

Red Ridge Village Concept Applicant Responses to Agency Comments

Commenting Agency	Comment	Applicant Response
	<p>On page 38 of the " Plan Overview_ PUD Criteria Compliance_ CUP Criteria Review" document, the applicant claims they are coordinating with IDFG. We have not received any direct communication from the applicant or their representatives/ consultants. It is possible they submitted a data request to IDFG to assist in their analysis of the area, but we would not consider that consultation or coordination with the agency. IDFG is available to coordinate with the applicant on wildlife related concerns or issues. They should contact me or Regan Berkley to initiate those conversations.</p>	<p>The applicant held a meeting with Idaho Fish and Game on February 24, 2025. In attendance was Josh Royse, Southwest Region Supervisor.</p> <p>The applicant also had a zoom call with Brandon Flack and Regan Berkley on February 24, 2026, to clarify this comment and establish an open line of communication as the project moves forward.</p> <p>DFD clarified that no significant changes had been made to the concept since the meeting in 2025 and therefore follow-up was deferred until after submitting the application.</p> <p>The applicant met with Brandon Flack and Regan Berkley on March 30, 2026 to review the applicants responses and refined information. IDFG and DF Development will continue to actively communicate as the process moves forward.</p> <p>Communication will be regular and ongoing from this point forward.</p>
	<p>There are several statements throughout the " Plan Overview_ PUD Criteria Compliance_ CUP Criteria Review" document that claim the 149- acre meadow area is elk winter habitat. The applicant states that " regional data and mapping" was used to make that determination. The determination is not accurate. IDFG has not mapped winter habitat for elk in Valley County and we do not consider Valley County as winter habitat for elk.</p>	<p>According to USGS "The National Map" data for GIS, there are elk in the Red Ridge area in the summer. Elk in the winter are primarily found in the Adams County Portion of the property. A mapping of this can be found in Figure 4_ Elk Seasonal Ranges.</p> <p>Additionally, based on the recommendation from Josh Royse on February 24, 2025, the generalized movement of elk and other wildlife through the property was identified based on interviews with DFD foresters and area residents.</p>
	<p>meadow being winter habitat for elk and that " Open space corridors connect the meadow area to the remaining preserved open and public lands to the north, south, and west" implying that big game animals will be able to freely move throughout the project area. However, the figures they provide of</p>	<p>The Red Ridge Village Concept has preserved open areas that connect to the 149-acre meadow and the ridge line. These connections are a minimum of 270 feet wide and occur at several locations throughout the property including around the Village Center and in between each of the residential development areas. This layout will be reviewed with IDFG and adjusted based on their input.</p>
	<p>The document does not provide a definition of " managed natural open space" and IDFG is unclear how that natural open space will be managed moving forward. This term should be defined and proposed management practices should be clearly presented.</p>	<p>The definition and practices relating to "managed natural open space" will be included in the CC&Rs. Proposed language:</p> <p>"Managed Natural Open Space" shall mean all tracts, parcels, buffers, native vegetation areas, ridgeline protection areas, wildlife habitat areas, drainage corridors, and other areas identified on any recorded plat, open space plan, or HOA-maintained map as open space that are intended to remain predominantly in a natural condition and not improved with buildings, turf, ornamental landscaping, or other intensive development. Managed Natural Open Space may include informal and improved trails, trailheads, signage, wildlife-friendly fencing, and limited site stabilization improvements intended to protect resources and reduce risk, but shall otherwise be preserved to maintain native plant communities, scenic character, water quality, dark skies, and wildlife habitat consistent with the rural Idaho setting.</p> <p>The Managed Natural Open Space areas shall be administered, maintained, and managed by the Red Ridge Village HOAs (or their contracted land stewardship professionals) to ensure long-term ecological function, public safety, and compatibility with adjacent residential and village uses. Management will prioritize minimal disturbance, restoration of native vegetation where needed, and proactive stewardship to address wildfire risk, noxious weeds, erosion, and impacts from recreation.</p> <p>The CC&Rs for Red Ridge Village will require:</p> <ul style="list-style-type: none"> •Open space protection and enforcement of prohibited activities. •No buildings, structures, or building pads within Managed Natural Open Space except for approved trails, trail-related amenities, safety features, and resource protection improvements. •No dumping, storage of materials, off-road vehicle use (except HOA/ emergency/maintenance access as authorized), or removal of native vegetation except as allowed for stewardship activities described below. •No introduction of non-native plant species, ornamental plantings, or turf within Managed Natural Open Space.

