

From: Mara Hlawatschek <mhlawatschek@valleycountyid.gov>
Sent: Monday, May 11, 2026 9:48 PM
To: Cynda Herrick <cherrick@valleycountyid.gov>; ryan@mccallfire.com <ryan@mccallfire.com>; Andrew Schaffran <andrew@mccallfire.com>; Mike Bertrand <mike@mccallfire.com>
Subject: Re: SUB 26-005 Pine Creek Ranch South

Hi!

Followed up regarding the WUI sub-plan. Since the Pine Creek subdivision does not propose developable lots at this time, a WUI plan is not recommended currently. Once the parcels are further developed or proposed for residential development, a WUI plan is recommended, as the area contains greater than 20% forested vegetation and would present increased wildfire risk considerations.

McCall Fire was also consulted in the decision of the following recommendation.

Thank you Cynda for the follow up and discussion on this parcel.



Mara Hlawatschek
Wildfire Mitigation Program Director
Cell: 208-817-1103
Office: 208-382-7145 ext. 1404
219 N. Main Street | P.O. Box 1350
Cascade, ID 83611
mhlawatschek@co.valley.id.us

From: Cynda Herrick <cherrick@valleycountyid.gov>
Sent: Monday, May 4, 2026 3:33 PM
To: Mara Hlawatschek <mhlawatschek@valleycountyid.gov>
Subject: SUB 26-005 Pine Creek Ranch South

Hello Mara,

Pine Creek Ranch South does not propose developable lots at this time. It is basically just the creation of a road and segregation into 4 parcels for future platting.

Do you still think it needs a full blow WUI FPP at this time?

Cynda Herrick, AICP, CFM
Valley County
Planning and Zoning Director
Floodplain Coordinator
PO Box 1350
Cascade, ID 83611
(208)382-7116

"Live simply, love generously, care deeply, speak kindly, and leave the rest...."

S E C R E T



From: Kerstin Dettrich <KDettrich@valleycountyid.gov>
Sent: Thursday, May 14, 2026 7:20:02 AM
To: sherpa [REDACTED]
Cc: Cynda Herrick <cherrick@valleycountyid.gov>
Subject: Re: Hello Kerstin

Sorry Laurence. Got my wires crossed here as the Road Dept. is in the midst of moving to a new facility so we are 'light' on computer time for a few days.

Attached is the roads letter that was sent to the planning dept. and the applicant regarding the review of the application.

What the developer is proposing to complete would provide upgrades to the road as well as secondary emergency access to additional areas. I understand there is much concern about future development, and any future subdivision will require additional roadway review. The developer is engaging with the road department regularly and transparently. For all public roadway, county roadway minimum standards must be met.

In Valley County, we only have 250 miles of paved road of 750 lane miles; many create dust. We do not restrict travel access by code except by breakup limits and for winter over snow travel conditions.

We will continue to monitor the situation.



Kerstin Dettrich
Road & Bridge Director
Valley County Idaho
Office (208) 382-7195
Cell (208) 315-0635
Email: kdettrich@valleycountyid.gov

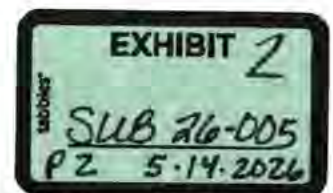
From: Kerstin Dettrich <KDettrich@valleycountyid.gov>
Sent: Thursday, May 14, 2026 6:54 AM
To: sherpa [REDACTED]
Subject: Re: Hello Kerstin

Received. I have copies of all emails you have sent the road dept. I have a backlog of development reviews I am working through and have not gotten to this review yet.



Kerstin Dettrich
Road & Bridge Director
Valley County Idaho
Office (208) 382-7195
Cell (208) 315-0635
Email: kdettrich@valleycountyid.gov

From: sherpa [REDACTED]
Sent: Wednesday, May 13, 2026 11:47:54 PM
To: Kerstin Dettrich <KDettrich@valleycountyid.gov>
Subject: Hello Kerstin



Hello Kerstin-- My name is Laurence Huie and address is 375 S Samson Trl in McCall-- this is a note to you as being part of the road department... I had tried to send the following pictures for upcoming hearing of pine creek subdivision on Stockton Court for approval to expand road thru property to gain access for development of Woodland Phase 3 which is set for presentation on Thursday the 14th-- though i know this is planning stage but i and surrounding neighbors strongly oppose this expansion due to there is nothing to address the use beyond this subdivision onto stockton road to s samson trl which is currently serving less than 20 residences or about 40 cars-- i understand that the county would also need to expand current stockton to wider to match his road-- the following pictures are recent and the first set illustrates less than a month after grading -- i have never seen such degradation in a short time frame-- if approved this will not only include the existing homes but a parade of construction vehicles thus compounding this... the other series of pictures illustrates photos from my home of cars raising a toxic cloud of dust which mostly drifts north onto all the homes bordering the north side of the road - mine included-- there is only one 15 mph speed sign going east but not one to remind those going west towards s samson trl-- so widening this to meet the usage will not mitigate the dust problem-- if approval is imminent the only solution to the residents is have this paved-- as a last resolution-- ideally is not to approve this access as it will impact this area with great amount of traffic once fully built out-- sorry this is long but appreciate that you did receive this as cynda has same and thoughts if you can -- best, Laurence Huie

Valley County Road and Bridge

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



Phone (208) 382-7195
roaddept@valleycountyid.gov

Thursday, April 2, 2026

Craig Groves rcgroves@parkpointe.com
Ben Groves groves.benjamin@gmail.com
Gregg Tankersley gtankerslev@crestline-eng.com
Crestline Engineering
PO Box 2330
McCall, Idaho 83638
Cc: Planning & Zoning Administrator
Cynda Herrick cherrick@valleycountyid.gov
McCall Fire ryan@mccallfire.com

**RE: SUB 26-005 Pine Creek Ranch South - Road Dept. Memo
[P&Z Application Meeting Date 5-14-2026]**

Dear Mr. Groves & Crestline Engineering:

Thank you for completing early coordination with the Road and Bridge Department by submitting your concept plan for review. At this time, based on the applicable codes and adopted planning documents, there are no provisions in place that would discourage addition of 'emergency access' roadway connections through the subject parcels, assuming all roadways are constructed to Valley County and McCall Fire standards.

Thank you for providing documentation of initial McCall Fire review completed on November 14, 2025, confirming intent to construct and maintain access to meet McCall Fire standards.

Additionally, the proposed connections will provide essential secondary emergency access to areas that are currently difficult or impossible for emergency services to reach, thereby improving overall public safety.

Pending P&Z recommendation, and Board of County Commissioner decision, it is anticipated that engineering plans for any right-of-way will be required for Road Department review as well as a maintenance or development agreement terms defining right-of-way maintenance procedures.

We look forward to working with you as the project progresses.

Thank you,

Kerstin Dettrich

Kerstin Dettrich
Valley County Road & Bridge Director

SERVICE ★ TRANSPARENT ★ ACCOUNTABLE ★ RESPONSIVE

Parametrix No. 314-4875-001

Kerstin Dettrich
Valley County Road and Bridge Director
520 South Front Street
P.O. Box 672
Cascade, ID 83611

Re: May 14, 2026, Planning and Zoning Commission Agenda Items

Dear Kerstin:

We have reviewed the items listed on the May 14, 2026, Valley County (VC) Planning and Zoning Commission agenda and have the following comments for your consideration:

Old Business:

1. **SUB 25-003 Tamarack Resort Phase 3.7 Buttercup Villas – Final Plat**
Not reviewed (No information attached).
2. **C.U.P. 24-24 Gold Fork River Ranch Phase 1 – Final Plat**
Not reviewed (No information attached).

New Business:

1. **VAR 26-001 Walcom Setback Variance**
Not reviewed.
2. **VAR 26-002 Koskella Shared Driveway Variance**
Not reviewed.
3. **C.U.P. 26-004 Maxton Short-Term Rental**
Not reviewed.
4. **SUB 26-004 Orange Sky Subdivision – Preliminary Plat**

Detailed site grading and drainage plans and drainage design documentation signed by a licensed PE for the site improvements may be required for review and approval by the Valley County engineer. 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.

All proposed driveway connections to public roads within the development shall meet the criteria outlined in the Valley County Minimum Standards for Private/Public Road Design and Construction



A traffic impact study is not required for this 2-lot subdivision; however, a development agreement identifying public road impacts may be required.

5. SUB 26-005 Pine Creek Ranch South Subdivision – Preliminary Plat

Preliminary plans were included with the CUP application, but detailed site grading and drainage plans and drainage design documentation signed by a licensed PE for the site improvements will be required for review and approval by the Valley County engineer. 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.

All proposed roads within the development shall meet the criteria outlined in the Valley County Minimum Standards for Private/Public Road Design and Construction. Stockton Boulevard and Pine Creek Ranch Drive are currently shown as public roads within 80-foot rights-of-way. However, standard local roads and minor collectors require only 70 feet of right-of-way. If 80 feet is provided, a minimum of 35 feet should be dedicated on at least one side of the roadway.

A development agreement may not be required at this time but should be when the property is subdivided into lots.

6. C.U.P. 22-34 Shoemaker Donnelly Storage – Extension Request

Extension request. Original CUP conditions and review apply.

7. C.U.P. 26-006 Tree Equipment Storage and Employee Housing

Detailed site grading and drainage plans and drainage design documentation signed by a licensed PE for the site improvements will be required for review and approval by the Valley County engineer. 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.

Valley County requires a 100-foot setback from ITD ROW for any permanent structures. Coordinate with ITD for access off SH-55.

8. C.U.P. 18-10 Garcia/Fredriks Multiple Residence – Extension Request

Extension request. Original CUP conditions and review apply.

9. C.U.P. 26-007 Fish and Game Office and Employee Housing

Preliminary plans were included with the CUP application, but detailed site grading and drainage plans and drainage design documentation signed by a licensed PE for the site improvements will be required for review and approval by the Valley County engineer. 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.



There appear to be designated wetlands on the property. 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.

Valley County requires a 100-foot setback from ITD ROW for any permanent structures. Coordinate with ITD for access off SH-55.

10. SUB 25-019 Rocky Mountain Storage – Preliminary Plat

Preliminary plans were included with the CUP application, but detailed site grading and drainage plans and drainage design documentation signed by a licensed PE for the site improvements will be required for review and approval by the Valley County engineer. 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.

All proposed roads within the development shall meet the criteria outlined in the Valley County Minimum Standards for Private/Public Road Design and Construction.

A Traffic Impact Study and mitigation of visual impacts are required for this project.

Wetland areas are delineated on the plan as "no build" areas. If wetlands are impacted, the project may require approval of the U.S. Army Corps of Engineers under the federal Clean Water Act.

Please contact me if you have any questions.

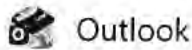
Sincerely,

Parametrix



Paul Ashton, PE





RE: SUB 26-005 Pine Creek Ranch South Subdivision - Preliminary Plat

From Craig Groves <rcgroves@parkpointe.com>

Date Mon 5/11/2026 8:41 AM

To Lori Hunter <lhunter@valleycountyid.gov>; Rob Pair <rpair@crestline-eng.com>; adam.miera@nv5.com <adam.miera@nv5.com>; gtankersley <gtankersley@crestline-eng.com>

 1 attachment (32 KB)

Stockton_90_Application_Statement.docx;

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Lori,

Attached is a Application Statement for the Pine Creek South Preliminary Plat. I wanted to provide this statement so we can be more efficient with the Commissioners and Staff time on Thursday.

Craig

From: Lori Hunter <lhunter@valleycountyid.gov>

Sent: Friday, May 8, 2026 2:00 PM

To: Craig Groves <rcgroves@parkpointe.com>; Rob Pair <rpair@crestline-eng.com>; adam.miera@nv5.com; gtankersley <gtankersley@crestline-eng.com>

Subject: SUB 26-005 Pine Creek Ranch South Subdivision - Preliminary Plat

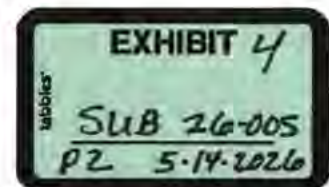
SUB 26-005 Pine Creek Ranch South Subdivision - Preliminary Plat

Please see attached agenda and staff report for the meeting on May 14, 2026. Please let me know if you would like a hard copy mailed to you.

*** Please note the meeting starts at 4:00 p.m.

You or a representative must attend the meeting to present your proposal and be available to answer questions.

Lori Hunter
Valley County Planning & Zoning Planner II
208-382-7115
700 South Main Street • P.O. Box 1350
Cascade, ID 83611



Statement Regarding Stockton 90 Application



I am writing to address several allegations raised by members of the McCall neighborhoods adjacent to the parcel known as Stockton 90, as well as by the City of McCall and City staff. This application should not be a surprise to anyone.

Since purchasing the Woodlands 3 and Stockton 90 parcels in April 2021, we have held four neighborhood meetings, beginning on Memorial Day weekend nearly five years ago. We have also held multiple community listening sessions, conversation events, and community collaboration meetings. We have met with all relevant stakeholders, including City of McCall staff, the City of McCall Planning and Zoning Commission, School District Superintendents, the School District Facilities Manager, McCall Fire, McCall Police, the Idaho Department of Lands, and the Payette Lakes Recreational Water and Sewer District. We have also requested a work session with the School Board Trustees on three separate occasions, to no avail.

The City of McCall Public Works Department commissioned two water hydraulic analyses covering the entire 158 acres, dating back to November 2021 and most recently in January 2025. Both analyses contemplated approximately 600 units on the 158 acres, and both analyses indicate that the City has capacity to serve the properties. The most recent analysis was completed at my request because the City was asking for an easement to extend a 24-inch water line from the new two-million-gallon water storage tank through the Woodlands 3 parcel to connect to the water treatment plant. I wanted to be sure that, if I provided the easement, there was capacity to serve both parcels. Again, this is not a surprise to the City or its staff.

What was a surprise was the denial of the request to annex the Stockton 90 parcel into the Payette Lakes Recreational Water and Sewer District in October 2025, particularly after we received two technical memorandums from the PLRWSD Engineer dated April 28, 2021, and April 30, 2025. Both memorandums outline the downstream upgrades required to complete development of both parcels. At the public hearing for the annexation request, the District Engineer testified that there were no upgrades required to develop the Stockton 90-acre parcel, and that the required upgrades were associated with the Woodlands 3 parcel. After receiving the first technical memorandum, we submitted a line extension request and an annexation request, along with a \$500 deposit. In June 2021, the District Manager at that time refused to accept the request until the District's master plan was approved. Our deposit was never refunded. The District's master plan was ultimately approved by DEQ in December 2024. The technical memorandums are attached.

We are currently helping three other parties, including the city, upgrade an offsite sewer line crossing Deinhard, known as E4 in the District's master plan. This upgrade needs to occur within the next 60 days because the City is repaving this section of Deinhard. The City is aware of my participation in this upgrade. The City is also aware that, without secondary access to the Woodlands 3 parcel, I cannot develop the property.

The City and adjoining neighbors have requested a Traffic Impact Study. Over the last five years, we have completed three Traffic Impact Studies contemplating approximately 600 homes on the 158 acres. The School District has completed at least two Traffic Impact Studies, and the City has completed multiple Traffic Impact Studies for the SE McCall Buildout Transportation Plan, which was adopted by Resolution 23-30 in December 2023. These studies all indicate that, even under a "no build" condition, the intersection of Deinhard and Samson Trail needs a signal and additional turn lanes.

We are completing a new Traffic Impact Study, our fourth in five years. However, this study covers a much smaller development: 176 units on the Woodlands 3 parcel and four units on the Stockton 90 parcel, with only 10% of the traffic exiting onto Stockton Road. Because this new study evaluates a significantly smaller number of units, our traffic impact should be less than what was previously studied.

City staff has indicated that annexation is required in order to connect to county roads. I find this comment concerning, especially since the proposed road will benefit the community at no cost to the community. We are not opposed to annexing Stockton 90 into the City once sewer is available or once we have an alternate wastewater solution.

The City adopted a new Parks, Recreation, and Open Space Plan in 2023 that identifies the need for a neighborhood park on the Stockton 90 parcel. This plan was adopted two years after we purchased the property and without communication with the landowner. I am not opposed to park land development, but it would have been courteous to have a conversation, especially since the City has known our plans for more than five years.

Before you is an application to create four development parcels, together with a dedicated county road from the end of Stockton Court to the southern boundary of the 68-acre parcel known as Woodlands 3. This road will be built to Fire District and County standards and will be privately maintained. The road will act as a natural fire break and provide much-needed emergency access to the area. It will benefit public safety at no cost to the public.

Any future subdivision of any one of the four parcels will come before either the County or the City, depending on annexation. Any future subdivision will also require a new Traffic Impact Study.

For the benefit of public safety and to support private property rights, I respectfully encourage you to recommend approval of this application to the County Commissioners.

Craig Groves

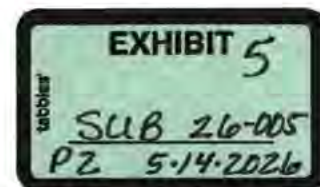
From: Craig Groves <rcgroves@parkpointe.com>

Sent: Monday, May 11, 2026 8:42 AM

To: Lori Hunter <lhunter@valleycountyid.gov>; Rob Pair <rpair@crestline-eng.com>; adam.miera@nv5.com <adam.miera@nv5.com>; gtankersley <gtankersley@crestline-eng.com>

Subject: RE: SUB 26-005 Pine Creek Ranch South Subdivision - Preliminary Plat

PLRWSD Technical Memo's.



