



November 23, 2021

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

Subject: Huckleberry Ridge – C.U.P. & Preliminary Plat Application

Dear Cynda,

Please find attached to this letter, a submittal for the Huckleberry Ridge project located along West Mountain Road, Valley County, Idaho. The proposed development consists of a 9-lot preliminary plat encompassing 40.17 acres total. Included in the submittal are (10) ten copies of the following items in the order listed:

- Valley County C.U.P. & Preliminary Plat Application – 4 pages
- Valley County Application for Irrigation Plan Approval – 3 pages
- Valley County Weed Control Agreement – 1 page
- Impact Report (from Valley County Code 9-5-3-D) – 4 pages
- Landscaping Plan – 1 page
- Lighting Plan – 1 page
- Phasing Plan and Construction Timeline – 1 page
- Wildfire Mitigation Plan – 1 page
- Adjoining Property Owners – 1 page
- Warranty Deed – 2 pages
- Proposed Street Names and Lots 1" = 300' Scale – 1 page
- Preliminary Plat – 1 sheet
- Existing Physical Conditions with Preliminary Site Plan – 1 sheet
- Preliminary Road, Grading, and Stormwater Management Pan – 2 sheets

Thank you for your attention to this submittal and please feel free to contact me by phone or email at your earliest convenience should you have any questions or comments.

Sincerely,

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

Kyle Hickman
Construction Manager and Senior Environmental Specialist
Crestline Engineers, Inc.

Valley County Planning & Zoning Department

219 N. Main
PO Box 1350
Cascade, ID 83611
www.co.valley.id.us
Phone 208-382-7115
Fax 208-382-7119



C.U.P. & Preliminary Plat Application

TO BE COMPLETED BY THE PLANNING AND ZONING DEPARTMENT	
FILE # <u>C.U.P. 21-43</u>	<input checked="" type="checkbox"/> Check # <u>1049</u> or <input type="checkbox"/> Cash
ACCEPTED BY _____	FEE \$ <u>600</u>
CROSS REFERENCE FILE(S): _____	Engineering DEPOSIT <u>\$1000.00</u>
<input type="checkbox"/> ADMINISTRATIVE PLAT	DATE <u>11-23-2021</u>
<input type="checkbox"/> SHORT PLAT	COMMENTS: _____
<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.

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

- ❖ A preliminary plat containing all of the necessary requirements according to the Valley County Subdivision Regulations.
- ❖ 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 addresses of property owners within 300 feet of the property lines. Information can be obtained through the Assessor's Office. Only one list is required.

Ten (10) copies of the application and additional materials are required.

We recommend you review Title 9 and Title 10 of the Valley County Code online at

www.co.valley.id.us/planning-zoning or

at the Planning and Zoning Office, 219 North Main, Cascade, Idaho.

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

PROPOSED SUBDIVISION NAME Huckleberry Ridge

APPLICANT Sal Gallucci

PHONE [REDACTED]

Owner ☒

Option Holder ☐

Contract Holder ☐

APPLICANT'S SIGNATURE Sal Gallucci

DATE 11/19/2021

APPLICANT'S MAILING ADDRESS 7668 El Camino Real, Suite 104-510, Carlsbad, CA 92009

OWNER Sal Gallucci

PHONE [REDACTED]

OWNER'S MAILING ADDRESS 7668 El Camino Real, Suite 104-510, Carlsbad, CA 92009

Nature of Owner's Interest in this Development? Residential Development

AGENT/REPRESENTATIVE _____

FAX _____

PHONE _____

AGENT/REPRESENTATIVE ADDRESS _____

ENGINEER Gregg Tankersley, P.E.

PHONE [REDACTED]

ENGINEER ADDRESS 323 Deinhard Lane, Suite C, P.O. Box 2330, McCall, ID 83638

1. SIZE OF PROPERTY 40.17 Acres (2 Parcels)

2. NUMBER OF ACREAGE OF ADJACENT LAND HELD BY THIS OWNER 0 Acres

3. ANY RESTRICTIONS ON THIS PROPERTY?

Easements to None

Deed Restrictions None

Liens or encumbrances Existing to Pioneer 1031 Company, Documents Provided Upon Request

4. LEGAL DESCRIPTION See Attached Warranty Deed

5. TAX PARCEL NUMBER RP17N02E230004, RP17N02E230065

Quarter _____ Section 23 Township 17N Range 2E

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

105 Dry Grazing Land, No Structures

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 131 Res Impr on Cat 10, Single Family Home

South 534 Res Impr on Cat 12, Single Family Home; 118 Other Rural Land, No Structures

