
Section 1.0 – INTRODUCTION/COVER LETTER

PROJECT: Eld Ranch Estates



Prepared By:

Greater Good Investments
&
K2 Excavation and Construction
&
Crestline Engineers

- **Met with Donnelly Fire District (Jess Ellis and Jerry Holenbeck):** Reviewed project and discussed Fire District requirements. Provided follow-up confirmation of a rough plan to incorporate on-site water holding tank. Reviewed road slopes and layout for conceptual agreement.
- **Met with Dan Coonce, Valley County Engineer:** Provided project overview and discussed plans.
- **Met with and contracted Wildland Urban Interface Plan expert John Lillehaug.** John is work on the plan and has a drafted in process.
- **Conducted Preliminary Ground Water Monitoring:** Estimated lot location to gather preliminary data.
- **Conducted Neighborhood Meeting:** Presented the project and gathered feedback.

The entire project will be development by the team of Greater Good Investments and K2 Excavation and Construction. Both local organizations and Idaho based.

We believe Eld Ranch Estates will contribute positively to Valley County by offering a residential option that caters to those seeking a nature-centric lifestyle, while supporting local housing options and related economic growth. We look forward to working with the Planning and Zoning Commission to address any questions or concerns and to ensure this project meets all regulatory requirements.

Thank you for your time and consideration. We are eager to build something that strengthens our community and appreciate the opportunity.

Warm regards,



Mark Young
Managing Member
Greater Good Investments, LLC

Quaid Kettering & Nolan Peck
Owners
K2 Excavation and Construction LLC

Project Team Members:

Crestline Engineering – Gregg Tankersley & Rob Pair
Dunn Land Surveys – Dan Dunn
All About Forestry – John Lillehaug
Exceed Legal – Erik Bolinder

SECTION 2.0

C.U.P & PRELIMINARY PLAT APPLICATION

Valley County Planning and Zoning Department

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



Subdivision Application

Includes Conditional Use Permit

TO BE COMPLETED BY THE PLANNING AND ZONING DEPARTMENT		<input type="checkbox"/> Check # _____ or <input type="checkbox"/> Cash or <input checked="" type="checkbox"/> Card
FILE # SUB 25-013		FEE \$ 600 -
ACCEPTED BY _____		DEPOSIT 1000 -
CROSS REFERENCE FILE(S): _____		DATE 5-27-2025
<input type="checkbox"/> ADMINISTRATIVE PLAT	COMMENTS: _____	
<input type="checkbox"/> SHORT PLAT	_____	
<input checked="" type="checkbox"/> FULL PLAT	_____	

When an application has been submitted, it will be reviewed in order to determine compliance with application requirements. A hearing date will be scheduled only after an application has been accepted as complete.

Applicant's Signature: *Man Yang* Date: May 27, 2025

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

- ☒ Neighborhood Meeting Information and results if 5 or more lots. VCC 9-5H-1.D
- ☒ A preliminary plat containing all of the necessary requirements according to the Valley County Subdivision Regulations, Title 10.
- ☒ A phasing plan and construction timeline.
- ☒ One 8½ x 11" – 300 scale drawing of the proposed subdivision showing only the street names and lots.
- ☒ A plot plan, drawn to scale, showing existing utilities, streets, easements, ditches, and buildings.
- ☐ A landscaping plan, drawn to scale, showing elements such as trees, shrubs, ground covers, and vines. Include a plant list, indicating the size, quantity, location, and name (both botanical and common) of all plant material to be used. – N/A
- ☒ A site grading plan clearly showing the existing site topography and detailing the best management practices for surface water management, siltation, sedimentation, and blowing of dirt and debris caused by grading, excavation, open cuts, side slopes, and other site preparation and development.
- ☐ A lighting plan. – N/A
- ☒ A Wildfire Mitigation Plan.
- ☒ Names and mailing addresses of property owners within 300 feet of the property boundary. Information can be obtained through the Valley County GIS maps. Only one list is required.
- ☒ **Ten (10) copies of the application and additional materials are required.**

We recommend you review Title 9 and Title 10 of the Valley County Code online at
www.co.valley.id.us/planning-zoning or
at the Planning and Zoning Office, 219 North Main, Cascade, Idaho.

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

CONTACT INFORMATION

PROPOSED SUBDIVISION NAME: Eld Ranch Estates

APPLICANT Greater Good Investments LLC (Mark Young,
Chief Managing Member)

PHONE [REDACTED]

Owner ☐ Option Holder ☐ Contract Holder ☒

MAILING ADDRESS 1479 Mace Rd, Eagle, ID

ZIP 83616

EMAIL [REDACTED]

PROPERTY OWNER Eld Ranch Investments LLC
(if not the applicant)

MAILING ADDRESS 6700 N Linder Rd Ste 156 Pmb243, Meridian Id

ZIP 83646

EMAIL [REDACTED]

Nature of Owner's Interest in this Development? None. Property being sold in full.

AGENT / REPRESENTATIVE Chris Todd

PHONE [REDACTED]

MAILING ADDRESS 12561 W Goldcrest St, Star, ID

ZIP 83669

EMAIL [REDACTED]

ENGINEER Crestline Engineers (Gregg Tankersley & Rob Pair)

MAILING ADDRESS 323 Deinhard Lane, Suite C, McCall, ID

ZIP 83638

EMAIL gtankersley@crestline-eng.com or rpair@crestline-eng.com

PHONE 208.634.4140

SURVEYOR Dunn Land Surveys

MAILING ADDRESS 25 Coyote Trail, Cascade, ID

ZIP 83611

EMAIL dan@dunnlandsurveys.com

PHONE 208.634.6896

PROPERTY INFORMATION

1. SIZE OF PROPERTY Phase 1 ~ 60 (53.92 "Parcel 1" + or ~ 6 acres "Parcel 2"); 374 Total Acres

2. AMOUNT OF ACREAGE OF ADJACENT LAND HELD BY THIS OWNER 240 Acres

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

Easements Idaho Power (lines); Ingress/Egress road to and through Greenland property. See plat for additional details.

Deed Restrictions None

Liens or encumbrances None

4. LEGAL DESCRIPTION See Title Report/Warrant Deed "EXHIBIT A"

5. TAX PARCEL NUMBER(S) RP16N04E199005 (Phase 1), RP16N04E204805 and RP16N04E290605

Quarter S1/2 of SE1/4

Section 19

Township 16 North

Range 4 East

6. EXISTING LAND USES AND STRUCTURES ON THE PROPERTY:

The property is used for cattle grazing during the summer season. No other uses.

There are no existing structures on any of the 374-acre property.

7. ARE THERE ANY KNOWN HAZARDS ON OR NEAR THE PROPERTY (such as canals, hazardous material spills, soil or water contamination)? If so, describe and give location: None.

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

North Private homes, buildable home lots, and non-farm use land next to Phase 1 areas and future.

South Open areas, buildable lots and private homes.

East No buildings, grazing land and timber land.

West Private homes and Open land.

9a. TYPE OF TERRAIN: Mountainous ☐ Rolling ☒ Flat ☐ Timbered ☐

9b. DOES ANY PORTION OF THIS PARCEL HAVE SLOPES IN EXCESS OF 15%? Yes ☒ No ☐

9c. DESCRIBE ANY SIGNIFICANT NATURAL RESOURCES SUCH AS ROCK OUTCROPPING, MARSHES, WOODED AREAS: Nothing significant in phase 1. The eastern slope of the future phases includes some timber areas. There is a ~18-acre reservoir in the center of future phases of the development but this is man made. It is fed by Laffinwell creek.

10a. WATER COURSE: No existing or proposed irrigation ditches, streams, drainage ditches, or known underground watercourses effected in phase 1.

10b. IS ANY PORTION OF THE PROPERTY LOCATED IN A FLOODWAY OR 100-YR FLOODPLAIN?
(Information can be obtained from the Planning & Zoning Office) Yes ☒ No ☐

10c. ARE THERE WETLANDS LOCATED ON ANY PORTION OF THE PROPERTY? Yes ☒ No ☐

10d. WILL ANY PART OF THE PROPERTY BE SUBJECT TO INUNDATION FROM STORMWATER OVERFLOW OR SPRING MELTING RUN-OFF? _____

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

11b. NUMBER OF PROPOSED ROADS: 2 Proposed width: 24' Wide with 2' Gravel Shoulder
Will the proposed roads be Public ☐ Private ☒
Proposed road construction: Gravel ☐ Paved ☒

12a. EXISTING UTILITIES ON THE PROPERTY ARE AS FOLLOWS: None. However, Idaho Power does have electrical lines crossing the property under easement.

12b. PROPOSED UTILITIES: Electrical services will be added to the property. Telephone lines are proposed as well.

Proposed utility easement width 12" Locations. Adjacent to road row

13. SOLID WASTE DISPOSAL METHOD: Individual Septic ☒ Central Sewage Treatment Facility ☐
14. POTABLE WATER SOURCE: Public ☐ Water Association ☐ Individual ☒
If individual, has a test well been drilled? No _____ Depth _____ Flow _____ Purity Verified? _____
Nearest adjacent well 470 GOLD FORK RD Depth 359 Flow 2
15. ARE THERE ANY EXISTING IRRIGATION SYSTEMS? Yes ☐ No ☒
Are you proposing any alterations, improvements, extensions or new construction? Yes ☐ No ☒
If yes, explain: _____
16. DRAINAGE (Proposed method of on-site retention): Surface Stormwater Scales and Detention Basins
Any special drains? No _____ (Please attach map)
Soil type(s): Donnelly Sandy Loam Kangas Coarse Sandy Loam, Swede Silt Loam, 2%-20% Slopes
(Information can be obtained from the Natural Resource Conservation Service: websoilsurvey.nrcs.usda.gov)
17. WILL STREETS AND OTHER REQUIRED IMPROVEMENTS BE CONSTRUCTED PRIOR TO THE RECORDING OF THE FINAL PLAT? Yes _____
If not, indicate the type of surety that will be put up to ensure the construction of the improvements within one (1) year from the date of filing the plat: _____
16. OUTLINE OF PROPOSED RESTRICTIVE COVENANTS:
Setbacks: Front _____ feet Sides _____ feet Rear _____ feet
Mobile homes allowed? Yes ☐ No ☒
Minimum construction value \$300,000 Minimum square footage 2,000
Completion of construction required within n/a Days ☐ Months ☐ Years ☐
Resubdivision permitted? Yes ☐ No ☒
Other _____
17. LAND PROGRAM:
Open Areas and/or Common Areas Yes ☒ No ☐
Acreage in subdivision 54 ac. East boundry maybe extend, but no additional lots will be added. Number of lots in subdivision 20 Residential + Open Spaces. Typical width and depth of lots 250ft by 350ft
Typical lot area 2.17 acres.
Minimum lot area 1.50 acres Maximum lot area 4.03 acres
Lineal footage of streets +/- 3,750 L.F. Average street length per lot +/- 291 L.F.
Percentage of area in streets +/- 11.90%
Dedicating road right-of-way to Valley County? Yes ☒ No ☐
Percentage of area of development to be public (including easements) +/-5.60%
Maximum street gradient 10.00%
Is subdivision to be completely developed at one time? Yes ☐ No ☒ - Attach phasing plan and timeline.
18. COMPLETE ATTACHED PLAN FOR IRRIGATION if you have water rights &/or are in an irrigation district. Submit letter from Irrigation District, if applicable.
19. COMPLETE ATTACHED WEED CONTROL AGREEMENT.
20. COMPLETE ATTACHED IMPACT REPORT. It must address potential environmental, economic, and social impacts and how these impacts are to be minimized.