Technical Memorandum

DATE: 4/30/2025
TO: Jeff Bateman, Manager
FROM: David Watkins, P.E.
Colt Shelton, P.E.
Braxton Klas, P.E.
SUBJECT: IR-25-01 (Pine Creek Ranch)



General Note: The request uses the latest Master Plan model to determine the specific improvements described below, and the improvements are sized for buildout conditions.

I. Engineer's Notes

A model run was completed to analyze the downstream impacts of developing with a mixture of R4 and R8 densities east and southeast of Woodlands Dr on undeveloped parcels (parcels: RPM00000150605 (northern, within District) and RP18N03E154641(southern, outside of District)). The application information is attached to this report. The existing parcels are zoned R4, which would result in 634 EDU's total. The development was modeled as connected to the existing sewer lines running west of the northern parcel in Woodlands Dr, and to the existing sewer lines running north and west in Fox Ridge Ln. Wastewater generation was estimated based on the total area of R4 and R8 areas within these parcels, but not exceeding the existing R4 total EDU's. The development is in parcels zoned for residential. The development flows were distributed in the model based on discussions with, and layouts provided by the developer. In general, the layouts indicate two main sewer basins. One basin goes to Woodlands Dr and the larger basin goes to Fox Ridge. The flows from the proposed layouts are added to the model in the Woodlands Drive basin in manholes MH9AC53.020 (26,306 GPD) and MH9AC53.030 (17,117 GPD), and in the Fox Ridge basin in manhole FR.14 (117,786 GPD).

II. Results

The proposed development project location is shown on **Figure 1** with flow direction shown by the red arrow.

Model results indicate the requested development is in line with the flows anticipated in the Master Plan for buildout condition and indicates the need for project B4 and B6. In addition to these buildout projects, the flow from this development also passes through existing project E4. The model does not account for pipe condition other defects. The District's goals are to improve reliability and capacity in the system and ultimately remove surcharge in the manholes during a design storm event. Based on the location of this development (IR-25-01), the project would require upsizing pipes as noted in the Master Plan, Volume II projects E4, B4, and B6, which are summarized below:

- Project E4 (Figure 2)
 - Install 308 LF of new 12-inch pipe and upsize 215 LF of pipe to 15-inch pipe.
- Project B4 (Figure 3)
 - Upsize 668 LF of pipe to 12-inch pipe.
- Project B6 (Figure 4)
 - Upsize 1,280 LF of pipe to 10-inch pipe.

This development is located upstream of LS 25 which is identified in the Master Plan as needing rehabilitation in the next 5-10 years. The pumping capacity at LS25 is less than the modeled flows and pumps will be required to be upsized for this development project.

Due to the request to annex one parcel into the District for this development, additional requirements associated with infrastructure, facilities, or equipment may be required by the Board to address added risk to the impacted facilities. These could include:

- Replacement of older equipment
- Upsizing of generators at impacted lift stations
- New generators at impacted lift stations that don't currently have one

Figure 1 - Project Location



Figure 2 - Project E4



Figure 3 - Project B4

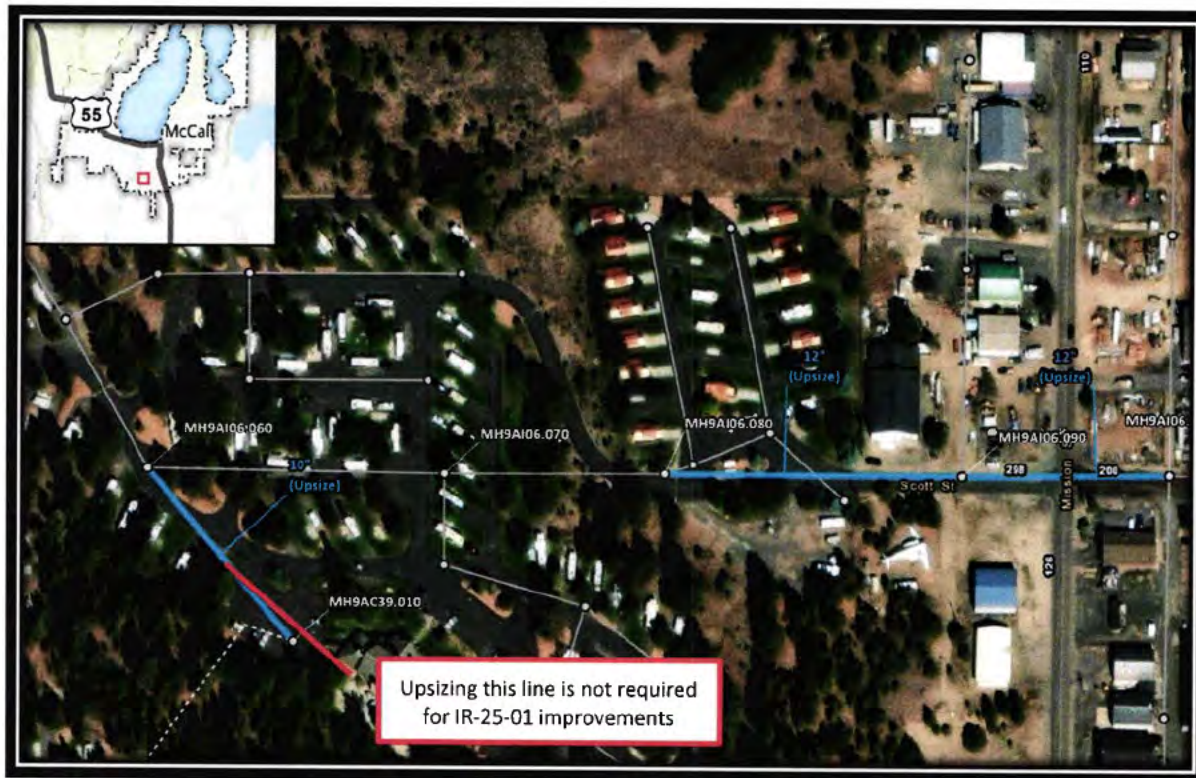


Figure 4 - Project B6



Technical Memorandum

DATE: June 28, 2021

TO: Dale Caza, Manager

FROM: David Watkins, P.E.
Colt Shelton, P.E.

SUBJECT: IR-21-07 (Pine Creek Ranch Project)

General Note: The following language is based on the assumption that the interim pump improvements have been completed.

I. Engineer's Notes

Assumptions: The layout plans submitted with the model request do not show how all sewer lines are proposed to connect to the existing system or where different parts of the subdivision will drain. Therefore, to complete the model request, several assumptions were made about where sewer lines would connect and break lines (high points) between basins. It is assumed that the 68 acres to the north drains to the Woodlands Drive sewer line with connections points at Woodlands Drive, Douglas Drive and Brandy Drive. The 91 acres to the south are assumed to all drain to the Fox Ridge Lane sewer lines. The dividing line between the north and south parts is assumed to nearly follow the current County Parcel lines.

For the model request, a model run was completed to analyze the downstream impacts of a new subdivision on the east end of Woodlands Drive. The subdivision includes an approximately 68-acre parcel currently within the system boundary and an approximately 91-acre parcel that is outside the current boundary and would require annexation. The initial layout of the subdivision provided by the developer shows the potential for 584 single family and multi-family residential units. The portion of the subdivision currently in the system boundary (north 68 acres) flows through a gravity bottleneck in Woodlands Drive and is part of a Category C Basin. The portion of the subdivision currently outside the system boundary (south 91 acres) is part of a Category A Basin. This subdivision is complicated by potentially flowing through two different basins that are combined and diverted at the diversion structure near the Mission Street and Rice Street intersection. The diversion structure was constructed before the District acquired the Annexed System and its intent was to remove the flow added to the Dienhard sewer line from Annexed System connections prior to crossing the Payette River and collecting at the lift stations on the west side of the river (LS50 and LS25). The

diversion structure, therefore, acts to preserve capacity in each system trunk line for the system they were originally intended for. Since the south part of the development is not part of the Annexed System, the flow from the development passes through the diversion structure and continues in the Category A Basin. The north part of the development would also pass through the diversion structure and would be diverted to a second Category C Basin. However, either LS50 or LS25 can handle the total system alone and flows are proportioned to each lift station based on station capacity with a second diversion structure on the east side of the river.

The wastewater generation was estimated based on the 584 single family and multi-family dwelling units as indicated by the developer's layouts with a total wastewater generation of 584 EDU's. The north 68-acre parcel was modeled as residential with 1 unit per acre per Category C requirements in the Interim Model. The parcel is part of the City and is currently zoned R4. The developer's layout requested the zoning be moved to R8 designation and would require a rezoning of the parcel. Since this parcel is currently part of a Category C basin and travels through a second Category C basin downstream, it was modeled at the R8 zoning to understand required improvements to bring the system to Category A. The south 91-acre parcel is not currently in the sewer system boundary and would require annexation. This parcel was not modeled in the interim model. Additionally, based on available contours, it appears it will flow into the old District part of the system which is currently a Category A Basin.

Based on the delineation of the north and south parcels, 210 EDU's were added to the Woodlands Drive sewer line and 374 EDU's were added to the Fox Ridge Lane sewer line.

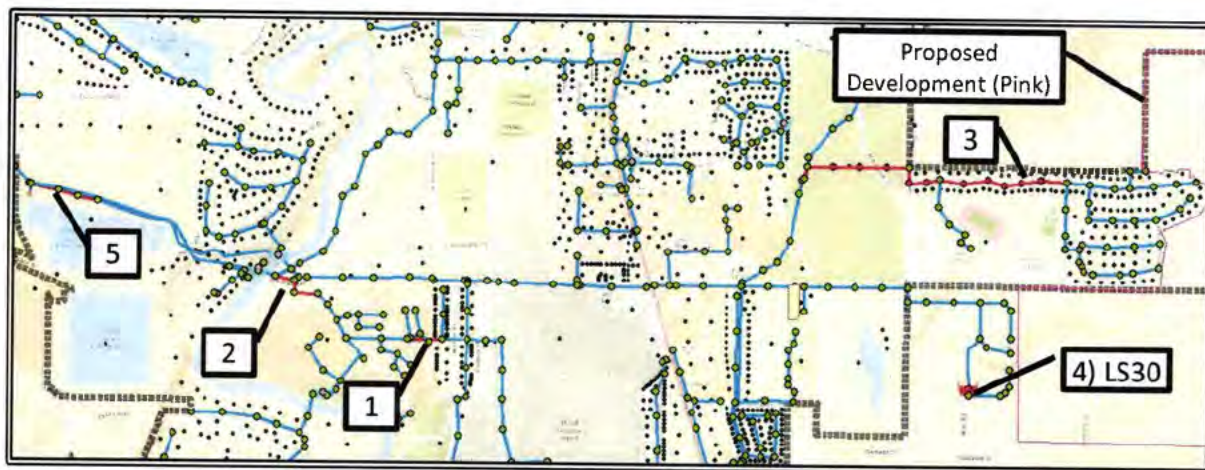
II. Results

Model results indicate the additional flow does adversely impact the downstream system by adding flow to an identified overflow manhole location (manhole MH9AI06.030), increasing the depth in Category C manholes and outpacing an existing lift station. Manhole MH9AI06.030 is located south of Deinhard Lane east of the Payette River bridge crossing for the LS50 pipeline. To bring the system to Category A, the following pipe upsizes and improvements are required:

- 1) ~400 feet of 12 inch between MH9AI06.09 and MH9AI06.080
- 2) ~640 feet of 15 inch between MH9AI06.030 and MH9AI02.010
- 3) ~3,300 feet of 10 inch between MH9AI04.150 and MH9AI04.010
- 4) LS30 pumps increased to approximately 70 gpm (specific analysis still required)
- 5) ~800 of at least 24-inch pipe would be needed from B2 to MHTPI01.009 (including MHTPI01.009 to MHTPI01.010)

The image below shows the locations of the improvements in red.

Additionally, the project has requested a change in sewer density from the Interim Density Map. The Interim Density Map would be required to be updated per District policy to meet the proposed development's flow generation requirements.



Colt Shelton

Colt Shelton, P.E.

From: Gregg Tankersley <gtankersley@crestline-eng.com>
Sent: Tuesday, May 12, 2026 8:07 AM
To: rcgroves <rcgroves@parkpointe.com>; Cynda Herrick <cherrick@valleycountyid.gov>
Subject: RE: SUB 26-005 Pine Creek Ranch South

Good morning Cynda,

Attached is the Draft copy included in our submittal to the City of McCall in April.

Thank you,

Gregg

Gregg Tankersley, P.E. | Principal Engineer

Crestline Engineers, Inc.

323 Deinhard Lane, Suite C
PO Box 2330 | McCall, Idaho 83638
T 208.634.4140 | C 208.989.1051 | F 208.634.4146
www.crestline-eng.com

From: Craig Groves <rcgroves@parkpointe.com>
Sent: Tuesday, May 12, 2026 8:02 AM
To: Cynda Herrick <cherrick@valleycountyid.gov>
Cc: Gregg Tankersley <gtankersley@crestline-eng.com>
Subject: Re: SUB 26-005 Pine Creek Ranch South

It was prepared last fall for our original submission to the City of McCall and included the 90 acres and 68 acre parcels. I will find the report and send it to you.

R. Craig Groves
[REDACTED]

On May 12, 2026, at 7:57 AM, Cynda Herrick <cherrick@valleycountyid.gov> wrote:

Was it submitted to and approved by Mara? Is it the official Wildland Urban Interface Fire Protection Plan?

Cynda Herrick, AICP, CFM
Valley County
Planning and Zoning Director
Floodplain Coordinator
PO Box 1350
Cascade, ID 83611
(208)382-7116

"Live simply, love generously, care deeply, speak kindly, and leave the rest...."

Service **T**ransparent **A**ccountable **R**esponsive

From: Craig Groves <rcgroves@parkpointe.com>
Sent: Tuesday, May 12, 2026 7:42 AM
To: Cynda Herrick <cherrick@valleycountyid.gov>
Cc: gtankersley <gtankersley@crestline-eng.com>
Subject: Re: SUB 26-005 Pine Creek Ranch South



Cynda,

We have a wildfire mitigation plan for the 90 acres that we will be implementing as we progress over the next few years.

R. Craig Groves
[REDACTED]

On May 12, 2026, at 7:20 AM, Cynda Herrick <cherrick@valleycountyid.gov> wrote:

See below email from Mara...concerning the WUI plan and my request of her...

From: Mara Hlawatschek <mhlawatschek@valleycountyid.gov>

Sent: Monday, May 11, 2026 9:48 PM

To: Cynda Herrick <cherrick@valleycountyid.gov>; ryan@mccallfire.com <ryan@mccallfire.com>;

Andrew Schaffran <andrew@mccallfire.com>; Mike Bertrand <mike@mccallfire.com>

Subject: Re: SUB 26-005 Pine Creek Ranch South

Hi!

Followed up regarding the WUI sub-plan. Since the Pine Creek subdivision does not propose developable lots at this time, a WUI plan is not recommended currently. Once the parcels are further developed or proposed for residential development, a WUI plan is recommended, as the area contains greater than 20% forested vegetation and would present increased wildfire risk considerations.

McCall Fire was also consulted in the decision of the following recommendation.

Thank you Cynda for the follow up and discussion on this parcel.

From: Cynda Herrick <cherrick@valleycountyid.gov>

Sent: Monday, May 4, 2026 3:33 PM

To: Mara Hlawatschek <mhlawatschek@valleycountyid.gov>

Subject: SUB 26-005 Pine Creek Ranch South

Hello Mara,

Pine Creek Ranch South does not propose developable lots at this time. It is basically just the creation of a road and segregation into 4 parcels for future platting.

Do you still think it needs a full blow WUI FPP at this time?

Cynda Herrick, AICP, CFM
Valley County
Planning and Zoning Director
Floodplain Coordinator
PO Box 1350
Cascade, ID 83611
(208)382-7116

"Live simply, love generously, care deeply, speak kindly, and leave the rest..."

Service **T**ransparent **A**ccountable **R**esponsive

PINE CREEK RANCH WILDFIRE MITIGATION PLAN (Draft)

Prepared by:

Travis Chamberlain

208-469-0040

travis.r.chamberlain@gmail.com

tcfirefuelsforestry.weebly.com



Fire Fuels Forestry

Pine Creek Ranch Wildfire Mitigation Plan

Wildfire Risk

Site Description (See Map 1)

- The site consists of 158 acres around the east and south sides of the existing Woodlands subdivision and the Barbara Morgan Elementary School, all situated on the west side of McCall. The property has been considered in two parts, the first being the northern 68 acres that have previously been proposed as "The Woodlands phase 3" development and the southern 90 acres that is often referred to as "The Stockton 90". The northern section is currently within the boundaries of the City of McCall and The Stockton 90 annexation was recently rejected but may be proposed again in the future.