East 118 Other Rural Land, No Structures

West 106 Productivity Forest Land, No Structures

- 8a. TYPE OF TERRAIN: Mountainous ☒ Rolling ☒ Flat ☐ Timbered ☒
- 8b. DOES ANY PORTION OF THIS PARCEL HAVE SLOPES IN EXCESS OF 15%? Yes
- 8c. DESCRIBE ANY SIGNIFICANT NATURAL RESOURCES SUCH AS ROCK OUTCROPPING, MARSHES, WOODED AREAS: Rock Outcroppings, Wooded Areas, and Wetlands Present on Property
-
- 9a. WATER COURSE: Seasonal Drainage Area; Mill Creek
- 9b. IS ANY PORTION OF THE PROPERTY LOCATED IN A FLOODWAY OR 100-YR FLOODPLAIN?
Information can be obtained from the P&Z Office. Include a map if yes. No
- 9c. ARE THERE WETLANDS LOCATED ON ANY PORTION OF THE PROPERTY? Yes
- 9d. WILL ANY PART OF THE PROPERTY BE SUBJECT TO INUNDATION FROM STORMWATER OVERFLOW OR SPRING MELTING RUN-OFF? No
-
- 10a. NUMBER OF EXISTING ROADS: 0 Width _____ Private or Public? _____
Are the existing road surfaces paved or graveled? _____
- 10b. NUMBER OF PROPOSED ROADS: 1 Proposed width: 24' Wide with 2' Shoulders
Will the proposed roads be publicly or privately maintained? Privately While Gravel, May Pave at a Later
Proposed road construction: Gravel ☒ Paved ☐ Date and Seek to Change the Paved Road to
Public
- 11a. EXISTING UTILITIES ON THE PROPERTY ARE AS FOLLOWS:
None
-
- 11b. PROPOSED UTILITIES: Septic, Individual Well, Power, and Communications
-
- Proposed utility easement width 12' Location Adjacent to ROW
- 12a. SOLID WASTE DISPOSAL METHOD: Individual Septic ☒ Central Sewage Treatment Facility ☐
- 12b. POTABLE WATER SOURCE: Public ☐ Water Association ☐ Individual ☒
If individual, has a test well been drilled? No Depth _____ Flow _____ Purity Verified? _____
Nearest adjacent well ID# 465629 Depth 118' Flow 30
13. ARE THERE ANY EXISTING IRRIGATION SYSTEMS? None
Are you proposing any alterations, improvements, extensions or new construction? N/A
If yes, explain: _____
-
14. DRAINAGE (Proposed method of on-site retention): Roadside Swales & On-site Detention Basins
Any special drains? No (Please attach map)
Soil type (Information can be obtained from the Soil Conservation District): Archabal loam, Cabarton silty clay loam, Demast loam, Gestrin loam
15. WILL STREETS AND OTHER REQUIRED IMPROVEMENTS BE CONSTRUCTED PRIOR TO THE RECORDING OF THE FINAL PLAT? Yes, and/or Financial Assurances
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: _____
-

16. OUTLINE OF PROPOSED RESTRICTIVE COVENANTS:

Setbacks: Front County Minimum Sides County Minimum Rear County Minimum

Mobile homes allowed? No

Minimum construction value TBD Minimum square footage TBD

Completion of construction required within 2 Days ☐ Months ☐ Years ☒

Resubdivision permitted? No

Other Two ADUs Will Be Allowed Per Lot, One Attached to the Primary Residence, and One Attached to an Outbuilding, per CC&Rs (Pending)

17. LAND PROGRAM:

Acreage in subdivision 40.17 Acres (2 Parcels) Number of lots in subdivision 9

Typical width and depth of lots 536' x 355'

Typical lot area 4.06 Acres Minimum lot area 2.68 Acres Maximum lot area 7.37 Acres

Lineal footage of streets 2,071' Average street length/lot 458'

Percentage of area in streets 9.1 %

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

Maximum street gradient 8%

Indicate if subdivision is to be completely developed at one time; if not, describe stages _____

Refer to Phasing Plan and Construction Timeline

18. COMPLETE ATTACHED PLAN FOR IRRIGATION.

19. COMPLETE ATTACHED WEED CONTROL AGREEMENT.

20. COMPLETE ATTACHED IMPACT REPORT. It must address potential environmental, economic, and social impacts and how these impacts are to be minimized.



VALLEY COUNTY PLANNING & ZONING DEPARTMENT

219 North Main Street
PO Box 1350
Cascade, ID 83611

Phone 208-382-7115
Fax 208-382-7119
www.co.valley.id.us

APPLICATION FOR IRRIGATION PLAN APPROVAL

submitted with C.U.P. & Subdivision Applications
(Idaho Code 31-3805)

Applicant(s): Sal Gallucci

<u>7668 El Camino Real, Suit 104-510</u>	<u>Carlsbad, CA</u>	<u>92009</u>
Mailing Address	City, State	Zip

Telephone Numbers: (760) 805-7983

Location of Subject Property: West Mountain Road and Smylie Lane
(Property Address or Two Nearest Cross Streets)

RP17N02E230004

Assessor's Account Number(s): RP RP17N02E230065 Section 23 Township 17N Range 2E

C.U.P Number: _____

This land: ☒ Has water rights available to it
☐ Is dry and has no water rights available to it. If dry, please sign this document and return to the Planning & Zoning Department as part of your application.