Section 2.1 - Irrigation Plan

(Idaho Code 31-3805)

This land: ☒ Has water rights available to it
☐ Is dry and has no water rights available to it.

Idaho Code 31-3805 states that when all or part of a subdivision is "located within the boundaries of an existing irrigation district or canal company, ditch association, or like irrigation water deliver entity ... **no subdivision plat or amendment to a subdivision plat or any other plat or map recognized by the city or county for the division of land will be accepted, approved, and recorded unless:**"

- A. The appropriate water rights and assessment of those water rights have been transferred from said lands or excluded from an irrigation entity by the owner; or
- B. The owner filing the subdivision plat or amendment to a subdivision plat or map has provided for the division of land of underground tile or conduit for lots of one acre or less or a suitable system for lots of more than one acre which will deliver water to those landowners within the subdivision who are also within the irrigation entity with the appropriate approvals:
 - 1. For proposed subdivisions located within an area of city impact, both city and county zoning authorities must approve such irrigation system.
 - 2. For proposed subdivisions outside of negotiated areas of city impact, the delivery system must be approved by the Planning and Zoning Commission and the Board of County Commissioners with the advice of the irrigation entity charged with the delivery of water to said lands (e.g., irrigation district).

To better understand your irrigation request, we need to ask you a few questions. Additional pages can be added. A list of the map requirements follows the short questionnaire. **Any missing information may result in the delay of your request before the Planning and Zoning Commission and ultimately the approval of your irrigation plan by the Board of County Commissioners as part of final plat approval.**

- 1. Are you within an area of negotiated City Impact? _____ Yes ☒ No
- 2. What is the name of the irrigation district/company and drainage entities servicing the property?
Irrigation: N/A
Drainage: N/A
- 3. How many acres is the property being subdivided? Phase 1 = ~54 to 60; Phases 2 to 8 = ~314
- 4. What percentage of this property has water? For Phase 1 ~54 - 60 acres, it is 0%. All phases, it is 4.81%
- 5. How many inches of water are available to the property? 121 acre-feet
- 6. How is the land currently irrigated? ☒ surface ☐ sprinkler ☐ irrigation well
☐ above ground pipe ☐ underground pipe
- 7. How is the land to be irrigated after it is subdivided? ☒ surface ☒ sprinkler ☐ irrigation well
☐ above ground pipe ☐ underground pipe
- 8. Describe how the head gate/pump connects to the canal and irrigated land and where ditches &/or pipes go.
N/A
- 9. Is there an irrigation easement(s) on the property? ☐ Yes ☒ No

10. How do you plan to retain storm and excess water on each lot? _____
Each lot are large enough that normal run off is anticipated to be absorbed naturally or through existing
run off channels.

11. How do you plan to process this storm water and/or excess irrigation water prior to it entering the
established drainage system? (i.e. oil, grease, contaminated aggregates)

N/A – residential property only. Non-commercial.

Irrigation Plan Map Requirements

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

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

Also, provide the following documentation:

- ☐ Legal description of the property.
- ☐ Proof of ownership.
- ☐ A written response from the irrigation entity and/or proof of agency notification.
- ☐ Copy of any water users' association agreement which shows water schedules and maintenance responsibilities.
- ☐ Copy of all new easements ready for recording (irrigation supply and drainage).
- ☐ If you are in a city area of impact, please include a copy of the approvals by the city planning and zoning commission and city council of your irrigation plan.

=====Applicant Acknowledgement=====

I, the undersigned, agree that prior to the Planning and Zoning Department accepting this application, I am
responsible to have all the required information and site plans.

**I further acknowledge that the irrigation system, as approved by the Planning and Zoning
Commission and ultimately the Board of County Commissioners, must be bonded and/or installed
prior to the recording of the plat or building permit.**

Signed: _____

Applicant

Date: 5/27/25



Section 2.2 - VALLEY COUNTY

WEED CONTROL AGREEMENT

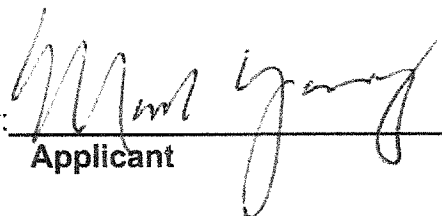
It shall be the duty and responsibility of all landowners to control noxious weeds on their land and property, in accordance with Idaho Statute 22-2407.

The purpose of this agreement is to establish a cooperative relationship between Valley County and the undersigned Cooperator to protect the natural and economic values in the Upper Payette River watershed from damages related to the invasion and expansion of infestations of noxious weeds and invasive plants. This is a cooperative effort to prevent, eradicate, contain and control noxious weeds and invasive plants on public and private lands in this area. Factors related to the spread of weeds are not related to ownership nor controllable at agency boundaries. This agreement formalizes the cooperative strategy for management of these weeds addressed in Valley County's Integrated Weed Management Plan.

In this continuing effort to control Noxious Weeds, Valley County Weed Control will consult with the undersigned Cooperator and outline weed identification techniques, present optional control methods and recommend proper land management practices.

The undersigned Cooperator acknowledges that he/she is aware of any potential or real noxious weed problems on his/her private property and agrees to control said weeds in a timely manner using proper land management principles.

Valley County Weed Department can be contacted at 208-382-7199.

By: 
Applicant

By: Valley County Weed Supervisor

Date: 5-27-25

SECTION 3.0

IMPACT REPORT

3.0 – IMPACT REPORT

VALLEY COUNTY CODE 9-5-3-D

1. ***Traffic volume, character, and patterns including adequacy of existing or proposed street width, surfacing, alignment, gradient, and traffic control features or devices, and maintenance. Contrast existing with the changes the proposal will bring during construction and after completion, build-out, or full occupancy of the proposed development. Include pedestrian, bicycle, auto, and truck traffic.***

The 54 acres site (we may extend the eastern boundary slightly to roughly 60 acres total-no additional lots) will have roughly 4,000 feet of paved road. Traffic volume during construction will be split in two periods. The first time frame to support cutting in the road and preliminary grading will have minimal traffic activities. The second phase encompassing the building out the road base and paving is anticipated to be more active. During the first period the equipment will be staged and stored on site. The work crew is estimated at 2 to 3 individuals generating only 1 to 2 trips per day over a 20-workday period. Minimal clearing and grubbing and related deposable of materials will be generated during this phase and therefore require little added daily transport trips. The same crew will handle the next phase which will be completed over roughly 30 to 40 workdays in the spring/early summer of 2026. Delivery of road material is forecasted at slightly over 1 truck load per hour during this task.

After the construction period, we are forecasting the sales and build out to occur over 4 years. At maximum sell out, assuming a mix of full time and part time residence, we forecast between 3 to 4 auto trips be hour using a 16-hour day or only an average of 1 car each 15 minutes.

Other traffic from pedestrian and bicycle would be very little or minimal and have no impact. A stop sign will be placed at the entry to Gold Fork.

The new 24' wide asphalt roadway with 2' gravel shoulders will accommodate the nineteen (19) residential housing lots (the 20th off of Gold Fork Rd). The roadway gradient varies from 0.5%-10%, is aligned within the ROW, and will be constructed to Valley County Standards. The owner(s) will be responsible for maintaining the roadway for the shared access.

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

The new subdivision will provide additional housing supply to the market which can benefit future buyers by adding competition to the seller side. We have also reduced the minimum house size to 2,000 sq ft to provide an improved price point adding some potential for affordability.

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

Current noise and vibrations are generated from local traffic and ranching/farming which is considered to be reasonable for a rural area use. Road and infrastructure development will increase minor noise levels on a seasonal or short-term basis. 2 to 3 months. We are planning on a small crew and limited durations which should reduce impacts to local residents. No special activities or events are planned.

4. ***Heat and glare that exist and that might be introduced from all possible sources such as autos in parking areas, outdoor lights, water or glass surfaces, buildings or outdoor activities.***

Currently, the existing homes are the main source of any heat or glare. No new heat or glare will be added during the infrastructure build out phase. New home construction will follow the county dark sky ordinance and incorporate in the subdivision CCR's.

5. ***Particulate emissions to the air including smoke, dust, chemicals, gasses, or fumes, etc., both existing and what may be added by the proposed uses.***

Current rural environmental emission assessed. Minor dust during the road infrastructure phase anticipated from excavation equipment. No other emissions anticipated or forecasted.

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

A centrally located well will support water requirements during infrastructure development and be used to support the fire protection plan for a water holding tank. There are pockets of wetlands located across the property, located mainly in low-lying/existing drainages as shown on the Exhibits prepared by Crestline. These wetland boundaries are considered preliminary/assumed and are approximate until additional field work is completed.

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

There is no use of fire, explosives or related hazardous materials existing or proposed for this development effort.

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

Minor clearing of general vegetation at the new entry road off of Gold Fold will occur. The rest of the road work takes place on open lands that does not include any wetlands. Roads build to county standards. No diverse effects on soils, slopes or other are anticipated. Post construction, we will restore with a natural noninvasive or other approved stabilization method as needed for stabilization and minimize sedimentation disruptions during the infrastructure phase.

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

During construction and as construction progresses, temporary and permanent BMPs will be implemented to reduce or prevent the discharge of pollutants. Temporary BMPs may include silt fence, straw wattles, or minimizing the amount of disturbed areas, to inhibit the movement of soil particles during construction. Any temporary BMPs installed during the construction phases will be removed after final construction is completed and once surfaces are stabilized with vegetation. Permanent BMPs will be left in place upon completion of construction and any areas disturbed during construction activities on the site will be re-stabilized with hard surface and re-vegetation/landscaping efforts.

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

There are no anticipated problems with existing soil suitability. Roadway construction will be supported by appropriate imported backfill material to stabilize sections as needed. Topsoil may be added to surface restoration areas to supplement existing soil conditions as needed for growth. The existing site topography is rolling hills, with some flat slopes, and a steep incline near the proposed entrance. Any disturbed areas during construction should be stabilized as soon as practicable to prevent any severe erosion problems.

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

The only site grading will be for road related construction. The largest cut will be close to the main entry off of Gold Fork to bring the road up the draw near that southwest section of the property. All materials cut will be used to fill-in or support the road base. No material will be removed. Drainage courses will be accommodated adjacent to the road and current course. The Landscaping plan includes minor adds to the entry area. No new fencing to be added. Utilities will include power to the site for current and future developments and power to each lot. The majority of open area for Phase 1 will be at the entry area and slope up the draw. Long term, as we develop the future phases by the lake area, we will have open space around the lake, a parking area with a court and planned picknick/dock launch area.