Terrain and wildland fire fuels in and adjacent to the development area

- The Nokes property makes up the whole of the adjacent wildland ownership
 - Terrain is primarily gentle slopes (less than 20%) up to the ridge that separates McCall from Little Payette Lake with some steeper (up to 35%) East and Southeast facing slopes running down to Little Payette Lake. Maximum slopes within one mile reach 50%, about $\frac{3}{4}$ of a mile to the Northeast between the Aspen Ridge Subdivision and Little Payette Lake. Multiple roads exist throughout the Nokes property and when considered in conjunction with potential off road access (up to 20% slope uphill climb according to NWCG testing of T6 wildland fire engines) any area of the Nokes property could potentially be accessed within 1,000ft by a wildland fire engine (brush truck).
 - Vegetation on the parcel to the east of PCR is dominated by relatively large mature trees with 10ft or greater average crown separation and very little understory vegetation or ladder fuels likely due to regular heavy grazing of livestock. The spacing and lack of understory vegetation is significant enough to be observed from aerial imagery. (See Map 2) Average Canopy Base Height (CBH) is approximately ??ft. Tree species is primarily Ponderosa pine especially on the west slopes and ridgetop with increasing but not dominate numbers of Douglas-fir and Grand fir on East slopes. Slopes less than 20% likely all meet NRCS vegetation specifications for shaded fuel breaks (*reference: NRCS 383*).
 - Vegetation on the parcel to the north along Spring Mountain Rd up to the Aspen Ridge subdivision has similar overstory with a bit higher density. Overstory stands are broken up by well spaced areas (10ft crown separation) but with areas of closed canopy timber. The parcel has not been grazed or treated to the same extent as the parcel to the east. Many seedlings and saplings are growing up in the understory, mostly Ponderosa pine but with a significant component of shade tolerant Grand fir and some Douglas-fir. Some brush and shrubs are present but not generally in high concentrations.
 - Both parcels have experienced several rounds of selective harvesting in the past and the parcel to the east has been selectively logged about every ? years along with regular livestock grazing for over ? years. Historically sites like this would have experienced a naturally short fire return interval of 5-15 years but may have

burned as often as every year depending on specific Native American practices in the area. Since the advent of aggressive fire suppression the area likely has not experienced fire very often, if at all, except for isolated small areas.

- Within Pine Creek Ranch (See Map 3)
 - Topography is generally flat or nearly flat on almost the whole property.
 - Vegetation throughout consists of mature overstory trees (>12" DBH) mostly Ponderosa pine with occasional Douglas-fir and Grand fir. Very few Engelmann spruce, Lodgepole pine and Aspen are represented in the overstory.
 - In untreated stands (Primarily the Stockton 90) the understory consists of either a mix of scattered brush, Quaking aspen (sprouts/saplings) and dense pockets of Ponderosa pine seedling/saplings or nearly pure dense "doghair" Ponderosa pine seedlings/saplings (generally 15-20ft tall). Surface fuels consist of some light grasses, low shrubs (such as Huckleberry) and conifer litter (mostly Ponderosa pine needle cast with some areas primarily light short needle litter). The area adjacent to and south of the middle school is populated by mostly 8-12" DBH open-grown Lodgepole pine that transitions to the east into closed canopy Lodgepole and then to dense Ponderosa pine.
 - In previously treated areas the understory is mostly open with a few isolated seedlings/saplings. A few areas with minimal overstory trees are populated by mixed conifer and Quaking aspen seedlings/saplings spaced to about 15-20ft between boles. All conifer trees have been pruned up to approximately 10ft or 1/3 of the total tree height. Surface fuels consist of conifer needle cast mixed with medium to low shrubs (Huckleberry, Service berry, etc.) except in dense Ponderosa seedling/sapling stands where Ponderosa pine needle cast is nearly exclusive. Surface fuels can be represented by a combination of Scott and Burgan Fuel Models 2 and 8.
 - The untreated areas will be required to undergo mitigation work in this plan. For treatments involving chipping or "masticating" they will go through a several year transition where the primary surface fuel is dense compacted wood chips or mulched (mixed into the soil) woody debris. Once the natural vegetation recovers (1-5 years depending on chip depth), surface fuels should be expected to be similar to the rest of the previously treated areas. Hand cutting, piling and burning will result in minimal vegetation recovery time except in the locations of burn piles where recovery could be as much as 5 years.

Common ignition sources and fire responses

The following is not intended to predict or plan for all possible situations and is only intended to initiate conversations leading to preplanning for most likely situations. Due to local weather patterns the threat from ignitions inside the community is much higher than from outside the community.

- Common ignition sources within a community (including neighboring communities)
 - Burn piles, campfires, sparks or fire from landscaping or construction equipment, vehicle fires, structure fires, electrical failures, lightning, etc...
 - Fire likely reported when small but may be growing fast

- Type of response: Initial attack, short response time likely by McCall FD and McCall PD, possibly SITPA, and Payette NF. If available, firefighting helicopter(s) may be quickly available from the McCall airport. Depending on fire size and spread rates, emergency evacuations may be ordered. Emergency vehicles and evacuees may be utilizing routes simultaneously.
- Common ignition sources outside a community
 - Lightning or a variety of types of human starts in the wildland
 - May be a relatively small fire with significant growth potential or a large ongoing fire
 - Planning time variable but may allow for advance progression prediction
 - Response possibly more planned with more warning for evacuations potentially reducing congestion of emergency vehicles and evacuees. Fire crews likely to prepare fire containment for the community as a whole utilizing preexisting shaded fuel breaks to aid in efficient fireline construction. Hose lays and possibly sprinklers set up. Engine crews may be stationed every few houses while hand crews prep and potentially burn out firelines
 - Dozer line likely around perimeter of the development

Fire History

Although it is unknown what studies may have been conducted on or near the site the significant percentage of large mature ponderosa pines in the overstory suggests this site was likely maintained by a short or very short fire return interval. Open mature Ponderosa stands have been known to be created by low intensity fires occurring every 5-15 years. This site may have even experienced fire as often as every year depending on native american use and burning practices in the Long Valley.

Summary of past local weather patterns

Some local experts claim the primary predictive factors dictating severity of fire seasons has been the quantity of May and June rains in conjunction with high temperatures. Many people believe snowpack plays an important role in the severity of fire season but experience suggests fuel and soil moistures during peak fire season are minimally affected by snowpack compared to the effect of the number of hot days without rain for extended periods during the fire season. Weather summaries indicate very few days with adverse winds (N, NE, E, SE) and while possible, concurrence of adverse winds with high wind speed on the same day with extreme temperature and RH values is a very unlikely situation.

Weather Summaries for the Months of July, August, & September				
	90th Percentile	97th Percentile	Pocket Card Local Thresholds: Watchout	Record
High Temperature	88	96	85	105
Low Relative Humidity	20	15	25	N/A
Wind Speed	5.5	8	15	16(21)
Wind Direction	Predominantly West shifting South in late September - fewer than 5 days North, Northeast, East, or Southeast			

References: Google AI/Weather Spark (Appendix A) & Fire Indices Pocket Cards (Appendix D)

Climate Projections

In the McCall area fire seasons are projected by the Tribal Climate Tool to get hotter but not drier. Some local experts observe that the season has, over the last decade, not gotten noticeably hotter or drier but is extending later in the season (typically mid to late October). However the recentness of record high temps also supports the Tribal Climate Tool projection of possible increasing temps.

Climate Projections		
	High Emissions Scenario	Low Emissions Scenario
Precip. April - Sept	Increase 0.4 inches	Increase 0.3 inches
Max Temp June - Aug	Increase 12.2°F	Increase 6.8°F
# of Warm Days >86°F	Increase 60 days	Increase 35 days
Extreme Fire Danger Days	Increase 11 days	Increase 7 days

Reference: Tribal Climate Tool (Krosby et. al.)

Wildfire Modelling

Models of fuels and fire behavior are useful in decision making but cannot replace guidance by fire professionals with years of experience. Models can only predict fire behavior under consistent weather, terrain and fuel conditions which do not exist in real life.

Fuel models (*Scott & Burgan*) present: FM1 is light grass (primarily on Nokes parcel to the east), FM2 is grass and light shrubs with timber overstory, and FM9 is long needle pine litter (treated areas are a mix or in between FM2 & FM9)

Standard fuel loading estimates:

Fuel Model 1	.74 tons/acre
Fuel Model 2	4 tons/acre
Fuel Model 9	3.5 tons/acre

Modelling suggests the following fire behavior:

	FM1		FM2		FM9	
	Flame Length (ft)	Spread Rate (Chains/Hr)	Flame Length (ft)	Spread Rate (Chains/Hr)	Flame Length (ft)	Spread Rate (Chains/Hr)
Low Moisture 90th Percentile						
Head Fire	2.7	<u>30.2</u>	4.3	<u>15.4</u>	2	3.7
Flanking Fire	1.6	9.9	2.6	5	1.2	1.2
Backing Fire	1	3.3	1.6	1.7	0.7	0.4
Very Low Moisture 97th Percentile						
Head Fire	4.5	<u>77.2</u>	6.7	<u>34.6</u>	3.2	<u>8.4</u>
Flanking Fire	2.4	20.7	3.6	9.3	1.7	2.3
Backing Fire	1.3	5.5	2	2.5	0.9	0.6
Extreme low fuel moisture and critical wind						
Head Fire	7.9	<u>269.5</u>	<u>11.7</u>	<u>115.4</u>	5	<u>22.7</u>
Flanking Fire	3.6	<u>48.4</u>	5.3	<u>20.7</u>	2.3	4.1
Backing Fire	1.6	8.7	2.4	3.7	1	0.7

See Appendix C: Fire Behavior Modelling (Heinsch, 2018)

1 chain = 66ft

Bold figures require engines or equipment to directly engage fire (See Appendix E)

Bold & underlined requires indirect attack

BehavePlus6 fuel input scenarios used to simulate 90th/97th percentile & extreme conditions:

Low Dead Moisture, ⅓ Cured Herbaceous Moisture, & 90th percentile wind

Very Low Dead Moisture, ⅓ Cured Herbaceous Moisture & 97th percentile wind

Very Low Dead Moisture, fully Cured Herbaceous Moisture & pocket card critical wind

Given the density of structures, roads, trails, and irrigated lawns that are likely to exist, spread rates will be significantly reduced within the development. Spotting may continue fire spread but at an overall reduced rate. Firewise home construction should discourage structure fires but cannot eliminate the possibility. Structure fires can be much more intense than wildfire and can overwhelm neighboring fire resistant structures especially in high density developments. Structure to structure fires are possible and cannot be modelled with existing tools.

Extremely high spread rates modelled in FM1 (open grassy areas) are almost exclusively outside the development on the Noke's property to the east. If allowed to grow a full crop of grass the property may have the full modelled fire potential but with current grazing levels the rates of spread and flame lengths will be greatly moderated and continuous fuel may not be available in some places.

Modelled flame lengths are such that in many cases within the development, engines or equipment may be required as direct attack by firefighters with hand tools may not be effective.

In the case of a large fire threatening from the wildland, due to the unlikelihood of headfire, modelling suggests, in most cases, containment/community protection can be achieved by firefighters with hand tools, especially with the aid of an engine, dozer or aerial resources to address flanking fire.

Fire Suppression Resources

During fire season multiple jurisdictions staff fire suppression resources with short response times to Pine Creek Ranch. Availability of any particular resource is dependent on commitment to other fires.

Estimated Response Time		
McCall FD Type 1 Engine	Approx. 7 minutes*	
SITPA Type 6 Engine	5 Minutes if in station	Variable if on patrol
SITPA Dozer	15 Minutes if in station	Unavailable if already on a fire
USFS Type 4 Engine	20-25 Minutes if in station*	Variable if on patrol
USFS Helicopter	40-60 Minutes if available at MYL	Unavailable if already on a fire
Retardant Plane	No source for estimate	Unavailable if already on a fire

Response times estimated by respective organization professionals except where no estimate was provided.

*Estimates made by the author based on actual travel time plus an assumed mobilization time

Infrastructure

- There is currently one house on the Stockton 90 that will be removed, otherwise very little infrastructure currently exists.

Water supply

The primary vulnerabilities to an urban water system during a wildfire are over use (fighting multiple structure fires or many residential irrigation systems running simultaneously), full capacity leaks due to fire damaged pipes/plumbing (often if one or more structures burn) and fire damage to electrical water-controlling components. (*Pierce et. al.*)

- Hydrants must meet local requirements (if local requirements do not address vulnerabilities the following should be implemented)
 - Each property must be equipped with a fire protected automatic check valve to shut off supply in case structure is lost and the line is open
 - Option to turn off or auto switch off residential irrigation if hydrant pressure drops below a fire department defined psi
 - The water system must be fire resistant/proof (infrastructure located underground or in a non-burnable area, electrical controls protected from fire)
- The pond could be improved to function as a draft site with access for engines, lined for all summer water, depth and clearance for a helicopter dip site, volume sufficient to

supply both a perimeter hose lay and provide draft/dip opportunities, clearly identified as available for fire suppression use.

Building materials & construction guidelines

- Materials used in the construction of all structures will conform to the *International Wildland-Urban Interface Code (IWUIC)* as recommended by Idaho Firewise (*reference: Idaho FireWise*)
- If not addressed in codes, firepits and outdoor cooking infrastructure will be located no less than 12ft from unirrigated vegetation and structures

Ingress/Egress

- Access roads: must meet local requirements and IWUIC standards including but not limited to: road width, turn arounds, number of entrances/exits, right of way clearances, etc. If IWUIC does not address a particular aspect of access, NFPA guidance could be used (*NFPA 1140*).
- If not addressed in the above codes the following will apply in addition:
 - No overhead obstructions will be created at any height above the road surface
 - Lighting infrastructure will not reduce road width or infringe on overhead clearance
 - All gates will open to full road width and have override ability for evacuation/first responder use
- Nearest safety zone is the middle school football field/parking lot but to reduce congestion it's recommended that most evacuees continue into McCall.
- Proposed roads in the PCR development would connect to Knights Rd, Stockton Dr, Woodlands Dr, and Brady Drive. In the case of an evacuation this would create multiple ingress/egress routes to reduce risk of traffic jams or entrapment.
- Connecting Knights Rd and Stockton Dr to Woodlands Dr and Brady Dr through PCR will also provide additional ingress egress routes for residents of The Woodlands who are currently only served by a single "one way in/one way out" road.

Signage

- Consider requiring signage for fire responder information, and resident fire safety guidance

Vegetation Management (Wildfire Risk Mitigation)

Existing Condition

See site description: terrain and vegetation within PCR above (see also Map 3)

Desired Condition

Vegetation will be managed to maximize efficiency of fire suppression activities by providing opportunities for the use of community level fire containment tactics such as a shaded fuel break ready to have dozerline or handline created to function as a fire containment feature.

Additionally, all lots and community areas will be managed to reduce potential fire risk and fire behavior to improve likelihood of successful containment of a fire starting within the community. All initial fuel reduction treatments will be completed prior to sale of any lots and readily available fire containment features requiring minimal firefighter action to prepare for containing a wildfire will be established. These features include roads or trails with minimal burnable fuel adjacent; fire resistant vegetation (such as wetland species, Aspen, or other native vegetation likely to reduce fire intensity and spread; or shaded fuel breaks. Prior to individual lot development Firewise vegetation management will be completed as described below. Fire containment features and Firewise standards will be maintained regularly as needed.

