

REDRIDGE PRESERVE

C.U.P. & Preliminary Plat Application

**Located South of McCall 10 minutes on West Mountain Road
west of the Blackhawk on the River/Ranch Communities.**

2,898 +/- acres 135 Estate Homesites

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 # _____	<input type="checkbox"/> Check # _____ or <input type="checkbox"/> Cash
ACCEPTED BY _____	FEE \$ _____
CROSS REFERENCE FILE(S): _____	DEPOSIT _____
<input type="checkbox"/> ADMINISTRATIVE PLAT	DATE _____
<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. x 15
- ❖ ☒ 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.
- ❖ ☒ 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 RedRidge Preserve

APPLICANT The McCall Associates, LLC

Owner ☒

Option Holder ☐

Contract Holder ☐

PHONE [REDACTED]

APPLICANT'S SIGNATURE [Signature]

DATE 12-9-21

APPLICANT'S MAILING ADDRESS P.O. Box 10117, Boise, Idaho 83707

OWNER The McCall Associates, LLC

PHONE [REDACTED]

OWNER'S MAILING ADDRESS P.O. Box 10117, Boise, Idaho 83707

Nature of Owner's Interest in this Development? Developer of Blackhawk, & RedRidge

AGENT/REPRESENTATIVE Blackhawk Manager, LLC FAX PHONE

AGENT/REPRESENTATIVE ADDRESS P.O. Box 10117, Boise, Idaho 83707

ENGINEER Original Engineer RiveRidge Engineering Co

PHONE [REDACTED]

ENGINEER ADDRESS 2447 S Vista Ave, Boise, ID 83705

1. SIZE OF PROPERTY 1,614

2. NUMBER OF ACREAGE OF ADJACENT LAND HELD BY THIS OWNER 1,284 +/-

3. ANY RESTRICTIONS ON THIS PROPERTY?

Easements to

Deed Restrictions

Liens or encumbrances

4. LEGAL DESCRIPTION Located in Sections 2, 3, 10, & 11 T.17, & 18N, R2E, B.M., Valley County, Idaho

5. TAX PARCEL NUMBER RP 18N 02E 350006A, RP 18N 02E 269005A, RP 18N 02E 363520A, RP 18N 02E 340006A
RP 17N 02E 021535A, RP 17N 02E 100006A, RP 17N 02E 110605A, RP 17N 02E 030006A

Quarter Section Portions of 2, 3, 10, & 11 Township 18N Range 2E

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

Previously Approved, and Designed Entitlements, for 150-500+/- Residential Units

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: No

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

North North- Meckel Gravel Pit, & undeveloped private timberlands/rangelands

South South-undeveloped private timberlands/rangelands

East East-West Mtn. Road, Blackhawk Lake Estates, & undeveloped private timberlands/rangelands

West West-undeveloped private timberlands/rangelands

- 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: The parcels contain several outcrops, ridges, benches, and duffner creek
- 9a. WATER COURSE: Seasonal Duffner 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: None Width _____ Private or Public? _____
Are the existing road surfaces paved or graveled? Logging Roads
- 10b. NUMBER OF PROPOSED ROADS: 15 Proposed width: 70' ROW, 20' paved, with shoulder
Will the proposed roads be publicly or privately maintained? Private
Proposed road construction: Gravel ☒ Paved ☒
- 11a. EXISTING UTILITIES ON THE PROPERTY ARE AS FOLLOWS:
None
- 11b. PROPOSED UTILITIES: Underground Power & Telephone, will install conduit for future Fiber/Cable
- Proposed utility easement width 10' Location Adjacent to Roads
- 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 Blackhawk Depth _____ Flow _____
13. ARE THERE ANY EXISTING IRRIGATION SYSTEMS? No
Are you proposing any alterations, improvements, extensions or new construction? _____
If yes, explain: Road Construction, and Development of the Subdivision per the plans
14. DRAINAGE (Proposed method of on-site retention): Onsite adhering to BMP's
Any special drains? No (Please attach map)
Soil type (Information can be obtained from the Soil Conservation District): _____
15. WILL STREETS AND OTHER REQUIRED IMPROVEMENTS BE CONSTRUCTED PRIOR TO THE RECORDING OF THE FINAL PLAT? No
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: Bond

16. OUTLINE OF PROPOSED RESTRICTIVE COVENANTS:

Setbacks: Front _____ Sides _____ Rear _____
Mobile homes allowed? No
Minimum construction value \$400,000 Minimum square footage 1,800 or per CC&R's
Completion of construction required within _____ Days ☐ Months ☐ Years ☐
Resubdivision permitted? Yes, if access to Waste Water Treatment plant exists
Other _____

17. LAND PROGRAM:

Acreage in subdivision 1,614 Number of lots in subdivision 135
Typical width and depth of lots Average of 400' width x 660' depth
Typical lot area 6 acres Minimum lot area 3 acres Maximum lot area 17.32 acres
Lineal footage of streets 52,200' Average street length/lot 380'
Percentage of area in streets 5.1 %
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 _____
10 Phases to be developed, 1 per every 2 seasons. Developer will adjust this
schedule per market conditions.

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): The McCall Associates, LLC

The McCall Associates, LLC, P.O. Box 10117 Boise, Idaho 83707

Mailing Address

City, State

Zip

Location of Subject Property: 11 minutes, 5 miles S.W. of McCall, Idaho, Valley County,
across from Cassia Court Blackhawk Ranch Phase-3
(Property Address or Two Nearest Cross Streets)

Assessor's Account Number(s): RP See Attached Legal Section 2, 3, 10, & 11+/- Township 18N 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 _____ ☒ No
2. What is the name of the irrigation and drainage entities servicing the property?
Irrigation: N/A
Drainage: N/A
3. How many acres is the property being subdivided? 1,614
4. What percentage of this property has water? N/A
5. How many inches of water are available to the property? N/A
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 ☒ **Home Owners Residential Sprinklers** 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.
N/A
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? Onsite per County and DEQ requirements and BMP's
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) N/A

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: _____

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

The McCall Associates, LLC

Date: 12 / 09 / 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

The McCall Associates, LLC

By: 

By: _____

Valley County Weed Control

Date: 12-09-2021

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.

Residential Subdivisions exists to the NE, EAST, & SOUTH, this application is consistent with the existing Residential uses adjacent to it, and we do not anticipate it will alter them.

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

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.

A temporary-short term increase in noise will exist during construction which is consistent with all developments. We will comply with the Valley County Ordinance's noise, & vibration levels.

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.

There may be an increase in heat/glare during Construction which is normal with all developments. We will comply with the Valley County Ordinance's as it relates to heat & glare and work to minimize through careful site specific planning. Lighting will comply with County LUDO.

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.

There may be an increase in emissions although normal for a residential development, we will mitigate by utilizing BMP's, and appropriate constructions methods.

6. Water demand, discharge, supply source, and disposal method for potable uses, domestic uses, and fire protection. Identify existing surface water drainage, wet lands, flood prone areas and potential changes. Identify existing ground water and surface water quality and potential changes due to this proposal.

Residential potable water will be supplied by individual wells. Wetlands study, and delineation was completed by Secesh Engineering. Please see attached reports to this CUP Application.

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

Residential site layout and planning will implement available onsite natural fire suppression to create a defensible space around new home construction. See the "MCCALL ASSOCIATES LLC FOREST MANAGEMENT PLAN"

8. Removal of existing vegetation or effects thereon including disturbance of wet lands, general stability of soils, slopes, and embankments and the potential for sedimentation of disturbed soils.

Per the NRCS soils surveys the soils are consistent with the potential for light to moderate erosion that will be mitigate with BMPs.

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

We will comply with the Valley County LUDO for landscaping, and DEQ's stormwater BMPs.

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

Per our own review, and NRCS soils map, the soils are typical for this area, where adjacent subdivisions have already been constructed. Landscaping plan will follow the Valley County LUDO recommendations, and have an emphasis on preserving the native physiography, vegetation, and wildlife.

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

Site Improvements will be constructed with the emphasis on preserving the Native physiography, & vegetation, by utilizing existing features, and resources.

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 affect of shadows from new features on neighboring property.

The Location of this development and the low density of it inherently creates low and or no visual impacts, and where needed, native screening will be utilized.

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.

Historically this land was designed and entitled for 135 Estate Sites to over 1,000 units of density. The current proposed density, acreage sizes, open space, and emphasis on Native Preservation is compatible with the adjacent subdivisions.

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

The direct, indirect, and induced jobs created by the increase in Tax Revenue, as well as increased demand for jobs during and after construction is hard to quantify, although we believe they will positively benefit the County.

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

We anticipate minimal impacts and the Increase in economic benefit should offset them.

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

Due to the low density, and plan, we do not anticipate impacts to adjacent subdivisions products, or services.

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.

We plan on using existing onsite vegetation, such as shrubs, aspens, and timber for screening, site layouts, and planning.