12. *Visibility from public roads, adjoining property, and buildings. Include what will be done to reduce visibility of all parts of the proposal but especially cuts and fills and buildings. Include the impacts of shadows from new features on neighboring property.*

Gold Fork road is the main adjacent public road and due to the topography of the landscape, there is no visibility into the subdivision from the entry point/main road with exception of the entry road. No buildings or future homes will be located at the main entry only one lot across the road. Most lots are located above the main road and will have some visibility to various adjacent neighbors. The rough total of adjacent neighbors' which development will be visible is 4. Given the size of each lot, we do not anticipate any issues with shadows from new features. Our plan is to retain the maximum amount of natural and current vegetation appearance.

13. *Reasons for selecting the particular location including topographic, geographic and similar features, historic, adjoining land ownership or use, access to public lands, recreation, utilities, streets, etc., in order to illustrate compatibility with and opportunities presented by existing land uses or character.*

This site and the future development sites are located between and adjacent to three other subdivisions (Simco Estates, Elk Meadows River Ranch, and The Reserve). Additionally, the other landowners are mainly single-family home site with a couple exception that include forest land and open grazing land. Our plan will maintain a similar look and feel to mirror the same appearance and harmony in the area. The topography supports low-density housing with ample space for larger lots, aligning with the area's rural aesthetic. Gentle slopes provide buildable terrain while preserving scenic views, ensuring the subdivision integrates seamlessly with the natural environment. The subdivision would be designed to minimize visual impacts, using underground utilities entirely where feasible. We believe this site provides the county with additional residential living space that is a continuation of existing developments and has low impact to the character of the area.

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

Property taxes will increase over time with the change from ag/grazing to residential. The new homes construction provides added fees and tax base to the area. The subdivision will also providing local builders with jobs and the need to source more materials and services from various local providers. Our construction partner is a local resident as well, and lives in the Donnelly area. The local community will also benefit from out-of-town cash spending as new owners move to the valley or use the home sites as a second home or vacation properties.

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

We are not forecasting a negative impact on additional public services or facilities. We are a private venture that will be covering the cost of new roads, infrastructure and related utilities.

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

The additional electrical power lines and capacity we are bring in will provide added redundancy to other residents and developments. The new lots will provide some added competition to adjacent developments in the marketplace. We are only building out the lots and are not going to provide home building services. Therefore, the local builder won't experience any negative competition impacts, but only positive impacts by having additional buildable lots to use.

17. *State what natural resources or materials are available at or near the site that will be used in a process to produce a product and the impacts resulting from the depletion of the resource. Describe the process in detail and describe the impacts of each part.*

No products are being produced and therefore, no impact is anticipated. We will reuse rock and dirt from the site for the new road(s) and source pit run and road base materials from a local provider. These materials are abundant in the area.

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

If the project was to be abandoned, the impact to external parties is minimal. The access road and related are project specific and does not affect local residents or the county.

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

There are 20 residential lots proposed under this preliminary plat with a size range between 1.5 and 4 acres in size. Building size minimums are going to be set at 2,000 square feet and/or larger for some custom homes. Owners may construct accessory buildings for vehicle and shop use. And HOA Design Review Committee will approve all improvements.

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

The start date of this phase 1 (20 lot) development would commence upon approval of the preliminary plat, hopefully August of 2025. The initial work may start shortly thereafter with an anticipate winter break period. Then restart in the spring of 2026 and attempt to be completed by August 2026. For reference, if economics and market conditions allow, our goal is to present each additional phase on an annual basis and follow the same build out plan. Start in the fall and complete the following summer.

21. ***Anticipated range of sale, lease or rental prices for dwelling units, building or other site, or non-residential floor space in order to insure compatibility with adjacent land use and development***

Lot pricing will be consistent with Idaho market pricing at time of sale. Currently, an estimated projected price range, based on size, view and other factors should be listed between \$100,000 and \$400,000.

SECTION 4.0

NEIGHBORHOOD MEETING SUMMARY

Eld Ranch Estates

Section 4.0 – Neighborhood Meeting

MEMORANDUM FOR THE RECORD

Subject: Eld Ranch Estates – Neighborhood Meeting per VCC 9-5H-1.D

Final Published Date: May 9, 2025

Prepared by: Mark Young

1. Meeting Details

- **Date/Time:** April 30, 2025, 5:30 PM – 6:30 PM
- **Location:** The Old Church at Historic Roseberry, Farm to Market & Roseberry Road
- **Attendees:**
 - Eld Ranch Estates subdivision development team, including:
 - Mark & Misty Young – Greater Good Investment (Developer) & future Property Owner.
 - Quaid Kettering and Nolan Peck – K2 Excavation and Construction
 - Gregg Tankersley – Crestline Engineers.
 - Michelle & Zach Lowen – Property Owners.
 - Neighbors included:
 - See attached sign in sheet of attendees – Exhibit C. Note that other neighbors outside the 300 ft notice requirement attended and were welcome to do so. Total head count is estimate at roughly 18 community members. A complete list of all mailed and noticed resident letters is included in the County package elsewhere.
- **Purpose:** The neighborhood meeting was held to review the proposed project, timing and discuss neighborhood concerns in compliance with Valley County Code 9-5H-1.D.

2. Key Discussions

- **Introduction:** Introduce the Project team and backgrounds.
- **Project Overview:** Discuss the project plan related to the initial phase 1 effort and general overview of future phase.
- **Questions and Answers (Open Discussion):** Open up the discussion to the neighborhood attendees for however long needed to answer project specific questions.

3. Decisions

- **Introduction:** Mark Young introduced himself and the rest of the development project team. He provided some background on each.
- **Project Overview:** Mark Young, Quaid Kettering and Nolan Peck facilitated the following project review. A general overview of the project plan for the initial phase 1 effort (rough 54 to 60 acres site off of Gold Fork Road) was reviewed. This included the planned entry area, road type, anticipated number of LOTs, CCR plan, lay out and timing. We then discussed the plan to

continue the subdivision development in additional phases (the 240- and 80-acres parcels) over time. We provided the conceptual phased build out plan for the entire subdivision with the goal to complete one phase per year. We explained that progress is contingent upon economic conditions and the business environment. We also noted that the development goal could be accelerate or decelerate over time and currently unknown. A preliminary plat map and project phasing plan (See Exhibit 3.B below) was displayed at the front of the room for attendees to view.

▪ **Open Discussion (Q&A items or other comments):**

- Q: Will you have CCR's to govern property use, building size, night sky and landscaping.
 - A: Yes, our CCR's will be very similar to those of Simco Estates. We will have a minimum building size, limit the number of out buildings, restrict mobile homes and camping. While we have discussed a rough CCR plan, we do not have any draft CCR's at this time.
- Q: What are your roads going to be?
 - A: We will provide paved roads consistent with County requirements.
- Q: What is the timing of the entire development?
 - A: Our goal is to start this year on phase 1 and be completed by mid-summer of 2026. We are hoping to then start and finish one phase a year at a minimum going forward. Start construction in April/May of each year and finish by August.
- Q: What are the water sources - wells?
 - A: Yes, each lot will have their own well and septic just like all the other homes in the area.
- Q: If you are installing wells, wouldn't that cause our wells to potentially dry up?
 - A: Gregg from Crestline Answered: This issue has been discussed many times in the past. There is no evidence of any impact to anyone wells but adding new wells in Valley country. Valley county does not have an issue with water availability.
- Q: There is wildlife (Elk) that are in the area. What are you doing about them?
 - A: We have talked with Fish and Game; they have provided us with a list of recommended practices for residential subdivisions CCR's which we intend to incorporate.
 - Added Comment: One neighbor mentioned how they enjoy seeing the Elk and maybe we could do something to help. Gregg T mentioned that the Elk our wild animals and will just go where they want.
- Q: How many lots are you planning for the entire project?
 - A: In rough numbers, we think 60 plus lots.
 - Reaction: The neighbor asking the question thought that was good and low impact.
 - NOTE: Mark Young clarified the 60 target was an estimate and we have not done any detailed planning on the future phase to truly provide a good number. That said, we would think the total will be between 60 and 80 lots total over the 374-acre area for the record. Mark will be

publicly updating this statement during our county meeting as I don't want the neighbors to feel misled at all.

- Statement: I'm concerned with road activity on Gold Folk during construction periods.
 - A: Agreed that we will manage and besides the need to bring in some road base and other rock, we didn't see a high volume of impact from our equipment building out infrastructure.
- Q: Will there be a secondary road or will you be connecting to any roads traveling through Simco Estates.
 - A: When we create more than 30 lots, we are required to provide a secondary access road. We haven't determined that location yet, but it is possible that one of the two roads in Simco Estates will be used.
- Q: Aren't you concerned with the loss of farmland across the country and your plan to contribute to this as well? Where do you think we will get all our food from? China?
 - A: We share this general concern, but to our knowledge this land has never been farmed. It has been ranched, but only seasonal grazing.
- Statement: It appears one of your test holds (TP-29) is close to my well head and can you relocate that?
 - A: Yes, we think that one can be moved and did not see your well head. There was snow on the ground at that time.
- Other Statements:
 - Someone mentioned they thought there was a wildlife corridor and wanted to know how you will preserve it.
 - Someone suggested a mandate for housing in the timber and maintaining the open meadows.

CONFIRMED BY:

//Mark Young//

Mark Young
Chief Managing Member
Greater Good Investments, LLC

Exhibit 3.A – Letter Sent to Adjacent Neighbors

Eld Ranch Estates

Greater Good Investments LLC
858-232-4586
mark@k2excavation.org

April 15, 2025

Dear Neighbor [or Specific neighbor name(s) if available],

RE: Tax LOT #: [Add tax lot number or multiple if appropriate]

We are excited to share news of a proposed new subdivision planned for the community and invite you to join us for a neighborhood meeting to discuss this development. As part of our commitment to transparency and collaboration, we value your perspective and want to ensure your voice is heard as we move forward.

The proposed subdivision, tentatively named Eld Ranch, will be located close to the corner of Gold Fork and Withers Road, Tax Lot Numbers **RP16N04E199005, RP16N04E204805 and RP16N04E290605** currently owned by Eld Ranch Investments, LLC and being sold to Greater Good Investments LLC. This project aims to bring 16 to 20 thoughtfully designed single-family home sites to the area as part of the phase 1 effort.

To give you a chance to learn more, ask questions, and share your thoughts, we're hosting a neighborhood meeting:

- **Date:** Wednesday, April 30, 2025
- **Time:** 5:30 PM – 6:30 PM
- **Location:** The Old Church at Historic Roseberry, Farm to Market & Roseberry Road.