Vegetation modification treatments

- **Shaded Fuelbreak:**
 - 125ft around the perimeter of the development from Woodlands drive north and clockwise around to knights road (See Map 4)
 - 100ft on Nokes property and 25ft on Pine Creek Ranch Property
 - Treatment
 - Where mature trees (>20" DBH) can be retained to provide 40% crown cover; thin trees to 40ft trunk spacing (or 10ft crown spacing)
 - Where overstory trees do not provide 40% crown cover; retain young replacement trees at 25ft spacing or one average crown diameter to be thinned later as trees mature
 - Prune to the lesser of 10ft or 1/3 tree height
 - Remove dead and down woody material
 - Remove all non-fire resistant brush and shrub species (*reference FireWise and/or IWUIC*)
 - Remove all the brush & ladder fuels within the dripline of trees and space remaining fire resistant brush species to 40ft
 - Vegetation between retained brush and trees will be reduced and maintained at less than 12" and all down woody material over 3" diameter will be removed.
 - Shaded fuelbreak will be created prior to sale of or start of construction on any lot
 - Responsibility: Developer
- **Initial vegetation treatment:**
 - Ensure vegetation in the whole of the development area are modified to meet Firewise Zone 3 (Extended Zone) standards (see Idaho FireWise or Valley County Wildfire Mitigation)
 - Prior to the sale or start of construction on any lot in the development area
 - Responsibility: Developer
- **Intermediate vegetation treatment**
 - After construction plans are approved but before breaking ground
 - Ensure vegetation surrounding the build site is modified to meet Firewise standards for Zone 2 (Intermediate Zone 5-30ft from all structures)
 - Zone 2 plans must be included in site plan for permitting
 - Responsibility: Landowner

- Final vegetation treatment
 - Prior to issuance of certificate of livability
 - Ensure vegetation/landscaping meets Firewise standards for Zone 1 (Immediate Zone 0-5ft from all structures)
 - Responsibility: Landowner
- Firewise maintenance treatment
 - Road right of ways
 - Maintain all vegetation to less than 6" high
 - Frequency: Multiple times a year as needed
 - Responsibility: Developer/HOA
 - Shaded Fuel Break
 - Maintain initial treatment specifications and thin maturing trees as canopies grow close together, targeting about 40ft bole spacing in maturity
 - Frequency: Every 5 years or more often as needed
 - Responsibility:
 - For Nokes and community owned property: Developer/HOA
 - For the 25ft on privately owned lots: Landowner
 - Community owned property (not part of right of ways or fuelbreak)
 - Maintain Firewise Zone 3 standards
 - Frequency: Every 5 years or more often as needed
 - Responsibility: Developer/HOA
 - Individual lots (developer or private owned)
 - Maintain Firewise Zone standards as required by the stage of development
 - Frequency:
 - Zone 3: Every 5 years or more often as needed
 - Zone 2: Annually or more often as needed
 - Zone 1: Multiple times per year as needed
 - Responsibility: Lot owner
- General prescriptive guidelines
 - Meadows should be improved/retained by initial and maintenance removal of encroaching conifer trees
 - In or near delineated wetlands maximize shade if possible by retaining fire resistant species such as Alder, Mt Maple, and Quaking aspen while reducing encroachment of coniferous trees
 - Prioritize, in order, retention of Quaking aspen, Western larch, Ponderosa pine, Douglas-fir, Grand fir, Engelmann spruce. Do not retain Sub-alpine fir
 - HOA landscaping guidelines must conform first to Firewise standards

Location Map



Legend

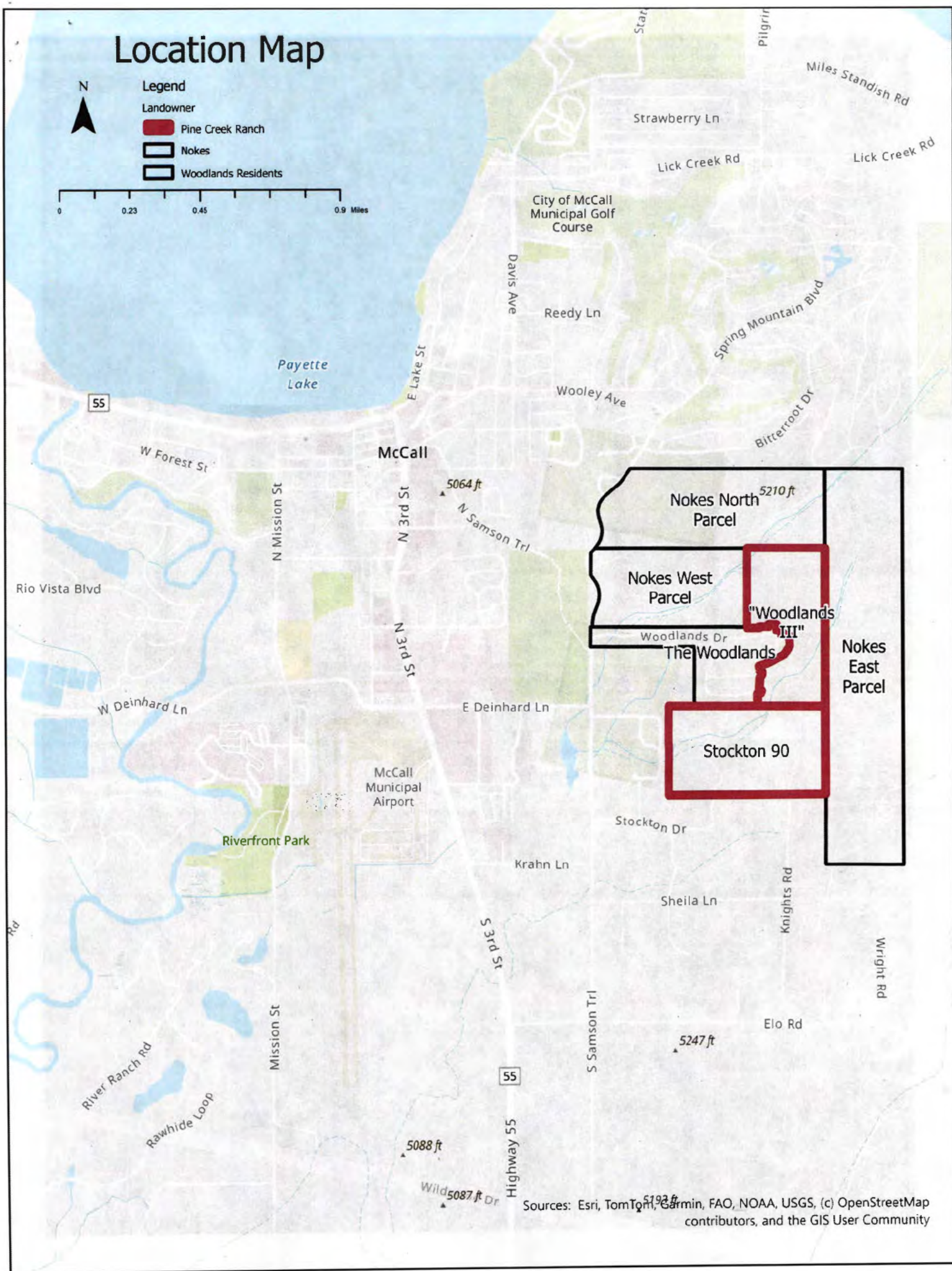
Landowner

Pine Creek Ranch

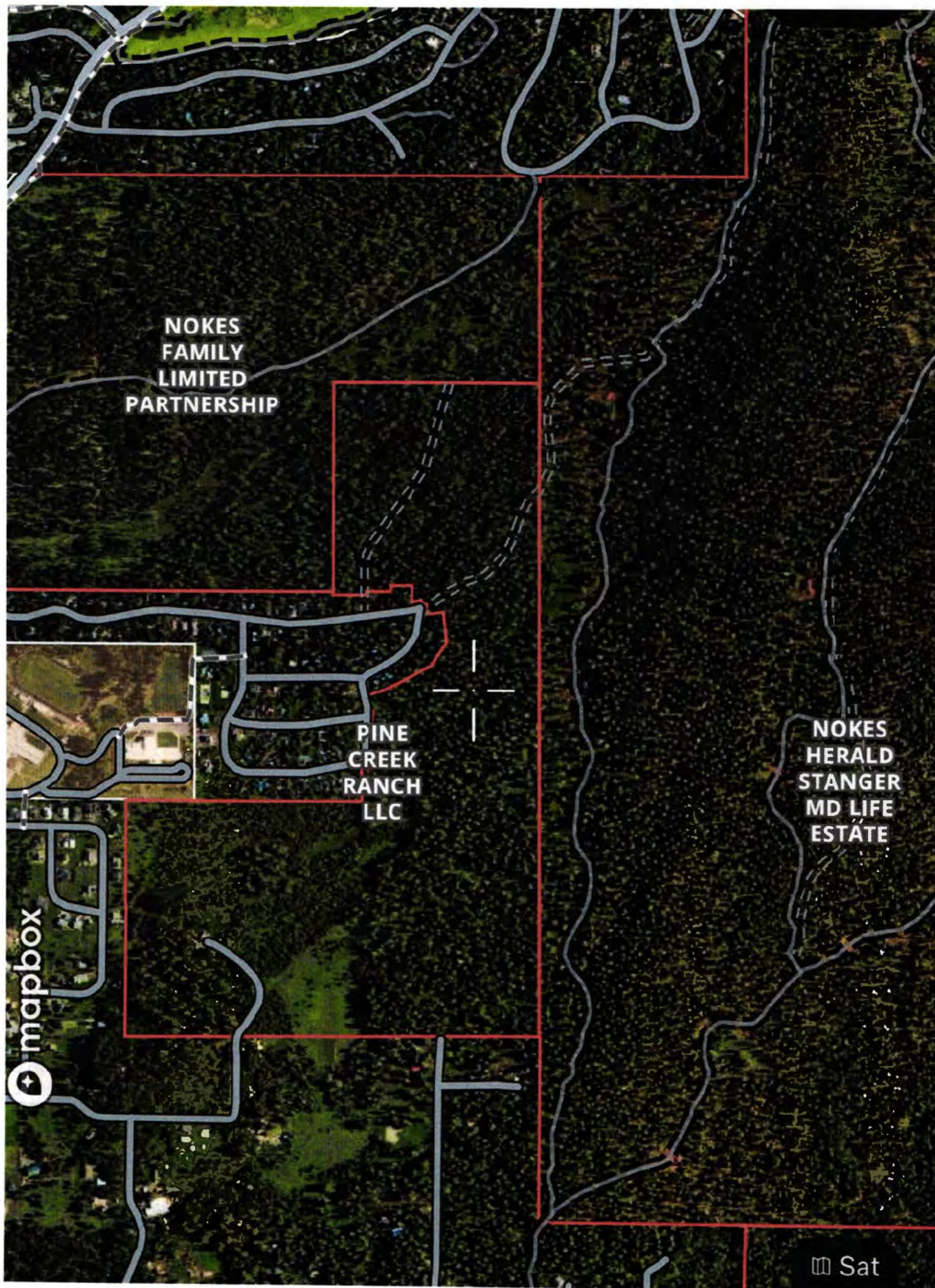
Nokes

Woodlands Residents

0 0.23 0.45 0.9 Miles



Sources: Esri, TomTom, Garmin, FAO, NOAA, USGS, (c) OpenStreetMap contributors, and the GIS User Community

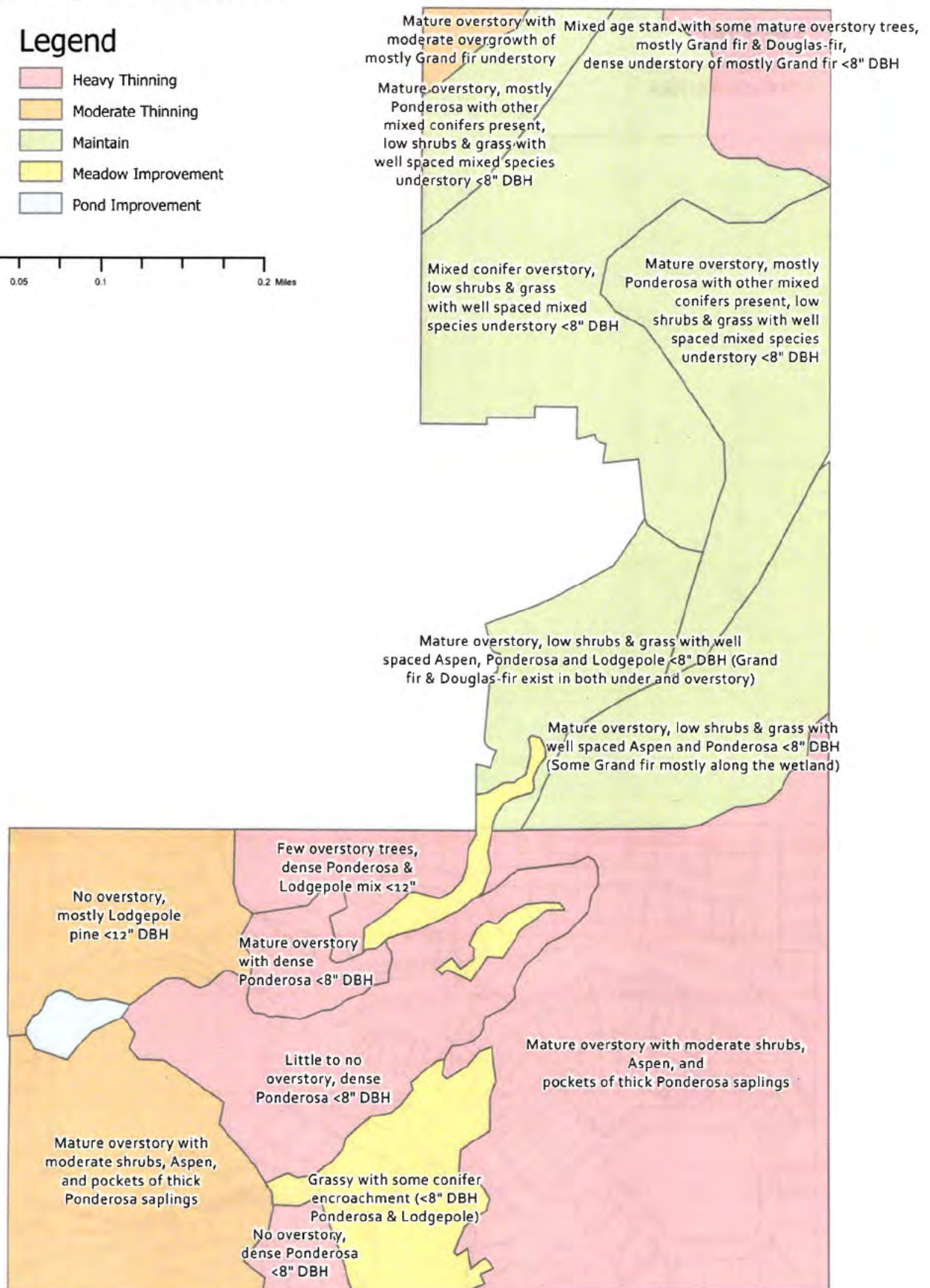
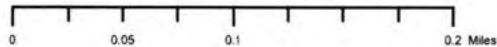


Existing Vegetation



Legend

- Heavy Thinning
- Moderate Thinning
- Maintain
- Meadow Improvement
- Pond Improvement



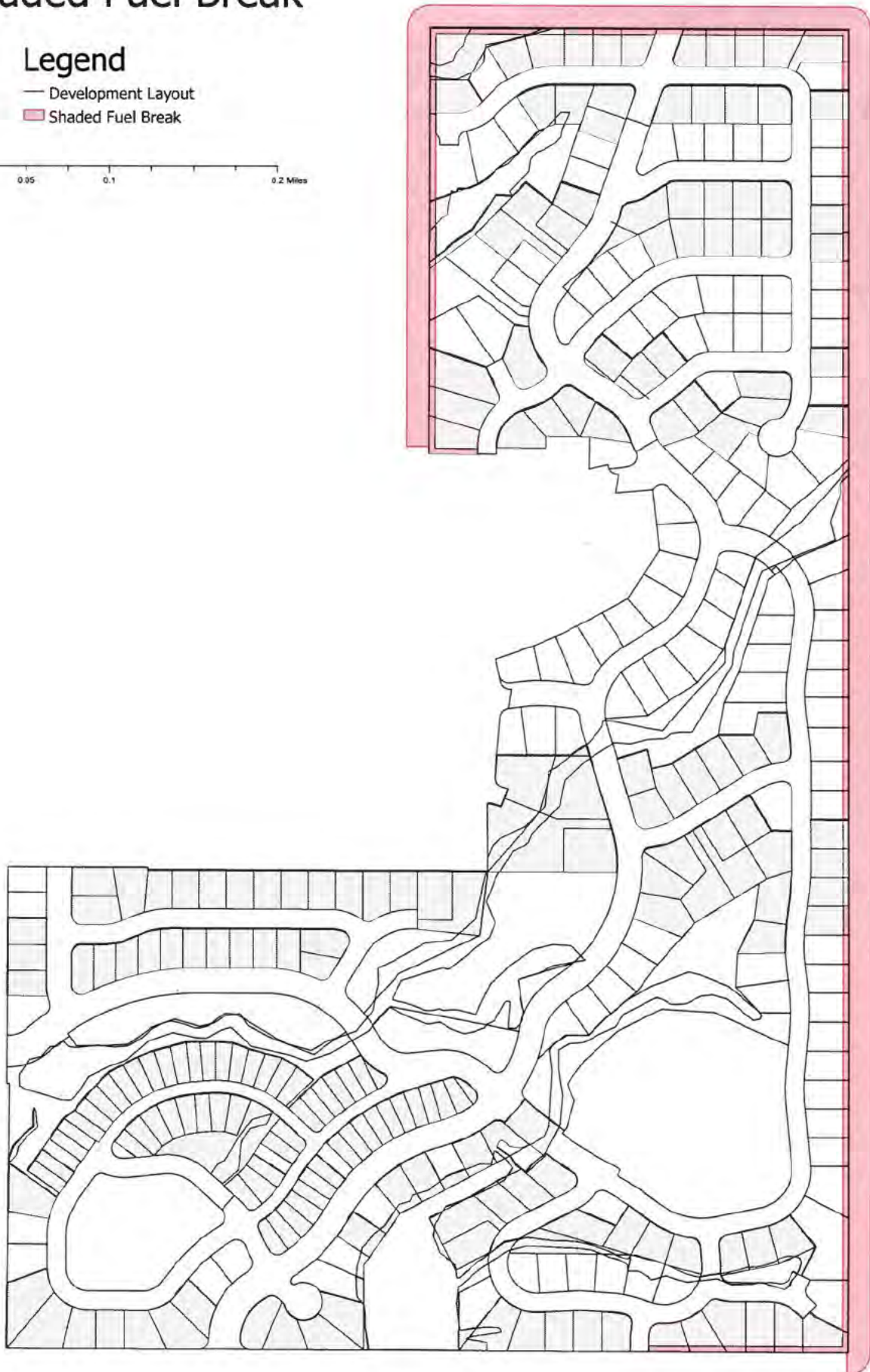
Shaded Fuel Break



Legend

- Development Layout
- Shaded Fuel Break

0 0.05 0.1 0.2 Miles



Weather Data

Google AI:

90th Percentile

McCall Idaho 90th percentile temperature July August September

For McCall, Idaho, the 90th percentile temperature for July, August, and September is the temperature that is exceeded on only 10% of days. Based on historical climate data from [Weather Spark](#), the 90th percentile daily high temperatures for each month are as follows:

- **July:** Exceeds 88°F on only 10% of days. The typical range is from 74°F to 80°F.
- **August:** Exceeds 88°F on only 10% of days. The typical range is from 75°F to 80°F.
- **September:** Exceeds 84°F on only 10% of days. The typical range is from 63°F to 74°F.

