



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		<input checked="" type="checkbox"/> Check # _____ or <input type="checkbox"/> Cash or <input type="checkbox"/> Card
FILE # <b>SUB 26-005 Pine Creek Ranch South</b>		FEE \$ <u>600.00</u>
ACCEPTED BY _____		DEPOSIT <u>1000.00</u>
CROSS REFERENCE FILE(S): _____		DATE <u>2-23-2026</u>
<input type="checkbox"/> ADMINISTRATIVE PLAT	COMMENTS: _____	
<input type="checkbox"/> SHORT PLAT	_____	
<input checked="" type="checkbox"/> 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: Rge 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](http://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:** Pine Creek Ranch South

**APPLICANT** Pine Creek Ranch, LLC **PHONE** (208) 794-7694  
Owner  Option Holder  Contract Holder

**MAILING ADDRESS** 517 E Parkcenter Blvd. Apt. 203 Boise, ID **ZIP** 83706

**EMAIL** rcgroves@parkpointe.com

**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** Gregg Tankersley, P.E., Crestline Engineers, Inc.

**MAILING ADDRESS** 323 Deinhard Lane, Suite C McCall, ID **ZIP** 83638

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

**SURVEYOR** NV5

**MAILING ADDRESS** 690 S Industry Way Suite 120, Meridian, ID **ZIP** 83611

**EMAIL** adam.miera@nv5.com **PHONE** (208) 342-5400

**PROPERTY INFORMATION**

1. **SIZE OF PROPERTY** 90.68 Acres

2. **AMOUNT OF ACREAGE OF ADJACENT LAND HELD BY THIS OWNER** 68.06 Acres

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

Easements None

Deed Restrictions None

Liens or encumbrances None

4. **LEGAL DESCRIPTION** See Attached legal description

5. **TAX PARCEL NUMBER(S)** RP18N03E154641

Quarter SW1/4 Section 15 Township 18N Range 3E

6. EXISTING LAND USES AND STRUCTURES ON THE PROPERTY:

The current land use is residential. There is an existing single family home and out buildings located 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: None

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

North Woodlands No. 2 Subdivision, Single-Family Residential (City of McCall, R4 Zoning)
South West Place Subdivision, Single-Family Residential
East Undeveloped/Timber
West Fox Ridge Subdivision, Single-Family Residential (City of McCall, R4 Zoning)

9a. TYPE OF TERRAIN: Mountainous [x] Rolling [x] Flat [ ] Timbered [x]

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

9c. DESCRIBE ANY SIGNIFICANT NATURAL RESOURCES SUCH AS ROCK OUTCROPPING, MARSHES, WOODED AREAS: The site is densely wooded with drainages coursing throughout the property including a man made reservoir and delineated wetland areas.

10a. WATER COURSE: Refer to Exhibit No. 2, Existing Conditions with Preliminary Site Plan, sheet 2 of 6, for location of all water courses.

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 [x]

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

10d. WILL ANY PART OF THE PROPERTY BE SUBJECT TO INUNDATION FROM STORMWATER OVERFLOW OR SPRING MELTING RUN-OFF? No

11a. NUMBER OF EXISTING ROADS: 0 Width Public [ ] Private [ ]
Are the existing road surfaces paved or graveled? Gravel [ ] Paved [ ]

11b. NUMBER OF PROPOSED ROADS: 2 Proposed width: 24' (Private roads will be privately maintained inside a public right-of-way)
Will the proposed roads be Public [ ] Private [x]
Proposed road construction: Gravel [x] Paved [ ]

12a. EXISTING UTILITIES ON THE PROPERTY ARE AS FOLLOWS: Residential power, domestic well

12b. PROPOSED UTILITIES: Currently, there are no proposed utilities. Power may be installed following conversations with Idaho Power.

Proposed utility easement width 12 Feet Locations Adjacent to Right-of-Way

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? No Depth \_\_\_\_\_ Flow \_\_\_\_\_ Purity Verified? \_\_\_\_\_  
Nearest adjacent well 43547 Depth 79' Flow 30.0 GPM

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): Roadside Swales/detention basins

Any special drains? No (Please attach map)

Soil type(s): Archabal loam, Gestrin loam, McCall-Complex

(Information can be obtained from the Natural Resource Conservation Service: [websoilsurvey.nrcs.usda.gov](http://websoilsurvey.nrcs.usda.gov))

17. WILL STREETS AND OTHER REQUIRED IMPROVEMENTS BE CONSTRUCTED PRIOR TO THE RECORDING OF THE FINAL PLAT? TBD

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: Financial guarantees

18. OUTLINE OF PROPOSED RESTRICTIVE COVENANTS:

Setbacks: Front 20 feet Sides 7.5 feet Rear 20 feet

Mobile homes allowed? Yes  No

Minimum construction value TBD Minimum square footage TBD

Completion of construction required within 3 Days  Months  Years

Resubdivision permitted? Yes  No

Other \_\_\_\_\_

19. LAND PROGRAM:

Open Areas and/or Common Areas Yes  No

Acreage in subdivision 90.68 Number of lots in subdivision 4 Development Parcels

Typical width and depth of lots The average width of the development parcels is ±1,000' and the average length is ±1,170'

Typical lot area 21.39 Acres Minimum lot area 6.07 Acres Maximum lot area 41.64 Acres

Lineal footage of streets 2,737 L.F. Average street length per lot 675 feet

Percentage of area in streets 5.61 %

Dedicating road right-of-way to Valley County? Yes  No

Percentage of area of development to be public (including easements) 0 %

Maximum street gradient ±3%

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 \_\_\_\_\_ X No
2. What is the name of the irrigation district/company and drainage entities servicing the property?  
Irrigation: Idaho Department Of Water Resources  
Drainage: \_\_\_\_\_
3. How many acres is the property being subdivided? 90.68
4. What percentage of this property has water? 100%
5. How many inches of water are available to the property? TBD
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.  
An existing spillway located at the southeastern side of the pond releases overflow water. Below the spillway a corrugated standpipe houses a pump that recirculates overflow water into the pond. A supplementary well provides water to the pond when runoff is not sufficient. Refer to water right No. 65-12888 attached to this application.
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  $\rightarrow$  ).
- Direction of wastewater flow (use long arrows on your map to indicate wastewater direction  $\longrightarrow$  ).
- 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:   
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: RSJ 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.

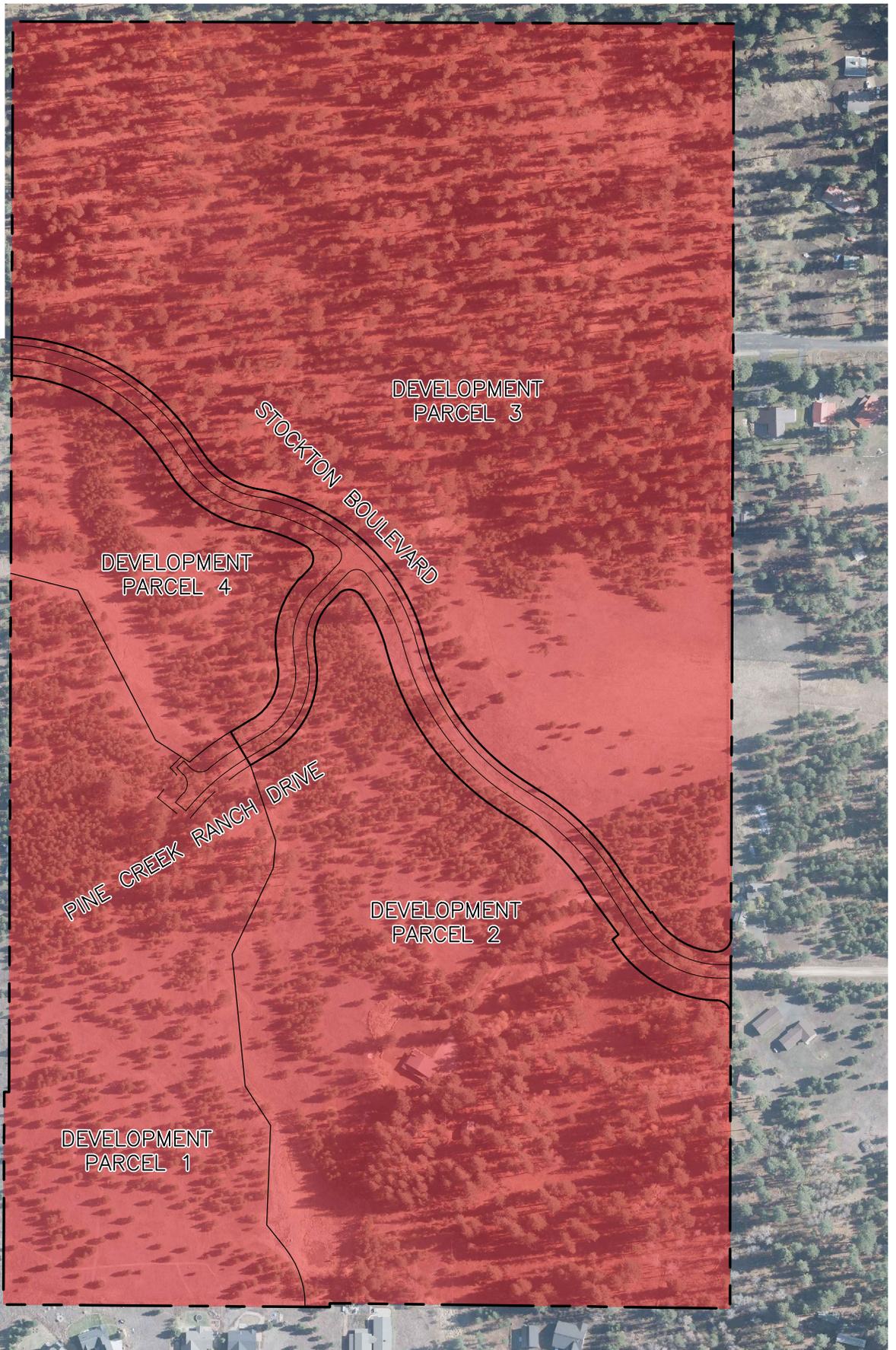
By:  Date: 2-19-2026

Craig Groves

# **APPENDIX A**

---

## **FIGURES AND DRAWINGS**



NORTH  
SCALE: 1" = 300'

**CRESTLINE**  
ENGINEERS

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:

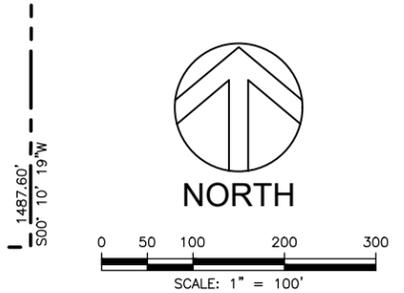
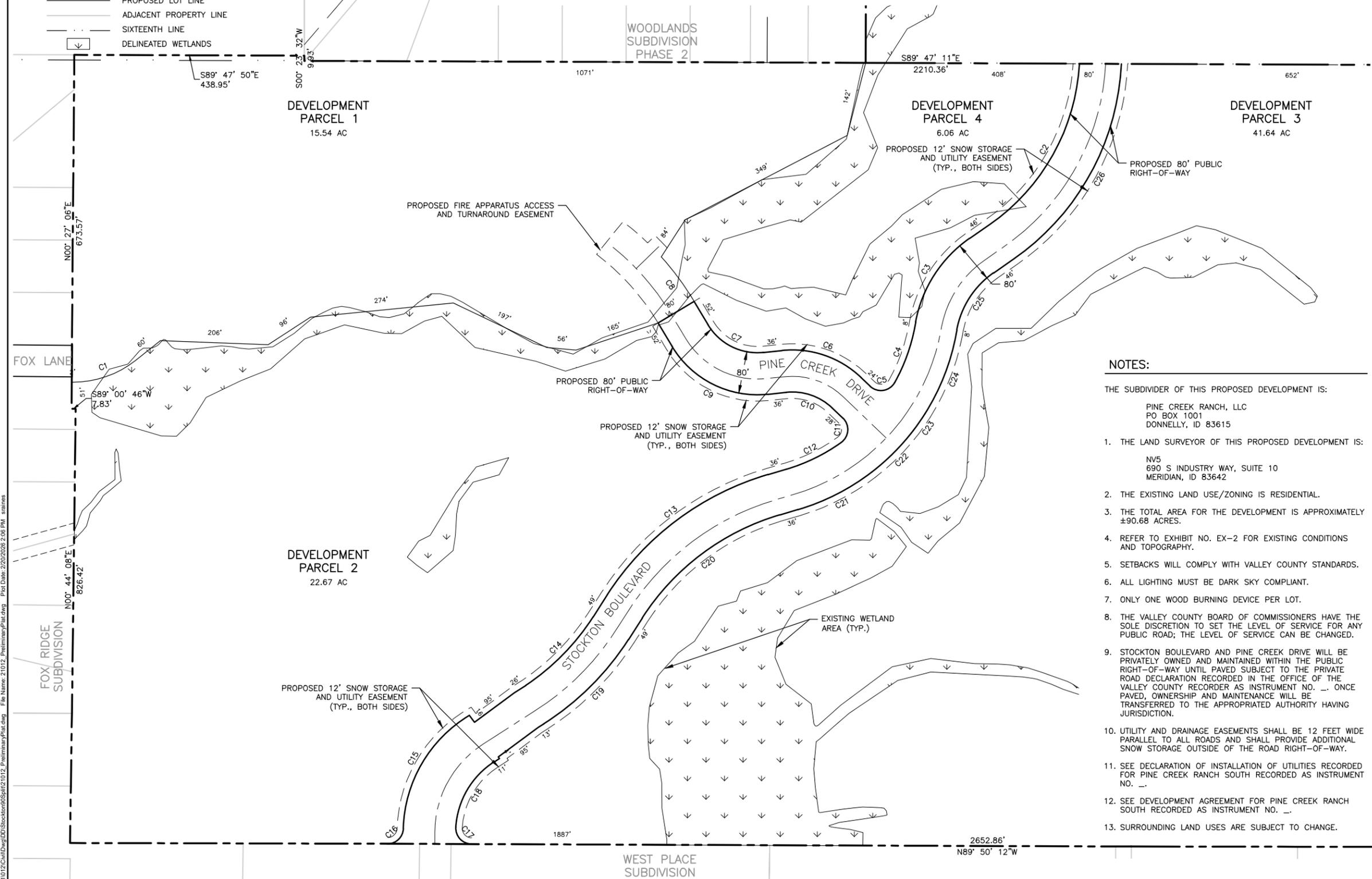
PINE CREEK RANCH, LLC  
 PO BOX 1001  
 DONNELLY, ID 83615

1. THE LAND SURVEYOR OF THIS PROPOSED DEVELOPMENT IS:

NV5  
 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.

Path: M:\001\Projects\Development\21012\Civil\Drawings\21012\_PreliminaryPlat.dwg File Name: 21012\_PreliminaryPlat.dwg Plot Date: 2/23/2026 2:05 PM



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

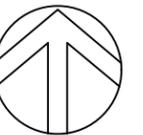
**NOTES:**

- 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.
- EXISTING UNDERGROUND UTILITIES AS SHOWN ON THIS PLAN ARE BASED UPON MAPPING PROVIDED BY THE LOCAL UTILITIES AND ARE CONSIDERED APPROXIMATE.
- 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.

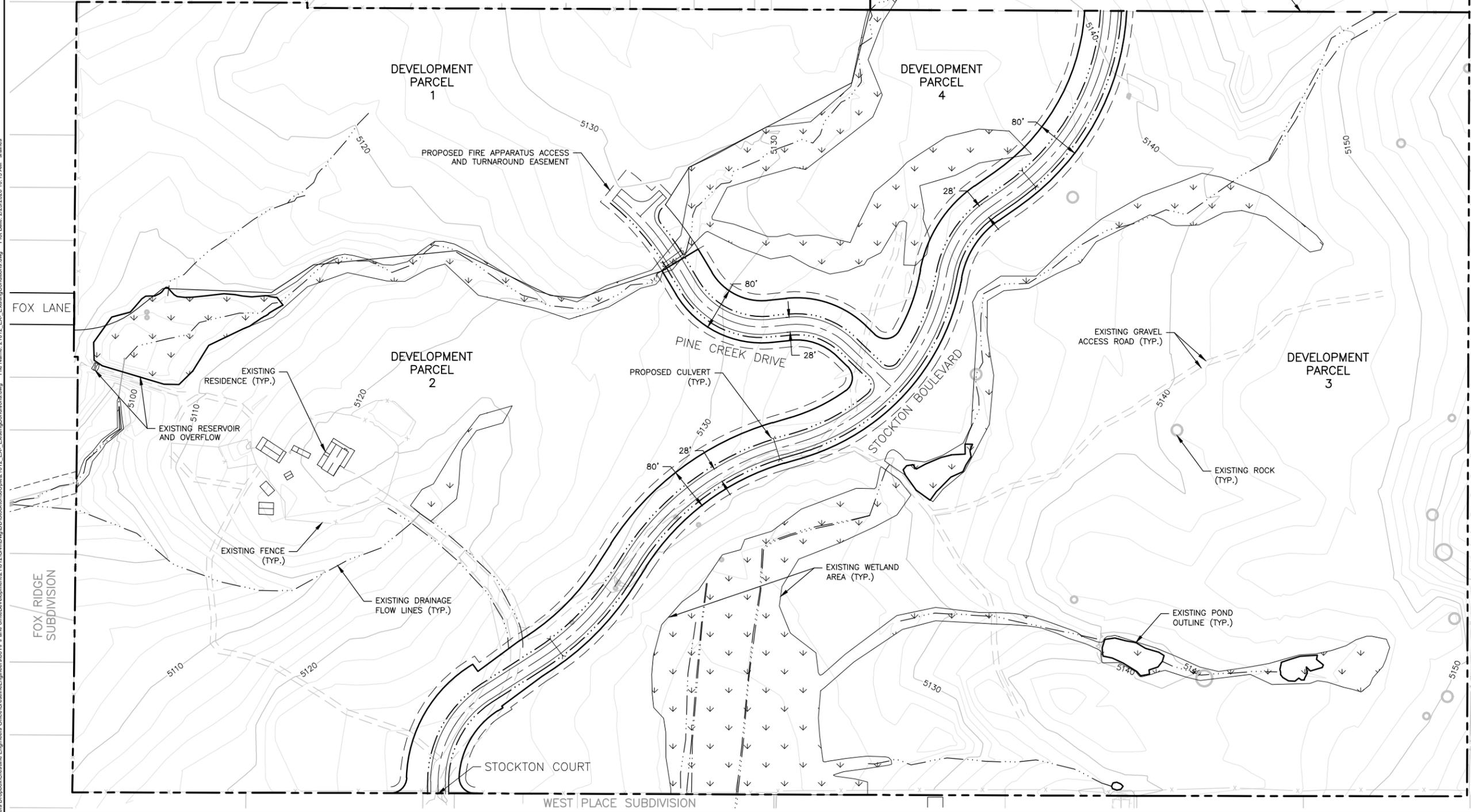
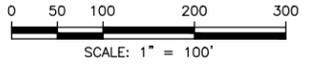
**LEGEND:**

- 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



Path: C:\Users\mstines\Crestline Engineers\Dropbox\Crestline Engineers\Office\Crestline\Projects\21012\_PineCreekRanchSouth\21012\_PineCreekRanchSouth\21012\_PineCreekRanchSouth\21012\_PineCreekRanchSouth.dwg Plot Date: 2/23/2026 10:13 AM gmailes

NO.	REVISION	BY	DATE	DESIGN
				TMS
				DRAWN
				LJE
				CHECKED
				RFP
				APPROVED
				GTT

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

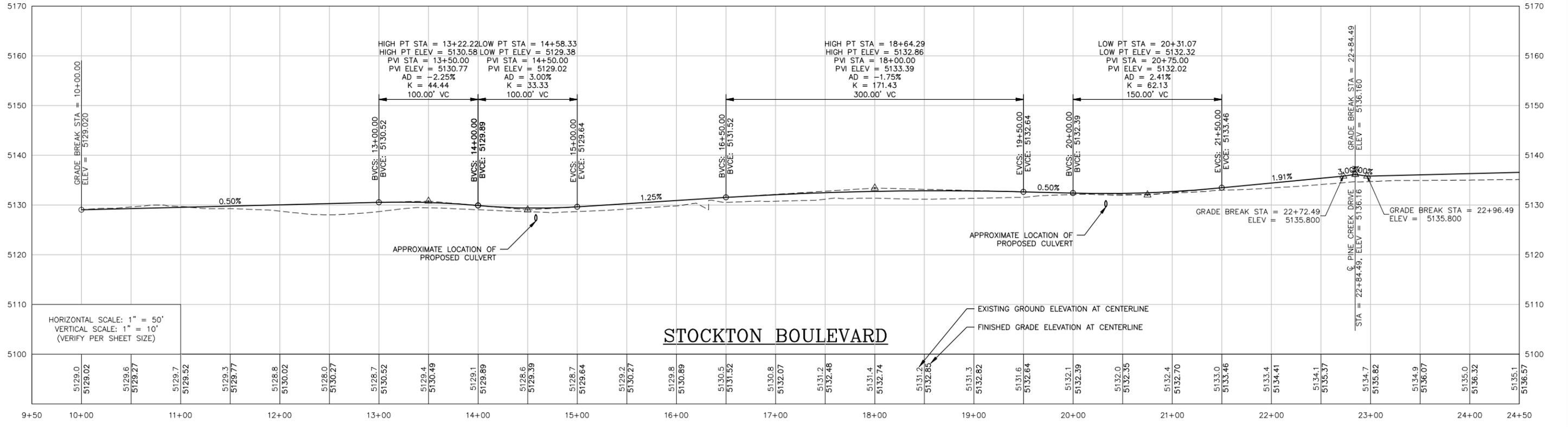
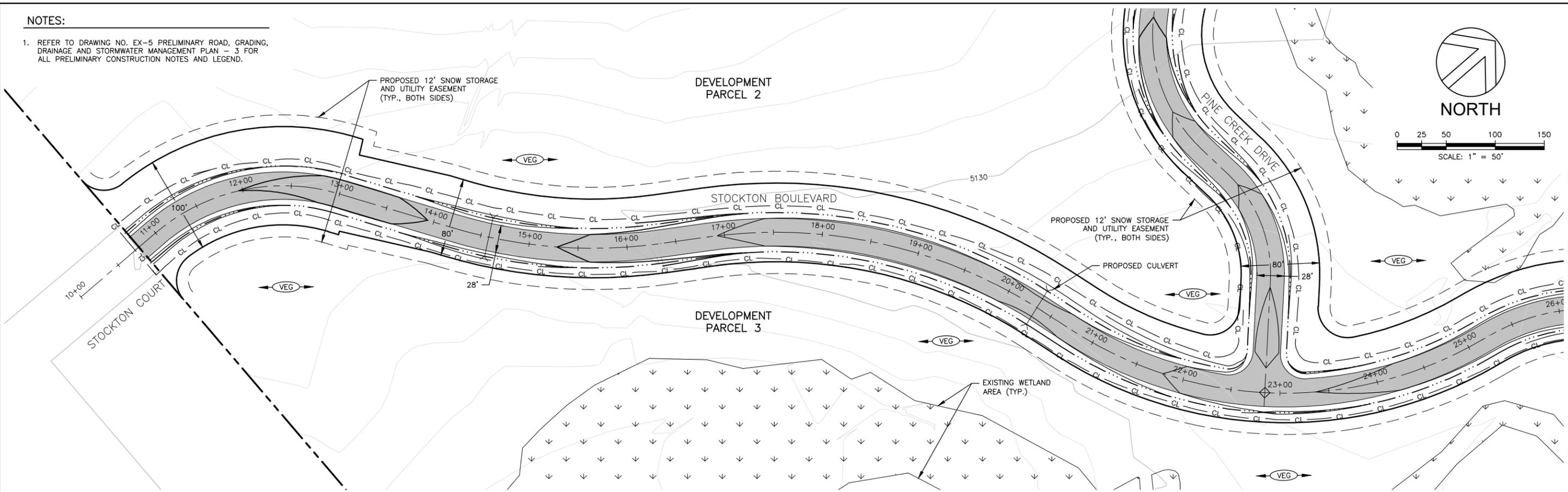