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 land owners 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 in accordance with 50-the 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.

To better understand your irrigation request, we need to ask you a few questions. 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 and drainage entities servicing the property?

Irrigation: Idaho Department of Water Resources

Drainage: Unknown

3. How many acres is the property being subdivided? 40.17 Acres (2 Parcels)

4. What percentage of this property has water? TBD

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? TBD

☐ surface ☐ sprinkler ☐ irrigation well
☐ above ground pipe ☐ underground pipe

8. Please describe how the head gate/pump connects to the canal and irrigated land and where ditches &/or pipes go.

No Known Irrigation Improvements

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? TBD

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) TBD

Irrigation Plan Map Requirements

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

- ☐ All canals, ditches, and laterals with their respective names.
- ☐ Head gate location and/or point of delivery of water to the property by the irrigation entity.
- ☐ Pipe location and sizes, if any
- ☐ Rise locations and types, if any.
- ☐ Easements of all private ditches that supply adjacent properties (i.e. supply ditches and drainage ways).
- ☐ Slope of the property in various locations.
- ☐ Direction of water flow (use short arrows on your map to indicate water flow direction →).
- ☐ Direction of wastewater flow (use long arrows on your map to indicate waste water direction —————→).
- ☐ Location of drainage ponds or swales, if any where wastewater will be retained on property
- ☒ Other information: Water Rights Transfer Plan is Pending

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 currently in effect 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 / Property Owner

Date: _____

11 / 19 / 2021

(Application Submitted)



VALLEY COUNTY

WEED CONTROL AGREEMENT

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.

COOPERATOR

Sal Gallucci

7668 El Camino Real, Suit 104-510

Carlsbad, CA 92009

By: *Sal Gallucci*

Date: 11/19/2021

By: _____

Valley County Weed Control

Date: _____

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.
- ❖ 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 will accommodate nine (9) residential housing lots. The roadway gradient is variable with 8% maximum slope through mountainous terrain. The roadway will be aligned within the ROW and will be constructed to Valley County standards. The owner(s) will be responsible for maintaining the gravel roadway for the shared access. The owner(s) would like to reserve the option to pave the road at a later date and may seek to turn the road into a publicly maintained road at that time. A moderate increase in traffic flow will occur during construction activities, and post development traffic flow will be typical of single-family home access.

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

The primary purpose for subdividing the property is to create residential lot development opportunities in an area that historically has had very few. It is anticipated that the affordability of the lots will be comparable to other similar developments within Valley County.

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

Short term increase in daytime noise and vibration levels will occur during the construction process. There will be minimal noise increase due to traffic flows post-construction. Noise generated by the daily ongoings of residential dwellings will persist after residential development.

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 will be observed 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.

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.*

Private well water supply will furnish water to properties for domestic and irrigation purposes. A water storage tank will be installed for fire mitigation purposes. Wetlands are present on the property and impacts will be permitted as required. Stormwater management associated with the roadway will be addressed per Valley County standards.

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. New roadway development will serve as a firebreak and provide fire department access to the properties.

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 include trees, brush, and native grasses, and roadway will be developed with swales designed to capture stormwater. Vegetated areas removed for roadway construction will be re-seeded as needed to prevent erosion. Impacts to wetland areas will be permitted accordingly with United States Army Corps of Engineers.

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

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.

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

The site plan calls for creating cuts and fills for the roadway and vegetated stormwater swales and or detention basins if determined necessary. Fencing and other sight buffers will be addressed as part of the CC&Rs.

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 adjacent roadways and adjoining properties depending on construction and will conform to Valley County standards at that time.

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 Valley County. Access to recreational activities is desirable within the area including proximity to the rivers, mountains, and lakes. The site is adjacent to other residential properties with similar land use.

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 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.*

The proposed development will provide additional residential development lots in an area which historically has had very few opportunities.

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.*

Nine (9) individual lots will be available for future planned development.

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 2025. See attached Phasing Plan and Construction Timeline.

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.

Lot prices are expected to be competitive with other similar improvements in the County.

Landscaping Plan

Huckleberry Ridge

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.

A subdivision sign will be placed on a wood or rock feature near the roadway entryway that may include accent lighting that will conform to Valley County standards.

