**

Existing surface water drainage will not be impeded. Increased runoff due to project improvements will be managed in accordance with Valley County's Best Management Practices and current industry standards. Surface drainage(s) course throughout the property. The existing manmade reservoir will not be impacted as part of the proposed improvements.

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

There are no known existing or proposed hazards associated with this development.

- 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.**

Existing vegetation removal will be mostly limited to removal of natural grasses and the roadway will be developed with swales designed to capture and convey stormwater runoff. Areas disturbed during construction will be revegetated as needed to prevent erosion. Any impacts to wetland areas will be permitted accordingly with U.S. Army Corps of Engineers. In order to minimize the disturbance of existing soil and ensure permanent stability, Stormwater Best Management Practices (BMPs) will be utilized during construction.

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

During construction and as construction progresses, temporary and permanent BMPs will be implemented to reduce or prevent the discharge of pollutants. Temporary BMPs may include silt fence, straw wattles, or minimizing the amount of disturbed areas, to inhibit the movement of soil particles during construction. Any temporary BMPs installed during the construction phases will be removed after final construction is completed and once surfaces are stabilized with vegetation. Permanent BMPs will be left in place upon completion of construction and any areas disturbed during construction activities on the site will be re-stabilized with hard surface and re-vegetation/landscaping efforts.

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

There are no anticipated problems with existing soil suitability. Roadway construction will be supported by appropriate imported backfill material to stabilize sections as needed. Topsoil may be added to surface restoration areas to supplement existing soil conditions as needed for growth. Any disturbed areas during construction should be stabilized as soon as practicable to prevent any severe erosion problems.

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

The preliminary grading shows that the project can follow the natural grade of the property from the northeast to the southwest. Site drainage and stormwater runoff will be encouraged to drain to detention facilities located within the right-of-way or in appropriate easements. Stormwater runoff generated within the right-of-way will be conveyed to these facilities using where possible, vegetated swales. Fencing and other sight buffers will be addressed as part of the CC&Rs. Refer to Appendix A for preliminary road, grading, drainage, and stormwater management plans.

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.

Future residential structures may be visible from Brady Drive, Fox Ridge Lane, and adjoining properties depending on construction and will conform to Valley County Standards at the time. Large cuts and fills are not anticipated as the proposed roadway follows the natural grade of the 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.

Site selection was based upon the availability of land with convenient access to McCall and the surrounding community, as well as, the ability to create access/connectivity to the existing Woodlands No. 2 Subdivision and Woodlands No. 3 parcel. Access to recreational activities is desirable within the area including proximity to rivers, mountains, and lakes. The site is adjacent to other residential subdivisions with similar land uses.

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

Upon completion of the improvements, including the residential homes, the taxable value will increase over the value of existing undeveloped land.

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

Demand on public services such as public-school systems, Fire, and EMS for the development are anticipated to have minimal economic impacts that are offset by increased property tax revenue collection.

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

Pine Creek Ranch South proposed development will provide additional residential development parcels as well as secondary access to the applicants concurrent application with the City of McCall.

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.

N/A

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

The development will increase the value, access, and utility of the property. If the project is abandoned, the remaining improvements will benefit another 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.

There will be four (4) development parcels that will be available at completion of the project. Development Parcel 2 includes an existing residence, well, septic system and outbuildings.

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

The stages of construction depend on the availability of building materials, contractors, surveyors, and utility companies scheduling. The project timing is subject to market changes and financing, but it is expected that the project will be completed by no later than the end of 2027.

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.

Residential lot prices are expected to be competitive with other similar developments in Valley County.

Lighting Plan

Pine Creek Ranch South

The roadway will have no lighting. Residential dwellings will be fitted with external lighting secured to buildings. All lighting 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: RSJ Date: 2-19-2026

Craig Groves

Landscaping Plan

Pine Creek Ranch South

Currently there are no specific plans for landscaping within the development. All areas disturbed during the construction process will be re-vegetated utilizing native grasses, sod, landscaping, or any combination of the above.

By:  Date: 2-19-2026

Craig Groves

Phasing Plan and Construction Timeline

Pine Creek Ranch South

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

Phase 1 – 2026-2027

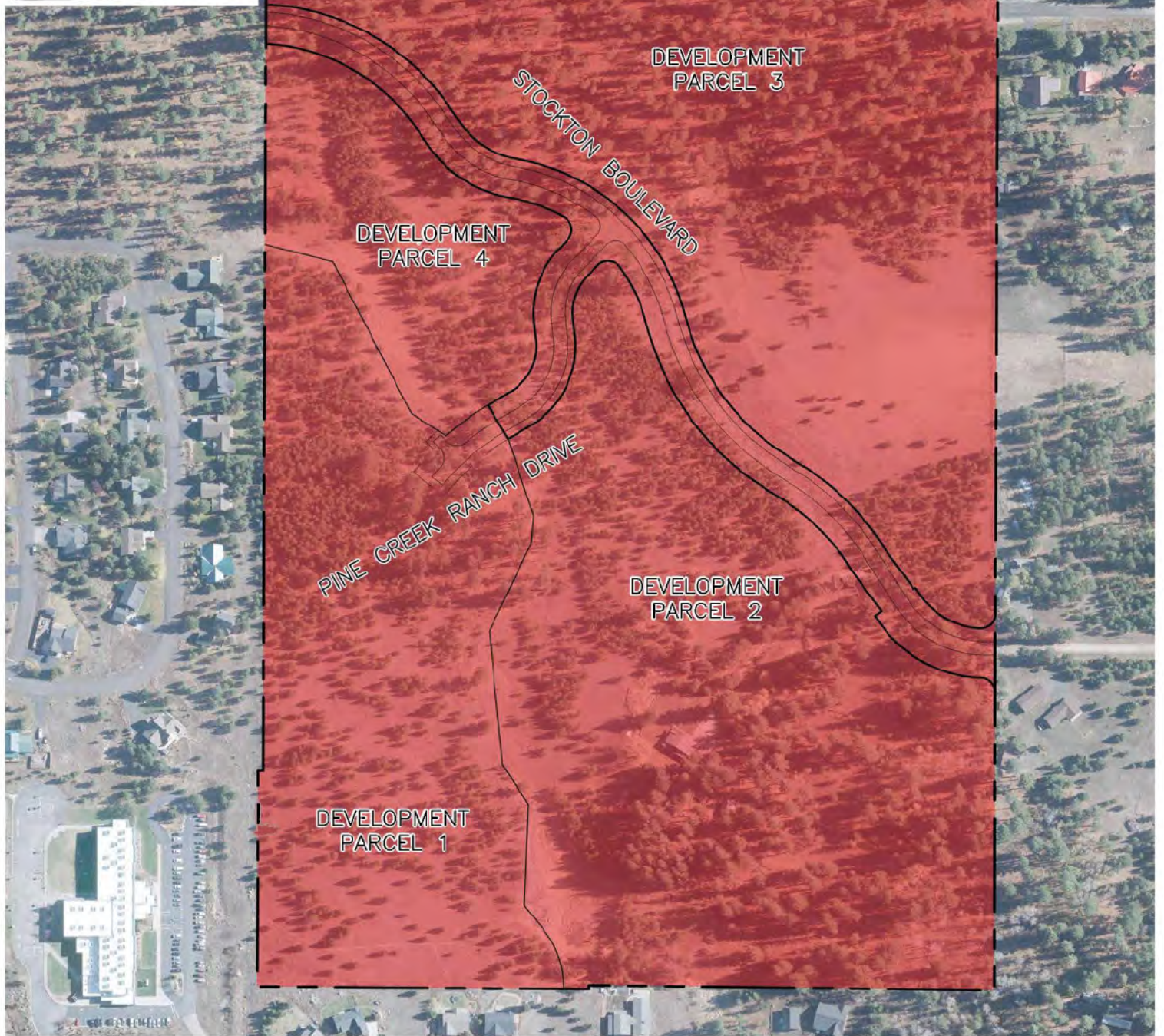
Roadway grading and construction.

Roadway drainage and stormwater management improvements.

By: RGE Date: 2-19-2026

Craig Groves

APPENDIX A
FIGURES AND DRAWINGS



NORTH
SCALE: 1" = 300'



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

PINE CREEK RANCH SOUTH
VALLEY COUNTY, IDAHO
PROPOSED SUBDIVISION STREET NAMES AND PARCELS

PROJECT	21012	DRAWN	FIGURE NO.
DATE	2/23/2026	SMR	1 OF 1

LEGEND:

- PROPERTY BOUNDARY
--- EXISTING RIGHT-OF-WAY
--- EXISTING EASEMENT LINE
--- PROPOSED RIGHT-OF-WAY
--- PROPOSED EASEMENT LINE
--- PROPOSED LOT LINE
--- ADJACENT PROPERTY LINE
--- SIXTEENTH LINE
--- DELINEATED WETLANDS

PRELIMINARY PLAT-PINE CREEK RANCH SOUTH

A RESIDENTIAL SUBDIVISION LOCATED IN
NW 1/4 OF THE SE 1/4 AND THE NE 1/4 OF THE SW 1/4 OF SECTION 15
T.18N., R.3E., B.M.
VALLEY COUNTY, IDAHO
2026

DEVELOPMENT DATA:

PROPERTY AREA	90.68 ACRES
RIGHT-OF-WAY AREA	4.77 ACRES
DEVELOPMENT PARCEL(S) AREA	85.91 ACRES

FLOOD PLAIN NOTE:

FEMA FIRM PANEL(S): 16085C0689C
FIRM EFFECTIVE DATE(S): 2/1/2019
FLOOD ZONE(S): ZONE X
BASE FLOOD ELEVATION(S): N/A
FLOOD ZONES ARE SUBJECT TO CHANGE BY FEMA AND ALL
LAND WITHIN A FLOODWAY OR FLOODPLAIN IS REGULATED BY
TITLE 9, CHAPTER 8 OF THE McCALL CITY CODE.

CURVE TABLE

CURVE	LENGTH	RADIUS	DELTA	CHORD	DIRECTION	CHORD LENGTH
C1	128.91	190.00	38.87	N70° 56' 59"E		126.45
C2	362.73	400.00	51.96	S29° 12' 52"W		350.43
C3	194.70	250.00	44.62	S32° 52' 56"W		189.82
C4	113.95	350.00	18.65	S19° 53' 51"W		113.44
C5	54.70	30.00	104.48	S81° 27' 46"W		47.43
C6	164.55	190.00	49.62	N71° 06' 30"W		159.45
C7	124.78	110.00	65.00	N63° 25' 13"W		118.20
C8	105.26	540.00	11.17	N36° 30' 23"W		105.09
C9	215.53	190.00	65.00	S63° 25' 13"E		204.16
C10	95.26	110.00	49.62	S71° 06' 30"E		92.31
C11	52.78	30.00	100.81	S4° 06' 18"W		46.23
C12	116.88	350.00	19.13	S64° 04' 30"W		116.33
C13	391.81	550.00	40.82	S53° 13' 58"W		383.58
C14	184.79	450.00	23.53	S44° 35' 17"W		183.49
C15	259.83	260.00	57.26	S30° 21' 32"W		249.15
C16	46.54	30.16	88.40	S45° 37' 51"W		42.06
C17	48.99	30.06	93.37	S42° 59' 07"E		43.75
C18	150.21	160.00	53.79	S30° 28' 23"W		144.75
C19	229.49	530.00	24.81	S45° 13' 43"W		227.70
C20	334.82	470.00	40.82	S53° 13' 58"W		327.79
C21	159.01	430.00	21.19	S63° 02' 53"W		158.10
C22	112.52	430.00	14.99	S44° 57' 29"W		112.20
C23	37.94	430.00	5.06	S34° 56' 01"W		37.93
C24	163.87	430.00	21.83	S21° 29' 18"W		162.88
C25	132.40	170.00	44.62	S32° 52' 56"W		129.08
C26	439.50	480.00	52.46	S28° 57' 45"W		424.31

NOTES:

THE SUBDIVIDER OF THIS PROPOSED DEVELOPMENT IS:

PINE CREEK RANCH, LLC
PO BOX 1001
DONNELLY, ID 83615

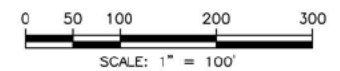
1. THE LAND SURVEYOR OF THIS PROPOSED DEVELOPMENT IS:

NVS
690 S INDUSTRY WAY, SUITE 10
MERIDIAN, ID 83642

2. THE EXISTING LAND USE/ZONING IS RESIDENTIAL.
3. THE TOTAL AREA FOR THE DEVELOPMENT IS APPROXIMATELY ±90.68 ACRES.
4. REFER TO EXHIBIT NO. EX-2 FOR EXISTING CONDITIONS AND TOPOGRAPHY.
5. SETBACKS WILL COMPLY WITH VALLEY COUNTY STANDARDS.
6. ALL LIGHTING MUST BE DARK SKY COMPLIANT.
7. ONLY ONE WOOD BURNING DEVICE PER LOT.
8. THE VALLEY COUNTY BOARD OF COMMISSIONERS HAVE THE SOLE DISCRETION TO SET THE LEVEL OF SERVICE FOR ANY PUBLIC ROAD; THE LEVEL OF SERVICE CAN BE CHANGED.
9. STOCKTON BOULEVARD AND PINE CREEK DRIVE WILL BE PRIVATELY OWNED AND MAINTAINED WITHIN THE PUBLIC RIGHT-OF-WAY UNTIL PAVED SUBJECT TO THE PRIVATE ROAD DECLARATION RECORDED IN THE OFFICE OF THE VALLEY COUNTY RECORDER AS INSTRUMENT NO. __. ONCE PAVED, OWNERSHIP AND MAINTENANCE WILL BE TRANSFERRED TO THE APPROPRIATED AUTHORITY HAVING JURISDICTION.
10. UTILITY AND DRAINAGE EASEMENTS SHALL BE 12 FEET WIDE PARALLEL TO ALL ROADS AND SHALL PROVIDE ADDITIONAL SNOW STORAGE OUTSIDE OF THE ROAD RIGHT-OF-WAY.
11. SEE DECLARATION OF INSTALLATION OF UTILITIES RECORDED FOR PINE CREEK RANCH SOUTH RECORDED AS INSTRUMENT NO. __.
12. SEE DEVELOPMENT AGREEMENT FOR PINE CREEK RANCH SOUTH RECORDED AS INSTRUMENT NO. __.
13. SURROUNDING LAND USES ARE SUBJECT TO CHANGE.



NORTH



NO.	REVISION	BY	DATE	DESIGN
				RFP
				DRAWN
				SMR
				CHECKED
				RFP
				APPROVED
				GTT

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



PINE CREEK RANCH SOUTH
McCALL, IDAHO
PRELIMINARY PLAT

VERIFY SCALE	
BAR IS ONE INCH ON FULL SIZE DRAWING	
PROJECT	21012
DATE	2/23/2026
EXHIBIT NO.	SHEET NO.
EX-1	1 OF 6

NOTES:

1. EXISTING TOPOGRAPHY, PROPERTY BOUNDARIES AND SITE INFORMATION AS SHOWN ON THIS PLAN ARE BASED UPON SURVEY DATA PROVIDED BY RUSSELL SURVEYING, INC. THE ENGINEER ASSUMES NO RESPONSIBILITY FOR THE COMPLETENESS OR ACCURACY OF THE EXISTENCE OF OBJECTS OR UTILITIES ENCOUNTERED, BUT WHICH ARE NOT SHOWN ON THESE DRAWINGS.
2. EXISTING UNDERGROUND UTILITIES AS SHOWN ON THIS PLAN ARE BASED UPON MAPPING PROVIDED BY THE LOCAL UTILITIES AND ARE CONSIDERED APPROXIMATE.
3. THE PROPERTY SLOPES ACROSS THE SITE ARE APPROXIMATELY 2% TO 20%. THE SOILS LOCATED ON THE PROPERTY CONSISTS PRIMARILY OF McCALL COMPLEX WITH PORTIONS OF ARCHABAL AND GESTRIN LOAM.

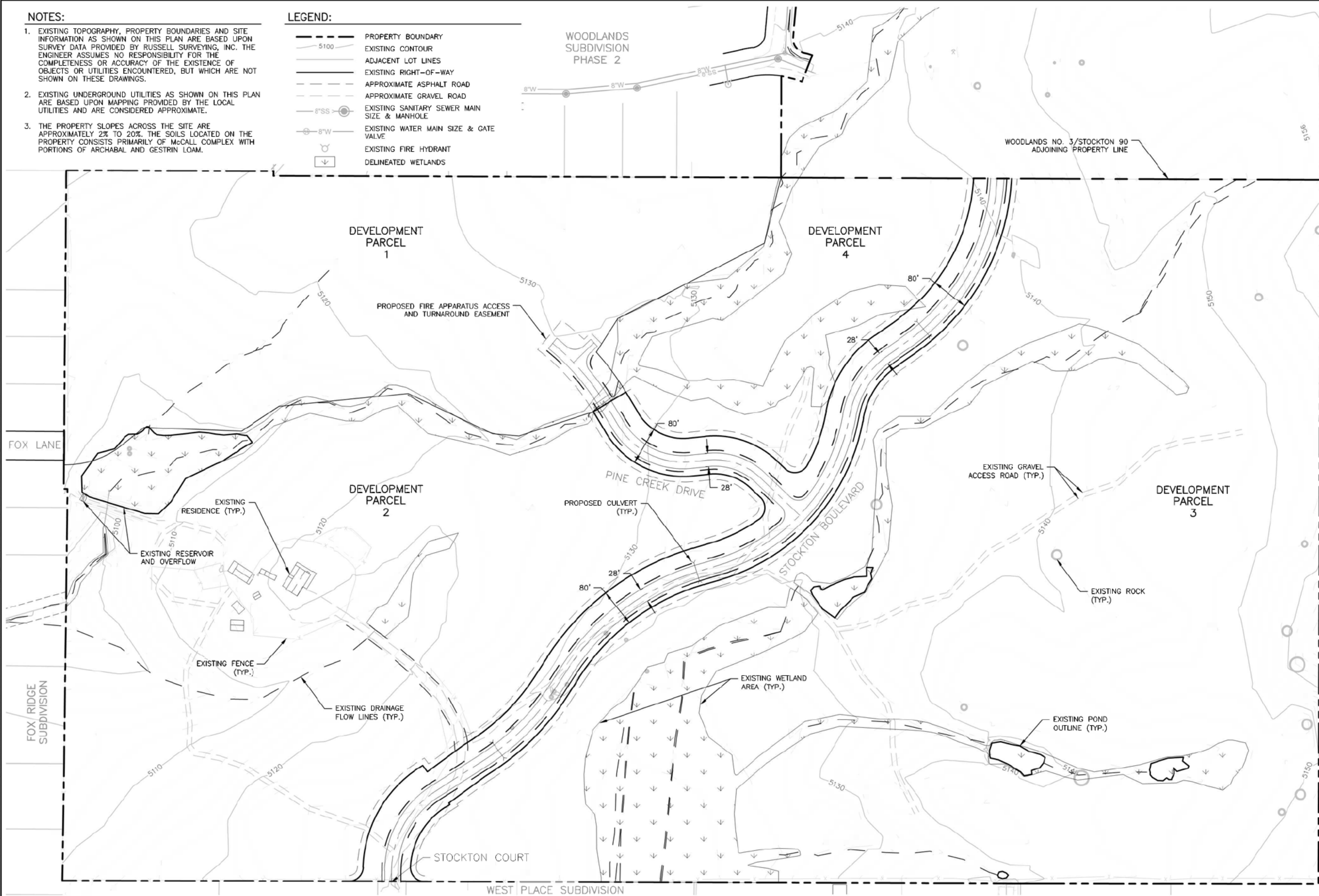
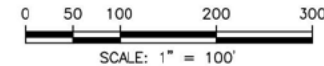
LEGEND:

- PROPERTY BOUNDARY
- EXISTING CONTOUR
- ADJACENT LOT LINES
- EXISTING RIGHT-OF-WAY
- APPROXIMATE ASPHALT ROAD
- APPROXIMATE GRAVEL ROAD
- EXISTING SANITARY SEWER MAIN SIZE & MANHOLE
- EXISTING WATER MAIN SIZE & GATE VALVE
- EXISTING FIRE HYDRANT
- DELINEATED WETLANDS

WOODLANDS SUBDIVISION
PHASE 2



NORTH



NO.	REVISION	BY	DATE	DESIGN
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				CHECKED
				RFP
				APPROVED
				GTT

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ENGINEERS
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McCALL, IDAHO 83638
208.634.4140 · 208.634.4146 FAX

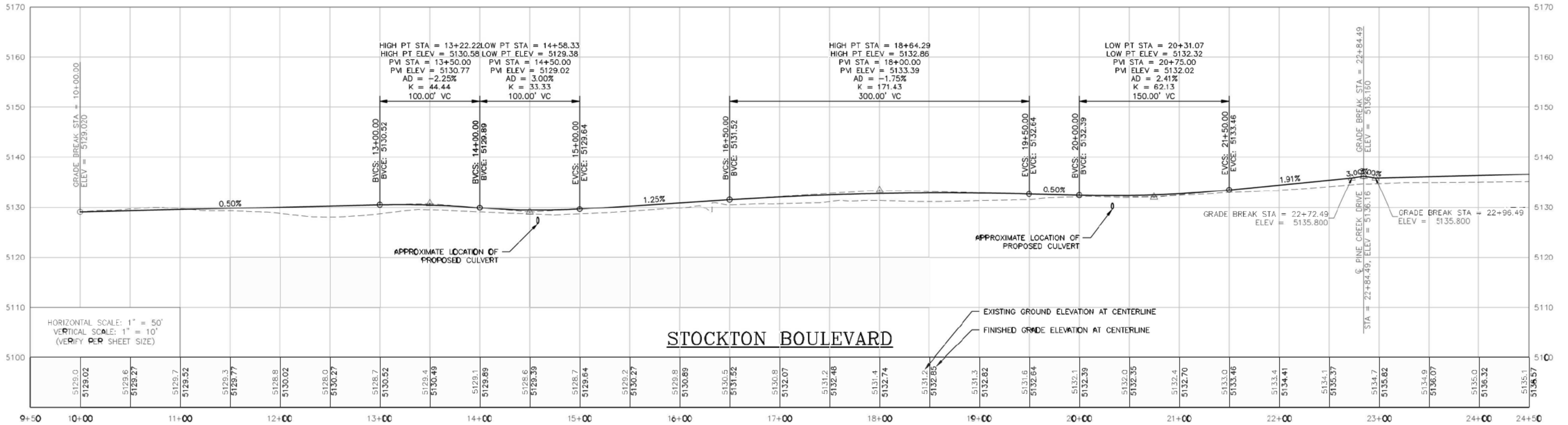
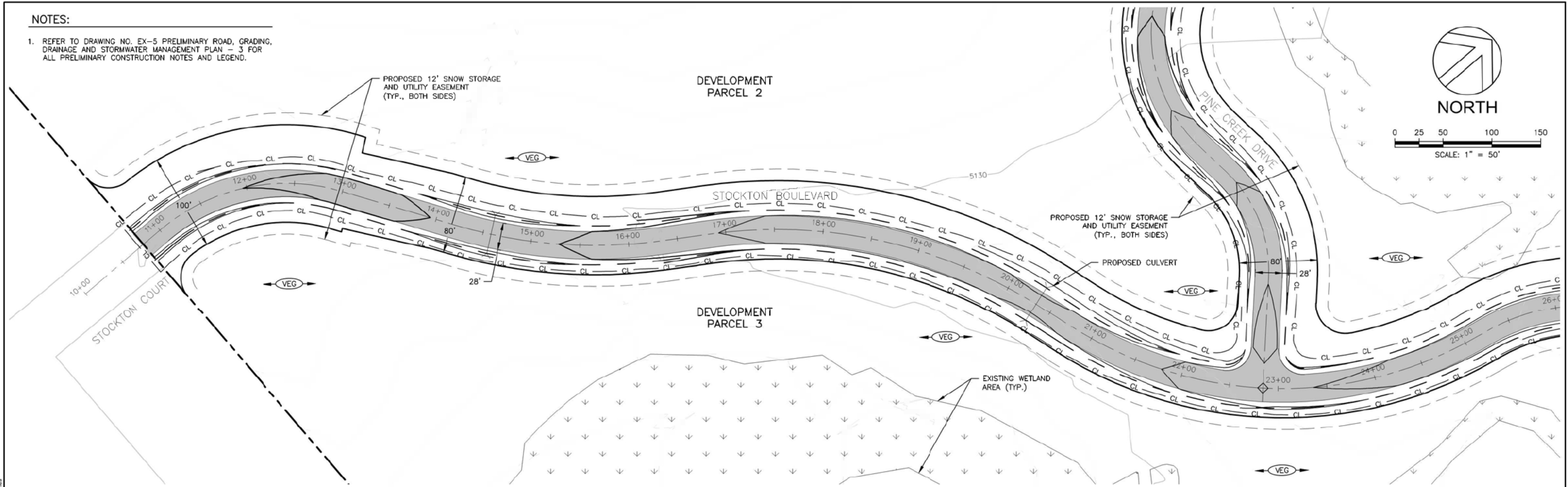


PINE CREEK RANCH SOUTH
McCALL, IDAHO
EXISTING CONDITIONS WITH PRELIMINARY SITE PLAN

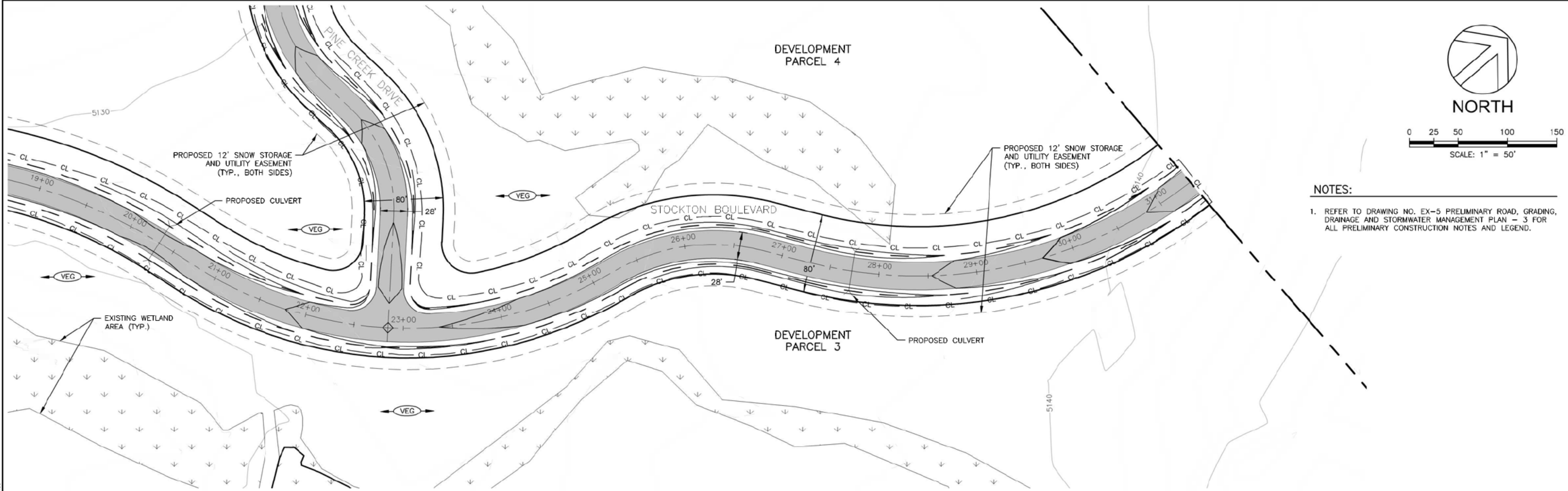
VERIFY SCALE BAR IS ONE INCH ON FULL SIZE DRAWING 1"	
PROJECT 21012	
DATE 2/23/2026	
EXHIBIT NO.	SHEET NO.
EX-2	2 OF 6

NOTES:

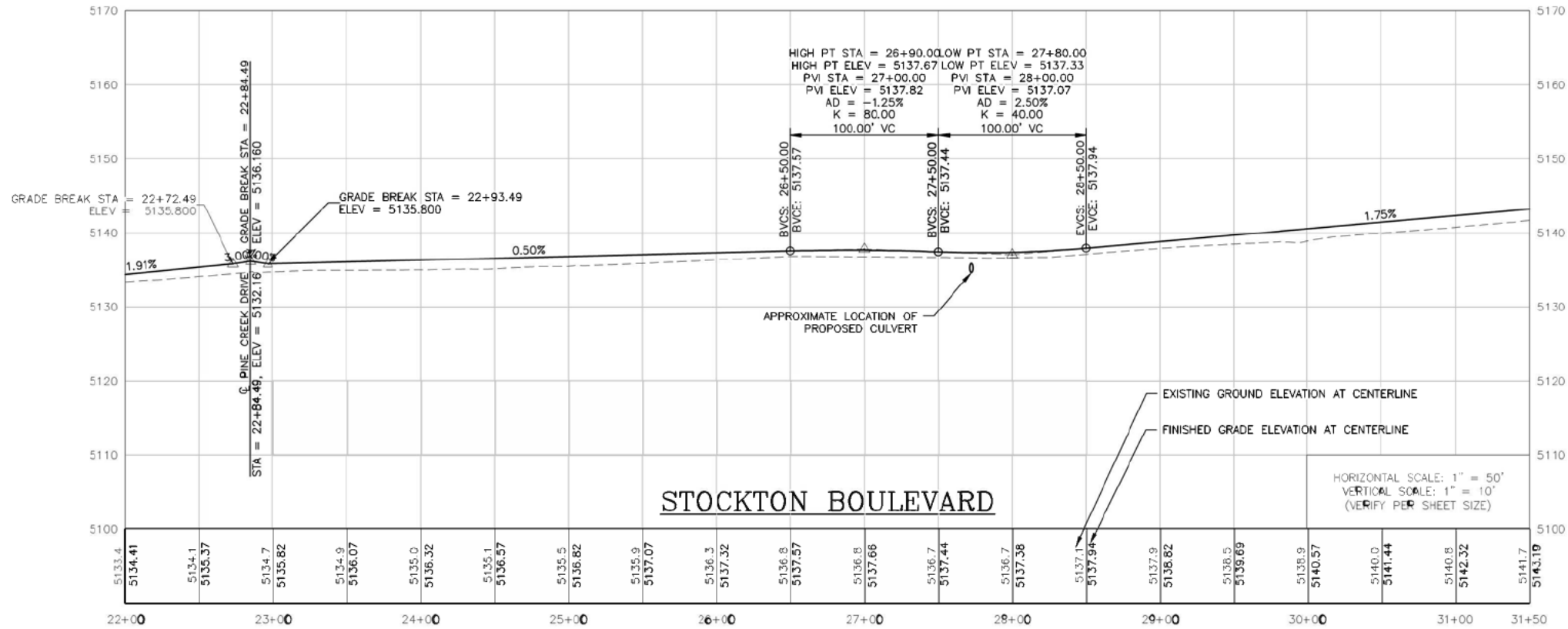
1. REFER TO DRAWING NO. EX-5 PRELIMINARY ROAD, GRADING, DRAINAGE AND STORMWATER MANAGEMENT PLAN - 3 FOR ALL PRELIMINARY CONSTRUCTION NOTES AND LEGEND.



NO.	REVISION	BY	DATE	DESIGN	CRESTLINE ENGINEERS 323 DEINHARD LANE, SUITE C · PO BOX 2330 McCALL, IDAHO 83638 208.634.4140 · 208.634.4146 FAX		PINE CREEK RANCH SOUTH McCALL, IDAHO PRELIMINARY ROAD, GRADING, DRAINAGE, AND STORMWATER MANAGEMENT PLAN - 1		VERIFY SCALE BAR IS ONE INCH ON FULL SIZE DRAWING 1" = 50' PROJECT 21012 DATE 2/23/2026 EXHIBIT NO. EX-3 SHEET NO. 3 OF 6	
				GTT						
				DRAWN						
				RFP						
				CHECKED						
				GTT						
				APPROVED						
				GTT						



- NOTES:
1. REFER TO DRAWING NO. EX-5 PRELIMINARY ROAD, GRADING, DRAINAGE AND STORMWATER MANAGEMENT PLAN - 3 FOR ALL PRELIMINARY CONSTRUCTION NOTES AND LEGEND.



NO.	REVISION	BY	DATE

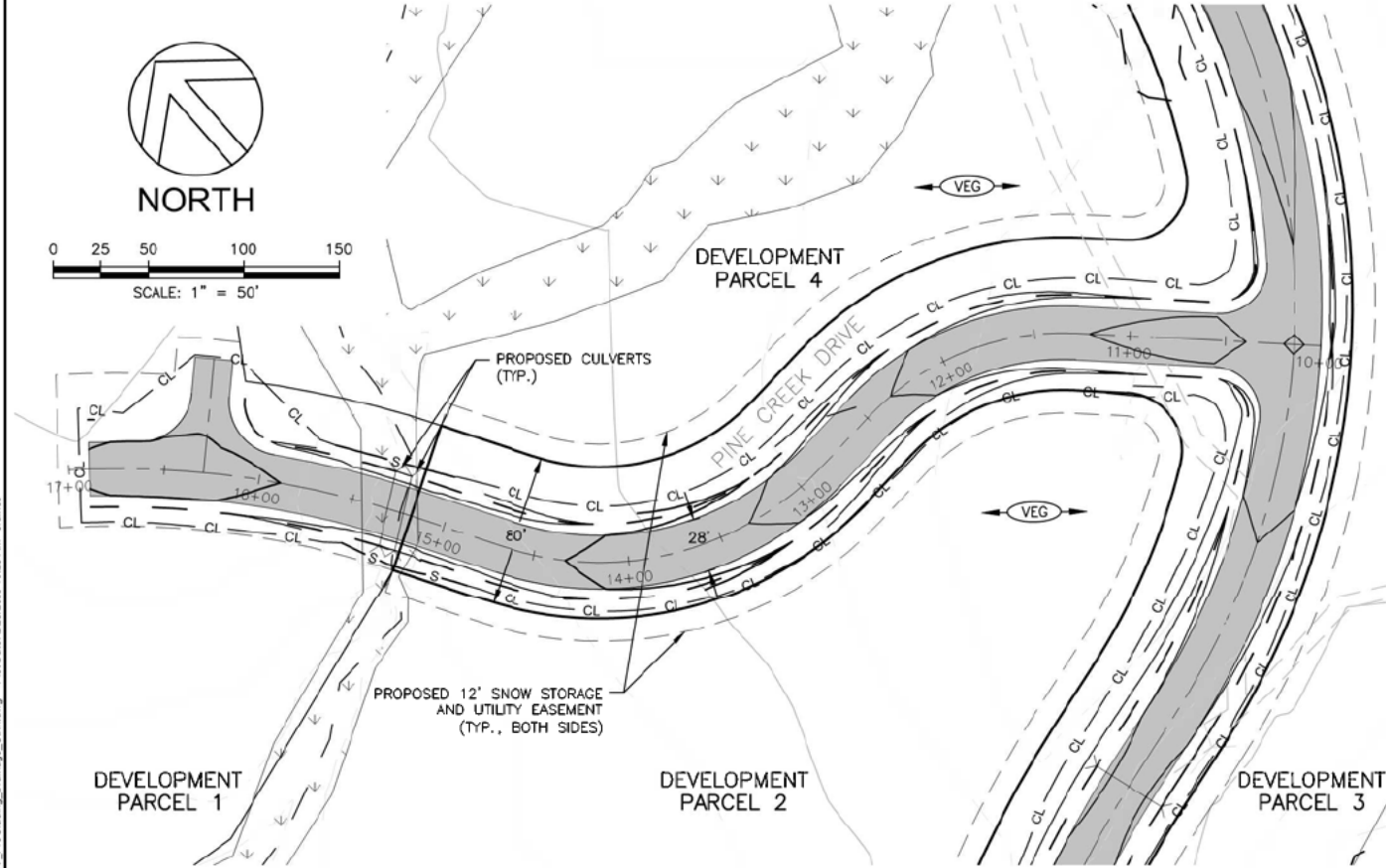
DESIGN	GTT
DRAWN	RFP
CHECKED	GTT
APPROVED	GTT

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

PINE CREEK RANCH SOUTH
McCALL, IDAHO
PRELIMINARY ROAD, GRADING, DRAINAGE, AND
STORMWATER MANAGEMENT PLAN - 2

VERIFY SCALE BAR IS ONE INCH ON FULL SIZE DRAWING 1"	
PROJECT	21012
DATE	2/23/2026
EXHIBIT NO.	SHEET NO.
EX-4	4 OF 6

Path: C:\Users\jcr\OneDrive\Documents\Projects\21012\PineCreek\Drawings\21012_PineCreek\Stormwater\Stormwater.dwg Plot Date: 2/23/2026 10:28 AM arw:arw

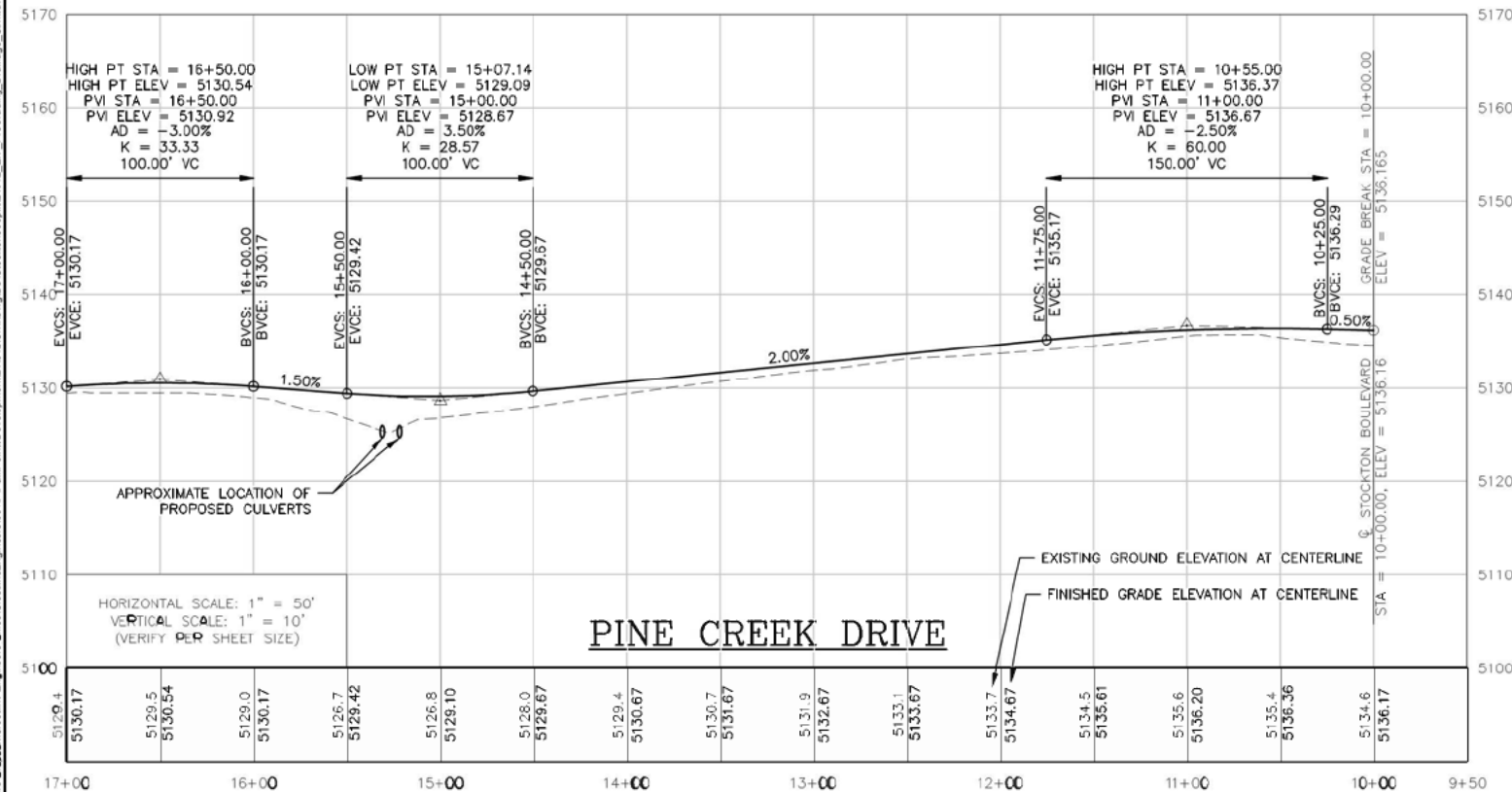


LEGEND:

- PROPERTY BOUNDARY
- EXISTING CONTOUR
- PROPOSED CONTOUR
- EASEMENT LINE
- PROPOSED ASPHALT AREA
- PROPOSED CULVERT
- DRAINAGE SWALE/FLOW LINE
- SILT FENCE
- CLEARING/CONSTRUCTION LIMITS
- PRESERVE EXISTING VEGETATION
- DELINEATED WETLANDS

GRADING AND DRAINAGE NOTES:

- STORMWATER MANAGEMENT TO BE COMPLETED ON-SITE USING VEGETATED SWALES AND SURFACE DETENTION IF NECESSARY.
- PRELIMINARY STORMWATER CALCULATIONS CAN BE PROVIDED UPON REQUEST.
- THE GRADING AND STORMWATER DRAINAGE AS SHOWN ON THESE DRAWING IS CONCEPTUAL. FINAL CONSTRUCTION PLANS SHOWING DETAILED DESIGN WILL BE SUBMITTED FOR REVIEW AND APPROVAL BY VALLEY COUNTY PRIOR TO THE START OF ANY PROJECT CONSTRUCTION.
- STORMWATER MANAGEMENT INCLUDING EROSION AND SEDIMENT CONTROL FOR THE PROJECT WILL BE IMPLEMENTED PER VALLEY COUNTY REQUIREMENTS.
- REFER TO THE IDAHO DEPARTMENT OF ENVIRONMENTAL QUALITY'S 2005 CATALOG OF STORMWATER BEST MANAGEMENT PRACTICES AND THE VALLEY COUNTY STORMWATER ADDENDUM, AVAILABLE ON THE VALLEY COUNTY WEBSITE, FOR FURTHER DETAILS ON BMP INSTALLATION AND ISSTALLATION.
- ALL EROSION AND SEDIMENT CONTROL BMP'S SHALL BE INSTALLED PRIOR TO THE START OF ANY PROJECT CONSTRUCTION OR EARTH DISTURBING ACTIVITIES AND SHOULD REMAIN IN PLACE UNTIL ALL DISTURBED/EXPOSED AREAS HAVE BEEN STABILIZED AND/OR REVEGETATED.
- CONTRACTOR SHALL BE RESPONSIBLE FOR PROPER INSTALLATION AND MAINTENANCE OF ALL EROSION AND SEDIMENT CONTROL BMP'S IN ACCORDANCE WITH LOCAL, STATE AND FEDERAL REQUIREMENTS.
- WORK ACTIVITIES SHALL TAKE PLACE WITHIN THE CLEARING LIMITS AS SHOWN ON THESE PLAN. CONTRACTOR SHALL PRESERVE NATURAL VEGETATION OUTSIDE OF CLEARING LIMITS.
- THE IMPLEMENTATION OF THESE EROSION AND SEDIMENT CONTROL MEASURES INCLUDING INSTALLATION, MAINTENANCE, REPLACEMENT, AND UPGRADING OF THIS PLAN IS THE RESPONSIBILITY OF THE CONTRACTOR UNTIL ALL PROJECT CONSTRUCTION IS COMPLETED AND APPROVED BY THE OWNER. THE OWNER SHALL BE RESPONSIBLE FOR ALL MAINTENANCE AFTER THE PROJECT IS APPROVED.
- IN GENERAL, ALL SITE GRADING ADJACENT TO NEW BUILDING STRUCTURES SHALL BE SLOPED TO DRAIN AWAY FROM THE BUILDING AT A MINIMUM OF 1.5% IN HARDSCAPE AREAS AND 4% IN LANDSCAPE AREAS. AREAS BETWEEN NEW STRUCTURES AND PROPERTY BOUNDARIES WILL BE SLOPED TO KEEP STORMWATER ON SITE AND RELEASED INTO EXISTING LANDSCAPED AREAS.