We plan on utilizing available onsite material for improvements. Changing the use from timberlands to residential may be the only minimal impact, although a positive one.

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

We will provide a bond to ensure the completion of the phases at the start of construction.

19. Number of residential dwelling units, other buildings and building sites, and square footage or gross non-residential floor space to be available.

The application consists of 135 Estate Sites, on 1,614 acres. Density of 1 lot per 12 acres +/-.
We may cluster portions of this development into a higher density if sewer, water, and topography supports this. Living Space (2,500-6,000 sq. ft.), Non Living Space (3,000-4,000 sq. ft.)

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

Construction of phase 1 began per the previous approved CUP, we plan on completing this portion during the next building season (2022-2023).

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.

Estate Sites 200k-500k, Dwelling units 500k-950k

REDRIDGE PRESERVE

C.U.P. & Preliminary Plat Application

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- 8. Lighting Plan**
- 9. Wildfire Plan**
- 10. Owners within 300 feet**
- 11. Miscellaneous**

December 10th 2021

Cynda Herrick, AICP, CFM
Valley County
Planning and Zoning Administrator
Floodplain Coordinator
219 N. Main St.
PO Box 1350
Cascade, ID 83611, o. (208)382-7116

RE: Historical Overview

Hi Cynda,

First I just wanted to say Thank you to P&Z and the Commissioner's for all your support throughout the years for the Blackhawk Community, the future Red Ridge community and their associated historical entitlements. Most of Blackhawk is sold, only a few lots and assets remaining, please see Figure-#1 for the approximate summary.

Here is a quick overview of the History of work that has been completed at RedRidge. Most of Blackhawk is sold,

RedRidge: The RedRidge @ Blackhawk 2,897.89 acres properties West across the street from Blackhawk, which has had 3 Historical Entitlements/Master Plan Concepts. X

In 2004-2007 the Original Developers of Tamarack Resort envisioned this to be the North portion of Tamarack and spread out on a not so dense Canvas. They Envisioned connecting into Blackhawks WMSW for Central Water and Sewer, an 18 Hole Golf Course, with Club House, & Equestrian facilities, with approximately 1067 Units of Density. **Please see Attachment-A.**

In 2008-2009 Blackhawk envisioned 135 larger view lots on well and septic, and a potential Adventure Base Camp Sites with 250 intimately configured clustered units. **Please see Attachment-B.**

In 2012-2013 TMA envisioned a Northerly concentrated Planned Unit Development with 150 view lots on well and septic, and a potential for Future Development to the South that could follow either of the above mentioned Concepts. **Please see Attachment-C.**

In the RedRidge CUP Approval # 08-17 all the Design, Engineering, Wetlands, Well Studies, Geo Tech, Ground Water Monitoring Well Data etc. was been completed, and submitted to your staff. In order to save on print and repetition I have sent your County Engineer this data for his review.

Thank you,

Blackhawk Manager, LLC

FIGURE #1

Blackhawk on the River:			
Hand Full of Lots			
Voting Rights @ HOA Access to:			
	Riverfront		
	Open Space		
	Wildlife Preserve		
	River Lodge		
West Mountain Sewer & Water:			
	Wastewater Treatment Plant & land app.		
	Domestic Water Distribution		
RedRidge @ Blackhawk 2,897.89 acres			
2004-2007	Master Plan Whole Property	CUP# 05-13	Attachment-A
	18 Hole Golf Course	1 Acre Lots	301
	Club House	1-5 Acre Lots	101
	Equestrian	5+ Acre Lots	17
		TownHouses	398
		<u>Hotel Rooms</u>	<u>250</u>
		Approximate Density	1067
2008-2009	Master Plan Partial Property	CUP# 08-17	Attachment-B
		3-13 Acre View Lots	135
		<u>Base Camp (Subject to Sewer)</u>	<u>125</u>
		Approximate Density	260
2012-2013	Planned Unit Development 13-01	CUP# 13-03	Attachment-C
	Blocks A-L	5-40 Acre View Lots	150
	(Future Development)	<u>Outparcels Bubble Density +/-</u>	<u>75</u>
		Approximate Density	225

ATTACHMENT-A to:

December 10th 2021 Cynda Herrick, RE: Historical
Overview LETTER

REDRIDGE PROPERTY MASTERPLAN

McCALL, IDAHO

DEVELOPMENT DATA:
1 ACRE LOTS: 301
1-5 ACRE LOTS: 101
5+ ACRE LOTS: 17
TOWNHOUSES: 398
HOTEL ROOMS: 250
18 HOLE GOLF COURSE + CLUBHOUSE
EQUESTRIAN CENTER

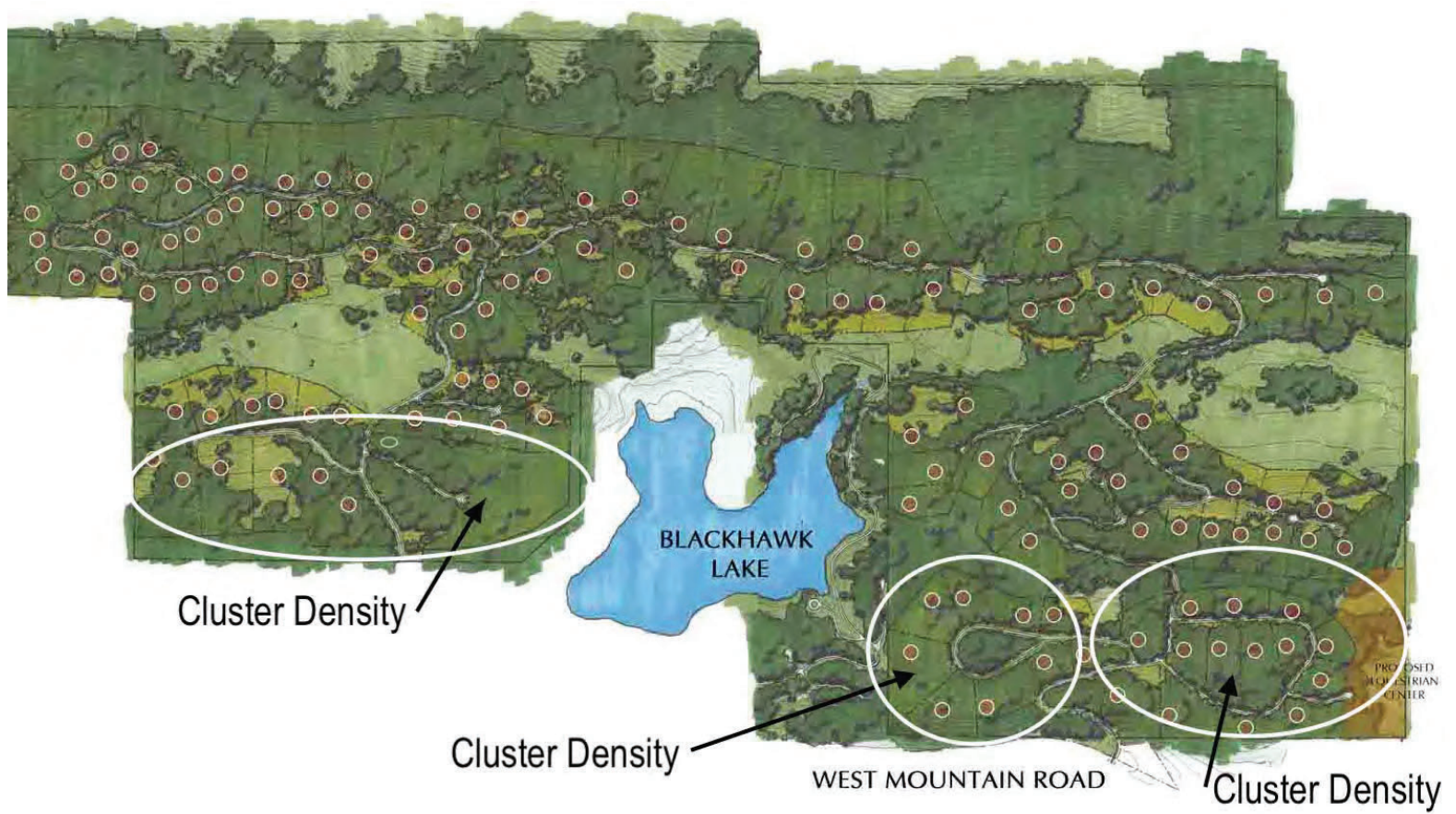


SCALE 1" = 400'



