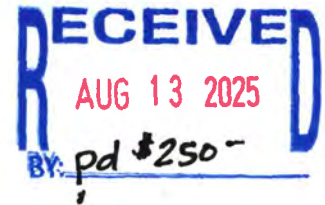


Valley County Planning & Zoning  
219 N. Main Street  
P.O. Box 1350  
Cascade, Idaho 83611

August 13, 2025

Re: **Request for extension of C.U.P No. 21-43**  
The site is 40.17 acres and is identified as parcels  
RP17N02E230004 and RP17N02E230065 in the NE¼ Section 23,  
T.17N, R.2E, Boise Meridian, Valley County, Idaho.



Dear Cynda and Lori,

Please accept this correspondence as my request for an extension for the approved C.U.P No. 21-43 Huckleberry Ridge for a 9 single family lot subdivision.

- Enclosed find a check in the amount of \$250.00 payable to: Valley County.
- Valley County Engineers paid to date: \$1,000.00, which was included in the payment of \$1,600. (\$600.00 for the C.U.P. application fee.)
- Valley County Road Department: \$50.00 paid for driveway permit #768.
- Attached: Subdivision Map. 2 parcels for land consisting of 40.17 acres. 9 Lots subdivision, lots ranging from 2.68 acres to 7.37 acres.
- Extension request period of the recordation of the Final Map: 4 years from current C.U.P. No. 21-43 expiration date of 12/31/2025.
- Central District Health approved all 27 test holes. All lots will accept a standard septic tank and leach field system.
- Valley County Road Department has approved the subdivision road plans.
- No Road Development Agreement (RDA) required by Valley County. Attached: Letter from Valley County Road Department.
- Permit approval received from Idaho Department of Water Resources (IDWR) and US Army Corp of Engineers. Granted extensions attached: IDWR: December 31, 2026. US Army Corp of Engineers: March 14, 2027
- Completed: Fire Mitigation Plan – Wildfire Urban Interface Fire Protection.
- My plans are to continue with the subdivision road installation this year or summer of 2026.

With humble respect,

A handwritten signature in blue ink that appears to read "Sal Gallucci".

Sal Gallucci  
P.O. Box [REDACTED]  
McCall, Idaho 83638  
Cell: [REDACTED] 3

[www.huckleberry-ridge.com](http://www.huckleberry-ridge.com)

## Valley County Road and Bridge

PO Box 672 • 520 South Front Street  
Cascade, ID 83611-1350



Phone (208) 382-7195  
roaddept@co.valley.id.us

Tuesday, February 18, 2025

C.U.P. 21-43 Huckleberry Ridge

The Valley County Road Dept. was asked to review this CUP and met with the applicant on December 3, 2024. After the CUP had been reviewed based on past meetings when the development was going through the approval process it was determined that no agreement is necessary for any road improvements. West Mountain Road has been previously improved, and no new improvement is necessary within the proximity of the development. The right of way has also been researched, and no additional right of way is needed along West Mountain Road (100'). Based on the low impact from the development on the road network and since there is no available improvement necessary in the proximity of this development, no development agreement will be required for road improvements.

A handwritten signature in dark ink, appearing to read "Dan Coonce".

**Dan Coonce**  
Public Works Engineer  
Valley County, Idaho  
dcoonce@co.valley.id.us

**sgallucci8@gmail.com**

---

**From:** Jones, Cass <Cass.Jones@idwr.idaho.gov>  
**Sent:** Thursday, March 20, 2025 1:47 PM  
**To:** Sal Gallucci; Katherine Lanspery  
**Cc:** Meghan Cline; Cynda Herrick; Flack,Brandon; CENWW-RD-BOI-CEN; Dean G Johnson  
**Subject:** Amended IDWR SCA S65-20354 Determination Letter: Sal Gallucci\_Culvert Installation\_Mill Creek  
**Attachments:** Amended S65-20354 SCA Permit.pdf  
**Flag Status:** Flagged

Mr. Gallucci,

Attached is an amended copy of SCA determination letter, S65-20354.

This permit has been updated with the current standards and Special Conditions with an expiration date of **December 31, 2026.**

Please read through the amended permit and let me know if you have any questions

**Cass Jones**  
**Stream Protection Program**  
**Idaho Department of Water Resources**  
**(208) 287-4897**

**sgallucci8@gmail.com**

---

**Subject:** FW: Sal Gallucci - Culvert Installation Mill Creek Huckleberry Ridge-NWW-2021-00608  
U.S Army Corp of Engineers Permit Extended to March 14, 2027

**Importance:** High

----- Forwarded message -----

**From:** Windham, Sarah V CIV USARMY CENWW (USA) <Sarah.V.Windham@usace.army.mil>

**Date:** Wed, Mar 12, 2025, 8:29 AM

**Subject:** RE: [Non-DoD Source] RE: Sal Gallucci - Culvert Installation Mill Creek Huckleberry Ridge-NWW-2021-00608

**To:** [REDACTED]

Good morning Sal,

Thanks for reaching out and sorry for the late response; I had to unexpectedly take some leave and am catching up on e-mails. An extension will not be a problem. Activities which have commenced or are under contract to commence will remain authorized 12 months after the date of an NWP's expiration – therefore, this project authorization can be extended through **March 14, 2027** since project activities will have already begun before the original expiration date. I'll make a note of it; please keep a copy of this e-mail for your records. Otherwise, no further action is needed for the extension. I've also updated your address and made sure this e-mail is the primary contact in the project file.