McCall Idaho 90th percentile low humidity July August September

It is not possible to provide a precise 90th percentile low humidity figure for McCall, Idaho, during July, August, and September without granular historical data, which is not available in standard weather summaries. However, based on the very dry climate, an estimate can be made. The 90th percentile for *low* humidity represents the relative humidity level that is exceeded (meaning less dry) on 90% of days.

Estimated 90th percentile low humidity

- **July:** Average monthly RH is around 51%. The driest days of the year fall in July and August. Based on this, the 90th percentile for low RH is estimated to be **between 25% and 30%**.
- **August:** This is the least humid month, with an average RH of 45%. A Western Regional Climate Center report for August 7, 2025, showed a low relative humidity of 24%, which is already a very dry value. The 90th percentile for low RH is estimated to be **between 20% and 25%**.
- **September:** The average monthly RH is around 51%, a slight increase from August. The 90th percentile for low RH is estimated to be between 30% and 35%.

Important context:

- The climate in McCall is consistently dry during the summer, with 0% of the year experiencing muggy conditions.
- Relative humidity levels in the summer are consistently low, and it is common for the air to feel very dry.

McCall Idaho 90th percentile daytime windspeed July August September

Historical climate data from sources like [Weather Spark](#) show that wind speeds in McCall, Idaho, during July, August, and September are generally low. Analyzing their monthly data, which includes the 10th-to-90th percentile bands, reveals the following 90th percentile hourly wind speeds for daytime hours:

- **July:** Wind speed exceeds **5 mph** on only 10% of days. The average is around 4.1 mph.
- **August:** Wind speed exceeds **5.5 mph** on only 10% of days. The average is around 4.3 mph.
- **September:** Wind speed exceeds **5.5 mph** on only 10% of days. The average is around 4.3 mph.

How many days of daytime east or north winds McCall Idaho July August September

Daytime winds from the east or north are very infrequent in McCall, Idaho, during July, August, and September

. Weather data indicates the overwhelming majority of daytime winds come from the west during these summer months.

Wind direction by month

- **July:** Wind is predominantly from the west, peaking at 32% on July 14. North and east winds are a small minority.
- **August:** Winds are mainly from the west, peaking at 31% on August 8. North and east winds are a small minority.
- **September:** Winds are predominantly from the west until late in the month (around September 24), when the prevailing direction shifts to the south.

Days with east or north winds

Because the frequency of east and north winds is so low in these months, you can expect fewer than five days total across July, August, and most of September to have daytime winds predominantly from the east or north. Based on climate data, north winds are most frequent in late spring (April to early June), while south winds become more prevalent after mid-September.

How many days of daytime southeast winds McCall Idaho July August September

Daytime winds from the southeast are very rare in McCall, Idaho during July, August, and September

Based on climate data from Weather Spark and the Western Regional Climate Center, the prevailing wind patterns for McCall are:

- **July and August:** The overwhelming majority of daytime winds are from the west.
- **September:** Western winds are still predominant for most of the month. However, a seasonal shift occurs around September 24, when the wind direction begins to shift and becomes predominantly from the south through the winter.

While southeast winds occur during the winter, they are a very infrequent anomaly during the summer months and early fall. Therefore, you can expect **zero to a minimal number of days** with daytime southeast winds in July, August, and most of September.

How many days of daytime northeast winds McCall Idaho July August September

Daytime winds from the northeast are extremely rare in McCall, Idaho during July, August, and September

. You can expect **zero to a minimal number of days, likely fewer than five total**, with daytime northeast winds during these months.

This is because the prevailing winds during this period come from other directions:

- **April 25 to June 12:** Winds are most often from the **north**.
- **June 12 to September 24:** Winds are predominantly from the **west**.
- **After September 24:** Winds shift to become primarily from the **south**.

The brief period of predominantly north winds ends before the summer months of July and August begin. Therefore, any northeast winds during July, August, and early September would be a very infrequent and short-lived anomaly.

How many nights nighttime wind southeast, east, northeast, or north winds McCall Idaho July August September

It is difficult to state a precise number of nights with winds from the southeast, east, northeast, or north for McCall during July, August, and September, because these are not the prevailing nighttime wind directions

. However, based on the general seasonal wind patterns, an estimate can be provided.

Nighttime wind patterns

- **Westerly dominance:** From June 12 to September 24, the wind is most often from the west. This is the dominant pattern during both day and night throughout July, August, and most of September.
- **Southerly shift:** After September 24, the wind begins to shift and is predominantly from the south through the winter.
- **Infrequent directions:** Winds from the southeast, east, northeast, or north are infrequent during the nighttime in July, August, and early to mid-September. Any occurrences are likely to be isolated events.

McCall Idaho 90th percentile nighttime windspeed July August September

In McCall, Idaho, wind speeds are generally low, especially at night during the summer and early fall months. Based on historical hourly data from sources like Weather Spark, the 90th percentile hourly wind speed for nighttime hours (approximately 8 p.m. to 7 a.m.) during July, August, and September is as follows:

- **July:** Wind speed exceeds **5 mph** on only 10% of nights. The average hourly wind speed during this month is constant at around 4.2 mph.
- **August:** Wind speed exceeds **5 mph** on only 10% of nights. The average hourly wind speed is constant at around 4.3 mph.
- **September:** Wind speed exceeds **5 mph** on only 10% of nights. The average hourly wind speed is constant at around 4.3 mph.

Nighttime hours typically experience lower wind speeds compared to daytime hours due to atmospheric stability. The figures above reflect this, with the 90th percentile nighttime wind speeds being similar to the daily averages and slightly lower than daytime peaks.

97th Percentile

McCall Idaho 97th percentile temperature July August September

Determining the precise 97th percentile temperature for McCall, Idaho, requires access to raw daily historical weather data for July, August, and September, which is not publicly available in a single aggregated source

. However, based on the statistical ranges provided by [Weather Spark](#) and the extreme temperature records, an accurate estimate can be made.

The 97th percentile temperature is exceeded on only 3% of days for a given period.

Estimated 97th percentile daily high temperatures

- **July:** The typical daily high ranges from 74°F to 80°F, rarely exceeding 88°F. With a record high of 105°F in July, the 97th percentile for daily high temperature is estimated to be **between 93°F and 96°F**.
- **August:** The typical daily high ranges from 75°F to 80°F, rarely exceeding 88°F. Given the record highs in August reaching up to 104°F, the 97th percentile for daily high temperature is estimated to be **between 92°F and 95°F**.
- **September:** The typical daily high ranges from 63°F to 74°F, rarely exceeding 84°F. With cooler conditions than the peak summer months, the 97th percentile for daily high temperature is estimated to be **between 88°F and 90°F**.

Methodology for estimating

These estimates are based on the following information:

- The 90th percentile daily high temperatures for each month are 88°F in July and August,

and 84°F in September.

- The all-time record highs, such as 105°F in July, show the maximum possible temperature in extreme cases.
- The 97th percentile will fall between the 90th percentile and the record high, representing a temperature that is very hot but not the absolute most extreme ever recorded. The lower frequency of such high temperatures means that the 97th percentile will be a few degrees higher than the 90th percentile.

McCall Idaho 97th percentile low humidity July August September

While precise 97th percentile low humidity figures are not available in standard weather summaries, historical climate data for McCall, Idaho, during July, August, and September shows that these months are characterized by very dry air

. This makes low humidity an extremely common occurrence, rather than an extreme one.

The 97th percentile low humidity would represent the humidity level that is exceeded (meaning less dry) only 3% of the time, making it a very dry value. Based on the climate data for McCall, the low humidity levels are consistently near their annual minimum during these months.

Estimated 97th percentile low humidity

- July: Average monthly relative humidity is around 51%. As the driest days of the year are concentrated in July and August, the air is frequently very dry. The 97th percentile low RH is estimated to be between 20% and 25%.
- August: This is the driest month of the year, with an average relative humidity of 45%. The 97th percentile low RH is estimated to be between 15% and 20%. This is supported by a Western Regional Climate Center report which showed a daily low relative humidity of 24% for August 7, 2025, which is already a very dry value.
- September: The average relative humidity is 51%. As the season transitions, the driest days occur less frequently than in August. The 97th percentile low RH is estimated to be between 25% and 30%.

Important context

It's important to remember that these are low percentile figures, meaning that the air is this dry or even drier 97% of the time. The summer climate in McCall is consistently dry and is not perceived as humid at any point during the year.

McCall Idaho 97th percentile daytime windspeed July August September

Daytime wind speeds in McCall, Idaho, during July, August, and September are consistently low, and therefore, the 97th percentile represents an extremely rare, higher-than-average wind speed. Based on climate data from Weather Spark, the 97th percentile for hourly daytime wind speed is estimated as follows:

- July: Wind speed exceeds 7 to 8 mph on only 3% of daytime hours. The average hourly wind speed in July is 4.2 mph.
- August: Wind speed exceeds 7 to 8 mph on only 3% of daytime hours. The average hourly wind speed in August is 4.3 mph.
- September: Wind speed exceeds 7 to 8 mph on only 3% of daytime hours. The average hourly wind speed in September is 4.3 mph.

This low-wind pattern is consistent with the year-round trend in McCall, where average hourly wind speeds do not vary significantly, remaining within 0.5 mph of 4.6 mph throughout the year. Although "crazy wind gusts" can occur during storms, they are not a common feature of the summer and early fall climate.

Seasonality of wildfire in McCall

What timeframe is fire season in McCall id

Based on official regulations and historical trends, the fire season in McCall, Idaho, typically runs from **May 10 to October 20**. However, the most active and dangerous period is during the hot, dry summer months.

Key timeframes for wildfire risk

- **Official "Closed Fire Season":** May 10 to October 20. During this time, all open burning on state and private lands is regulated by permits from the Idaho Department of Lands.
- **Peak season:** The most significant fire activity in central Idaho usually begins in mid-to-late July and remains high through August and into early September.
- **High-risk conditions:** The peak fire risk is tied to the dry climate. In McCall, wildfires are most often driven by low-humidity winds from the west or southwest during August and early October.
- **Extended season:** Due to warming climates, the peak fire season has lengthened in recent years. Depending on weather conditions, fire officials can extend the closed fire season beyond October 20 if fire danger remains high.

Record Setting Weather

Record high temperature, low RH and high wind in McCall id

Here's a summary of the record high temperature, low relative humidity, and high wind events recorded in McCall, Idaho:

Record high temperature

- The record highest temperature recorded in McCall is 105°F (41°C), which occurred on July 4, 2001.
- Other significantly high temperatures include 104°F on August 10, 1928, and 102°F on July 25, 1928, and August 9, 1928.

Record low relative humidity (RH)

- McCall's climate is characterized by very dry air, especially during the summer. While a specific "record low" RH isn't as commonly reported as temperature or wind, the data available points to very dry conditions at certain times.
- One historical report notes a low relative humidity of 24% on August 7, 2025.
- Looking at recent past weather, a low humidity of 18% was reported on September 20, 2025.
- Another data point shows 21% humidity on September 19, 2025.
- The driest month in terms of average relative humidity is August, at 45%.

Record high wind speed

- Data from the Western Regional Climate Center shows a highest hourly wind speed of 16 mph with gusts up to 21 mph.
- The record high wind direction was from the south.

Important notes:

- It's important to remember that these are isolated record events and are not typical conditions for McCall.
- McCall is not known for frequent high winds, especially during the summer months.
- The low humidity is more consistently a feature of the summer climate.

Climate Predictions

View maps and graphs that summarize projected changes in climate across your selected geography. You may tailor the view using the choices below.

View



Map



Graph

Climate-related Variable

Precipitation, Apr.-Sept. Total

Units: inches

Time Period

2040-2069

Future Scenario

Higher Emissions (RCP 8.5)

View maps and graphs that summarize projected changes in climate across your selected geography. You may tailor the view using the choices below.

View



Map



Graph

Climate-related Variable

Precipitation, Apr.-Sept. Total

Units: inches

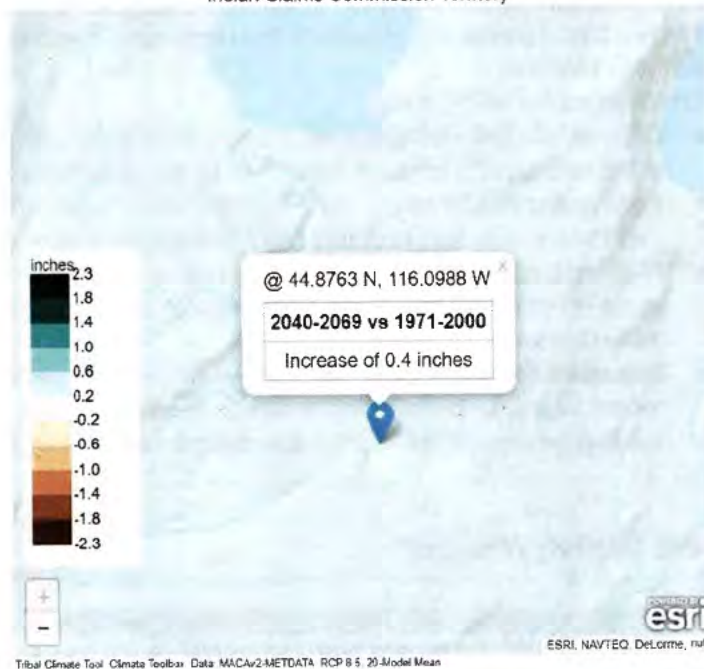
Time Period

2070-2099

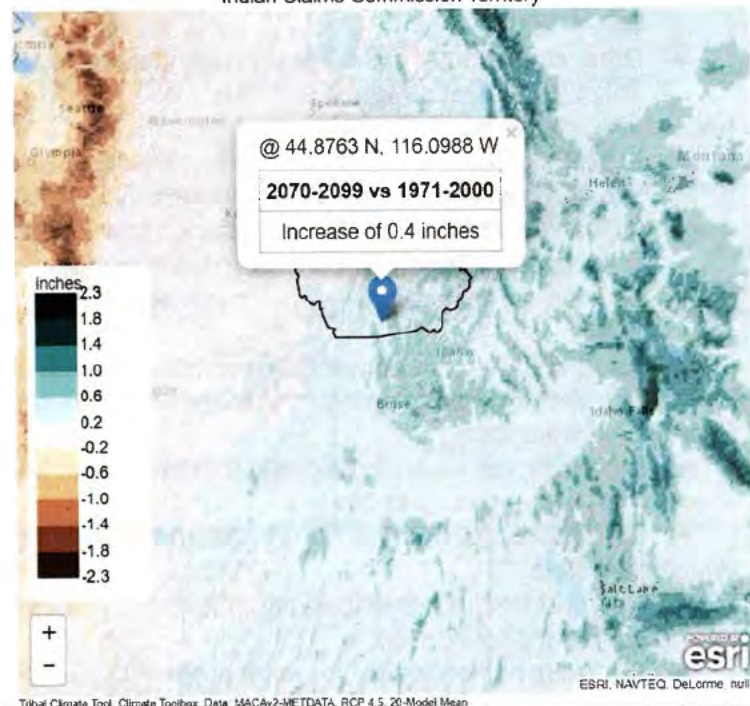
Future Scenario

Lower Emissions (RCP 4.5)

Projected Change in Apr. - Sept. Total Precipitation
2040-2069 (Higher Emissions (RCP 8.5)) vs. 1971-2000 (Historical)
Indian Claims Commission Territory



Projected Change in Apr. - Sept. Total Precipitation
2070-2099 (Lower Emissions (RCP 4.5)) vs. 1971-2000 (Historical)
Indian Claims Commission Territory



View maps and graphs that summarize projected changes in climate across your selected geography. You may tailor the view using the choices below.