**PINE CREEK RANCH SOUTH**  
 McCALL, IDAHO  
 EXISTING CONDITIONS WITH PRELIMINARY SITE PLAN

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

**NOTES:**

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



Path: M:\0101\Projects\Development\21012\DWG\Stockton\21012.Ex - PreGrading\_Drainage\_Sim.dwg File Name: 21012.Ex - PreGrading\_Drainage\_Sim.dwg Plot Date: 2/23/2026 2:16 PM araines

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

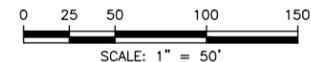

**CRESTLINE**  
**ENGINEERS**  
 323 DEINHARD LANE, SUITE C · PO BOX 2330  
 McCALL, IDAHO 83638  
 208.634.4140 · 208.634.4146 FAX

**PINE CREEK RANCH SOUTH**  
**McCALL, IDAHO**  
 PRELIMINARY ROAD, GRADING, DRAINAGE, AND  
 STORMWATER MANAGEMENT PLAN - 1

VERIFY SCALE	
BAR IS ONE INCH ON FULL SIZE DRAWING	
PROJECT	21012
DATE	2/23/2026
EXHIBIT NO.	SHEET NO.
EX-3	3 OF 6

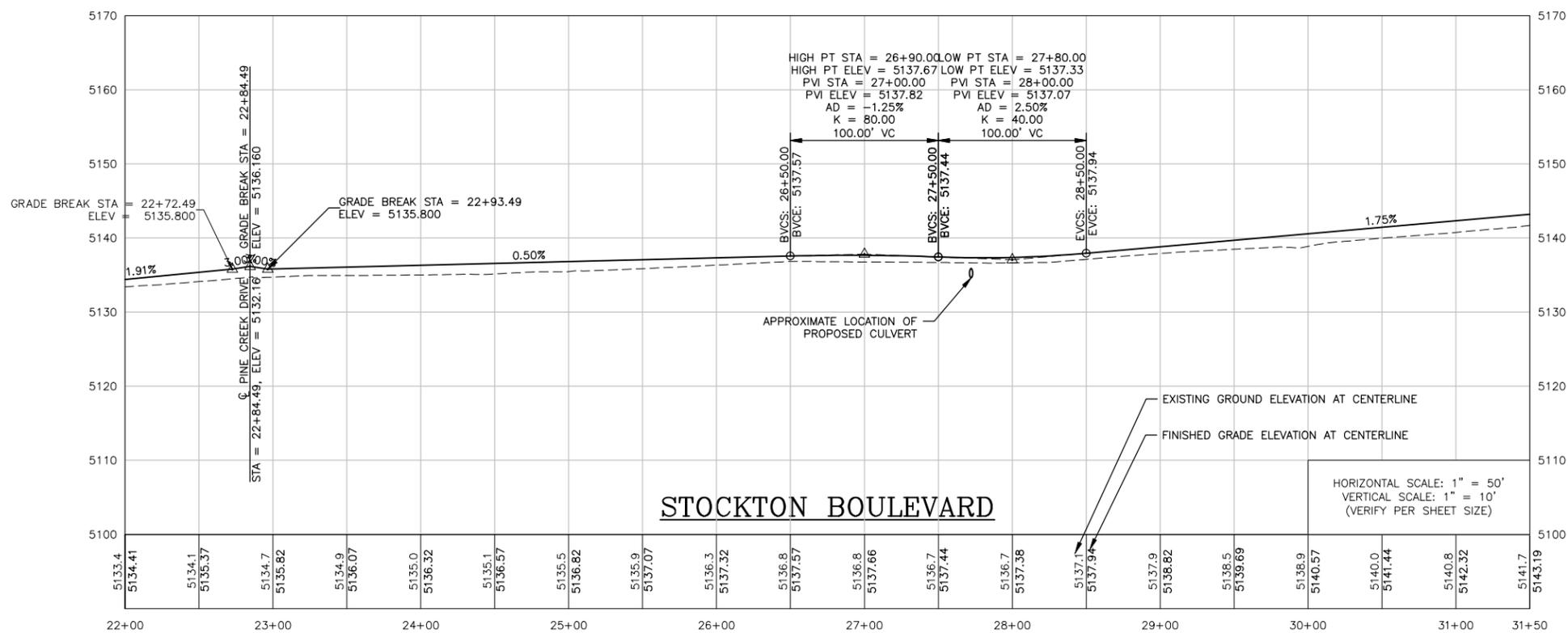
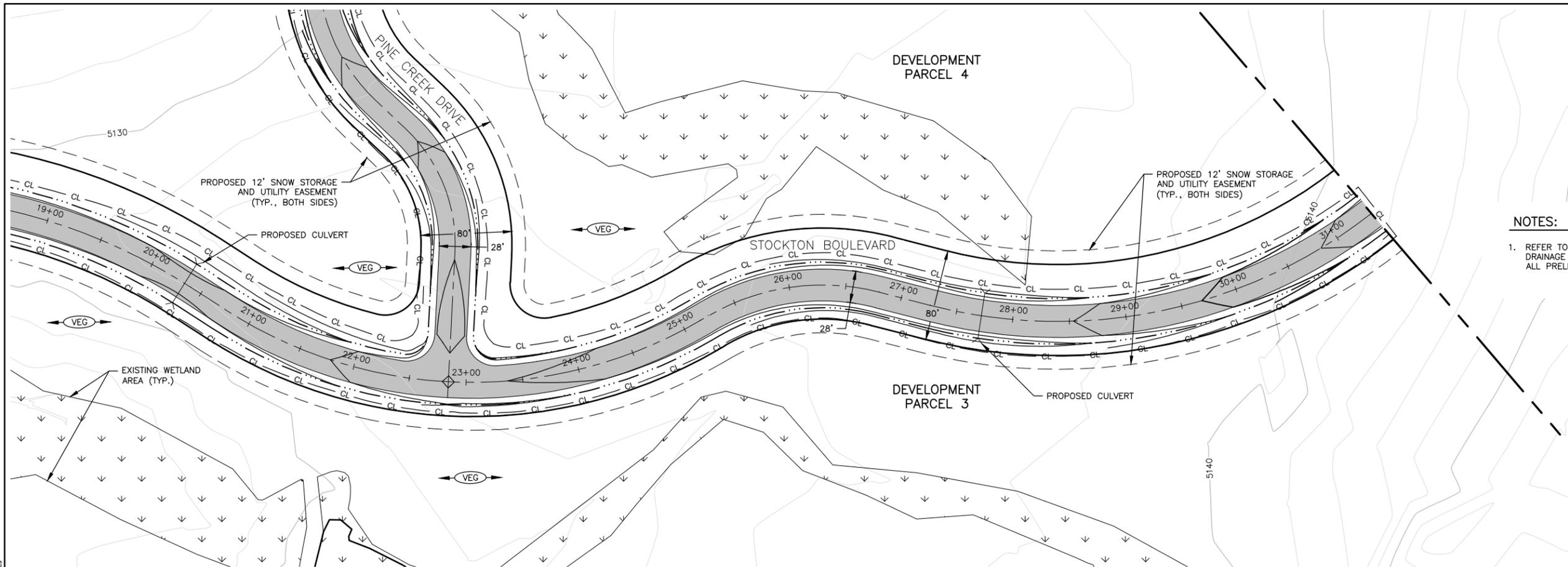


NORTH



**NOTES:**

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



Path: M:\0101\Pre-Grading\Development\21012\Civil\DWG\Stockton\21012.Ex - Pre-Grading\_Drainage\_Sim.dwg File Name: 21012.Ex - Pre-Grading\_Drainage\_Sim.dwg Plot Date: 2/23/2026 2:18 PM srtines

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	
PROJECT	21012
DATE	2/23/2026
EXHIBIT NO.	SHEET NO.
EX-4	4 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 1/16<sup>th</sup> 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 1/16<sup>th</sup> 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 1/16<sup>th</sup> corner of said Section 15;
5. Thence leaving said Sewer District Boundary, South 00°11'15" West, along the East 1/16<sup>th</sup> line of said Section 15, a distance of 1,488.24 feet to the Southeast 1/16<sup>th</sup> 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





WEST PLACE  
SUBDIVISION  
INST. NO. 78732

FOX RIDGE  
SUBDIVISION  
BK. 10, PG. 21

McCALL-DONNELLY  
SCHOOL DISTRICT

WOODLANDS NO. 2  
SUBDIVISION  
BK. 9, PG. 36

SEWER DISTRICT BOUNDARY  
N0°42'27"E 826.33'

N0°28'49"E 663.67'

POINT OF  
BEGINNING

LINE #	BEARING	DIST.
L1	N0°28'49"E	10.00
L2	S89°47'01"E	438.51
L3	S0°25'26"W	10.00
L4	N89°40'13"W	7.91

NOTE: THE ANNEXATION PARCEL SHOWN HEREON IS THE  
SAME AS TRACT ONE AND TRACT TWO AS DESCRIBED IN  
TITLE COMMITMENT NO. 531762 PREPARED BY ALLIANCE  
TITLE AND ESCROW DATED JANUARY 21, 2021

ANNEXATION AREA  
3,950,003 SQ. FT±  
90.68 ACRES±

STOCKTON DRIVE

WEST PLACE SUBDIVISION  
INST. NO. 78732

N89°49'16"W 2652.31'

KNIGHTS ROAD

S0°11'15"W 1488.24'



1321.49'

1321.49'

1327.83'

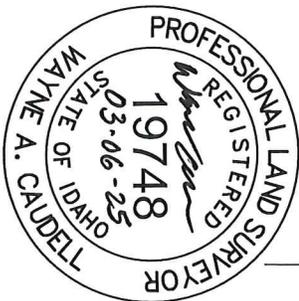
L1  
S89°47'01"E 2642.98'

L2  
L3  
SEWER DISTRICT BOUNDARY

S89°47'01"E 2210.81'