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	<p>Vegetation stewardship and invasive species control</p> <ul style="list-style-type: none">•Active monitoring and control of invasive and non-native species using an integrated approach (manual removal, targeted grazing where appropriate, mowing, and herbicide application by licensed applicators when needed).•Restoration and re-vegetation following disturbance (including construction impacts, trail work, or erosion events) using native, wildlife-safe seed mixes and plant materials suited to local conditions. <p>Wildfire risk reduction and defensible space coordination</p> <ul style="list-style-type: none">•Implementation of fuels reduction and forest health practices where appropriate, including selective thinning, limbing, removal of ladder fuels, and removal of dead/down material in targeted areas to reduce wildfire risk while maintaining the natural character.•Coordination of open space management practices with any community wildfire protection goals and with lot-level defensible space requirements, so that treatments are consistent across HOA-managed lands and private lots. <p>Erosion control, water quality, and drainage protection</p> <ul style="list-style-type: none">•Use of best management practices to minimize erosion and sedimentation, including retaining native groundcover where practicable, stabilizing disturbed areas promptly, and maintaining bio-swales, berms, and drainage features designed to protect downstream waterways.•Prohibition of fertilizers, pesticides, and soil amendments within Managed Natural Open Space except where required for targeted invasive species control or restoration and applied in a manner that protects water quality. <p>Trail and recreation management</p> <ul style="list-style-type: none">•Trails within Managed Natural Open Space shall be planned, constructed, and maintained to minimize impacts to habitat, sensitive slopes, and drainage corridors, including use of sustainable trail design practices, appropriate surfacing where needed, and seasonal maintenance.•The HOA may implement seasonal trail restrictions, temporary closures, reroutes, or signage to protect wildlife (including during migration, nesting, calving, or winter range conditions), reduce erosion during wet periods, or address wildfire risk and public safety.
	<p>Wildlife habitat and dark skies compatibility</p> <ul style="list-style-type: none">•Management practices will minimize habitat fragmentation and maintain movement corridors by limiting new improvements, avoiding unnecessary lighting, and restricting activities in identified sensitive areas.•Any lighting associated with trailheads or safety features in or adjacent to Managed Natural Open Space shall comply with the dark skies and wildlife-compliant lighting standards established in these CC&Rs. <p>Access for stewardship and enforcement</p> <p>The HOA (and its contractors) shall have the right to access Managed Natural Open Space for inspection, maintenance, emergency response, invasive species control, fuels reduction, restoration, and repair of trails and resource protection features.</p> <p>The HOA may adopt stewardship rules and schedules (including weed control timing, fuels treatments, and trail maintenance periods) and may levy assessments as necessary to fund open space management consistent with the CC&Rs.</p>
<p>On page 18, it states, " Red Ridge Village HOA will coordinate a development -wide solid waste provider for trash and recycling services." IDFG recommends that the county require certified bear - resistant trash containers by all residents and commercial entities throughout the development. The applicant could refer to the McCall waste ordinance for appropriate language and more information.</p>	<p>The applicant suggests the following CC&R language incorporating best practices, including those identified in the McCall waste ordinance as appropriate for a private, HOA contracted service.</p> <p>The CC&Rs for Red Ridge Village will require:</p> <ul style="list-style-type: none">•All property owners, residents, and tenants to utilize Red Ridge Village West Management Services•The Red Ridge Village HOAs will contract with a reputable, licensed solid waste management company to collect and dispose of all solid waste within Red Ridge Village•As part of the fee for services each resident, tenant, and property owner will be provided with an approved bear proof solid waste container for the collection and disposal of all "non-excluded" waste•The HOA will coordinate with the designated landfill for periodic centralized collection and disposal of excluded waste as appropriate•Disposal of waste outside of the approved, provided containers is prohibited•The HOA will establish fines for the unauthorized disposal of any and all waste, including excluded and non-excluded waste

	<p>IDFG appreciates that the CC&Rs will prohibit feeding wildlife. IDFG recommends that the applicant refer to the McCall feeding ordinance for suggested language. The City of Pocatello also has a wildlife feeding ordinance that could provide useful terminology.</p>	<p>The CC&Rs for Red Ridge Village will state that "Any and all persons are prohibited from intentionally, knowingly, or recklessly feeding or attracting wildlife (wild or habituated) except those birds and squirrels as allow in the exceptions by placing, depositing, distributing, storing, or scattering food, edible material, garbage, or other attractant, with the intent to lure, attract, entice or fee wildlife.