NO.	REVISION	BY	DATE

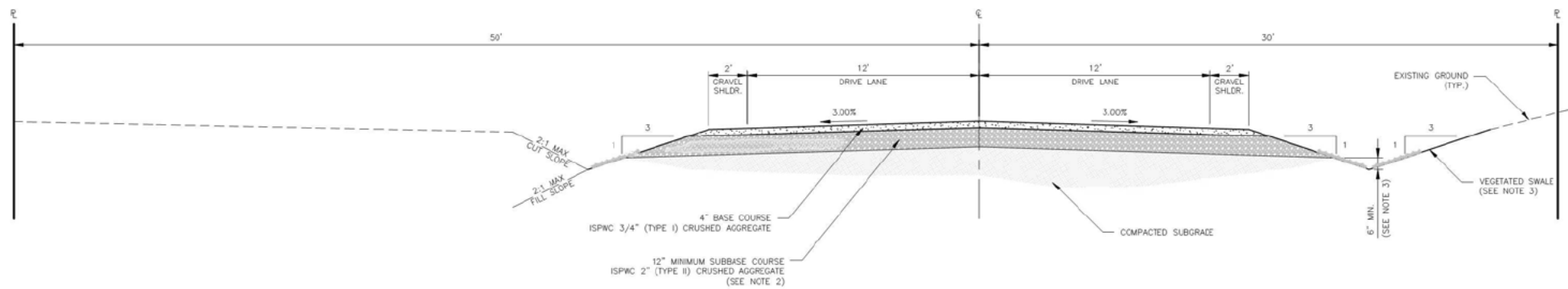
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GTT

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

PINE CREEK RANCH SOUTH
McCALL, IDAHO

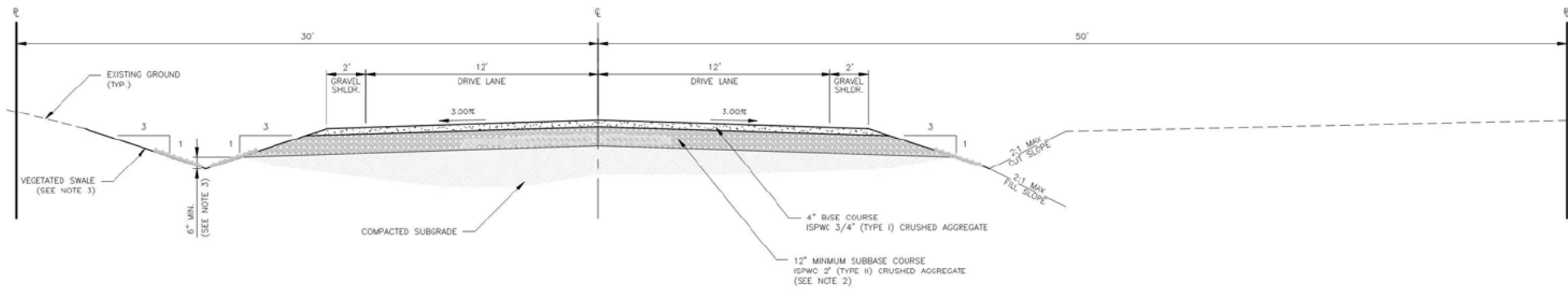
PRELIMINARY ROAD, GRADING, DRAINAGE, AND
STORMWATER MANAGEMENT PLAN - 3

VERIFY SCALE	
BAR IS ONE INCH ON FULL SIZE DRAWING	
PROJECT	21012
DATE	2/23/2026
EXHIBIT NO.	SHEET NO.
EX-5	5 OF 6



- NOTES:**
1. ROADWAY SECTION TO CONFORM TO VALLEY COUNTY MINIMUM STANDARDS FOR PRIVATE ROAD DESIGN AND CONSTRUCTION REQUIREMENTS.
 2. COMPACTION AND TESTING FOR ALL AGGREGATE BASE/SUBBASE MATERIAL SHALL BE IN ACCORDANCE WITH ISPC SECTION 802.
 3. VEGETATED SWALE TO BE A MINIMUM OF 6" BELOW THE BOTTOM SUBBASE. REVEGETATE USING A GRASS MIXTURE NATIVE TO THE PROJECT AREA.
 4. GRADING IN WETLAND AREAS TO HAVE 2:1 SLOPE TO FINISHED GRADE.
 5. ROAD SECTION IS NOT CENTERED WITHIN RIGHT-OF-WAY TO PROVIDE SPACE FOR A FUTURE PEDESTRIAN PATHWAY IN THE EVENT OF FUTURE DEVELOPMENT.

C800 ROADWAY TYPICAL SECTION – STOCKTON BOULEVARD
TYP SCALE: 1" = 4'



- NOTES:**
1. ROADWAY SECTION TO CONFORM TO VALLEY COUNTY MINIMUM STANDARDS FOR PRIVATE ROAD DESIGN AND CONSTRUCTION REQUIREMENTS.
 2. COMPACTION AND TESTING FOR ALL AGGREGATE BASE/SUBBASE MATERIAL SHALL BE IN ACCORDANCE WITH ISPC SECTION 802.
 3. VEGETATED SWALE TO BE A MINIMUM OF 6" BELOW THE BOTTOM SUBBASE. REVEGETATE USING A GRASS MIXTURE NATIVE TO THE PROJECT AREA.
 4. GRADING IN WETLAND AREAS TO HAVE 2:1 SLOPE TO FINISHED GRADE.
 5. ROAD SECTION IS NOT CENTERED WITHIN RIGHT-OF-WAY TO PROVIDE SPACE FOR A FUTURE PEDESTRIAN PATHWAY IN THE EVENT OF FUTURE DEVELOPMENT.

C800 ROADWAY TYPICAL SECTION – PINE CREEK DRIVE
TYP SCALE: 1" = 4'

NO.	REVISION	BY	DATE	DESIGN
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				DRAWN
				SMR
				CHECKED
				RFP
				APPROVED
				GTT

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McCALL, IDAHO 83638
208.634.4140 · 208.634.4146 FAX

PINE CREEK RANCH SOUTH
McCALL, IDAHO
PRELIMINARY ROAD DETAILS

VERIFY SCALE	
BAR IS ONE INCH ON FULL SIZE DRAWING	
PROJECT	21012
DATE	2/23/2026
EXHIBIT NO.	SHEET NO.
EX-6	6 OF 6

APPENDIX B

PRELIMINARY LEGAL DESCRIPTION

**Stockton 90 Acre
Annexation Legal Description**

Date: March 6, 2025

A parcel of land being a portion of those lands shown in Record of Survey Instrument No. 448002 in the records of Valley County, located in Section 15, Township 18 North, Range 3 East, Valley County, Idaho, more particularly described as follows:

COMMENCING at the West 1/4 corner of said Section 15, from which the Center 1/4 of said Section 15 bears South 89°47'01" East a distance of 2,642.98 feet as shown on the plat for Fox Ridge Subdivision recorded at Page 21, Book 10 of Plats in the records of Valley County;

Thence South 89°47'01" East, along the East-West Center Section line of said Section 15, a distance of 1,321.49 feet to the Center-West 1/16th corner of said Section 15, also being the Northeast boundary corner of said Fox Ridge Subdivision, also being the **POINT OF BEGINNING**;

1. Thence North 00°28'49" East, along the West 1/16th line of said Section 15, also being the current boundary of the Payette Lakes Recreational Water and Sewer District, a distance of 10.00 feet;

Thence along said Sewer District Boundary for the following three (3) courses:

2. Thence South 89°47'01" East, parallel with and 10.00 feet northerly of said East-West Center Section line, a distance of 438.51 feet, to a point on the westerly boundary line of The Woodlands No. 2 Subdivision, recorded at Page 36, Book 9 of Plats in the records of Valley County;
3. Thence South 00°25'26" West, along said westerly boundary line, a distance of 10.00 feet, to a point on said East-West Center Section line;
4. Thence South 89°47'01" East, along said East-West Center Section Line, also being along the southerly boundary line of The Woodlands No. 2 Subdivision, a distance of 2,210.81 feet, to the Center-East 1/16th corner of said Section 15;
5. Thence leaving said Sewer District Boundary, South 00°11'15" West, along the East 1/16th line of said Section 15, a distance of 1,488.24 feet to the Southeast 1/16th corner of said Section 15, also being the Northeast boundary corner of West Place Subdivision recorded under Instrument Number 78732 in the records of Valley County;
6. Thence North 89°49'16" West, along the northerly boundary of said West Place Subdivision, a distance of 2,652.31 feet, to the boundary corner of said West Place Subdivision;
7. Thence North 00°42'27" East along the boundary line of said West Place Subdivision and along the easterly boundary of said Fox Ridge Subdivision, also being on the current boundary of said Sewer District, a distance of 826.33 feet to a jog in the easterly boundary line of said Fox Ridge Subdivision;

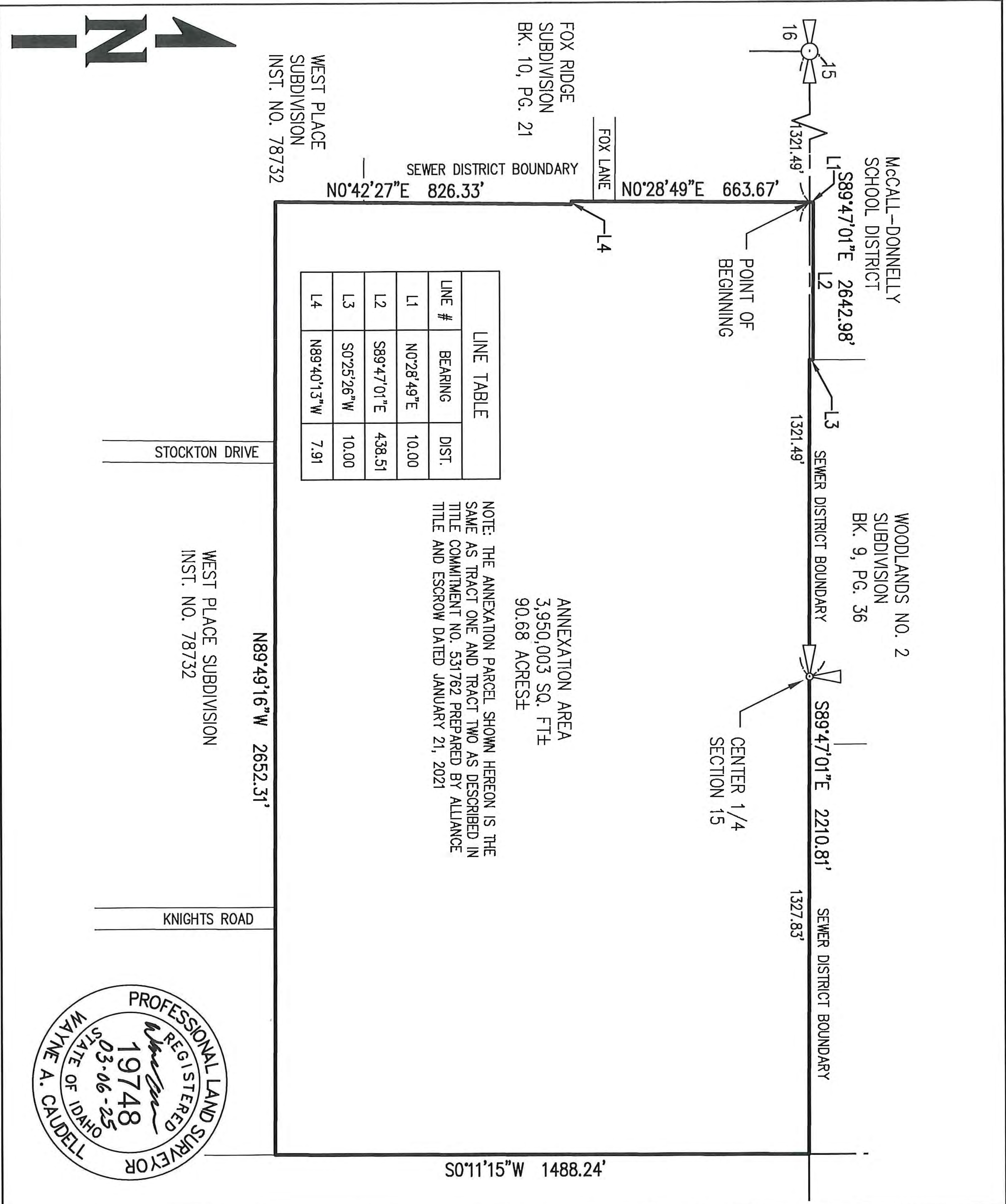
Thence along said Sewer District Boundary for the following two (2) courses:

8. Thence North 89°40'13" West, along the boundary of said Fox Ridge Subdivision, a distance of 7.91 feet;
9. Thence North 00°28'49" East, along the easterly boundary of said Fox Ridge Subdivision, a distance of 663.67 feet to the **POINT OF BEGINNING**.

The above described parcel contains 3,950,003 square feet, or 90.68 acres, more or less.

Wayne Caudell, P.L.S.
License No. 19748
End of Description





APPENDIX C
TITLE REPORT



OWNER'S POLICY OF TITLE INSURANCE

Policy Number OX-13609725

Issued by Old Republic National Title Insurance Company

Any notice of claim and any other notice or statement in writing required to be given to the Company under this Policy must be given to the Company at the address shown in Section 18 of the Conditions.

COVERED RISKS

SUBJECT TO THE EXCLUSIONS FROM COVERAGE, THE EXCEPTIONS FROM COVERAGE CONTAINED IN SCHEDULE B, AND THE CONDITIONS, OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY, a Minnesota corporation (the "Company") insures, as of Date of Policy and, to the extent stated in Covered Risks 9 and 10, after Date of Policy, against loss or damage, not exceeding the Amount of Insurance, sustained or incurred by the Insured by reason of:

1. Title being vested other than as stated in Schedule A.
2. Any defect in or lien or encumbrance on the Title. This Covered Risk includes but is not limited to insurance against loss from:
 - (a) A defect in the Title caused by
 - (i) forgery, fraud, undue influence, duress, incompetency, incapacity, or impersonation;
 - (ii) failure of any person or Entity to have authorized a transfer or conveyance;
 - (iii) a document affecting Title not properly created, executed, witnessed, sealed, acknowledged, notarized, or delivered;
 - (iv) failure to perform those acts necessary to create a document by electronic means authorized by law;
 - (v) a document executed under a falsified, expired, or otherwise invalid power of attorney;
 - (vi) a document not properly filed, recorded, or indexed in the Public Records including failure to perform those acts by electronic means authorized by law; or
 - (vii) a defective judicial or administrative proceeding.
 - (b) The lien of real estate taxes or assessments imposed on the Title by a governmental authority due or payable, but unpaid.
 - (c) Any encroachment, encumbrance, violation, variation, or adverse circumstance affecting the Title that would be disclosed by an accurate and complete land survey of the Land. The term "encroachment" includes encroachments of existing improvements located on the Land onto adjoining land, and encroachments onto the Land of existing improvements located on adjoining land.
3. Unmarketable Title.
4. No right of access to and from the Land.
5. The violation or enforcement of any law, ordinance, permit, or governmental regulation (including those relating to building and zoning) restricting, regulating, prohibiting, or relating to
 - (a) the occupancy, use, or enjoyment of the Land;
 - (b) the character, dimensions, or location of any improvement erected on the Land;
 - (c) the subdivision of land; or
 - (d) environmental protectionif a notice, describing any part of the Land, is recorded in the Public Records setting forth the violation or intention to enforce, but only to the extent of the violation or enforcement referred to in that notice.
6. An enforcement action based on the exercise of a governmental police power not covered by Covered Risk 5 if a notice of the enforcement action, describing any part of the Land, is recorded in the Public Records, but only to the extent of the enforcement referred to in that notice.
7. The exercise of the rights of eminent domain if a notice of the exercise, describing any part of the Land, is recorded in the Public Records.
8. Any taking by a governmental body that has occurred and is binding on the rights of a purchaser for value without Knowledge.

9. Title being vested other than as stated in Schedule A or being defective
- (a) as a result of the avoidance in whole or in part, or from a court order providing an alternative remedy, of a transfer of all or any part of the title to or any interest in the Land occurring prior to the transaction vesting Title as shown in Schedule A because that prior transfer constituted a fraudulent or preferential transfer under federal bankruptcy, state insolvency, or similar creditors' rights laws; or
 - (b) because the instrument of transfer vesting Title as shown in Schedule A constitutes a preferential transfer under federal bankruptcy, state insolvency, or similar creditors' rights laws by reason of the failure of its recording in the Public Records
 - (i) to be timely, or
 - (ii) to impart notice of its existence to a purchaser for value or to a judgment or lien creditor.
10. Any defect in or lien or encumbrance on the Title or other matter included in Covered Risks 1 through 9 that has been created or attached or has been filed or recorded in the Public Records subsequent to Date of Policy and prior to the recording of the deed or other instrument of transfer in the Public Records that vests Title as shown in Schedule A.

The Company will also pay the costs, attorneys' fees, and expenses incurred in defense of any matter insured against by this Policy, but only to the extent provided in the Conditions.

Issued through the Office of:

Alliance Title & Escrow, LLC
250 S 5th St., Ste. 100, Boise, ID 83702
Phone (208) 895-7916 Fax (208) 947-9199



Authorized Signature

OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY
A Stock Company
400 Second Avenue South, Minneapolis, Minnesota 55401
(612) 371-1111

By



President

Attest



Secretary

EXCLUSIONS FROM COVERAGE

The following matters are expressly excluded from the coverage of this policy, and the Company will not pay loss or damage, costs, attorneys' fees, or expenses that arise by reason of:

1. (a) Any law, ordinance, permit, or governmental regulation (including those relating to building and zoning) restricting, regulating, prohibiting, or relating to
 - (i) the occupancy, use, or enjoyment of the Land;
 - (ii) the character, dimensions, or location of any improvement erected on the Land;
 - (iii) the subdivision of land; or
 - (iv) environmental protection;or the effect of any violation of these laws, ordinances, or governmental regulations. This Exclusion 1(a) does not modify or limit the coverage provided under Covered Risk 5.
(b) Any governmental police power. This Exclusion 1(b) does not modify or limit the coverage provided under Covered Risk 6.
2. Rights of eminent domain. This Exclusion does not modify or limit the coverage provided under Covered Risk 7 or 8.
3. Defects, liens, encumbrances, adverse claims, or other matters
 - (a) created, suffered, assumed, or agreed to by the Insured Claimant;
 - (b) not Known to the Company, not recorded in the Public Records at Date of Policy, but Known to the Insured Claimant and not disclosed in writing to the Company by the Insured Claimant prior to the date the Insured Claimant became an Insured under this policy;
 - (c) resulting in no loss or damage to the Insured Claimant;
 - (d) attaching or created subsequent to Date of Policy (however, this does not modify or limit the coverage provided under Covered Risk 9 and 10); or
 - (e) resulting in loss or damage that would not have been sustained if the Insured Claimant had paid value for the Title.
4. Any claim, by reason of the operation of federal bankruptcy, state insolvency, or similar creditors' rights laws, that the transaction vesting the Title as shown in Schedule A, is
 - (a) a fraudulent conveyance or fraudulent transfer; or
 - (b) a preferential transfer for any reason not stated in Covered Risk 9 of this policy.
5. Any lien on the Title for real estate taxes or assessments imposed by governmental authority and created or attaching between Date of Policy and the date of recording of the deed or other instrument of transfer in the Public Records that vests Title as shown in Schedule A.

CONDITIONS AND STIPULATIONS

1. DEFINITION OF TERMS

The following terms when used in this policy mean:

- (a) "Amount of Insurance": The amount stated in Schedule A, as may be increased or decreased by endorsement to this policy, increased by Section 8(b), or decreased by Sections 10 and 11 of these Conditions.
- (b) "Date of Policy": The date designated as "Date of Policy" in Schedule A.
- (c) "Entity": A corporation, partnership, trust, limited liability company, or other similar legal entity.
- (d) "Insured": The Insured named in Schedule A.
 - (i) The term "Insured" also includes
 - (A) successors to the Title of the Insured by operation of law as distinguished from purchase, including heirs, devisees, survivors, personal representatives, or next of kin;
 - (B) successors to an Insured by dissolution, merger, consolidation, distribution, or reorganization;
 - (C) successors to an Insured by its conversion to another kind of Entity;
 - (D) a grantee of an Insured under a deed delivered without payment of actual valuable consideration conveying the Title
 - (1) if the stock, shares, memberships, or other equity interests of the grantee are wholly-owned by the named Insured,
 - (2) if the grantee wholly owns the named Insured,
 - (3) if the grantee is wholly-owned by an affiliated Entity of the named Insured, provided the affiliated Entity and the named Insured are both wholly-owned by the same person or Entity, or
 - (4) if the grantee is a trustee or beneficiary of a trust created by a written instrument established by the Insured named in Schedule A for estate planning purposes.
 - (ii) With regard to (A), (B), (C), and (D) reserving, however, all rights and defenses as to any successor that the Company would have had against any predecessor Insured.
- (e) "Insured Claimant": An Insured claiming loss or damage.
- (f) "Knowledge" or "Known": Actual knowledge, not constructive knowledge or notice that may be imputed to an Insured by reason of the Public Records or any other records that impart constructive notice of matters affecting the Title.
- (g) "Land": The land described in Schedule A, and affixed improvements that by law constitute real property. The term "Land" does not include any property beyond the lines of the area described in Schedule A, nor any right, title, interest, estate, or easement in abutting streets, roads, avenues, alleys, lanes, ways, or waterways, but this does not modify or limit the extent that a right of access to and from the Land is insured by this policy.
- (h) "Mortgage": Mortgage, deed of trust, trust deed, or other security instrument, including one evidenced by electronic means authorized by law.
- (i) "Public Records": Records established under state statutes at Date of Policy for the purpose of imparting constructive notice of matters relating to real property to purchasers for value and without Knowledge. With respect to Covered Risk 5(d), "Public Records" shall also include environmental protection liens filed in the records of the clerk of the United States District Court for the district where the Land is located.
- (j) "Title": The estate or interest described in Schedule A.
- (k) "Unmarketable Title": Title affected by an alleged or apparent matter that would permit a prospective purchaser or lessee of the Title or lender on the Title to be released from the obligation to purchase, lease, or lend if there is a contractual condition requiring the delivery of marketable title.

2. CONTINUATION OF INSURANCE

The coverage of this policy shall continue in force as of Date of Policy in favor of an Insured, but only so long as the Insured retains an estate or interest in the Land, or holds an obligation secured by a purchase money Mortgage given by a purchaser from the Insured, or only so long as the Insured shall have liability by reason of warranties in any transfer or conveyance of the Title. This policy shall not continue in force in favor of any purchaser from the Insured of either (i) an estate or interest in the Land, or (ii) an obligation secured by a purchase money Mortgage given to the Insured.

3. NOTICE OF CLAIM TO BE GIVEN BY INSURED CLAIMANT

The Insured shall notify the Company promptly in writing (i) in case of any litigation as set forth in Section 5(a) of these Conditions, (ii) in case Knowledge shall come to an Insured hereunder of any claim of title or interest that is adverse to the Title, as insured, and that might cause loss or damage for which the Company may be liable by virtue of this policy, or (iii) if the Title, as insured, is rejected as Unmarketable Title. If the Company is prejudiced by the failure of the Insured Claimant to provide prompt notice, the Company's liability to the Insured Claimant under the policy shall be reduced to the extent of the prejudice.

4. PROOF OF LOSS

In the event the Company is unable to determine the amount of loss or damage, the Company may, at its option, require as a condition of payment that the Insured Claimant furnish a signed proof of loss. The proof of loss must describe the defect, lien, encumbrance, or other matter insured against by this policy that constitutes the basis of loss or damage and shall state, to the extent possible, the basis of calculating the amount of the loss or damage.

5. DEFENSE AND PROSECUTION OF ACTIONS

- (a) Upon written request by the Insured, and subject to the options contained in Section 7 of these Conditions, the Company, at its own cost and without unreasonable delay, shall provide for the defense of an Insured in litigation in which any third party asserts a claim covered by this policy adverse to the Insured. This obligation is limited to only those stated causes of action alleging matters insured against by this policy. The Company shall have the right to select counsel of its choice (subject to the right of the Insured to object for reasonable cause) to represent the Insured as to those stated causes of action. It shall not be liable for and will not pay the fees of any other counsel. The Company will not pay any fees, costs, or expenses incurred by the Insured in the defense of those causes of action that allege matters not insured against by this policy.
- (b) The Company shall have the right, in addition to the options contained in Section 7 of these Conditions, at its own cost, to institute and prosecute any action or proceeding or to do any other act that in its opinion may be necessary or desirable to establish the Title, as insured, or to prevent or reduce loss or damage to the Insured. The Company may take any appropriate action under the terms of this policy, whether or not it shall be liable to the Insured. The exercise of these rights shall not be an admission of liability or waiver of any provision of this policy. If the Company exercises its rights under this subsection, it must do so diligently.
- (c) Whenever the Company brings an action or asserts a defense as required or permitted by this policy, the Company may pursue the litigation to a final determination by a court of competent jurisdiction, and it expressly reserves the right, in its sole discretion, to appeal any adverse judgment or order.

6. DUTY OF INSURED CLAIMANT TO COOPERATE

- (a) In all cases where this policy permits or requires the Company to prosecute or provide for the defense of any action or proceeding and any appeals, the Insured shall secure to the Company the right to so prosecute or provide defense in the action or proceeding, including the right to use, at its option, the name of the Insured for this purpose. Whenever requested by the Company, the Insured, at the Company's expense, shall give the Company all reasonable aid (i) in securing evidence, obtaining witnesses, prosecuting or defending the action or proceeding, or effecting settlement, and (ii) in any other lawful act that in the opinion of the Company may be necessary or desirable to establish the Title or any other matter as insured. If the Company is prejudiced by the failure of the Insured to furnish the required cooperation, the Company's obligations to the Insured under the policy shall terminate, including any liability or obligation to defend, prosecute, or continue any litigation, with regard to the matter or matters requiring such cooperation.

- (b) The Company may reasonably require the Insured Claimant to submit to examination under oath by any authorized representative of the Company and to produce for examination, inspection, and copying, at such reasonable times and places as may be designated by the authorized representative of the Company, all records, in whatever medium maintained, including books, ledgers, checks, memoranda, correspondence, reports, e-mails, disks, tapes, and videos whether bearing a date before or after Date of Policy, that reasonably pertain to the loss or damage. Further, if requested by any authorized representative of the Company, the Insured Claimant shall grant its permission, in writing, for any authorized representative of the Company to examine, inspect, and copy all of these records in the custody or control of a third party that reasonably pertain to the loss or damage. All information designated as confidential by the Insured Claimant provided to the Company pursuant to this Section shall not be disclosed to others unless, in the reasonable judgment of the Company, it is necessary in the administration of the claim. Failure of the Insured Claimant to submit for examination under oath, produce any reasonably requested information, or grant permission to secure reasonably necessary information from third parties as required in this subsection, unless prohibited by law or governmental regulation, shall terminate any liability of the Company under this policy as to that claim.

7. OPTIONS TO PAY OR OTHERWISE SETTLE CLAIMS; TERMINATION OF LIABILITY

In case of a claim under this policy, the Company shall have the following additional options:

- (a) To Pay or Tender Payment of the Amount of Insurance.

To pay or tender payment of the Amount of Insurance under this policy together with any costs, attorneys' fees, and expenses incurred by the Insured Claimant that were authorized by the Company up to the time of payment or tender of payment and that the Company is obligated to pay.

Upon the exercise by the Company of this option, all liability and obligations of the Company to the Insured under this policy, other than to make the payment required in this subsection, shall terminate, including any liability or obligation to defend, prosecute, or continue any litigation.

- (b) To Pay or Otherwise Settle With Parties Other Than the Insured or With the Insured Claimant.

- (i) To pay or otherwise settle with other parties for or in the name of an Insured Claimant any claim insured against under this policy. In addition, the Company will pay any costs, attorneys' fees, and expenses incurred by the Insured Claimant that were authorized by the Company up to the time of payment and that the Company is obligated to pay; or

- (ii) To pay or otherwise settle with the Insured Claimant the loss or damage provided for under this policy, together with any costs, attorneys' fees, and expenses incurred by the Insured Claimant that were authorized by the Company up to the time of payment and that the Company is obligated to pay.

Upon the exercise by the Company of either of the options provided for in subsections (b)(i) or (ii), the Company's obligations to the Insured under this policy for the claimed loss or damage, other than the payments required to be made, shall terminate, including any liability or obligation to defend, prosecute, or continue any litigation.

8. DETERMINATION AND EXTENT OF LIABILITY

This policy is a contract of indemnity against actual monetary loss or damage sustained or incurred by the Insured Claimant who has suffered loss or damage by reason of matters insured against by this policy.

- (a) The extent of liability of the Company for loss or damage under this policy shall not exceed the lesser of

- (i) the Amount of Insurance; or

- (ii) the difference between the value of the Title as insured and the value of the Title subject to the risk insured against by this policy.

- (b) If the Company pursues its rights under Section 5 of these Conditions and is unsuccessful in establishing the Title, as insured,

- (i) the Amount of Insurance shall be increased by 10%, and

- (ii) the Insured Claimant shall have the right to have the loss or damage determined either as of the date the claim was made by the Insured Claimant or as of the date it is settled and paid.

- (c) In addition to the extent of liability under (a) and (b), the Company will also pay those costs, attorneys' fees, and expenses incurred in accordance with Sections 5 and 7 of these Conditions.

9. LIMITATION OF LIABILITY

- (a) If the Company establishes the Title, or removes the alleged defect, lien, or encumbrance, or cures the lack of a right of access to or from the Land, or cures the claim of Unmarketable Title, all as insured, in a reasonably diligent manner by any method, including litigation and the completion of any appeals, it shall have fully performed its obligations with respect to that matter and shall not be liable for any loss or damage caused to the Insured.
- (b) In the event of any litigation, including litigation by the Company or with the Company's consent, the Company shall have no liability for loss or damage until there has been a final determination by a court of competent jurisdiction, and disposition of all appeals, adverse to the Title, as insured.
- (c) The Company shall not be liable for loss or damage to the Insured for liability voluntarily assumed by the Insured in settling any claim or suit without the prior written consent of the Company.

10. REDUCTION OF INSURANCE; REDUCTION OR TERMINATION OF LIABILITY

All payments under this policy, except payments made for costs, attorneys' fees, and expenses, shall reduce the Amount of Insurance by the amount of the payment.

11. LIABILITY NONCUMULATIVE

The Amount of Insurance shall be reduced by any amount the Company pays under any policy insuring a Mortgage to which exception is taken in Schedule B or to which the Insured has agreed, assumed, or taken subject, or which is executed by an Insured after Date of Policy and which is a charge or lien on the Title, and the amount so paid shall be deemed a payment to the Insured under this policy.

12. PAYMENT OF LOSS

When liability and the extent of loss or damage have been definitely fixed in accordance with these Conditions, the payment shall be made within 30 days.

13. RIGHTS OF RECOVERY UPON PAYMENT OR SETTLEMENT

- (a) Whenever the Company shall have settled and paid a claim under this policy, it shall be subrogated and entitled to the rights of the Insured Claimant in the Title and all other rights and remedies in respect to the claim that the Insured Claimant has against any person or property, to the extent of the amount of any loss, costs, attorneys' fees, and expenses paid by the Company. If requested by the Company, the Insured Claimant shall execute documents to evidence the transfer to the Company of these rights and remedies. The Insured Claimant shall permit the Company to sue, compromise, or settle in the name of the Insured Claimant and to use the name of the Insured Claimant in any transaction or litigation involving these rights and remedies.
If a payment on account of a claim does not fully cover the loss of the Insured Claimant, the Company shall defer the exercise of its right to recover until after the Insured Claimant shall have recovered its loss.
- (b) The Company's right of subrogation includes the rights of the Insured to indemnities, guaranties, other policies of insurance, or bonds, notwithstanding any terms or conditions contained in those instruments that address subrogation rights.

14. ARBITRATION

Either the Company or the Insured may demand that the claim or controversy shall be submitted to arbitration pursuant to the Title Insurance Arbitration Rules of the American Land Title Association ("Rules"). Except as provided in the Rules, there shall be no joinder or consolidation with claims or controversies of other persons. Arbitrable matters may include, but are not limited to, any controversy or claim between the Company and the Insured arising out of or relating to this policy, any service in connection with its issuance or the breach of a policy provision, or to any other controversy or claim arising out of the transaction giving rise to this policy. All arbitrable matters when the Amount of Insurance is \$2,000,000 or less shall be arbitrated at the option of either the Company or the Insured. All arbitrable matters when the Amount of Insurance is in excess of \$2,000,000 shall be arbitrated only when agreed to by both the Company and the Insured. Arbitration pursuant to this policy and under the Rules shall be binding upon the parties. Judgment upon the award rendered by the Arbitrator(s) may be entered in any court of competent jurisdiction.

15. LIABILITY LIMITED TO THIS POLICY; POLICY ENTIRE CONTRACT

- (a) This policy together with all endorsements, if any, attached to it by the Company is the entire policy and contract between the Insured and the Company. In interpreting any provision of this policy, this policy shall be construed as a whole.
- (b) Any claim of loss or damage that arises out of the status of the Title or by any action asserting such claim shall be restricted to this policy.
- (c) Any amendment of or endorsement to this policy must be in writing and authenticated by an authorized person, or expressly incorporated by Schedule A of this policy.
- (d) Each endorsement to this policy issued at any time is made a part of this policy and is subject to all of its terms and provisions. Except as the endorsement expressly states, it does not (i) modify any of the terms and provisions of the policy, (ii) modify any prior endorsement, (iii) extend the Date of Policy, or (iv) increase the Amount of Insurance.