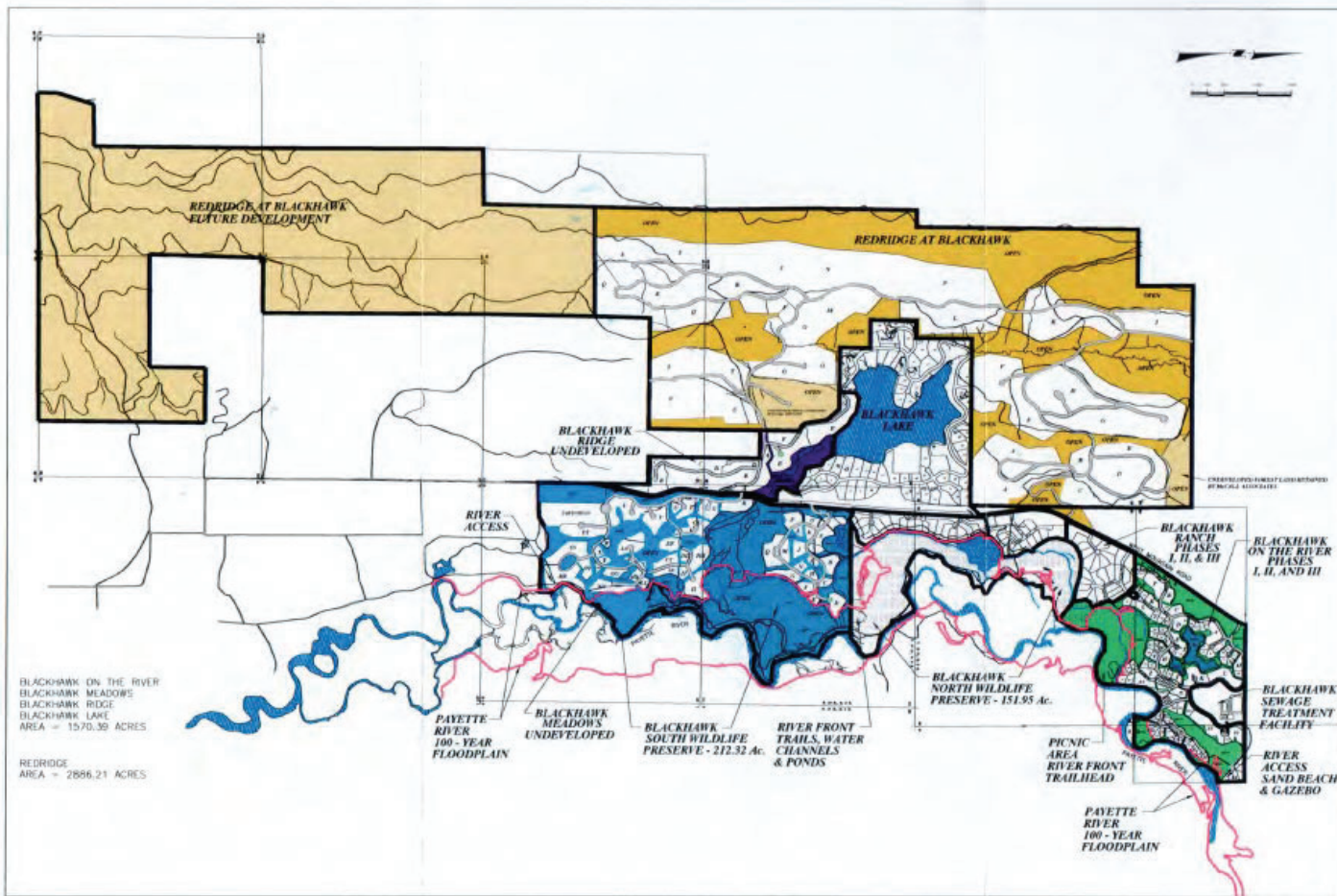
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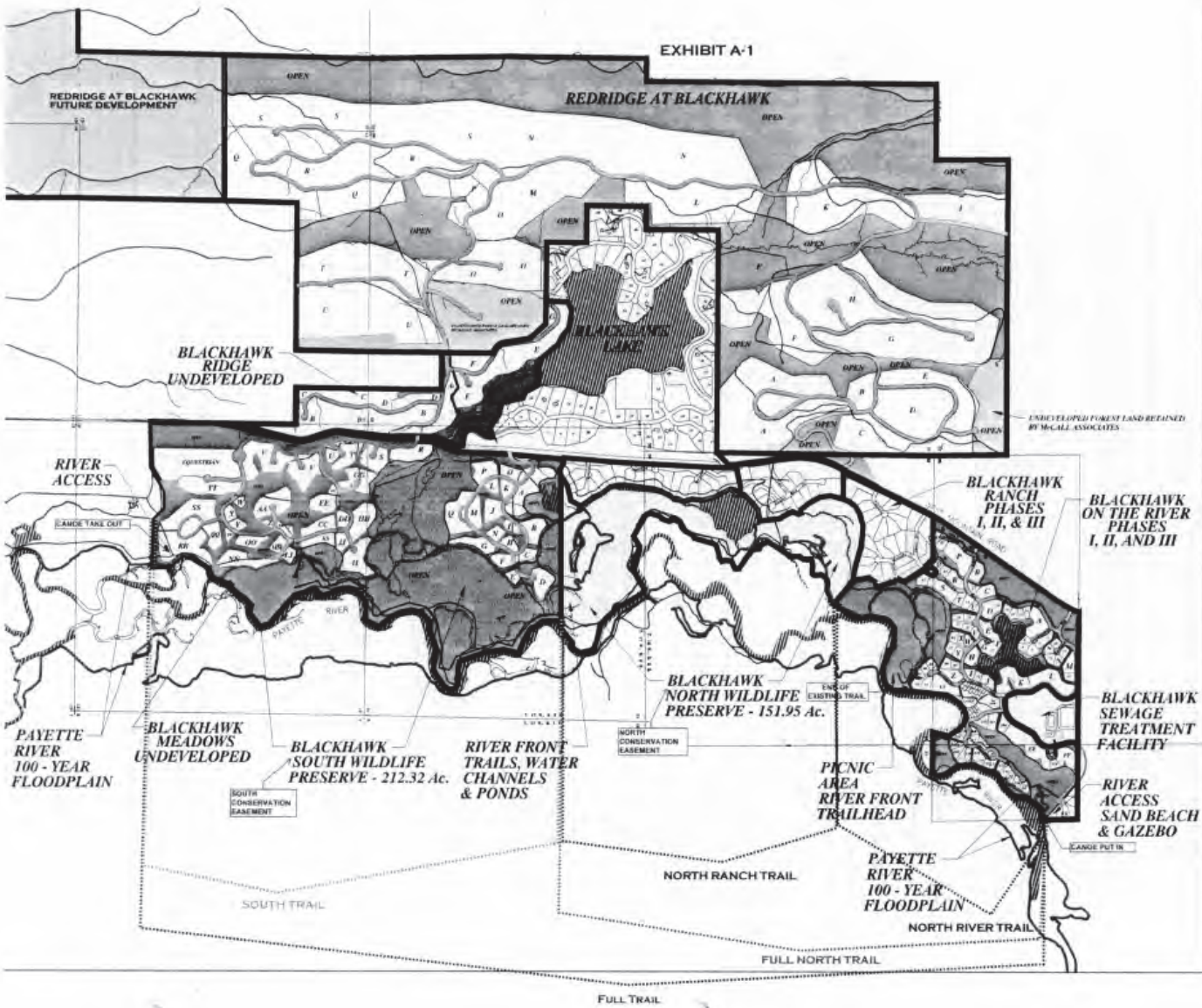
December 10th 2021 Cynda Herrick, RE: Historical
Overview LETTER



ATTACHMENT-C to:

December 10th 2021 Cynda Herrick, RE: Historical
Overview LETTER

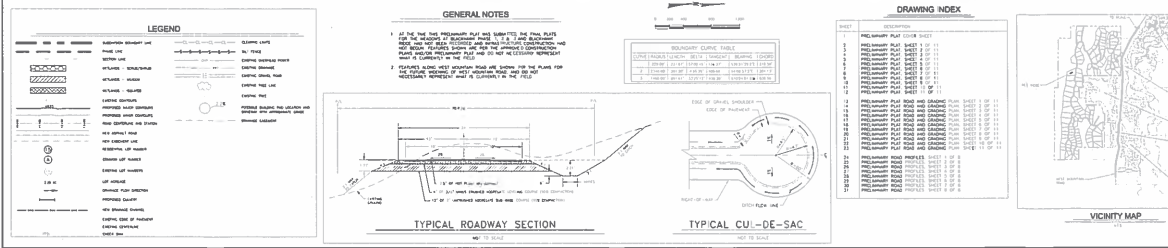




PROPERTY LOCATED IN PORTIONS OF SECTIONS 1, 2, 3, 10, 11, 12, 14, 15, 27 AND 33, T.17N., R.2E., B.M. VALLEY COUNTY, IDAHO AND PROPERTY LOCATED IN PORTIONS OF SECTIONS 26, 34, 35 AND 36, T.18N., R.2E., B.M. VALLEY COUNTY, IDAHO

BLACKHAWK

PROPOSED OPEN SPACE - AMENITIES PLAN



SHEET	DESCRIPTION		DATE
1	PROJ. SUMMARY	PLAT	DATE
2	PROJ. SUMMARY	PLAT	DATE
3	PROJ. SUMMARY	PLAT	DATE
4	PROJ. SUMMARY	PLAT	DATE
5	PROJ. SUMMARY	PLAT	DATE
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7	PROJ. SUMMARY	PLAT	DATE
8	PROJ. SUMMARY	PLAT	DATE
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100	PROJ. SUMMARY	PLAT	DATE

REDRIDGE AT BLACKHAWK PRELIMINARY PLAT COVER SHEET	 Redridge Engineering Company 1000 West Main Street, Suite 310 PO Box 1282 • Fort Collins, CO 80521-1282 Phone: 970.225.1282 • Fax: 970.225.1283	 BLACKHAWK LANDMARK SERVICES, INC. 1000 West Main Street, Suite 310 PO Box 1282 • Fort Collins, CO 80521-1282 Phone: 970.225.1282 • Fax: 970.225.1283
---	--	---



SEE SHEET 2

NOTE:

1. SEE PRELIMINARY PLAT COVER SHEET FOR LEGEND AND NOTES.



SHEET INDEX

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NOTES

1. SEE PRELIMINARY PLAT OTHER SHEET FOR LEGEND AND NOTES.
2. SEE PRELIMINARY PLAT OTHER SHEET FOR SUBMITTAL REQUIREMENTS.