By: Sal Gallucci Date: 11/19/2021
Sal Gallucci

Lighting Plan

Huckleberry Ridge

The roadway will have no lighting. Residential dwellings will be fitted with external lighting secured to buildings. The subdivision entryway sign may have accent lighting. All lighting will conform to Valley County standards.

By: Sal Gallucci Date: 11/19/2021
Sal Gallucci

Phasing Plan and Construction Timeline

Huckleberry Ridge

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

Phase 1 2022 through 2025, Lots 1 - 9

Gravel roadway grading and construction (Owner(s) may elect to pave roadway at a later date).

Roadway drainage and stormwater management improvements.

Phase 2

By:  Date: 11/19/2021
Sal Gallucci

Wildfire Mitigation Plan

Huckleberry Ridge

The roadway itself is a form of wildfire mitigation providing a firebreak. The roadway will also provide emergency vehicle access to the property for fire suppression efforts. Development of roadways will conform to standards for required turn arounds and access points.

Site re-vegetation efforts will consist of native grasses, sod, landscaping, and grading to improve upon existing timbered and pasture land conditions to further mitigate wildfire.

By: Sal Gallucci Date: 11/19/2021
Sal Gallucci

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.

Soulen Livestock Co PO Box 827 Weiser, ID 83672	Wade and Erinn Bushman 3517 Woodmont Blvd. Nashville, TN 37215
West Mountain Trust PO Box 220 Star, ID 83669	Kittyhawk Ventures LLC 3724 N. Hawthorn Dr. Boise, ID 83703
Nicolas Gatchell PO Box 4337 McCall, ID 83638	Harcot LTD Partnership 170 S. Stephenson St. Eagle, ID 83616
James and Andrea Hill 4989 E. Sawmill Way Boise, ID 83716	Marg & Helen LLC 10206 NE Country Club Rd. Bainbridge Island, WA 98110

WARRANTY DEED

For Value Received, Gregory R. Obendorf and Ann Obendorf, husband and wife, (collectively "Grantor") hereby grant, bargain, sell and convey unto Salvatore Grant Gallucci and Dorie LaRene Gallucci, husband and wife, as Community Property with Right of Survivorship (collectively "Grantee") whose current address is 7668 El Camino Real, Ste. 104-510, Carlsbad, CA 92009, the following described real property located in Valley County, Idaho (the "Property"):

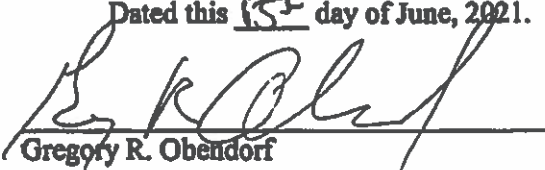
See Attached Exhibit "A" incorporated herein by this reference;

SUBJECT TO taxes and assessments for the year 2021 and all subsequent years, together with any and all existing easements, rights-of-way, reservations, restrictions and encumbrances of record, to all zoning laws and ordinances, and to any state of facts an accurate survey or inspection of the Property would show.

To have and to hold the said premises, together with improvements, appurtenances, including any water rights and mineral rights unto the said Grantee, their heirs and assigns forever.

Grantor covenants to Grantee that Grantor is the owner of the Property in fee simple; that the Property is free from all encumbrances, except those set forth herein, and except those of record, and that Grantor will warrant and defend the same from all lawful claims whatsoever.

Dated this 15th day of June, 2021.


Gregory R. Obendorf


Ann Obendorf

State of Idaho
County of Camp

This record was acknowledged before me on June 15th, 2021 by Gregory R. Obendorf and Ann Obendorf, husband and wife.

(SEAL)




Signature of notary public KATIE TAYLOR, IDAHO
My commission expires 10/28/2022

EXHIBIT A
(Real Property)

Parcel 1:

The North Half of the North Half of the North Half of the Northeast Quarter, Section 23, Township 17 North, Range 2 East, Boise Meridian, Valley County, Idaho.

SAVE AND EXCEPT:

A parcel of land situate in the southeast quarter of the southeast quarter of Section 14, and the northeast quarter of the northeast quarter of Section 23, T. 17N., R. 2E., B.M., Valley County, Idaho, more particularly described as follows:

Commencing at an aluminum cap marking the corner common to Sections 13, 14, 23 and 24, T. 17N., R. 2E., B.M., Valley County, Idaho, the **REAL POINT OF BEGINNING**:

Thence, S. 00° 28' 44" W., 346.20 feet along the east boundary of said Section 23; thence, 349.02 feet along a non-tangent curve to the right, whose long chord bears N. 06° 25' 14" W., 348.83 feet, whose radius is 3,040.00 feet, and delta angle is 06° 34' 41" to a 5/8 inch rebar with a plastic cap on the boundary common to said Sections 14 and 23; thence, 221.95 feet along a curve to the right, whose long chord bears N. 01° 02' 23" W., 221.90 feet, whose radius is 3,040.00 feet, and delta angle is 04° 10' 59" to a 5/8 inch rebar with a plastic cap; thence, N. 01° 03' 06" E., 439.93 feet to a 5/8 inch rebar with a plastic cap on the north boundary of the south half of the southeast quarter of the southeast quarter of said Section 14; thence, S. 89° 26' 00" E., 50.00 feet to the east boundary of said Section 14; thence, S. 01° 03' 06" W., 661.79 feet to the Point of Beginning.