16. SEVERABILITY

In the event any provision of this policy, in whole or in part, is held invalid or unenforceable under applicable law, the policy shall be deemed not to include that provision or such part held to be invalid, but all other provisions shall remain in full force and effect.

17. CHOICE OF LAW; FORUM

- (a) Choice of Law: The Insured acknowledges the Company has underwritten the risks covered by this policy and determined the premium charged therefore in reliance upon the law affecting interests in real property and applicable to the interpretation, rights, remedies, or enforcement of policies of title insurance of the jurisdiction where the Land is located.
Therefore, the court or an arbitrator shall apply the law of the jurisdiction where the Land is located to determine the validity of claims against the Title that are adverse to the Insured and to interpret and enforce the terms of this policy. In neither case shall the court or arbitrator apply its conflicts of law principles to determine the applicable law.
- (b) Choice of Forum: Any litigation or other proceeding brought by the Insured against the Company must be filed only in a state or federal court within the United States of America or its territories having appropriate jurisdiction.

18. NOTICES, WHERE SENT

Any notice of claim and any other notice or statement in writing required to be given to the Company under this policy must be given to the Company at 400 Second Avenue South, Minneapolis, Minnesota 55401-2499.

SCHEDULE A

Old Republic National Title Insurance Company
400 Second Avenue South
Minneapolis, MN 55401
800-328-4441

Order Number	Policy Number	Date of Policy	Amount of Insurance	Premium Amount
531762	OX-13609725	April 29, 2021 4:55PM	\$3,270,000.00	\$7,590.00

Address Reference: 389 Stockton Ct., McCall, ID 83638

1. Name of Insured:

Pine Creek Ranch, LLC

2. The estate or interest in the Land that is insured by this policy is:

FEE SIMPLE

3. Title is vested in:

Pine Creek Ranch, LLC, an Idaho Limited Liability Company

4. The Land referred to in this policy is described as follows:

Tract One:

Commencing at the West Quarter corner of Section 15, Township 18 North, Range 3 East, Boise Meridian, Valley County, Idaho; thence North 89°53'30" East along the East-West Quarter line of said section, 1331.51 feet to the True Point of Beginning; thence South 0°14'17" West 1485.65 feet to a point; thence South 89°50'55" East 2662.04 feet to a point; thence North 0°18'10" East 1483.66 feet to a point; thence South 89°53'30" West 2663.70 feet to the Real Point of Beginning.

And

Tract Two:

A parcel of land situated in the Southeast Quarter Northwest Quarter Section 15, Township 18 North, Range 3 East, Boise Meridian, Valley County, Idaho, more particularly described as follows:

Beginning at the Quarter corner common to Section 15 and 16, Township 18 North, Range 3 East, Boise Meridian, Valley County, Idaho; thence

**South 89°47'08" East 1325.00 feet along the center section line of said Section 15 to the
Real Point of Beginning; thence
South 89°47'08" East 435.00 feet along said center section line; thence
North 0°25' East 10.00 feet; thence
North 89°47'08" West 435 feet; thence
South 0°25' West 10.00 feet to the Point of Beginning.**

END OF SCHEDULE A

SCHEDULE B

Order No.: 531762 Policy No.: OX-13609725

EXCEPTIONS FROM COVERAGE

This policy does not insure against loss or damage, and the Company will not pay costs, attorney's fees, or expenses that arise by reason of:

1. Rights or claims of parties in possession not shown by the public records.
2. Any encroachment, encumbrance, violation, variation, or adverse circumstance affecting the Title that would be disclosed by an accurate and complete land survey of the Land.
3. Easements, or claims of easements, not shown by the public records.
4. Any lien, or right to a lien, for services, labor, or material heretofore or hereafter furnished, imposed by law and not shown by the public records.
5. (a) Unpatented mining claims; (b) reservations or exceptions in patents or in Acts authorizing the issuance thereof; (c) water rights or easements appurtenant to water rights, claims or title to water, whether or not the matters excepted under (a), (b), or (c) are shown by the public records.
6. Taxes or special assessments which are not shown as existing liens by the public records of any taxing authority that levies taxes or assessments on real property or by the public records. Proceedings by a public agency which may result in taxes or assessments, or notices of such proceedings, whether or not shown by the records of such agency or by the public records.
7. Taxes, including any assessments collected therewith, for the year 2021 which are a lien not yet due and payable.
8. Lien for any taxes deferred by virtue of the designation of the insured premises or any portion thereof as forest lands as provided in Section 63- 1701 et seq, Idaho Code.
9. Levies and assessments of the Lake Irrigation District, and the rights, powers and easements of said district as by law provided.
10. Liens, levies and assessments of the Payette Lakes Recreational Water and Sewer District.
11. Rights of the State of Idaho in and to that portion of said premises, if any, lying in the bed or former bed of the unnamed stream, if it is navigable.
12. Any question of location, boundary or area related to the unnamed stream, including, but not limited to, any past or future changes in it.
13. Any prohibition or limitation on the use, occupancy, or improvements of the Land resulting from the rights of the public, appropriators, or riparian owners to use any waters, which may now cover the Land or to use any portion of the Land which is now or may formerly have been covered by water.
14. The right of use, control, or regulation by the United States of America in exercise of power over navigation.
15. Any difference in the mean high water line of the unnamed stream and the meander line as shown by government survey.
16. Ditch, road and public utility easements as the same may exist over said premises.
17. Right of the public in and to that portion of the premises lying within the right-of-way of Stockton Court.

18. Reservations and exceptions in the United States Patent, and in the act authorizing the issuance thereof.
Recorded: November 10, 1930.
Instrument No.: 15270
[Book: 3 at Page: 116](#)
Official Records: Valley County.
19. Reservations and exceptions in the United States Patent, and in the act authorizing the issuance thereof.
Recorded: July 5, 1912.
Instrument No.: 16470
[Book: 1 at Page: 390](#)
Official Records: Valley County.
20. An easement for the purpose shown below and rights incidental thereto as set forth in document:
Granted To: Idaho Power Company
Purpose: Public Utilities
Recorded: January 31, 1968
Instrument No.: [68098](#)
21. Easements reservations and dedications, as shown on record of survey.
Recorded: August 18, 1978
Instrument No.: [97231](#)
22. Easements reservations and dedications, as shown on record of survey.
Recorded: January 18, 2006
Instrument No.: [304981](#)

END OF SCHEDULE B

APPENDIX D

PROPERTY OWNERS WITHIN 300 FEET OF
PROPERTY BOUNDRY

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.

Matthew & Hedi Galyardt 168 Sue Drive McCall, ID 83638	Jonathon Fuqua & Michelle Walker PO Box 981944 Park City, UT 84098
Dropline Holdings, LLC PO Box 140798 Garden City, ID 83714	Fabio Pellizzer & Evelyne Mascellino 6142 E Settlement CT Boise, ID 83716
Timothy & Shawna Thomas PO Box 1450 McCall, ID 83638	Nicholas Aldren PO Box 2703 McCall, ID 83638
Paul Slaughter & Teresa Davis 9944 Moon Shadow CT Middleton, ID 83644	Craig & Cheryl Rabe PO Box 214 McCall, ID 83638
Erin Hurley 173 Potter Lane McCall, ID 83638	Taylor Family Trust PO Box 2685 McCall, ID 83638
Patricia Maywhoor 4455 E Warm Springs Ave. Boise, ID 83716	Robert & Mary Palmer Living Trust PO Box 2684 McCall, ID 83638
Patrick & Stephanie Casabonne 1065 E Pascana St. Meridian, ID 83646	Gary Thompson Jr. PO Box 63 McCall, ID 83638
Zachary Hood & Shelia Frances PO Box 1061 McCall, ID 83638	Patrick & Kimberly Allen PO Box 872 McCall, ID 83638
Joseph & Gail Rankin PO Box 1043 McCall, ID 83638	Tanya Neutze 12793 Hereford Rd. Donnelly, ID 83615
Christopher & Jill Gaughan PO Box 662 McCall, ID 83638	Joanne Stillman 361 Stockton CT McCall, ID 83638
Michael & Pamela Wissenbach 280 May Road McCall, ID 83638	Kade & Ali Klippenstein 376 Stockton CT McCall, ID 83638
Johnson Family Trust 290 May Road McCall, ID 83638	Olindo & Alma Marchi 1275 Albert Pike Rd. Durant, OK 74701

John & Dawna Leedom 370 Knights Rd. McCall, ID 83638	Stephen & Cynthia Harkrader 365 Knights Rd. McCall, ID 83638
Susan Holm 356 Knights Rd. McCall, ID 83638	Richard & Linda Nichols 640 Palmetto Dr. Eagle, ID 83616
Amanda Currall PO Box 4 Nezperce, ID 83543	James Balog PO Box 2489 McCall, ID 83638
Nokes Herald Stanger MD Life Estate 1270 Elo Rd. McCall, ID 83638	Pine Creek Ranch, LLC 517 E Parkcenter Blvd. Apt. 203 Boise, ID 83706
McCall Donnelly Joint School District #421 299 S. 3 rd St. McCall, ID 83638	Chapel Hill Living Revocable Trust 3058 S. Silvertip Ln. Meridian, ID 83642
Mark & Sonja Engibous PO Box 2133 McCall, ID 83638	Darrell & Janice Campbell PO Box 1726 McCall, ID 83638
William Thomas & Jacki Rubin PO Box 1274 McCall, ID 83638	Rodriguez Real Estate Holdings, LLC 719 Morgan Ave. Ontario, OR 97914
Russell & Janet Royal 19729 Clancy Ln. Huntington Beach, CA 92646	Todd & Melissa Daniels PO Box 706 McCall, ID 83638
Lauren & Michael Dyson PO Box 1866 McCall, ID 83638	Megan & Daniel Hatt PO Box 3006 McCall, ID 83638
Lance & Sara Soderquist Family Trust PO Box 478 McCall, ID 83638	Brian & Donna Bush PO Box 3025 McCall, ID 83638
Douglas & Sonia Durham PO Box 157 McCall, ID 83638	Jeffrey & Mali Baker PO Box 241 McCall, ID 83638
Christopher & Heather Haynes PO Box 1176 McCall, ID 83638	Nancy J Walker Trust PO Box 378 McCall, ID 83638
P & E Rentals #3, LLC 5050 N. High Praire Place Star, ID 83669	

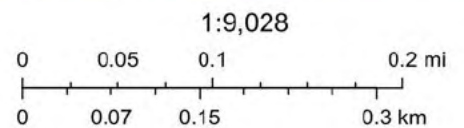
APPENDIX E
NEIGHBORING WELL LOGS

Wells and Groundwater Management



2/3/2026, 10:44:11 AM

-  Wells
-  Administrative Regions
-  Counties



Vantor, Esri, HERE, IPC, Esri, HERE, Garmin, IPC

WELL DRILLER'S REPORT

State law requires that this report be filed with the Director, Department of Water Administration within 30 days after the completion or abandonment of the well.

RECEIVED

1. WELL OWNER

Name Dean Davis

Address McCall, Idaho

Owner's Permit No. _____

2. NATURE OF WORK

☒ New well ☐ Deepened ☐ Replacement

☐ Abandoned (describe method of abandoning)

3. PROPOSED USE

☒ Domestic ☐ Irrigation ☐ Test

☐ Municipal ☐ Industrial ☐ Stock

4. METHOD DRILLED

☐ Cable ☒ Rotary ☐ Dug ☐ Other

5. WELL CONSTRUCTION

Diameter of hole 6 in inches Total depth 79 feet

Casing schedule: ☒ Steel ☐ Concrete

Thickness	Diameter	From	To
<u>.250</u> inches	<u>6</u> inches	<u>2</u> feet	<u>81</u> feet
_____ inches	_____ inches	_____ feet	_____ feet
_____ inches	_____ inches	_____ feet	_____ feet
_____ inches	_____ inches	_____ feet	_____ feet
_____ inches	_____ inches	_____ feet	_____ feet

Was a packer or seal used? ☒ Yes ☐ No

Perforated? ☒ Yes ☐ No

How perforated? ☒ Factory ☐ Knife ☐ Torch

Size of perforation 1/8 inches by 3 inches

Number	From	To
<u>240</u> perforations	<u>59</u> feet	<u>79</u> feet
_____ perforations	_____ feet	_____ feet
_____ perforations	_____ feet	_____ feet

Well screen installed? ☐ Yes ☒ No

Manufacturer's name _____

Type _____ Model No. _____

Diameter _____ Slot size _____ Set from _____ feet to _____ feet

Diameter _____ Slot size _____ Set from _____ feet to _____ feet

Gravel packed? ☐ Yes ☒ No Size of gravel _____

Placed from _____ feet to _____ feet

Surface seal? ☒ Yes ☐ No To what depth 20 feet

Material used in seal ☐ Cement grout ☒ Puddling clay

6. LOCATION OF WELL

Sketch map location must agree with written location.

N

W

E

S

FORWARD WHITE COPY TO WATER RESOURCES

IDAHO DEPARTMENT OF WATER RESOURCES WELL DRILLER'S REPORT

853994

Office Use Only
Well ID No. 423694
Inspected by _____
Twp _____ Rge _____ Sec _____
1/4 _____ 1/4 _____ 1/4 _____
Lat: _____ Long: _____

1. WELL TAG NO. D 0053263
DRILLING PERMIT NO. _____
Water Right or Injection Well No. _____

2. OWNER:
Name AI STILLMAN
Address 2850 WINONA LANE
City WALLA WALLA State WA Zip 99362

3. LOCATION OF WELL by legal description:

You must provide address or Lot, Blk, Sub. or Directions to well.

Twp. 18 North ☒ or South ☐
Rge. 03 East ☒ or West ☐
Sec. 15 NW 1/4 SE 1/4 SW 1/4
Gov't Lot _____ County VALLEY

Lat: N 44° 53.616' Long: W 116° 04.683'
Address of Well Site 361 STOCKTON COURT
City MCCALL

(Give at least name of road + Distance to Road or Landmark)
Lt. 4 Blk. 2 Sub. Name WEST PLACE SUB-Parcel C

4. USE:

☒ Domestic ☐ Municipal ☐ Monitor ☐ Irrigation
☐ Thermal ☐ Injection ☐ Other _____

5. TYPE OF WORK check all that apply (Replacement etc.)

☒ New Well ☐ Modify ☐ Abandonment ☐ Other _____

6. DRILL METHOD:

☒ Air Rotary ☐ Cable ☐ Mud Rotary ☐ Other _____

7. SEALING PROCEDURES

Seal Material	From	To	Weight / Volume	Seal Placement Method
BENTONITE CHIPS	0	18	1050	POURED

Was drive shoe used? ☒ Y ☐ N Shoe Depth(s) 144.5

Was drive shoe seal tested? ☒ Y ☐ N How? AIR / WATER

8. CASING/LINER:

Diameter	From	To	Gauge	Material	Casing	Liner	Welded	Threaded
6" + 1/2	144 1/2	250		STEEL	☒	☐	☒	☐
4" - 9/2	146	SCH 40		PVC	☐	☒	SPLINED	☐

Length of Headpipe _____ Length of Tailpipe _____

Packer ☐ Y ☒ N Type _____

9. PERFORATIONS/SCREENS PACKER TYPE

Perforation Method _____

Screen Type & Method of Installation JOHNSON WIRE WRAP PVC

From	To	Slot Size	Number	Diameter	Material	Casing	Liner
146	156	.020		4"	PVC	☐	☒

10. FILTER PACK

Filter Material	From	To	Weight / Volume	Placement Method
8-12 Colorado SAND	130	156	250#	POURED

11. STATIC WATER LEVEL OR ARTESIAN PRESSURE:

95 ft. below ground Artesian pressure _____ lb.

Depth flow encountered _____ ft. Describe access port or control devices: _____

12. WELL TESTS:

☐ Pump ☐ Bailor ☒ Air ☐ Flowing Artesian

Yield gal./min.	Drawdown	Pumping Level	Time
30		154'	1/2 hr

Water Temp. 48°F

Bottom hole temp. _____

Water Quality test or comments: good

Depth first Water Encounter _____

13. LITHOLOGIC LOG: (Describe repairs or abandonment)

Bore Dia.	From	To	Remarks: Lithology, Water Quality & Temperature	Y	N
10	0	2	TOP SOIL		X
10	2	18	BRN SANDY CLAY / boulders		X
6	18	20	BRN SANDY CLAY / boulders		X
6	20	107	CEMENTED BRN SAND & gravel / boulders		X
6	107	126	BRN SAND & gravel / some boulders	X	
			low amount / low static		
6	126	158	BRN SAND & gravel / boulders	X	
6	158	168	FINE GRAY SAND	X	

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NOV 12 2008

WATER RESOURCES
WESTERN REGION

Completed Depth 156' (Measurable)

Date: Started 10/16/08 Completed 10/22/08

14. DRILLER'S CERTIFICATION

I/We certify that all minimum well construction standards were complied with at the time the rig was removed.

Company Name GESTIN WELL DRILLING, INC Firm No. 408

Principal Driller [Signature] Date 11-2-08

Driller or Operator II [Signature] Date 10/22/08

Operator I _____ Date _____

Principal Driller and Rig Operator Required.
Operator I must have signature of Driller/Operator II.

IDAHO DEPARTMENT OF WATER RESOURCES WELL DRILLER'S REPORT

1. WELL TAG NO. D 0064801
Drilling Permit No. 904098-870147

Water right or injection well # _____

2. OWNER: Graig B Knapp
Name _____

Address 100 Box 393
City McCall State Id Zip 83638

3. WELL LOCATION:

Twp. 18 North ☒ or South ☐ Rge. 3 East ☒ or West ☐
Sec. 15 SE 1/4 SW 1/4 SW 1/4

Gov't Lot _____ County Valley
Lat. 44 ° 53 ' 609 (Deg. and Decimal minutes)
Long. 116 ° 04 ' 913 (Deg. and Decimal minutes)
Address of Well Site 300 May Road
City McCall

(Give at least name of road + Distance to Road or Landmark)
Lot. 3 Blk. 2 Sub. Name West place Subd.

4. USE:

☒ Domestic ☐ Municipal ☐ Monitor ☐ Irrigation ☐ Thermal ☐ Injection
☐ Other _____

5. TYPE OF WORK:

☒ New well ☐ Replacement well ☐ Modify existing well
☐ Abandonment ☐ Other _____

6. DRILL METHOD:

☒ Air Rotary ☐ Mud Rotary ☐ Cable ☐ Other _____

7. SEALING PROCEDURES:

Seal material	From (ft)	To (ft)	Quantity (lbs or ft ³)	Placement method/procedure
benzoin: To 10' 0	38	3150 16	10' Temp 25.45	poored From Top

8. CASING/LINER:

Diameter (nominal)	From (ft)	To (ft)	Gauge/Schedule	Material	Casing	Liner	Threaded	Welded
6"	1 1/2	75 1/2	250	Steel	☒	☐	☐	☒
4"	-10	74	54 40	PVC	☐	☒	5 1/2" 11 1/4	☐

Was drive shoe used? ☒ Y ☐ N Shoe Depth(s) 75 1/2'

9. PERFORATIONS/SCREENS:

Perforations ☐ Y ☒ N Method _____

Manufactured screen ☒ Y ☐ N Type Johnson wire wrap

Method of installation Set in place

From (ft)	To (ft)	Slot size	Number/ft	Diameter (nominal)	Material	Gauge or Schedule
74	79	.020		4"	PVC	54 40

Length of Headpipe _____ Length of Tailpipe _____

Packer ☐ Y ☒ N Type _____

10. FILTER PACK:

Filter Material	From (ft)	To (ft)	Quantity (lbs or ft ³)	Placement method
10-20 eol sand 60	79	250 16	poored From Top	

11. FLOWING ARTESIAN:

Flowing Artesian? ☐ Y ☒ N Artesian Pressure (PSIG) _____

Describe control device _____

12. STATIC WATER LEVEL and WELL TESTS:

Depth first water encountered (ft) 70 Static water level (ft) 64'

Water temp. (°F) 46 Bottom hole temp. (°F) _____

Describe access port Sanitary well seal

Well test:

Drawdown (feet)	Discharge or yield (gpm)	Test duration (minutes)
15	10	120

Test method:

Pump	Bailer	Air	Flowing artesian
☐	☐	☒	☐

Water quality test or comments: good

13. LITHOLOGIC LOG and/or repairs or abandonment:

Bore Dia. (in)	From (ft)	To (ft)	Remarks, lithology or description of repairs or abandonment, water temp.	Water	
				Y	N
10	0	3	brown Top Soil		☒
10	3	7	basalt boulders		☒
10	7	16	broken basalt gravel		☒
10	16	30	broken sand w/ basalt gravel		☒
10	30	38	coarse basalt gravel		☒
6	38	60	coarse basalt gravel		☒
6	60	70	basalt gravel w/ broken sand 10 gpm		☒
6	70	79	basalt gravel w/ broken sand 10 gpm		☒

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NOV 12 2013

WATER RESOURCES
WESTERN REGION

Completed Depth (Measurable): 79'

Date Started: 10-3-13 Date Completed: 10-25-13

14. DRILLER'S CERTIFICATION:

I/We certify that all minimum well construction standards were complied with at the time the rig was removed.

Company Name Bestrin well Drilling Co. No. 408

*Principal Driller Robert W. Bestrin Date 11-3-13

*Driller Langford Date 10-30-13

*Operator II _____ Date _____

Operator I _____ Date _____

* Signature of Principal Driller and rig operator are required.

REPORT OF WELL DRILLER
State of Idaho

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State law requires that this report shall be filed with the State Reclamation Engineer within 30 days after completion or abandonment of the well.

WELL OWNER:

Name Jack Stockton
Address McCall, Idaho

Owner's Permit No. _____

NATURE OF WORK (check): Replacement well ☐
New well ☒ Deepened ☐ Abandoned ☐

Water is to be used for: Domestic

METHOD OF CONSTRUCTION: Rotary ☐ Cable ☒
Dug ☐ Other _____

(explain)

CASING SCHEDULE: Threaded _____ Welded ☒

6 "Diam. from 0 ft. to 101 ft.

"Diam. from _____ ft. to _____ ft.

"Diam. from _____ ft. to _____ ft.

"Diam. from _____ ft. to _____ ft.

Thickness of casing: 250 Material:

Steel ☒ concrete ☐ wood ☐ other ☐

Random Lengths
(explain)

PERFORATED? Yes ☒ No ☐ Type of
perforator used: Acetylene Torch

1 1/2 - 10 ft.

Size of perforations: 1/8 " by 4 "

24 perforations from 0 ft. to 10 ft.

perforations from _____ ft. to _____ ft.

perforations from _____ ft. to _____ ft.

perforations from _____ ft. to _____ ft.

WAS SCREEN INSTALLED? Yes ☐ No ☒

Manufacturer's name _____

Type _____ Model No. _____

Diam. _____ Slot size _____ Set from _____ ft. to _____ ft.

Diam. _____ Slot size _____ Set from _____ ft. to _____ ft.

CONSTRUCTION: Well gravel packed? Yes ☐

No. ☒ size of gravel _____ Gravel

placed from _____ ft. to _____ ft. Surface seal

provided? Yes ☐ No ☐ To what depth?

_____ ft. Material used in seal: _____

Did any strata contain unusable water? Yes ☐

No. ☒ Type of water: _____

Depth of strata _____ ft. Method of sealing

strata off: _____

Surface casing used? Yes ☒ No ☐

Cemented in place? Yes ☐ No ☒

Locate well in section

		X	X
		X	X

LOCATION OF WELL: County Valley

NE 1/4 NE 1/4 Sec. 15 T. 18 N. R. 3 E. 1/4

Use other side for additional remarks

Department of Reclamation

Size of drilled hole: _____
depth of well: 101' Standing water
level below ground: 81' Temp. _____
Fahr. 48 ° Test delivery: 850 gpm
or _____ cfs Pump? ☒ Bail ☐

Size of pump and motor used to make test:

1 1/2 HP

Length of time of test: 24 Hrs. _____ Min.

Drawdown: 6 ft. Artesian pressure: ft. _____

above land surface _____ Give flow _____ cfs

or _____ gpm. Shutoff pressure: _____

Controlled by: Valve ☐ Cap ☐ Plug ☐

No control ☐ Does well leak around casing?

Yes ☐ No ☒

DEPTH MATERIAL 43550 WATER

FROM TO YES OR NO

FEET FEET

0 14 Clay & Granite. Boulders

14 16 Sand

15 18 Clay & granite. Boulders

25 50 Blk. Boulders

75 14 Red Clay

89 12 Coarse sand & gravel Yes

101

gs

APPENDIX F

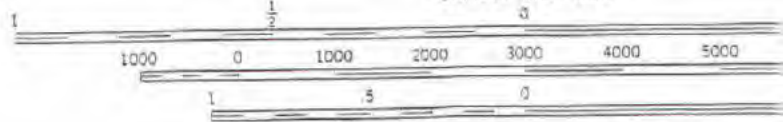
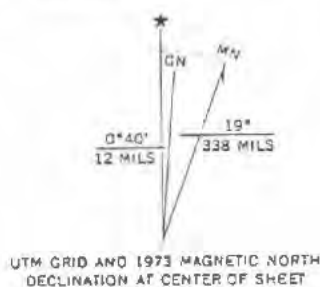
EXISTING WATER RIGHT NO. 65-12888



published by the Geological Survey
 the U. S. Forest Service
 NOAA, and USFS

metric methods from aerial
 -66 and 1972. Field checked 1973

not grid ticks: Idaho coordinate
 (verse Mercator)
 transverse Mercator grid ticks,
 1927 North American datum
 indicate selected fence lines



CONTOUR INTERVAL 20 FEET
 NATIONAL GEODETIC VERTICAL DATUM OF 1929

THIS MAP COMPLIES WITH NATIONAL MAP ACCURACY STANDARDS
 FOR SALE BY U. S. GEOLOGICAL SURVEY, DENVER, COLORADO 80225, OR
 A FOLDER DESCRIBING TOPOGRAPHIC MAPS AND SYMBOLS IS AVAILABLE

MICROFILMED

JUN 14 1989

65-12888

B. Stockton

18N 3E 5.15

Publisher's Affidavit of Publication

STATE OF IDAHO }
 }.SS
County of Valley

I, Maggie Aganew, being duly sworn and say, I am the receptionist of The Central Idaho Star-News, a weekly newspaper published at McCall, in the County of Valley, State of Idaho; that said newspaper is in general circulation in the county of aforesaid and is a legal newspaper; that the NOTICE OF APPLICATION FOR WATER RIGHT, a copy of which is enclosed hereto and in a part hereof, was published in said newspaper once a week for two consecutive weeks in the regular and entire issue of every number thereof during the period of time of publication, and was published in the newspaper proper and not in a supplement; and that publication of such notice began December 21, 1988, and ended December 28, 1988.

M. Aganew

Subscribed and sworn before me this the 5th day of January, 1989.

STATE OF IDAHO }
COUNTY OF VALLEY }

On this 5th day of January in the year of 1989, before me, a Notary Public, personally appeared Maggie Aganew, known or identified to me to be the person whose name subscribed to the within instrument, and being by me first duly sworn, declared that the statements therein are true, and acknowledged to me that she executed the same.

Tom Grote

Tom Grote
Notary Public for Idaho
Residing at McCall, Idaho
Commission Expires: 1993

RECEIVED
JAN 9 1989

Department of Water Resources
Western Regional Office

NOTICE OF APPLICATION FOR WATER RIGHT

The Following application(s) have been filed to appropriate the public waters of the State of Idaho: ✓

65-12888
STOCKTON, BETTY R., P.O. BOX 5, MC CALL, ID 83638 Source: UNNAMED STREAM Tributary: PAYETTE RIVER, NORTH FORK Diversion Pt: NESW Sec 15 T 18N R 03E Use: STOCKWATER (.020 CFS) STOCKWATER STORAGE (1.03 AF) STOCKWATER FROM STORAGE (1.03 AF) WILDLIFE STORAGE (1.03 AF) WILDLIFE FROM STORAGE (1.03 AF) FIRE PROTECTION STORAGE (1.03 AF).
Date Filed: 10/13/1988 In: T18N R03E S15 NESW

65-12933
BRUNDAGE MEADOWS INC. 2107 NORCREST DR. BOISE, ID 83705 Source: GROUNDWATER Diversion Pt: SENE Sec 6 T 18N R 03E Use: DOMESTIC (.200 CFS) Date Filed: 11/30/1988 In: T18N R03E S06 SENE

65-12934
WILLCUTT, MILES WILLCUTT, MARY T. 421 S. CURTIS ROAD SP 76 BOISE, ID 83705 Source: PAYETTE LAKE Tributary: PAYETTE RIVER, NORTH FORK Diversion Pt: LOT 3 (NWSNW) Sec 2 T 18N R 03E Use: DOMESTIC (.040 CFS) Date Filed: 12/02/1988 in: T18N R03E S02 Lot 3 (SENW)

The permit(s) will be subject to all prior water rights. Permits must be filed with the Director, Dept. of Water Resources, Western Region, 2735 Airport Way, Boise, Idaho 83705 on or before JANUARY 9, 1989. R. KEITH HIGGINSON, Director
2/12/28

MICROFILMED

JUN 14 1989

P/D + P/U

assayed from 1:80,000 scale

SEP 04 199

STATE OF IDAHO
DEPARTMENT OF WATER RESOURCES
BENEFICIAL USE FIELD REPORT Department of Water Resources

RECEIVED
MAY 05 1991

A. GENERAL INFORMATION

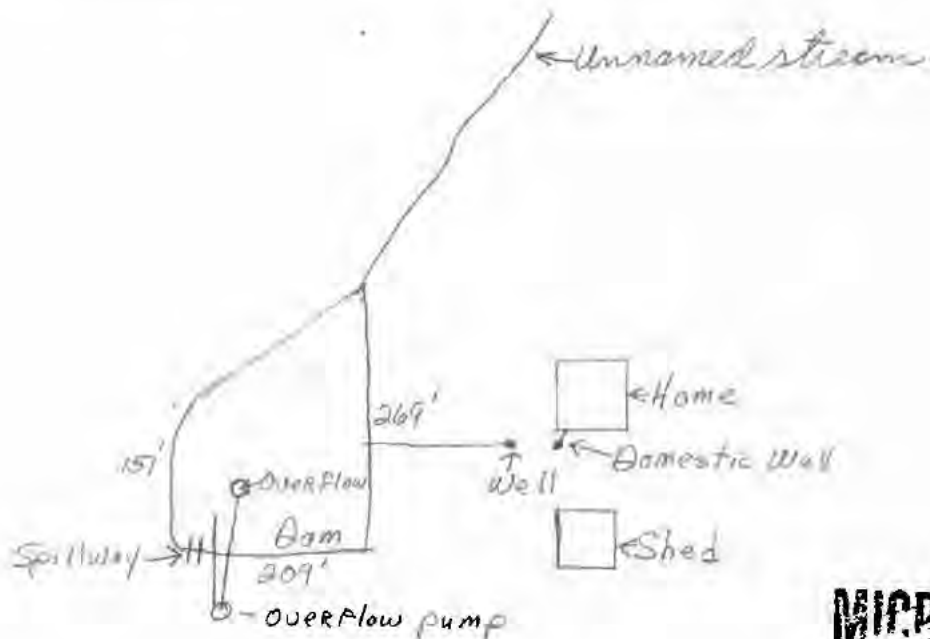
1. Owner: Betty Stockton Permit No. 05-12888
Current Address: P.O. Box S. McCall, Idaho 83638 Phone No. [REDACTED]
2. Accompanied by: Betty Stockton EXAM. DATE: 7-24-90
Address: Same Phone No. Same
Relationship to Permit Holder: Owner
3. Source: unnamed stream tributary to N. Fork Payette River

B. OVERLAP REVIEW

1. Other water rights with same place of use: None ☐ Copies Attached
2. Other water rights with same point of diversion: None ☐ Copies Attached ☐ Copies of Field Exam's Attached

C. SYSTEM DESCRIPTION

1. **Diversion System Diagram:** Indicate all major components and distances between components. Indicate weir size/ditch size/pipe i.d. as applicable. ☐ Alternative diagram attached



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Scale: 1" = 200'

2. ☒ Copy of U.S.G.S. Quadrangle Attached Showing location(s) of point(s) of diversion and place(s) of use (required). ☐ Aerial Photo Attached (required for irrigation of 10 acres or more).
☒ Photo of Diversion and System Attached (required for all but single household domestic groundwater, and stockwater).

65-12888



Picture #1
Spillway for dam



Picture #2
Picture of dam
from below dam.
Corrugated pipe
on left contains
pump that returns
overflow water
back to the pond.

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65-12888

Picture # 3



Picture of pond
taken from dam
looking Northeast.
Object in right-
middle of pond is
an overflow tube
that allows water
to be collected
and returned to the
pond.



Picture # 4

Source of runoff water
for the pond.

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65-12888

Picture #5



Well that provides supplementary water for the pond when runoff water is not sufficient. The white plastic pipe contains a valve that allows this well to be used for lawn irrigation and fire protection.

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151

1

2

8

8

8



Supplement well to pond

65-6918

113'

Domestic Well

Overflow culvert to convert back to pond.

$$43,942.5 \times 4' = 175,770 \div 43560 = 4.04 \text{ ac ft.}$$

$$6 \times 12 = 72 \times 365 = 26,280 \div 225,900 = .08 \text{ ac ft.}$$

RECORDED

SEP 04 1991

State of Idaho
Department of Water Resources

WATER RIGHT LICENSE

WATER RIGHT NO. 65-12888

Priority: October 13, 1988

Maximum Diversion Rate:

0.01 CFS

Maximum Diversion Volume:¹

1.0 AF

This is to certify, that BETTY R. STOCKTON

P.O. BOX 5

MC CALL, ID 83638

has complied with the terms and conditions of the permit, issued pursuant to Application for Permit dated October 13, 1988; and has submitted Proof of Beneficial Use on August 10, 1989. An examination indicates that the works have a diversion capacity of .010 cfs of water from:

UNNAMED STREAM

tributary to PAYETTE RIVER, NORTH FORK

source, and a water right has been established as follows:

<u>BENEFICIAL USE</u>	<u>PERIOD OF USE</u>	<u>RATE OF DIVERSION</u>	<u>ANNUAL VOLUME</u>
STOCKWATER	01/01 to 12/31	0.01 CFS	
STOCKWATER STORAGE	01/01 to 12/31		1.0 AF
STOCKWATER FROM STORAGE	01/01 to 12/31		0.2 AF
WILDLIFE STORAGE	01/01 to 12/31		1.0 AF
WILDLIFE FROM STORAGE	01/01 to 12/31		0.2 AF
FIRE PROTECTION STORAGE	01/01 to 12/31		1.0 AF
	Totals	0.01 CFS	1.0 AF

LOCATION OF POINT(S) OF DIVERSION:

NESW , Sec. 15, Township 18N, Range 03E
VALLEY County

PLACE OF USE: STOCKWATER

TWN RGE SEC

18N 03E 15

NESW

PLACE OF USE: STOCKWATER FROM STORAGE, same as STOCKWATER use

PLACE OF USE: WILDLIFE FROM STORAGE, same as STOCKWATER use

CONDITIONS/REMARKS:

1. The maximum diversion volume is defined as the maximum allowable volume of water that may be diverted annually from the source under this right. The use of water confirmed by this right is limited to the amount which can actually be beneficially used. The maximum diversion volume may be adjusted to more accurately describe the beneficial use or to implement accepted standards of diversion and use efficiency.
2. This water right is appurtenant to the described place of use.

RECORDED

SEP 04 1991

State of Idaho
Department of Water Resources

WATER RIGHT LICENSE

WATER RIGHT NO. 65-12888

CONDITIONS/REMARKS:

3. This right is subject to all prior water rights and may be forfeited by five years of non-use.
4. Modifications to or variance from this license must be made within the limits of Section 42-222, Idaho Code, or the applicable Idaho law.
5. Use of water under this water right is subject to control by the watermaster of State Water District No. 65
6. Stockwater use is for 6 horses.

This license is issued pursuant to the provisions of Section 42-219, Idaho Code. Witness the seal and signature of the Director, affixed at Boise, this 28th day of August, 1991.

Acting for


R. Keith Higginson, Director

SEP 04 1991

State of Idaho
Department of Water Resources

Permit To Appropriate Water

NO. 65-12888

Proposed Priority: October 13, 1988 Amount: 0.02 CFS 1.0 AF

This is to certify, that **BETTY R. STOCKTON**
P.O. BOX 5
MC CALL, ID 83638

has applied for a permit to appropriate water from:

UNNAMED STREAM tributary of **PAYETTE RIVER, NORTH FORK**

and a permit is **APPROVED** for development of water as follows:

<u>BENEFICIAL USE</u>	<u>PERIOD OF USE</u>	<u>RATE OF DIVERSION</u>	<u>ANNUAL VOLUME</u>
STOCKWATER	01/01 to 12/31	0.02 CFS	
STOCKWATER STORAGE	01/01 to 12/31		1.0 AF
STOCKWATER FROM STORAGE	01/01 to 12/31		1.0 AF
WILDLIFE STORAGE	01/01 to 12/31		1.0 AF
WILDLIFE FROM STORAGE	01/01 to 12/31		1.0 AF
FIRE PROTECTION STORAGE	01/01 to 12/31		1.0 AF
	Totals	0.02 CFS	1.0 AF

LOCATION OF POINT(S) OF DIVERSION: NESW Sec. 15, Township 18N, Range 03E
 VALLEY County

PLACE OF USE: STOCKWATER

TWN RGE SEC

18N 03E 15 NESW

PLACE OF USE: STOCKWATER STORAGE, same as STOCKWATER use
PLACE OF USE: STOCKWATER FROM STORAGE, same as STOCKWATER use
PLACE OF USE: WILDLIFE STORAGE, same as STOCKWATER use
PLACE OF USE: WILDLIFE FROM STORAGE, same as STOCKWATER use
PLACE OF USE: FIRE PROTECTION STORAGE, same as STOCKWATER use

CONDITIONS/REMARKS:

1. Proof of construction of works and application of water to beneficial use shall be submitted on or before June 1, 1990.
2. Subject to all prior water rights.
3. Use of water under this permit is subject to control by the watermaster of State Water District No. 65.