View



Map



Graph

Climate-related Variable

Maximum Temperature, Jun.-Aug. ▾

Units: Deg F ▾

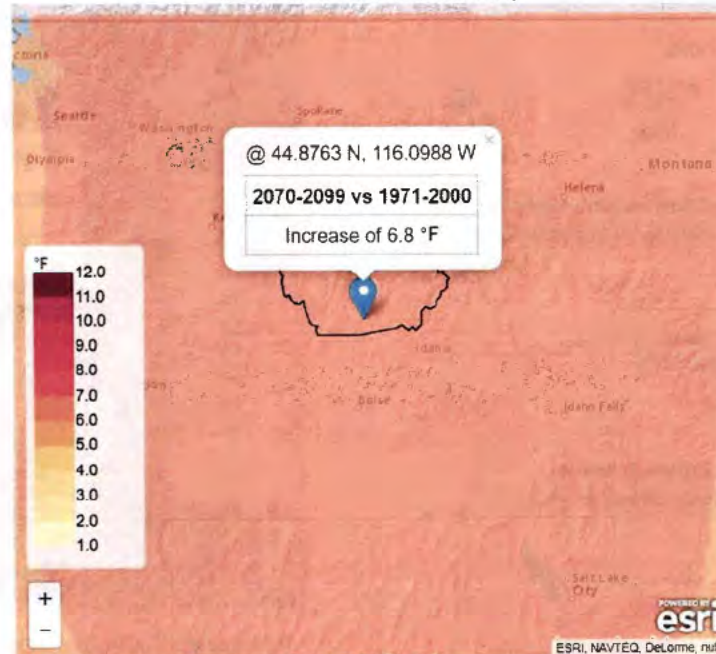
Time Period

2070-2099 ▾

Future Scenario

Lower Emissions (RCP 4.5) ▾

Projected Change in Jun. - Aug. Maximum Daily Temperature
2070-2099 (Lower Emissions (RCP 4.5)) vs. 1971-2000 (Historical)
Indian Claims Commission Territory



Tribal Climate Tool Climate Toolbox Data: MACaw2-METDATA, RCP 4.5 2033 Model Mean

View maps and graphs that summarize projected changes in climate across your selected geography. You may tailor the view using the choices below.

View



Map



Graph

Climate-related Variable

Maximum Temperature, Jun.-Aug. ▾

Units: ▾

Time Period

2070-2099 ▾

Future Scenario

Higher Emissions (RCP 8.5) ▾

View maps and graphs that summarize projected changes in climate across your selected geography. You may tailor the view using the choices below.

View



Map



Graph

Climate-related Variable

Warm Days with Max Temperature ▾

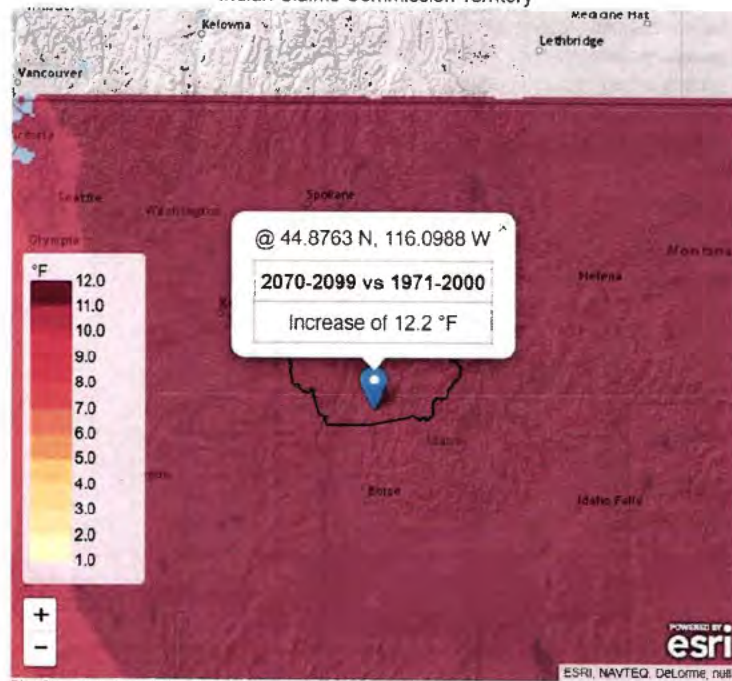
Time Period

2070-2099 ▾

Future Scenario

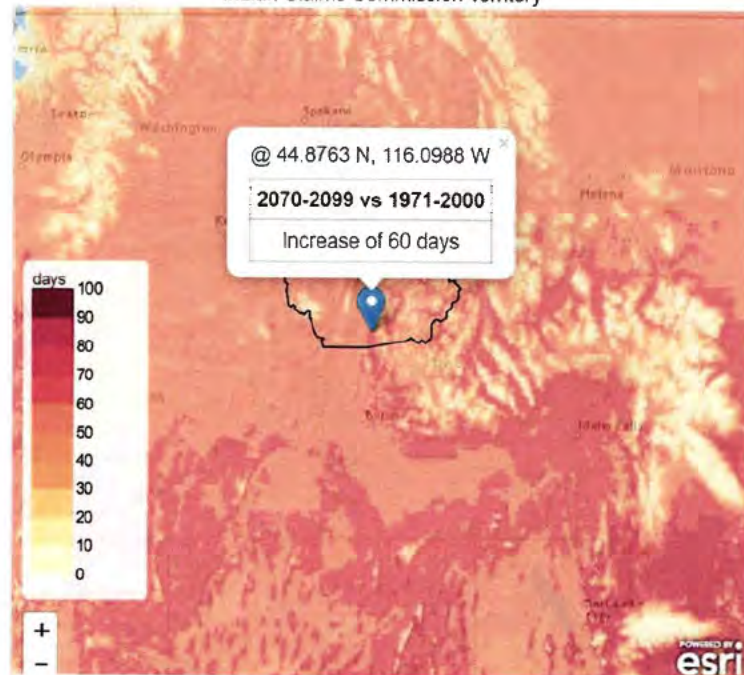
Higher Emissions (RCP 8.5) ▾

Projected Change in Jun. - Aug. Maximum Daily Temperature
2070-2099 (Higher Emissions (RCP 8.5)) vs. 1971-2000 (Historical)
Indian Claims Commission Territory



Projected Change in Annual Days With Maximum Temperature Above 86° F (30° C)

2070-2099 (Higher Emissions (RCP 8.5)) vs. 1971-2000 (Historical)
Indian Claims Commission Territory



View maps and graphs that summarize projected changes in climate across your selected geography. You may tailor the view using the choices below.

View



Map



Graph

Climate-related Variable

Warm Days with Max Temperature

Time Period

2070-2099

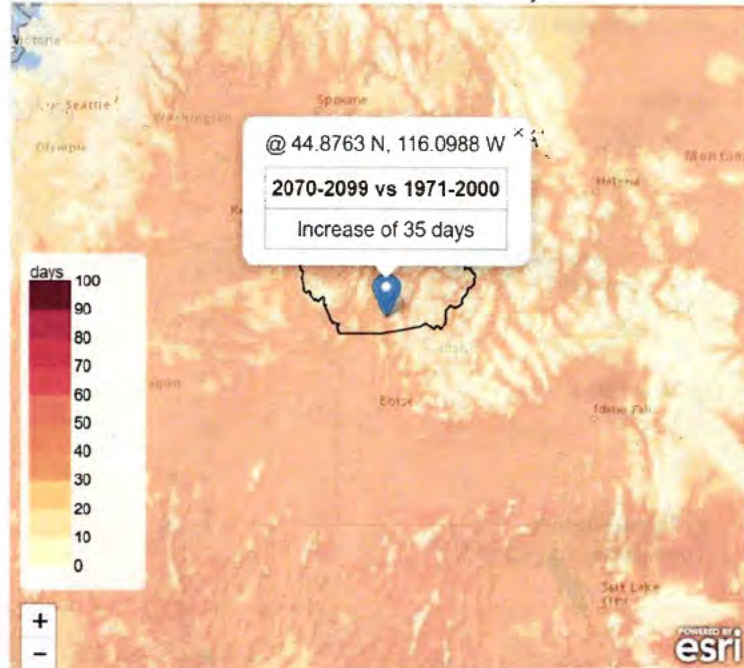
Future Scenario

Lower Emissions (RCP 4.5)

Projected Change in Annual Days With Maximum Temperature Above 86° F (30° C)

2070-2099 (Lower Emissions (RCP 4.5)) vs. 1971-2000 (Historical)

Indian Claims Commission Territory



View maps and graphs that summarize projected changes in climate across your selected geography. You may tailor the view using the choices below.

View

☒ Map ☐ Graph

Climate-related Variable

"Extreme" Fire Danger Days, Annu. v

Time Period

2040-2069 v

Future Scenario

Lower Emissions (RCP 4.5) v

View maps and graphs that summarize projected changes in climate across your selected geography. You may tailor the view using the choices below.

View

☒ Map ☐ Graph

Climate-related Variable

"Extreme" Fire Danger Days, Annu. v

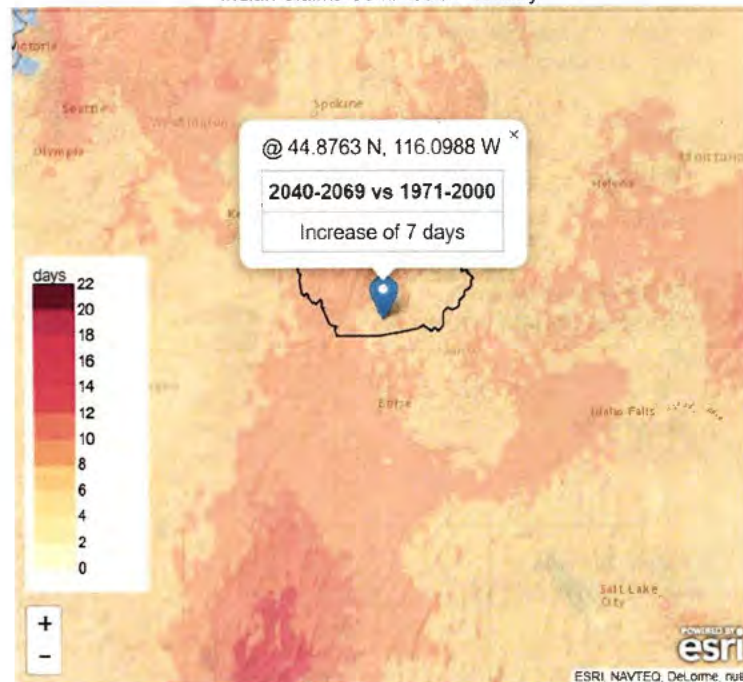
Time Period

2040-2069 v

Future Scenario

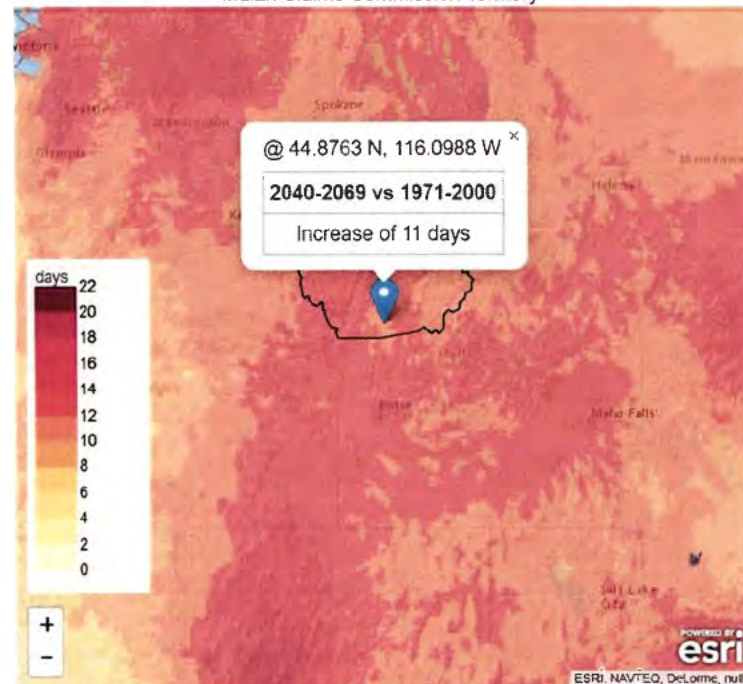
Higher Emissions (RCP 8.5) v

Projected Change in "Annual Days Of "Extreme" Fire Danger
2040-2069 (Lower Emissions (RCP 4.5)) vs. 1971-2000 (Historical)
Indian Claims Commission Territory



Tribal Climate Tool: Climate Toolbox: Data: MACAv2-METDATA: RCP 4.5: 20-Model Mean

Projected Change in "Annual Days Of "Extreme" Fire Danger
2040-2069 (Higher Emissions (RCP 8.5)) vs. 1971-2000 (Historical)
Indian Claims Commission Territory



Tribal Climate Tool: Climate Toolbox: Data: MACAv2-METDATA: RCP 8.5: 20-Model Mean

Fire Behavior Modelling

Conducted by the author, Travis Chamberlain, using BehavePlus 6.0.0



BehavePlus 6.0.0

Fri, Sep 26, 2025 at 14:21:31

Page 1

Inputs: SURFACE

Description → Low Dead Moisture 2/3 Cured Herbaceous

Fuel/Vegetation, Surface/Understory

Fuel Model → 1, 2, 9

Fuel Moisture

Moisture Scenario → d212

Weather

20-ft Wind Speed (upslope) mi/h → 5.5

Wind Adjustment Factor → .5

Terrain

Slope Steepness % → 0

Run Option Notes

Maximum effective wind speed limit IS imposed [SURFACE].

Fire spread is in the HEADING direction only [SURFACE].

Wind is blowing upslope [SURFACE].

Wind and spread directions are degrees clockwise from upslope [SURFACE].

Direction of the wind vector is the direction the wind is pushing the fire [SURFACE].

Output Variables

Surface Fire Rate of Spread (ch/h) [SURFACE]

Surface Fire Flame Length (ft) [SURFACE]



BehavePlus 6.0.0

Fri, Sep 26, 2025 at 14:21:31

Page 2

Low Dead Moisture 2/3 Cured Herbaceous

Head Fire

Fuel Model	Surface Fire Rate of Spread ch/h	Surface Flame Length ft
1	30.2	2.7
2	15.4	4.3
9	3.7	2.0

Inputs: SURFACE

Description → Very Low Dead Moisture 2/3 Cured Herbaceous
Fuel/Vegetation. Surface/Understory

Fuel Model → 1, 2, 9

Fuel Moisture

Moisture Scenario → d112

Weather

20-ft Wind Speed (upslope) mi/h → 5.5

Wind Adjustment Factor → .5

Terrain

Slope Steepness % → 0

Run Option Notes

Maximum effective wind speed limit IS imposed [SURFACE].

Fire spread is in the HEADING direction only [SURFACE].

Wind is blowing upslope [SURFACE].

Wind and spread directions are degrees clockwise from upslope [SURFACE].

Direction of the wind vector is the direction the wind is pushing the fire [SURFACE].

Output Variables

Surface Fire Rate of Spread (ch/h) [SURFACE]

Surface Fire Flame Length (ft) [SURFACE]

Very Low Dead Moisture 2/3 Cured Herbaceous

Head Fire

Fuel Model	Surface Fire Rate of Spread ch/h	Surface Flame Length ft
1	38.4	3.2
2	19.0	5.1
9	5.0	2.5



Inputs: SURFACE

Description  Low Dead Moisture 2/3 Cured Herbaceous Flanking
Fuel/Vegetation. Surface/Understory

Fuel Model  1, 2, 9

Fuel Moisture

Moisture Scenario  d212

Weather

20-ft Wind Speed (upslope) mi/h  5.5

Wind Adjustment Factor  .5

Terrain

Slope Steepness %  0

Run Option Notes

Maximum effective wind speed limit IS imposed [SURFACE].

Fire spread is in the FLANKING direction only [SURFACE].

Wind is blowing upslope [SURFACE].

Wind and spread directions are degrees clockwise from upslope [SURFACE].

Direction of the wind vector is the direction the wind is pushing the fire [SURFACE].

Output Variables

Surface Fire Rate of Spread (ch/h) [SURFACE]

Surface Fire Flame Length (ft) [SURFACE]



Low Dead Moisture 2/3 Cured Herbaceous Flanking

Flanking Fire

Fuel Model	Surface Fire Rate of Spread ch/h	Surface Flame Length ft
1	9.9	1.6
2	5.0	2.6
9	1.2	1.2



Inputs: SURFACE

Description  Very Low Dead Moisture 2/3 Cured Herbaceous Flanking
Fuel/Vegetation. Surface/Understory

Fuel Model  1, 2, 9

Fuel Moisture

Moisture Scenario  d112

Weather

20-ft Wind Speed (upslope) mi/h  5.5

Wind Adjustment Factor  .5

Terrain

Slope Steepness %  0

Run Option Notes

Maximum effective wind speed limit IS imposed [SURFACE].

Fire spread is in the FLANKING direction only [SURFACE].

Wind is blowing upslope [SURFACE].

Wind and spread directions are degrees clockwise from upslope [SURFACE].

Direction of the wind vector is the direction the wind is pushing the fire [SURFACE].

Output Variables

Surface Fire Rate of Spread (ch/h) [SURFACE]

Surface Fire Flame Length (ft) [SURFACE]



Very Low Dead Moisture 2/3 Cured Herbaceous Flanking
Flanking Fire

Fuel Model	Surface Fire Rate of Spread ch/h	Surface Flame Length ft
1	12.6	1.9
2	6.2	3.0
9	1.6	1.5

Inputs: SURFACE

Description → Low Dead Moisture 2/3 Cured Herbaceous Backing

Fuel/Vegetation. Surface/Understory

Fuel Model → 1, 2, 9

Fuel Moisture

Moisture Scenario → d212

Weather

20-ft Wind Speed (upslope) mi/h → 5.5

Wind Adjustment Factor → .5

Terrain

Slope Steepness % → 0

Run Option Notes

Maximum effective wind speed limit IS imposed [SURFACE].

Fire spread is in the BACKING direction only [SURFACE].

Wind is blowing upslope [SURFACE].