SEE SHEET 1

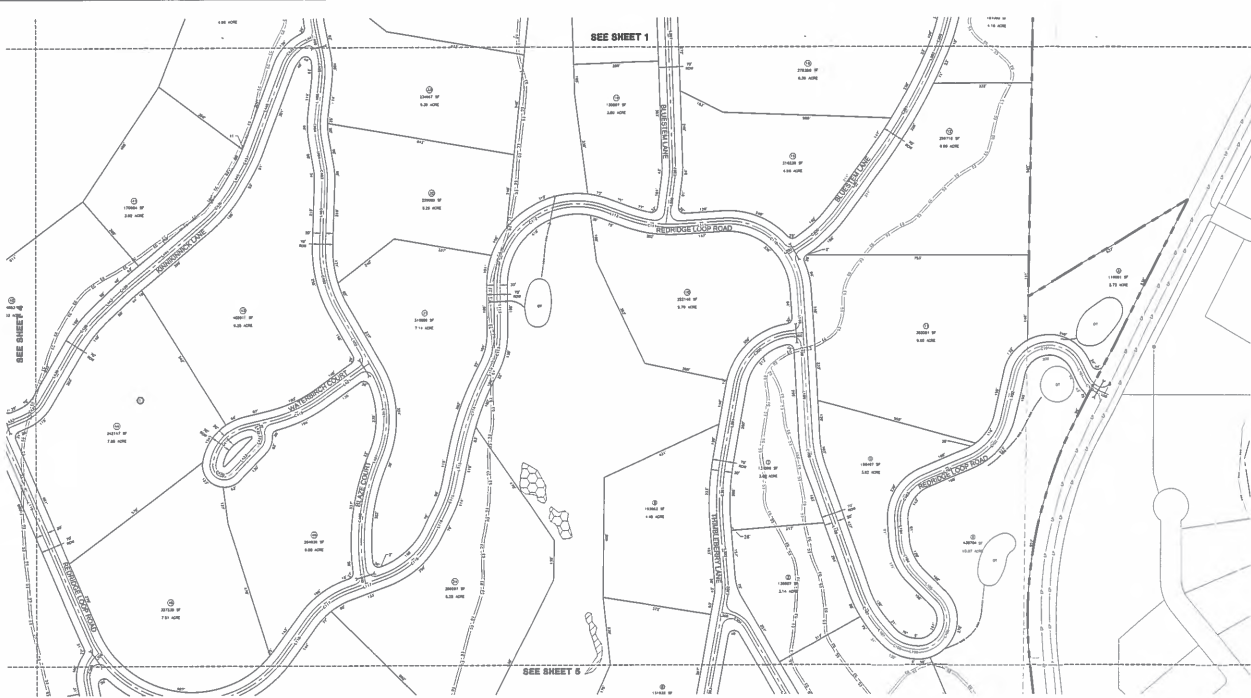
SEE SHEET 4

REDRIDGE AT BLACKHAWK
PRELIMINARY PLAT
SHEET 2 OF 21

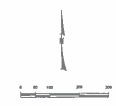
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- NOTES
- SEE PRELIMINARY PLAT OTHER SHEET FOR LEGEND AND NOTES.
 - SEE PRELIMINARY PLAT OTHER SHEET FOR SUBMITTAL REQUIREMENTS.



REDRIDGE AT BLACKHAWK
PRELIMINARY PLAT
SHEET 3 OF 11

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1	GENERAL NOTES	11/11/08	WJL
2	PROPOSED PAVEMENT	11/11/08	WJL
3	PROPOSED SIDEWALK	11/11/08	WJL
4	PROPOSED CURB	11/11/08	WJL
5	PROPOSED DRAINAGE	11/11/08	WJL
6	PROPOSED UTILITIES	11/11/08	WJL
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8	PROPOSED LIGHTING	11/11/08	WJL
9	PROPOSED LANDSCAPE	11/11/08	WJL
10	PROPOSED SIGNAGE	11/11/08	WJL

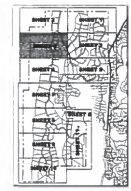
SEE SHEET 2

SEE SHEET 6

SEE SHEET 3

NOTES

1. SEE PRELIMINARY PLAT COVER SHEET FOR LEGEND AND NOTES.
2. THE PRELIMINARY PLAT COVER SHEET SHALL BE SUBMITTED TO THE APPROPRIATE AGENCIES FOR REVIEW AND APPROVAL.



SHEET INDEX

REDRIDGE AT BLACKHAWK
PRELIMINARY PLAT
SHEET 4 OF 11



REDRIDGE ENGINEERING, INC.
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NO.	DATE	REVISION
1	11/11/08	ISSUED FOR PERMIT

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10	S 89° 15' 00" E	100.00



- NOTES
1. SEE PRELIMINARY PLAN SHEET FOR LEGEND AND NOTES.
 2. SEE PRELIMINARY PLAN SHEET FOR LEGEND AND NOTES.

REDRIDGE AT BLACKHAWK
PRELIMINARY PLAN
SHEET 9 OF 21

DATE: 10/10/08
BY: [Signature]
CHECKED: [Signature]
APPROVED: [Signature]

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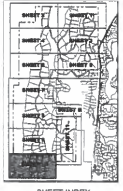


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- NOTES
- SEE PRELIMINARY PLAT COVER SHEET FOR LEGEND AND NOTES.
 - SEE PRELIMINARY PLAT COVER SHEET FOR SUBMISSION REQUIREMENTS.



SHEET INDEX

REDRIDGE AT BLACKHAWK
PRELIMINARY PLAT
SHEET 10 OF 11

REDRIDGE ENGINEERING, INC.
1000 S. 10th Street, Suite 100
Sioux Falls, SD 57104
P: (605) 336-1100, F: (605) 336-1101
www.redridge-engineering.com

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NO.	DATE	DESCRIPTION
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100	10/1/2010	PRELIMINARY PLAT

REDRIDGE PRESERVE

C.U.P. & Preliminary Plat Application

3. Phasing Plan & Timeline

RedRidge Preserve Phasing Plan

Phase-1 2022-2023 30 Lots

- 1 Submit Redridge CUP Preliminary Plat Application
- 2 Post Approval submit phase 1 Enginered Construction Plans for County approval
- 3 Pioneer Phase 1 roads, Implement Wildfire Fire Mitigation Plan (FMP")
- 4 Install Power, Joint Trench for utilities
- 5 Finish road, base rock, crushed gravel, final grade submit As-Built to County for review/approval
- 6 Implement Valley County Weed Management Plan ("WMP")
- 7 Finalize CC&R'S, & Design Guidelines Prerpore for Final Plat
- 8 Post Bond, Record Final Plat and Pave the following season
- 9 Expand and maintain trail system

Phase-2 2023-2024 30 Lots

- 1 Pioneer Phase 2 roads, Implement/Augment Wildfire Fire Mitigation Plan (FMP") / Weed Management Plan ("WMP")
- 2 Install Power, Joint Trench for utilities
- 3 Finish road, base rock, crushed gravel, final grade submit As-Built to County for review/approval
- 4 Post Bond, Record Final Plat and Pave the following season
- 5 Complete Perimeter Fencing

Phase-3 2024-2025 15 Lots

- 1 Pioneer Phase 3 roads, Implement/Augment Wildfire Fire Mitigation Plan (FMP") / Weed Management Plan ("WMP")
- 2 Install Power, Joint Trench for utilities
- 3 Finish road, base rock, crushed gravel, final grade submit As-Built to County for review/approval
- 4 Post Bond, Record Final Plat and Pave the following season