MICROFILMED

JUN 14 1989

State of Idaho
Department of Water Resources

Permit To Appropriate Water

NO. 65-12888

This permit is issued pursuant to the provisions of Section 42-204, Idaho Code.
Witness the seal and signature of the Director, affixed at Boise, this

30th day of May, 1989.

for J. M. Saylor
R. Keith Higginson, Director

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JUN 14 1989

Ident. No. 65-12888

STATE OF IDAHO
DEPARTMENT OF WATER RESOURCES

APPLICATION FOR PERMIT

To appropriate the public waters of the State of Idaho

1. Name: BETTY R. STOCKTON
Address: P.O. BOX S
MC CALL, ID 83638
208-634-5970
2. Source: UNNAMED STREAM Trib. to: PAYETTE RIVER, NORTH FORK
3. Location of point of diversion:

Township	Range	Section	1/4 of 1/4 of 1/4	Lot	County
18N	03E	15	NE SW		VALLEY
4. Water will be used for the following purposes:

Purpose	From	To	CFS	(or)	AFA
STOCKWATER	01/01	12/31	0.020		
STOCKWATER STORAGE	01/01	12/31			1.03
STOCKWATER FROM STORAGE	01/01	12/31			1.03
WILDLIFE STORAGE	01/01	12/31			1.03
WILDLIFE FROM STORAGE	01/01	12/31			1.03
FIRE PROTECTION STORAGE	01/01	12/31			1.03
5. Total quantity appropriated is:
0.020 CFS (and/or) 1.03 AFA
6. Proposed diverting works:
 - a. Description of ditches, flumes, pumps, headgates, etc.
INSTREAM POND (90'X100'X5') WITH 8' DAM
 - b. Height of storage dam feet; active reservoir capacity
acre-feet; total reservoir capacity acre-feet; period of
year when water will be diverted to storage: to inclusive.
 - c. Proposed well diameter is inches; proposed depth of well is
feet.
 - d. Is groundwater with a temperature greater than 90F being sought? NO
7. Time required for the completion of the works and application of
the water to the proposed beneficial use is 1 years.

MICROFILMED

JUN 14 1989

8. Description of proposed uses:

WILDLIFE, STOCKWATER (25 HD. MISC. RANGE), FIRE PROTECTION

9. Description of place of use:

Township	Range	Section	1/4 of 1/4	Lot	Use	Acres
18N	03E	15	NE SW		STOCK	

10. Describe any other water rights used for the same purposes.
A65-06918

11. a. Who owns the property at the point of diversion?

APPLICANT

b. Who owns the land to be irrigated or place of use?

APPLICANT

c. If the property is owned by a person other than the applicant,
describe the arrangement enabling the applicant to make this filing.

12. Remarks:

WATER RIGHT 65-06918 SUPPLEMENTS THIS SYSTEM WHEN THE UNNAMED
STREAM DOES NOT PRODUCE ENOUGH WATER. THE GROUNDWATER USE UNDER
65-06918 IS WITHIN THE SINGLE-FAMILY DOMESTIC DEFINITION.

13. Map of proposed point of diversion and place of use attached? ☒

BE IT KNOWN that the undersigned hereby makes application for permit to
appropriate the public waters of the State of Idaho as herein set forth.

Applicant *

Received by ELR Date 10/13/88 Time 10:15 Preliminary check by EL

Fee \$ 30⁰⁰ Receipted by ELR # W001101 Date 10/13/88

Publication prepared by GG Date 12-14-88 Published in The Star News

Publication approved HH Date 2/1/89 12/21 & 12/28/88

MICROFILMED

JUN 14 1989

* see attached pg. for signature.

11/28/88

ORIGINAL Appl. form

corrections were made to accurately
reflect information.

SL 11/28/88

Ident. No. 65-12888
Page 2

8. Description of proposed uses:
AS LISTED IN APPLICATION.

9. Description of place of use:

Township	Range	Section	1/4 of 1/4	Lot	Use	Acres
18N	03E	15	NE SW		STOCK	
			NE SW		STO FS	
			NE SW		WLD FS	
			NE SW		FIR FS	

10. Describe any other water rights used for the same purposes.
A65-06918

11. a. Who owns the property at the point of diversion?
APPLICANT
b. Who owns the land to be irrigated or place of use?
APPLICANT
c. If the property is owned by a person other than the applicant,
describe the arrangement enabling the applicant to make this filing.
N/A

12. Remarks:

~~THE ORIGINAL APPLICATION DATED 05/05/1983 WAS ERRONEOUSLY TOLD BY
SENIOR WATER AGENT THAT APPLICATION WAS NOT NEEDED
(SEE ATTACHMENTS). WATER RIGHT #65-6918 SUPPLEMENTS THIS APPLIC.
WHEN UNNAMED STREAM DOES NOT FLOW.~~

13. Map of proposed point of diversion and place of use attached? (✓)

BE IT KNOWN that the undersigned hereby makes application for permit to
appropriate the public waters of the State of Idaho as herein set forth.

Betty R. Stockton
Applicant

MICROFILMED

JUN 14 1989

Publisher's Affidavit of Publication

STATE OF IDAHO }

.SS

County of Valley

I, Maggie Aganew, being duly sworn and say, I am the receptionist of The Central Idaho Star-News, a weekly newspaper published at McCall, in the County of Valley, State of Idaho; that said newspaper is in general circulation in the county of aforesaid and is a legal newspaper; that the NOTICE OF APPLICATION FOR WATER RIGHT, a copy of which is enclosed hereto and in a part hereof, was published in said newspaper once a week for two consecutive weeks in the regular and entire issue of every number thereof during the period of time of publication, and was published in the newspaper proper and not in a supplement; and that publication of such notice began December 21, 1988, and ended December 28, 1988.

M. Aganew

Subscribed and sworn before me this the 5th day of January, 1989.

STATE OF IDAHO }

COUNTY OF VALLEY

On this 5th day of January in the year of 1989, before me, a Notary Public, personally appeared Maggie Aganew, known or identified to me to be the person whose name subscribed to the within instrument, and being by me first duly sworn, declared that the statements therein are true, and acknowledged to me that she executed the same.

Tom Grote

Tom Grote
Notary Public for Idaho
Residing at McCall, Idaho
Commission Expires. 1993

RECEIVED

JAN 1989

Department of Water Resources
Western Regional Office

MICROFILMED

JUN 14 1989



August 29, 1991

BETTY R. STOCKTON
P.O. BOX S
MC CALL ID 83638

RE: WATER RIGHT NO. 65-12888

Dear Water Right Holder(s):

Enclosed herewith is a copy of the Water Right License issued on the above referenced permit.

Sincerely,

SHARLA CURTIS
Technical Records Specialist

SC:blm

Enclosure

SEP 04 1991

August 19, 1991

BETTY R. STOCKTON
P.O. BOX 5
MC CALL, ID 83638

RE: WATER RIGHT NO. 65-12888

Dear Water Right Holder(s):

Enclosed is a draft copy of the license proposed to be issued on the above referenced water right.

This right is currently being reviewed by this office for licensing. The enclosed preliminary copy is subject to change upon further administrative review.

We ask that you review the proposed license and if you do not concur with the information, please let us know within 10 days.

Sincerely,

SHARLA CURTIS
Technical Records Specialist

SC:blm

Enclosure

SEP 04 1991

LICENSE REVIEW CHECKLIST

Permit No. 65-12888

Name/Address change? ok ☒

Priority date Advance? yes no ☒

Memo to advance n/a
Order to reinstate needed? yes no ☒

Total cfs Limited by fee n/a
Limited by capacity ☒

Total volume Limited by flow ☒

Capacity Chart checked for AF rate/ac n/a

Actual measurement checked ☒

Theoretical checked n/a
If greater than permit, check for other rts n/a

Source Changed? yes no ☒

If so, is memo needed to clarify? n/a

* P/D Verify with map ☒ permit ☒

More than one per 44? Remember remark n/a

Check p/d overlap n/a

Uses Check irrigation period of use w/ chart n/a

P/U Verify with map ☒ permit ☒
> 5 acres irrigated, run overlap n/a

Remarks More than one p/d in 44 n/a

Description of non-irrig uses ☒

Special overlap condition n/a

Conditions -

Measuring device rod
W.Master control rod
Overlap rod
Water quality rod
Other rod

Dates/Misc. -

Water Dist ☒
App Rec'd ☒
Proof Rec'd ☒

CHECK FOR ADJ. CLAIM Needed according to proof filed rod
Filed - needs amended rod
Add'l fee required rod
Not filed rod
Not needed rod

Comments/Changes to Examiner's Recommendations:

License rod 10-day ☒ 30-day rod

Back of field report signed? rod

Reviewer rod Date 8/9/91 Review time rod min.

SEP 14 1991

STATE OF IDAHO
DEPARTMENT OF WATER RESOURCES

05-12888
Permit No.

Staff Analysis Sheet
for
Beneficial Use Field Report

A. Prior to Conducting the Exam, the File Contains:

- ☒ Blank Field Report Form
☒ Copy of Permit
☒ Copies of any Amendments/Orders with conditions of approval

WIS Well Inspection Form Needed

- ☒ Copy of U.S.G.S. Quad

WIS Check for Government Lots. If so, make a copy of Government Plat

Check of P/D index MTS 7-11-90 (Initial and date)

Overlap? ☐ yes ☒ no If yes: ☐ copy of exam(s) attached?

Type of Overlap? ☐ Add acres or uses to existing system

☐ Increase rate of flow or volume

☐ Other: _____

Check of P/U index MTS 7-11-90 (Initial and date)

Overlap? ☐ yes ☒ no If yes: ☐ copy of water right(s) attached?

Type of Overlap? ☐ Increase rate of flow or volume

☐ Add P/D's

☐ Increase number of acres within tracts

☐ Other: _____

Aerial Photo

Required? ☐ yes ☒ no If yes: ☐ copy attached?

Scheduling Letter sent? 7-11-90 MTS (Initial and date)

☒ Appointment made and telephone conversation memo attached

B. After Conducting the Exam, the File Contains:

- ☒ Fully completed and signed Field Report Form
☒ Photographs of Point of Diversion and Place of Use

C. Review and Processing:

Exam Completed MTS (Signature of examiner and date)

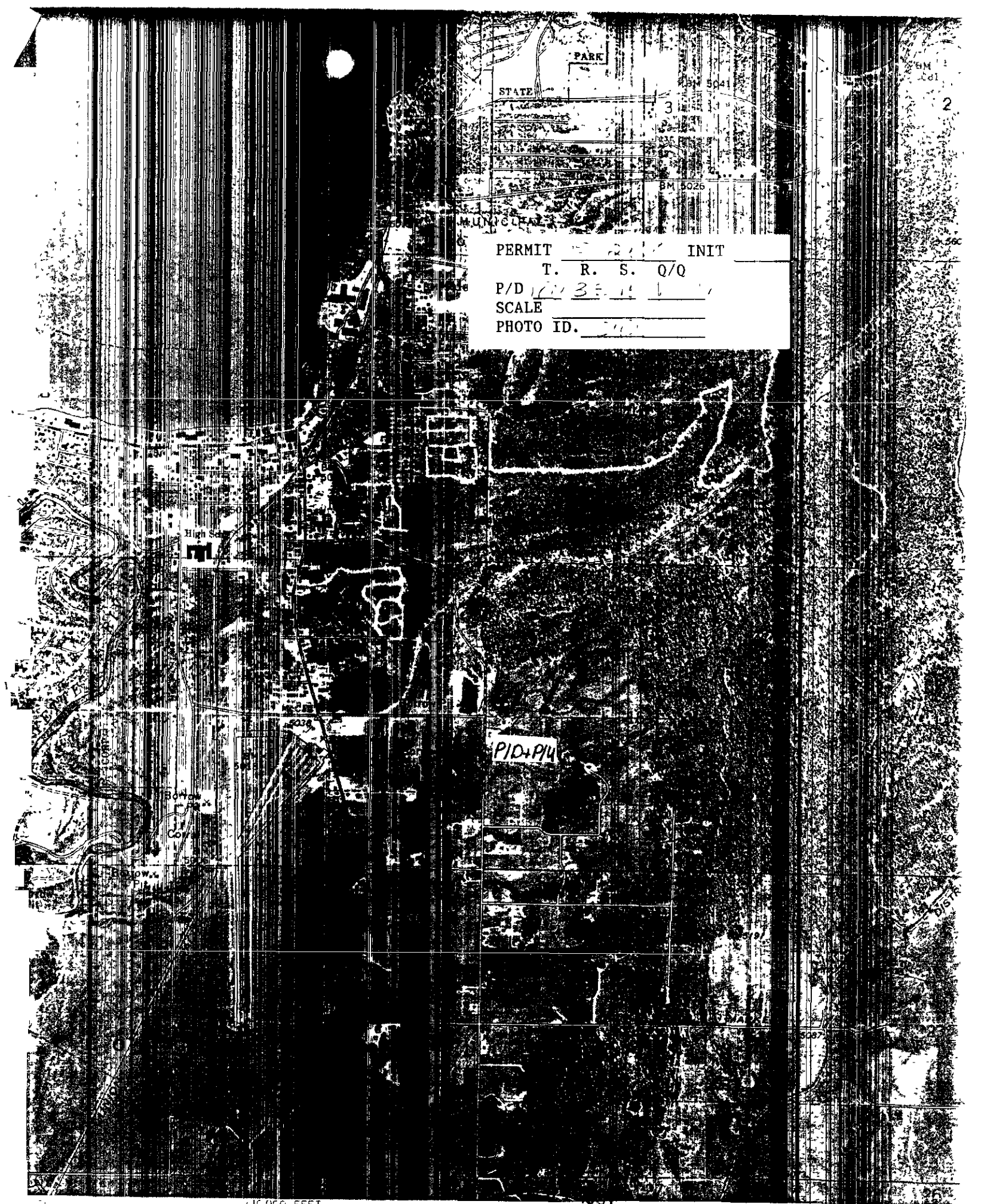
Exam Reviewed by Senior Water Resource Agent 4/4/91 (Initial and date)

Exam Reviewed by Manager of Regional Office 4/19/91 (Initial and date)

Exam Date Entered in Computer ✓ st (Initial and date)

Exam sent to State Office 4-25-91 st (Initial and date)

SEP 04 1991



PERMIT T. R. S. Q/Q
P/D 17/35-14
SCALE
PHOTO ID. 700

P.D. 17/35-14

41000 FEET

572

573

574

Geological Survey
with the U.S. Forest Service

SCALE 1:4000



STATE OF IDAHO
DEPARTMENT OF WATER RESOURCES

RECEIVED
MAY 05 1991

BENEFICIAL USE FIELD REPORT Department of Water Resources

A. GENERAL INFORMATION

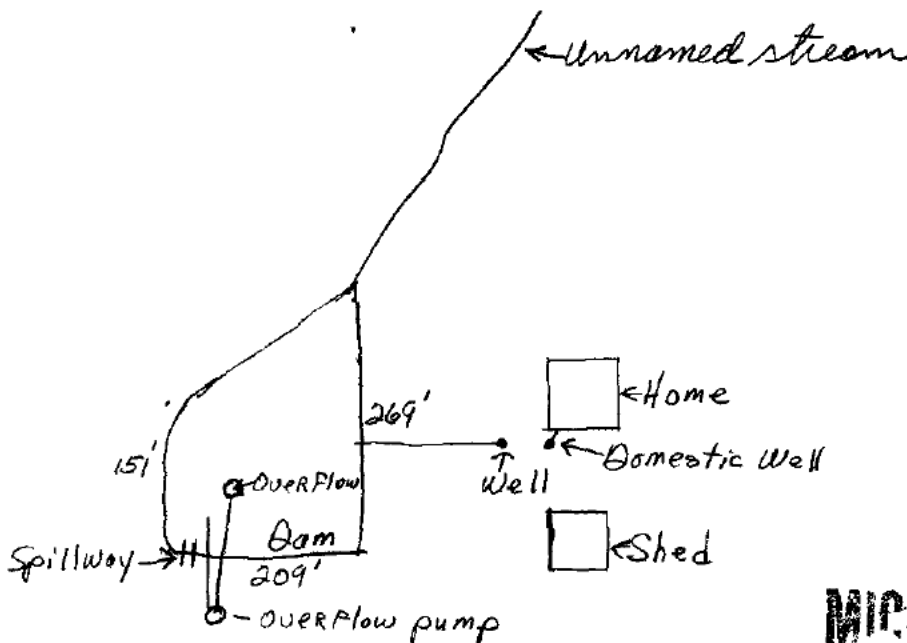
1 Owner: Betty Stockton Permit No 05-12888
Current Address: P.O. Box 5, McCall, Idaho 83638 Phone No [REDACTED]
2 Accompanied by Betty Stockton EXAM DATE: 7-24-90
Address Same Phone No Same
Relationship to Permit Holder owner
3 Source: unnamed stream tributary to N. Fork Payette River

B. OVERLAP REVIEW

1 Other water rights with same place of use. None ☐ Copies Attached
2 Other water rights with same point of diversion None ☐ Copies Attached ☐ Copies of Field Exam's Attached

C. SYSTEM DESCRIPTION

1 **Diversion System Diagram:** Indicate all major components and distances between components. Indicate weir size/ditch size/pipe id as applicable ☐ Alternative diagram attached



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Scale: 1" = 200'

- 2 ☒ Copy of U.S G S. Quadrangle Attached ☐ Aerial Photo Attached
Showing location(s) of point(s) of diversion and (required for irrigation of 10 acres or more)
place(s) of use (required).
☒ Photo of Diversion and System Attached
(required for all but single household domestic groundwater, and stockwater)

System Description (continued)

3. **Narrative:** Description (As operating at time of measurement Indicate pressure, number of sprinklers, etc)

Consists of a pond with approx. one surface acre that was created by a 10' dam across an unnamed stream. The pond has a concrete spillway and an overflow pipe that collects excess water below the dam. Overflow is returned by a 1 Hp and line to the pond. The pond is supplemented by a 6" diameter well approx. 145' from the pond when runoff water is inadequate. The pond is used primarily for stockwater and wildlife that water directly from it.

☐ See Remarks on page 4 for continuation

4

Well or Diversion Identification No.*	Motor Make	Hp	Motor Serial No.	Pump Make	Pump Serial No. or Discharge Size

*Code to correspond with No. on map and aerial photo

5. **Point(s) of Diversion:**

Ident. No.	Gov't. Lot	1/4	1/4	1/4	Sec.	Twp.	Rge.	County	Method of Determination/Remarks
			NE	SW	15	18N	3E	Valley	Orthophoto quad map

- 6 **Place(s) of Use:**

Indicate Method of Determination

Twp.	Rge.	Sec.	NE 1/4				NW 1/4				SW 1/4				SE 1/4				Totals
			NE 1/4	NW 1/4	SW 1/4	SE 1/4	NE 1/4	NW 1/4	SW 1/4	SE 1/4	NE 1/4	NW 1/4	SW 1/4	SE 1/4	NE 1/4	NW 1/4	SW 1/4	SE 1/4	
18N	3E	15									W/S								W/S

SEP 04 1991

Do not use this space

Do not use this space

D. FLOW MEASUREMENTS

☐ Additional Data Sheets Attached

1.

Measurement Equipment	Type	Make	Model No.	Serial No.	Size	Calib. Date

2. Measurements:

Measured dimensions of pond by pacing - No runoff water was flowing at time of inspection.

E. FLOW CALCULATIONS

☐ Additional Computation Sheets Attached

1 Measured Method:

2 Alternate Method for Checking Purposes:

F. PUMP EFFICIENCY DATA (Optional)

Discharge Pressure: _____ psi x 2.31 = _____ ft (1); Dynamic pumping level. _____ ft (2)

Total Head. (1) + (2) = _____ (3) , Flow rate: _____ cfs (4)

Water HP. (3) x (4) ÷ 8.8 = _____ (5)

Meter Input KW. 3.6 x _____ KH x _____ CTR or _____ MULT x _____ PTR x _____ N/ _____ T = _____ (6)

Meter Input HP: (6) x 1.34 = _____ (7)

Panel Input KW _____ Ave PF x _____ Ave Volts x _____ Ave Amps x .001732 = _____ (6)

Panel Input HP: (6) x 1.34 = _____ (7) Efficiency: (5)/(7) x 100 = _____ %

G. VOLUME CALCULATIONS

1 Volume Calculations for Irrigation.

$V_{IR} = (\text{Acres Irrigated}) \times (\text{Irrigation Requirement}) =$ _____

$V_{DR} = [\text{Diversion Rate (cfs)}] \times (\text{Days in Irrigation Season}) \times 1.9835 =$ _____

$V = \text{Smaller of } V_{IR} \text{ and } V_{DR} =$ _____

2 Volume Calculations for Other Uses.

may use by stock table for minimum for
 $6 \times 12 \times 365 = 26,280 \div 325,860 = .08 = .1 \text{ afa for stockwater year-round.}$
Per 2 acre feet:
 $269 \times 209 = 56,221 - 12,331 = 43,890 \text{ surface sq. ft} \times 4' \text{ average depth} =$ *USE*
 $175,560 \text{ sq ft} \div 43,560 = 4.03 \text{ AF}$

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(1) total = .24 AF

H. REMARKS AND OVERLAP REVIEW ANALYSIS

No overlaps. Adjudication claim A 65-6918 for domestic groundwater includes the well used to supplement this permit.

Pool contains an acre foot capacity greater than requested therefore recommendation is to license at 1.0 AF as requested in permit. Flow rate for wildlife cannot be determined. Based on number of stock (6 horses) that is normal usage recommend .01 minimum be licensed.

I. RECOMMENDATIONS

1 Recommended Amounts

Beneficial Use	Period of Use		Rate of Diversion Q (cfs)	Annual Volume V (afa)
	From	To		
Stockwater	1-1	12-31	.01	
Stockwater Storage	1-1	12-31		1.0 AF
Stockwater from Storage	1-1	12-31		1.0 AF 0.2 AF
Wildlife storage	1-1	12-31		1.0 AF
Wildlife from Storage	1-1	12-31		1.0 AF 0.2 AF
Fire Protection Storage	1-1	12-31		1.0 AF
Total			.01	1.0 AF

Stockwater yield this volume reduced to minimum based on stock chart.

2. Recommended Amendments

☐ Change PD as reflected above

☐ Add PD as reflected above

☒ None

☐ Change PU as reflected above

☐ Add PU as reflected above

☐ Other

J. AUTHENTICATION

Field Examiner's Name

Melvin T. Schulte

Signature

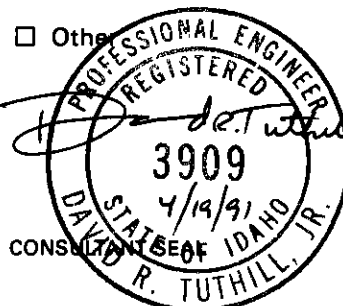
Melvin T. Schulte

Certification Date

4-19-91

Field Report Preparation Date

8-9-90



K. Licensing recommendation shall be prepared by an Idaho Department of Water Resources employee on a computer printout attached hereto.

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65-12888

Picture #1

Spillway for dam



Picture #2

Picture of dam
from below dam.
Corrugated pipe
on left contains
pump that returns
overflow water
back to the pond.

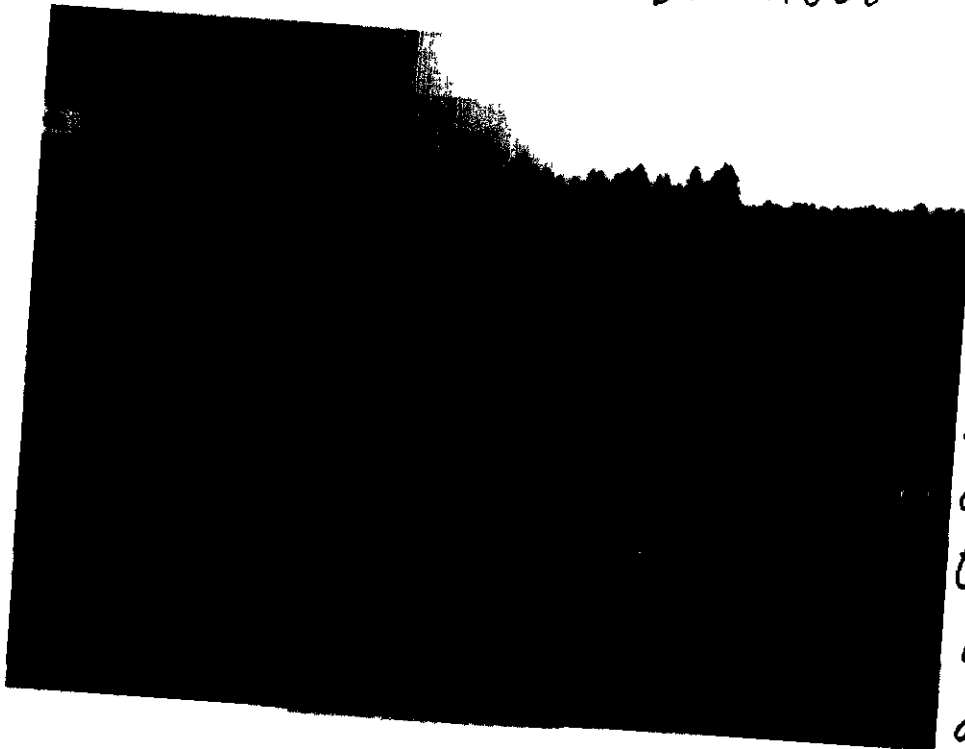


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SEP 04 1991

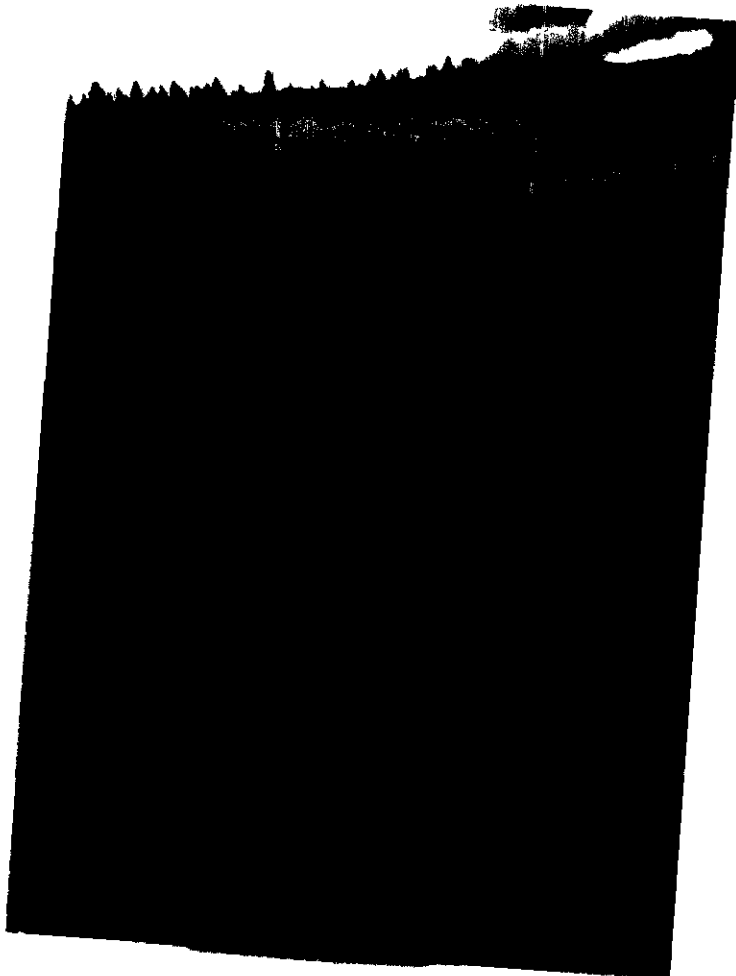
65-12888

Picture # 3



Picture of pond
taken from dam
looking Northeast.
Object in right-
middle of pond is
an overflow tube
that allows water
to be collected
and returned to the
pond.

Picture # 4



Source of runoff water
for the pond.

SEP 04 1991

65-12888

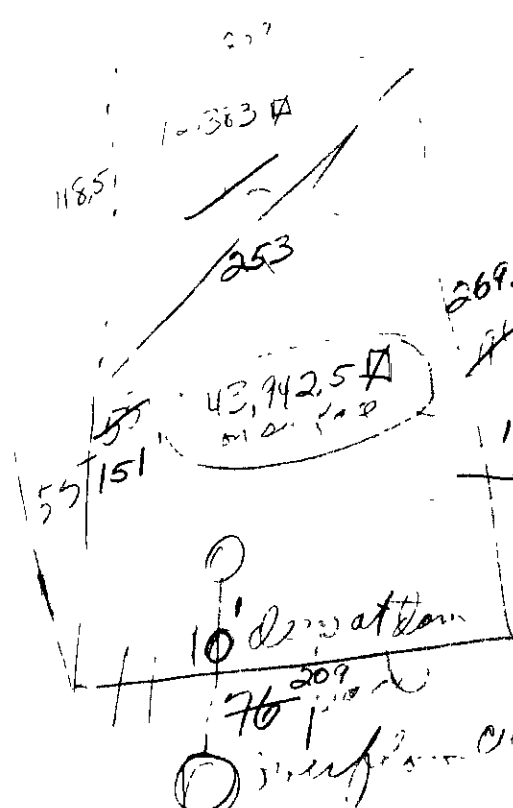
Picture #5



Well that provides supplementary water for the pond when runoff water is not sufficient. The white plastic pipe contains a valve that allows this well to be used for lawn irrigation and fire protection.

SEP

151



2695

145
325
65-6918
113'

10' diameter
76 209
Diameter of vent to vent back to pond

$$43,942.5 \times 4' = 175,770 \div 43 = 60 = 4.04 \text{ dia ft.}$$

$$6 \times 12 = 72 \times 365 = 26,280 \div 225 = 116.8 = .08 \text{ aft}$$

88

SEP 04 1991

1/88

PROOF OF BENEFICIAL USE

ANALYSIS SHEET

Permit No. 25-13888

Date: 8/11/89

General Considerations:

Y Name same as permit
Y Signature the same as permit holder
Y Address change _____ If yes, prepare a data entry
Y Proof received timely
N Reinstated

Source of Water:

Y Surface water
Y Groundwater
1. well log in file
2. drilling permit
N/A A. amount of drilling fee paid for proposed uses

Extent of Use and Rate of Diversion:

Y Rate of diversion appropriate for uses
Y Is rate or volume and fee appropriate?
Y Has permit holder indicated when water was first put to a beneficial use?

Measuring Device:

N/A Is a measuring device or access port required?
N/A Has one been installed?
N/A Waiver or modification of measuring device requested

Remarks:

Proof Acceptable

Priority Calculation:

Date proof received	_____	_____
Date proof due	_____	_____
No. of days late	_____	_____
Priority date	_____	_____
NEW PRIORITY DATE	_____	_____

SEND FILES TO DATA ENTRY AND THEN TO MICROFILM

Form 2
03/86

RECEIVED
AUG 10 1989

Department of Water Resources

STATE OF IDAHO

DEPARTMENT OF WATER RESOURCES

PROOF OF BENEFICIAL USE

For Office Use Only
Fee Received 0
Date _____
Receipt # _____
Receipt by _____
Reviewed by _____
Sent to region _____

The Idaho Department of Water Resources will consider this form as a statement that the permit holder(s) has completed all development that will occur under this permit and that water has been applied according to the provisions of the permit for the beneficial use(s) described below. This form must be accompanied by a license examination fee or a completed field examination report prepared by a certified water right examiner who has been appointed by the department.

Permit No. 65-12888

Name(s) of Permit Holder: BETTY R. STOCKTON

Post Office Address: P.O. Box S - McCall, Idaho 83638

Telephone No. 208 634-5970

Source of Water: unnamed stream

Extent of Use:

Domestic 1 (number of households) Stockwater 6 horses (number and type of stock)

Irrigation _____ (acres) Other/Remark Wildlife

sometimes a few cows

Total rate and/or volume for which proof is submitted 0.02 cfs 1.0 acre-foot

Show the date water was first diverted and beneficially used under this permit: 9-84

Measuring Device: Required? Yes ☒ No
Installed? Yes ☐ No

Fee enclosed \$ 0
(See License Examination Fee Schedule)

Flow Measurement Port: Required? Yes ☒ No
Installed? Yes ☐ No

Person to contact to accompany the Department representative during the field examination:

same as above

(Name)

(Telephone Number)

(Address)

The above information is my true statement of the extent to which the above numbered permit has been developed and I relinquish any undeveloped portion of the permit to the state of Idaho.

MICROFILMED

SEP 06 1989

8-10-89
Date

Betty R. Stockton
Signature of Permit Holder (and title, if appropriate)

S T A T E O F I D A H O
D E P A R T M E N T O F W A T E R R E S O U R C E S

Statehouse
Boise, Idaho 83720
(208) 334-7900
May 31, 1989

BETTY R. STOCKTON
P.O. BOX 5
MC CALL, ID 83638

P E R M I T A P P R O V A L N O T I C E

RE: PERMIT NO. 65-12888

Dear Permit Holder:

Enclosed is a copy of your approved application for permit. We direct your attention to the conditions of approval on the final page.

We have enclosed a form entitled "Instructions for Proof of Beneficial Use". Please read the instructions carefully since you must take further action to develop this permit. Also enclosed for your convenience is a form entitled "Proof of Beneficial Use" that must be submitted to the Department when your project is completed. If development is complete, you may submit proof of beneficial use immediately.

Sincerely,

GARY SPACKMAN, Supervisor
Water Right Permits Section

GS: SC
Enclosures

MICROFILMED

JUN 14 1989

PO - 18N 3E S. 15 NESW

Form No. 202a.
4/87

STATE OF IDAHO
DEPARTMENT OF WATER RESOURCES
APPROPRIATION APPLICATION ANALYSIS SHEET

INITIAL REVIEW BY: SL DATE: 11/28/88 APPLICATION: 65-12888

REQUIRED INFORMATION

- ☒ Name: (If applicant is a corporation or partnership, names and addresses for the director, officers, and other partners must be included.)
☒ Address:
☒ Source: (See USGS Quad for names of water sources)
☒ Point of Diversion: (10 acres for spring, lot & block descriptions for Subdivisions, local name)
☒ County:
☒ Quantity: (flow and/or volume)
☒ Period of use:
☒ Nature of proposed use: (Include description of use)
☒ Description of diverting works:
☒ Time required for beneficial use of water:
☒ Place of use or acres irrigated:
☒ Map:
☒ Signature: (If applicant is corp., partnership, or municipality title of signator is required)
☒ Fee:
☒ yes ___ No* In form to receipt:

Gov't. Lots:

N P/D

N P/U

ADDITIONAL INFORMATION

YES NO

- ☒ Overlapping place of use: (Describe source & relationship to present application on the back.)
☒ Overlapping point of diversion:
☒ Field check required: Field check by: _____
☒ Field report attached:
☒ Critical groundwater area:
☒ Groundwater management area:
☒ Send dam safety information:
☒ Send power requirement letter:
☒ Send fish farm requirement letter:
☒ Power residency affidavit:
☒ Power efficiency form:
☒ Within trust water boundry: (If yes, attach Trust Water Supplementary Analysis Sheet.)
☒ Diversion greater than 5 cfs or 500 af: (If yes, attach Large Diversion supplementary analysis sheet.)
☒ *REQUEST ADDITIONAL INFORMATION FROM THE APPLICANT

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MAR 30 1989

Department of Water Resources

DATE REQUESTED: _____

☒ Additional information on reverse side:

PROCESSING

YES NO

- ☒ In form for advertising:
☒ Statewide advertising:
☒ Fee amount, receipt number and date recorded on application:

SEND COPIES TO

YES NO

- ☒ I.D. Health and Welfare
☒ I.D. Fish and Game
☒ I.D. Lands
☒ Adjudication Bureau

YES NO

- ☒ U.S. BLM
☒ U.S. Forest Svc.
☒ Water District # _____
☒ Other _____

FINAL REGIONAL PROCESSING REVIEW

YES NO

- ☒ Affidavit of publication received:
☒ Application published correctly: If not, record action taken.

- ☒ Publication dates and paper recorded on application:
☒ Protests received, Final date for protest January 9, 1989
☒ Protests, dates, resolution of protest recorded on application:
☒ Recommendations attached: Approve IDK
☒ Measuring device required:
☒ Measuring port required:
☒ Water delivered by water master? District # 65
☒ Special conditions of approval or cover letter: (see additional info. below)
☒ See Below For Additional Information
Recommended Date of Priority 10/13/1988
Recommended by: Dix Date 3/30/1989

STATE OFFICE REVIEW

P16 05 (65, Payette River)

See below for additional information. By KW Date 5/15/89

ADDITIONAL INFORMATION

OVERLAP
65-06918 is a domestic well in NSW (see 65-06918) for Applicant's home. The well
supplements the pond when needed. This use of the well falls within O/I definition.

STATE OF IDAHO
DEPARTMENT OF WATER RESOURCES
Western Region
2735 AIRPORT WAY

Boise, Idaho 83705
(208) 334-2190

DECEMBER 14, 1988

The Star News
P.O. Box 985
McCall, ID 83638

Dear Legal Dept.:

Enclosed you will find a legal notice which we wish to have published on the dates indicated (once a week for two consecutive weekly issues) in your newspaper. If you cannot publish the notice on the proposed dates, please contact us immediately.

An affidavit of publication must be submitted to the Department along with the publication bill. Your cooperation is appreciated.

Please send the affidavit of publication and publication billing to this office before JANUARY 9, 1989.

Yours truly,

JUDY PENSE
Secretary

Encl.

MICROFILMED

JUN 14 1989

65-12888

STOCKTON, BETTY R.
P.O. BOX S
MC CALL, ID 83638

Source: UNNAMED STREAM

Tributary: PAYETTE RIVER, NORTH FORK

Diversion Pt: NESW Sec 15 T 18N R 03E

Use: STOCKWATER (.020 CFS)

STOCKWATER STORAGE	(1.03 AF)
STOCKWATER FROM STORAGE	(1.03 AF)
WILDLIFE STORAGE	(1.03 AF)
WILDLIFE FROM STORAGE	(1.03 AF)
FIRE PROTECTION STORAGE	(1.03 AF)

Date Filed: 10/13/1988

In: T18N R03E S15 NESW

MICROFILMED

JUN 14 1989

WUI Plan

PINE CREEK RANCH SOUTH

WILDLAND URBAN INTERFACE FIRE PROTECTION PLAN

10-7-1: PURPOSE:

Valley County's community wildfire protection plan acknowledges that wildfire hazard areas exist throughout the county. Therefore, wildfire mitigation actions are prudent to enable safe habitation in these fire environments. The Valley County fire working group recommends that a requirement for the development and approval of a wildland urban interface fire protection plan be added as an addendum to the Valley County subdivision regulations ordinance. The existence of said plan will assist the Valley County planning and zoning commission and the structural fire districts in satisfying the current subdivision regulation, subsection 10-3-2-6D7 of this title. (Ord. 10-07, 8-26-2010)

10-7-2: DEFINITIONS:

APPROVED: Refers to approval as the result of review, inspection or tests by reason of accepted principles.

ASPECT: Generally, refers to the direction to which a mountain slope faces. For example: A slope that faces the sun in the afternoon has a westerly aspect or is a west facing slope.

DEFENSIBLE SPACE: Refers to that area between a building and an oncoming wildfire where the vegetation has been modified to reduce the wildfire threat and to provide an opportunity for firefighters to effectively defend the building.

FORESTED: Idaho Code title 38, chapter 1 (Idaho forestry act) defines "forestland" as meaning "any land which has upon it sufficient brush or flammable forest growth of any kind or size, living or dead, standing or down, including debris or growth following a fire or removal of forest products, to constitute a fire menace to life (including animal) or property".