Wind and spread directions are degrees clockwise from upslope [SURFACE].

Direction of the wind vector is the direction the wind is pushing the fire [SURFACE].

Output Variables

Surface Fire Rate of Spread (ch/h) [SURFACE]

Surface Fire Flame Length (ft) [SURFACE]

Low Dead Moisture 2/3 Cured Herbaceous Backing

Backing Fire

Fuel Model	Surface Fire Rate of Spread ch/h	Surface Flame Length ft
1	3.3	1.0
2	1.7	1.6
9	0.4	0.7

**Inputs: SURFACE**

Description  Very Low Dead Moisture 2/3 Cured Herbaceous Backing
Fuel/Vegetation. Surface/Understory

Fuel Model  1, 2, 9

Fuel Moisture

Moisture Scenario  d112

Weather

20-ft Wind Speed (upslope) mi/h  5.5

Wind Adjustment Factor  .5

Terrain

Slope Steepness %  0

Run Option Notes

Maximum effective wind speed limit IS imposed [SURFACE].

Fire spread is in the BACKING direction only [SURFACE].

Wind is blowing upslope [SURFACE].

Wind and spread directions are degrees clockwise from upslope [SURFACE].

Direction of the wind vector is the direction the wind is pushing the fire [SURFACE].

Output Variables

Surface Fire Rate of Spread (ch/h) [SURFACE]

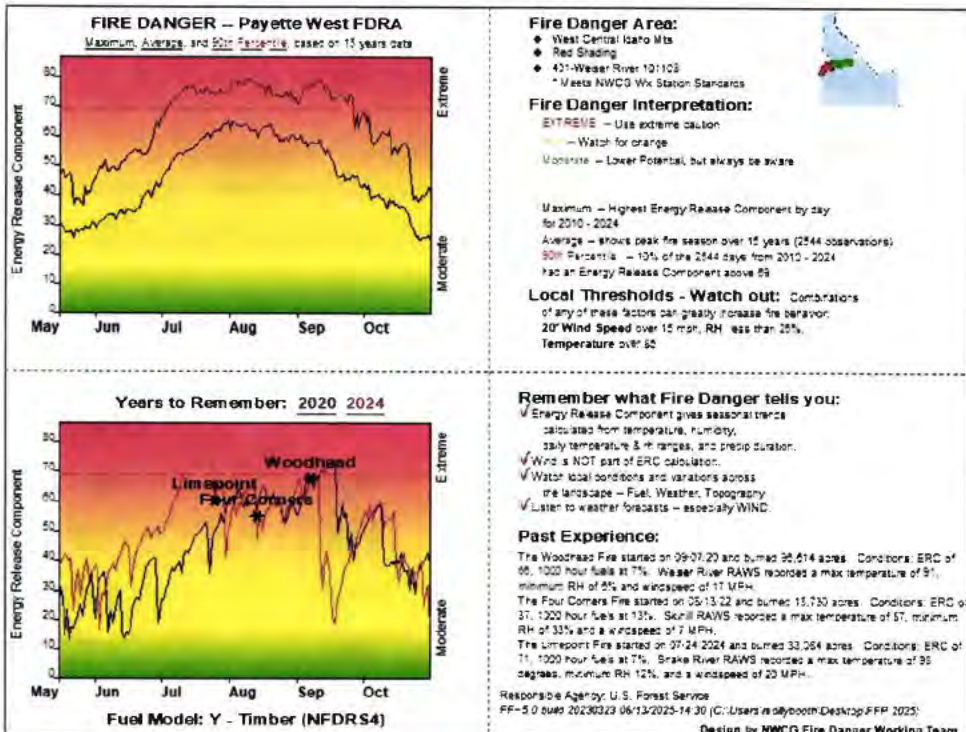
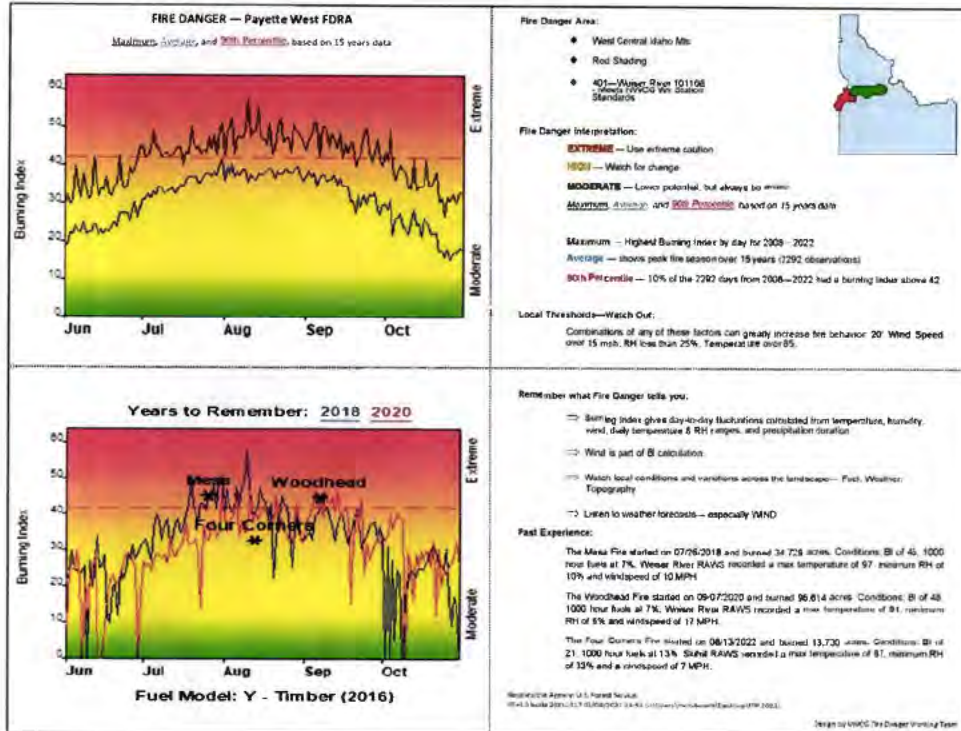
Surface Fire Flame Length (ft) [SURFACE]



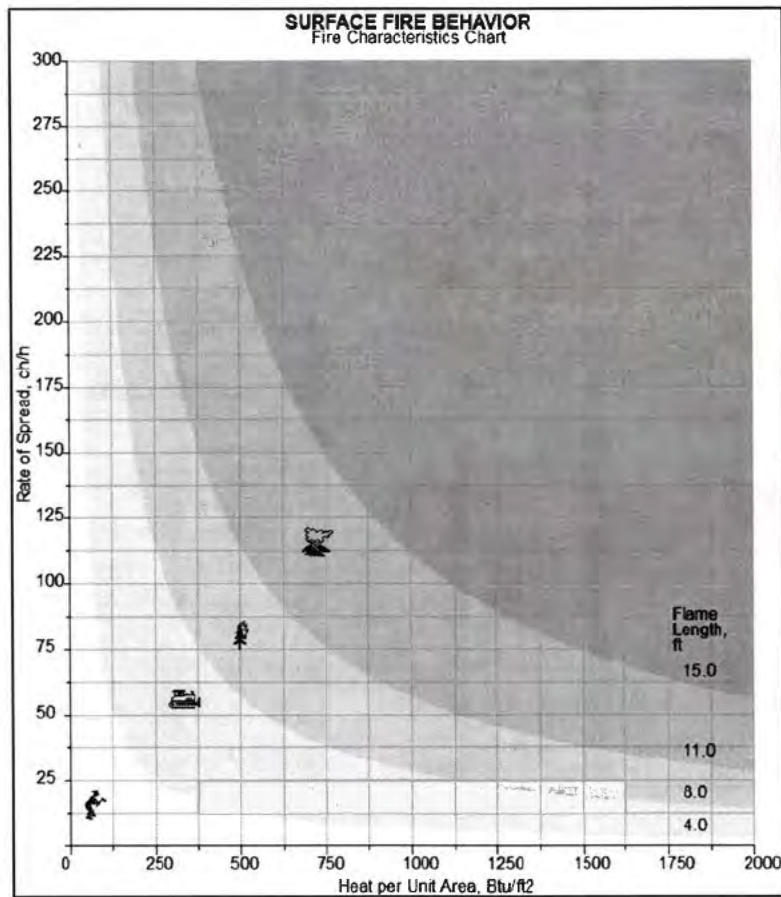
Very Low Dead Moisture 2/3 Cured Herbaceous Backing
Backing Fire

Fuel Model	Surface Fire Rate of Spread ch/h	Surface Flame Length ft
1	4.1	1.2
2	2.0	1.8
9	0.5	0.9

Payette National Forest Fire Weather Indices Pocket Cards



Hauling Chart and Interpretation



Reference: National Wildfire Coordinating Group (NWCG)

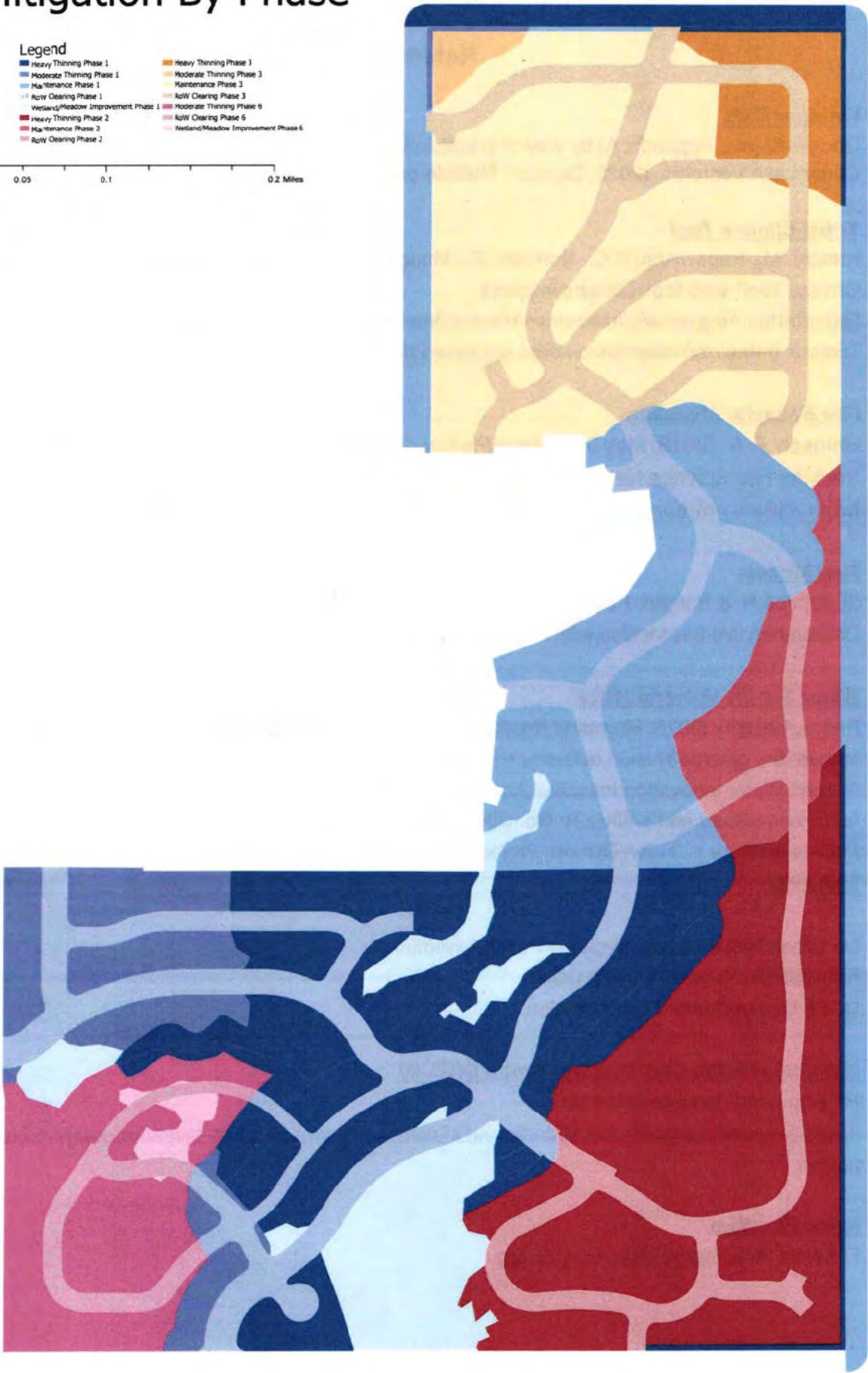
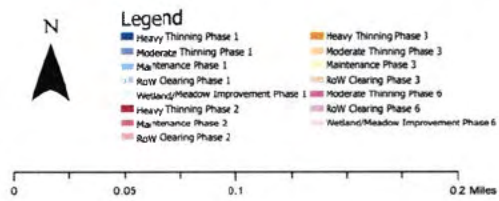
Interpreting Expected Surface Fire Behavior

Once estimates of Rate of Spread and Flame Length have been obtained, use these classifications to evaluate the level of concern they generate.

Fire Behavior Class	Rate of Spread (ch/hr)	Flame Length (ft)	Tactical Interpretation
Very Low	0-2	0-1	Direct, Hand
Low	2-5	1-4	Direct, Hand
Moderate	5-20	4-8	Direct, Equip
High	20-50	8-12	Indirect
Very High	50-150	12-25	Indirect
Extreme	150+	25+	Indirect

Reference: NWCG

Fire Mitigation By Phase



References

Weather Data

Google AI (see Appendix A) by way of [WeatherSpark.com](https://www.weatherspark.com)
Cedar Lake Ventures. (2025, Sept 25) Multiple pages www.weatherspark.com

Tribal Climate Tool

Krosby, M., Hegewisch, K.C., Norheim, R., Mauger, G., Yazzie, K., H. Morgan. (2018). "Tribal Climate Tool" web tool. Climate Impacts Group (<https://cig.uw.edu/resources/tribal-vulnerability-assessment-resources/>) and Climate Toolbox (<https://climatetoolbox.org/>) accessed on [9/25/2025].

Fire Behavior Modeling

Heinsch, F. A. (2018, May 9). *BehavePlus updates and changes* [Webinar]. Northern Rockies Fire Science Network.
<https://www.nrfirescience.org/event/behaveplus-updates-and-changes>.

Fuel Models

Scott, Joe H. & Burgan, Robert E. (2005, June). Standard Fire Behavior Fuel Models: A Comprehensive Set for Use with Rothermel's Surface Fire Spread Model

Water Supply Vulnerabilities

Pierce, Gregory (2025, February) Research and Co-Executive Director, UCLA Luskin Center for Innovation: gpierce@luskin.ucla.edu • Faith Kearns, Director of Research Communications, Arizona Water Innovation Initiative, Arizona State University's Global Futures Lab: faith.kearns@asu.edu • Silvia R. González, Director of Research, UCLA Latino Policy and Politics Institute • Lauren Dunlap, Project Manager of Energy Equity, UCLA Luskin Center for Innovation

Do Urban Water Supply Systems Put Out Wildfires?
FREQUENTLY ASKED QUESTIONS
UCLA Luskin Center For Innovation

National Wildfire Coordinating Group (NWCG)

Hauling chart and interpretation
<https://www.nwcg.gov/publications/pms437/surface-fire/interpreting-expected-surface-fire-behavior>

Idaho FireWise

FireWise Idaho, www.idahofirewise.org

International Wildland-Urban Interface Code (IWUIC)

International Code Council. (2024). *International Wildland-Urban Interface Code*

NFPA

National Fire Protection Association (NFPA). (2022). NFPA 1140: Standard for Wildland Fire Protection. National Fire Protection Association.

Valley County Wildfire Mitigation: Fire Prevention

<https://www.co.valley.id.us/FirePrevention>

(NRCS) NATURAL RESOURCES CONSERVATION SERVICE CONSERVATION PRACTICE SPECIFICATION

FUEL BREAK – FORESTLAND (Ac.) CODE 383

Phase	Treatment Needed	Fire Mitigation Type (Desired End State)	Target Tree Spacing	Acres	Estimated Cost Per Acre	Cost Per Treatment Area	Totals by Phase
1	Heavy Thinning	Shaded Fuel Break	40ft	4	\$2,500.00	\$10,000.00	
1	Heavy Thinning	Firewise Zone 3	10ft	22	\$2,500.00	\$55,000.00	
1	Moderate Thinning	Firewise Zone 3	10ft	7	\$2,000.00	\$14,000.00	
1	Maintenance	Shaded Fuel Break	40ft	10	\$500.00	\$5,000.00	
1	Maintenance	Firewise Zone 3	10ft	15	\$500.00	\$7,500.00	
1	Wetland/Meadow Improvement	Meadow Improvement	100ft	9	\$100.00	\$900.00	Phase 1 Total
1	RoW Clearing	Road/Right of Way Clearing	NA	16	\$0.00	\$0.00	\$92,400.00
2	Heavy Thinning	Firewise Zone 3	10ft	24	\$2,500.00	\$60,000.00	
2	Maintenance	Firewise Zone 3	10ft	5	\$500.00	\$2,500.00	Phase 2 Total
2	RoW Clearing	Road/Right of Way Clearing	NA	7	\$0.00	\$0.00	\$62,500.00
3	Heavy Thinning	Firewise Zone 3	10ft	3	\$2,500.00	\$7,500.00	
3	Maintenance	Firewise Zone 3	10ft	24	\$500.00	\$12,000.00	
3	Moderate Thinning	Firewise Zone 3	10ft	1	\$2,000.00	\$2,000.00	Phase 3 Total
3	RoW Clearing	Road/Right of Way Clearing	NA	9	\$0.00	\$0.00	\$21,500.00
6	Moderate Thinning	Firewise Zone 3	10ft	9	\$2,000.00	\$18,000.00	
6	RoW Clearing	Road/Right of Way Clearing	NA	2	\$0.00	\$0.00	Phase 6 Total
6	Wetland/Meadow Improvement	Meadow Improvement	100ft	1	\$0.00	\$0.00	\$18,000.00
					Total	\$194,400.00	

From: Mark Engibous <[REDACTED]>
Sent: Friday, May 8, 2026 3:11 PM
To: Cynda Herrick <cherrick@valleycountyid.gov>; Lori Hunter <lhunter@valleycountyid.gov>
Subject: Re: Written Comment Planning and Zoning for May 14th Public Hearing

Thank you for letting me know that you were unable to open my previous emailed document. Here it is below.