At the meeting, we'll present preliminary plans, including site layouts, and timelines. This is your opportunity to review the proposal and ask any questions. Our goal is to address these issues early and adapt the project to reflect our shared priorities.

Can't make it? No problem—we'd still love your input. Feel free to send your questions or comments to mark@k2excavation.org by May 5th, 2025.

We are eager to build something that strengthens our community, and that starts with your feedback. Thank you for being part of this process—we look forward to seeing you at the meeting or hearing from you soon.

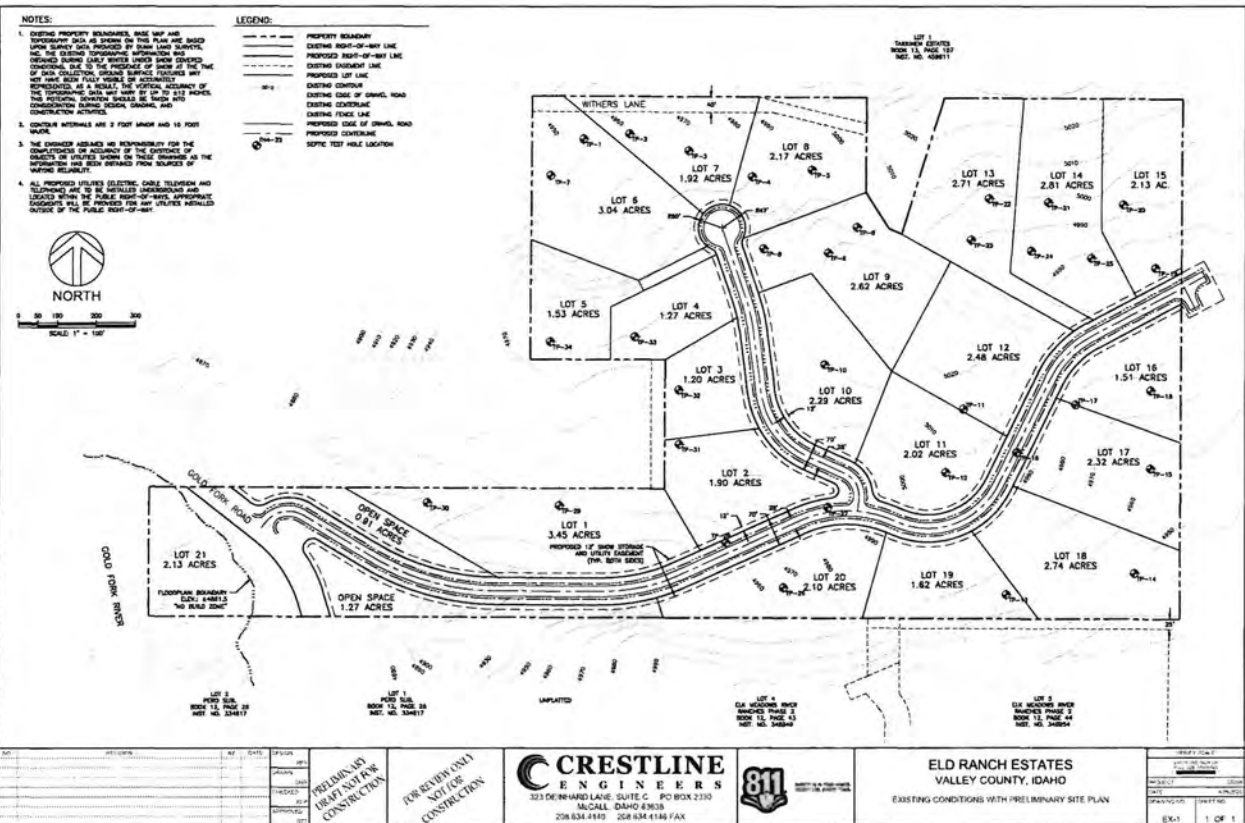
Warm regards,

// Mark Young //

Mark Young
Managing Member

Greater Good Investments, LLC in partnership with K2 Excavation & Construction LLC

Sample Letter



ELD RANCH ESTATES

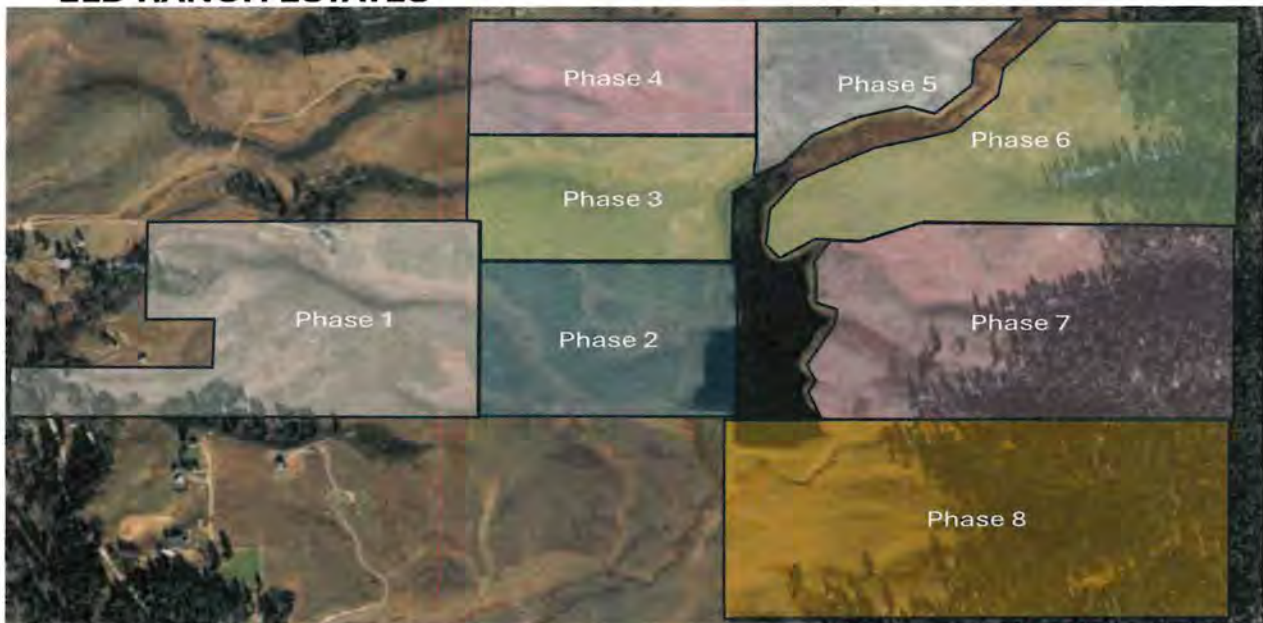


Exhibit 3.C – Signature Sheet of Neighborhood Meeting Attendees

Parcel No / Address of Property	Name and Mailing Address	Signature	Date	Initial	Phone Number
1 RP10N04E19G714 4611 S 2817 PL SW, #1	MARTINEA NAREN BASSER P.O. BOX 11 LOUISVILLE KY 40203	[Signature]			
2 RP0062400000020 COLD FORK RD	JASON T & JODI POSTWA 426 S FLORENCE ST MEMPHIS TN 38106	[Signature]			
3 S#1-#60240000010 400 COLD FORK RD	JASON T & JODI POSTWA 426 S FLORENCE ST MEMPHIS TN 38106	[Signature]			
4 RP10N04E300607 534 HOLLANDS CUMULATIVE RD	ANDREW & CHRISTINA CHIRINGER 3112 MASSELY LN BOHE ID 83702-3624	[Signature]			
5 RP0062840000640 77 ELITY SADDLE WAY	TODD FALEY 1800 E CONDON OAK CT MERIDIAN ID 83446	[Signature]			
6 RP0062900000050 #101	ELK MEADOWS RIVER RANCHES LLC 2000 CRICKETWOOD STE ANTWERP TOWNSHIP 7 WEST LAKE OH 44145	[Signature]			
7 RP10N04E293007 #101	SHANE A MICHELLE WARREN FAMILY TRUST LOCAL MAILING #101 STARBUCKS MO	[Signature]			
8 RP10N04E204005 #101	BILL KAPLAN INVESTMENTS LLC WILSON INDUSTRIAL SITE USA HWY 44 MARIETTA GA 30066	[Signature]			
9 RP0074300000010 BEECHVIEW TERRACE IN	CZL TRUST P.O. BOX 411 CAUNTON VT 05425	[Signature]			
10 RP10N04E19P031 SUSAN WILKINS LN	JOHN GREENGLAND PO BOX 340 SCOTTSDALE AZ 85263	[Signature]			
11 RP10N04E191253	MICHAEL & DENNIS ORRIFITS 618 W CHERRYFIELD DR MERCERAN IL 61804	[Signature]			

200 306-4147

Memorandum 4/8/2005

Meiri & Co. Williams
PO Box 617
Donnelly ID 83619

315 Buckner Loop

12 RP16N04E198022 435 W 7TH ST LN	PAUL WALTER JR PO BOX 445 DONNELLY ID 83615				
13 RP16N04E198705 NUL	EARNEST & SUSAN JACQUES PO BOX 38 DONNELLY ID 83615				204N05J909 MAIL ROOM
14 RP007692000130 NUL	ESTATES LLC PO BOX 739 EAGLE ID 83616				
15 RP007692000190 NUL	ESTATES LLC PO BOX 1939 EAGLE ID 83616			XXX OTHER PARCELS XXX	
16 RP007692000310 NUL	ESTATES LLC PO BOX 1939 EAGLE ID 83616			XXX OTHER PARCELS XXX	
17 RP007692000320; RP16N04E294236 NUL	ESTATES LLC PO BOX 1939 EAGLE ID 83616			XXX OTHER PARCELS XXX	
18 RP16N04E290004 NUL	DS LLC PO BOX 4406 BOISE ID 83705				
19 RP16N04E200006 NUL	DS LLC PO BOX 1405 BOISE ID 83705			XXX SECOND PARCELS XXX	
20 RP16N04E200005 NUL	SARCO LANDS PO BOX 263 CRESCENT CITY CA 95531				
21 RP004180000030 NUL	SARCO ESTATES PROPERTY OWNERS PO BOX 1199 RYTZING ID 83640				
22 RP004180000240 12000 ZOOM LN	RIC HARD & ORRIS AVILA PO BOX 158 DONNELLY ID 83615				
23 RP004180000230 12000 ZOOM LN	HOWARD & CAROL BARTLOW 1405 BENEFICIAL LN NAAPA ID 83626				