</p> <ul style="list-style-type: none"> •The HOA will have the right to immediate remedy of and to establish fines for the violation of this provision •Exceptions: <ul style="list-style-type: none"> oPublic employees or their authorized agents acting pursuant to State of Idaho wildlife management plans or acting within the scope of their authority for the Public Safety of Big Game Management/Wildlife purposes oAny authorized facilities/individuals acting pursuant to State of Idaho or Valley County permits and licenses responsible or charged with the care of wildlife oEdible material located in a residence, closed vehicle, fully enclosed storage structure, or in the approved bear proof solid waste containers provided by the HOA oA person feeding their own domestic animals oSeeds, nectar, and other material in feeders elevated at least five (5) feet above the ground for birds (other than Wild Turkey and Waterfowl) or tree squirrels placed specifically to attract wild birds (other than Wild Turkey and Waterfowl) or tree squirrels oOrnamental plants, vegetable gardens, fruit-bearing trees, flower gardens, lawn, naturally growing vegetation (both native and non-native species), native vegetation species intentionally cultivated, and the part of those plants or trees and the fruit/berries that fall to the ground from them within authorized cultivation areas only oCompost piles that are fully contained and made inaccessible to Wildlife •These exceptions do not apply to any person who knows or has reason to know that their activity attracts Wildlife (other than those birds and squirrels allowed above).
<p>Parametrix</p>	<p>DF Development submitted a Version Three Traffic Impact Study that incorporate comments from Valley County Road & Bridges, ITD, and the City of McCall.</p> <p>Detailed site grading and drainage plans and drainage design documentation for the site improvements for each phase of development are required for review and approval by Valley County. Additional stormwater resulting from site improvements will need to be retained on site and addressed in the design and calculations. Improvements to offsite drainage features may be required. Appropriate temporary and permanent best management practices (BMPs) and erosion control measures are required to protect adjacent properties, waterways, and roadway ditches. Additionally, the applicant will need to delineate existing wetlands to confirm that there are no wetland impacts. If wetlands are impacted, the project may require approval of the U. S. Army Corps of Engineers under the Federal Clean Water Act.</p> <p>The road sections in the concept plan identify right-of-way (ROW) widths for primary roads as 66 ft and neighborhood roads as 62 ft. The Valley County standard for both minor collector roads and local roads is 70 ft but may be reduced per PUD review and approval.</p> <p>Maintain West Mountain Road ROW width at 100 feet per the Major Collector classification.</p> <p>Provide proposed PUD road design standards such as maximum allowable longitudinal grades, minimum pavement surface widths, etc. Variances from Valley County Public and Private Road Standards are subject to PUD review and approval.</p> <p>The engineered design should ensure that all approaches and intersections meet geometric and line of sight distance requirements, particularly at the proposed main entrance locations off West Mountain Road</p> <p>The TIS uses lower trip generation than ITE for residential uses. Trip Generation for residential uses was reduced by 14%. We' ve seen jurisdictions require the use of location specific trip generation rates that are higher than ITE but have not seen the reverse.</p> <p>Based on ITD ATR # 243 located on SH- 55 just south of Paddy Flat Road, traffic volumes on SH- 55 in 2024 were highest in July. Volumes in July were about 16. 5% higher on weekdays and 17. 5% higher on weekends than in August, when data were collected. No seasonal adjustment factors were used in the TIS. We recommend applying a seasonal adjustment factor to the traffic counts to represent July conditions.</p> <p>We recommend using the same network to analyze 2036 background and Plus Project trips before applying mitigation to compare the difference on the same network between the two scenarios.</p> <p>Access from the south to the development was not addressed in the TIS. We recommend including Smylie Lane in the analysis</p> <p>The TIS did not provide off -site mitigation recommendations for failing levels of service at intersections.</p> <p>The TIS does not pull crash data/ safety information. This information would be useful to help evaluate impacts.</p> <p>We recommend ITD review the TIS due to impacts to SH- 55.</p>	<p>DF Development submitted a Version Three Traffic Impact Study that incorporate comments from Valley County Road & Bridges, ITD, and the City of McCall.</p> <p>Detailed grading and draining plans will be provided with each phase</p> <p>Wetland areas are found in the protected meadow. These are three areas within the wetland classified at PEM 1 C per the National Wetlands Inventory. The areas are mapped and can be found in figure 5. In addition, a 0.47 freshwater pond classified as PUBFh can be found in phase D.</p> <p>Surveys will be completed in preliminary plat stages to confirm any potential wetland impacts.</p> <p>The applicant is requesting a reduced ROW per PUD review and approval</p> <p>The applicant intends to maintain West Mountain Road and a ROW of 100 feet.</p> <p>These elements will be provided in future stages.</p> <p>These elements will be provided in future stages, particularly in the Phase A phase.</p>

Valley County Parks and Recreation Department	Applicant met with Valley County Parks & Recreation on March 31 to discuss and review comments and responses below	Applicant met with Valley County Parks & Recreation on March 31 to discuss and review comments and responses below
	Trails and through -roads in Red Ridge Village should be open to the public to facilitate access to the Payette National Forest, Fish Lake, and other public land areas adjacent to the development.	The property included in the Red Ridge Village Concept plan application is not adjacent to public land areas. Trails in the village will be open to the public, as will the regional snowmobiling trails.