SEWER DISTRICT BOUNDARY

CENTER 1/4  
SECTION 15



**NV5**

690 Industry Way, Suite 10  
Meridian, ID 83642  
208-342-5400 www.NV5.com

**EXHIBIT FOR ANNEXATION  
LEGAL DESCRIPTION**

Craig Groves  
Stockton 90 Acre

**DRAWING INFO**

B000554.00  
Stockton 90  
1"=350'

**SHEET INFO**

DRAWN	WC
CHECKED	LF
LAST EDIT	2/27/2025
PLOT DATE	2/27/2025

SHEET NUMBER

2 of 2

---

**APPENDIX C**  
TITLE REPORT

## **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 [REDACTED] 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 [REDACTED] McCall, ID 83638	Nicholas Aldren PO Box [REDACTED] McCall, ID 83638
Paul Slaughter & Teresa Davis 9944 Moon Shadow CT Middleton, ID 83644	Craig & Cheryl Rabe PO Box [REDACTED] McCall, ID 83638
Erin Hurley 173 Potter Lane McCall, ID 83638	Taylor Family Trust PO Box [REDACTED] McCall, ID 83638
Patricia Maywhoor 4455 E Warm Springs Ave. Boise, ID 83716	Robert & Mary Palmer Living Trust PO Box [REDACTED] McCall, ID 83638
Patrick & Stephanie Casabonne 1065 E Pascana St. Meridian, ID 83646	Gary Thompson Jr. PO Box [REDACTED] McCall, ID 83638
Zachary Hood & Shelia Frances PO Box [REDACTED] McCall, ID 83638	Patrick & Kimberly Allen PO Box [REDACTED] McCall, ID 83638
Joseph & Gail Rankin PO Box [REDACTED] McCall, ID 83638	Tanya Neutze 12793 Hereford Rd. Donnelly, ID 83615
Christopher & Jill Gaughan PO Box [REDACTED] 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 █ Nezperce, ID 83543	James Balog PO Box █ 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 <sup>rd</sup> St. McCall, ID 83638	Chapel Hill Living Revocable Trust 3058 S. Silvertip Ln. Meridian, ID 83642
Mark & Sonja Engibous PO Box █ McCall, ID 83638	Darrell & Janice Campbell PO Box █ McCall, ID 83638
William Thomas & Jacki Rubin PO Box █ 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 █ McCall, ID 83638
Lauren & Michael Dyson PO Box █ McCall, ID 83638	Megan & Daniel Hatt PO Box █ McCall, ID 83638
Lance & Sara Soderquist Family Trust PO Box █ McCall, ID 83638	Brian & Donna Bush PO Box █ McCall, ID 83638
Douglas & Sonia Durham PO Box █ McCall, ID 83638	Jeffrey & Mali Baker PO Box █ McCall, ID 83638
Christopher & Heather Haynes PO Box █ McCall, ID 83638	Nancy J Walker Trust PO Box █ McCall, ID 83638
P & E Rentals #3, LLC 5050 N. High Praire Place Star, ID 83669	

---

# **APPENDIX E**

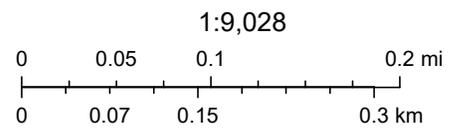
## **NEIGHBORING WELL LOGS**

# Wells and Groundwater Management



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

-  Wells
-  Administrative Regions
-  Counties



Vantor, Esri, HERE, iPC, Esri, HERE, Garmin, iPC



# IDAHO DEPARTMENT OF WATER RESOURCES WELL DRILLER'S REPORT

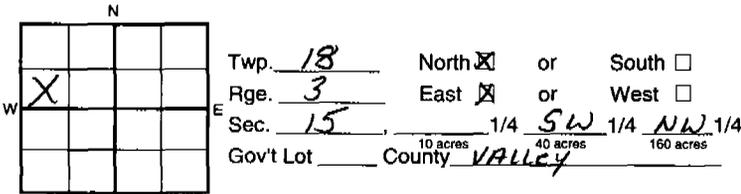
Use Typewriter  
or  
Ball Point Pen

## 63724

1. DRILLING PERMIT NO. 65-95-C-0214-000  
Other IDWR No. 65-13587

2. OWNER:  
Name SCHOOL DISTRICT NO 421  
Address Box 944  
City MCCALL State Id. Zip 83638

3. LOCATION OF WELL by legal description:  
Sketch map location must agree with written location.



Address of Well Site SAMSON TRAIL  
City MCCALL

Lt. \_\_\_\_\_ Blk. \_\_\_\_\_ Sub. Name \_\_\_\_\_

4. PROPOSED USE:  
 Domestic  Municipal  Monitor  Irrigation  
 Thermal  Injection  Other \_\_\_\_\_

5. TYPE OF WORK  
 New Well  Modify or Repair  Replacement  Abandonment

6. DRILL METHOD  
 Mud Rotary  Air Rotary  Cable  Other \_\_\_\_\_

7. SEALING PROCEDURES

SEAL/FILTER PACK		AMOUNT		METHOD
Material	From	To	Sacks or Pounds	TEMP. SURFACE
BENTONITE GROUT	15	30	6 SACKS	CASING
BENTONITE CHIPS	0	15	6 SACKS	

Was drive shoe used?  Y  N Shoe Depth(s) 116'  
Was drive shoe seal tested? Y  N  How? AIR

8. CASING/LINER:

Diameter	From	To	Gauge	Material	Casing	Liner	Welded	Threaded
8	+1	116	.250	STEEL	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Length of Headpipe 6'-6" Length of Tailpipe 5'

9. PERFORATIONS/SCREENS  
 Perforations Method \_\_\_\_\_  
 Screens Screen Type STAINLESS STEEL

From	To	Slot Size	Number	Diameter	Material	Casing	Liner
117 1/2	137 1/2	.020		5"	STAINLESS STEEL	<input type="checkbox"/>	<input checked="" type="checkbox"/>

10. STATIC WATER LEVEL OR ARTESIAN PRESSURE:  
60.12 ft. below ground Artesian pressure \_\_\_\_\_ lb.  
Depth flow encountered \_\_\_\_\_ ft. Describe access port or control devices: SANITARY WELL SEAL

11. WELL TESTS:  
 Pump  Bailer  Air  Flowing Artesian

Yield gal./min.	Drawdown	Pumping Level	Time
150		142'	12 HRS
100	33'-3 1/2"	PUMP SET AT 108'	48 HRS

Water Temp. 50° Bottom hole temp. 50°  
Water Quality test or comments: good

12. LITHOLOGIC LOG: (Describe repairs or abandonment) Water

Bore Dia.	From	To	Remarks: Lithology, Water Quality & Temperature	Y	N
12	0	20	CEMENTED SAND, GRAVEL + BOULDERS		X
10	20	22	CEMENTED SAND, GRAVEL + BOULDERS		X
10	22	27	BROWN SAND + CLAY W/SOME BOULDERS		X
10	27	30	BROWN SANDY CLAY		X
8	30	34	BROWN CLAY		X
8	34	38	CEMENTED SAND, GRAVEL + BOULDERS		X
8	38	40	BROWN CLAY		X
8	40	65	BOULDERS W/SOME SAND		X
8	65	67	BROWN CLAY + BOULDERS		X
8	67	70	BROWN SAND + BOULDERS	X	
8	70	97	SAND, GRAVEL + BOULDERS	X	
8	97	115	SAND W/SOME GRAVEL	X	
8	115	140	BLUE GRAY SAND W/SOME GRAVEL	X	
8	140	167	FINE MUDDY BLUE SAND W/WOOD	X	
8	167	178	FINE MUDDY GRAY SAND W/WOOD	X	
8	178	215	FINE MUDDY BLUE SAND	X	
			PULL CASING FROM 215 TO 140' TO SET SCREEN.		
			THE SAND FROM 140 TO 215' WAS TOO FINE TO SCREEN + DID NOT PRODUCE MUCH WATER.		

RECEIVED RECEIVED  
NOV 24 1995 SEP 06 1995  
Department of Water Resources WATER RESOURCES WESTERN REGION  
MAR 07 1996

Completed Depth 142 1/2 (Measurable)  
Date: Started 7-27-95 Completed 8-5-95

13. DRILLER'S CERTIFICATION  
I/We certify that all minimum well construction standards were complied with at the time the rig was removed.  
Firm Name GESTRIN Well DRILLING Firm No. 408  
Firm Official Robert W. Statton Date 8-27-95  
and  
Supervisor or Operator \_\_\_\_\_ Date \_\_\_\_\_  
(Sign once if Firm Official & Operator)



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 005 3263  
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

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
<u>BENTONITE CHIPS</u>	<u>0</u>	<u>18</u>	<u>1050</u>	<u>POURED</u>

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
<u>6" +1/2</u>	<u>144 1/2</u>	<u>1250</u>	<u>1.250</u>	<u>STEEL</u>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<u>4" -9/2</u>	<u>146</u>	<u>SCH 40</u>	<u>40</u>	<u>PVC</u>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

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
<u>146</u>	<u>156</u>	<u>.020</u>		<u>4"</u>	<u>PVC</u>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

10. FILTER PACK

Filter Material	From	To	Weight / Volume	Placement Method
<u>8-12 GLOVADO SAND</u>	<u>130</u>	<u>156</u>	<u>250#</u>	<u>POURED</u>

11. STATIC WATER LEVEL OR ARTESIAN PRESSURE:  
95 ft. below ground Artesian pressure \_\_\_\_\_ lb.  
Depth flow encountered \_\_\_\_\_ ft. Describe access port or control devices:  
SANITARY WELL SEAL

12. WELL TESTS:  
 Pump  Bailor  Air  Flowing Artesian

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

Water Temp. 48°F Bottom hole temp. \_\_\_\_\_  
Water Quality test or comments: good Depth first Water Encounter \_\_\_\_\_

13. LITHOLOGIC LOG: (Describe repairs or abandonment) Water

Bore Dia.	From	To	Remarks: Lithology, Water Quality & Temperature	Y	N
	<u>0</u>	<u>2</u>	<u>TOP SOIL</u>		<input checked="" type="checkbox"/>
	<u>10</u>	<u>2</u>	<u>BRN SANDY CLAY / boulders</u>		<input checked="" type="checkbox"/>
	<u>6</u>	<u>18</u>	<u>BRN SANDY CLAY / boulders</u>		<input checked="" type="checkbox"/>
	<u>6</u>	<u>20</u>	<u>107 cemented brn SAND &amp; gravel / boulders</u>		<input checked="" type="checkbox"/>
	<u>6</u>	<u>107</u>	<u>brn SAND &amp; gravel / some boulders</u>	<input checked="" type="checkbox"/>	
			<u>low amount / low static</u>		
	<u>6</u>	<u>126</u>	<u>brn SAND &amp; gravel / boulders</u>	<input checked="" type="checkbox"/>	
	<u>6</u>	<u>158</u>	<u>fine gray sand</u>	<input checked="" type="checkbox"/>	

RECEIVED  
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 GESTRIN WELL DRILLING, INC Firm No. 408  
Principal Driller Robert W. Esterson Date 11-2-08  
and  
Driller/Operator II James L. Daniel Date 10/22/08  
Operator I \_\_\_\_\_ Date \_\_\_\_\_

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

65

# 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: Craig B Knapp  
Name \_\_\_\_\_

Address 100 Box \_\_\_\_\_  
City MaCall 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  
10 acres 40 acres 160 acres