Bearings are based on State Plane Azimuth.

Parcel 2:

The South Half of the North Half of the North Half of the Northeast Quarter, Section 23, Township 17 North, Range 2 East, Boise Meridian, Valley County, Idaho.

AND

A parcel of land situate in the north 1/2 of the north 1/2 of the north east 1/4 of Section 23, T. 17 N., R. 2 E, B.M., Valley County, Idaho, more particularly described as follows:

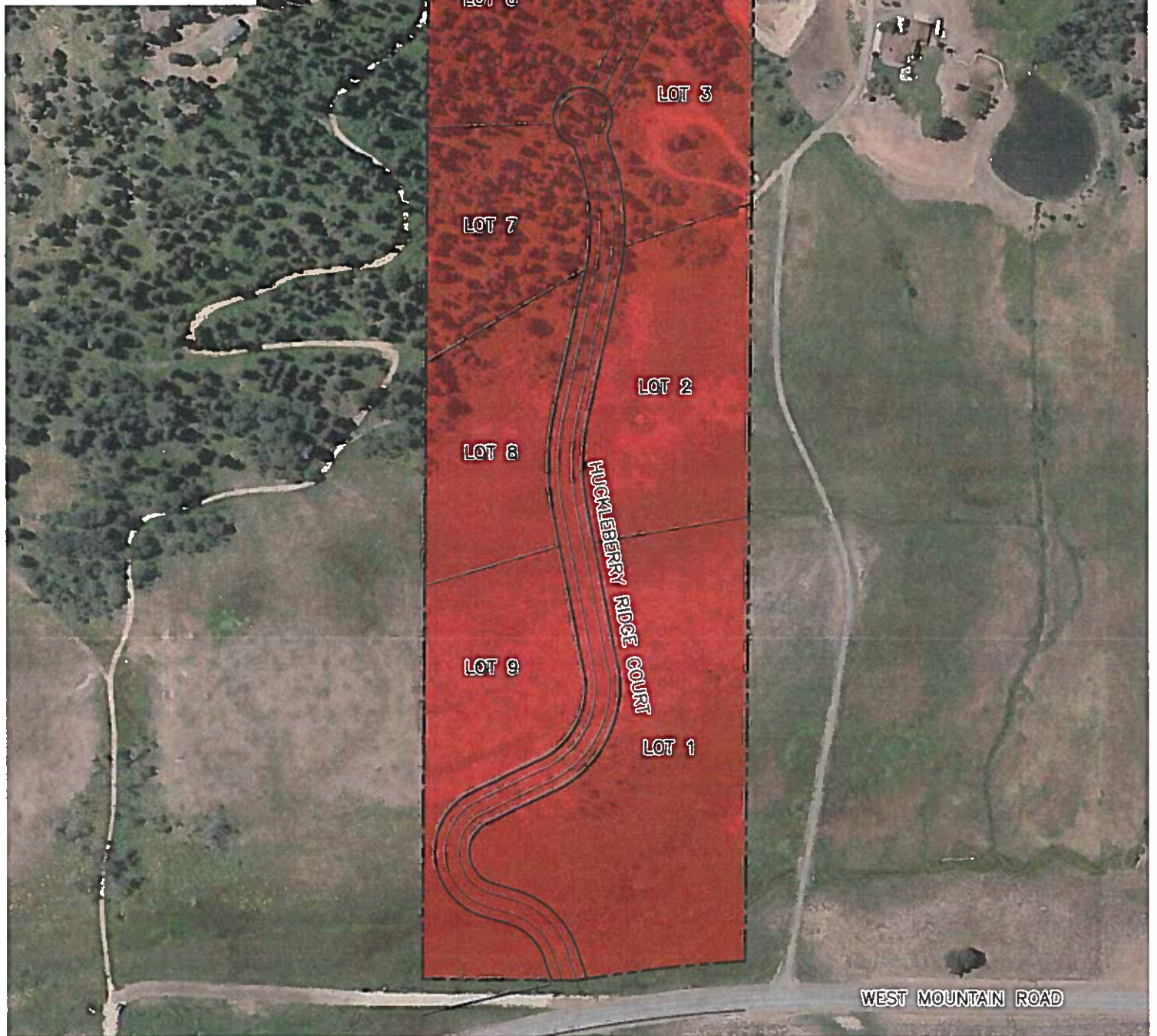
Commencing at an aluminum cap marking the 1/4 Corner on the east boundary of Section 23, T. 17 N., R. 2 E., B.M., Valley County, Idaho; thence, N. 00° 28' 44" E., 1,323.08 feet to an aluminum cap marking the south 1/16 corner of said Section 23; thence, continuing N. 00° 28' 44" E., 661.54 feet along the east boundary of the north east 1/4 of said Section 23 to the **REAL POINT OF BEGINNING**: Thence, N. 89° 33' 42" W., 13.55 feet,