	Appendix I Open Space and Amenities describes the role of open space in integrating " long-term stewardship... and public access where appropriate," but fails to specify how visitors will be granted access to trails and open space	The Red Ridge Village Concept Plans provides visitors with access to the trails and open space through the road network. The Concept includes two trailheads with parking, as well as overflow parking lots. The HOA will operate and maintain the trails and trailheads. Red Ridge Village is not a gated or private community, it is open and welcoming to the public to use the open spaces, trails, restaurants, amenities and other services within the village.
	On page 4 of Appendix A, the " Meadow Loop" Trailhead is marked as providing "regional trail connections" to the community, but elsewhere in the PUD it is stated that " public access may be limited or seasonally restricted" p. I- 2) and that " development -specific maintained areas" (p. I- 5) may be closed to public use. These statements conflict with one another	The primary trail network represented in the Red Ridge Village Concept Plan will be open and accessible to the public. The "reservation language" cited is intended to address the possibility that a future housing development may include a neighborhood clubhouse, pool, or similar amenity that would be available to the residents of that neighborhood.
	A description of how winter motorized users will have access to the snowmobile trailhead/ staging area, what fees might apply for parking, and how recreation managers at the development will collaborate with the Valley County snow grooming program (including seasonal dates for snowmobile trail maintenance) should be specified as a Condition of Approval.	Snowmobile access will be through the southernmost access point along West Mountain Road. A road will take recreation users to the Maintenance Yard Area (shown in purple on Figure A.6.) to a trailhead/staging area. From there, users will have use of approximately 5 miles of snowmobile trails. Details on usage, fees, and maintenance will be addressed in a development agreement.
	Improvements for recreational users, existing and new residents, and motorists should be considered in the approval of this project. West Mountain Road is already a popular bicycle route and will become a more popular non -vehicle commuter route as new homes are built. Upgrades to transportation infrastructure should include a paved, detached pedestrian and bicycle pathway as a Condition of Approval.	The extent to which the Red Ridge Village Concept will increase utilization and cost of Valley County's current infrastructure and the strategies to address these impacts will be addressed in the development agreement.
Mayor, City of McCall	Applicant met with the Mayor of McCall and his staff on March 31, 2026 to discuss the process and key next steps	The applicants will utilize the resources of the City of McCall Housing Division as the local housing concept is refined. DF Development will reach out to the transit agency to discuss opportunities for a future route to RRV and West Mountain Road
	While the updated application materials include an analysis table for how the proposal would comply with the Valley County Comprehensive Plan, the details associated with the analysis or examples from within application exhibits is unavailable to verify the mechanism for meeting plan goals, making true compliance unclear.	The Planning Commission will address this in the deliberations. DFD has attempted to address and comply with the Valley County Comprehensive Plan and plan goals as seen in the matrix provided on page xxx of the application.