Thank you – have a great rest of your week.

Sarah V. Windham

Environmental Resources Specialist

U.S. Army Corps of Engineers | Regulatory Division

720 E. Park Blvd., Suite 245 | Boise, ID 83712-7757

O: (208) 433-4469 |

**VALLEY COUNTY ASSESSOR'S OFFICE**

## Parcel Summary and Improvement Report

PO Box 1350 - 219 N Main St, Cascade, ID 83611



Phone (208) 382 - 7126 | assessor@co.valley.id.us

**GENERAL PROPERTY SUMMARY**

PARCEL ID	RP17N02E230004
OWNER(S)	GALLUCCI SALVATORE GRANT GALLUCCI DORIE LARENE
SITUS ADDRESS	NULL
SITUS CITY, STATE, ZIP	MCCALL, ID 83638
MAILING ATTENTION	
MAILING ADDRESS	PO BOX 2007
MAILING CITY, STATE, ZIP	MCCALL ID 83638
MAILING COUNTRY	

**PROPERTY DESCRIPTION & LAND DATA**

AREA	ACRES: 19.807	SQUARE FEET: 862792	FRONTAGE: 0
PRIMARY LAND USE	110 Agri homesite land		
LEGAL DESCRIPTIONS	N/2 N/2 N/2 NE4 LESS DEEDED CO. RD. ROW; S23 T17N R2E GOOD CLASS TIMBER		
NEIGHBORHOOD	108300 Lakefork Area Subdivisions		
PLAT LINKS	<a href="#">17N 2E S23.pdf</a>		
LAND USE DETAILS	<u>USE:</u> Productivity Forest	<u>LAND GRADE:</u> Cat 6	<u>ACRES:</u> 9.807
	Rural Residential	Good (Buffer)	9
	Homesite	Good	1

*\*The Land Use Details section shows all land uses associated with the property and how each type is broken down and used for assessment purposes.*

**SALES HISTORY**

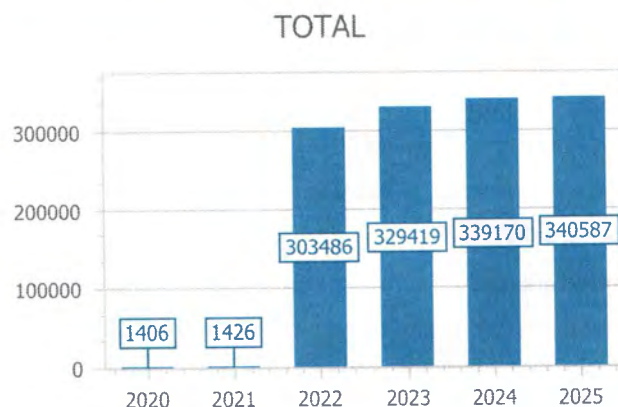
SALE DATE	GRANTOR	DEED REFERENCE
06/17/2021	OBENDORF GREGORY R	441368
12/29/2015	ASPEN SPRINGS RANCH LLC	395856



## ASSESSMENT HISTORY

ASSESS DATE	01/01/2025	01/01/2024	01/01/2023	01/01/2023	1/1/2022
CHANGE REASON	01- Revaluat	01- Revaluat	01- Revaluat	01- Revaluat	01- Revaluat
LAND	340587	339170	329419	329419	303486
IMPROVEMENTS	0	0	0	0	0
TOTAL	340587	339170	329419	329419	303486

## ASSESSMENT TRENDS



## IMPROVEMENTS



## TAX CODE AREAS & DISTRICTS

**TAX CODE AREA (TAG):** 042-0000

CEMETERY	MCCALL CEMETERY
FIRE	DONNELLY RURAL FIRE PROTECTION DISTRICT
HOSPITAL	MCCALL MEMORIAL HOSPITAL
SCHOOL	MCCALL-DONNELLY SCH #421