Thence, N. 01° 54' 46" E., 5.87 feet,

Thence, N. 00° 34' 58" E., 385.73 feet,

Thence, 77.31 feet along a non-tangent curve to the left, whose long chord bears S. 08° 58' 51" E., 77.31 feet, whose radius is 3,040.00 feet, and delta angle is 01° 27' 26" to the east boundary of said Section 23,

Thence, S. 00° 28' 44" W., 315.34 feet to the Point of Beginning.



NORTH
SCALE: 1" = 300'

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

HUCKLEBERRY RIDGE
VALLEY COUNTY, IDAHO
PROPOSED SUBDIVISION STREET NAMES AND LOTS

PROJECT	21046	DRAWN	FIGURE NO.
DATE	11/17/2021	AMD	1 OF 1

PRELIMINARY PLAT—HUCKLEBERRY RIDGE

LOCATED IN THE
N1/2 OF THE 1/2 OF THE NE1/2 SECTION 23
T.17N., R.2E., S.M
VALLEY COUNTY, IDAHO,
2021

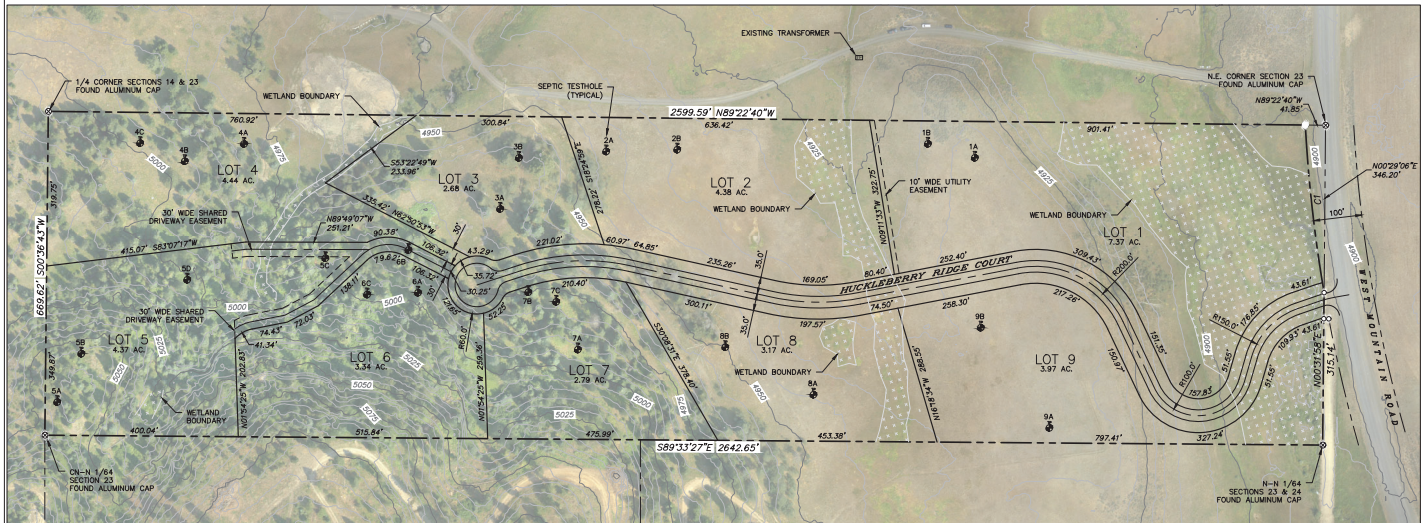
BASIS OF BEARING
BEARINGS ARE GRID, IDAHO WEST STATE PLANE,
ALL DISTANCES ARE TRUE GROUND DISTANCES.
VERTICAL DATUM IS NAVD 83.