10/18

Douglas Avila
Ricardo Avila

24 RP004150010243 12941 LEBAND DR	HOWARD & CAROL BARTLOW 140 S BELLWOOD DR MAMPA ID 82666	XXXXXX	XXXXXX	XXXXXX
25 RP004150010062 12941 LEBAND DR	GEORGEY & JULIA S INC - FAMILY TRUST 2257 WERNOLDO AVE CLOVIS CA 93611	XXXXXX	XXXXXX	XXXXXX
26 RP004150010070 12941 LEBAND DR	TOO TIGHT MAN PO BOX 1230 DONNELLY CA 93611	XXXXXX	XXXXXX	XXXXXX
27 RP004150010042 MIL	THE FAMILY REVOCABLE TRUST ADDY LADDERO STE 156 PARK 43 MERCANTILE 82666	XXXXXX	XXXXXX	XXXXXX
OTHER ATTENDEES	Name	Signature	Date	Phone Number
1 Developer	Mark and Mary Young	<i>[Signature]</i>	4/30/25	XXXXXX
2 Contractor Partners	RE Excavation & Construction - Cloud Kettering / Nolan Peck	ATTENDED	4/30/25	XXXXXX
3 Property Owners	Michelle & Zach Loren	ATTENDED	4/30/25	XXXXXX
4 Crestline Engineering	Gregg Tankersley	ATTENDED	4/30/25	XXXXXX
5 JILL LAYTON PO BOX 441 DONNELLY ID	XXXXXX			
6 DAN EMMAN	XXXXXX			
7 MIKE WHITE PO Box 168				
8 DONNELLY 83615				

Christel Fieese
 Christel Fieese PO Box 223, Donnelly ID 83615

Kathy Fritschle
86 Barker Lane
Donnelly, ID 83401



Larry & Ann Meredith
93 Barker Ln
Donnelly, ID



SECTION 5.0

PHASING PLAN AND CONSTRUCTION TIMELINE

Section 5.0 – Phasing Plan & Construction Timeline

The Eld Ranch Estates Subdivision is a multi-phase residential development which will span 374 acres when completed in its entirety. The project incorporates Valley County tax lot numbers **RP16N04E199005**, **RP16N04E204805** and **RP16N04E290605** (see Exhibit A below) and also referred to as Parcels 1, 2 and 3 in accompanying title report and reference map below. (see Exhibit B).

EXHIBIT A

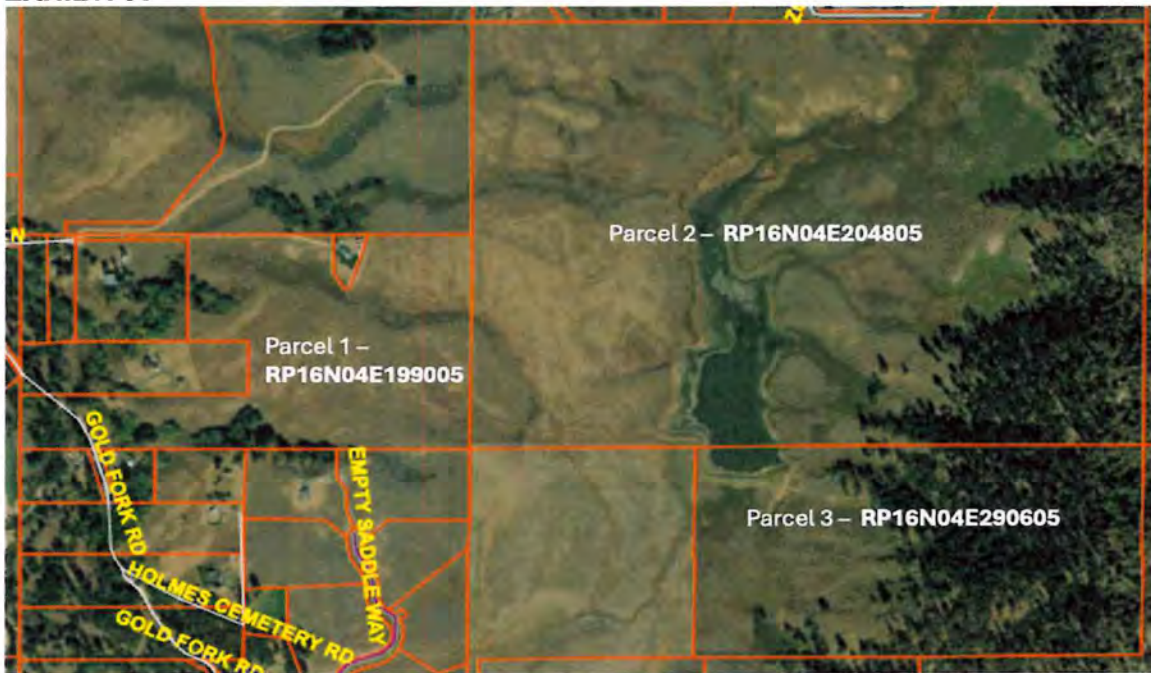
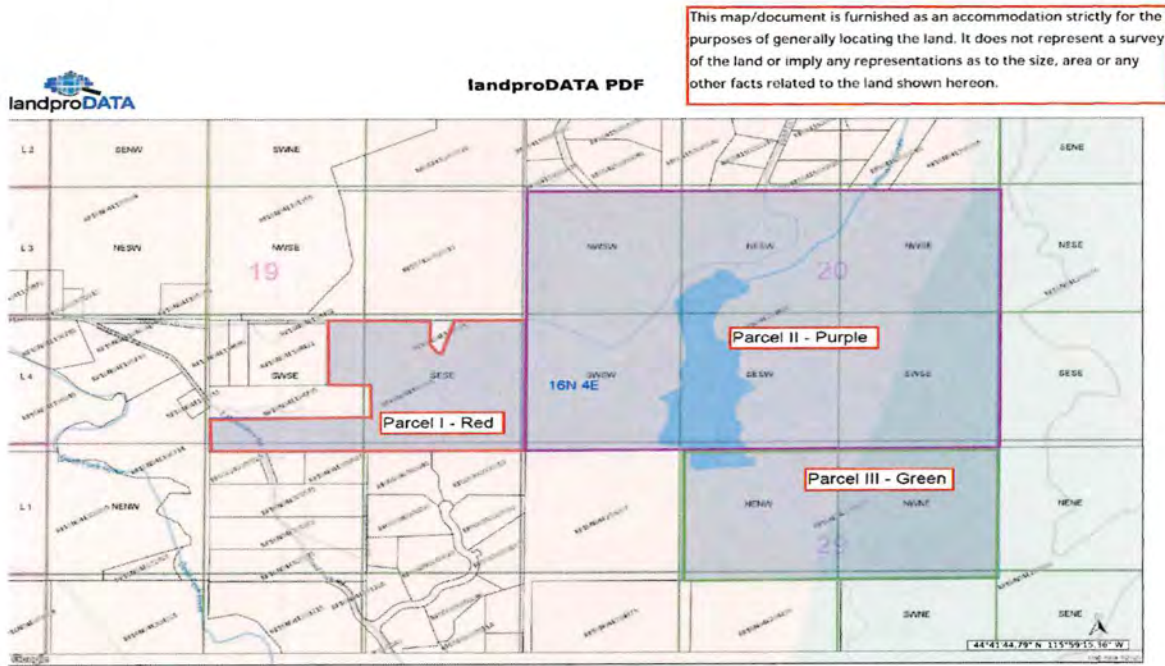


EXHIBIT B



This multi-phase development plan outlines a strategic approach to growth, ensuring sustainable infrastructure, compatibility with adjacent land uses, and respect for Valley County's cultural and environmental heritage. Each phase will prioritize high-quality design, incorporating elements inspired by the region's ranching and timber legacy, while providing access to trails, open spaces, and recreational opportunities that define the area's appeal. The multi-phased plan is illustrated below in Exhibit C and a detailed summary of the planned construction timelines covered in Table 1 below.

Exhibit C – Multi-phase Development Plan
ELD RANCH ESTATES



Table 1 – Planned Construction Schedule (Note that Phase 2 – 8 will vary in timing. The schedule below is notional with exception of Phase 1)

Phase	Task	Start	End
P1	a) Entry Area and cut base road.	Aug 2025	Oct 2025
	b) Add electrical and complete other infrastructure.	April 2026	Aug 2026
	c) Initial Sales Commence	Aug/Sept 2026	
P2	a) Cut base road.	Sept 2026	Oct 2026
	b) Add electrical and complete other infrastructure.	April 2027	Aug 2027
	c) Initial Sales Commence	Aug/Sept 2027	
P3 and Beyond	TBD based on economic and market conditions. Rough plan is one phase per year at a minimum.		

SECTION 6.0

WILDLAND URBAN INTERFACE FIRE PROTECTION PLAN

6.0 – Wildland Urban Interface Fire Protection Plan

NOTE: THE FINAL PLAN TO BE PROVIDED TO THE COUNTY PRIOR TO THE OFFICAL PLANNING AND ZONING COMMISSION MEETING IN JULY.

GENERAL STATUS:

- Eld Ranch Estates has retained the services for John Lillehaug – All About Forestry
- John was briefed on the project and development plan.
- John has worked on the property for the prior owners and is very familiar with the site.
- John supported and attended the initial project briefing with Donnelly Fire District.
- John spent an afternoon with the team and toured the entire site to get a current understanding of the property.
- John is in the process of writing up his report and anticipates that will be finalized in the next 30 day or prior to the P&Z commissioner meeting in July.
- No known issues have been identified at this time.
- We request the County accept this status as “Work-in-Progress” and grant additional time to complete the report.

SECTION 7.0

DRAFT CCR's

Section 7.0 – Draft CCRs

Summary of Draft Covenants, Conditions, and Restrictions (CCRs) for Eld Ranch Estate Subdivision

The draft Covenants, Conditions, and Restrictions (CCRs) for the Eld Ranch Estates Subdivision in Valley County, Idaho, will be designed to ensure the preservation of the community's rural character, scenic beauty, and high quality of life while fostering a cohesive and sustainable neighborhood. These CCRs will establish guidelines that align with the multi-phase development plan and be similar to those of the three other neighboring subdivisions to the North and South. Below is a summary of the key provisions to be outlined in the forthcoming draft CCRs:

- Architectural Standards
- Land Use and Lot Maintenance
- Environmental and Wildlife Protections.
- Community Amenities and Access.
- Homeowners Association (HOA).
- Recreational and Lifestyle Guidelines.
- Compliance with Local Regulations: The CCRs will reinforce adherence to Valley County zoning and land use regulations, ensuring the subdivision remains compatible with surrounding agricultural and recreational land uses. Provisions will also address compliance with state and federal environmental standards. Specific compliance will address:
 - Dark Sky lighting.
 - Fire District Requirements.
 - Fish and Wildlife Recommendations.