VOTER PRECINCT	005 - PAYETTE
COMMISSIONER DISTRICT	DONNELLY

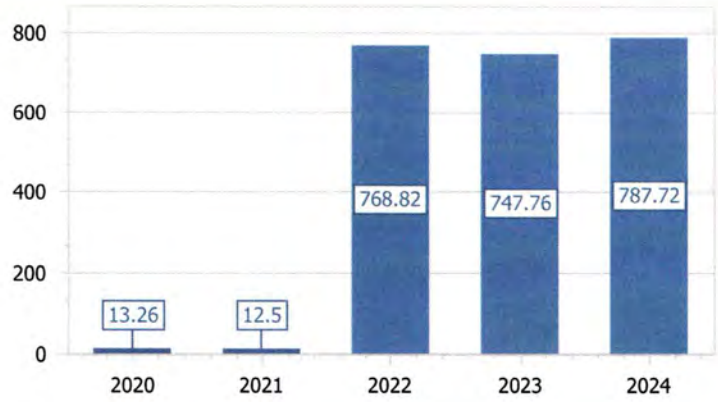
## TOTAL TAX CHARGES

YEAR	TOTAL CHARGE
2024	787.72
2023	747.76
2022	768.82
2021	12.5
2020	13.26

### HOMEOWNER'S EXEMPTION?

☐ YES

☒ NO



**VALLEY COUNTY ASSESSOR'S OFFICE**

## Parcel Summary and Improvement Report

PO Box 1350 - 219 N Main St, Cascade, ID 83611

Phone (208) 382 - 7126 | [assessor@co.valley.id.us](mailto:assessor@co.valley.id.us)**GENERAL PROPERTY SUMMARY**

PARCEL ID	RP17N02E230065
OWNER(S)	GALLUCCI SALVATORE GRANT GALLUCCI DORIE LARENE
SITUS ADDRESS	NULL
SITUS CITY, STATE, ZIP	MCCALL, ID 83638
MAILING ATTENTION	
MAILING ADDRESS	PO BOX [REDACTED]
MAILING CITY, STATE, ZIP	MCCALL ID 83638
MAILING COUNTRY	

**PROPERTY DESCRIPTION & LAND DATA**

AREA	ACRES: 20	SQUARE FEET: 871200	FRONTAGE: 0
PRIMARY LAND USE	110 Agri homesite land		
LEGAL DESCRIPTIONS	S/2 N/2 N/2 NE4 S23 T17N R2E GOOD CLASS TIMBER		
NEIGHBORHOOD	108300 Lakefork Area Subdivisions		
PLAT LINKS	<a href="#">17N 2E S23.pdf</a>		
LAND USE DETAILS	<u>USE:</u> Productivity Forest	<u>LAND GRADE:</u> Cat 6	<u>ACRES:</u> 11
	Rural Residential	Good (Buffer)	8
	Homesite	Good	1

\*The Land Use Details section shows all land uses associated with the property and how each type is broken down and used for assessment purposes.

**SALES HISTORY**

SALE DATE	GRANTOR	DEED REFERENCE
06/17/2021	OBENDORF GREGORY R	441368
12/29/2015	WR HOLDINGS 3 LLC	395857



## ASSESSMENT HISTORY

ASSESS DATE	01/01/2025	01/01/2024	01/01/2023	01/01/2023	1/1/2022
CHANGE REASON	01- Revaluat	01- Revaluat	01- Revaluat	01- Revaluat	01- Revaluat
LAND	336658	333704	324382	324382	301115
IMPROVEMENTS	0	0	0	0	0
TOTAL	336658	333704	324382	324382	301115

## ASSESSMENT TRENDS



## IMPROVEMENTS



## TAX CODE AREAS & DISTRICTS

**TAX CODE AREA (TAG):** 042-0000

CEMETERY	MCCALL CEMETERY
FIRE	DONNELLY RURAL FIRE PROTECTION DISTRICT
HOSPITAL	MCCALL MEMORIAL HOSPITAL
SCHOOL	MCCALL-DONNELLY SCH #421