FUEL BREAK: An area, strategically located for fighting anticipated wildfires, where the vegetation has been modified or removed so that fires burning into it can be more easily controlled. Fuel breaks may divide fire prone areas into smaller areas for easier fire control and to provide access for firefighting.

PROFESSIONAL: Can include qualified professional forester, fire ecologist, or comparable experience. Professionals can be prequalified by the commission or recommended by the Valley County fire working group and kept on record at the planning and zoning office.

PROFESSIONAL FORESTER: An individual holding at least a Bachelor of Science degree in forestry from an accredited four (4) year institution. (This is consistent with Idaho state tax commission rule 960 of the Idaho administrative code, Idaho state tax commission, PDAPA 35.01.03, section 04.)

SLOPE: The variation of terrain from the horizontal; the number of feet of rise or fall per one hundred feet (100') measured horizontally, expressed as a percentage.

STRUCTURE: That which is built or constructed, an edifice or building of any kind or any piece of work artificially built up or composed of parts joined together in some manner.

VALLEY COUNTY FIRE WORKING GROUP: This group is given charter by the Valley County board of commissioners and is tasked with oversight of the community wildfire protection plan.

This group is represented by local fire departments, SITPA, public land managers (USFS, IDL, BOR), bureau of homeland security, West Central Highlands RC&D, Valley County Natural Resource Consultants, etc.

WILDFIRE: An uncontrolled fire spreading through vegetative fuels, exposing and possibly consuming structures.

WILDLAND URBAN INTERFACE AREA: That geographical area where structures and other human development meets or intermingles with wildland or vegetative fuels. (Ord. 10-07, 8-26-2010)

10-7-3: BASIS FOR RECOMMENDATION:

Valley County adopted the 2006 international fire code, which references the international wildland urban interface when dealing with wildlands. The following addendum's structure set out in section 10-7-4 of this chapter is based on the 2006 wildland urban interface area requirements section 405. (Ord. 10-07, 8-26-2010)

10-7-4: SUBMISSION REQUIREMENTS:

- A. General: All developers of proposed subdivisions shall provide a wildland urban interface fire protection plan (the plan) for review and approval by the planning and zoning commission with their preliminary plat application or planned unit development submittal.*
- B. Content: The plan shall be based upon a site-specific wildfire risk assessment that includes consideration of location, topography, aspect, flammable vegetation, climatic conditions and fire history. The plan shall address water supply, access, fire protection systems and equipment, defensible space, and vegetation management.*
- 1. Preparation: The plan shall be developed by a "professional" (see definition in section 10-7-2 of this chapter). Professionals can be prequalified by the commission and a list will be maintained at the Valley County planning and zoning office.*
- 2. Format: The plan shall consist of two (2) sections:*

a. Wildfire Risk Assessment: This portion of the plan includes a map and narrative describing the status of the land to be developed. At a minimum, the following must be included:

1. Topographic map. Use blank map format included on the last page.

Refer to Pine Creek Ranch South Appendix A, Existing Conditions with Preliminary Site Plan, Exhibit No. EX-2, Sheet 2 of 6.

2. Site description including discussion of slope(s), aspect(s), and significant topographic features.

Pine Creek Ranch South is located in Valley County, Idaho, Parcel No. RP18N03E154641 in Section 15, Township 18 North, Range 3 East. The property currently comprises of a single-family residence and outbuildings. The site consists of approximately 90.68 acres around the and sides of the existing Woodlands Subdivision and the Barbara Morgan Elementary School, all situated on the west side of McCall. The current land use around the proposed subdivision consists of primarily residential use and undeveloped land.

The natural topography is moderate-to-steep, generally sloping from the northeast to the southwest with slopes ranging from two (2%) percent to five (15%) percent. Several defined drainages flow throughout the property and a man-made reservoir is located near the midpoint of the western boundary.

3. *Narrative describing existing vegetation and fuel hazards, distribution, and continuity.*

Vegetation throughout consists of mature overstory trees mostly Ponderosa pine with occasional Douglas-fir and Grand fir. Very few Engelmann spruce, Lodgepole pine and Aspen are represented in the overstory. In untreated stands the understory consists of either a mix of scattered brush, Quaking aspen, and dense pockets of Ponderosa pine seedling/saplings. Surface fuels consist of some light grasses, low shrubs (such as Huckleberry) and conifer litter. The area adjacent to and south of the middle school is populated by mostly open-grown Lodgepole pine that transitions to the east into closed canopy Lodgepole and then to dense Ponderosa pine.

4. *Fire history, including historical occurrence, causes, typical wind and climatic conditions which influence fire behavior.*

The significant percentage of large mature ponderosa pines in the overstory suggest that this site was likely subject a short or very short fire return interval. Weather patterns in Valley County during the summer months produce thunderstorms that have the potential to ignite wildfires. The average summer temperature (June 20 through September 14) is 77 degrees, and the average for July is 83 degrees. Increased summertime thunderstorms, warm temperatures, low humidity, and winds from the south/southwest create an ideal situation for the ignition of a fire from natural or human caused events. The rapid changes of weather conditions in the summer and fall months could create fire behavior that increases the risks of homeowners and firefighters.

5. *Existing roads and bridges, including a description of widths, grade percentages and weight limits.*

Currently there are two ingress/egress points for the property, a driveway used to access the existing residence from Stockton Court and an access point from Knights Road. The driveway is approximately eight hundred and fifty (850') feet long, sixteen (16') feet wide and moderately flat. Several gravel access roads spur from the main driveway to access portions of the site as shown in Appendix A, Existing Conditions with Preliminary Site Plan, Exhibit No. EX-2, Sheet 2 of 6.

6. *Location of existing structures and an estimate of the proposed density, types and sizes of planned structures.*

Currently there is an existing residence with out-buildings located on the property. Proposed density at full build-out for Pine Creek Ranch South is TBD, is currently proposed as four (4) Development Parcels, and may be eventually developed.

7. *Infrastructure that may affect wildland fire risk (i.e., existing power lines, railroad lines, propane tanks, etc.).*

Existing infrastructure on the site currently consists of power, well water, and a septic system.

8. *Description of existing features that may assist in controlling a wildfire (i.e., fuel breaks, water sources, etc.).*

The existing gravel access roads that traverse through the project may provide small fire breaks. Dipping and/or drafting from the existing reservoir and/or Payette Lake could also be an option for water supply (approximately 1.5-mile air distance).

9. Current structural and wildland fire jurisdictional agencies.

Pine Creek Ranch South is located within the McCall Fire Protection District (MFPD) and wildfire suppression for timbered lands is provided by Southern Idaho Timber Protective Agency (SITPA).

10. Effect of proposed development on current wildland fire risk within the development area and to adjacent landowners.

Wildland fire risk imposed by the development includes individual property owners with potential for human caused fire ignition.

b. Wildfire Risk Mitigation: This portion of the plan includes a map(s) and narrative detailing planned wildfire hazard mitigation actions to be taken by the developer prior to individual lot development to mitigate risks to life and property from wildland fire. Specific items to be addressed include:

1. Access - planned ingress and egress routes.

Pine Creek Ranch South includes one (1) ingress and egress route. The access point will be connected to Stockton Court and will generally run north/south providing additional access point to the Woodlands No. 3 Parcel (VC Parcel No. RPM00000150605) while also creating a fire break near the midpoint of the property. Additionally, the existing Woodlands Subdivision includes 138 residential lots and does not meet International Fire Code D107.1 where it states, "Developments of one-or-two family dwellings where the number of dwelling units exceeds 30 shall be provided with two separate and approved fire apparatus access roads." The proposed roadway improvements could eventually help to mitigate this public safety concern. All roadways are anticipated to be built with a gravel surface and will be constructed to *Valley County Minimum Standards for Private Road Design and Construction*. Refer to Pine Creek Ranch South Exhibit No. EX-6, Sheet 6 of 6.

2. Water supply for structural and wildland fire response.

Pine Creek Ranch South is not anticipated to include a water supply at this time. If the project is further developed, additional water supply will be provided at that time.

3. Estimated response time and distances for jurisdictional fire agencies.

The development is located within District 2 of the MFPD and the estimated response time is seven (7) minutes. Additional wildfire resources from federal agencies are available upon request.

4. Planned internal fire protection systems and/or equipment, including buried tanks, wells, hydrants, drylines, etc., along with protective measures for systems and/or equipment.

There is currently no plan to install a buried tank or dry hydrant for Pine Creek Ranch South unless the project is further developed.

5. *Proposed infrastructure, including bridge standards, road widths, grades, signage, aboveground/belowground power lines, etc.*

As described above, the development will utilize one (1) ingress/egress route. Due to the natural topography being moderately flat, road grades are not anticipated to exceed four (4%) percent. Appropriate road signage will be installed and should be clearly visible at each intersection and all residences will have their address number posted in accordance with Valley County standards.

Power infrastructure has not been designed, but it is anticipated that it will be installed underground.

It is suggested that builders use building materials that are fire resistant and are recommended by the International Fire Code and Valley County Building Department.

6. *Safety zone locations.*

It is suggested that defensible space be designed to reduce fuel loads around homes and implemented before construction within the proposed subdivision. There are three zones that successfully create defensible space around homes according to Firewise programs; the immediate zone (0-5 feet), intermediate zone (5-30 feet) and the extended zone (30-100 feet). Below are some suggestions to create a defensible space for each zone.

Immediate Zone (0 to 5 Feet)

- All plant debris should be removed from around the residence.
- Use non-combustible mulch such as stones and rock around the home, instead of mulch or wood chippings.
- Trim branches that overhang the home, porch and deck while pruning the lower branches of larger trees at least six (6') feet from the ground.
- Keep leaf litter and pine needles off of the roof and remove branches within 10 feet of the chimney.
- Use ignition resistant building materials on exterior walls.
- Use non-flammable fencing materials.
- Keep the gutters clean of leaf debris that is collected in gutters (annually).

Intermediate Zone (5 to 30 Feet)

- Keep vegetation clear around propane tanks.
- Keep grasses mowed to four inches.
- Irrigate lawns and trees to prevent them from becoming dry.
- Remove vegetation under trees to prevent fire from reaching tree crowns.
- Trees should have a minimum of ten (10') to eighteen (18') feet between crowns, this spacing should increase as slope increases.
- Remove ladder fuel by pruning the lower branches of trees to minimize the risk of any fires reaching the crowns.
- Create fuel breaks such as pathways.

Extended Zone (30 to 100 Feet)

- Remove piles of ground litter/debris, dead plants, and tree materials.
- Remove vegetation around out-buildings.

- Remove small conifers growing between mature trees.
- Space all trees to have a minimum of six (6') to ten (10') feet between the crowns, this spacing should increase as slope increases.
- Remove ladder fuel by pruning the lower branches of trees to minimize the risk of any fires reaching the crowns.

7. *Planned live and dead fuel treatment actions, including modification through thinning, pruning, piling, chipping, and fuel break construction; and removal through commercial harvest, chipping and hauling or prescribed burning.*

Prior to road construction and during site grading, fuel reduction should be followed to remove all woody ground fuels, slash piles and any other hazards. Dead and dying debris should also be removed and existing trees should be limbed where appropriate.

8. *Long term maintenance schedule to sustain fuel treatment effectiveness.*

It is anticipated the Pine Creek Ranch South CCRs will include language pertaining to Section 6 Safety Zone Location for long term wildfire maintenance.

9. *Analysis of the overall change in wildland fire risk within the development and to adjacent landowners once the planned mitigation actions are implemented.*

Pine Creek Ranch South may present a wildland fire risk in relation to the existing conditions/vegetation on-site, however development of this project into a community worthy of a *Firewise Communities USA* designation is an overall goal. Additionally, as mentioned above, creation of the proposed private road and public right-of-way will create a east/west fire break near the midpoint of the property.

3. *Submittal, Implementation and Verification:*

- The plan shall be submitted with the preliminary plat application to the Valley County planning and zoning office.*
- Planned mitigation work must be completed or financially guaranteed prior to the recordation of the final plat. A schedule for the phased completion of mitigation work may be approved in conjunction with recordation of final plats.*
- Verification of completed implementation of mitigation actions will be the responsibility of the jurisdictional structural fire district. Where no structural fire district exists, the Valley County sheriff shall appoint a county representative.*

4. *Exceptions: Proposed administrative plats of less than five (5) lots and proposed subdivisions with lands less than twenty percent (20%) "forested" (see definition in section 10-7-2 of this chapter) are exempt from the **professional requirement. For proposed subdivisions fitting these descriptions, the developer may complete the plan (see the fire protection form). The plan for an administrative plat can be approved by the administrator upon receiving an approval letter from the fire district.***

5. *Cost: The cost and implementation of the plan preparation shall be the responsibility of the applicant.*

6. *Plan Retention: The approved plan shall be retained at the Valley County planning and zoning office and the jurisdictional fire district or designated agency where no fire district exists. (Ord. 10-07, 8-26-2010)*

Use additional pages as necessary. If you have map already constructed, it may be used instead.



PINE CREEK RANCH SOUTH WILDLAND URBAN INTERFACE FIRE PROTECTION PLAN

10-7-1: PURPOSE:

Valley County's community wildfire protection plan acknowledges that wildfire hazard areas exist throughout the county. Therefore, wildfire mitigation actions are prudent to enable safe habitation in these fire environments. The Valley County fire working group recommends that a requirement for the development and approval of a wildland urban interface fire protection plan be added as an addendum to the Valley County subdivision regulations ordinance. The existence of said plan will assist the Valley County planning and zoning commission and the structural fire districts in satisfying the current subdivision regulation, subsection 10-3-2-6D7 of this title. (Ord. 10-07, 8-26-2010)

10-7-2: DEFINITIONS:

APPROVED: Refers to approval as the result of review, inspection or tests by reason of accepted principles.

ASPECT: Generally, refers to the direction to which a mountain slope faces. For example: A slope that faces the sun in the afternoon has a westerly aspect or is a west facing slope.

DEFENSIBLE SPACE: Refers to that area between a building and an oncoming wildfire where the vegetation has been modified to reduce the wildfire threat and to provide an opportunity for firefighters to effectively defend the building.

FORESTED: Idaho Code title 38, chapter 1 (Idaho forestry act) defines "forestland" as meaning "any land which has upon it sufficient brush or flammable forest growth of any kind or size, living or dead, standing or down, including debris or growth following a fire or removal of forest products, to constitute a fire menace to life (including animal) or property".

FUEL BREAK: An area, strategically located for fighting anticipated wildfires, where the vegetation has been modified or removed so that fires burning into it can be more easily controlled. Fuel breaks may divide fire prone areas into smaller areas for easier fire control and to provide access for firefighting.

PROFESSIONAL: Can include qualified professional forester, fire ecologist, or comparable experience. Professionals can be prequalified by the commission or recommended by the Valley County fire working group and kept on record at the planning and zoning office.

PROFESSIONAL FORESTER: An individual holding at least a Bachelor of Science degree in forestry from an accredited four (4) year institution. (This is consistent with Idaho state tax commission rule 960 of the Idaho administrative code, Idaho state tax commission, PDAPA 35.01.03, section 04.)

SLOPE: The variation of terrain from the horizontal; the number of feet of rise or fall per one hundred feet (100') measured horizontally, expressed as a percentage.

STRUCTURE: That which is built or constructed, an edifice or building of any kind or any piece of work artificially built up or composed of parts joined together in some manner.

VALLEY COUNTY FIRE WORKING GROUP: This group is given charter by the Valley County board of commissioners and is tasked with oversight of the community wildfire protection plan.

This group is represented by local fire departments, SITPA, public land managers (USFS, IDL, BOR), bureau of homeland security, West Central Highlands RC&D, Valley County Natural Resource Consultants, etc.

WILDFIRE: An uncontrolled fire spreading through vegetative fuels, exposing and possibly consuming structures.

WILDLAND URBAN INTERFACE AREA: That geographical area where structures and other human development meets or intermingles with wildland or vegetative fuels. (Ord. 10-07, 8-26-2010)

10-7-3: BASIS FOR RECOMMENDATION:

Valley County adopted the 2006 international fire code, which references the international wildland urban interface when dealing with wildlands. The following addendum's structure set out in section 10-7-4 of this chapter is based on the 2006 wildland urban interface area requirements section 405. (Ord. 10-07, 8-26-2010)

10-7-4: SUBMISSION REQUIREMENTS:

- A. General: All developers of proposed subdivisions shall provide a wildland urban interface fire protection plan (the plan) for review and approval by the planning and zoning commission with their preliminary plat application or planned unit development submittal.*
- B. Content: The plan shall be based upon a site-specific wildfire risk assessment that includes consideration of location, topography, aspect, flammable vegetation, climatic conditions and fire history. The plan shall address water supply, access, fire protection systems and equipment, defensible space, and vegetation management.*
- 1. Preparation: The plan shall be developed by a "professional" (see definition in section 10-7-2 of this chapter). Professionals can be prequalified by the commission and a list will be maintained at the Valley County planning and zoning office.*

- 2. Format: The plan shall consist of two (2) sections:*

*a. **Wildfire Risk Assessment: This portion of the plan includes a map and narrative describing the status of the land to be developed. At a minimum, the following must be included:***

- 1. **Topographic map. Use blank map format included on the last page.***

Refer to Pine Creek Ranch South Appendix A, Existing Conditions with Preliminary Site Plan, Exhibit No. EX-2, Sheet 2 of 6.

- 2. **Site description including discussion of slope(s), aspect(s), and significant topographic features.***

Pine Creek Ranch South is located in Valley County, Idaho, Parcel No. RP18N03E154641 in Section 15, Township 18 North, Range 3 East. The property currently comprises of a single-family residence and outbuildings. The site consists of approximately 90.68 acres around the and sides of the existing Woodlands Subdivision and the Barbara Morgan Elementary School, all situated on the west side of McCall. The current land use around the proposed subdivision consists of primarily residential use and undeveloped land.

The natural topography is moderate-to-steep, generally sloping from the northeast to the southwest with slopes ranging from two (2%) percent to five (15%) percent. Several defined drainages flow throughout the property and a man-made reservoir is located near the midpoint of the western boundary.

3. *Narrative describing existing vegetation and fuel hazards, distribution, and continuity.*

Vegetation throughout consists of mature overstory trees mostly Ponderosa pine with occasional Douglas-fir and Grand fir. Very few Engelmann spruce, Lodgepole pine and Aspen are represented in the overstory. In untreated stands the understory consists of either a mix of scattered brush, Quaking aspen, and dense pockets of Ponderosa pine seedling/saplings. Surface fuels consist of some light grasses, low shrubs (such as Huckleberry) and conifer litter. The area adjacent to and south of the middle school is populated by mostly open-grown Lodgepole pine that transitions to the east into closed canopy Lodgepole and then to dense Ponderosa pine.

4. *Fire history, including historical occurrence, causes, typical wind and climatic conditions which influence fire behavior.*

The significant percentage of large mature ponderosa pines in the overstory suggest that this site was likely subject a short or very short fire return interval. Weather patterns in Valley County during the summer months produce thunderstorms that have the potential to ignite wildfires. The average summer temperature (June 20 through September 14) is 77 degrees, and the average for July is 83 degrees. Increased summertime thunderstorms, warm temperatures, low humidity, and winds from the south/southwest create an ideal situation for the ignition of a fire from natural or human caused events. The rapid changes of weather conditions in the summer and fall months could create fire behavior that increases the risks of homeowners and firefighters.

5. *Existing roads and bridges, including a description of widths, grade percentages and weight limits.*

Currently there are two ingress/egress points for the property, a driveway used to access the existing residence from Stockton Court and an access point from Knights Road. The driveway is approximately eight hundred and fifty (850') feet long, sixteen (16') feet wide and moderately flat. Several gravel access roads spur from the main driveway to access portions of the site as shown in Appendix A, Existing Conditions with Preliminary Site Plan, Exhibit No. EX-2, Sheet 2 of 6.

6. *Location of existing structures and an estimate of the proposed density, types and sizes of planned structures.*

Currently there is an existing residence with out-buildings located on the property. Proposed density at full build-out for Pine Creek Ranch South is TBD, is currently proposed as four (4) Development Parcels, and may be eventually developed.

7. *Infrastructure that may affect wildland fire risk (i.e., existing power lines, railroad lines, propane tanks, etc.).*

Existing infrastructure on the site currently consists of power, well water, and a septic system.

8. *Description of existing features that may assist in controlling a wildfire (i.e., fuel breaks, water sources, etc.).*

The existing gravel access roads that traverse through the project may provide small fire breaks. Dipping and/or drafting from the existing reservoir and/or Payette Lake could also be an option for water supply (approximately 1.5-mile air distance).

9. Current structural and wildland fire jurisdictional agencies.

Pine Creek Ranch South is located within the McCall Fire Protection District (MFPD) and wildfire suppression for timbered lands is provided by Southern Idaho Timber Protective Agency (SITPA).

10. Effect of proposed development on current wildland fire risk within the development area and to adjacent landowners.

Wildland fire risk imposed by the development includes individual property owners with potential for human caused fire ignition.

b. Wildfire Risk Mitigation: This portion of the plan includes a map(s) and narrative detailing planned wildfire hazard mitigation actions to be taken by the developer prior to individual lot development to mitigate risks to life and property from wildland fire. Specific items to be addressed include:

1. Access - planned ingress and egress routes.

Pine Creek Ranch South includes one (1) ingress and egress route. The access point will be connected to Stockton Court and will generally run north/south providing additional access point to the Woodlands No. 3 Parcel (VC Parcel No. RPM00000150605) while also creating a fire break near the midpoint of the property. Additionally, the existing Woodlands Subdivision includes 138 residential lots and does not meet International Fire Code D107.1 where it states, "Developments of one-or-two family dwellings where the number of dwelling units exceeds 30 shall be provided with two separate and approved fire apparatus access roads." The proposed roadway improvements could eventually help to mitigate this public safety concern. All roadways are anticipated to be built with a gravel surface and will be constructed to *Valley County Minimum Standards for Private Road Design and Construction*. Refer to Pine Creek Ranch South Exhibit No. EX-6, Sheet 6 of 6.

2. Water supply for structural and wildland fire response.

Pine Creek Ranch South is not anticipated to include a water supply at this time. If the project is further developed, additional water supply will be provided at that time.

3. Estimated response time and distances for jurisdictional fire agencies.

The development is located within District 2 of the MFPD and the estimated response time is seven (7) minutes. Additional wildfire resources from federal agencies are available upon request.

4. Planned internal fire protection systems and/or equipment, including buried tanks, wells, hydrants, drylines, etc., along with protective measures for systems and/or equipment.

There is currently no plan to install a buried tank or dry hydrant for Pine Creek Ranch South unless the project is further developed.

5. *Proposed infrastructure, including bridge standards, road widths, grades, signage, aboveground/belowground power lines, etc.*

As described above, the development will utilize one (1) ingress/egress route. Due to the natural topography being moderately flat, road grades are not anticipated to exceed four (4%) percent. Appropriate road signage will be installed and should be clearly visible at each intersection and all residences will have their address number posted in accordance with Valley County standards.

Power infrastructure has not been designed, but it is anticipated that it will be installed underground.

It is suggested that builders use building materials that are fire resistant and are recommended by the International Fire Code and Valley County Building Department.

6. *Safety zone locations.*

It is suggested that defensible space be designed to reduce fuel loads around homes and implemented before construction within the proposed subdivision. There are three zones that successfully create defensible space around homes according to Firewise programs; the immediate zone (0-5 feet), intermediate zone (5-30 feet) and the extended zone (30-100 feet). Below are some suggestions to create a defensible space for each zone.

Immediate Zone (0 to 5 Feet)

- All plant debris should be removed from around the residence.
- Use non-combustible mulch such as stones and rock around the home, instead of mulch or wood chippings.
- Trim branches that overhang the home, porch and deck while pruning the lower branches of larger trees at least six (6') feet from the ground.
- Keep leaf litter and pine needles off of the roof and remove branches within 10 feet of the chimney.
- Use ignition resistant building materials on exterior walls.
- Use non-flammable fencing materials.
- Keep the gutters clean of leaf debris that is collected in gutters (annually).

Intermediate Zone (5 to 30 Feet)

- Keep vegetation clear around propane tanks.
- Keep grasses mowed to four inches.
- Irrigate lawns and trees to prevent them from becoming dry.
- Remove vegetation under trees to prevent fire from reaching tree crowns.
- Trees should have a minimum of ten (10') to eighteen (18') feet between crowns, this spacing should increase as slope increases.
- Remove ladder fuel by pruning the lower branches of trees to minimize the risk of any fires reaching the crowns.
- Create fuel breaks such as pathways.

Extended Zone (30 to 100 Feet)

- Remove piles of ground litter/debris, dead plants, and tree materials.
- Remove vegetation around out-buildings.

- Remove small conifers growing between mature trees.
- Space all trees to have a minimum of six (6') to ten (10') feet between the crowns, this spacing should increase as slope increases.
- Remove ladder fuel by pruning the lower branches of trees to minimize the risk of any fires reaching the crowns.

7. *Planned live and dead fuel treatment actions, including modification through thinning, pruning, piling, chipping, and fuel break construction; and removal through commercial harvest, chipping and hauling or prescribed burning.*

Prior to road construction and during site grading, fuel reduction should be followed to remove all woody ground fuels, slash piles and any other hazards. Dead and dying debris should also be removed and existing trees should be limbed where appropriate.

8. *Long term maintenance schedule to sustain fuel treatment effectiveness.*

It is anticipated the Pine Creek Ranch South CCRs will include language pertaining to Section 6 Safety Zone Location for long term wildfire maintenance.

9. *Analysis of the overall change in wildland fire risk within the development and to adjacent landowners once the planned mitigation actions are implemented.*

Pine Creek Ranch South may present a wildland fire risk in relation to the existing conditions/vegetation on-site, however development of this project into a community worthy of a *Firewise Communities USA* designation is an overall goal. Additionally, as mentioned above, creation of the proposed private road and public right-of-way will create a east/west fire break near the midpoint of the property.

3. *Submittal, Implementation and Verification:*

- The plan shall be submitted with the preliminary plat application to the Valley County planning and zoning office.*
- Planned mitigation work must be completed or financially guaranteed prior to the recordation of the final plat. A schedule for the phased completion of mitigation work may be approved in conjunction with recordation of final plats.*
- Verification of completed implementation of mitigation actions will be the responsibility of the jurisdictional structural fire district. Where no structural fire district exists, the Valley County sheriff shall appoint a county representative.*

4. *Exceptions: Proposed administrative plats of less than five (5) lots and proposed subdivisions with lands less than twenty percent (20%) "forested" (see definition in section 10-7-2 of this chapter) are exempt from the professional requirement. For proposed subdivisions fitting these descriptions, the developer may complete the plan (see the fire protection form). The plan for an administrative plat can be approved by the administrator upon receiving an approval letter from the fire district.*

5. *Cost: The cost and implementation of the plan preparation shall be the responsibility of the applicant.*

6. *Plan Retention: The approved plan shall be retained at the Valley County planning and zoning office and the jurisdictional fire district or designated agency where no fire district exists. (Ord. 10-07, 8-26-2010)*

Use additional pages as necessary. If you have map already constructed, it may be used instead.

From: Gregg Tankersley <gtankersley@crestline-eng.com>
Sent: Tuesday, May 12, 2026 8:07 AM
To: rcgroves <rcgroves@parkpointe.com>; Cynda Herrick <cherrick@valleycountyid.gov>
Subject: RE: SUB 26-005 Pine Creek Ranch South

Good morning Cynda,

Attached is the Draft copy included in our submittal to the City of McCall in April.

Thank you,

Gregg

Gregg Tankersley, P.E. | Principal Engineer

Crestline Engineers, Inc.

323 Deinhard Lane, Suite C
PO Box 2330 | McCall, Idaho 83638
T 208.634.4140 | C 208.989.1051 | F 208.634.4146
www.crestline-eng.com

From: Craig Groves <rcgroves@parkpointe.com>
Sent: Tuesday, May 12, 2026 8:02 AM
To: Cynda Herrick <cherrick@valleycountyid.gov>
Cc: Gregg Tankersley <gtankersley@crestline-eng.com>
Subject: Re: SUB 26-005 Pine Creek Ranch South

It was prepared last fall for our original submission to the City of McCall and included the 90 acres and 68 acre parcels. I will find the report and send it to you.

R. Craig Groves
208-794-7694

On May 12, 2026, at 7:57 AM, Cynda Herrick <cherrick@valleycountyid.gov> wrote:

Was it submitted to and approved by Mara? Is it the official Wildland Urban Interface Fire Protection Plan?

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

From: Craig Groves <rcgroves@parkpointe.com>
Sent: Tuesday, May 12, 2026 7:42 AM
To: Cynda Herrick <cherrick@valleycountyid.gov>
Cc: gtankersley <gtankersley@crestline-eng.com>
Subject: Re: SUB 26-005 Pine Creek Ranch South



Cynda,

We have a wildfire mitigation plan for the 90 acres that we will be implementing as we progress over the next few years.

R. Craig Groves
208-794-7694

On May 12, 2026, at 7:20 AM, Cynda Herrick <cherrick@valleycountyid.gov> wrote:

See below email from Mara...concerning the WUI plan and my request of her...

From: Mara Hlawatschek <mhlawatschek@valleycountyid.gov>

Sent: Monday, May 11, 2026 9:48 PM

To: Cynda Herrick <cherrick@valleycountyid.gov>; ryan@mccallfire.com <ryan@mccallfire.com>;
Andrew Schaffran <andrew@mccallfire.com>; Mike Bertrand <mike@mccallfire.com>

Subject: Re: SUB 26-005 Pine Creek Ranch South

Hi!

Followed up regarding the WUI sub-plan. Since the Pine Creek subdivision does not propose developable lots at this time, a WUI plan is not recommended currently. Once the parcels are further developed or proposed for residential development, a WUI plan is recommended, as the area contains greater than 20% forested vegetation and would present increased wildfire risk considerations.

McCall Fire was also consulted in the decision of the following recommendation.

Thank you Cynda for the follow up and discussion on this parcel.

From: Cynda Herrick <cherrick@valleycountyid.gov>

Sent: Monday, May 4, 2026 3:33 PM

To: Mara Hlawatschek <mhlawatschek@valleycountyid.gov>

Subject: SUB 26-005 Pine Creek Ranch South

Hello Mara,

Pine Creek Ranch South does not propose developable lots at this time. It is basically just the creation of a road and segregation into 4 parcels for future platting.

Do you still think it needs a full blow WUI FPP at this time?

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

PINE CREEK RANCH WILDFIRE MITIGATION PLAN (Draft)

Prepared by:

Travis Chamberlain

208-469-0040

travis.r.chamberlain@gmail.com

tcfirefuelsforestry.weebly.com



Fire Fuels Forestry

Pine Creek Ranch Wildfire Mitigation Plan

Wildfire Risk

Site Description (See Map 1)

- The site consists of 158 acres around the east and south sides of the existing Woodlands subdivision and the Barbara Morgan Elementary School, all situated on the west side of McCall. The property has been considered in two parts, the first being the northern 68 acres that have previously been proposed as "The Woodlands phase 3" development and the southern 90 acres that is often referred to as "The Stockton 90". The northern section is currently within the boundaries of the City of McCall and The Stockton 90 annexation was recently rejected but may be proposed again in the future.

Terrain and wildland fire fuels in and adjacent to the development area

- The Nokes property makes up the whole of the adjacent wildland ownership
 - Terrain is primarily gentle slopes (less than 20%) up to the ridge that separates McCall from Little Payette Lake with some steeper (up to 35%) East and Southeast facing slopes running down to Little Payette Lake. Maximum slopes within one mile reach 50%, about ¾ of a mile to the Northeast between the Aspen Ridge Subdivision and Little Payette Lake. Multiple roads exist throughout the Nokes property and when considered in conjunction with potential off road access (up to 20% slope uphill climb according to NWCG testing of T6 wildland fire engines) any area of the Nokes property could potentially be accessed within 1,000ft by a wildland fire engine (brush truck).
 - Vegetation on the parcel to the east of PCR is dominated by relatively large mature trees with 10ft or greater average crown separation and very little understory vegetation or ladder fuels likely due to regular heavy grazing of livestock. The spacing and lack of understory vegetation is significant enough to be observed from aerial imagery. (See Map 2) Average Canopy Base Height (CBH) is approximately ??ft. Tree species is primarily Ponderosa pine especially on the west slopes and ridgetop with increasing but not dominate numbers of Douglas-fir and Grand fir on East slopes. Slopes less than 20% likely all meet NRCS vegetation specifications for shaded fuel breaks (*reference: NRCS 383*).
 - Vegetation on the parcel to the north along Spring Mountain Rd up to the Aspen Ridge subdivision has similar overstory with a bit higher density. Overstory stands are broken up by well spaced areas (10ft crown separation) but with areas of closed canopy timber. The parcel has not been grazed or treated to the same extent as the parcel to the east. Many seedlings and saplings are growing up in the understory, mostly Ponderosa pine but with a significant component of shade tolerant Grand fir and some Douglas-fir. Some brush and shrubs are present but not generally in high concentrations.
 - Both parcels have experienced several rounds of selective harvesting in the past and the parcel to the east has been selectively logged about every ? years along with regular livestock grazing for over ? years. Historically sites like this would have experienced a naturally short fire return interval of 5-15 years but may have

burned as often as every year depending on specific Native American practices in the area. Since the advent of aggressive fire suppression the area likely has not experienced fire very often, if at all, except for isolated small areas.

- Within Pine Creek Ranch (See Map 3)
 - Topography is generally flat or nearly flat on almost the whole property.
 - Vegetation throughout consists of mature overstory trees (>12" DBH) mostly Ponderosa pine with occasional Douglas-fir and Grand fir. Very few Engelmann spruce, Lodgepole pine and Aspen are represented in the overstory.
 - In untreated stands (Primarily the Stockton 90) the understory consists of either a mix of scattered brush, Quaking aspen (sprouts/saplings) and dense pockets of Ponderosa pine seedling/saplings or nearly pure dense "doghair" Ponderosa pine seedlings/saplings (generally 15-20ft tall). Surface fuels consist of some light grasses, low shrubs (such as Huckleberry) and conifer litter (mostly Ponderosa pine needle cast with some areas primarily light short needle litter). The area adjacent to and south of the middle school is populated by mostly 8-12" DBH open-grown Lodgepole pine that transitions to the east into closed canopy Lodgepole and then to dense Ponderosa pine.
 - In previously treated areas the understory is mostly open with a few isolated seedlings/saplings. A few areas with minimal overstory trees are populated by mixed conifer and Quaking aspen seedlings/saplings spaced to about 15-20ft between boles. All conifer trees have been pruned up to approximately 10ft or $\frac{1}{3}$ of the total tree height. Surface fuels consist of conifer needle cast mixed with medium to low shrubs (Huckleberry, Service berry, etc.) except in dense Ponderosa seedling/sapling stands where Ponderosa pine needle cast is nearly exclusive. Surface fuels can be represented by a combination of Scott and Burgan Fuel Models 2 and 8.
 - The untreated areas will be required to undergo mitigation work in this plan. For treatments involving chipping or "masticating" they will go through a several year transition where the primary surface fuel is dense compacted wood chips or mulched (mixed into the soil) woody debris. Once the natural vegetation recovers (1-5 years depending on chip depth), surface fuels should be expected to be similar to the rest of the previously treated areas. Hand cutting, piling and burning will result in minimal vegetation recovery time except in the locations of burn piles where recovery could be as much as 5 years.

Common ignition sources and fire responses

The following is not intended to predict or plan for all possible situations and is only intended to initiate conversations leading to preplanning for most likely situations. Due to local weather patterns the threat from ignitions inside the community is much higher than from outside the community.

- Common ignition sources within a community (including neighboring communities)
 - Burn piles, campfires, sparks or fire from landscaping or construction equipment, vehicle fires, structure fires, electrical failures, lightning, etc...
 - Fire likely reported when small but may be growing fast

- Type of response: Initial attack, short response time likely by McCall FD and McCall PD, possibly SITPA, and Payette NF. If available, firefighting helicopter(s) may be quickly available from the McCall airport. Depending on fire size and spread rates, emergency evacuations may be ordered. Emergency vehicles and evacuees may be utilizing routes simultaneously.
- Common ignition sources outside a community
 - Lightning or a variety of types of human starts in the wildland
 - May be a relatively small fire with significant growth potential or a large ongoing fire
 - Planning time variable but may allow for advance progression prediction
 - Response possibly more planned with more warning for evacuations potentially reducing congestion of emergency vehicles and evacuees. Fire crews likely to prepare fire containment for the community as a whole utilizing preexisting shaded fuel breaks to aid in efficient fireline construction. Hose lays and possibly sprinklers set up. Engine crews may be stationed every few houses while hand crews prep and potentially burn out firelines
 - Dozer line likely around perimeter of the development

Fire History

Although it is unknown what studies may have been conducted on or near the site the significant percentage of large mature ponderosa pines in the overstory suggests this site was likely maintained by a short or very short fire return interval. Open mature Ponderosa stands have been known to be created by low intensity fires occurring every 5-15 years. This site may have even experienced fire as often as every year depending on native american use and burning practices in the Long Valley.

Summary of past local weather patterns

Some local experts claim the primary predictive factors dictating severity of fire seasons has been the quantity of May and June rains in conjunction with high temperatures. Many people believe snowpack plays an important role in the severity of fire season but experience suggests fuel and soil moistures during peak fire season are minimally affected by snowpack compared to the effect of the number of hot days without rain for extended periods during the fire season. Weather summaries indicate very few days with adverse winds (N, NE, E, SE) and while possible, concurrence of adverse winds with high wind speed on the same day with extreme temperature and RH values is a very unlikely situation.

Weather Summaries for the Months of July, August, & September				
	90th Percentile	97th Percentile	Pocket Card Local Thresholds: Watchout	Record
High Temperature	88	96	85	105
Low Relative Humidity	20	15	25	N/A
Wind Speed	5.5	8	15	16(21)
Wind Direction	Predominantly West shifting South in late September - fewer than 5 days North, Northeast, East, or Southeast			

References: Google AI/Weather Spark (Appendix A) & Fire Indices Pocket Cards (Appendix D)

Climate Projections

In the McCall area fire seasons are projected by the Tribal Climate Tool to get hotter but not drier. Some local experts observe that the season has, over the last decade, not gotten noticeably hotter or drier but is extending later in the season (typically mid to late October). However the recentness of record high temps also supports the Tribal Climate Tool projection of possible increasing temps.

Climate Projections		
	High Emissions Scenario	Low Emissions Scenario
Precip. April - Sept	Increase 0.4 inches	Increase 0.3 inches
Max Temp June - Aug	Increase 12.2°F	Increase 6.8°F
# of Warm Days >86°F	Increase 60 days	Increase 35 days
Extreme Fire Danger Days	Increase 11 days	Increase 7 days

Reference: Tribal Climate Tool (Krosby et. al.)