125 62.5 0 125 250
HORIZONTAL SCALE IN FEET



LEGEND

--- SUBDIVISION BOUNDARY
--- LOT LINE
--- EASEMENT LINE



NOTES

1. MINIMUM BUILDING SETBACK LINES SHALL BE IN ACCORDANCE WITH THE ZONING ORDINANCE AT THE TIME OF ISSUANCE OF ANY BUILDING PERMIT.
2. ALL UTILITY EASEMENTS SHOWN ON THIS PLAT ARE GRANTED TO PUBLIC UTILITIES.
3. THE LAND WITHIN THIS PLAT IS NOT WITHIN AN IRRIGATION DISTRICT AS DEFINED IN IDAHO CODE 31-3805, AND THE REQUIREMENTS IN I.C. 31-3805 ARE NOT APPLICABLE.
4. LOTS WILL BE SERVED BY INDIVIDUAL SEPTIC DRAIN FIELDS AND INDIVIDUAL WELLS.
5. PROPOSED ROADWAY SURFACE IS GRAVEL.
6. NO ADDITIONAL DOMESTIC WATER SUPPLY SHALL BE INSTALLED BEYOND THE WATER SYSTEM APPROVED IN THE SANITARY RELEASE.
7. LOTS SHALL NOT BE REDUCED IN SIZE WITHOUT PRIOR APPROVAL FROM THE HEALTH AUTHORITY.
8. UTILITY AND DRAINAGE EASEMENTS SHALL BE 20 FEET WIDE ON THE INTERIOR SIDE OF ALL LOT LINES ADJOINING ROADS, AND SHALL FURTHER SERVE AS SNOW STORAGE AND REMOVAL.
9. ROAD RIGHTS-OF-WAY WILL ALSO SERVE AS A UTILITY EASEMENT.
10. THIS SUBDIVISION SHALL BE SUBJECT TO THE COVENANTS, CONDITIONS AND RESTRICTIONS FOR HUCKLEBERRY RIDGE.
11. THE ROADS CONSTRUCTED WITHIN HUCKLEBERRY RIDGE WILL BE PRIVATE ROADS. VALLEY COUNTY SHALL HAVE NO RESPONSIBILITY FOR THE MAINTENANCE OF SAID ROADS.
12. CONTOUR INTERVALS ARE 5 FOOT MINOR AND 25 FOOT MAJOR.
13. CONTOURS AND IMAGERY SHOWN HEREON ARE DERIVED FROM AIRBORNE IMAGERY AND LOT/LAND COLLECTED AUGUST 2021.
14. FEMA FIRM PANEL(S): 16085C1000C
FIRM EFFECTIVE DATE(S): 2/1/2019
FLOOD ZONE(S): ZONE X
BASE FLOOD ELEVATION(S): NA
FLOOD ZONES ARE SUBJECT TO CHANGE BY FEMA & ALL LAND WITHIN A FLOODWAY OR FLOODPLAIN IS REGULATED BY TITLE 9 AND TITLE 11 OF THE VALLEY COUNTY CODE.

PARCEL NO.