Phase-4 2024-2025 15 Lots

- 1 Pioneer Phase 4 roads, Implement/Augment Wildfire Fire Mitigation Plan (FMP") / Weed Management Plan ("WMP")
- 2 Install Power, Joint Trench for utilities
- 3 Finish road, base rock, crushed gravel, final grade submit As-Built to County for review/approval
- 4 Post Bond, Record Final Plat and Pave the following season

Phase-5 2025-2026 15 Lots

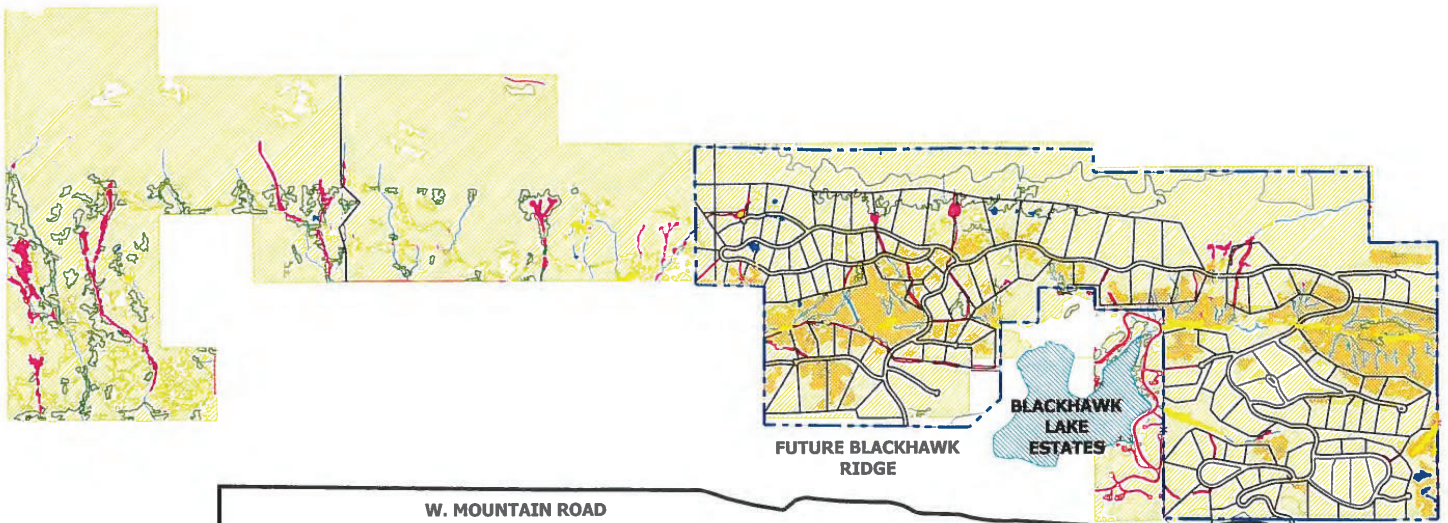
- 1 Pioneer Phase 5 roads, Implement/Augment Wildfire Fire Mitigation Plan (FMP") / Weed Management Plan ("WMP")
- 2 Install Power, Joint Trench for utilities
- 3 Finish road, base rock, crushed gravel, final grade submit As-Built to County for review/approval
- 4 Post Bond, Record Final Plat and Pave the following season

Phase-5-10 Remaning Lots up to additional 5 years depending on Market Conditions

REDRIDGE PRESERVE

C.U.P. & Preliminary Plat Application

4. 300 Scale Drawing




LEGEND

- WETLANDS - SCRUB SHRUB
- WETLANDS - PALUSTRINE EMERGENT
- WETLANDS - ISOLATED
- EXISTING PONDS/LAKES/STREAMS/RIVER
- SCATTERED TO DENSE TREES
- NON FORESTED & MEADOWS

DISCLAIMER:
THIS PLAN IS FOR ILLUSTRATIVE PURPOSES
ONLY. ROADS AND TRAILS ARE SUBJECT
TO PRECISE DELINEATION AS INDIVIDUAL
PHASES ARE PLATTED.

**REDRIDGE AT BLACKHAWK
FIGURE 3
EXISTING VEGETATION, DRAINAGE AND HYDROLOGY MAP**


NOT TO SCALE

NOTE:
THIS PLAN IS FOR ILLUSTRATIVE PURPOSES ONLY.
ROADS AND LOTS ARE SUBJECT TO PRECISE
DELINEATION AS INDIVIDUAL PHASES ARE PLATTED.

ADAMS CO.
VALLEY CO.

RedRidge Preserve
PROPERTY BOUNDARY

W. MOUNTAIN RD.

BLACKHAWK
LAKE
ESTATES

POTENTIAL BLACKHAWK
ROAD

BLACKHAWK RANCH

POTENTIAL BLACKHAWK MEADOWS

BLACKHAWK
ON THE RIVER

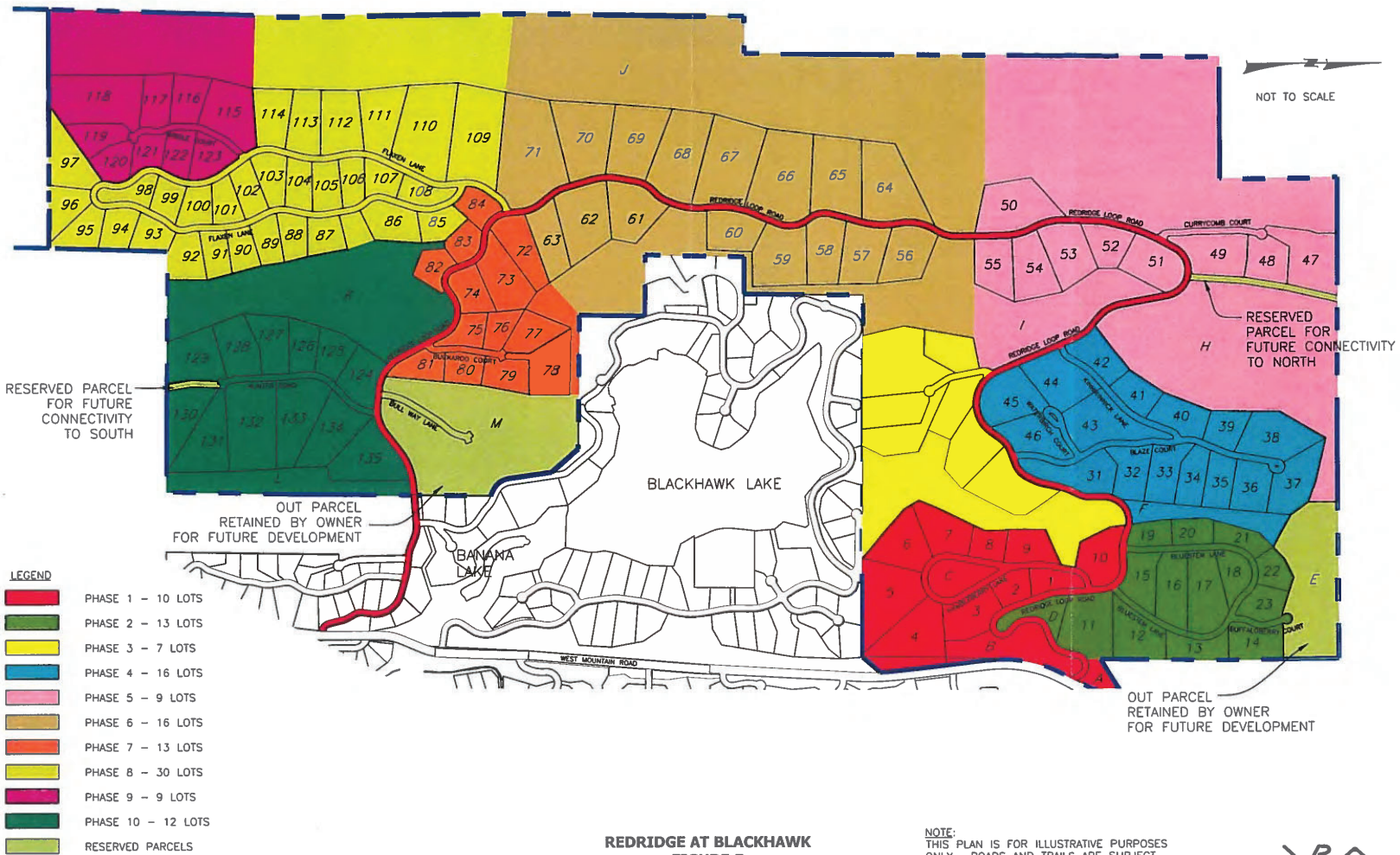
LEGEND

- UNDEVELOPED FOREST LAND AND PROPOSED REDRIDGE AT BLACKHAWK RESIDENTIAL AREA ≈ 835.3 ACRES
- UNDEVELOPED FOREST LAND AND PROPOSED REDRIDGE AT BLACKHAWK OPEN SPACE/Common AREA ≈ 618.6 ACRES
- UNDEVELOPED FOREST LAND AND PROPERTY TO BE RETAINED BY **Owner**
- OutParcel for future development**
- PROPOSED REDRIDGE AT BLACKHAWK ROADS
- EXISTING OPEN SPACE/Common AREA OWNED BY OTHERS
- EXISTING RESIDENTIAL AREA OWNED BY OTHERS
- EXISTING PONDS/LAKES/STREAMS/RIVER
- EXISTING MIXED USE/RECREATIONAL/RESIDENTIAL OWNED BY OTHERS
- SANITARY SEWER TREATMENT/LAGOON/SEWAGE CUP OWNED BY OTHERS
- UNDEVELOPED/AGRICULTURAL/FOREST LAND OWNED BY OTHERS
- UNDEVELOPED BLACKHAWK DEVELOPMENT OWNED BY L.B. INDUSTRIES, INC