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 MaCall

(Give at least name of road - Distance to Road or Landmark)  
Lot 3 Bk. 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 ft³)	Placement method/procedure
<u>bentonite slip</u>	<u>0</u>	<u>38</u>	<u>3150 lb</u>	<u>10 min Temp @ 5.45 poured From Top</u>

8. CASING/LINER:

Diameter (nominal)	From (ft)	To (ft)	Gauge/Schedule	Material	Casing	Liner	Threaded	Welded
<u>6"</u>	<u>1 1/2</u>	<u>75 1/2</u>	<u>250</u>	<u>Steel</u>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<u>4"</u>	<u>-10</u>	<u>74</u>	<u>sch 40</u>	<u>PVC</u>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

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
<u>74</u>	<u>79</u>	<u>.020</u>		<u>4"</u>	<u>PVC</u>	<u>sch 40</u>

Length of Headpipe \_\_\_\_\_ Length of Tailpipe \_\_\_\_\_  
Packer  Y  N Type \_\_\_\_\_

10. FILTER PACK:

Filter Material	From (ft)	To (ft)	Quantity (lbs or ft³)	Placement method
<u>10-20 gravel</u>	<u>60</u>	<u>79</u>	<u>250 lb</u>	<u>poured From Top</u>

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: \_\_\_\_\_ Test method: \_\_\_\_\_

Drawdown (feet)	Discharge or yield (gpm)	Test duration (minutes)	Pump	Bailer	Air	Flowing artesian
<u>15</u>	<u>10</u>	<u>120</u>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
			<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

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
<u>10</u>	<u>0</u>	<u>3</u>	<u>brown top soil</u>		<input checked="" type="checkbox"/>
<u>10</u>	<u>3</u>	<u>7</u>	<u>basalt boulders</u>		<input checked="" type="checkbox"/>
<u>10</u>	<u>7</u>	<u>16</u>	<u>broken basalt gravel</u>		<input checked="" type="checkbox"/>
<u>10</u>	<u>16</u>	<u>30</u>	<u>brown sand w/ basalt gravel</u>		<input checked="" type="checkbox"/>
<u>10</u>	<u>30</u>	<u>38</u>	<u>coarse basalt gravel</u>		<input checked="" type="checkbox"/>
<u>6</u>	<u>38</u>	<u>60</u>	<u>coarse basalt gravel</u>		<input checked="" type="checkbox"/>
<u>6</u>	<u>60</u>	<u>70</u>	<u>basalt gravel</u>		<input checked="" type="checkbox"/>
<u>6</u>	<u>70</u>	<u>79</u>	<u>basalt gravel w/ brown sand</u>		<input checked="" type="checkbox"/>

RECEIVED  
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 GosTrin well Drilling Co. No. 408

\*Principal Driller Robert W. GosTrin Date 11-3-13

\*Driller Larry Smith 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

RECEIVED

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.

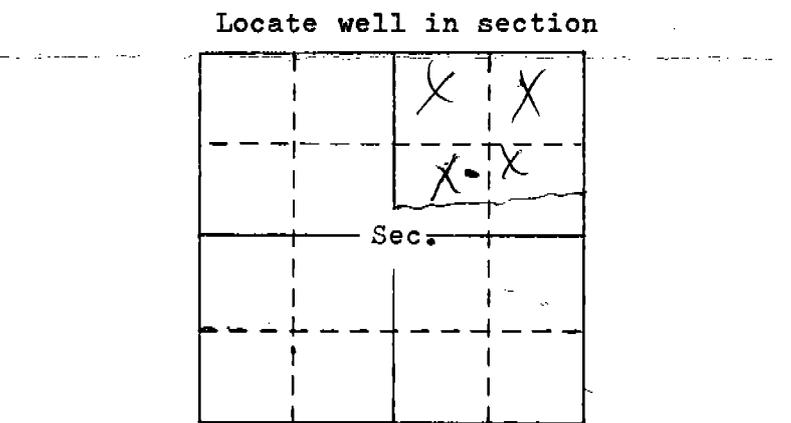
WAS SCREEN INSTALLED? Yes  No

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



LOCATION OF WELL: County Valley  
NE 1/4 NE 1/4 Sec. 15 T. 18 N. R. 3 E. 1/4

Department of Reclamation

Size of drilled hole: \_\_\_\_\_ Total  
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: 1/2 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 YES OR NO

DEPTH FEET	TO FEET	MATERIAL	YES OR NO
0	14	Clay & Granite. Boulders	
14	16	Sand	
16	18	Clay & granite. Boulders	
18	50	Blk. Boulders	
50	75	Red Clay	
75	14	Coarse sand & gravel	Yes
101			

Work started: Nov 20 - 1967  
Work finished: April 19 - 1968  
Well Driller's Statement: This well was drilled under my supervision and this report is true to the best of my knowledge.  
Name: John O. Carter  
Address: Box [redacted] Lake Park, Idaho  
Signed by: Helen B. Carter  
License No. 44 Date: April 20 - 68

Use other side for additional remarks

gs

# WELL DRILLER'S REPORT

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

*JB*

**1. WELL OWNER**

Name JACK STOCKTON

Address Box [redacted] McCall, Idaho

Owner's Permit No. \_\_\_\_\_

**7. WATER LEVEL**

Static water level 74 feet below land surface.

Flowing?  Yes  No G.P.M. flow \_\_\_\_\_

Artesian closed-in pressure \_\_\_\_\_ p.s.i.

Controlled by:  Valve  Cap  Plug

Temperature 48 °F. Quality good

*Describe artesian or temperature zones below.*

**2. NATURE OF WORK**

New well  Deepened  Replacement

Abandoned (describe abandonment procedures such as materials, plug depths, etc. in lithologic log)

**8. WELL TEST DATA**

Pump  Bailer  Air  Other \_\_\_\_\_

Discharge G.P.M.	Pumping Level	Hours Pumped
<u>60</u>	<u>115</u>	<u>1</u>

**3. PROPOSED USE**

Domestic  Irrigation  Test  Municipal

Industrial  Stock  Waste Disposal or Injection

Other \_\_\_\_\_ (specify type)

**9. LITHOLOGIC LOG**

Bore Diam.	Depth		Material	Water	
	From	To		Yes	No
<u>8</u>	<u>0</u>	<u>2</u>	<u>TOP SOIL</u>		<input checked="" type="checkbox"/>
<u>8</u>	<u>2</u>	<u>19</u>	<u>CEMENTED SAND, GRAVEL + BOULDERS</u>		<input checked="" type="checkbox"/>
<u>6</u>	<u>19</u>	<u>80</u>	<u>CEMENTED SAND, GRAVEL + BOULDERS</u>		<input checked="" type="checkbox"/>
<u>6</u>	<u>80</u>	<u>118</u>	<u>SAND, GRAVEL + BOULDERS</u>	<input checked="" type="checkbox"/>	

**4. METHOD DRILLED**

Rotary  Air  Hydraulic  Reverse rotary

Cable  Dug  Other \_\_\_\_\_

**5. WELL CONSTRUCTION**

Casing schedule:  Steel  Concrete  Other \_\_\_\_\_

Thickness	Diameter	From	To
<u>.250</u> inches	<u>6</u> inches	<u>1</u> feet	<u>116</u> feet

Was casing drive shoe used?  Yes  No

Was a packer or seal used?  Yes  No

Perforated?  Yes  No

How perforated?  Factory  Knife  Torch

Size of perforation \_\_\_\_\_ inches by \_\_\_\_\_ inches

Number	From	To

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 depth 19 Material used in seal:  Cement grout

Bentonite  Pudding clay  \_\_\_\_\_

Sealing procedure used:  Slurry pit  Temp. surface casing

Overbore to seal depth

Method of joining casing:  Threaded  Welded  Solvent Weld

Cemented between strata

Describe access port SANITARY WELL SEAL

052560

**RECEIVED**  
NOV 6 1984

Department of Water Resources  
Western Regional Office

**RECEIVED**  
OCT 10 1984

Department of Water Resources

**MICROFILMED**

**6. LOCATION OF WELL**

Sketch map location must agree with written location.

N			
W		<u>15</u>	E
S			

Subdivision Name \_\_\_\_\_

Lot No. \_\_\_\_\_ Block No. \_\_\_\_\_

County VALLEY

SW ¼ NE ¼ Sec. 15, T. 18N N/S, R. 3E E/W.

**10.** Work started 9-19-84 finished 9-20-84

**11. DRILLERS CERTIFICATION** *dl*

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

Firm Name GOSTER + YONKE DRILLING Firm No. 408

Address RT. 1 Donnelly, Idaho Date 9-20-84

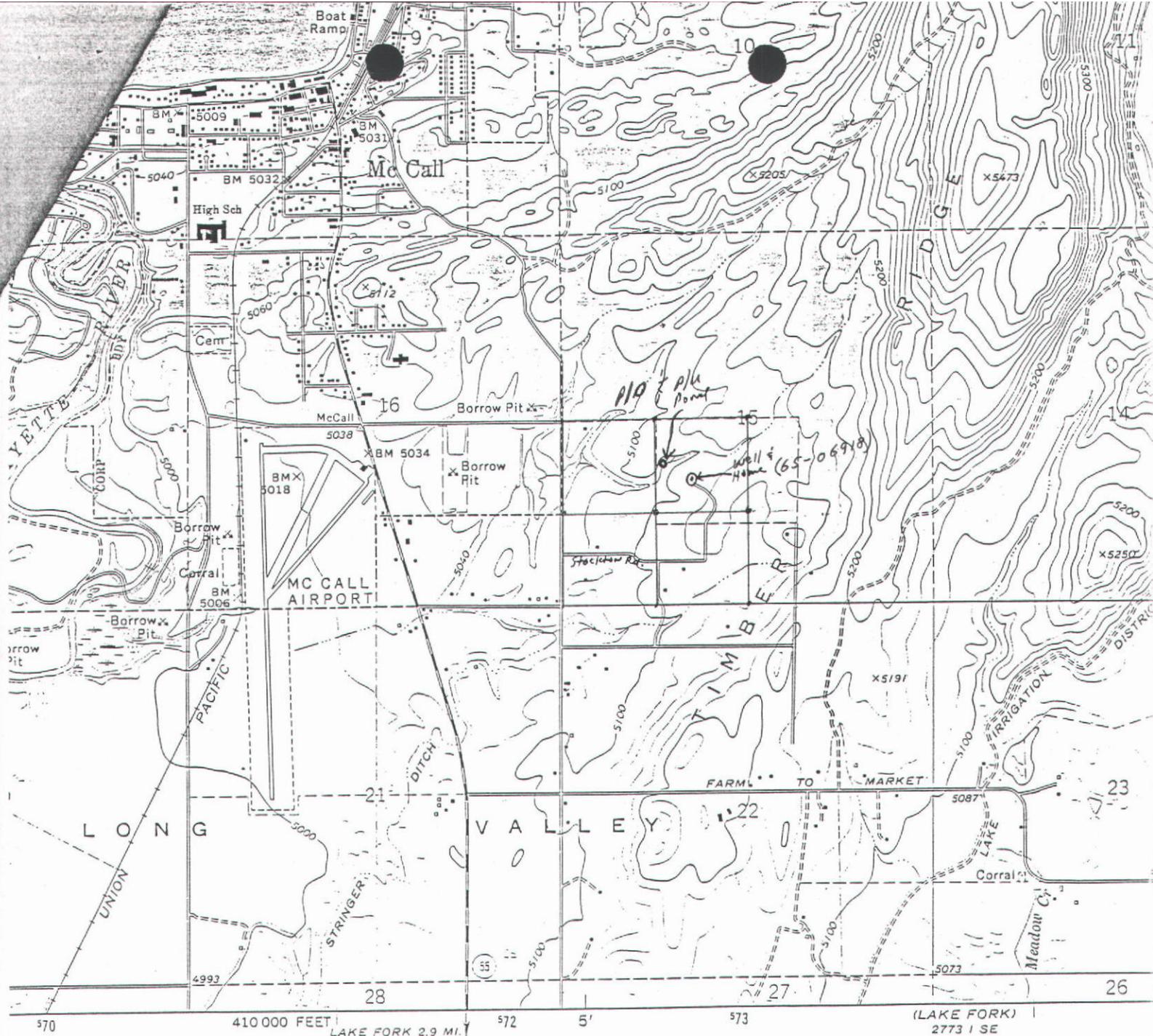
Signed by (Firm Official) Robert W. Gostert