	The concept remains inconsistent with the McCall Area Comprehensive Plan, with no analysis of the development' s relationship to the immediately adjacent municipality other than connection via Transportation Network, although the materials acknowledge the development, and its residents would remain dependent on services within the City of McCall. Planning with input from the residents envisioned the West Valley side of town as preserved open space (density transferred into City limits and open space preserved) so as not to create sprawl development. Connecting McCall: Concepts Plans for Lardo and West Valley envision an urban edge to McCall to preserve a distinctive edge that shapes the community.	Because the project is located in unincorporated Valley County and falls under Valley County's jurisdiction, the primary governing document is the Valley County Comprehensive Plan, rather than the McCall Area Comprehensive Plan. That said, given the project's relationship to the greater McCall area, we recognize the importance of considering the broader regional context and connections. While the development is not within McCall city limits and is therefore not subject to direct compliance with the City's plan, the proposal has been developed with awareness of shared community goals related to character, connectivity, and growth.
	The application anticipates a future development agreement but does not clearly outline which commitments would be fixed at the concept stage. Valley County could require that the concept approval be accompanied by, or conditioned on, a development agreement framework that clearly identifies required commitments and enforcement mechanisms.	This is the subject of current and ongoing discussion with Valley County and will be resolved prior to approval.
	The applicants provide information on the numbers of units of workforce housing and estimated timing of phase, but do not provide detailed information including type, precise mix of income levels, whether units would be for ownership or rental, target prices, how the units would be administered, outline of long term management and compliance, how many units would be needed for the workforce associated with the development itself in the long and short term, assurances of affordability, and how affordability is defined.	As implementation moves forward, the details of each phase will include type, mix, income levels, and administrative considerations.
	This should also include additional information on how, beyond the 170 deed -restricted local housing units, the development will encourage year- round residents to reach the stated goal of 35 percent of households with children under 18 yrs)	The development includes children-friendly amenities and 35% of the deed restricted housing will be sized for families (3+ bedrooms).
	The applicant should assess how their proposal would impact housing affordability with reference to existing recent studies, including the West Central Mountains Economic Development Council (WCMEDC) regional housing needs assessment and the McCall Area Local Housing Action Plan. The specific details and commitments should be outlined in the Development Agreement.	The 170 deed-restricted workforce housing units accounts for 14.28% of the housing units needed to address pent up demand and projected population growth per the Wet Central Mountains Regional Housing Needs Assessment Findings Report. Furthermore, the report states that two-thirds of that number should be affordable. The workforce housing proposed would account for 21.44% of the affordable housing needed in the area for the next 10 years. The Red Ridge Concept is looking at two tools referenced in the McCall Area Local Housing Action Plan to meet this demand: Deed Restricted Housing, and Acquiring a Density Bonus.
	the following is incomplete: Question 19 (Number of residential dwelling units, other buildings and building sites, and square footage or gross non- residential floor space to be available)	The concept includes approximately 720 residential dwelling units, a maintenance yard, and 60,000 SF of commercial floor space. Additional buildings may include some agricultural use buildings, this will be submitted at a later phase. A final residential unit count is undetermined at this time, as the engineering and plat process may alter the final number.
the following is incomplete: Question 20 (Stages of development in geographic terms and proposed construction time schedule)	The table on page xxx provides the preliminary timing of each phase. A map providing the geographic representation has been provided to the County.	

The following is incomplete: Question 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)	To be determined and reviewed and approved by the Valley County Planning Commission with each phase
coordination with the Idaho Transportation Department (ITD) should also be completed to ensure proper mitigations to SH- 55 is required as part of the buildout of this development for mitigations proposed on SH- 55	
The Wildland—Urban Interface plan outlines defensible space standards, fuel treatment concepts, and emergency access, but long- term funding, enforcement, and phasing triggers are not fully defined. Valley County could condition approval on enforceable wildfire mitigation obligations, including phasing triggers for secondary access and water supply and defined enforcement authority.	Long Term Funding for ongoing vegetation work and upkeep, including forest condition and fuel loads will be paid for by the development and be evaluated on a yearly basis. Larger treatments are planned on a 5-10 year cycle. Individual property owners within the PUD will also be responsible for maintaining their lots in line with Firewise practices and any adopted community standards. Emergency and secondary access is laid out in the concept in Figure A.6, however road engineering will outline these access points in the preliminary plat.