**REDRIDGE AT BLACKHAWK
FIGURE 2
EXISTING LAND USE MAP**

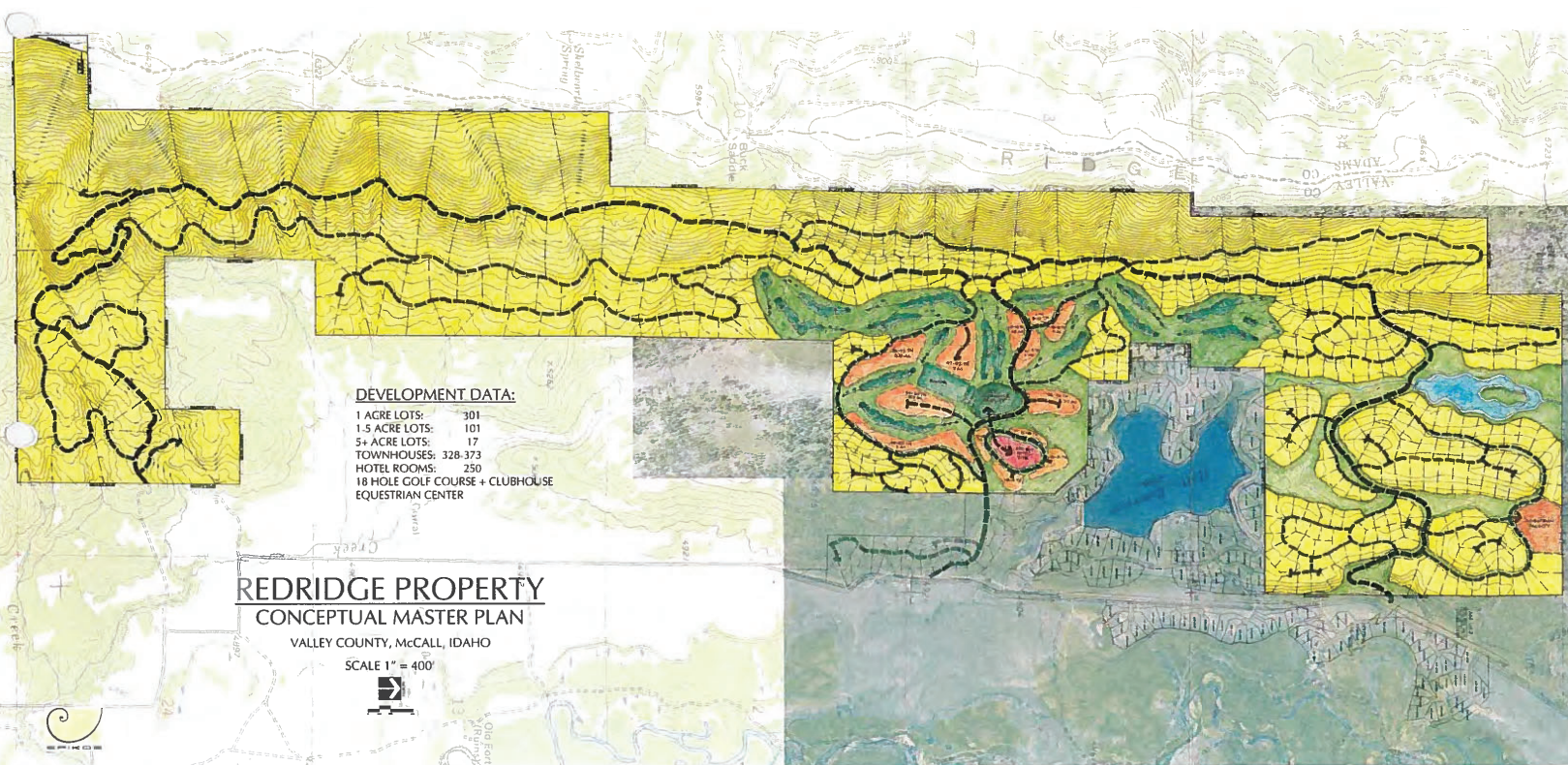


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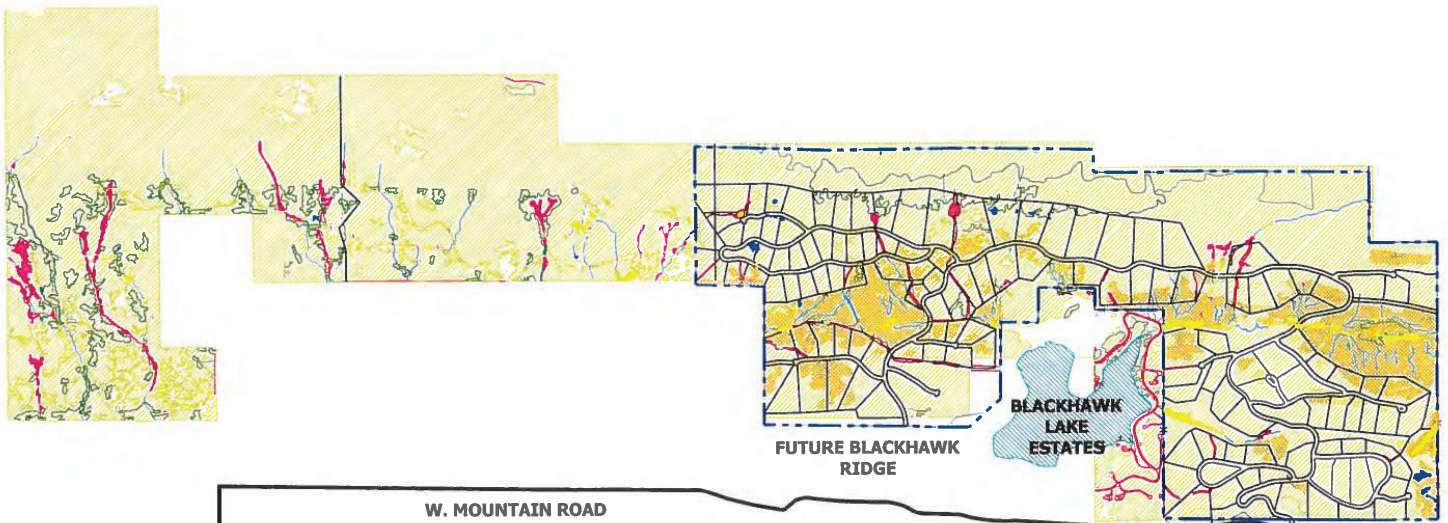
**REDRIDGE AT BLACKHAWK
FIGURE 5
PROPOSED PHASING PLAN**

NOTE:
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REDRIDGE AT BLACKHAWK
FIGURE 6
PROPOSED MASTER LAND USE PLAN PRIOR TO RECORDING CONSERVATION EASEMENT




LEGEND

- WETLANDS - SCRUB SHRUB
- WETLANDS - PALUSTRINE EMERGENT
- WETLANDS - ISOLATED
- EXISTING PONDS/LAKES/STREAMS/RIVER
- SCATTERED TO DENSE TREES
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**REDRIDGE AT BLACKHAWK
FIGURE 3
EXISTING VEGETATION, DRAINAGE AND HYDROLOGY MAP**