and  
(Operator) Robert W. Gostert

# **APPENDIX F**

---

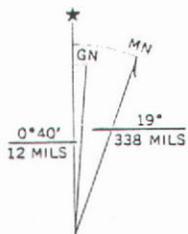
EXISTING WATER RIGHT NO. 65-12888



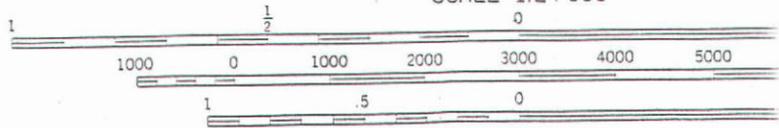
published by the Geological Survey  
 for the U. S. Forest Service  
 NOAA, and USFS

metric methods from aerial  
 photography, 1966 and 1972. Field checked 1973

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



UTM GRID AND 1973 MAGNETIC NORTH  
 DECLINATION AT CENTER OF SHEET



SCALE 1:24 000  
 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. Stratton  
 18N 3E 5.15

# Publisher's Affidavit of Publication

RECEIVED  
JAN 9 1989

STATE OF IDAHO }  
                          }.SS  
County of Valley

Department of Water Resources  
Western Regional Office

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.

### 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 ✓ *MA*

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

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. Protests must be filled 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

*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



PERMIT 05-12888 INIT \_\_\_\_\_  
 T. R. S. 0/0  
 P/D RN 3E 15 NESW  
 SCALE \_\_\_\_\_  
 PHOTO ID. S10

PID+PIU

RECEIVED  
SEP 04 1981



**RECEIVED**  
MAY 05 1991

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

**A. GENERAL INFORMATION**

Permit No. 05-12888

1. Owner: Betty Stockton Phone No. 634-5970  
Current Address: P.O. Box [redacted] McCall, Idaho 83638

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

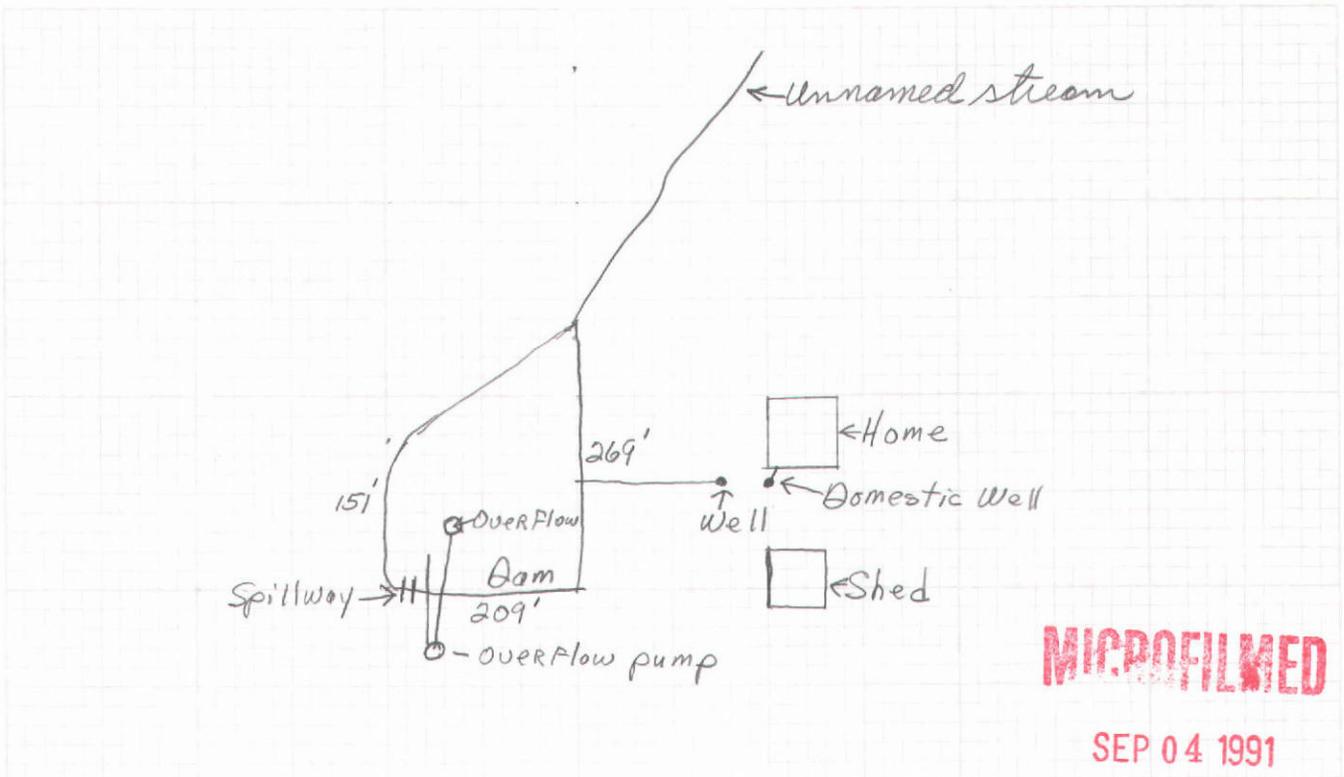
**B. OVERLAP REVIEW**

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



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).
- Photo of Diversion and System Attached (required for all but single household domestic groundwater, and stockwater).
- Aerial Photo Attached (required for irrigation of 10 acres or more).

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.



**MICROFILMED**

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.

MICROFILMED

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.

MICROFILMED  
SEP 04 1991

151

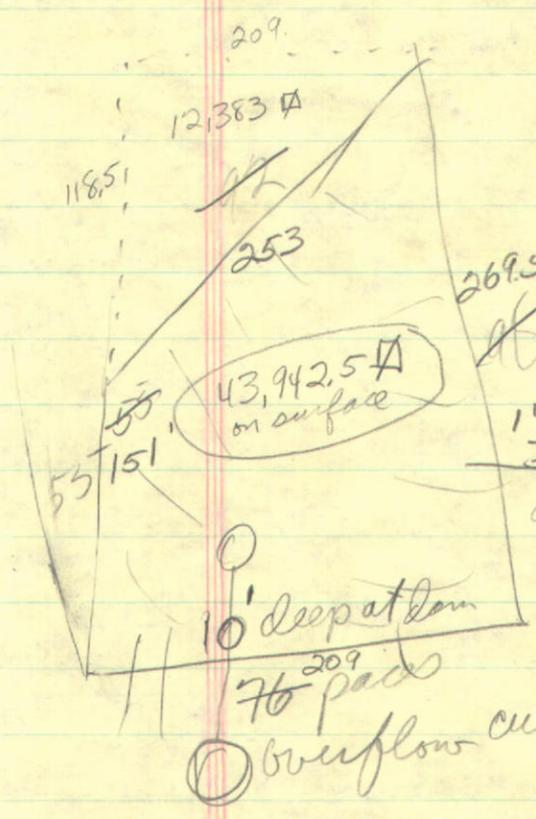
1-1

2

8

8

8



Supplement well to pond

65-6918

Domestic Well

overflow culvert to connect back to pond.

$$43,942.5 \times 4' = 175,770 \div 43,560 = 4.04 \text{ ac ft.}$$

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

MICROFILMED

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:<sup>1</sup> 1.0 AF

This is to certify, that BETTY R. STOCKTON  
P.O. BOX  
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.

MICROFILMED

SEP 04 1991

# WATER RIGHT LICENSE

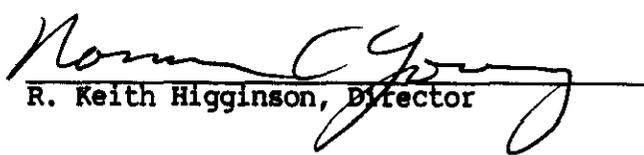
WATER RIGHT NO. 65-12888

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 28<sup>th</sup> day of AUGUST, 1991.

Acting for

  
R. Keith Higginson, Director

SEP 04 1991



# 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

30<sup>th</sup> day of May, 1989.

*for*   
R. Keith Higginson, Director

**MICROFILMED**

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 [REDACTED]  
MC CALL, ID 83638

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:

- Description of ditches, flumes, pumps, headgates, etc.  
INSTREAM POND (90'X100'X5') WITH 8' DAM
- 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.
- Proposed well diameter is inches; proposed depth of well is feet.
- 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 [Signature]

Fee \$ 30<sup>00</sup> Received by ELR # W001101 Date 10/13/88

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

Publication approved [Signature] Date 12/21 & 12/28/88  
2/1/89

**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.~~

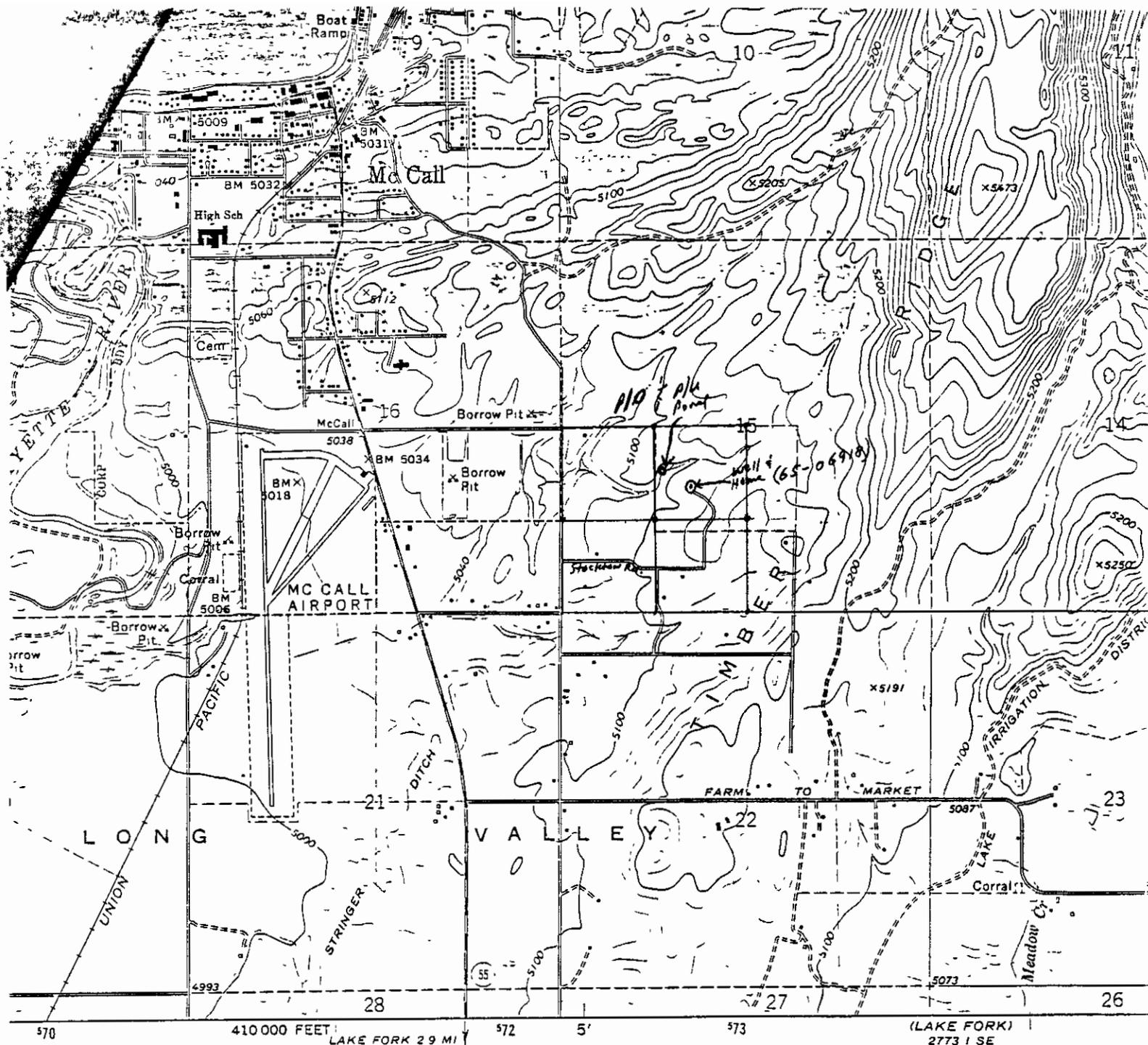
13. Map of proposed point of diversion and place of use attached?