VOTER PRECINCT	005 - PAYETTE
COMMISSIONER DISTRICT	DONNELLY

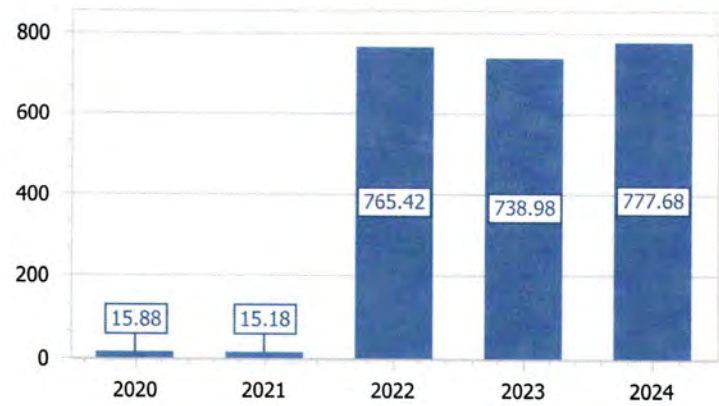
## TOTAL TAX CHARGES

YEAR	TOTAL CHARGE
2024	777.68
2023	738.98
2022	765.42
2021	15.18
2020	15.88

### HOMEOWNER'S EXEMPTION?

☐ YES

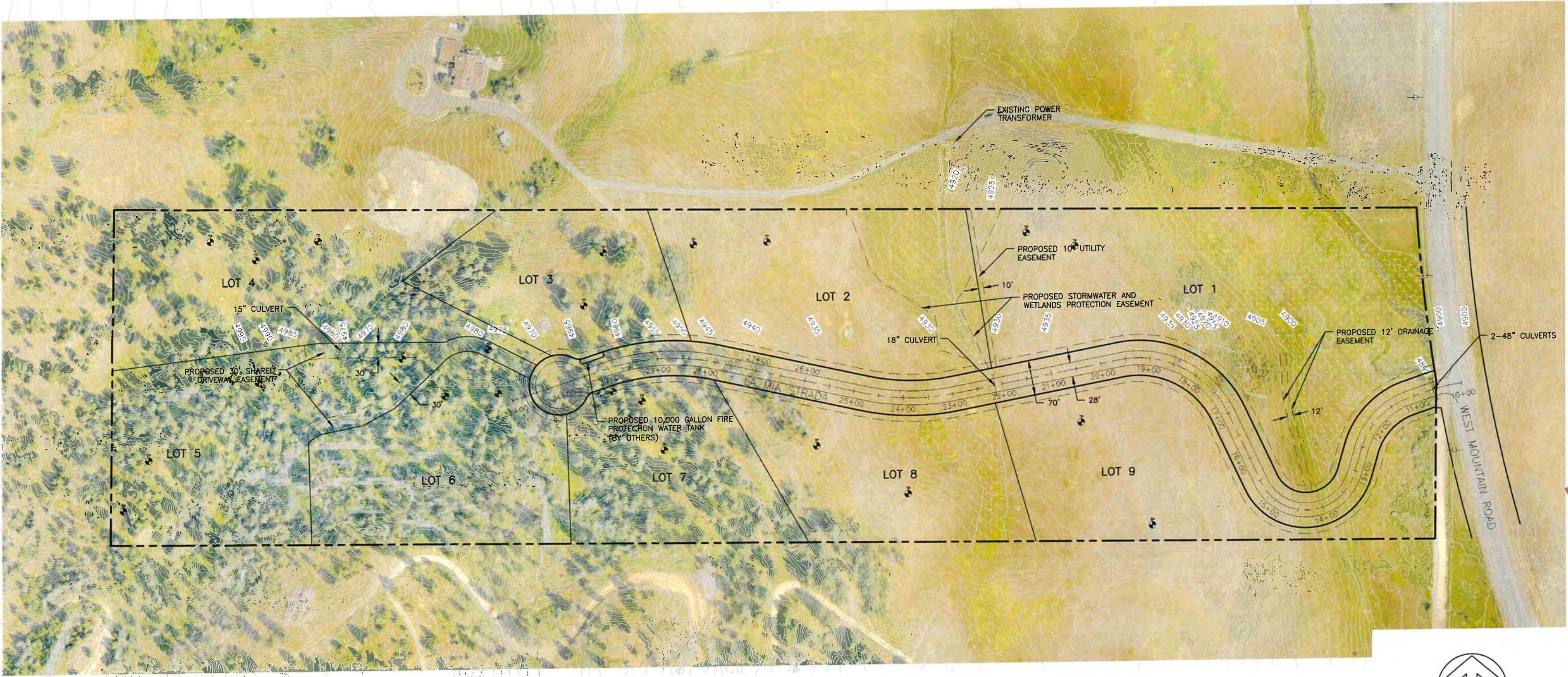
☒ NO





NOTES:

1. REFER TO DRAWING NO. G-2, SHEET 2 FOR PROJECT NOTES, LEGEND AND SYMBOLS.



NORTH



SCALE: 1" = 100'

NO.	REVISION	BY	DATE	DESIGN
1.	VALLEY COUNTY ENGINEERING SUBMITTAL	AMD	5/5/2022	AMD/GTT
2.	REVISED PER VALLEY COUNTY ENGINEER COMMENTS	AMD	6/6/2022	DRAWN
				AMD
				CHECKED
				GTT
				APPROVED
				GTT

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

**HUCKLEBERRY RIDGE**  
VALLEY COUNTY, IDAHO  
ROADWAY, GRADING AND  
STORMWATER MANAGEMENT IMPROVEMENTS  
OVERALL LAYOUT

VERIFY SCALE	
BAR IS ONE INCH ON FULL SIZE DRAWING	
PROJECT	21046
DATE	6/6/2022
DRAWING NO.	SHEET NO.
C-1	3 OF 8