The County could require clearer definition of open space categories and governance structure prior to concept approval, even if detailed trail alignments are refined later.	The open space categories in the PUD include: Managed Natural Open Space, Developed Park Space (Neighborhood Level), Meadow Preservation Area, and Restricted-Access/Sensitive Areas. Amenities found in each category can be found in Appendix I_ Open Space and Amenities on Page 2
Applicant met with Idaho Department of Environmental Quality representatives to discuss potential issues, impacts and next steps.	Applicant will comply with all regulations as implementation moves forward. Applicant acknowledges that if water availability limits the number of units supportable at RRV is less than the 722 units requested, the Red Ridge Village Concept will need to be revised accordingly.
Please review IDAPA 58. 01. 01 for all rules on Air Quality, especially those regarding fugitive dust (58.01. 01. 651), and trade waste burning (58. 01. 01. 600- 617).	Applicant will comply
For new development projects, all property owners, developers, and their contractors must ensure that reasonable controls to prevent fugitive dust from becoming airborne are utilized during all phases of construction activities per IDAPA 58. 01. 01. 651.	The applicant include this information in the future submittal materials once the project has progressed beyond concept-level design
DEQ recommends the city/ county require the development and submittal of a dust prevention and control plan for all construction projects prior to final plat approval. Dust prevention and control plans incorporate appropriate best management practices to control fugitive dust that may be generated at sites.	Applicant will comply
Citizen complaints received by DEQ regarding fugitive dust from development and construction activities approved by cities or counties will be referred to the city/ county to address under their ordinances.	Understood
Per IDAPA 58. 01. 01. 600- 617, the open burning of any construction waste is prohibited. The property owner, developer, and their contractors are responsible for ensuring no prohibited open burning occurs during construction.	Applicant will comply
DEQ recommends verifying that there is adequate sewer to serve this project prior to approval. Please contact the sewer provider for a capacity statement, declining balance report, and willingness to serve this project.	
IDAPA 58. 01. 16 and IDAPA 58. 01. 17 are the sections of Idaho rules regarding wastewater and recycled water. Please review these rules to determine whether this or future projects will require DEQ approval. IDAPA 58. 01. 03 is the section of Idaho rules regarding subsurface disposal of wastewater. Please review this rule to determine whether this or future projects will require permitting by the local public health district.	
All projects for construction or modification of wastewater systems require preconstruction approval. Recycled water projects and subsurface disposal projects require separate permits as well.	Applicant will comply
DEQ recommends that projects be served by existing approved wastewater collection systems or a centralized community wastewater system whenever possible. Please contact DEQ to discuss potential for development of a community treatment system along with best management practices for communities to protect groundwater.	
DEQ recommends that cities and counties develop and use a comprehensive land use management plan, which includes the impacts of present and future wastewater management in this area. Please schedule a meeting with DEQ for further discussion and recommendations for plan development and implementation.	
DEQ recommends verifying that there is adequate water to serve this project prior to approval. Please contact the water provider for a capacity statement, declining balance report, and willingness to serve this project.	
DEQ recommends verifying if the current and/ or proposed drinking water system is a regulated public drinking water system. A drinking water system is a Public Water System (PWS) if it has at least 15 service connections or regularly serves an average of 25 or more people per day for at least 60 days per year (refer to the DEQ website at: https:// www.deq. Idaho. gov/ water-quality/ drinking- water/). For non - regulated systems, DEQ recommends annual testing for total coliform bacteria, nitrate, and nitrite.	

Idaho DEQ	IDAPA 58. 01. 08 is the section of Idaho rules regarding public drinking water systems. Please review these rules to determine whether this or future projects will require DEQ approval.	
	All projects for construction or modification of public drinking water systems require preconstruction approval.	Applicant will comply
	If any private wells will be included in this project, we recommend that they be tested for total coliform bacteria, nitrate, and nitrite prior to use and retested annually thereafter	Applicant will comply
	DEQ recommends using an existing drinking water system whenever possible or construction of a new community drinking water system. Please contact DEQ to discuss this project and to explore options to both best serve the future residents of this development and provide for protection of groundwater resources.	
	DEQ recommends cities and counties develop and use a comprehensive land use management plan which addresses the present and future needs of this area for adequate, safe, and sustainable drinking water. Please schedule a meeting with DEQ for further discussion and recommendations for plan development and implementation.	