Wildfire Modelling

Models of fuels and fire behavior are useful in decision making but cannot replace guidance by fire professionals with years of experience. Models can only predict fire behavior under consistent weather, terrain and fuel conditions which do not exist in real life.

Fuel models (*Scott & Burgan*) present: FM1 is light grass (primarily on Nokes parcel to the east), FM2 is grass and light shrubs with timber overstory, and FM9 is long needle pine litter (treated areas are a mix or in between FM2 & FM9)

Standard fuel loading estimates:

Fuel Model 1	.74 tons/acre
Fuel Model 2	4 tons/acre
Fuel Model 9	3.5 tons/acre

Modelling suggests the following fire behavior:

	FM1		FM2		FM9	
	Flame Length (ft)	Spread Rate (Chains/Hr)	Flame Length (ft)	Spread Rate (Chains/Hr)	Flame Length (ft)	Spread Rate (Chains/Hr)
Low Moisture 90th Percentile						
Head Fire	2.7	<u>30.2</u>	4.3	<u>15.4</u>	2	3.7
Flanking Fire	1.6	9.9	2.6	5	1.2	1.2
Backing Fire	1	3.3	1.6	1.7	0.7	0.4
Very Low Moisture 97th Percentile						
Head Fire	4.5	<u>77.2</u>	6.7	<u>34.6</u>	3.2	<u>8.4</u>
Flanking Fire	2.4	20.7	3.6	9.3	1.7	2.3
Backing Fire	1.3	5.5	2	2.5	0.9	0.6
Extreme low fuel moisture and critical wind						
Head Fire	7.9	<u>269.5</u>	<u>11.7</u>	<u>115.4</u>	5	<u>22.7</u>
Flanking Fire	3.6	<u>48.4</u>	5.3	<u>20.7</u>	2.3	4.1
Backing Fire	1.6	8.7	2.4	3.7	1	0.7

See Appendix C: Fire Behavior Modelling (Heinsch, 2018)

1 chain = 66ft

Bold figures require engines or equipment to directly engage fire (See Appendix E)

Bold & underlined requires indirect attack

BehavePlus6 fuel input scenarios used to simulate 90th/97th percentile & extreme conditions:

Low Dead Moisture, ⅓ Cured Herbaceous Moisture, & 90th percentile wind

Very Low Dead Moisture, ⅓ Cured Herbaceous Moisture & 97th percentile wind

Very Low Dead Moisture, fully Cured Herbaceous Moisture & pocket card critical wind

Given the density of structures, roads, trails, and irrigated lawns that are likely to exist, spread rates will be significantly reduced within the development. Spotting may continue fire spread but at an overall reduced rate. Firewise home construction should discourage structure fires but cannot eliminate the possibility. Structure fires can be much more intense than wildfire and can overwhelm neighboring fire resistant structures especially in high density developments. Structure to structure fires are possible and cannot be modelled with existing tools.

Extremely high spread rates modelled in FM1 (open grassy areas) are almost exclusively outside the development on the Noke's property to the east. If allowed to grow a full crop of grass the property may have the full modelled fire potential but with current grazing levels the rates of spread and flame lengths will be greatly moderated and continuous fuel may not be available in some places.

Modelled flame lengths are such that in many cases within the development, engines or equipment may be required as direct attack by firefighters with hand tools may not be effective.

In the case of a large fire threatening from the wildland, due to the unlikelihood of headfire, modelling suggests, in most cases, containment/community protection can be achieved by firefighters with hand tools, especially with the aid of an engine, dozer or aerial resources to address flanking fire.

Fire Suppression Resources

During fire season multiple jurisdictions staff fire suppression resources with short response times to Pine Creek Ranch. Availability of any particular resource is dependent on commitment to other fires.

Estimated Response Time		
McCall FD Type 1 Engine	Approx. 7 minutes*	
SITPA Type 6 Engine	5 Minutes if in station	Variable if on patrol
SITPA Dozer	15 Minutes if in station	Unavailable if already on a fire
USFS Type 4 Engine	20-25 Minutes if in station*	Variable if on patrol
USFS Helicopter	40-60 Minutes if available at MYL	Unavailable if already on a fire
Retardant Plane	No source for estimate	Unavailable if already on a fire

Response times estimated by respective organization professionals except where no estimate was provided.

*Estimates made by the author based on actual travel time plus an assumed mobilization time

Infrastructure

- There is currently one house on the Stockton 90 that will be removed, otherwise very little infrastructure currently exists.

Water supply

The primary vulnerabilities to an urban water system during a wildfire are over use (fighting multiple structure fires or many residential irrigation systems running simultaneously), full capacity leaks due to fire damaged pipes/plumbing (often if one or more structures burn) and fire damage to electrical water-controlling components. (*Pierce et. al.*)

- Hydrants must meet local requirements (if local requirements do not address vulnerabilities the following should be implemented)
 - Each property must be equipped with a fire protected automatic check valve to shut off supply in case structure is lost and the line is open
 - Option to turn off or auto switch off residential irrigation if hydrant pressure drops below a fire department defined psi
 - The water system must be fire resistant/proof (infrastructure located underground or in a non-burnable area, electrical controls protected from fire)
- The pond could be improved to function as a draft site with access for engines, lined for all summer water, depth and clearance for a helicopter dip site, volume sufficient to

supply both a perimeter hose lay and provide draft/dip opportunities, clearly identified as available for fire suppression use.

Building materials & construction guidelines

- Materials used in the construction of all structures will conform to the *International Wildland-Urban Interface Code (IWUIC)* as recommended by Idaho Firewise (*reference: Idaho FireWise*)
- If not addressed in codes, firepits and outdoor cooking infrastructure will be located no less than 12ft from unirrigated vegetation and structures

Ingress/Egress

- Access roads: must meet local requirements and IWUIC standards including but not limited to: road width, turn arounds, number of entrances/exits, right of way clearances, etc. If IWUIC does not address a particular aspect of access, NFPA guidance could be used (*NFPA 1140*).
- If not addressed in the above codes the following will apply in addition:
 - No overhead obstructions will be created at any height above the road surface
 - Lighting infrastructure will not reduce road width or infringe on overhead clearance
 - All gates will open to full road width and have override ability for evacuation/first responder use
- Nearest safety zone is the middle school football field/parking lot but to reduce congestion it's recommended that most evacuees continue into McCall.
- Proposed roads in the PCR development would connect to Knights Rd, Stockton Dr, Woodlands Dr, and Brady Drive. In the case of an evacuation this would create multiple ingress/egress routes to reduce risk of traffic jams or entrapment.
- Connecting Knights Rd and Stockton Dr to Woodlands Dr and Brady Dr through PCR will also provide additional ingress egress routes for residents of The Woodlands who are currently only served by a single "one way in/one way out" road.

Signage

- Consider requiring signage for fire responder information, and resident fire safety guidance

Vegetation Management (Wildfire Risk Mitigation)

Existing Condition

See site description: terrain and vegetation within PCR above (see also Map 3)

Desired Condition

Vegetation will be managed to maximize efficiency of fire suppression activities by providing opportunities for the use of community level fire containment tactics such as a shaded fuel break ready to have dozerline or handline created to function as a fire containment feature.

Additionally, all lots and community areas will be managed to reduce potential fire risk and fire behavior to improve likelihood of successful containment of a fire starting within the community. All initial fuel reduction treatments will be completed prior to sale of any lots and readily available fire containment features requiring minimal firefighter action to prepare for containing a wildfire will be established. These features include roads or trails with minimal burnable fuel adjacent; fire resistant vegetation (such as wetland species, Aspen, or other native vegetation likely to reduce fire intensity and spread; or shaded fuel breaks. Prior to individual lot development Firewise vegetation management will be completed as described below. Fire containment features and Firewise standards will be maintained regularly as needed.

Vegetation modification treatments

- Shaded Fuelbreak:
 - 125ft around the perimeter of the development from Woodlands drive north and clockwise around to knights road (See Map 4)
 - 100ft on Nokes property and 25ft on Pine Creek Ranch Property
 - Treatment
 - Where mature trees (>20" DBH) can be retained to provide 40% crown cover; thin trees to 40ft trunk spacing (or 10ft crown spacing)
 - Where overstory trees do not provide 40% crown cover; retain young replacement trees at 25ft spacing or one average crown diameter to be thinned later as trees mature
 - Prune to the lesser of 10ft or 1/3 tree height
 - Remove dead and down woody material
 - Remove all non-fire resistant brush and shrub species (*reference FireWise and/or IWUIC*)
 - Remove all the brush & ladder fuels within the dripline of trees and space remaining fire resistant brush species to 40ft
 - Vegetation between retained brush and trees will be reduced and maintained at less than 12" and all down woody material over 3" diameter will be removed.
 - Shaded fuelbreak will be created prior to sale of or start of construction on any lot
 - Responsibility: Developer
- Initial vegetation treatment:
 - Ensure vegetation in the whole of the development area are modified to meet Firewise Zone 3 (Extended Zone) standards (see Idaho FireWise or Valley County Wildfire Mitgation)
 - Prior to the sale or start of construction on any lot in the development area
 - Responsibility: Developer
- Intermediate vegetation treatment
 - After construction plans are approved but before breaking ground
 - Ensure vegetation surrounding the build site is modified to meet Firewise standards for Zone 2 (Intermediate Zone 5-30ft from all structures)
 - Zone 2 plans must be included in site plan for permitting
 - Responsibility: Landowner

- Final vegetation treatment
 - Prior to issuance of certificate of livability
 - Ensure vegetation/landscaping meets Firewise standards for Zone 1 (Immediate Zone 0-5ft from all structures)
 - Responsibility: Landowner
- Firewise maintenance treatment
 - Road right of ways
 - Maintain all vegetation to less than 6" high
 - Frequency: Multiple times a year as needed
 - Responsibility: Developer/HOA
 - Shaded Fuel Break
 - Maintain initial treatment specifications and thin maturing trees as canopies grow close together, targeting about 40ft bole spacing in maturity
 - Frequency: Every 5 years or more often as needed
 - Responsibility:
 - For Nokes and community owned property: Developer/HOA
 - For the 25ft on privately owned lots: Landowner
 - Community owned property (not part of right of ways or fuelbreak)
 - Maintain Firewise Zone 3 standards
 - Frequency: Every 5 years or more often as needed
 - Responsibility: Developer/HOA
 - Individual lots (developer or private owned)
 - Maintain Firewise Zone standards as required by the stage of development
 - Frequency:
 - Zone 3: Every 5 years or more often as needed
 - Zone 2: Annually or more often as needed
 - Zone 1: Multiple times per year as needed
 - Responsibility: Lot owner
- General prescriptive guidelines
 - Meadows should be improved/retained by initial and maintenance removal of encroaching conifer trees
 - In or near delineated wetlands maximize shade if possible by retaining fire resistant species such as Alder, Mt Maple, and Quaking aspen while reducing encroachment of coniferous trees
 - Prioritize, in order, retention of Quaking aspen, Western larch, Ponderosa pine, Douglas-fir, Grand fir, Engelmann spruce. Do not retain Sub-alpine fir
 - HOA landscaping guidelines must conform first to Firewise standards

Location Map



Legend

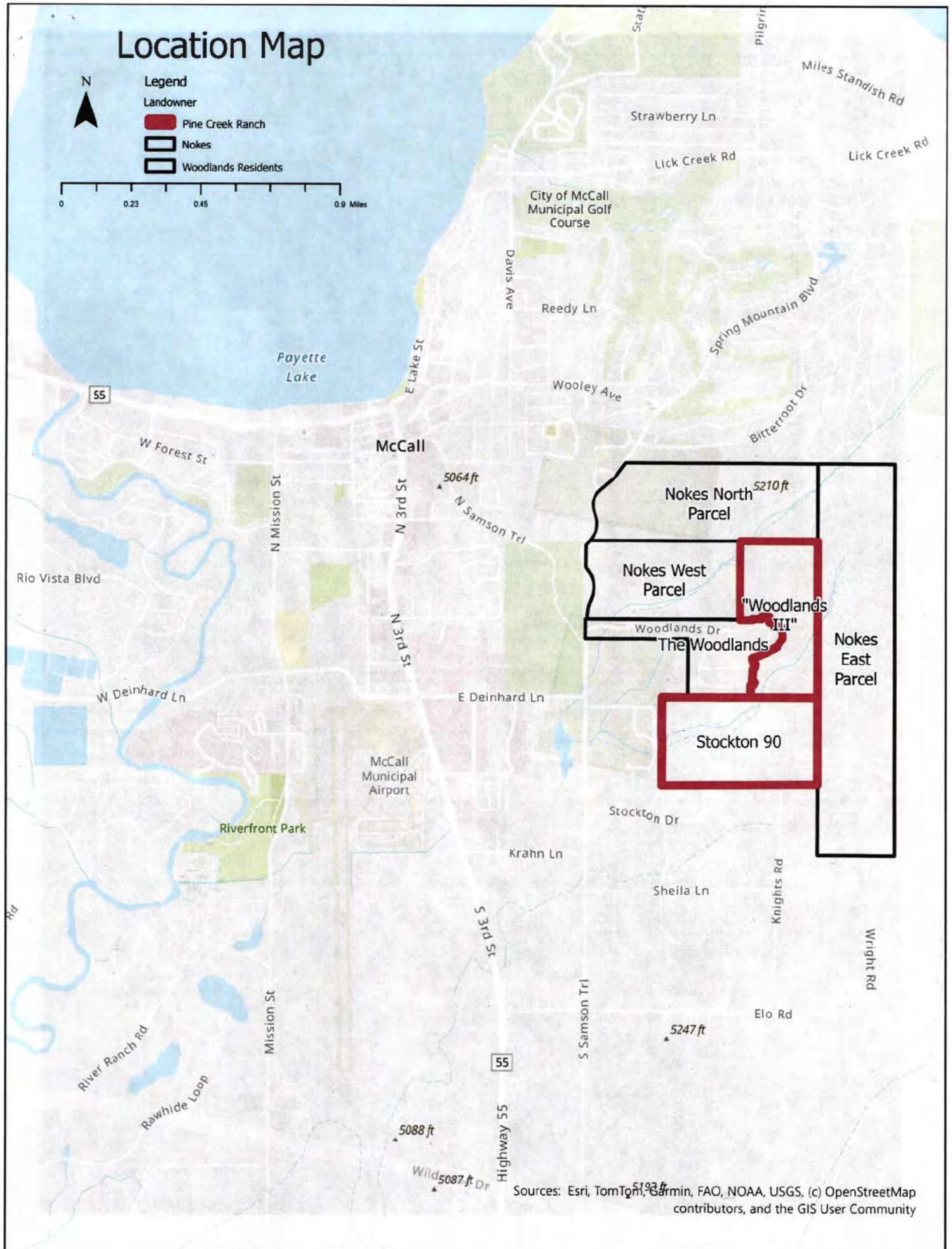
Landowner

Pine Creek Ranch

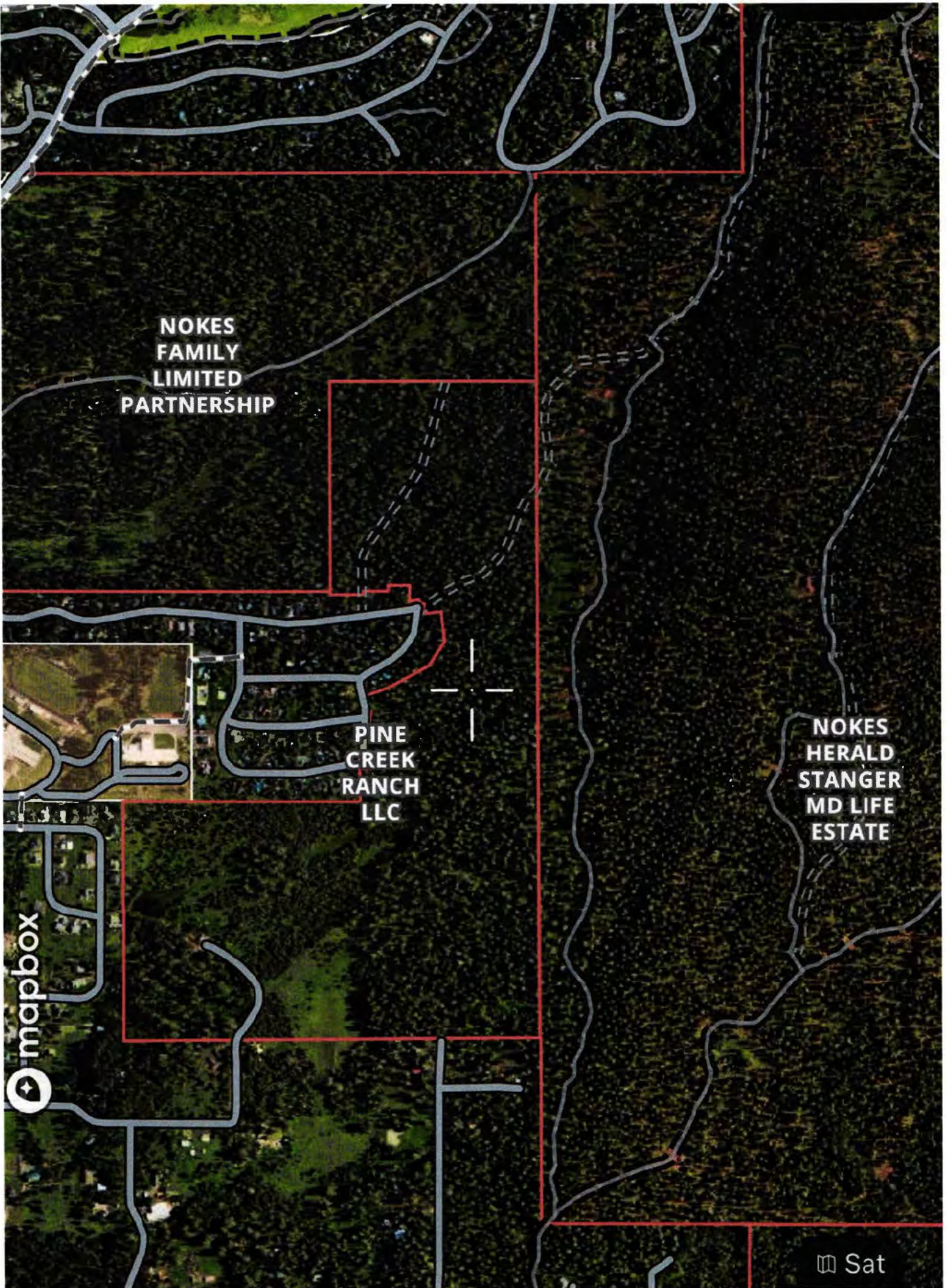
Nokes

Woodlands Residents

0 0.23 0.45 0.9 Miles



Sources: Esri, TomTom, Garmin, FAO, NOAA, USGS, (c) OpenStreetMap contributors, and the GIS User Community

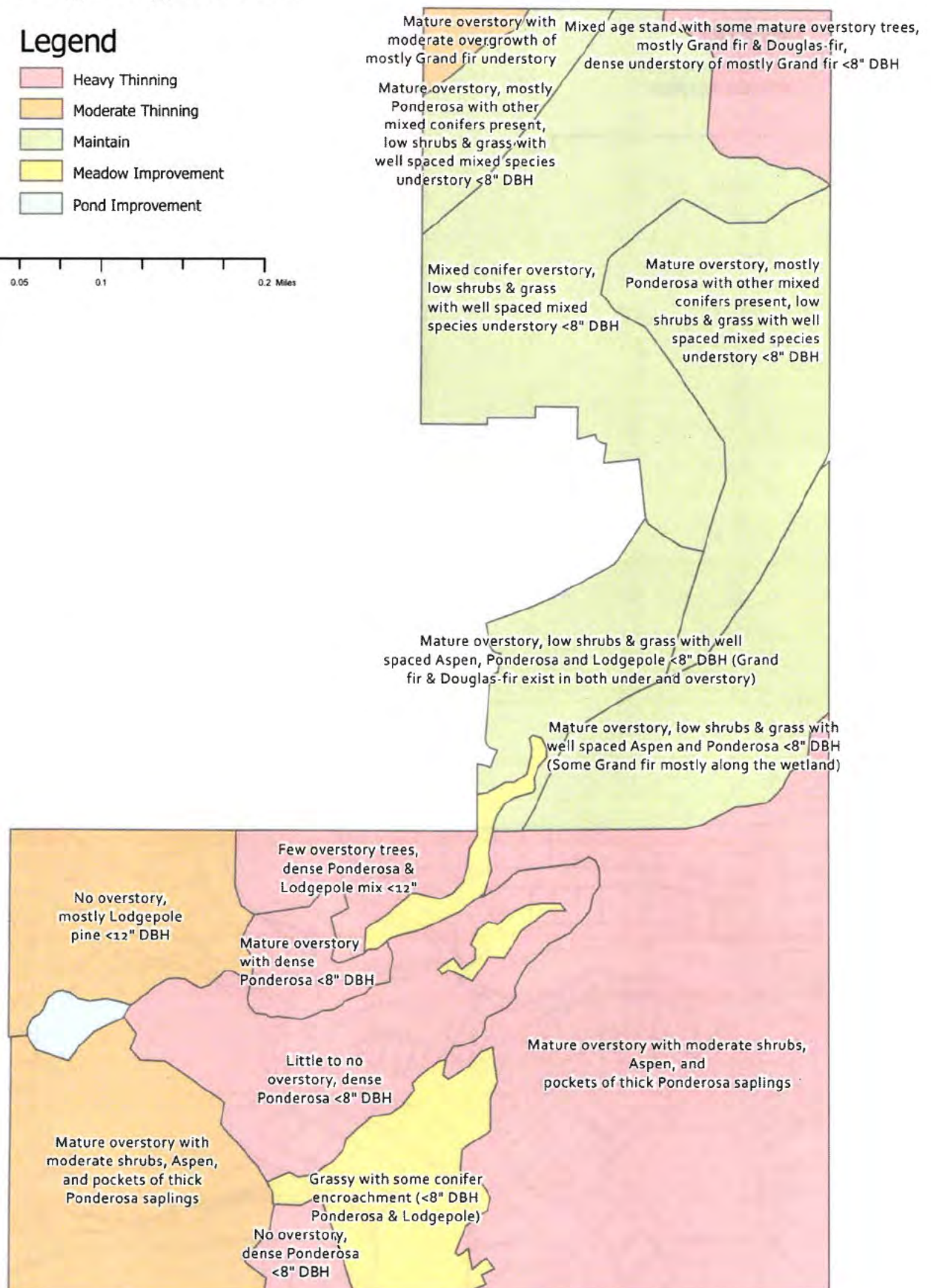
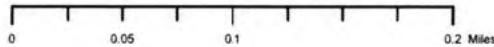


Existing Vegetation



Legend

- Heavy Thinning
- Moderate Thinning
- Maintain
- Meadow Improvement
- Pond Improvement

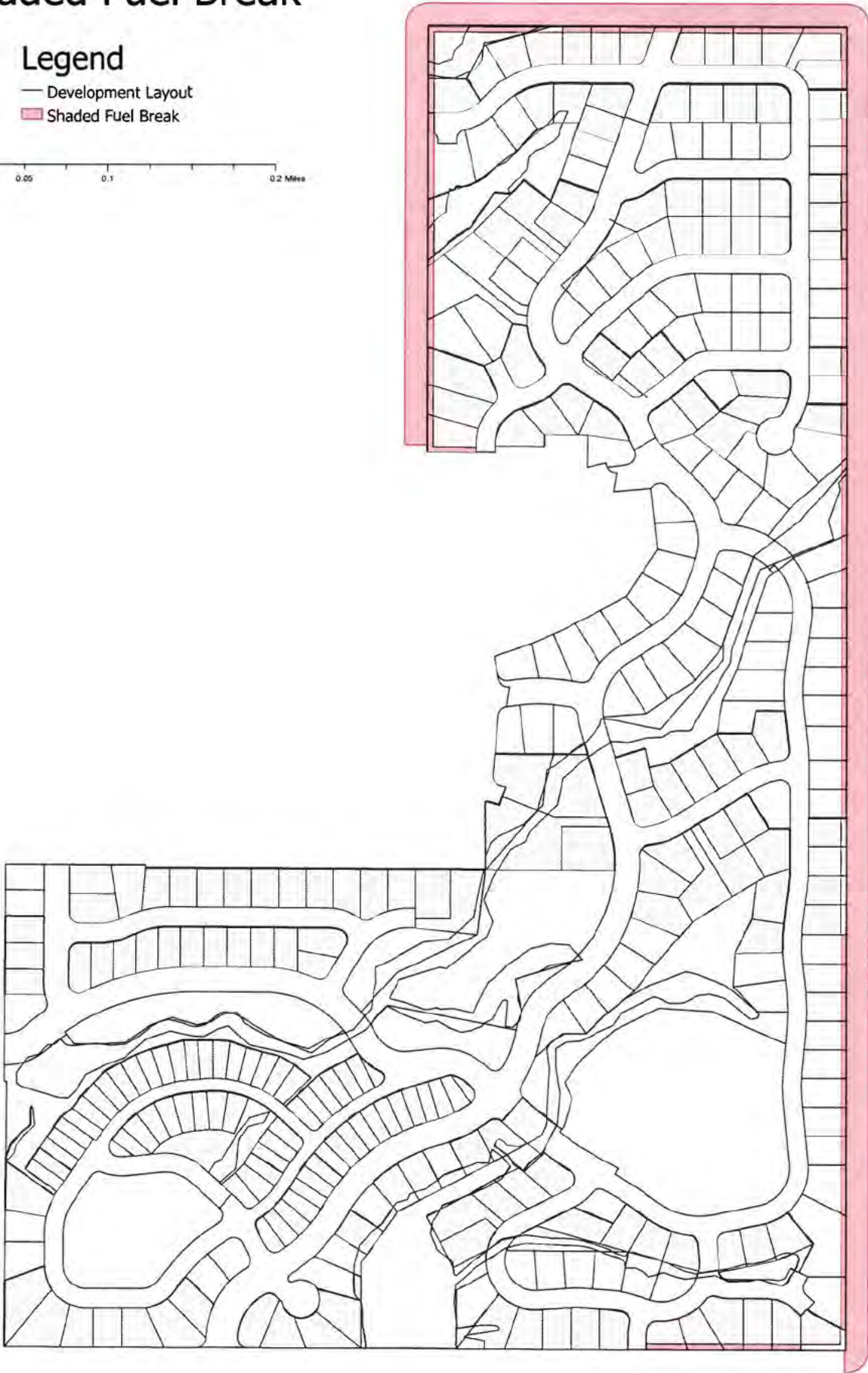
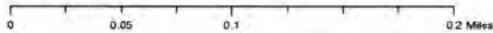


Shaded Fuel Break



Legend

- Development Layout
- Shaded Fuel Break



Weather Data

Google AI:

90th Percentile

McCall Idaho 90th percentile temperature July August September

For McCall, Idaho, the 90th percentile temperature for July, August, and September is the temperature that is exceeded on only 10% of days. Based on historical climate data from [Weather Spark](#), the 90th percentile daily high temperatures for each month are as follows:

- **July:** Exceeds 88°F on only 10% of days. The typical range is from 74°F to 80°F.
- **August:** Exceeds 88°F on only 10% of days. The typical range is from 75°F to 80°F.
- **September:** Exceeds 84°F on only 10% of days. The typical range is from 63°F to 74°F.

McCall Idaho 90th percentile low humidity July August September

It is not possible to provide a precise 90th percentile low humidity figure for McCall, Idaho, during July, August, and September without granular historical data, which is not available in standard weather summaries. However, based on the very dry climate, an estimate can be made. The 90th percentile for *low* humidity represents the relative humidity level that is exceeded (meaning less dry) on 90% of days.

Estimated 90th percentile low humidity

- **July:** Average monthly RH is around 51%. The driest days of the year fall in July and August. Based on this, the 90th percentile for low RH is estimated to be **between 25% and 30%**.
- **August:** This is the least humid month, with an average RH of 45%. A Western Regional Climate Center report for August 7, 2025, showed a low relative humidity of 24%, which is already a very dry value. The 90th percentile for low RH is estimated to be **between 20% and 25%**.
- **September:** The average monthly RH is around 51%, a slight increase from August. The 90th percentile for low RH is estimated to be between 30% and 35%.

Important context:

- The climate in McCall is consistently dry during the summer, with 0% of the year experiencing muggy conditions.
- Relative humidity levels in the summer are consistently low, and it is common for the air to feel very dry.

McCall Idaho 90th percentile daytime windspeed July August September

Historical climate data from sources like [Weather Spark](#) show that wind speeds in McCall, Idaho, during July, August, and September are generally low. Analyzing their monthly data, which includes the 10th-to-90th percentile bands, reveals the following 90th percentile hourly wind speeds for daytime hours:

- **July:** Wind speed exceeds **5 mph** on only 10% of days. The average is around 4.1 mph.
- **August:** Wind speed exceeds **5.5 mph** on only 10% of days. The average is around 4.3 mph.
- **September:** Wind speed exceeds **5.5 mph** on only 10% of days. The average is around 4.3 mph.

How many days of daytime east or north winds McCall Idaho July August September

Daytime winds from the east or north are very infrequent in McCall, Idaho, during July, August, and September

. Weather data indicates the overwhelming majority of daytime winds come from the west during these summer months.

Wind direction by month

- **July:** Wind is predominantly from the west, peaking at 32% on July 14. North and east winds are a small minority.
- **August:** Winds are mainly from the west, peaking at 31% on August 8. North and east winds are a small minority.
- **September:** Winds are predominantly from the west until late in the month (around September 24), when the prevailing direction shifts to the south.

Days with east or north winds

Because the frequency of east and north winds is so low in these months, you can expect fewer than five days total across July, August, and most of September to have daytime winds predominantly from the east or north. Based on climate data, north winds are most frequent in late spring (April to early June), while south winds become more prevalent after mid-September.

How many days of daytime southeast winds McCall Idaho July August September

Daytime winds from the southeast are very rare in McCall, Idaho during July, August, and September

Based on climate data from Weather Spark and the Western Regional Climate Center, the prevailing wind patterns for McCall are:

- **July and August:** The overwhelming majority of daytime winds are from the west.
- **September:** Western winds are still predominant for most of the month. However, a seasonal shift occurs around September 24, when the wind direction begins to shift and becomes predominantly from the south through the winter.

While southeast winds occur during the winter, they are a very infrequent anomaly during the summer months and early fall. Therefore, you can expect **zero to a minimal number of days** with daytime southeast winds in July, August, and most of September.

How many days of daytime northeast winds McCall Idaho July August September

Daytime winds from the northeast are extremely rare in McCall, Idaho during July, August, and September

. You can expect **zero to a minimal number of days, likely fewer than five total**, with daytime northeast winds during these months.

This is because the prevailing winds during this period come from other directions:

- **April 25 to June 12:** Winds are most often from the **north**.
- **June 12 to September 24:** Winds are predominantly from the **west**.
- **After September 24:** Winds shift to become primarily from the **south**.

The brief period of predominantly north winds ends before the summer months of July and August begin. Therefore, any northeast winds during July, August, and early September would be a very infrequent and short-lived anomaly.

How many nights nighttime wind southeast, east, northeast, or north winds McCall Idaho July August September

It is difficult to state a precise number of nights with winds from the southeast, east, northeast, or north for McCall during July, August, and September, because these are not the prevailing nighttime wind directions

. However, based on the general seasonal wind patterns, an estimate can be provided.

Nighttime wind patterns

- **Westerly dominance:** From June 12 to September 24, the wind is most often from the west. This is the dominant pattern during both day and night throughout July, August, and most of September.
- **Southerly shift:** After September 24, the wind begins to shift and is predominantly from the south through the winter.
- **Infrequent directions:** Winds from the southeast, east, northeast, or north are infrequent during the nighttime in July, August, and early to mid-September. Any occurrences are likely to be isolated events.

McCall Idaho 90th percentile nighttime windspeed July August September

In McCall, Idaho, wind speeds are generally low, especially at night during the summer and early fall months. Based on historical hourly data from sources like Weather Spark, the 90th percentile hourly wind speed for nighttime hours (approximately 8 p.m. to 7 a.m.) during July, August, and September is as follows:

- **July:** Wind speed exceeds **5 mph** on only 10% of nights. The average hourly wind speed during this month is constant at around 4.2 mph.
- **August:** Wind speed exceeds **5 mph** on only 10% of nights. The average hourly wind speed is constant at around 4.3 mph.
- **September:** Wind speed exceeds **5 mph** on only 10% of nights. The average hourly wind speed is constant at around 4.3 mph.

Nighttime hours typically experience lower wind speeds compared to daytime hours due to atmospheric stability. The figures above reflect this, with the 90th percentile nighttime wind speeds being similar to the daily averages and slightly lower than daytime peaks.

97th Percentile

McCall Idaho 97th percentile temperature July August September

Determining the precise 97th percentile temperature for McCall, Idaho, requires access to raw daily historical weather data for July, August, and September, which is not publicly available in a single aggregated source

. However, based on the statistical ranges provided by [Weather Spark](#) and the extreme temperature records, an accurate estimate can be made.

The 97th percentile temperature is exceeded on only 3% of days for a given period.

Estimated 97th percentile daily high temperatures

- **July:** The typical daily high ranges from 74°F to 80°F, rarely exceeding 88°F. With a record high of 105°F in July, the 97th percentile for daily high temperature is estimated to be **between 93°F and 96°F**.
- **August:** The typical daily high ranges from 75°F to 80°F, rarely exceeding 88°F. Given the record highs in August reaching up to 104°F, the 97th percentile for daily high temperature is estimated to be **between 92°F and 95°F**.
- **September:** The typical daily high ranges from 63°F to 74°F, rarely exceeding 84°F. With cooler conditions than the peak summer months, the 97th percentile for daily high temperature is estimated to be **between 88°F and 90°F**.

Methodology for estimating

These estimates are based on the following information:

- The 90th percentile daily high temperatures for each month are 88°F in July and August,

and 84°F in September.

- The all-time record highs, such as 105°F in July, show the maximum possible temperature in extreme cases.
- The 97th percentile will fall between the 90th percentile and the record high, representing a temperature that is very hot but not the absolute most extreme ever recorded. The lower frequency of such high temperatures means that the 97th percentile will be a few degrees higher than the 90th percentile.

McCall Idaho 97th percentile low humidity July August September

While precise 97th percentile low humidity figures are not available in standard weather summaries, historical climate data for McCall, Idaho, during July, August, and September shows that these months are characterized by very dry air

. This makes low humidity an extremely common occurrence, rather than an extreme one.

The 97th percentile low humidity would represent the humidity level that is exceeded (meaning less dry) only 3% of the time, making it a very dry value. Based on the climate data for McCall, the low humidity levels are consistently near their annual minimum during these months.

Estimated 97th percentile low humidity

- July: Average monthly relative humidity is around 51%. As the driest days of the year are concentrated in July and August, the air is frequently very dry. The 97th percentile low RH is estimated to be between 20% and 25%.
- August: This is the driest month of the year, with an average relative humidity of 45%. The 97th percentile low RH is estimated to be between 15% and 20%. This is supported by a Western Regional Climate Center report which showed a daily low relative humidity of 24% for August 7, 2025, which is already a very dry value.
- September: The average relative humidity is 51%. As the season transitions, the driest days occur less frequently than in August. The 97th percentile low RH is estimated to be between 25% and 30%.

Important context

It's important to remember that these are low percentile figures, meaning that the air is this dry or even drier 97% of the time. The summer climate in McCall is consistently dry and is not perceived as humid at any point during the year.

McCall Idaho 97th percentile daytime windspeed July August September

Daytime wind speeds in McCall, Idaho, during July, August, and September are consistently low, and therefore, the 97th percentile represents an extremely rare, higher-than-average wind speed. Based on climate data from Weather Spark, the 97th percentile for hourly daytime wind speed is estimated as follows:

- July: Wind speed exceeds 7 to 8 mph on only 3% of daytime hours. The average hourly wind speed in July is 4.2 mph.
- August: Wind speed exceeds 7 to 8 mph on only 3% of daytime hours. The average hourly wind speed in August is 4.3 mph.
- September: Wind speed exceeds 7 to 8 mph on only 3% of daytime hours. The average hourly wind speed in September is 4.3 mph.

This low-wind pattern is consistent with the year-round trend in McCall, where average hourly wind speeds do not vary significantly, remaining within 0.5 mph of 4.6 mph throughout the year. Although "crazy wind gusts" can occur during storms, they are not a common feature of the summer and early fall climate.

Seasonality of wildfire in McCall

What timeframe is fire season in McCall id

Based on official regulations and historical trends, the fire season in McCall, Idaho, typically runs from **May 10 to October 20**. However, the most active and dangerous period is during the hot, dry summer months.

Key timeframes for wildfire risk

- **Official "Closed Fire Season"**: May 10 to October 20. During this time, all open burning on state and private lands is regulated by permits from the Idaho Department of Lands.
- **Peak season**: The most significant fire activity in central Idaho usually begins in mid-to-late July and remains high through August and into early September.
- **High-risk conditions**: The peak fire risk is tied to the dry climate. In McCall, wildfires are most often driven by low-humidity winds from the west or southwest during August and early October.
- **Extended season**: Due to warming climates, the peak fire season has lengthened in recent years. Depending on weather conditions, fire officials can extend the closed fire season beyond October 20 if fire danger remains high.

Record Setting Weather

Record high temperature, low RH and high wind in McCall id

Here's a summary of the record high temperature, low relative humidity, and high wind events recorded in McCall, Idaho:

Record high temperature

- The record highest temperature recorded in McCall is 105°F (41°C), which occurred on July 4, 2001.
- Other significantly high temperatures include 104°F on August 10, 1928, and 102°F on July 25, 1928, and August 9, 1928.

Record low relative humidity (RH)

- McCall's climate is characterized by very dry air, especially during the summer. While a specific "record low" RH isn't as commonly reported as temperature or wind, the data available points to very dry conditions at certain times.
- One historical report notes a low relative humidity of 24% on August 7, 2025.
- Looking at recent past weather, a low humidity of 18% was reported on September 20, 2025.
- Another data point shows 21% humidity on September 19, 2025.
- The driest month in terms of average relative humidity is August, at 45%.

Record high wind speed

- Data from the Western Regional Climate Center shows a highest hourly wind speed of 16 mph with gusts up to 21 mph.
- The record high wind direction was from the south.

Important notes:

- It's important to remember that these are isolated record events and are not typical conditions for McCall.
- McCall is not known for frequent high winds, especially during the summer months.
- The low humidity is more consistently a feature of the summer climate.

Climate Predictions

View maps and graphs that summarize projected changes in climate across your selected geography. You may tailor the view using the choices below.

View



Map



Graph

Climate-related Variable

Precipitation, Apr.-Sept. Total

Units: inches

Time Period

2040-2069

Future Scenario

Higher Emissions (RCP 8.5)

View maps and graphs that summarize projected changes in climate across your selected geography. You may tailor the view using the choices below.