SECTION 8.0

ADJOINING WELL LOG REPORTS

IDAHO DEPARTMENT OF WATER RESOURCES WELL DRILLER'S REPORT

1. WELL TAG NO. D 77598
Drilling Permit No. 886249
Water right or injection well # _____
2. OWNER: Matt & Karen Moser

Name _____
Address 30280 Boulder Rd
City Parma State ID Zip 83660

3. WELL LOCATION:
Twp. 16 North ☒ or South ☐ Rge. 4 East ☒ or West ☐
Sec. 19 1/4 SE 1/4 SW 1/4

Gov't Lot _____ County Valley
Lat. 44 ° 42.193 (Deg. and Decimal minutes)
Long. 116 ° 01.088 (Deg. and Decimal minutes)
Address of Well Site 467 Gold Fork Rd City Donnelly
(Give at least name of road & distance to road or landmark)

4. USE:
☒ Domestic ☐ Municipal ☐ Monitor ☐ Irrigation ☐ Thermal ☐ Injection
☐ Other _____

5. TYPE OF WORK:
☒ New well ☐ Replacement well ☐ Modify existing well
☐ Abandonment ☐ Other _____

6. DRILL METHOD:
☒ Air Rotary ☐ Mud Rotary ☐ Cable ☐ Other _____

7. SEALING PROCEDURES:

Seal material	From (ft)	To (ft)	Quantity (lbs or ft³)	Placement method/procedure
<u>3/8 chip</u>	<u>0</u>	<u>45</u>	<u>1100</u>	<u>Dry pour</u>

8. CASING/LINER:

Diameter (nominal)	From (ft)	To (ft)	Gauge/Schedule	Material	Casing	Liner	Threaded	Welded
<u>6"</u>	<u>2</u>	<u>78</u>	<u>40</u>	<u>Steel</u>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<u>4"</u>	<u>78</u>	<u>398</u>	<u>40</u>	<u>PVC</u>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Was drive shoe used? ☒ Y ☐ N Shoe Depth(s) 79'

9. PERFORATIONS/SCREENS:
Perforations ☐ Y ☒ N Method —
Manufactured screen ☒ Y ☐ N Type PVC
Method of installation Set in

From (ft)	To (ft)	Slot size	Number/ft	Diameter (nominal)	Material	Gauge or Schedule
<u>200</u>	<u>398</u>	<u>20</u>	<u>40</u>	<u>4"</u>	<u>PVC</u>	<u>40</u>

Length of Headpipe _____ Length of Tailpipe _____
Packer ☐ Y ☒ N Type _____

10. FILTER PACK:

Filter Material	From (ft)	To (ft)	Quantity (lbs or ft³)	Placement method

11. FLOWING ARTESIAN:
Flowing Artesian? ☐ Y ☒ N Artesian Pressure (PSIG) _____
Describe control device _____

12. STATIC WATER LEVEL and WELL TESTS:
Depth first water encountered (ft) 17 Static water level (ft) 2
Water temp. (°F) 50 Bottom hole temp. (°F) —
Describe access port Turtle

Well test:			Test method:			
Drawdown (feet)	Discharge or yield (gpm)	Test duration (minutes)	Pump	Bailer	Air	Flowing artesian
<u>398</u>	<u>10</u>	<u>1hr</u>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Water quality test or comments: _____

13. LITHOLOGIC LOG and/or repairs or abandonment:

Bore Dia. (in)	From (ft)	To (ft)	Remarks, lithology or description of repairs or abandonment, water temp.	Water	
				Y	N
<u>10"</u>	<u>0</u>	<u>5</u>	<u>Top soil</u>		
<u>10"</u>	<u>5</u>	<u>13</u>	<u>gravel</u>		
<u>10"</u>	<u>13</u>	<u>23</u>	<u>Sandy clay</u>		
<u>10-6"</u>	<u>23</u>	<u>62</u>	<u>clay</u>		
<u>6"</u>	<u>62</u>	<u>78</u>	<u>soft granite</u>		
	<u>78</u>	<u>145</u>	<u>Hard granite</u>	X	
	<u>145</u>	<u>220</u>	<u>soft granite</u>	X	
	<u>220</u>	<u>365</u>	<u>Hard Granite</u>		
	<u>365</u>	<u>398</u>	<u>med Hard Granite</u>	X	

RECEIVED

JUN 12 2018

WATER RESOURCES
WESTERN REGION

Completed Depth (Measurable): 398'
Date Started: 6-4-16 Date Completed: 6-6-18

14. DRILLER'S CERTIFICATION:
I/We certify that all minimum well construction standards were complied with at the time the rig was removed.
Company Name Jims Well Drilling Co. No. 623
*Principal Driller [Signature] Date 6-6-18
*Driller _____ Date _____
*Operator II _____ Date _____
Operator I _____ Date _____
* Signature of Principal Driller and rig operator are required.

IDAHO DEPARTMENT OF WATER RESOURCES
WELL DRILLER'S REPORT

Office Use Only			
Well ID No. <u>819552</u>			
Inspected by _____			
Twp _____	Rge _____	Sec _____	
_____ 1/4	_____ 1/4	_____ 1/4	
Lat: _____		Long: _____	

1. WELL TAG NO. D 0031623
 DRILLING PERMIT NO. _____
 Water Right or Injection Well No. _____

12. WELL TESTS:

☐ Pump ☐ Bailor ☒ Air ☐ Flowing Artesian

Yield gal./min.	Drawdown	Pumping Level	Time
<u>2.4 gpm</u>		<u>358</u>	<u>2 1/2</u>

Water Temp. 48 Bottom hole temp. _____

Water Quality test or comments: good

Depth first Water Encounter 195

13. LITHOLOGIC LOG: (Describe repairs or abandonment)

Water

Bore Dia	From	To	Remarks: Lithology, Water Quality & Temperature	Y	N
10	0	2	dk brown sandy clay		X
10	2	18	soft brown granite		X
6	18	60	med brown granite		X
6	60	98	med hard brown granite		X
6	98	120	hard gray granite		X
6	120	145	hard lt brown granite		X
6	145	146	fine brown granite		X
6	146	195	hard brown granite		X
6	195	220	hard brown granite		X
6	220	350	hard brown granite w/ fine 24g.		X
6	350	359	med hard brown granite		X

2. OWNER:

Name Victoria M Leal
 Address PO Box 719
 City Cascade State Id Zip 83611

3. LOCATION OF WELL by legal description:

You must provide address or Lot, Blk, Sub. or Directions to well.

Twp. 16 North ☒ or South ☐
 Rge. 4 East ☒ or West ☐
 Sec. 19 1/4 SW 1/4 SE 1/4
 Gov't Lot _____ County Valley 10 acres 40 acres 160 acres
 Lat: _____ Long: _____

Address of Well Site 470 Gold Fork Rd
 City Donnelly

(Give at least name of road + Distance to Road or Landmark)

Lt. _____ Blk. _____ Sub. Name _____

4. USE:

☒ Domestic ☐ Municipal ☐ Monitor ☐ Irrigation
☐ Thermal ☐ Injection ☐ Other _____

5. TYPE OF WORK check all that apply (Replacement etc.)

☒ New Well ☐ Modify ☐ Abandonment ☐ Other _____

6. DRILL METHOD:

☒ Air Rotary ☐ Cable ☐ Mud Rotary ☐ Other _____

7. SEALING PROCEDURES

Seal Material	From	To	Weight / Volume	Seal Placement Method
<u>Bentonite</u>	<u>0</u>	<u>18</u>	<u>400 lb</u>	<u>over bored and poured from top down</u>

Was drive shoe used? ☐ Y ☒ N Shoe Depth(s) _____

Was drive shoe seal tested? ☐ Y ☐ N How? _____

8. CASING/LINER:

Diameter	From	To	Gauge	Material	Casing	Liner	Welded	Threaded
<u>6</u>	<u>21</u>	<u>19</u>	<u>.250</u>	<u>5 Tan</u>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<u>4</u>	<u>-6</u>	<u>339</u>	<u>160</u>	<u>PVC</u>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Length of Headpipe _____ Length of Tailpipe _____

Packer ☐ Y ☒ N Type _____

9. PERFORATIONS/SCREENS PACKER TYPE

Perforation Method SAG

Screen Type 2 Method of Installation Sagging

From	To	Slot Size	Number	Diameter	Material	Casing	Liner
<u>199</u>	<u>219</u>	<u>1/2 x 6</u>	<u>40</u>	<u>4</u>	<u>PVC</u>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<u>239</u>	<u>259</u>	<u>1/2 x 6</u>	<u>40</u>	<u>4</u>	<u>PVC</u>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<u>319</u>	<u>319</u>	<u>1/2 x 6</u>	<u>40</u>	<u>4</u>	<u>PVC</u>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

13 After Back 0.020 4 PVC

Filter Material	From	To	Weight / Volume	Placement Method
<u>Col. Sand 10-20</u>	<u>335</u>	<u>359</u>	<u>250 lb</u>	<u>poured from top down</u>

11. STATIC WATER LEVEL OR ARTESIAN PRESSURE:

40 ft. below ground Artesian pressure _____ lb.

Depth flow encountered _____ ft. Describe access port or control devices: _____

Sanitary Well Seal

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JUL 27 2004

WATER RESOURCES
WESTERN REGION

Completed Depth 359 (Measurable)