	A Construction General Permit from DEQ may be required for projects that meet the eligibility criteria and have an allowable discharge of storm water or authorized non -storm water associated with construction activities	Applicant will comply if a Construction General Permit is required
	Please contact DEQ to determine whether this project will require an Idaho Pollutant Discharge Elimination System (IPDES) Permit. A Multi -Sector General Permit from DEQ may be required for facilities that have an allowable discharge of storm water or authorized non -storm water associated with the primary industrial activity and co -located industrial activity	
	If this project is near a source of surface water, DEQ requests that projects incorporate construction best management practices (BMPs) to assist in the protection of Idaho' s water resources.	Applicant will comply
	The Idaho Stream Channel Protection Act requires a permit for most stream channel alterations. Please contact the Idaho Department of Water Resources (IDWR), Western Regional Office	
	The Federal Clean Water Act requires a permit for filling or dredging in waters of the United States.	
	No trash or other solid waste shall be buried, burned, or otherwise disposed of at the project site. These disposal methods are regulated by various state regulations including Idaho' s Solid Waste Management Regulations and Standards (IDAPA 58. 01. 06), Rules and Regulations for Hazardous Waste (IDAPA 58. 01. 05), and Rules and Regulations for the Prevention of Air Pollution (IDAPA 58. 01. 01). Inert and other approved materials are also defined in the Solid Waste Management Regulations and Standards.	Applicant will comply
	The types and number of requirements that must be complied with under the federal Resource Conservations and Recovery Act (RCRA) and the Idaho Rules and Standards for Hazardous Waste (IDAPA 58. 01. 05) are based on the quantity and type of waste generated. Every business in Idaho is required to track the volume of waste generated, determine whether each type of waste is hazardous, and ensure that all wastes are properly disposed of according to federal, state, and local requirements	Applicant will comply
	Site activities must comply with the Idaho Water Quality Standards IDAPA 58. 01. 02) regarding hazardous and deleterious - materials storage, disposal, or accumulation adjacent to or in the immediate vicinity of state waters (IDAPA 58. 01. 02. 800); and the cleanup and reporting of oil -filled electrical equipment (IDAPA 58. 01. 02. 849); hazardous materials (IDAPA 58.01. 02. 850); and used -oil and petroleum releases (IDAPA 58. 01. 24. 060 and 58. 01. 24. 061). Petroleum releases must be reported to DEQ in accordance with IDAPA 58. 01. 24. 060. 01 and 58. 01. 24.061. 04. Hazardous material releases to state waters, or to land such that there is likelihood that it will enter state waters, must be reported to DEQ in accordance with IDAPA 58. 01. 02. 850.	Applicant will comply
	DEQ requests that this project comply with Idaho' s Ground Water Quality Rules (IDAPA 58. 01. 11), which states that " No person shall cause or allow the release, spilling, leaking, emission, discharge, escape, leaching, or disposal of a contaminant into the environment in a manner that causes a ground water quality standard to be exceeded, injures a beneficial use of ground water, or is not in accordance with a permit, consent order or applicable best management practice, best available method or best practical method."	Applicant will comply
	If an underground storage tank (UST) or an aboveground storage tank (AST) is identified at the site, additional regulations may apply. If an UST is present, the site should be evaluated to determine whether the UST is regulated by DEQ. If an AST is identified, EPA may have additional requirements. Both UST and AST sites should be assessed to determine whether there is potential soil and ground water contamination.	Applicant will comply

McCall & Donnelly School District	District Superintendent indicated that the process to compensate the district for Tamarack related students during the Tamarack construction process was administratively cumbersome and not ideal for the present situation.	To be discussed
McCall & Donnelly School District	District Superintendent stated that given the length of the Red Ridge Village implementation period, ongoing growth in enrollment, and future needs in the northwest area of the valley, an elementary school site within Red Ridge Village would be an ideal location for a third elementary school in 2030 or later.	To be discussed
McCall Fire District, Donnelly Rural Fire District, EMS District	RRV development area is outside current Impact Fee area and beyond current service area	Applicant met with all fire district representatives on May 19 and discussed critical next steps in the process to ensure adequate fire coverage including the inclusion of a new joint fire, EMS, and Sheriff's facility within Red Ridge. A request for funding and an MOA to reimburse the districts for the cost of a Public Safety Needs Assessment is scheduled on each of the District's Board or Commission agendas in June
	Design of access and road will need to meet all fire code provisions	Applicant will comply
	Implementation and ongoing maintenance of the WUI Fire Prevention Plan is required	Applicant will comply through CC&Rs and ongoing forest management measures