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.

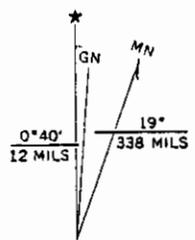
Betty R. Stackton  
Applicant

MICROFILMED

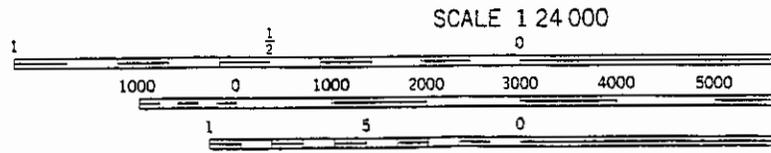
JUN 14 1989



published by the Geological Survey  
 U. S. Forest Service  
 NOAA, and USFS  
 photometric methods from aerial  
 photography -66 and 1972 Field checked 1973  
 UTM grid ticks: Idaho coordinate  
 (Lambert Mercator)  
 Transverse Mercator grid ticks,  
 1927 North American datum  
 Indicate selected fence lines



UTM GRID AND 1973 MAGNETIC NORTH  
 DECLINATION AT CENTER OF SHEET



SCALE 1:24 000  
 (LAKE FORK) 2773 1 SE  
 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. Strickton  
 18N 3E 5.15

# Publisher's Affidavit of Publication

RECEIVED  
JAN 11 1989

STATE OF IDAHO }  
                  } .SS  
County of Valley }

Department of Water Resources  
Western Regional Office

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.



MICROFILMED

JUN 14 1989

*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

August 29, 1991

BETTY R. STOCKTON  
P.O. BOX ■  
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 ■  
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         
W.Master control RD4  
Overlap         
Water quality         
Other       

Dates/Misc. -  
Water Dist   
App Rec'd   
Proof Rec'd

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

Comments/Changes to Examiner's Recommendations:  
\_\_\_\_\_  
\_\_\_\_\_

License        10-day  30-day       

Back of field report signed?         
Reviewer Seibert Date 8/9/91 Review time        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)

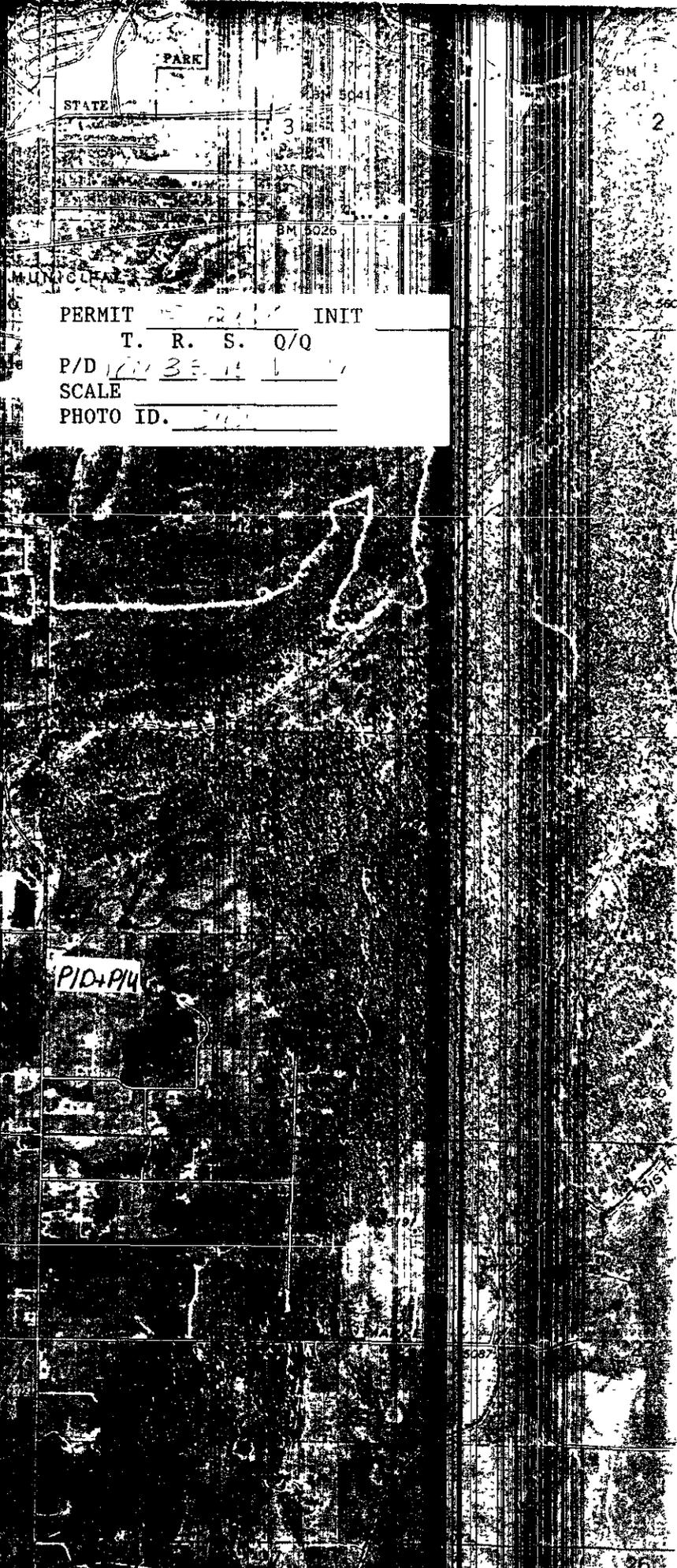
Exam Reviewed by Senior Water Resource Agent JH 4/11/91 (Initial and date)

Exam Reviewed by Manager of Regional Office DW 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. 0/0 INIT \_\_\_\_\_  
 T. R. S. 0/0  
 P/D 17/3/4  
 SCALE \_\_\_\_\_  
 PHOTO ID. 17/3/4

PID-PI4

41000 FEET

572

57

57



RECEIVED  
MAY 05 1991

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

**A. GENERAL INFORMATION**

Permit No 05-12888  
Phone No [REDACTED]

1 Owner: Betty Stockton  
Current Address: P.O. Box [REDACTED] McCall, Idaho 83638

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

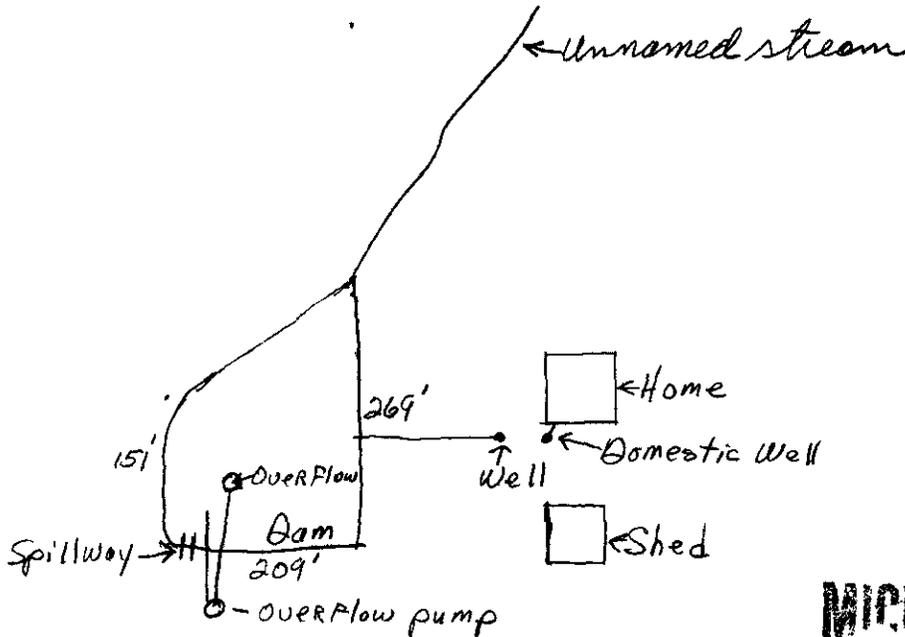
**B. OVERLAP REVIEW**

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



MICROFILMED

SEP 04 1991

Scale: 1" = 200'

- 2  Copy of U.S G S. Quadrangle Attached  Aerial Photo Attached  
 Showing location(s) of point(s) of diversion and place(s) of use (required) (required for irrigation of 10 acres or more)
- 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

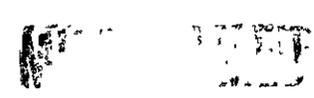
5. **Point(s) of Diversion:**

Ident. No.	Gov't. Lot	¼	¼	¼	Sec.	Twp.	Rge.	County	Method of Determination/Remarks
			NE	SW	15	18N	3E	Valley	Aerial photo used map

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

Indicate Method of Determination

Twp.	Rge.	Sec.	NE¼				NW¼				SW¼				SE¼				Totals
			NE¼	NW¼	SW¼	SE¼													
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 year-round.*  
*Per 1/2 acre feet:*  
 $6 \times 12 \times 365 = 26,280 \div 325,800 = .08 = .1 \text{ afa for storwater year-round.}$   
 $269 \times 209 = 56,221 - 12,331 = 43,890 \text{ surface sq. ft} \times 4' \text{ average depth} =$  *USE*  
 $175,560 \text{ sq ft} \div 43,560 = 4.03 \text{ AF}$

RECEIVED

SEP 04 1991

(1 acre = 43,560)

**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**

Stockwater yield/acre volume reduced to minimum based on stock chart.