NOT TO SCALE

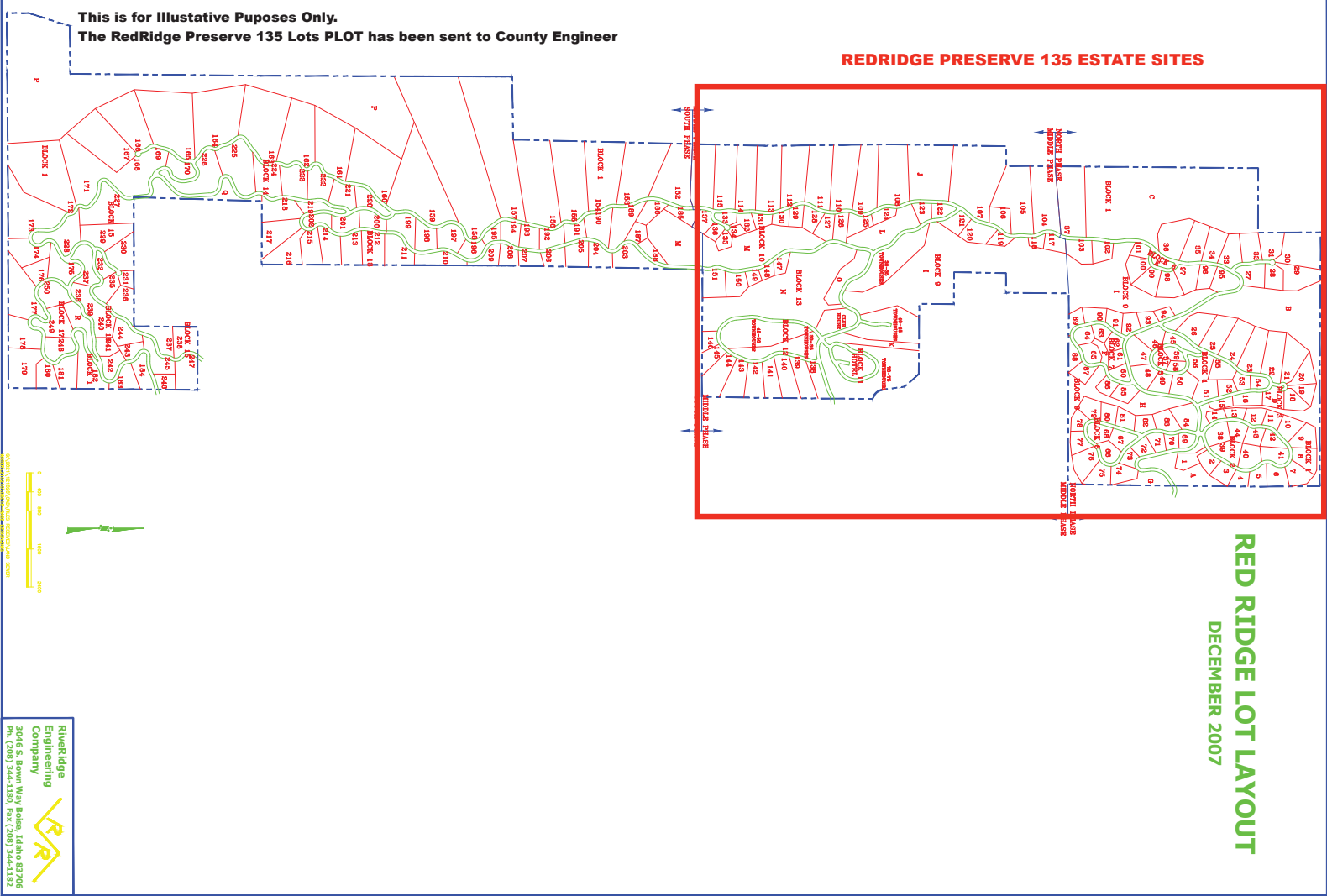
REDRIDGE PRESERVE

C.U.P. & Preliminary Plat Application

5. Plot Plan

RED RIDGE LOT LAYOUT
DECEMBER 2007

REDRIDGE PRESERVE 135 ESTATE SITES



REDRIDGE PRESERVE

C.U.P. & Preliminary Plat Application

6. Landscaping Plan

**Will Comply with Valley County Land Use and
Development Ordinance & Section
3.03.04 (d.) Landscaping.**

REDRIDGE PRESERVE

C.U.P. & Preliminary Plat Application

7. Site Grading Plan

**The link below has the Grading,
Engineering Files and was sent to Paramterix**

**[https://drive.google.com/drive/folders/
1wZu_nHL6286lcKnsfQ7Pthu1FDLv3Bw2?usp=sharing](https://drive.google.com/drive/folders/1wZu_nHL6286lcKnsfQ7Pthu1FDLv3Bw2?usp=sharing)**
06018-PRELIM- ROAD & GRADING PLAN
06018-PRELIM-PLAT

REDRIDGE PRESERVE

C.U.P. & Preliminary Plat Application

8. Lighting Plan

**Will Comply with Valley County Land Use and
Development Ordinance & Section
3.03.06 PERFORMANCE STANDARDS - GENERAL (b.) Lighting.**

REDRIDGE PRESERVE

C.U.P. & Preliminary Plat Application

9. Wildfire Plan

MCCALL ASSOCIATES LLC FOREST MANAGEMENT PLAN

McCall Associates LLC
PO Box 2084
McCall, ID. 83638

March 2, 2014



John Lillehaug
PO Box 1250
McCall, ID 83638
(208) 634-4566
John@AllAboutForestry.com

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- Legal Description
- Taxation
- Information Sources

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- Land Base
- Access and Roads
- Physiography
- Vegetation
- Wildlife
- Timber Resource
 - Regeneration
 - Pole Size
 - Overstory

SECTION 2 - MANAGEMENT DIRECTION

- Timber Stand Recommendations

SECTION 3 - PROTECTION

- Insects
- Disease
- Fire

SECTION 4 - GLOSSARY OF TERMS

MAPS

INFORMATION SHEETS

PROPERTY INFORMATION

LANDOWNER:	McCall Associates LLC
ACREAGE:	3,716.839 acres
OWNERSHIP CATEGORY:	Corporation
COUNTY:	Valley
LEGAL DESCRIPTION:	See attached list
TAXATION:	<p>The landowner has requested the Valley County Assessor to enter this property into one of the two timber tax categories. The property has a site productivity of good on the south end (parcels in Sections 10, 11, 14, 15, 22, and 23). The site productivity changes to medium on the north end (Sections 1, 2, 3, & 12 T17N, R2E and Sections 26, 34, 35, & 36 in T18N, R2E).</p>
MAPS AND AERIAL PHOTOS:	<p>The U.S. Geological Survey 7.5 minute series topographic maps, which include the property, are the Cold Springs Summit, No Business Mountain, Meadows, and McCall, Idaho Quadrangles.</p> <p>The aerial map was generated from a GIS database. The soils map and individual soil information was provided through the USDA National Resources Conservation Service website (websurvey.nrcs.usda.gov).</p>

SECTION 1 - PROPERTY DESCRIPTION

LAND BASE:	<p>There are approximately 3,717 acres that comprise this property in Valley County and one acre in Adams County. 3,339 acres were determined to be classified as commercial timber land, 375 acres of meadow that will not support trees, and 3 acres around the old ranch buildings. See attached list for additional details.</p>
ACCESS AND ROADS:	<p>This property is located about 3 air miles southwest of McCall, ID. Access is provided off West Mountain Road.</p>
PHYSIOGRAPHY:	<p>The primary timber stand has an east facing exposure and the slopes range from 10-55%. The east side of the property is mainly flat and influenced by the riparian area of the North Fork Payette River. The average topographic elevation is about 5000 feet and average precipitation is around 26 inches.</p> <p>Duffner Creek, a Class II stream, flows through the northern portion of the property into Hait Lake then south west into the North Fork Payette River. Mill Creek, another Class II stream starts in the Sunflower Flat area flows out through Soulen's property and eventually into the North Fork. There are also many intermittent un-named tributaries of both streams that start near the top of Red Ridge that only flow during spring snow melt. Hartsell Creek, a Class I stream flows through the southern end of the property. The North Fork of the Payette River, a Class I stream, forms most of the east boundary line.</p> <p>There are nine primary soil types located on this property and they include: Bryan-Ligget complex, Demast loam, Duston sandy loam, Jurvannah sandy loam, Roseberry-Melton complex, Nisula loam, Quartzburg-Bryan complex, Sudduth variant loam and Tica very cobbly loam.</p> <p>Three of the soil types (Demast, Sudduth, and Tica) were derived from Basalt bedrock and are located on the west side of the property primarily where the timber is growing. The soil depth ranges from shallow (Tica 10-20 inches under the surface) to very deep (Demast and Sudduth up to 80 inches to bedrock). All are well drained with a moderate permeability rate. The available water holding capacity ranges from very low (Tica) to high (Demast and Sudduth) which determines how long water will be retained into the hot dry summer months. Thus the Demast and Sudduth soils are better at growing trees than the Tica (typically a</p>

drier site where it is difficult to get seedlings established).

The other six soil types were derived from a granitic bedrock or alluvium from the receding glaciers therefore typically are composed of a sandy loam to coarse rock soil. Most of these soil types are located on the gentler slopes to the river bottom area. The depth underneath the surface ranges from 20-40 to 80 inches and range from poor to excessively drained soils. Also most have a low to very low water holding capacity which is critical during the hot dry summer months. This is important as granitic soil types have a tendency to have larger soil particles and allow water to drain fast and dry out under hot conditions. Also granitic soil types also have a high erosion risk when vegetation has been removed which can be a factor on the steeper slopes. The erosion potential is very evident in the road system particularly on the steeper grades.