View



Map



Graph

Climate-related Variable

Precipitation, Apr.-Sept. Total

Units: inches

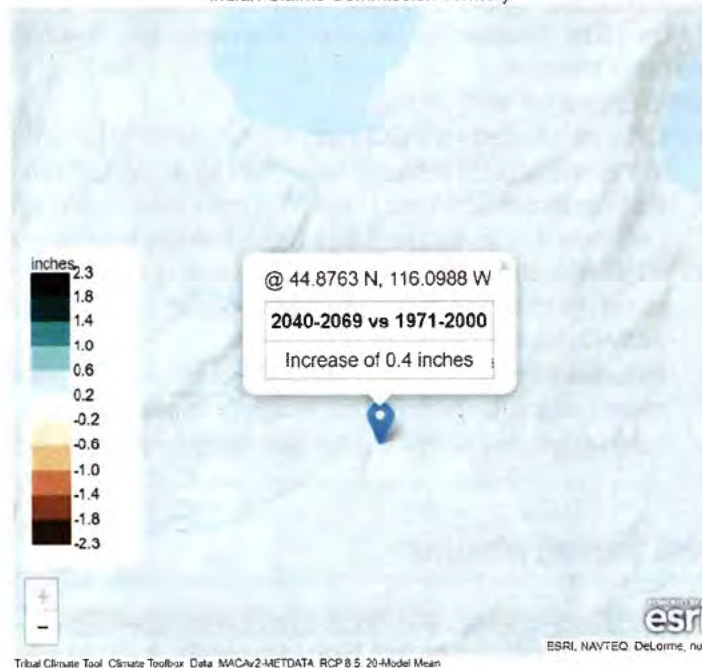
Time Period

2070-2099

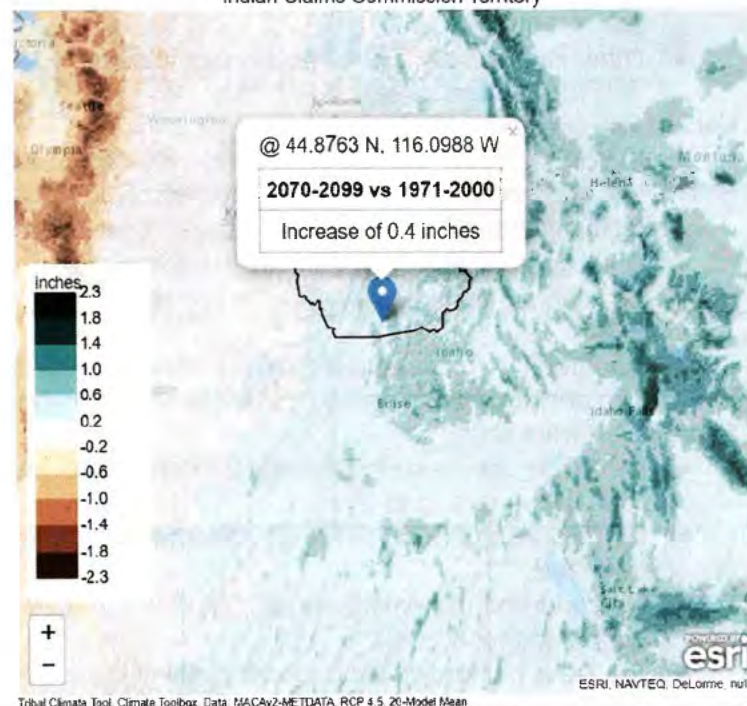
Future Scenario

Lower Emissions (RCP 4.5)

Projected Change in Apr. - Sept. Total Precipitation
2040-2069 (Higher Emissions (RCP 8.5)) vs. 1971-2000 (Historical)
Indian Claims Commission Territory



Projected Change in Apr. - Sept. Total Precipitation
2070-2099 (Lower Emissions (RCP 4.5)) vs. 1971-2000 (Historical)
Indian Claims Commission Territory



View maps and graphs that summarize projected changes in climate across your selected geography. You may tailor the view using the choices below.

View



Map



Graph

Climate-related Variable

Maximum Temperature, Jun.-Aug. ▾

Units: Deg F ▾

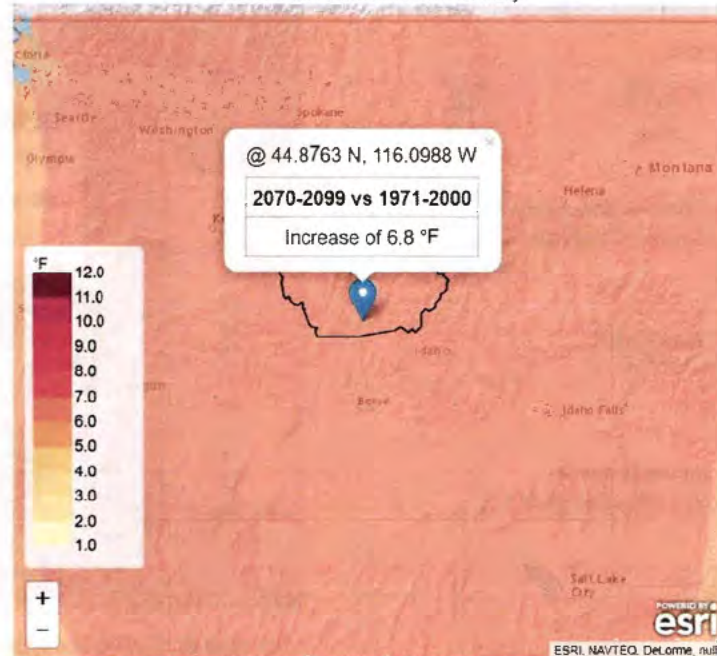
Time Period

2070-2099 ▾

Future Scenario

Lower Emissions (RCP 4.5) ▾

Projected Change in Jun. - Aug. Maximum Daily Temperature
2070-2099 (Lower Emissions (RCP 4.5)) vs. 1971-2000 (Historical)
Indian Claims Commission Territory



Tribal Climate Tool Climate Toolbox Data: MACAv2-METDATA, RCP 4.5, 20-JModel Mean

View maps and graphs that summarize projected changes in climate across your selected geography. You may tailor the view using the choices below.

View



Map



Graph

Climate-related Variable

Maximum Temperature, Jun.-Aug. ▾

Units: Deg F ▾

Time Period

2070-2099 ▾

Future Scenario

Higher Emissions (RCP 8.5) ▾

View maps and graphs that summarize projected changes in climate across your selected geography. You may tailor the view using the choices below.

View



Map



Graph

Climate-related Variable

Warm Days with Max Temperature ▾

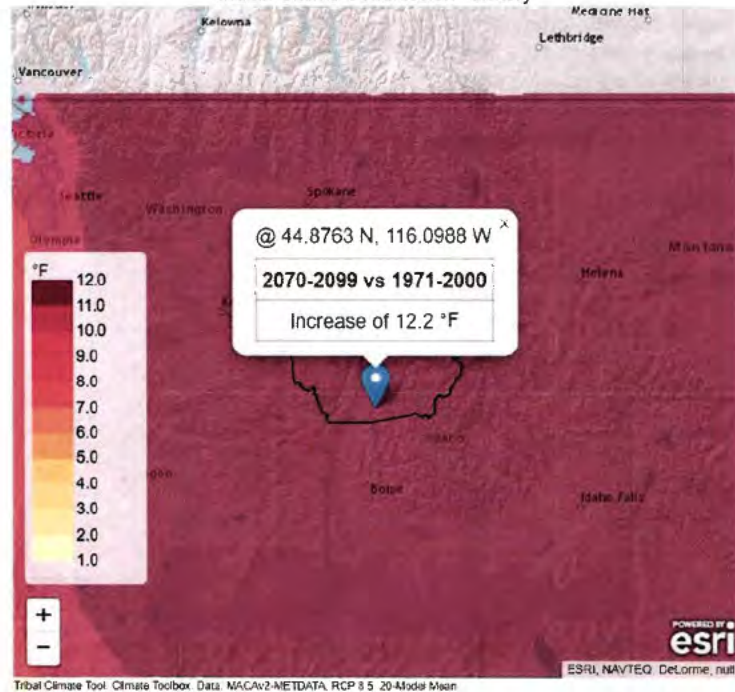
Time Period

2070-2099 ▾

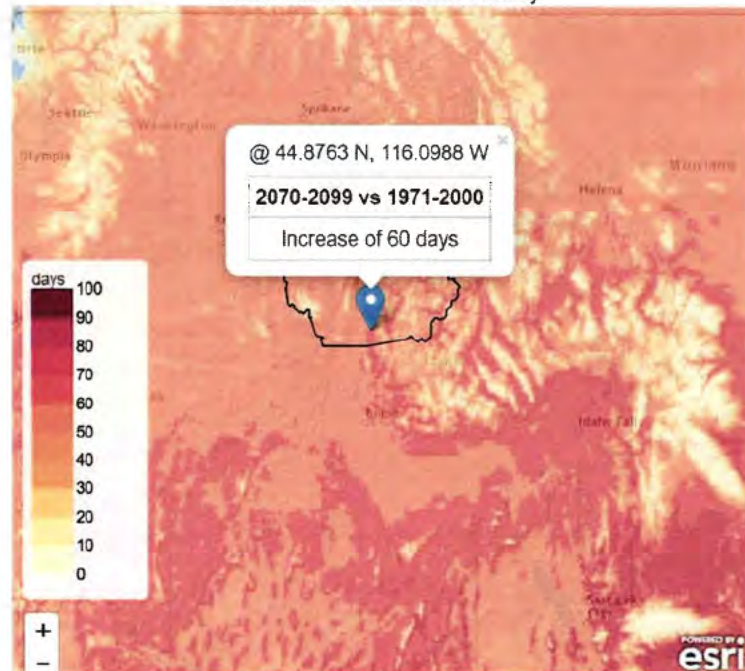
Future Scenario

Higher Emissions (RCP 8.5) ▾

Projected Change in Jun. - Aug. Maximum Daily Temperature
2070-2099 (Higher Emissions (RCP 8.5)) vs. 1971-2000 (Historical)
Indian Claims Commission Territory



Projected Change in Annual Days With Maximum Temperature Above 86° F (30° C)
2070-2099 (Higher Emissions (RCP 8.5)) vs. 1971-2000 (Historical)
Indian Claims Commission Territory



View maps and graphs that summarize projected changes in climate across your selected geography. You may tailor the view using the choices below.

View



Map



Graph

Climate-related Variable

Warm Days with Max Temperature

Time Period

2070-2099

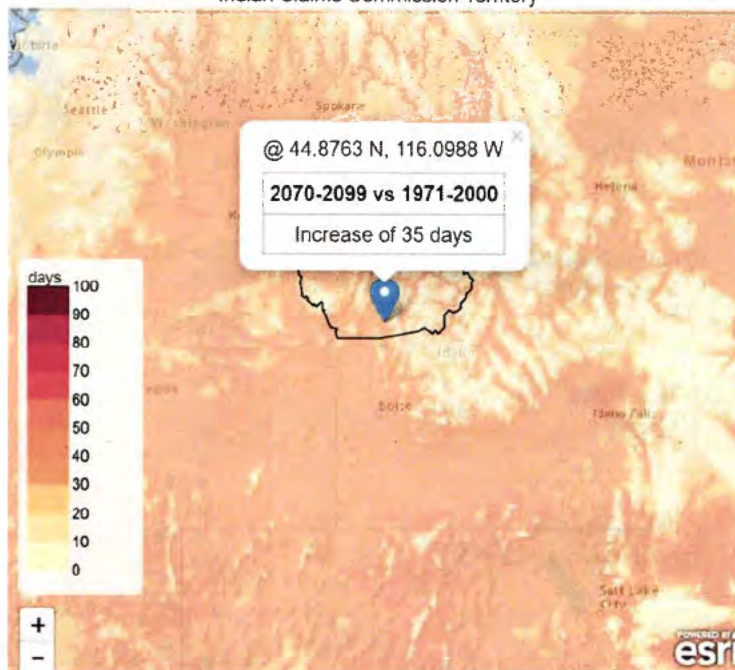
Future Scenario

Lower Emissions (RCP 4.5)

Projected Change in Annual Days With Maximum Temperature Above 86° F (30° C)

2070-2099 (Lower Emissions (RCP 4.5)) vs. 1971-2000 (Historical)

Indian Claims Commission Territory



View maps and graphs that summarize projected changes in climate across your selected geography. You may tailor the view using the choices below.

View



Map



Graph

Climate-related Variable

"Extreme" Fire Danger Days, Annu. v

Time Period

2040-2069

Future Scenario

Lower Emissions (RCP 4.5)

View maps and graphs that summarize projected changes in climate across your selected geography. You may tailor the view using the choices below.

View



Map



Graph

Climate-related Variable

"Extreme" Fire Danger Days, Annu. v

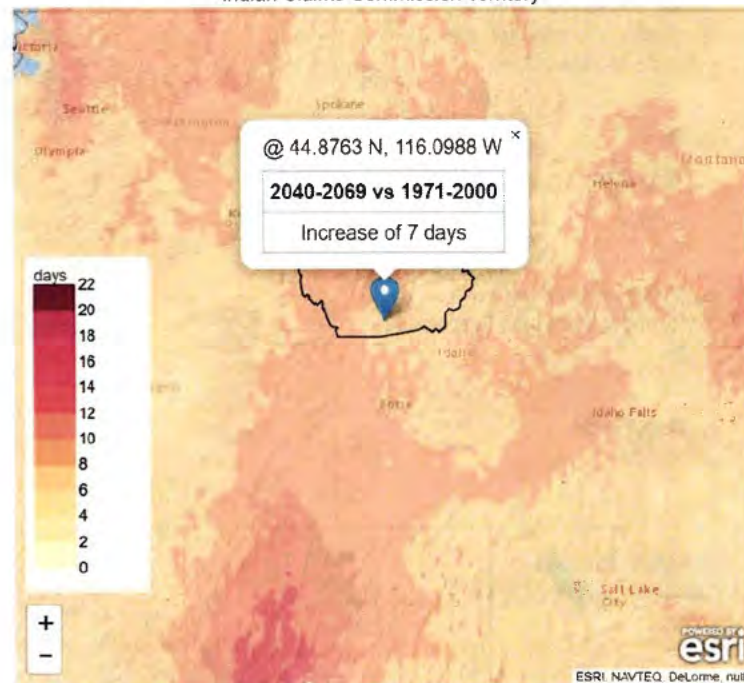
Time Period

2040-2069

Future Scenario

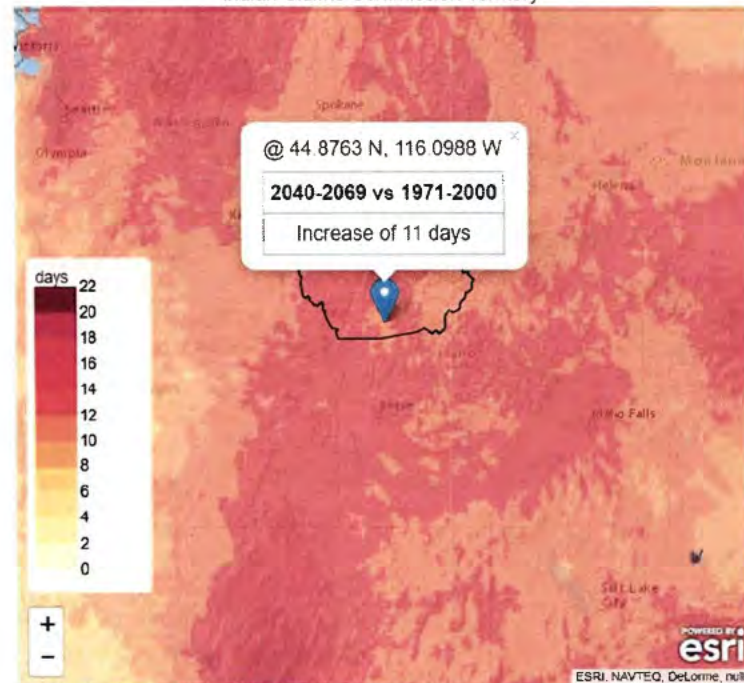
Higher Emissions (RCP 8.5)

Projected Change in "Annual Days Of "Extreme" Fire Danger
2040-2069 (Lower Emissions (RCP 4.5)) vs. 1971-2000 (Historical)
Indian Claims Commission Territory



Tribal Climate Tool, Climate Toolbox, Data: MACAv2-METDATA RCP 4.5 20-Model Mean

Projected Change in "Annual Days Of "Extreme" Fire Danger
2040-2069 (Higher Emissions (RCP 8.5)) vs. 1971-2000 (Historical)
Indian Claims Commission Territory



Tribal Climate Tool, Climate Toolbox, Data: MACAv2-METDATA RCP 8.5 20-Model Mean

Fire Behavior Modelling

Conducted by the author, Travis Chamberlain, using BehavePlus 6.0.0



BehavePlus 6.0.0

Fri, Sep 26, 2025 at 14:21:31

Page 1

Inputs: SURFACE

Description Low Dead Moisture 2/3 Cured Herbaceous

Fuel/Vegetation: Surface/Understory

Fuel Model 1, 2, 9

Fuel Moisture

Moisture Scenario d212

Weather

20-ft Wind Speed (upslope) mi/h 5.5

Wind Adjustment Factor .5

Terrain

Slope Steepness % 0

Run Option Notes

Maximum effective wind speed limit IS imposed [SURFACE].

Fire spread is in the HEADING direction only [SURFACE].

Wind is blowing upslope [SURFACE].

Wind and spread directions are degrees clockwise from upslope [SURFACE].

Direction of the wind vector is the direction the wind is pushing the fire [SURFACE].

Output Variables

Surface Fire Rate of Spread (ch/h) [SURFACE]

Surface Fire Flame Length (ft) [SURFACE]



BehavePlus 6.0.0

Fri, Sep 26, 2025 at 14:21:31

Page 2

Low Dead Moisture 2/3 Cured Herbaceous

Head Fire

Fuel Model	Surface Fire Rate of Spread ch/h	Surface Flame Length ft
1	30.2	2.7
2	15.4	4.3
9	3.7	2.0

Inputs: SURFACE

Description  Very Low Dead Moisture 2/3 Cured Herbaceous
Fuel/Vegetation, Surface/Understory

Fuel Model  1, 2, 9

Fuel Moisture

Moisture Scenario  d112

Weather

20-ft Wind Speed (upslope) mi/h  5.5

Wind Adjustment Factor  .5

Terrain

Slope Steepness %  0

Run Option Notes

Maximum effective wind speed limit IS imposed [SURFACE].

Fire spread is in the HEADING direction only [SURFACE].

Wind is blowing upslope [SURFACE].

Wind and spread directions are degrees clockwise from upslope [SURFACE].

Direction of the wind vector is the direction the wind is pushing the fire [SURFACE].

Output Variables

Surface Fire Rate of Spread (ch/h) [SURFACE]

Surface Fire Flame Length (ft) [SURFACE]

Very Low Dead Moisture 2/3 Cured Herbaceous

Head Fire

Fuel Model	Surface Fire Rate of Spread ch/h	Surface Flame Length ft
1	38.4	3.2
2	19.0	5.1
9	5.0	2.5



Inputs: SURFACE

Description  Low Dead Moisture 2/3 Cured Herbaceous Flanking
Fuel/Vegetation. Surface/Understory

Fuel Model  1, 2, 9

Fuel Moisture

Moisture Scenario  d212

Weather

20-ft Wind Speed (upslope) mi/h  5.5

Wind Adjustment Factor  .5

Terrain

Slope Steepness %  0

Run Option Notes

Maximum effective wind speed limit IS imposed [SURFACE].

Fire spread is in the FLANKING direction only [SURFACE].

Wind is blowing upslope [SURFACE].

Wind and spread directions are degrees clockwise from upslope [SURFACE].

Direction of the wind vector is the direction the wind is pushing the fire [SURFACE].

Output Variables

Surface Fire Rate of Spread (ch/h) [SURFACE]

Surface Fire Flame Length (ft) [SURFACE]



Low Dead Moisture 2/3 Cured Herbaceous Flanking

Flanking Fire

Fuel Model	Surface Fire Rate of Spread ch/h	Surface Flame Length ft
1	9.9	1.6
2	5.0	2.6
9	1.2	1.2

**Inputs: SURFACE**

Description → Very Low Dead Moisture 2/3 Cured Herbaceous Flanking Fuel/Vegetation. Surface/Understory

Fuel Model → 1, 2, 9

Fuel Moisture

Moisture Scenario → d112

Weather

20-ft Wind Speed (upslope) mi/h → 5.5

Wind Adjustment Factor → .5

Terrain

Slope Steepness % → 0

Run Option Notes

Maximum effective wind speed limit IS imposed [SURFACE].

Fire spread is in the FLANKING direction only [SURFACE].

Wind is blowing upslope [SURFACE].

Wind and spread directions are degrees clockwise from upslope [SURFACE].

Direction of the wind vector is the direction the wind is pushing the fire [SURFACE].

Output Variables

Surface Fire Rate of Spread (ch/h) [SURFACE]

Surface Fire Flame Length (ft) [SURFACE]



Very Low Dead Moisture 2/3 Cured Herbaceous Flanking
Flanking Fire

Fuel Model	Surface Fire Rate of Spread ch/h	Surface Flame Length ft
1	12.6	1.9
2	6.2	3.0
9	1.6	1.5

Inputs: SURFACE

Description  Low Dead Moisture 2/3 Cured Herbaceous Backing

Fuel/Vegetation: Surface/Understory

Fuel Model  1, 2, 9

Fuel Moisture

Moisture Scenario  d212

Weather

20-ft Wind Speed (upslope) mi h  5.5Wind Adjustment Factor  .5

Terrain

Slope Steepness %  0

Run Option Notes

Maximum effective wind speed limit IS imposed [SURFACE].

Fire spread is in the BACKING direction only [SURFACE].

Wind is blowing upslope [SURFACE].

Wind and spread directions are degrees clockwise from upslope [SURFACE].

Direction of the wind vector is the direction the wind is pushing the fire [SURFACE].

Output Variables

Surface Fire Rate of Spread (ch/h) [SURFACE]

Surface Fire Flame Length (ft) [SURFACE]

Low Dead Moisture 2/3 Cured Herbaceous Backing

Backing Fire

Fuel Model	Surface Fire Rate of Spread ch/h	Surface Flame Length ft
1	3.3	1.0
2	1.7	1.6
9	0.4	0.7

**Inputs: SURFACE**

Description  Very Low Dead Moisture 2/3 Cured Herbaceous Backing
Fuel/Vegetation. Surface/Understory

Fuel Model  1, 2, 9

Fuel Moisture

Moisture Scenario  d112

Weather

20-ft Wind Speed (upslope) mi/h  5.5

Wind Adjustment Factor  .5

Terrain

Slope Steepness %  0

Run Option Notes

Maximum effective wind speed limit IS imposed [SURFACE].

Fire spread is in the BACKING direction only [SURFACE].

Wind is blowing upslope [SURFACE].

Wind and spread directions are degrees clockwise from upslope [SURFACE].

Direction of the wind vector is the direction the wind is pushing the fire [SURFACE].

Output Variables

Surface Fire Rate of Spread (ch/h) [SURFACE]

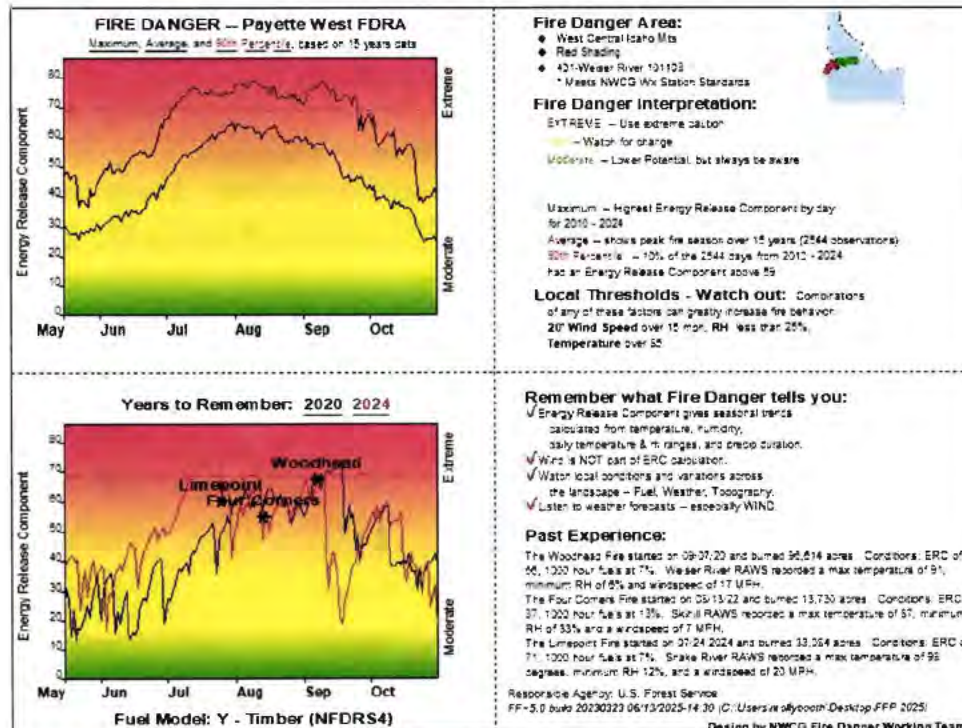
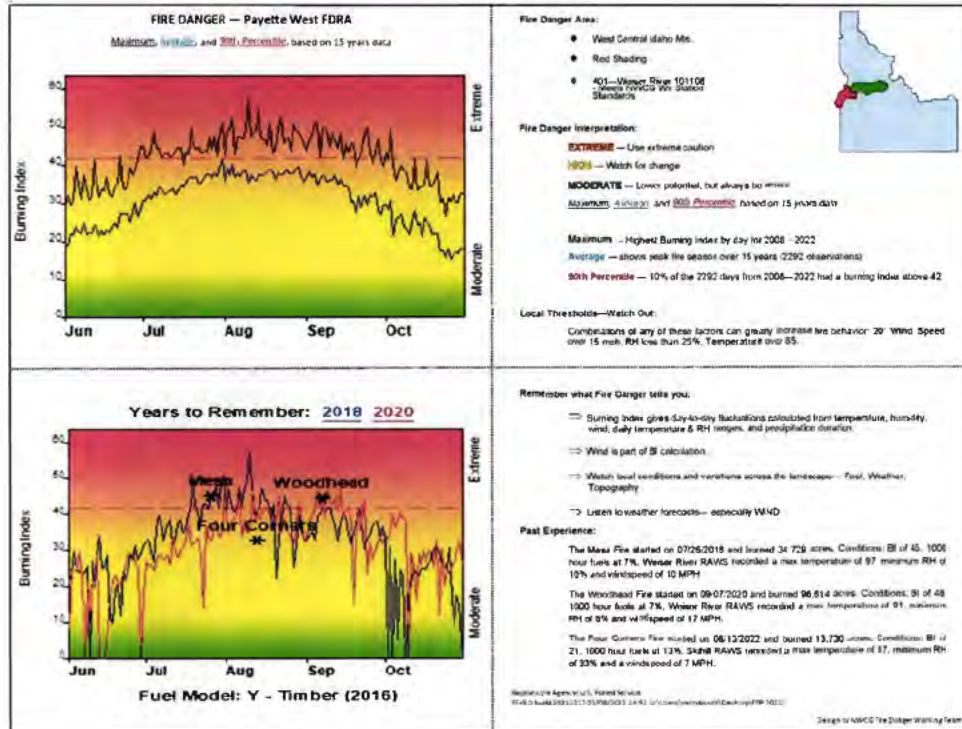
Surface Fire Flame Length (ft) [SURFACE]



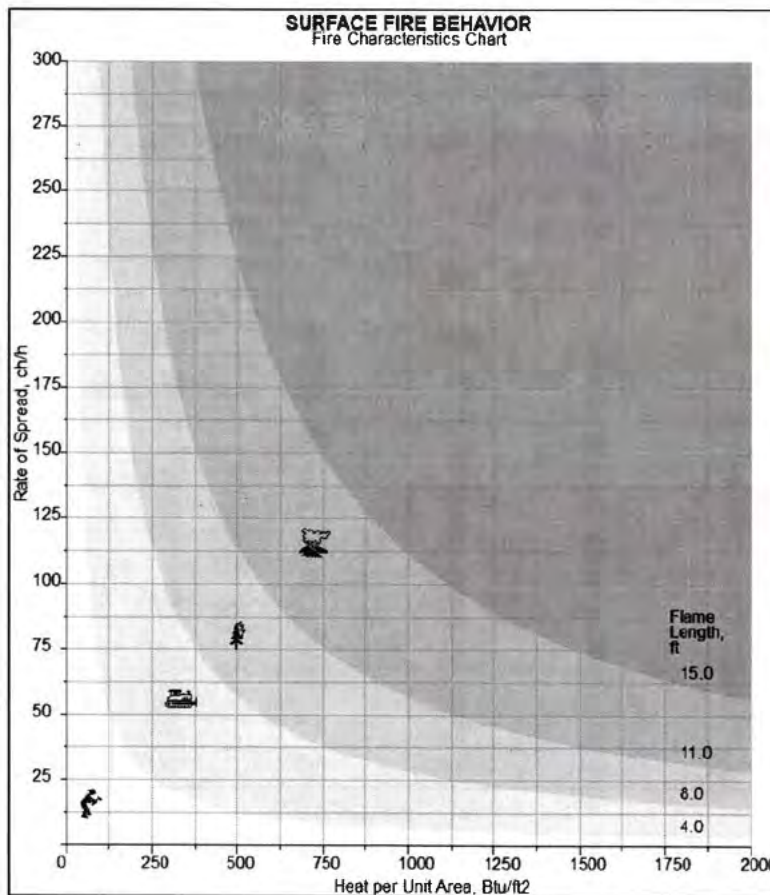
Very Low Dead Moisture 2/3 Cured Herbaceous Backing
Backing Fire

Fuel Model	Surface Fire Rate of Spread ch/h	Surface Flame Length ft
1	4.1	1.2
2	2.0	1.8
9	0.5	0.9

Payette National Forest Fire Weather Indices Pocket Cards



Hauling Chart and Interpretation



Reference: National Wildfire Coordinating Group (NWCG)

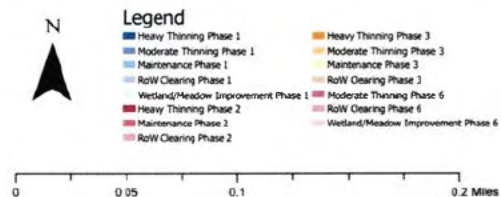
Interpreting Expected Surface Fire Behavior

Once estimates of Rate of Spread and Flame Length have been obtained, use these classifications to evaluate the level of concern they generate.

Fire Behavior Class	Rate of Spread (ch/hr)	Flame Length (ft)	Tactical Interpretation
Very Low	0-2	0-1	Direct, Hand
Low	2-5	1-4	Direct, Hand
Moderate	5-20	4-8	Direct, Equip
High	20-50	8-12	Indirect
Very High	50-150	12-25	Indirect
Extreme	150+	25+	Indirect

Reference: NWCG

Fire Mitigation By Phase



References

Weather Data

Google AI (see Appendix A) by way of [WeatherSpark.com](https://www.weatherspark.com)

Cedar Lake Ventures. (2025, Sept 25) Multiple pages www.weatherspark.com

Tribal Climate Tool

Krosby, M., Hegewisch, K.C., Norheim, R., Mauger, G., Yazzie, K., H. Morgan. (2018). "Tribal Climate Tool" web tool. Climate Impacts Group (<https://cig.uw.edu/resources/tribal-vulnerability-assessment-resources/>) and Climate Toolbox (<https://climatetoolbox.org/>) accessed on [9/25/2025].

Fire Behavior Modeling

Heinsch, F. A. (2018, May 9). *BehavePlus updates and changes* [Webinar]. Northern Rockies Fire Science Network.

<https://www.nrfirescience.org/event/behaveplus-updates-and-changes>.

Fuel Models

Scott, Joe H. & Burgan, Robert E. (2005, June). Standard Fire Behavior Fuel Models: A Comprehensive Set for Use with Rothermel's Surface Fire Spread Model

Water Supply Vulnerabilities

Pierce, Gregory (2025, February) Research and Co-Executive Director, UCLA Luskin Center for Innovation: gpierce@luskin.ucla.edu • Faith Kearns, Director of Research Communications, Arizona Water Innovation Initiative, Arizona State University's Global Futures Lab: faith.kearns@asu.edu • Silvia R. González, Director of Research, UCLA Latino Policy and Politics Institute • Lauren Dunlap, Project Manager of Energy Equity, UCLA Luskin Center for Innovation

Do Urban Water Supply Systems Put Out Wildfires?

FREQUENTLY ASKED QUESTIONS

UCLA Luskin Center For Innovation

National Wildfire Coordinating Group (NWCG)

Hauling chart and interpretation

<https://www.nwcg.gov/publications/pms437/surface-fire/interpreting-expected-surface-fire-behavior>

Idaho FireWise

FireWise Idaho, www.idahofirewise.org

International Wildland-Urban Interface Code (IWUIC)

International Code Council. (2024). *International Wildland-Urban Interface Code*

NFPA

National Fire Protection Association (NFPA). (2022). NFPA 1140: Standard for Wildland Fire Protection. National Fire Protection Association.

Valley County Wildfire Mitigation: Fire Prevention

<https://www.co.valley.id.us/FirePrevention>

(NRCS) NATURAL RESOURCES CONSERVATION SERVICE CONSERVATION PRACTICE SPECIFICATION

FUEL BREAK – FORESTLAND (Ac.) CODE 383

Phase	Treatment Needed	Fire Mitigation Type (Desired End State)	Target Tree Spacing	Acres	Estimated Cost Per Acre	Cost Per Treatment Area	Totals by Phase
1	Heavy Thinning	Shaded Fuel Break	40ft	4	\$2,500.00	\$10,000.00	
1	Heavy Thinning	Firewise Zone 3	10ft	22	\$2,500.00	\$55,000.00	
1	Moderate Thinning	Firewise Zone 3	10ft	7	\$2,000.00	\$14,000.00	
1	Maintenance	Shaded Fuel Break	40ft	10	\$500.00	\$5,000.00	
1	Maintenance	Firewise Zone 3	10ft	15	\$500.00	\$7,500.00	
1	Wetland/Meadow Improvement	Meadow Improvement	100ft	9	\$100.00	\$900.00	Phase 1 Total
1	RoW Clearing	Road/Right of Way Clearing	NA	16	\$0.00	\$0.00	\$92,400.00
2	Heavy Thinning	Firewise Zone 3	10ft	24	\$2,500.00	\$60,000.00	
2	Maintenance	Firewise Zone 3	10ft	5	\$500.00	\$2,500.00	Phase 2 Total
2	RoW Clearing	Road/Right of Way Clearing	NA	7	\$0.00	\$0.00	\$62,500.00
3	Heavy Thinning	Firewise Zone 3	10ft	3	\$2,500.00	\$7,500.00	
3	Maintenance	Firewise Zone 3	10ft	24	\$500.00	\$12,000.00	
3	Moderate Thinning	Firewise Zone 3	10ft	1	\$2,000.00	\$2,000.00	Phase 3 Total
3	RoW Clearing	Road/Right of Way Clearing	NA	9	\$0.00	\$0.00	\$21,500.00
6	Moderate Thinning	Firewise Zone 3	10ft	9	\$2,000.00	\$18,000.00	
6	RoW Clearing	Road/Right of Way Clearing	NA	2	\$0.00	\$0.00	Phase 6 Total
6	Wetland/Meadow Improvement	Meadow Improvement	100ft	1	\$0.00	\$0.00	\$18,000.00
					Total	\$194,400.00	

RE: Public comment for SUB 26-005

From Craig Groves <rcgroves@parkpointe.com>
Date Wed 5/6/2026 7:30 AM
To Cynda Herrick <cherrick@valleycountyid.gov>
Cc gtankersley <gtankersley@crestline-eng.com>

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Cynda,

We have completed 3 TIS over the last 5 years. The last TIS was completed in September of 2025 based on developing the entire 158 acres containing approximately 492 homes. We had a final scoping meeting yesterday with the City of McCall, their 2nd consultant over the last 5 years for traffic, our traffic engineer, Gregg and me. This revised TIS focuses on 176 units on the 68 acres located in the City of McCall. In the scoping meeting we determined in our final updated report we will address the Stockton 90 secondary access allocating 10% of the traffic generated to exit out Stockton Court, we will get current traffic counts at the following intersections:

1. Hwy 55 and Deinhard
2. Deinhard and Samson Trail
3. Woodlands Drive and Samson Trail
4. Woodlands Drive and Brady
5. Samson Trail and Stockton Drive

The city wants counts based on the following times:

1. Weekday morning and afternoon
2. Friday morning and afternoon

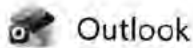
With any luck these counts will take place tomorrow and Friday.

When Gregg and I discussed this project with Kerstin, the consensus was since we are only creating (4) development parcel and improving overall access the need for a TIS associated with the 90 acres was not warranted. We all acknowledged any future subdivision of 1 or more of the development parcel would require a TIS.

I hope the staff can reflect this conversation.

Craig

From: Cynda Herrick <cherrick@valleycountyid.gov>
Sent: Wednesday, May 6, 2026 7:13 AM
To: Craig Groves <rcgroves@parkpointe.com>
Subject: Fw: Public comment for SUB 26-005



RE: SUB 26-005 Pine Creek Ranch South Subdivision - Preliminary Plat

From Craig Groves <rcgroves@parkpointe.com>

Date Mon 5/11/2026 8:41 AM

To Lori Hunter <lhunter@valleycountyid.gov>; Rob Pair <rpair@crestline-eng.com>; adam.miera@nv5.com <adam.miera@nv5.com>; gtankersley <gtankersley@crestline-eng.com>

 1 attachment (32 KB)

Stockton_90_Application_Statement.docx;

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Lori,

Attached is a Application Statement for the Pine Creek South Preliminary Plat. I wanted to provide this statement so we can be more efficient with the Commissioners and Staff time on Thursday.

Craig

From: Lori Hunter <lhunter@valleycountyid.gov>

Sent: Friday, May 8, 2026 2:00 PM

To: Craig Groves <rcgroves@parkpointe.com>; Rob Pair <rpair@crestline-eng.com>; adam.miera@nv5.com; gtankersley <gtankersley@crestline-eng.com>

Subject: SUB 26-005 Pine Creek Ranch South Subdivision - Preliminary Plat

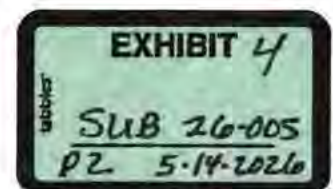
SUB 26-005 Pine Creek Ranch South Subdivision - Preliminary Plat

Please see attached agenda and staff report for the meeting on May 14, 2026. Please let me know if you would like a hard copy mailed to you.

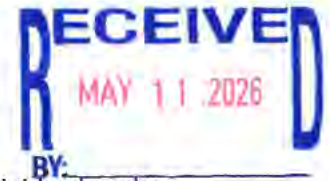
*** Please note the meeting starts at 4:00 p.m.