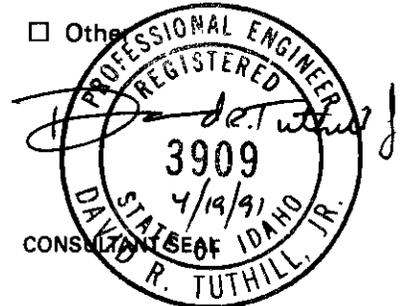
Beneficial Use	Period of Use		Rate of Diversion Q (cfs)	Annual Volume V (afa)
	From	To		
Stockwater	1-1	12-31	.01	
Stockwater Storage	1-1	12-31		1.0 AF
Stockwater from Storage	1-1	12-31		<del>1.0 AF</del> 0.2 AF
Wildlife storage	1-1	12-31		1.0 AF
Wildlife from Storage	1-1	12-31		<del>1.0 AF</del> 0.2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

**2. Recommended Amendments**

- Change P D as reflected above
- Add P D as reflected above
- None
- Change P U as reflected above
- Add P U. 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



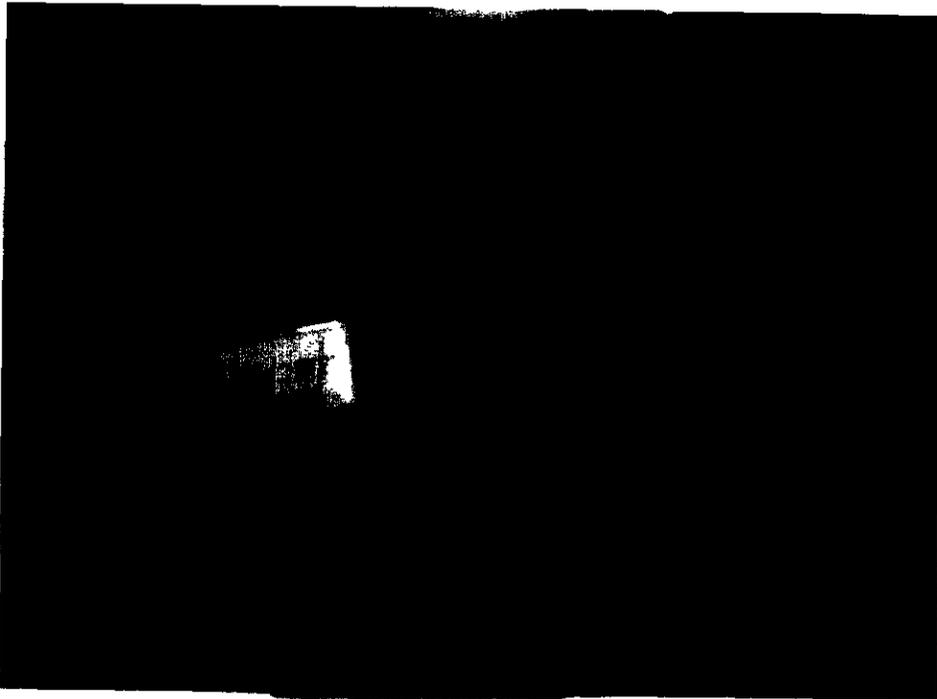
**K. Licensing recommendation shall be prepared by an Idaho Department of Water Resources employee on a computer printout attached hereto.**

RECORDED  
 SEP 04 1991

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.

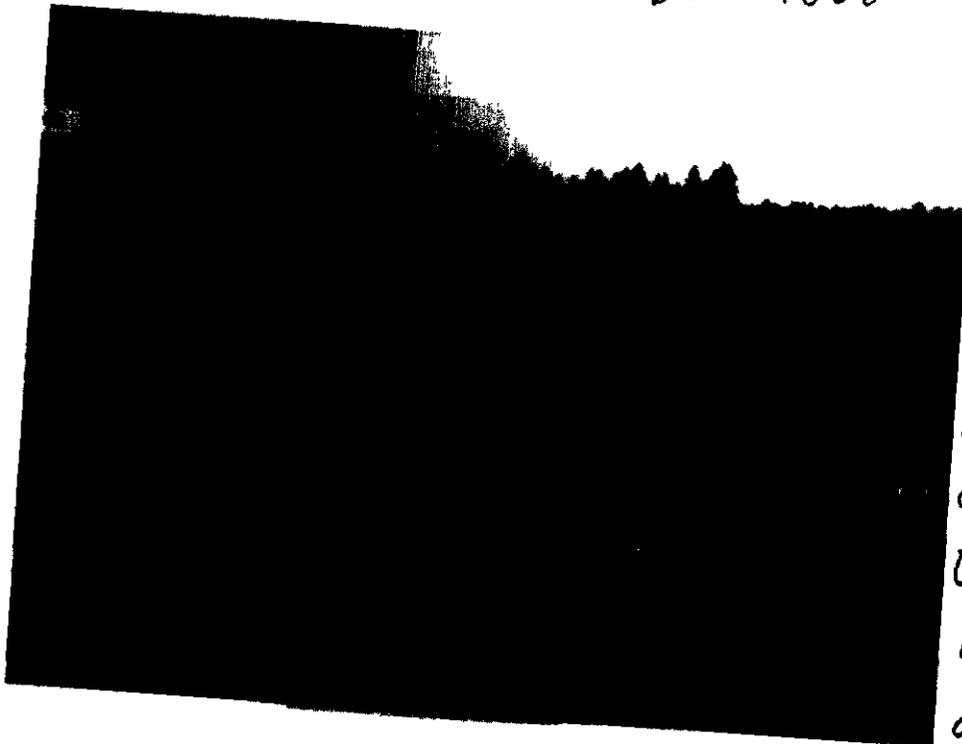


MICROFILMED

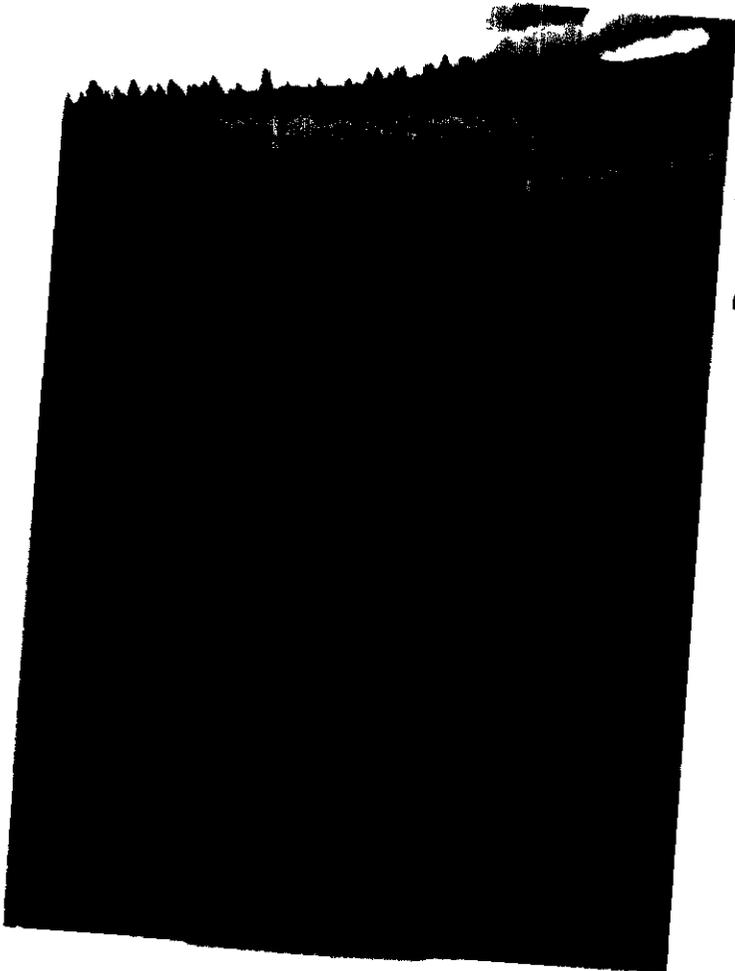
SEP 04 1991

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

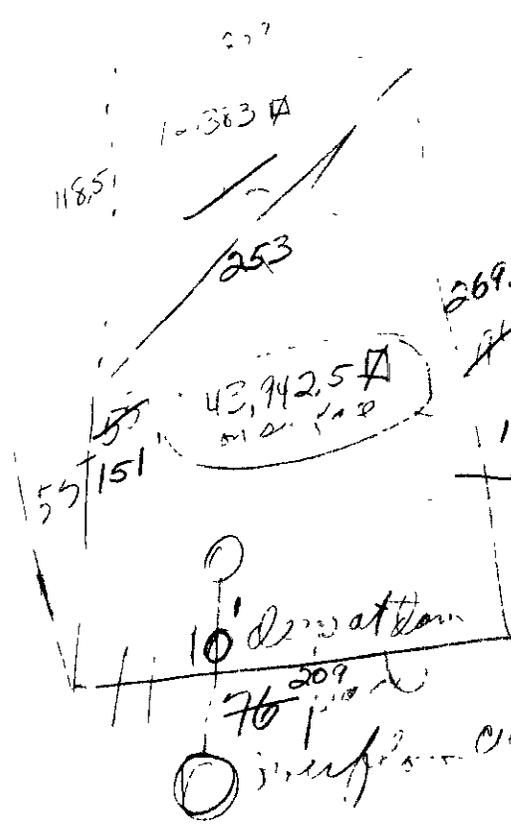
Picture #5



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

15-1



Applicant well to pond  
 62-6918  
 113'

10' down at dam  
 76' | 209'  
 10' down at dam  
 76' | 209'

$43,942.5 \times 4' = 175,770 \div 43,560 = 4.04 \text{ ac. ft.}$

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

88

SEP 04 1991

1/88

PROOF OF BENEFICIAL USE

ANALYSIS SHEET

Permit No. 25-13888

Date: 8/11/89

General Considerations:

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

Source of Water:

- Surface water
- 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:

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

Measuring Device:

- Is a measuring device or access port required?
- Has one been installed?
- 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

*[Handwritten signature]*

Form 2  
03/86

**RECEIVED**  
AUG 10 1989

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

Department of Water Resources

STATE OF IDAHO

DEPARTMENT OF WATER RESOURCES

**PROOF OF BENEFICIAL USE**

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 [redacted] - McCall, Idaho 83638

Telephone No. [redacted]

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 [REDACTED]  
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

pp - 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:  
 P/D  
 P/U

ADDITIONAL INFORMATION

- |                                     |                          |  |
|-------------------------------------|--------------------------|--|
| YES                                 | NO                       |  |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | Overlapping place of use: (Describe source & relationship to present application on the back.)         |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | Overlapping point of diversion:  |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | Field check required: Field check by: _____  |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | Field report attached:   |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | Critical groundwater area:   |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | Groundwater management area:   |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | Send dam safety information:   |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | Send power requirement letter:   |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | Send fish farm requirement letter:   |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | Power residency affidavit:   |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | Power efficiency form:   |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | Within trust water boundry: (If yes, attach Trust Water Supplementary Analysis Sheet.)                 |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | Diversion greater than 5 cfs or 500 af: (If yes, attach Large Diversion supplementary analysis sheet.) |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <u>*REQUEST ADDITIONAL INFORMATION FROM THE APPLICANT</u>  |

**RECEIVED**  
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: DK Date 3/30/1989

STATE OFFICE REVIEW

P16 05 (65, Payette River)

See below for additional information. By

EW

Date

5/15/89

ADDITIONAL INFORMATION

OVERLAP

65-06918 is a domestic well in NESW (see 1365-06918) for Applicant's home. The well supplements the pond when needed. This use of the well falls within O/I definition.

S T A T E O F I D A H O  
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 [REDACTED]  
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 or 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.*