VEGETATION:

This property has a unique diversity of tree species. Over the entire property the conifer species are Ponderosa pine (35%), Grand Fir (15%), Douglas fir (30%), Western Larch (5%), Spruce (10%), and Lodgepole pine (5%). The hardwood species consists of Aspen and Cottonwoods which are found along the stream banks or spring areas. Grand Fir and Engelman Spruce are the dominant species in the southern one-third of the property where the slopes are steeper and often are more northeast facing aspect which is a cooler and wetter site. The lower gentle slopes are dominated by Western Larch, Douglas fir, and Ponderosa pine. At the north end of the property Ponderosa pine and Douglas fir are the primary species because the soils are thinner and drier. The lower bench area along the North Fork Payette River Lodgepole pine is the main species. This property is a classic example of why species composition changes with slope, aspect, moisture, and soil factors.

The understory vegetation also varies with the same factors (i.e. slope, aspect, moisture, and soil). The south end consists of more shrub species such as alder, Mountain Maple, huckleberry, ninebark, snowberry, and willows. This can be a large factor in getting tree species established because tree seed cannot penetrate the canopy and reach mineral soil to germinate. The north end being drier is dominated by various forbs and grasses.

WILDLIFE:

The vastness of this property provides a variety of

vegetation and thus great habitat for elk, deer (both mule and Whitetail), bear, other small mammals, rodents, and birds. The shrubs provide browse for the deer, elk, and other mammals while the timber stand provides hiding and thermal cover.

Forest management practices undertaken should enhance the wildlife habitat. Big game species need hiding cover and thermal protection which can be provided by the timber stand. Birds utilize the seeds, berries, and insects provided by the diverse vegetation (i.e. trees, shrubs, forbs and grasses).

Snags should be left to provide resting or cavity nesting areas. In general, leave at least three snags per acre to provide for minimum viable cavity nesting population levels.

TIMBER RESOURCE:

This property presents a number of forest management opportunities as the north half was harvested about 10-15 years ago while the south half has not had any activity for close to 25 years. The overall existing timber stand is an uneven-aged stand with three basic age groups:

1. The seedling/sapling age group: Trees range from one foot to 25 feet tall, have diameters up to six inches D.B.H., and ages from one to 25 years. Natural regeneration has established itself well throughout most of the timber stands. Ponderosa pine and Western Larch, both shade intolerant species can be found in the larger open areas. The Douglas fir and Grand Fir, shade tolerant species, are found growing on the cooler north aspects and underneath the denser overstory.

2. The pole size age group: Trees range in size from six to 10 inches D.B.H. and ages from 30 to 50 years. This age group is dominated by Ponderosa pines that were planted by Boise Cascade Corporation after a timber harvest. These plantations are approaching a need to thin and maintain the fast growth rate they are currently experiencing. There are also single trees being suppressed from growing underneath a larger tree.

3. Overstory: Trees range from 10 to 25 plus inches D.B.H., heights range from 70 to over 100 feet tall, and ages from 50-100 plus years. The average growth rate is two inches diameter growth every five to 15 years (the latter being a very slow growth rate).

The Basal Area per acre (a representation of how close the trees are growing together) ranges from 40 to over 120 square feet. Typically a Basal Area per acre of 60-80 square feet is considered the optimum level for the ideal overall stand health and bark beetle control.

Overall, this property is a decent growing site as is it a Grand Fir/huckleberry habitat type. With proper management the property should be capable of producing at least 250 board feet per acre per year. Habitat type classification is based on succession changes over time where one plant community is replaced by another until equilibrium is developed with the soil development. Early stages of succession begin with the seral or shade intolerant species such as Ponderosa pine, Lodgepole pine, and Western Larch- as these trees begin to grow they provide shade. The shade intolerant species such as Douglas fir, Grand Fir, and Spruce start to become established in the partial shade. As the canopy from the shade tolerant species reduces the amount of sunlight on the forest floor it begins to alter the environmental conditions to a point where conditions are more favorable for the climax species (in this case Grand Fir) and they start regenerating.

Management regimes should not necessarily be based upon the development of climax plant communities. The seral tree species within a climax plant community often have a higher rate of production (growth) than the climax species. In addition climax species are often less tolerant of drought which increases their stress level and invites insect and disease problems. For these reasons, managing for the seral species should be the desirable objective in forest management decisions.

SECTION 2 - MANAGEMENT DIRECTION

TIMBER STAND

RECOMMENDATIONS:

Seedling/sapling age group- This age group has become well established naturally throughout most of the timber stands. Shade tolerant species such as the Grand Fir, Douglas fir, and Spruce are found on the cooler north aspects or where there is a dense overstory canopy. The shade intolerant species such as the Ponderosa pine, Lodgepole pine, and Western Larch are found established

in the larger openings or the open drier sites. Natural regeneration typically becomes established after a ground disturbing activity, such as a timber harvest that will expose enough mineral soil for the tree seed to germinate.

In a few areas around the property there are overcrowded clumps of sapling and pole sized trees competing for sunshine, the limited amount of water, and nutrients in the soil. A precommercial thinning is recommended that would space the trees about 12-15 feet apart and retain the fast growth rate they are currently experiencing. All poor form (i.e. crooked, forked tops, and trees with less than one-third their height in live crown) trees should be removed. Also favor leaving the seral species (i.e. Ponderosa pine, Western Larch, and Douglas fir).

Pole sized age group- Many of the Ponderosa pine plantations have crowns touching and should be thinned to increase the spacing to maintain their fast growth rate. At the same time pruning of the lower branches (at least 4-6 feet above the ground) will not only produce good quality wood in the future but also minimize wildfire risk. Any suppressed tree growing directly underneath a larger tree should be removed as it is robbing needed nutrients and water from the larger tree.

Overstory- A selective timber harvest is recommended that could remove about half of the standing volume within the next five years. The silviculture treatment to be used would be a single tree or group selection method where trees are designated for removal (i.e. marked). The criteria for selection would be trees exhibiting poor form (i.e. crooked, forked tops, and trees with less than one third their heights in live crown), older or mature trees with crowns starting to fade or round out at the top (sign of mature trees), and creating larger openings in the tree canopy where the natural regeneration has not become well established. The harvest should favor leaving the seral species, reduce to the Basal Area per acre to the optimum level, and concentrate the growth on fewer healthy vigorous growing trees.

Recommendation: The timber harvest and precommercial thinning project should be conducted under the guidance of a professional forester so that timber management and landowner objectives are met.

SECTION 3 - PROTECTION

INSECTS:

The Scotylus (Fir Engraver) bark beetle has been active in the recent past killing groups of Grand Fir or just the tops of selected trees. The Western Pine and Ips (Pine Engraver) bark beetles have been active, killing groups of Ponderosa pine in this area. The Western Pine beetle normally attacks the larger trees while Ips prefers trees less than six inches D.B.H. or tops of larger trees. The Mountain Pine bark beetle has been active killing many of the Lodgepole pine trees.

Recommendation: Any trees that become attacked by bark beetles should be removed to control the local population.

Currently the biggest insect problem is the Western Spruce Budworm infestation that is affecting the region. The typical host to this defoliating insect is the Grand Fir, Spruce, Douglas fir, and sometimes the pines. The larvae or caterpillar stage consumes the new foliage as it appears- best observed by the red colored nest of webbed, chewed needles at the ends of the branches. After several years of heavy defoliation top kill and tree mortality can occur (especially in the younger understory trees).

DISEASE:

Some of the Douglas fir, Lodgepole pine, and Western Larch overstory trees are moderately to heavily infected with a fungus called Dwarf Mistletoe which can be identified by the large 'brooming' of the branches. This disease can be a major problem because it infects the young trees growing directly underneath the larger trees as the spores drop or shoot out as much as 60 feet from the host plant. Pruning of mistletoe infected branches can be done if the infection is not widespread in the tree and the branches are accessible. The disease can eventually kill the tree if it is heavily infected.

Western Gall Rust, a fungus, forms a knot-like structure on the branches and sometimes the tree trunk, primarily on the Lodgepole pine (also younger Ponderosa pine were observed to having this fungus on their branches). That portion of the branch or trunk beyond the knot will eventually die or at the very least form a canker which can be a weak point in the future. Western Gall Rust can be treated by removing the branch; however, if it is located on the trunk the tree should be cut.

Maintaining the timber stand in a healthy, vigorously growing condition will minimize losses. See the attached **State Forester Forums** for additional information about these insect and disease problems.

FIRE:

Southern Idaho Timber Protective Association provides wildfire protection on properties in this area. Wildfire is a major concern because of all the homes within the immediate area. Currently a crown fire is a high possibility due to the very steep slopes spacing and the overcrowded timber stand. Creating a defensible space around new home construction will help minimize the risk from wildfire.

Management recommendation: A timber harvest and precommercial thinning of the understory should open the tree crowns so that they are not touching each other which will minimize the risk of a crown fire. Pruning of the lower branches will remove the ladder fuel and helps keep a fire burning at ground level where it is easier to suppress. Any slash or pruning materials should be piled and burned for fuel reduction purposes.