You or a representative must attend the meeting to present your proposal and be available to answer questions.

Lori Hunter
Valley County Planning & Zoning Planner II
208-382-7115
700 South Main Street • P.O. Box 1350
Cascade, ID 83611



Statement Regarding Stockton 90 Application



I am writing to address several allegations raised by members of the McCall neighborhoods adjacent to the parcel known as Stockton 90, as well as by the City of McCall and City staff. This application should not be a surprise to anyone.

Since purchasing the Woodlands 3 and Stockton 90 parcels in April 2021, we have held four neighborhood meetings, beginning on Memorial Day weekend nearly five years ago. We have also held multiple community listening sessions, conversation events, and community collaboration meetings. We have met with all relevant stakeholders, including City of McCall staff, the City of McCall Planning and Zoning Commission, School District Superintendents, the School District Facilities Manager, McCall Fire, McCall Police, the Idaho Department of Lands, and the Payette Lakes Recreational Water and Sewer District. We have also requested a work session with the School Board Trustees on three separate occasions, to no avail.

The City of McCall Public Works Department commissioned two water hydraulic analyses covering the entire 158 acres, dating back to November 2021 and most recently in January 2025. Both analyses contemplated approximately 600 units on the 158 acres, and both analyses indicate that the City has capacity to serve the properties. The most recent analysis was completed at my request because the City was asking for an easement to extend a 24-inch water line from the new two-million-gallon water storage tank through the Woodlands 3 parcel to connect to the water treatment plant. I wanted to be sure that, if I provided the easement, there was capacity to serve both parcels. Again, this is not a surprise to the City or its staff.

What was a surprise was the denial of the request to annex the Stockton 90 parcel into the Payette Lakes Recreational Water and Sewer District in October 2025, particularly after we received two technical memorandums from the PLRWSD Engineer dated April 28, 2021, and April 30, 2025. Both memorandums outline the downstream upgrades required to complete development of both parcels. At the public hearing for the annexation request, the District Engineer testified that there were no upgrades required to develop the Stockton 90-acre parcel, and that the required upgrades were associated with the Woodlands 3 parcel. After receiving the first technical memorandum, we submitted a line extension request and an annexation request, along with a \$500 deposit. In June 2021, the District Manager at that time refused to accept the request until the District's master plan was approved. Our deposit was never refunded. The District's master plan was ultimately approved by DEQ in December 2024. The technical memorandums are attached.

We are currently helping three other parties, including the city, upgrade an offsite sewer line crossing Deinhard, known as E4 in the District's master plan. This upgrade needs to occur within the next 60 days because the City is repaving this section of Deinhard. The City is aware of my participation in this upgrade. The City is also aware that, without secondary access to the Woodlands 3 parcel, I cannot develop the property.

The City and adjoining neighbors have requested a Traffic Impact Study. Over the last five years, we have completed three Traffic Impact Studies contemplating approximately 600 homes on the 158 acres. The School District has completed at least two Traffic Impact Studies, and the City has completed multiple Traffic Impact Studies for the SE McCall Buildout Transportation Plan, which was adopted by Resolution 23-30 in December 2023. These studies all indicate that, even under a "no build" condition, the intersection of Deinhard and Samson Trail needs a signal and additional turn lanes.

We are completing a new Traffic Impact Study, our fourth in five years. However, this study covers a much smaller development: 176 units on the Woodlands 3 parcel and four units on the Stockton 90 parcel, with only 10% of the traffic exiting onto Stockton Road. Because this new study evaluates a significantly smaller number of units, our traffic impact should be less than what was previously studied.

City staff has indicated that annexation is required in order to connect to county roads. I find this comment concerning, especially since the proposed road will benefit the community at no cost to the community. We are not opposed to annexing Stockton 90 into the City once sewer is available or once we have an alternate wastewater solution.

The City adopted a new Parks, Recreation, and Open Space Plan in 2023 that identifies the need for a neighborhood park on the Stockton 90 parcel. This plan was adopted two years after we purchased the property and without communication with the landowner. I am not opposed to park land development, but it would have been courteous to have a conversation, especially since the City has known our plans for more than five years.

Before you is an application to create four development parcels, together with a dedicated county road from the end of Stockton Court to the southern boundary of the 68-acre parcel known as Woodlands 3. This road will be built to Fire District and County standards and will be privately maintained. The road will act as a natural fire break and provide much-needed emergency access to the area. It will benefit public safety at no cost to the public.

Any future subdivision of any one of the four parcels will come before either the County or the City, depending on annexation. Any future subdivision will also require a new Traffic Impact Study.

For the benefit of public safety and to support private property rights, I respectfully encourage you to recommend approval of this application to the County Commissioners.

Craig Groves

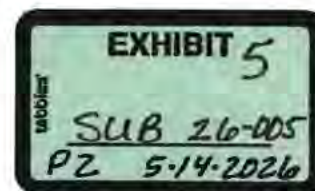
From: Craig Groves <rcgroves@parkpointe.com>

Sent: Monday, May 11, 2026 8:42 AM

To: Lori Hunter <lhunter@valleycountyid.gov>; Rob Pair <rpair@crestline-eng.com>; adam.miera@nv5.com <adam.miera@nv5.com>; gtankersley <gtankersley@crestline-eng.com>

Subject: RE: SUB 26-005 Pine Creek Ranch South Subdivision - Preliminary Plat

PLRWSD Technical Memo's.





J-U-B ENGINEERS, INC.

J-U-B COMPANIES



THE
LANGDON
GROUP



GATEWAY
MAPPING
INC.

Technical Memorandum

DATE: 4/30/2025
TO: Jeff Bateman, Manager
FROM: David Watkins, P.E.
Colt Shelton, P.E.
Braxton Klas, P.E.
SUBJECT: IR-25-01 (Pine Creek Ranch)



General Note: The request uses the latest Master Plan model to determine the specific improvements described below, and the improvements are sized for buildout conditions.

I. Engineer's Notes

A model run was completed to analyze the downstream impacts of developing with a mixture of R4 and R8 densities east and southeast of Woodlands Dr on undeveloped parcels (parcels: RPM00000150605 (northern, within District) and RP18N03E154641(southern, outside of District)). The application information is attached to this report. The existing parcels are zoned R4, which would result in 634 EDU's total. The development was modeled as connected to the existing sewer lines running west of the northern parcel in Woodlands Dr, and to the existing sewer lines running north and west in Fox Ridge Ln. Wastewater generation was estimated based on the total area of R4 and R8 areas within these parcels, but not exceeding the existing R4 total EDU's. The development is in parcels zoned for residential. The development flows were distributed in the model based on discussions with, and layouts provided by the developer. In general, the layouts indicate two main sewer basins. One basin goes to Woodlands Dr and the larger basin goes to Fox Ridge. The flows from the proposed layouts are added to the model in the Woodlands Drive basin in manholes MH9AC53.020 (26,306 GPD) and MH9AC53.030 (17,117 GPD), and in the Fox Ridge basin in manhole FR.14 (117,786 GPD).

II. Results

The proposed development project location is shown on **Figure 1** with flow direction shown by the red arrow.

Model results indicate the requested development is in line with the flows anticipated in the Master Plan for buildout condition and indicates the need for project B4 and B6. In addition to these buildout projects, the flow from this development also passes through existing project E4. The model does not account for pipe condition other defects. The District's goals are to improve reliability and capacity in the system and ultimately remove surcharge in the manholes during a design storm event. Based on the location of this development (IR-25-01), the project would require upsizing pipes as noted in the Master Plan, Volume II projects E4, B4, and B6, which are summarized below:

- Project E4 (Figure 2)
 - Install 308 LF of new 12-inch pipe and upsize 215 LF of pipe to 15-inch pipe.
- Project B4 (Figure 3)
 - Upsize 668 LF of pipe to 12-inch pipe.
- Project B6 (Figure 4)
 - Upsize 1,280 LF of pipe to 10-inch pipe.

This development is located upstream of LS 25 which is identified in the Master Plan as needing rehabilitation in the next 5-10 years. The pumping capacity at LS25 is less than the modeled flows and pumps will be required to be upsized for this development project.

Due to the request to annex one parcel into the District for this development, additional requirements associated with infrastructure, facilities, or equipment may be required by the Board to address added risk to the impacted facilities. These could include:

- Replacement of older equipment
- Upsizing of generators at impacted lift stations
- New generators at impacted lift stations that don't currently have one

Figure 1 - Project Location



Figure 2 - Project E4



Figure 3 - Project B4



Figure 4 - Project B6





J-U-B COMPANIES



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LANGDON
GROUP



GATEWAY
MAPPING
INC.

Technical Memorandum

DATE: June 28, 2021

TO: Dale Caza, Manager

FROM: David Watkins, P.E.
Colt Shelton, P.E.

SUBJECT: IR-21-07 (Pine Creek Ranch Project)

General Note: The following language is based on the assumption that the interim pump improvements have been completed.

I. Engineer's Notes

Assumptions: The layout plans submitted with the model request do not show how all sewer lines are proposed to connect to the existing system or where different parts of the subdivision will drain. Therefore, to complete the model request, several assumptions were made about where sewer lines would connect and break lines (high points) between basins. It is assumed that the 68 acres to the north drains to the Woodlands Drive sewer line with connections points at Woodlands Drive, Douglas Drive and Brandy Drive. The 91 acres to the south are assumed to all drain to the Fox Ridge Lane sewer lines. The dividing line between the north and south parts is assumed to nearly follow the current County Parcel lines.

For the model request, a model run was completed to analyze the downstream impacts of a new subdivision on the east end of Woodlands Drive. The subdivision includes an approximately 68-acre parcel currently within the system boundary and an approximately 91-acre parcel that is outside the current boundary and would require annexation. The initial layout of the subdivision provided by the developer shows the potential for 584 single family and multi-family residential units. The portion of the subdivision currently in the system boundary (north 68 acres) flows through a gravity bottleneck in Woodlands Drive and is part of a Category C Basin. The portion of the subdivision currently outside the system boundary (south 91 acres) is part of a Category A Basin. This subdivision is complicated by potentially flowing through two different basins that are combined and diverted at the diversion structure near the Mission Street and Rice Street intersection. The diversion structure was constructed before the District acquired the Annexed System and its intent was to remove the flow added to the Dienhard sewer line from Annexed System connections prior to crossing the Payette River and collecting at the lift stations on the west side of the river (LS50 and LS25). The

diversion structure, therefore, acts to preserve capacity in each system trunk line for the system they were originally intended for. Since the south part of the development is not part of the Annexed System, the flow from the development passes through the diversion structure and continues in the Category A Basin. The north part of the development would also pass through the diversion structure and would be diverted to a second Category C Basin. However, either LS50 or LS25 can handle the total system alone and flows are proportioned to each lift station based on station capacity with a second diversion structure on the east side of the river.

The wastewater generation was estimated based on the 584 single family and multi-family dwelling units as indicated by the developer's layouts with a total wastewater generation of 584 EDU's. The north 68-acre parcel was modeled as residential with 1 unit per acre per Category C requirements in the Interim Model. The parcel is part of the City and is currently zoned R4. The developer's layout requested the zoning be moved to R8 designation and would require a rezoning of the parcel. Since this parcel is currently part of a Category C basin and travels through a second Category C basin downstream, it was modeled at the R8 zoning to understand required improvements to bring the system to Category A. The south 91-acre parcel is not currently in the sewer system boundary and would require annexation. This parcel was not modeled in the interim model. Additionally, based on available contours, it appears it will flow into the old District part of the system which is currently a Category A Basin.

Based on the delineation of the north and south parcels, 210 EDU's were added to the Woodlands Drive sewer line and 374 EDU's were added to the Fox Ridge Lane sewer line.

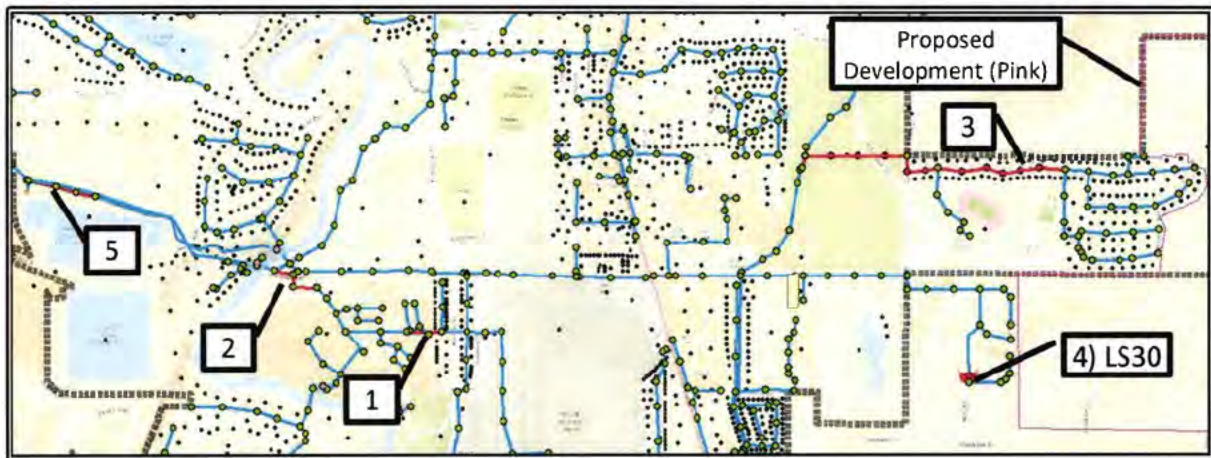
II. Results

Model results indicate the additional flow does adversely impact the downstream system by adding flow to an identified overflow manhole location (manhole MH9AI06.030), increasing the depth in Category C manholes and outpacing an existing lift station. Manhole MH9AI06.030 is located south of Deinhard Lane east of the Payette River bridge crossing for the LS50 pipeline. To bring the system to Category A, the following pipe upsizes and improvements are required:

- 1) ~400 feet of 12 inch between MH9AI06.09 and MH9AI06.080
- 2) ~640 feet of 15 inch between MH9AI06.030 and MH9AI02.010
- 3) ~3,300 feet of 10 inch between MH9AI04.150 and MH9AI04.010
- 4) LS30 pumps increased to approximately 70 gpm (specific analysis still required)
- 5) ~800 of at least 24-inch pipe would be needed from B2 to MHTPI01.009 (including MHTPI01.009 to MHTPI01.010)

The image below shows the locations of the improvements in red.

Additionally, the project has requested a change in sewer density from the Interim Density Map. The Interim Density Map would be required to be updated per District policy to meet the proposed development's flow generation requirements.



Colt Shelton

Colt Shelton, P.E.

Matthew C. Parks
(208) 388-0106
MParks@ClarkWardle.com

Via email
(cherrick@valleycountyid.gov)

June 9, 2026

Cynda Herrick, AICP, CFM
Planning & Zoning Director
Valley County
700 South Main Street
Cascade, Idaho 83611

Re: Pine Creek Ranch South Subdivision (SUB 26-005) – Opposition to Request to Reopen Public Hearing
CW#: 24390.1

Dear Cynda and Members of the Planning & Zoning Commission:

The Applicant submits this letter in opposition to the June 5, 2026, request by Abigail Germaine, on behalf of certain neighboring property owners, seeking to reopen the public hearing conducted on May 14, 2026, and continue the matter for additional testimony and evidence. The request should be denied.

The Commission conducted a lengthy and comprehensive public hearing on May 14, 2026, during which all interested persons were afforded a full and fair opportunity to testify, submit written materials, present concerns, and address the applicable approval criteria. The hearing record was developed through the noticed public process, testimony was received from proponents and opponents alike, questions were answered, and the hearing was closed. The matter now stands before the Commission for deliberation and decision based upon the record established during that proceeding.

The request to reopen the hearing is not based upon newly discovered evidence, changed circumstances, modifications to the application, procedural irregularities, or information that was unavailable prior to the hearing. Instead, the request is premised upon the retention of new counsel and a consultant after the public hearing has already concluded. Ms. Germaine's letter expressly states that her firm was recently retained and seeks consideration of a consultant report dated June 3, 2026, nearly three weeks after the May 14 hearing. The decision by interested parties to retain additional professionals after the close of the public hearing does not constitute a basis to reopen the record.

The relevant question is not whether Mr. Wall has prepared additional opinions. The relevant question is whether the information contained in his June 3, 2026, report could have been presented before or during the public hearing. The answer is plainly yes. The opinions expressed in the report are derived from application materials, staff reports, governing ordinances, roadway layouts, and issues that were already known and available prior to the hearing. The report does not identify newly discovered facts or circumstances that were unavailable when the hearing was conducted. Rather, it offers a new analysis and interpretation of information already contained within the record.

The June 3, 2026 consultant report likewise does not identify newly discovered traffic information. Traffic impacts, roadway connectivity, future development, and access considerations were extensively discussed during the public hearing process. The record already contains traffic analyses prepared in connection with the broader Pine Creek Ranch and Woodlands No. 3 development proposals. Indeed, the application materials specifically disclose that a Traffic Impact Study had previously been prepared, that City staff had conducted traffic scoping meetings regarding the project, and that a revised Traffic Impact Study was being prepared to address the modified development proposal. Mr. Wall's report therefore addresses issues that were already known, identified, and under review prior to the hearing. His report reflects a different analysis of existing traffic and roadway issues, not newly discovered evidence that could not have been presented during the public hearing process. Indeed, the September 2025 Traffic Impact Study was available prior to the hearing, and any future connection through Stockton Court serving additional development would require further traffic review and updated analysis.

Much of Mr. Wall's analysis focuses on assumptions regarding future roadway improvements, future connectivity through Stockton Court, and future development occurring within the City of McCall. Those matters remain subject to separate approvals, future engineering review, and additional traffic analysis. The possibility that future applications may require additional review does not establish that the current hearing record is incomplete or justify reopening a closed public hearing. The application presently before the Commission concerns the Pine Creek Ranch South subdivision and associated roadway access. Questions regarding future development within the City of McCall, future phases of The Woodlands No. 3 PUD, and future traffic generated by those developments remain subject to separate approvals and review processes. The June 11 Staff Addendum expressly recognizes that any future secondary-access connection serving additional development may require future traffic analysis, roadway improvements, proportional-share mitigation, and additional review at the time such approvals are sought. The possibility of future applications does not render the current record incomplete.

Importantly, any future roadway connection through Stockton Court that serves additional development would be subject to additional engineering review and updated traffic analysis at the time such approvals are sought. The existence of future review mechanisms further demonstrates that Mr. Wall's concerns do not constitute newly discovered evidence requiring the reopening of a closed public hearing.

Indeed, the June 11 Staff Addendum confirms that the concerns raised regarding future traffic impacts, roadway improvements, and potential future development can be addressed through a future Development Agreement, future traffic impact studies, and proportional-share mitigation requirements if and when the roadway is utilized as secondary access for additional development. The Staff Addendum specifically contemplates future review of impacts associated with up to 176 residential units within the Woodlands area and proposes that mitigation be determined based upon traffic studies conducted at that time. The existence of this proposed framework demonstrates that the Commission is not being asked to

approve unknown future impacts today and further undermines any claim that the current record is insufficient to proceed with deliberation.

Moreover, the June 11 Staff Addendum expressly recognizes that future traffic impacts associated with additional development are not presently fixed or fully known and therefore should be evaluated through future traffic studies and future development approvals. The Commission is therefore not faced with a choice between approving the application without mitigation and reopening the hearing. Rather, staff has already proposed a structured process for evaluating and mitigating future impacts if and when they occur.

The procedural posture of this application further weighs against reopening the hearing. At the conclusion of the May 14 public hearing, the Commission did not determine that additional testimony was needed. Instead, the Commission directed staff to prepare written mitigation alternatives and tiered conditions of approval addressing concerns already raised during the hearing. The June 11 staff addendum is the direct result of that direction. The Commission therefore tabled the matter to receive staff's written recommendations and proposed mitigation framework—not to reopen the evidentiary record or solicit additional expert testimony.

Reopening the public hearing because staff has now completed the assignment given by the Commission would be inconsistent with the Commission's stated intent at the conclusion of the May 14 hearing. The Commission expressly contemplated continued deliberation based upon staff's written recommendations while maintaining closure of the public hearing absent genuinely new information. The June 11 addendum provides precisely the type of mitigation analysis and tiered approval framework the Commission requested and does not justify reopening the hearing for a new round of testimony.

Granting the request would also be fundamentally unfair to every participant who complied with the established hearing process. All interested parties received notice of the application, had access to the application materials, and were afforded the opportunity to submit written comments, retain consultants, and present testimony before and during the public hearing. The opponents seeking to reopen the hearing had the same opportunity to retain counsel and engage expert assistance prior to the hearing as every other participant. Reopening the record because certain parties elected to obtain additional professional opinions only after the hearing concluded would effectively create a second opportunity that was not available to other participants who diligently prepared and presented their evidence within the established hearing process.

The Commission's procedures are intended to provide a fair opportunity to be heard, not an unlimited opportunity to continually supplement the record until a party is satisfied with the evidence presented. Permitting post-hearing expert submissions under these circumstances would reward delay, encourage piecemeal presentation of evidence, and undermine confidence in the finality and integrity of the Commission's proceedings.

Significantly, neither the request letter nor the consultant report identifies any provision of the Valley County Code, Idaho law, or Commission procedure that requires or supports reopening the public hearing under these circumstances. The request does not allege that interested parties were denied an opportunity to participate. It does not identify any procedural defect in the hearing. It does not claim that material evidence was unavailable prior to the hearing. Nor does it identify any change in the application

or newly arising circumstance that would justify reopening the evidentiary record. Instead, the request is based on the assertion that the Commission would be better served by receiving additional testimony and considering a newly prepared consultant report. While the Applicant appreciates the neighbors' continued interest in the application, that is not a sufficient basis to reopen a closed public hearing.

The Applicant is unaware of any prior Valley County land use proceeding in which a closed public hearing was reopened solely because opponents retained new counsel and obtained a consultant report after the hearing concluded. The Commission's land use process depends upon the orderly presentation of evidence during a noticed public hearing, followed by deliberation and decision based upon the record established at that hearing. The request before the Commission seeks an extraordinary departure from that process.

The Commission should also consider the procedural precedent and fairness concerns that would be established by granting the request. If a closed public hearing may be reopened whenever an interested party elects to retain new counsel or obtain a new expert opinion after the hearing concludes, there would be no practical endpoint to the public hearing process. Any participant dissatisfied with the state of the record could seek additional opinions, submit new reports, and request another opportunity to present evidence. Such a practice would undermine finality, create uncertainty for applicants and neighboring property owners alike, increase costs for all participants, and substantially impair the Commission's ability to efficiently administer land use applications.

The Applicant has relied upon the closure of the public hearing and has proceeded with the expectation that the Commission would deliberate and decide the application based upon the record established during the noticed proceedings. Reopening the hearing would necessarily invite additional rounds of testimony, rebuttal, and submissions, resulting in further delay and expense without any corresponding benefit to the Commission's decision-making process.

Whether the existing record ultimately supports approval, denial, or additional conditions is a matter for the Commission's deliberation. The question presented by the June 5 request is not whether the Commission should approve the application, but whether the hearing should be reopened to receive a consultant report prepared after the hearing was closed. Nothing contained in the June 5 request demonstrates that reopening the hearing is necessary to provide a fair process or an informed decision.

For all of these reasons, the Applicant respectfully requests that the Commission deny the request to reopen the public hearing and proceed with deliberation based upon the existing record, the June 11 Staff Addendum, and the mitigation framework specifically requested by the Commission at the conclusion of the May 14 hearing.

Thank you for your consideration.

Sincerely,



Matthew C. Parks

Matthew C. Parks
(208) 388-0106
MParks@ClarkWardle.com

Via email (cherrick@valleycountyid.gov)

July 20, 2026

Board of County Commissioners
Valley County Board of Commissioners
Valley County, Idaho

**Re: SUB 26-005 Pine Creek Ranch South
CW#: 24390.1**

Honorable Commissioners:

Pine Creek Ranch LLC, through counsel, respectfully submits this Response to the Appeal filed by neighboring property owners and Randy Wall, P.E. The appeal presents numerous arguments, but nearly all reduce to a single premise—that because future development north of the property has not yet been designed, reviewed, or approved, Valley County could not approve this preliminary plat.

That premise is legally and factually incorrect. The application before the Board is not an application for Woodlands No. 3, future annexation, or future urban development. It is a four-lot preliminary plat subject to the standards applicable to the application presently before the County. The Planning and Zoning Commission correctly evaluated that application, and the Board may independently conclude that the applicable approval criteria have been satisfied.

The appeal should therefore be denied.

I. THE APPEAL CONSISTENTLY CONFLATES THIS APPLICATION WITH FUTURE DEVELOPMENT THAT IS NOT BEFORE THE BOARD.

The threshold error throughout the appeal is its repeated characterization of this application as approval of a future master-planned community. It is not.

The application requests approval of a four-lot preliminary plat consisting of approximately 90 acres together with public rights-of-way intended to preserve future transportation connectivity. The application neither approves nor authorizes future residential densities, future subdivision layouts, future

utility systems, or future roadway construction beyond what is specifically depicted on the preliminary plat.

Future development of any of the resulting parcels will require its own land use approvals under the Valley County Code and, where applicable, review by the City of McCall. Each future application must independently satisfy the ordinances applicable at that time. The existence of future discretionary approvals is not a legal defect. Rather, it is how Idaho's land use process is designed to function.

II. IDAHO CODE § 67-6535 REQUIRES THE BOARD TO MAKE ITS OWN REASONED DECISION.

Much of the appeal was drafted before the Commission issued its written Findings of Fact and Conclusions of Law. Indeed, the appeal expressly reserves the right to supplement its arguments because no written decision yet existed. That procedural premise no longer exists.

The Commission subsequently adopted detailed Findings of Fact and Conclusions of Law addressing the applicable approval criteria, identifying the evidence relied upon, resolving disputed issues, and explaining why the application satisfies the Valley County Code. Accordingly, many of the procedural arguments contained in the appeal have become moot because they are directed to the absence of written findings that have now been issued.

The Board is not reviewing whether every statement made during Commission deliberations was sufficiently detailed. Instead, the Board conducts its own review of the record, may receive additional information authorized by ordinance, and ultimately issues its own written decision identifying the applicable approval standards and explaining why those standards have or have not been satisfied. Accordingly, even assuming arguendo that the Commission's oral discussion could have been more extensive, any such concern is resolved by the Board's independent written findings. The question before the Board is therefore whether the record supports approval under the applicable ordinances. It does.

The record before the Board readily permits the findings required by Idaho Code § 67-6535. Contrary to the appeal's repeated assertion that the Commission failed to identify the applicable standards or resolve contested issues, the June 11, 2026 deliberations demonstrate that the Commission systematically evaluated each approval criterion contained in the Valley County Code before unanimously recommending approval. More importantly, on appeal it is the Board's written Findings of Fact and Conclusions of Law—not isolated comments made during Commission deliberations—that constitute the operative land use decision. The following discussion demonstrates why the record supports those findings.

III. THE COMMISSION'S FINDINGS ARE SUPPORTED BY SUBSTANTIAL EVIDENCE

a. The Commission Expressly Evaluated the Applicable Approval Criteria

The Commission adopted comprehensive written Findings of Fact and Conclusions of Law addressing the applicable approval criteria, the evidence contained in the record, and the basis for its decision. Far from issuing a conclusory approval, the Commission expressly found that the application satisfies the applicable provisions of Title 9 of the Valley County Code, identified the existing and proposed land uses, summarized

the procedural history, and incorporated the staff reports, correspondence, and meeting minutes into its decision.

The Commission further adopted detailed conclusions addressing each of the approval criteria, including that:

- the proposed use is compatible with surrounding land uses;
- the application will increase the value of both private property and the public by providing additional emergency access and transportation connectivity;
- the proposal will not result in undue adverse impacts to the environment, adjoining properties, or governmental services when subject to the conditions of approval;
- the application is consistent with the Valley County Comprehensive Plan;
- impacts can be effectively mitigated through conditions of approval, development agreements, and future project-specific review; and
- future development of the four development parcels will require additional land use approvals, traffic studies, engineering review, and development agreements.

The Commission also expressly addressed many of the specific issues raised by the appellants, including the comments submitted by the City of McCall, the proposed roadway design, future traffic studies, Wildland Urban Interface requirements, the McCall Impact Area, future utility installation, transportation connectivity, and whether the proposal constituted a change in the property's principal land use.

Accordingly, the procedural premise underlying much of the appeal—that the Commission failed to articulate the basis for its decision—has been superseded by the Commission's written Findings of Fact and Conclusions of Law. On appeal, the question before the Board is not whether every statement made during the Commission's deliberations was exhaustive, but whether the record supports the written findings required by Idaho Code § 67-6535. It plainly does.

b. The Commission Correctly Determined That This Application Is Not Approval of Future Development

The appeal is premised on the assertion that the Commission could not approve this application because future development north of the property has not yet been designed, reviewed, or approved. That premise mischaracterizes both the application and the Commission's decision.

The application before the Commission was a request for approval of a four-lot preliminary plat containing four development parcels, together with public rights-of-way designed to preserve future transportation connectivity and provide secondary emergency access. It was not an application to approve future residential densities, a planned unit development, annexation into the City of McCall, or any future development of adjacent property. Those projects, if proposed, will require their own applications, public hearings, technical review, and approval by the appropriate jurisdiction.

The Commission expressly recognized this distinction. Both during its deliberations and in its written Findings and Conclusions, the Commission concluded that any future development of the proposed parcels beyond single-family residential use would require additional land use approvals, new traffic

impact studies, additional development agreements, engineering review, and compliance with all applicable provisions of the Valley County Code. The Commission likewise recognized that development of adjoining property within the City of McCall would remain subject to the City's independent review and approval process.

The written Findings repeatedly demonstrate that the Commission did not attempt to approve or predetermine future development. Instead, the Commission approved only those improvements presently proposed while requiring additional review as future development occurs. For example, the Commission found that:

- additional development of the four parcels will require new subdivision approvals where applicable;
- any future development beyond single-family residential use will require a new traffic impact study;
- future development agreements will be required to address proportional off-site mitigation;
- engineering plans must be reviewed before construction;
- utilities will be addressed as future development occurs; and
- subsequent development remains subject to applicable agency review and permitting.

The appeal characterizes these future approvals as evidence that the application should have been denied. The opposite is true. Idaho's land use statutes and the Valley County Code contemplate a staged review process in which each application is evaluated according to the impacts created by the development then proposed. Nothing in Idaho Code § 67-6535 requires the County to resolve every issue that might arise from future applications that have not yet been submitted.

Indeed, many of the issues identified by the appellants—including future residential density, roadway design standards for later development, future utility extensions, future traffic volumes, and future annexation—cannot be finally determined until those future applications are filed and reviewed on their own merits. The Commission properly recognized that distinction and limited its decision to the application actually before it.

Accordingly, the appeal's repeated reliance on hypothetical future development does not demonstrate that the Commission erred. Rather, it confirms that the appellants seek to transform a four-lot preliminary plat into a vehicle for litigating future projects that remain subject to independent review and approval. The Valley County Code does not require, and Idaho law does not permit, the Board to deny an otherwise compliant application based upon speculation regarding future land use applications that are not before it.

c. The Commission Imposed a Comprehensive Mitigation Framework Consistent with the Valley County Code

The appeal repeatedly contends that the Commission improperly deferred mitigation of traffic, roadway improvements, utilities, and other infrastructure issues. The record demonstrates otherwise.

The Valley County Code does not require every future improvement associated with subsequent development to be designed, constructed, or funded before approval of a preliminary plat. Rather, it requires the Commission to determine whether the impacts of the application before it can be adequately mitigated through appropriate conditions of approval. The Commission expressly made that determination, concluding that "mitigation measures can effectively ameliorate impacts to adjacent land uses through the conditions of approval."

The Commission's written Findings identify numerous mitigation measures that accompany approval of this application, including:

- a Development Agreement requiring mitigation of proportional off-site roadway impacts;
- engineering review and approval of roadway construction plans;
- future traffic impact studies for any development beyond the currently proposed use;
- future development agreements addressing additional impacts as development occurs;
- stormwater management and site grading requirements;
- wetland protection measures;
- performance guarantees to ensure completion of required improvements;
- coordination of utility installation with roadway construction; and
- compliance with Valley County construction standards and review by other governmental agencies before final plat approval.

Far from postponing mitigation indefinitely, the Commission established a phased mitigation process that corresponds to the actual impacts generated by each stage of development. The Development Agreement itself recognizes two separate mitigation scenarios: one applicable to the four development parcels proposed by this application, and a second applicable only if future development utilizes the roadway as secondary access. Under each scenario, roadway improvements, proportional cost participation, traffic analysis, utility coordination, financial guarantees, and future maintenance obligations are specifically identified for future implementation.

This approach is neither speculative nor improper. It reflects the practical reality that mitigation must correspond to the impacts of the development being proposed. Requiring a future applicant to complete additional traffic studies, enter into additional development agreements, or construct additional infrastructure when that future development is actually proposed is not an unlawful deferral of mitigation. It is the mechanism by which the Valley County Code ensures that each application bears responsibility for the impacts it creates.

The appellants effectively argue that because future development may require additional mitigation, the present application should have been denied. That conclusion does not follow. The Commission appropriately distinguished between the impacts created by the four-lot preliminary plat presently before it and the impacts that may result from future applications. Those future impacts remain subject to independent review, additional conditions of approval, and further public hearings before any additional development may occur.

Accordingly, substantial evidence supports the Commission's conclusion that the impacts of the application before it can be adequately mitigated through the conditions of approval and the comprehensive mitigation framework established in the written Findings and Development Agreement.

d. The Commission Properly Determined That the Application Does Not Constitute a Change in Principal Land Use Requiring Annexation

The appeal argues that Valley County Code § 7-1-5 required the applicant to seek annexation into the City of McCall before submitting this application. That argument depends entirely upon the premise that the application changes the property's principal land use. The Commission expressly considered that question and determined otherwise.

Valley County Code § 7-1-5 requires annexation only when property within the McCall Area of Impact is contiguous to the City of McCall and the owner proposes to change the property's principal land use. After reviewing the evidence, the Commission specifically found that the property currently contains an existing residence, that its present land use is residential, and that the proposed subdivision likewise constitutes a residential use. The Commission therefore concluded that "a land use change is not requested and VCC 7-1-5 does not apply."

That finding is supported by substantial evidence. The application does not seek approval of an urban-scale subdivision, commercial development, increased residential density, or annexation into the City of McCall. Rather, it seeks approval of a four-lot preliminary plat and associated public rights-of-way intended to provide lawful access, preserve future transportation connectivity, and improve emergency access. Any future proposal to increase residential density or otherwise alter the use of the property remains subject to separate applications, additional public hearings, and review by the appropriate jurisdiction.

The appellants' position effectively assumes that the proposed roadway should be evaluated as though it were part of a future development application that has not been submitted. The Commission properly rejected that premise. The Board should likewise evaluate the application actually before it, rather than hypothetical future proposals that remain speculative and will require independent review if and when they are submitted. Accordingly, the Commission did not overlook the annexation provisions of the Valley County Code. It interpreted the ordinance, applied it to the facts presented by this application, and made an express factual finding that no change in principal land use was proposed. The Board should affirm that determination.

IV. THE CITY OF MCCALL'S COMMENTS REFLECT A DIFFERENCE IN PLANNING PHILOSOPHY — NOT A VIOLATION OF VALLEY COUNTY CODE.

The appeal relies heavily upon comments submitted by the City of McCall. Those comments deserve consideration. They do not require denial.

Importantly, the City never concluded that the application violates Valley County ordinances. Instead, the City expressed concern regarding long-term planning, future transportation improvements, annexation, and the timing of future infrastructure. The City specifically stated that it desired additional information concerning anticipated long-term development before expressing support for the application.

Those comments reflect legitimate planning preferences. They do not establish that this preliminary plat fails to satisfy Valley County approval criteria. The Board's responsibility is to apply Valley County ordinances—not to substitute the City's preferred entitlement process for the standards adopted by Valley County.

V. THE RECORD DEMONSTRATES RESPONSIBLE LONG-TERM TRANSPORTATION PLANNING.

Ironically, the City's own planning history demonstrates why preserving future transportation corridors is appropriate. For decades, transportation planning documents identified the Deinhard Lane extension as an important long-term transportation corridor. Ultimately, however, subsequent public decisions—including expansion of the McCall middle school—eliminated that corridor. No one suggests those decisions were improper. Rather, they illustrate an important reality:

- Transportation planning evolves over decades through multiple independent approvals.
- Roadway corridors are preserved when opportunities exist and refined as development occurs.

That is precisely what is occurring here.

This application preserves an additional opportunity for future connectivity through Stockton Boulevard. Preserving that corridor today does not predetermine future development. Instead, it preserves flexibility for future public decision makers. Rejecting the preliminary plat because future roadway decisions remain subject to future approvals would produce the opposite result—foreclosing transportation options before those future applications are ever considered.

VI. THE APPEAL IMPROPERLY ASSUMES THAT EVERY FUTURE IMPACT MUST BE RESOLVED DURING THIS PRELIMINARY PLAT.

The appeal repeatedly argues that because future traffic volumes, roadway improvements, maintenance obligations, utility extensions, and future densities remain unknown, the application necessarily fails. That argument misunderstands the nature of preliminary plat approval. Preliminary plats establish lots, rights-of-way, and general infrastructure. They do not authorize future development intensity on every parcel. Future applications necessarily generate additional engineering, traffic review, utility review, environmental review, and agency coordination. Those later reviews are not evidence that this application is deficient. They are evidence that Idaho's staged land use process is functioning exactly as intended.

VII. THE RECORD SUPPORTS THE REQUIRED FINDINGS.

The record contains substantial evidence supporting findings that:

- the application satisfies the applicable subdivision regulations;
- transportation issues have been appropriately addressed for the improvements presently proposed;
- future development remains subject to independent review;
- future roadway improvements may appropriately occur through later approvals;
- preserving public right-of-way today promotes rather than impairs orderly development;
- conditions of approval adequately address impacts associated with the present application.

Substantial evidence—not unanimity—is the governing standard. The existence of contrary opinions does not invalidate the Commission's decision.

VIII. CONCLUSION

Ultimately, the appeal asks the Board to deny a four-lot preliminary plat because future land use applications have not yet been submitted, reviewed, or approved. Neither Idaho law nor the Valley County Code imposes such a requirement. The record demonstrates that the application presently before the Board satisfies the applicable approval criteria, that the Commission's findings are supported by substantial evidence, and that any future development will remain subject to independent review, additional public hearings, and approval under the ordinances in effect at that time.

For these reasons, Pine Creek Ranch LLC respectfully requests that the Board deny the appeal, affirm the approval of SUB 26-005, and adopt written Findings of Fact and Conclusions of Law pursuant to Idaho Code § 67-6535 confirming that the application complies with the applicable provisions of the Valley County Code.

Sincerely,



Matthew C. Parks