Date: Started 7-8-04 Completed 7-13-04

14. DRILLER'S CERTIFICATION

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

Company Name GASTRIN well Drilling, Inc. Firm No. 408

Principal Driller Robert W. Gastarin Date 7-20-04

and Driller or Operator II Larry Smith Date 7-17-04

Operator I _____ Date _____

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

STATE OF IDAHO
DEPARTMENT OF WATER RESOURCESUSE TYPEWRITER OR
BALLPOINT PEN

WELL DRILLER'S REPORT

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

1. WELL OWNER Name <u>Valley Central Maintenance District + Martel and Alice Morache</u> Address <u>Box 204 Donnelly, Idaho</u> Owner's Permit No. <u>65-90-K-105-000</u>		7. WATER LEVEL Static water level <u>12</u> feet below land surface. Flowing? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No G.P.M. flow _____ Artesian closed-in pressure _____ p.s.i. Controlled by: <input type="checkbox"/> Valve <input type="checkbox"/> Cap <input type="checkbox"/> Plug Temperature <u>44</u> of. Quality <u>good</u> <i>Describe artesian or temperature zones below.</i>																																																																																																							
2. NATURE OF WORK <input checked="" type="checkbox"/> New well <input type="checkbox"/> Deepened <input type="checkbox"/> Replacement <input type="checkbox"/> Well diameter increase <input type="checkbox"/> Abandoned (describe abandonment procedures such as materials, plug depths, etc. in lithologic log)		8. WELL TEST DATA <input type="checkbox"/> Pump <input type="checkbox"/> Bailer <input checked="" type="checkbox"/> Air <input type="checkbox"/> Other _____ Discharge G.P.M. <u>10</u> Pumping Level <u>115</u> Hours Pumped <u>2</u>																																																																																																							
3. PROPOSED USE <input checked="" type="checkbox"/> Domestic <input type="checkbox"/> Irrigation <input type="checkbox"/> Test <input type="checkbox"/> Municipal <input type="checkbox"/> Industrial <input type="checkbox"/> Stock <input type="checkbox"/> Waste Disposal or Injection <input type="checkbox"/> Other _____ (specify type)		9. LITHOLOGIC LOG <u>022319</u>																																																																																																							
4. METHOD DRILLED <input checked="" type="checkbox"/> Rotary <input checked="" type="checkbox"/> Air <input type="checkbox"/> Hydraulic <input type="checkbox"/> Reverse rotary <input type="checkbox"/> Cable <input type="checkbox"/> Dug <input type="checkbox"/> Other _____		<table border="1"><thead><tr><th>Bore Diam.</th><th>Depth From</th><th>To</th><th>Material</th><th>Water Yes</th><th>No</th></tr></thead><tbody><tr><td>10</td><td>0</td><td>2</td><td>TOP SOIL</td><td></td><td>X</td></tr><tr><td>10</td><td>2</td><td>5</td><td>BROWN CLAY</td><td></td><td>X</td></tr><tr><td>10</td><td>5</td><td>8</td><td>Cemented sand + gravel</td><td></td><td>X</td></tr><tr><td>10</td><td>8</td><td>45</td><td>Soft Brown Decomposed granite</td><td></td><td>X</td></tr><tr><td>10</td><td>45</td><td>46</td><td>BROKEN GRANITE</td><td></td><td>X</td></tr><tr><td>10</td><td>46</td><td>55</td><td>BROWN Decomposed granite</td><td></td><td>X</td></tr><tr><td>10</td><td>55</td><td>57</td><td>BROKEN granite</td><td></td><td>X</td></tr><tr><td>10</td><td>57</td><td>60</td><td>BROWN Decomposed granite</td><td></td><td>X</td></tr><tr><td>10</td><td>60</td><td>61</td><td>BROKEN granite</td><td></td><td>X</td></tr><tr><td>10</td><td>61</td><td>70</td><td>BROWN Decomposed granite</td><td></td><td>X</td></tr><tr><td>10</td><td>70</td><td>71</td><td>BROKEN granite</td><td></td><td>X</td></tr><tr><td>10</td><td>71</td><td>82</td><td>Med. Hard gray granite</td><td></td><td>X</td></tr><tr><td>10</td><td>82</td><td>86</td><td>Blue Broken granite</td><td></td><td>X</td></tr><tr><td>10</td><td>86</td><td>104</td><td>BROWN Decomposed granite</td><td></td><td>X</td></tr><tr><td>10</td><td>104</td><td>115</td><td>BROWN Broken granite</td><td></td><td>X</td></tr><tr><td>6</td><td>115</td><td>130</td><td>GRAY Decomposed granite</td><td></td><td>X</td></tr></tbody></table>		Bore Diam.	Depth From	To	Material	Water Yes	No	10	0	2	TOP SOIL		X	10	2	5	BROWN CLAY		X	10	5	8	Cemented sand + gravel		X	10	8	45	Soft Brown Decomposed granite		X	10	45	46	BROKEN GRANITE		X	10	46	55	BROWN Decomposed granite		X	10	55	57	BROKEN granite		X	10	57	60	BROWN Decomposed granite		X	10	60	61	BROKEN granite		X	10	61	70	BROWN Decomposed granite		X	10	70	71	BROKEN granite		X	10	71	82	Med. Hard gray granite		X	10	82	86	Blue Broken granite		X	10	86	104	BROWN Decomposed granite		X	10	104	115	BROWN Broken granite		X	6	115	130	GRAY Decomposed granite		X
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6	115	130	GRAY Decomposed granite		X																																																																																																				
5. WELL CONSTRUCTION Casing schedule: <input checked="" type="checkbox"/> Steel <input type="checkbox"/> Concrete <input type="checkbox"/> Other _____ Thickness <u>250</u> inches <u>6</u> inches + <u>1</u> feet <u>117</u> feet Diameter _____ inches _____ feet _____ inches _____ feet _____ inches _____ feet _____ inches _____ feet Was casing drive shoe used? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Was a packer or seal used? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Perforated? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No How perforated? <input type="checkbox"/> Factory <input checked="" type="checkbox"/> Knife <input type="checkbox"/> Torch <input type="checkbox"/> Gun Size of perforation <u>3/32</u> inches by <u>1</u> inches Number _____ From _____ To _____ <u>150</u> perforations <u>40</u> feet <u>50</u> feet																																																																																																									

STATE OF IDAHO

DEPARTMENT OF WATER RESOURCES

WELL DRILLER'S REPORT

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

[illegible]

SECTION 9.0

TITLE REPORT



128 E Main St., Weiser, ID 83672

PHONE (208) 414-1792 FAX (208) 414-1794

PUBLIC RECORD REPORT

THIS REPORT IS FOR THE EXCLUSIVE USE OF:

Eld Family Investments LLC	Date Prepared: December 18, 2024
	File Number: 661266AM
	Title Officer: Cassandra Drake

Attn: Michelle Lowen

CONDITIONS, STIPULATIONS AND DEFINITIONS

(I) Definitions:

- (a) "Customer": The person or persons named or shown on this cover sheet.
- (b) "Effective date": The title plant date of AmeriTitle, referred to in this report as "AmeriTitle".
- (c) "Land": The land specifically described in this public record report and improvements affixed thereto which by law constitute real property.
- (d) "Public records": Those records which by the laws of the State of Oregon impart constructive notice of matters relating to said land.

(II) Liability of AmeriTitle:

- (a) THIS IS NOT A COMMITMENT TO ISSUE TITLE INSURANCE AND DOES NOT CONSTITUTE A POLICY OF TITLE INSURANCE.
- (b) The liability of AmeriTitle for errors or omissions in this public record report is limited to the amount of the fee paid by the customer, provided, however, that AmeriTitle has no liability in the event of no actual loss to the customer.
- (c) No costs (including without limitation attorney fees and other expenses) of defense, or prosecution of any action, is afforded to the customer.

(III) Report Entire Contract:

Any right or action or right of action that the customer may have or may bring against AmeriTitle and/or its underwriter arising out of the subject matter of this report must be based on the provisions of this report. No provision or condition of this report can be waived or changed except by a writing signed by an authorized officer of AmeriTitle. By accepting this form report, the customer acknowledges and agrees that the customer has elected to utilize this form of public record report and accepts the limitation of liability of AmeriTitle as set forth herein.

(IV) Fee:

The fee charge for this Report does not include supplemental reports, updates or other additional services of AmeriTitle.

REPORT

Effective Date: November 25, 2024

- A. The Land referred to in this public record report is located in the County of Valley, State of Oregon, and is described as follows:

See attached Exhibit 'A'

- B. As of the Effective Date and according to the public records, we find title to the Land apparently vested in:

Parcels 1-3: Eld Ranch Investments LLC, an Idaho Limited Liability Company
Parcels 4-5: The Eld Family Revocable Trust dated November 9, 2012

- C. As of the Effective Date and according to the public records, the Land is subject to the following chain of conveyances and contracts to convey title during the period beginning on the recording date of the earliest recorded instrument shown below and ending on the recording date of the latest recorded instrument shown below:

General Taxes, including any assessment collected therewith. The first installment is not delinquent until after December 20th of the tax year, the second installment is not delinquent until after June 20th of the subsequent year.

Amounts shown do not include interest or penalty if delinquent.

Parcel Number: RP16N04E199005

Year: 2024

Annual Taxes billed: \$10.64

First Half Taxes Payment Status: Due

First Half Tax Amount: \$5.32

Second Half Taxes Payment Status: Due

Second Half Tax Amount: \$5.32

Taxes as billed include the following exemptions: None

General Taxes, including any assessment collected therewith. The first installment is not delinquent until after December 20th of the tax year, the second installment is not delinquent until after June 20th of the subsequent year.

Amounts shown do not include interest or penalty if delinquent.

Parcel Number: RP16N04E204805

Year: 2024

Annual Taxes billed: \$63.74

First Half Taxes Payment Status: Due

First Half Tax Amount: \$31.87

Second Half Taxes Payment Status: Due

Second Half Tax Amount: \$31.87

Taxes as billed include the following exemptions: None

General Taxes, including any assessment collected therewith. The first installment is not delinquent until after December 20th of the tax year, the second installment is not delinquent until after June 20th of the subsequent year.

Amounts shown do not include interest or penalty if delinquent.

Parcel Number: RP16N04E290605

Year: 2024

Annual Taxes billed: \$47.20

First Half Taxes Payment Status: Due

First Half Tax Amount: \$23.60

Second Half Taxes Payment Status: Due

Second Half Tax Amount: \$23.60

Taxes as billed include the following exemptions: None

Public Record Report

General Taxes, including any assessment collected therewith. The first installment is not delinquent until after December 20th of the tax year, the second installment is not delinquent until after June 20th of the subsequent year.

Amounts shown do not include interest or penalty if delinquent.

Parcel Number: RP16N04E198402

Year: 2024

Annual Taxes billed: \$0.02

First Half Taxes Payment Status: Due

First Half Tax Amount: \$0.01

Second Half Taxes Payment Status: Due

Second Half Tax Amount: \$0.01

Taxes as billed include the following exemptions: None

General Taxes, including any assessment collected therewith. The first installment is not delinquent until after December 20th of the tax year, the second installment is not delinquent until after June 20th of the subsequent year.

Amounts shown do not include interest or penalty if delinquent.

Parcel Number: RP16N04E198552

Year: 2024

Annual Taxes billed: \$0.02

First Half Taxes Payment Status: Due

First Half Tax Amount: \$0.01

Second Half Taxes Payment Status: Due

Second Half Tax Amount: \$0.01

Taxes as billed include the following exemptions: None

Parcel 1

Rights of the public in and to that portion of the Land lying within the right-of-way of Gold Fork Rd.

The reservation contained in Deed,

Recorded: April 4, 1953,

Instrument No.: 45269

Deed Book: 29 at Page: 170

As follows: one-half interest of the mineral rights

An easement including the terms and provisions thereof, affecting the portion of the Land and for the purposes stated therein as set forth in instrument:

Granted To: Idaho Power Company

Recorded: October 16, 1985

Instrument No.: 144493

An easement including the terms and provisions thereof, affecting the portion of the Land and for the purposes stated therein as set forth in instrument:

Granted To: Idaho Power

Recorded: January 27, 1989

Instrument No.: 165282

Terms, provisions, covenants, conditions, definitions, options, obligations and restrictions, contained in a document

Purpose: Road Right of Way & Easement

Recorded: March 19, 1991

Instrument No.: 179231

Any rights, interests, or claims which may exist or arise by reason of the following matters(s) disclosed by survey,

Recorded: October 17, 1996

Instrument No.: 221526

The following survey prepared by Fodrea Land Surveys, Inc.,

Recorded: August 21, 1997

Instrument No.: 227619

Public Record Report

The following survey prepared by Kerr Surveying,

Recorded: November 6, 1998

Instrument No.: 236400

The provisions contained in Warranty Deed,

Recorded: November 6, 1999,

Instrument No.: 222434.

As follows: 70 foot Ingress, Egress, Utility, Roadway and Agricultural Easement.