Dear Valley County Planning and Zoning Commissioners,

We are writing as full time residents that live in The Woodlands. Thank you for reading the comments of the many concerned people that reside here and in surrounding neighborhoods that would be affected by the Pine Creek Ranch Development. We encourage you to represent rightly the community you serve by protecting our community when making decisions regarding this development.

Let us remember the Idaho Code Local Land Use Planning Act which states " The purpose is to promote the health, safety and general welfare of the people of the state of Idaho."

The PCR development in its current stated plans does not consider the health, safety and general welfare of the people that live here for the following main reasons:

- 1) Lack of paved roads to access the large PCR would congestion the only main entrance and exit on Woodlands Drive. And this road currently has no sidewalks to protect pedestrians and cyclists from increased traffic that PCR would create.
- 2) Fire and Emergency access would be limited to Woodlands Drive or the planned gravel dirt road near Stockton. The gravel road would be much slower and drive more traffic through Woodlands Drive . It would also create excess dust and pot holes which make it difficult to maintain smooth surface for every day driving and it should not be considered a proper entrance/exit.

The majority of full time residents in McCall want to keep our town the smaller rural community it is and slow the growth. It is the reason we live here where small town lifestyle is valued over living in a bigger city. Other reasons to consider are how second homes will only increase the already expensive cost of living for full time residents who live here. The small roads in McCall are not built to handle more traffic. There is already congestion on the roads getting into the elementary and middle schools that are next to Woodlands drive. A traffic study should be done during school hours to reflect this. We believe there needs to be more infrastructure plans in place prior to approving this large development.

Thank you again for taking the time to consider our concerns when making this very important decision and to represent your community well.

Respectfully,

Sonja and Mark Engibous



From: Brad Brault <[REDACTED]il.[REDACTED]>
Sent: Sunday, May 10, 2026 9:57 PM
To: Cynda Herrick <cherrick@valleycountyid.gov>
Cc: Tracy Brault <[REDACTED]il.[REDACTED]>
Subject: PCR application

Dear Cynda,

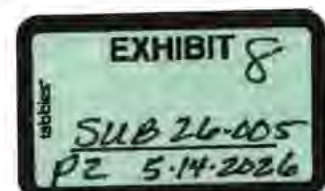
Please understand that the development Craig Groves is trying to access with a gravel road will be "bolted onto" the Woodlands and will be dependent on Woodlands drive for transporting all construction equipment, laborers and materials for decades.....plus the resulting additional residents.

This additional traffic, in addition to the obvious dangers, will erode the quality of life currently enjoyed by the residents of the Woodlands. This will result in more and more properties being put on the market and property values eroding faster than Mr. Groves can profit by destroying what we currently have.

Please consider us opposed to any all applications filed by Groves aka Pine Creek Ranch.

Respectfully,

Brad and Tracy Brault
669 Koski Drive



Dear Valley County Commission,

As lifelong Idahoans, McCall and Valley County have always felt like a refuge to our family — a place of peace, beauty, and quiet that represents what makes Idaho special. For years, my wife and I dreamed of someday owning a small mountain property where our children could grow up making memories surrounded by nature. After years of hard work and saving, that dream finally came true when we purchased our home at 655 Stockton Dr.

This property has become our safe place. A quiet escape from the noise and pace of everyday life. Never in our wildest dreams did we imagine that a major development access road could someday be routed directly in front of our home and through our neighborhood.

Our hearts are honestly breaking over this proposal.

There are many concerns with this project, but most importantly, I want to express the very real impact this road would have on the families who already live here. This area was never designed to support heavy development traffic or become an access point for a large housing project. We are asking you, from one citizen to another, to please protect the character and beauty of this community and require the developers to find another solution.

Some of our concerns include:

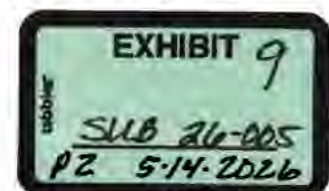
1. The existing roads are narrow, winding, dusty, and uneven. They were never intended to handle constant heavy construction traffic and large equipment.
2. Many homes in this area sit close to the roadway. The noise, dust, traffic, and disruption would dramatically affect our quality of life. Imagine trying to enjoy dinner on your porch while dump trucks and construction traffic pass continuously in front of your home.
3. This project will negatively impact surrounding property values and the peaceful nature of the neighborhood we invested in. Families who worked hard for a quiet mountain property should not bear the financial burden of a development project they never wanted. So these developers can profit.
4. Nearly all homes in this area rely on septic systems. We are deeply concerned whether the infrastructure and long-term sewer planning for a development of this size has truly been thought through.
5. We understand and respect responsible growth and families building homes or cabins in Valley County. What concerns us is large-scale development that prioritizes profit over preserving the very character and natural beauty that make McCall and Valley County so special. There are great communities that have been built, but access to them is off main roads. Spring Mountain Ranch and Woodlands are a great example. These developers need a better plan.
6. Many residents in this area strongly oppose this proposal. We are asking the Commission to stand up for the existing homeowners and preserve the quiet mountain community that people came here to enjoy.

Please do not allow this road to go through our neighborhood. We respectfully ask that you require the developers to find another route that does not permanently damage the beauty, peace, and character of this area.

Please see us and our neighbors not as obstacles to development, but as families who simply want to protect the quiet life we worked so hard to build.

Thank you for your time and consideration.

Sincerely, David & Jessica Argon – [REDACTED]



From: Shealyn Mascheroni [REDACTED]
Sent: Wednesday, May 13, 2026 6:47:43 PM
To: Cynda Herrick <cherrick@valleycountyid.gov>
Subject: Pine Creek Ranch

Dear Ms Herrick,

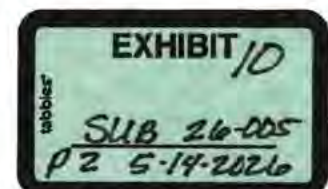
I am writing to you in regards to the proposal submitted for the development of Pine Creek Ranch. I kindly ask you to defer or deny the application at this time. Not only has the applicant filled in several parts of the application with "TBD", he has not clearly defined a plan for the use of the 90 acres along the gravel road. More information is needed before the City and County can determine what is safe and appropriate for the current residents surrounding the property and the city of McCall. Thank you for your time.

Sincerely,

Shealyn and Andre Mascheroni

Residents of Woodlands Drive

Get [Outlook for iOS](#)



PAT KIM ALLEN 630 STOCKTON

May 12, 2026

Valley County Planning and Zoning Commission

219 North Main Street

Cascade, Idaho 83611

**Re: Public Comment Opposing SUB 26-005, Pine Creek Ranch South Subdivision /
Conditional Use Permit**

Dear Chair and Members of the Planning and Zoning Commission:

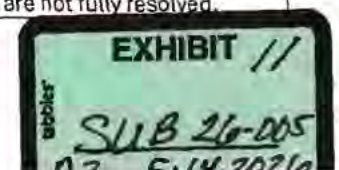
We respectfully submit these comments in opposition to SUB 26-005, Pine Creek Ranch South. We ask that the application be denied, or at minimum continued, until the applicant demonstrates full compliance with the Valley County Conditional Use Permit standards, the Compatibility Matrix, applicable public improvement standards, and the Valley County Comprehensive Plan.

The application is not merely a four-lot subdivision. The applicant proposes a 90.68-acre, four-development-parcel subdivision and a 2,737-linear-foot gravel roadway, with the stated purpose of creating a permanent public right-of-way and privately maintained access road to provide connectivity and secondary access for future development to the north. Existing wetlands, a constructed reservoir, water rights, and future development connections are all identified in the application materials.

Compatibility Matrix Evaluation

Based on the actual impacts to Stockton Drive, West Place Subdivision, wetlands, wildlife habitat, road capacity, emergency services, and future development pressure, the compatibility scoring should be adjusted as follows:

Matrix Question	Suggested Score	Weighted Result	Reason
1. Compatibility with dominant adjacent land use	-1 x 4	-4	Although labeled residential, the proposal functions as a through-access road and future development connector into an established rural large-lot neighborhood.
2. Compatibility with other adjacent land uses	-1 x 2	-2	The proposal may relate more naturally to Fox Ridge or Woodlands, but it is not compatible with Stockton Drive / West Place.
3. Compatibility with overall local vicinity	+1 x 1	+1	Residential use exists in the area, but the proposed access pattern and future development intensity create compatibility concerns.
4. Site layout and mitigation of detrimental impacts	-2 x 3	-6	The proposed road layout directs impacts toward Stockton Drive and does not adequately mitigate wetlands, drainage, fire access, or neighborhood impacts.
5. Similarity of proposed lot / structure scale	-1 x 1	-1	The current four-parcel subdivision masks the likely future development purpose, which is not similar to the 1- to 7-acre character of Stockton Drive.
6. Traffic volume and Character	-2 x 2	-4	Stockton Drive is a rural gravel road not designed for high-volume traffic, construction traffic, or cut-through circulation. It does not meet County road standards.
7. Impacts from resources, runoff, emissions, or substances	-1 x 2	-2	Wetlands, drainages, reservoir/water rights, stormwater, fertilizers, and wildlife habitat remain insufficiently addressed.
8. Ability of public agencies to provide services	-1 x 2	-2	Fire access, water supply, road maintenance, emergency response, snow removal, and Central District Health concerns are not fully resolved.



Matrix Question	Suggested Score	Weighted Result	Reason
9. Cost-effectiveness of public services versus revenue	-1 x 2	-2	The application does not adequately identify who pays for long-term road, emergency, stormwater, and off-site impacts.

Suggested compatibility score: -22.

This score better reflects the real-world function of the application: a road and right-of-way designed to enable future development and alter the function of Stockton Drive, rather than a simple four-parcel residential subdivision.

Neighborhood Character and Scale

Stockton Drive and the West Place Subdivision are rural, large-lot neighborhoods with lots generally ranging from approximately 1 acre to more than 7 acres. Residents purchased and improved their properties with the understanding that the area was a low-density, rural residential neighborhood served by individual wells and septic systems. The public comment notes emphasize that Stockton Drive is gravel, narrow, older in design, and not constructed to function as a collector or through road for substantially increased traffic. There is no way the property owners of the Stockton neighborhood could have anticipated that it would be a main artery.

The proposal would permanently and fundamentally change the character of the Stockton Drive neighborhood by introducing a new access corridor and potential future traffic from development that is more compatible with Fox Ridge, Woodlands, or City-connected infrastructure than with Stockton Drive. A through-connection to Stockton Drive should therefore be prohibited. If emergency access is truly necessary, it should be designed as gated emergency-only access, with physical barriers and enforceable restrictions preventing public, construction, or daily residential traffic.

Traffic, Road Capacity, and Public Safety

The applicant's impact report states that the proposed 28-foot gravel roadway would serve four development parcels and provide secondary access to the parcel to the north. It also states that the applicant is concurrently filing a City of McCall PUD application and that the proposed road would fulfill the PUD's secondary access requirement.

Stockton Drive has an existing **60-foot right-of-way**. A 70-foot right-of-way is required for the proposed function and level of service. In an average to above-average winter, Stockton Drive narrows to single-lane travel because of snow storage. It simply is not wide enough to meet County road standards or EMS standards.

That means traffic impacts cannot be evaluated as if this were only a four-parcel subdivision. The Commission should require a full traffic impact study analyzing construction traffic, future residential traffic, emergency response, snow removal, pedestrian and bicycle safety, and cumulative impacts from the related future development. Valley County's own transportation planning goals include proper planning of roadways in new developments to provide good circulation and meet future expansion needs.

Stockton Drive was not designed for that role. The road's width, gravel surface, curves, shoulders, snow-storage limitations, lack of sidewalks or pathways, and sight-distance constraints make it inappropriate for increased traffic volumes. Allowing Stockton Drive to become a through-access route would create an undue adverse impact on adjoining properties and public safety.

Wetlands, Drainage, Water Rights, and Wildlife

The application acknowledges existing wetlands, a constructed reservoir, and water rights for stockwater storage, wildlife storage, and fire protection storage. The property also functions as a collection basin

associated with water rights. It also states that wetland impacts necessary for the road would be permitted through the U.S. Army Corps of Engineers.

That is not enough. Valley County's impact report standards require review of traffic, water demand, drainage, wetlands, vegetation removal, and mitigation of environmental impacts. The open meadow and drainage basin in this area provide water collection, wildlife habitat, and downstream water functions. Residents have observed elk, deer, owls, sandhill cranes, and other wildlife using the basin.

This application should be denied. Any new application or future proposal should be required to provide an independent hydrology and stormwater analysis, a wetland mitigation plan, water-rights analysis, wildlife corridor/open-space plan, and enforceable restrictions on fertilizers, herbicides, and runoff. Approval should not rely on later, parcel-by-parcel mitigation after the road and right-of-way have already been established.

Fire, Emergency Services, and Infrastructure

The applicant originally stated a desire not to prepare a wildfire mitigation plan at this time, proposing instead to defer it until further subdivision. Later materials identify wildfire risk, one primary access route through Stockton Court, no current structural/wildland fire water supply, and no current plan for buried tanks or dry hydrants unless the project is further developed.

The same 60-foot right-of-way limitation affects fire apparatus access and winter emergency response. That is inadequate. Valley County's Wildland Urban Interface requirements state that developers of proposed subdivisions must provide a wildfire protection plan addressing water supply, access, fire protection systems and equipment, defensible space, and vegetation management. The Staff Report also identifies wildfire mitigation, public services, and whether impacts are properly mitigated as key questions for the Commission.

No approval should occur unless the applicant provides a complete WUI Fire Protection Plan, verified fire-flow or water-supply plan, emergency-access plan, road-maintenance plan, snow-removal plan, and development agreement assigning all costs to the developer or future owners-not to existing Stockton Drive residents or Valley County taxpayers.

Comparison to the Valley County Comprehensive Plan

The Valley County Comprehensive Plan emphasizes coordinated growth, protection of rural character, mitigation of hazards, and protection of natural resources. Valley County planning materials describe the County as retaining rural character while addressing growth, and the Comprehensive Plan includes goals to reduce disaster impacts to residents, infrastructure, wildlife, and natural resources.

The proposal is inconsistent with those principles unless substantial changes are made. It does not demonstrate that Stockton Drive can safely accommodate the traffic. It does not fully resolve wildfire, water, wetland, wildlife, or drainage impacts. It does not provide a complete public-service cost analysis. It also appears to use a four-parcel subdivision as a first step toward future development without requiring full cumulative review now.

The Comprehensive Plan's transportation goals also support proper planning of roadways in new developments for good circulation and future expansion needs. A piecemeal approval that creates the road first and studies future development later is the opposite of coordinated planning.

Requested Action

For these reasons, we respectfully request that the Commission deny SUB 26-005. Alternatively, the matter should be continued until the applicant provides, at minimum:

1. A full traffic impact study including all future phases, the related PUD, construction traffic, emergency response, and impacts to Stockton Drive, Woodlands, Fox Ridge, and nearby intersections.
2. A prohibition on through-traffic using Stockton Drive, with any emergency connection physically gated, restricted, and enforceable.
3. A full WUI Fire Protection Plan, including water supply, fire apparatus access, turnarounds, maintenance, and long-term vegetation management.
4. Independent wetland, drainage, stormwater, wildlife, and water-rights analysis.
5. A development agreement requiring the applicant or future owners to pay for all road, drainage, emergency-access, snow-removal, and off-site improvements.
6. Central District Health, sewer/septic, well, and utility capacity verification before any approval.
7. Evaluation of alternative access through Fox Ridge, Woodlands, City property, school-district property, or other routes more compatible with the proposed future development.

Property owners who purchased land in Stockton Drive and West Place could never have anticipated that Stockton Drive could potentially become a main artery to service hundreds of properties.

Stockton Drive should not be converted from a quiet rural residential road into a through-access corridor for unrelated future development. This is not a minor adjustment; it is a complete change in neighborhood function. The proposal, as submitted, is not harmonious with the established character of Stockton Drive and does not satisfy the compatibility standards necessary for approval.

Respectfully submitted.

A handwritten signature in dark ink, appearing to be a stylized 'P' followed by a surname, possibly 'Parr'.