RP17N02E230004 & RP17N02E230005

AREA

40.17 ACRES

OWNERSHIP

SALVATORE GRANT GALLUCCI & LARENE DORE GALLUCCI

PROPOSED USE

RESIDENTIAL

SHEET 1 OF 1

25 COYOTE TRAIL
CASCADE, ID 83611
PHONE: (208) 634-6896
WWW.DUNNLANDSURVEYS.COM

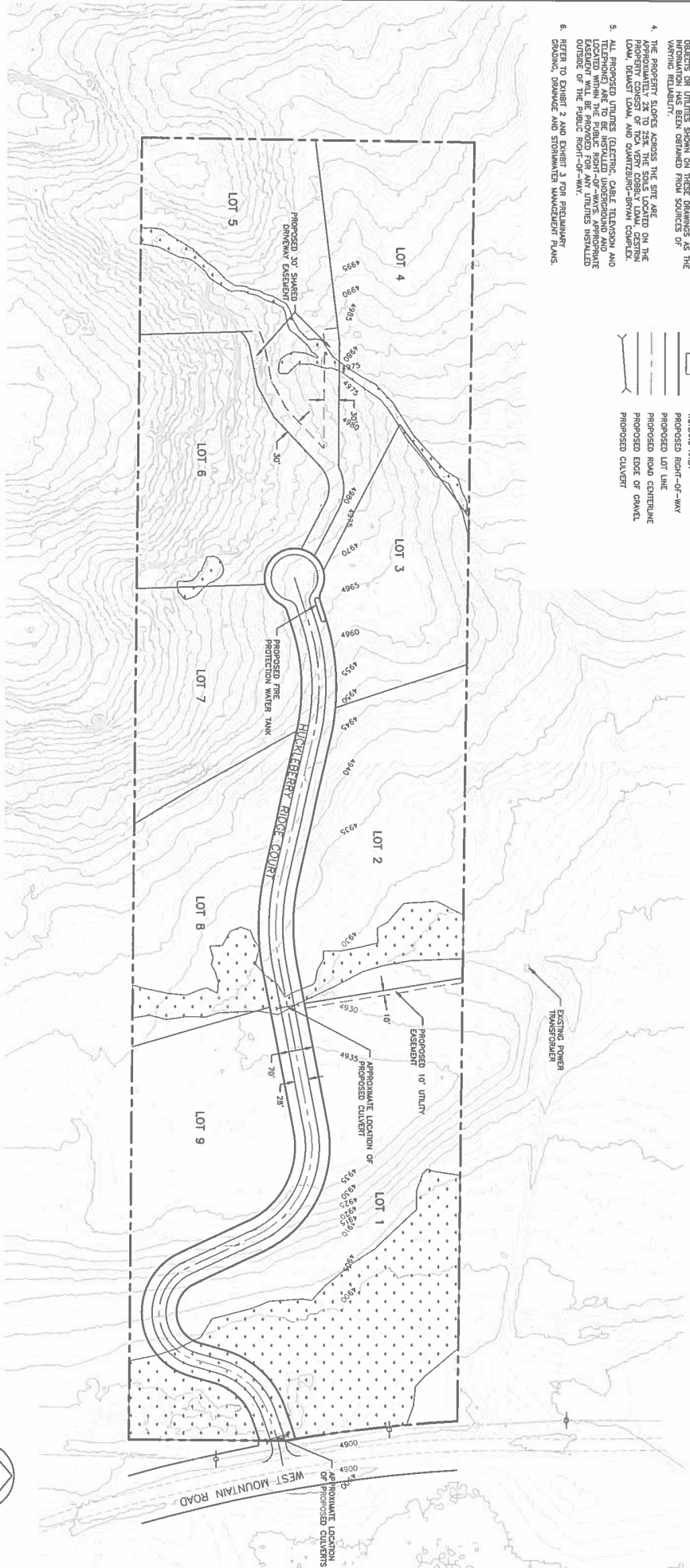


NOTES:

- EXISTING TOPOGRAPHY DATA AS SHOWN ON THIS PLAN IS SURVEYED AND SHOWN AS SHOWN ON THIS PLAN IS SURVEYED, INC. EXISTING PROPERTY BOUNDARIES AND BASE MAP DATA AS SHOWN ON THIS PLAN ARE BASED UPON SURVEY DATA PROVIDED BY DEAN AND SHERMAN, INC.
- CONTOUR INTERVALS ARE 1 FOOT MINOR AND 5 FOOT MAJOR.
- THE ENGINEER ASSUMES NO RESPONSIBILITY FOR THE CORRECTNESS OR ACCURACY OF THE DISTANCE OF THE PROPOSED UTILITY LOCATIONS SHOWN ON THESE DRAWINGS AS THE VARYING RELIABILITY.
- THE PROPERTY SLOPES ACROSS THE SITE ARE APPROXIMATELY 2% TO 25%. THE SLOPE LOCATED ON THE PROPERTY CONSIDERED TO BE VERY COBBLY LOAM, CESTIN LOAM, DOKET LOAM, AND DAKOTIAN-BROWN COMPLEX.
- ALL PROPOSED UTILITIES (ELECTRIC, CABLE, TELEVISION AND GAS) WILL BE INSTALLED AND SHOWN AS SHOWN ON THESE DRAWINGS. THE PUBLIC RIGHT-OF-WAYS APPROPRIATE LOCATIONS WILL BE PROVIDED FOR ANY UTILITIES INSTALLED CROSSING THE PUBLIC RIGHT-OF-WAY.
- REFER TO SHEET 2 AND SHEET 3 FOR PRELIMINARY DESIGN, DRAINAGE AND STORMWATER MANAGEMENT PLANS.

LEGEND:

- PROPERTY BOUNDARY
- RIGHT-OF-WAY LINE
- PROPOSED EASEMENT LINE
- EDGE OF EXISTING GRAVEL ROAD
- EXISTING CONTOUR
- EXISTING OVERHEAD POWER POLE AND WETLAND AREA
- PROPOSED RIGHT-OF-WAY LINE
- PROPOSED LOT LINE
- PROPOSED ROAD CENTERLINE
- PROPOSED EDGE OF GRAVEL
- PROPOSED CULVERT



NO.	REVISION	BY	DATE	DESIGN
1				AMODT
2				DRUM AND
3				CHECKED
4				GTI
5				APPROVED
6				GTI

CRESTLINE
ENGINEERS
323 DEINHARD LANE, SUITE C - PO BOX 2330
MCALL, IDAHO 83538
208.634.4140 • 208.634.4146 FAX

HUCKLEBERRY RIDGE
VALLEY COUNTY, IDAHO
EXISTING CONDITIONS WITH PRELIMINARY SITE PLAN

VERIFY SCALE
PROJECT 21048
DATE 11/19/2021
DRAWING NO. SHEET NO.
EX-1 1 OF 3