The following survey prepared by Droulard Land Surveying,

Recorded: November 14, 2003

Instrument No.: 277955

An easement including the terms and provisions thereof, affecting the portion of said premises and for the purposes stated therein as set forth in instrument:

Granted To: Idaho Power Company

Recorded: July 12, 2004

Instrument No.: 285034

An easement including the terms and provisions thereof, affecting the portion of said premises and for the purposes stated therein as set forth in instrument:

Granted To: Idaho Power Company

Recorded: July 12, 2004

Instrument No.: 285035

Any rights, interests, or claims which may exist or arise by reason of the following matters(s) disclosed by survey,

Recorded: June 10, 2013

Instrument No.: 378077

Easements, Claims of Easements, Encroachments, Overlaps and/or Boundary Line disputes as disclosed in a record of survey,

Recorded: December 12, 2019

Instrument No.: 425517

Any adverse claim for discrepancies, conflicts in boundary lines, shortage in area, encroachments or any other facts, which a correct survey would disclose.

A Mortgage, including the terms and provisions thereof, to secure the amount noted below and other amounts secured thereunder, if any:

Amount \$250,000.00

Mortgagor: Eld Ranch Investments LLC, an Idaho Limited Liability Company

Mortgagee: Hopkins Western Fund LLC, an Idaho Limited Liability Company "as trustee for the benefit on a party for all series "W" debenture holders"

Recorded: September 30, 2024

Instrument No.: 2024-465496

Parcels 2 & 3

The reservation contained in Deed,

Recorded: April 4, 1953,

Instrument No.: 45269

Deed Book: 29 at Page: 170

As follows: one-half interest of the mineral rights

Any rights, interests, or claims which may exist or arise by reason of the following matters(s) disclosed by survey,

Recorded: November 29, 2004

Instrument No.: 289929

Navigable Water Abuts the Land

(a) Rights, if any, of the property owners abutting the water, or adjoining streams or water in and to the waters of the lake and in and to the bed thereof.

(b) Boating and fishing rights of property owners abutting the lake or the stream of water leading thereto or therefrom.

(c) Navigable servitudes and all other rights, titles, and powers of the United States, the state, local government

Public Record Report

and the public over said lake, its bed, and its shore lands extending to the ordinary high water line thereof.

(d) The consequence of any change in the location of the lake which forms a boundary line of the Land, including any determination that some portion of the Land has been included within the water.

Parcels 4 & 5

Rights of the public in and to that portion of the Land lying within the right-of-way.

An easement including the terms and provisions thereof, affecting the portion of the Land and for the purposes stated therein as set forth in instrument:

Recorded: September 10, 2013

Instrument No.: 380365

The reservation contained in Deed,

Recorded: April 4, 1953,

Instrument No.: 45269

Deed Book: 29 at Page: 170

As follows: one-half interest of the mineral rights

Any rights, interests, or claims which may exist or arise by reason of the following matters(s) disclosed by survey,

Recorded: October 17, 1996

Instrument No.: 221526

The following survey prepared by Kerr Surveying,

Recorded: November 6, 1998

Instrument No.: 236400

Any rights, interests, or claims which may exist or arise by reason of the following matters(s) disclosed by survey,

Recorded: June 10, 2013

Instrument No.: 378077

Any rights, interests, or claims which may exist or arise by reason of the following matters(s) disclosed by survey,

Recorded: December 12, 2019

Instrument No.: 425517

"Superior Service with Commitment and Respect for Customers and Employees"

EXHIBIT 'A'

File No. 661266AM

Parcel 1:

S1/2SE1/4, Section 19, T16N, R4E, B.M. Valley County, Idaho

Save and Except:

A parcel of land situate in the SW 1/4 of the SE 1/4 of Section 19, T.16N., R.4E., B.M., Valley County, Idaho, more particularly described as follows:

Commencing at a brass cap marking the 1/4 corner common to Sections 19 and 30, T.16N, R.4E., B.M., Valley County, Idaho; Thence N. 00°03'56"W., 330.36 feet along the West boundary of said SW 1/4 of the SE 1/4 to a 1/2 inch rebar, the REAL POINT OF BEGINNING:

Thence continuing N. 00°03'56"W., 330.00 feet along said West boundary to a 5/8 in rebar;

Thence N. 89°53'00"E., 1,323.61 feet to a 1/2 inch rebar on the East boundary of said SW 1/4 of the SE 1/4;

Thence S. 00°04'25"E., 330.00 feet along said East boundary to a 1/2 inch rebar;

Thence S. 89°53'00"W., 1,323.66 feet to the POINT OF BEGINNING.

Save and Except:

The West 990 feet of N2SW4SE4, Section 19, T16N, R4E, B.M., Valley County, Idaho

Save and Except:

A parcel of land situate in the SE1/4 of the SE1/4 of Section 19, T. 16N, R. 4E., B.M., Valley County, Idaho, more particularly described as follows:

Commencing at a brass cap marking the corner common to Sections 19, 20, 29 and 30, T. 16N, R. 4E., B.M., Valley County, Idaho; thence North 00°04'35" West, 1,332.32 feet to a 5/8" rebar marking the South 1/16 Corner, common to said Sections 19 and 20: thence North 89°59'27" West, 610.72 feet along the northerly boundary of said SE1/4 of the SE1/4 to a 1/2" x 24" rebar, the REAL POINT OF BEGINNING;

Thence, South 16°55'13" West, 364.64 feet to a 1/2" x 24" rebar;

Thence, North 67°53'28" West, 35.29 feet to a 1/2" x 24" rebar,

Thence, North 33°08'48" West, 109.91 feet to a 1/2" x 24" rebar,

Thence, North 00°00'32" East, 243.58 feet to a 1/2" x 24" rebar on said northerly boundary of the SE1/4 of the SE1/4, Thence, South 89°59'27" East, 198.88 feet, to the POINT OF BEGINNING.

Parcel 2:

SW1/4 and W1/2 SE1/4, Section 20, T16N, R4E, B.M., Valley County, Idaho

Parcel 3:

NW1/4NE1/4 and NE1/4NW1/4, Section 29, T16N, R4E, B.M., Valley County, Idaho

Parcels 4 & 5:

A parcel of land situate in the SW 1/4 of the SE 1/4 of Section 19, T.16N., R.4E., B.M., Valley County, Idaho, more particularly described as follows:

Beginning at the NW corner of the SW 1/4 SE 1/4, Section 19, T16N, R4E, BM;

thence East 330 feet to a point, the true point of beginning:

thence South 35 feet;

thence East 660 feet;

thence North 35 feet;

thence West 660 feet to the point of beginning.

SECTION 10.0

VARIANCES

Section 10.0 – Variances

Summary of Requested Variances for Eld Ranch Estate Subdivision

NONE CURRENTLY.

SECTION 11.0

ADJACENT PROPERTY OWNERS

Parcel No / Address of Property	Name and Mailing Address	Notes
1 RP16N04E196714 467 GOLD FORK RD	MATTHEW & KAREN MOSER PO BOX 591 DONNELLY ID 83615	
2 RP006240000020 GOLD FORK RD	JASON T & JODI POSTMA 828 S FLORENCE ST NAMPA ID 83686	
3 MH006240000010 488 GOLD FORK RD	JASON T & JODI POSTMA 828 S FLORENCE ST NAMPA ID 83686	XXX SECOND PARCEL XXX
4 RP16N04E300607 534 HOLMES CEMETERY RD	ANDREW & CHRISTINA CHRONINGER 313 S MOBLEY LN BOISE ID 83712 USA	
5 RP006380000040 77 EMPTY SADDLE WAY	TODD FARLEY 1800 E GOLDEN OAK CT MERIDIAN ID 83646	
6 RP006390000050 NULL	ELK MEADOWS RIVER RANCHES LLC 2001 CROCKER RD STE 420 GEMINI TOWER 2 WESTLAKE OH 44145	
7 RP16N04E293007 NULL	SHANE & MICHELLE HARRIS FAMILY TRUST 3330 N RHONE PLACE STAR ID 83669	
8 RP16N04E204805 NUL	ELD RANCH INVESTMENTS LLC 6700 N LINDER RD STE 156 PMB243 MERIDIAN ID 83646	
9 RP007430000010 480 WITHERS LN	C2J TRUST PO BOX 412 DONNELLY ID 83615	
10 RP16N04E199031 503 WITHERS LN	JERRY GREENLAND PO BOX 532 DONNELLY ID 83615	
11 RP16N04E191955	MICHAEL & DORIS GRIFFITHS 418 W CHRISFIELD DR MERIDIAN ID 83646	
12 RP16N04E198422 475 WITHERS LN	PAUL VAWTER JR PO BOX 545 DONNELLY ID 83615	
13 RP16N04E198705	EARNEST & SUSAN JACQUES PO BOX 38 DONNELLY ID 83615	
14 RP007690000180 NULL	ESTATES 81 LLC PO BOX 1939 EAGLE ID 83616	
15 RP007690000190 NULL	ESTATES 81 LLC PO BOX 1939 EAGLE ID 83616	XXX OTHER PARCEL XXX

16 RP007690000200 NULL	ESTATES 81 LLC PO BOX 1939 EAGLE ID 83616	XXX OTHER PARCEL XXX
17 RP00769000000D; RP16N04E294206 NULL	ESTATES 81 LLC PO BOX 1939 EAGLE ID 83616	XXX OTHER PARCEL XXX
18 RP16N04E290006 NULL	DSJ LLC PO BOX 5405 BOISE ID 83705	
19 RP16N04E200006 NULL	DSJ LLC PO BOX 5405 BOISE ID 83705	XXX SECOND PARCEL XXX
20 RP16N04E200655 NULL	SIMPCO LANDS PO BOX 263 CRESCENT CITY CA 95531	
21 RP004150000080 NULL	SIMPCO ESTATES PROPERTY OWNERS ASSO (POA) c/o Lamm & Company PO BOX 2069 MCCALL, ID 83638	Updated per POA request
22 RP004150000260 12966 ZOON LN	RICHARD & DEIDRE AVILA PO BOX 758 DONNELLY ID 83615	
23 RP004150000250 12981 ZOON LN	HOWARD & CAROL BARTLOW 140 S BEECHWOOD DR NAMPA ID 83686	
24 RP004150000240 12989 ZOON LN	HOWARD & CAROL BARTLOW 140 S BEECHWOOD DR NAMPA ID 83686	XXX SECOND PARCEL XXX
25 RP004150000080 12984 LELAND DR	GEOFFREY & ZULMA STROH FAMILY TRUST 2357 WRENWOOD AVE CLOVIS CA 93611	
26 RP004150000070 12983 LELAND DR	TODD TINSTMAN PO BOX 1220 DONNELLY ID 83615	
27 RP16N04E198402 NULL	ELD FAMILY REVOCABLE TRUST 6700 N LINDER RD STE 156 PMB 243 MERIDIAN ID 83646	

SECTION 12.0

IDAHO FISH AND GAME CORRESPONDENCE

Section 12.0 – Idaho Fish and Game

Eld Ranch Estates contacted and completed a project briefing with the Idaho Fish and Game in April and May of this year.

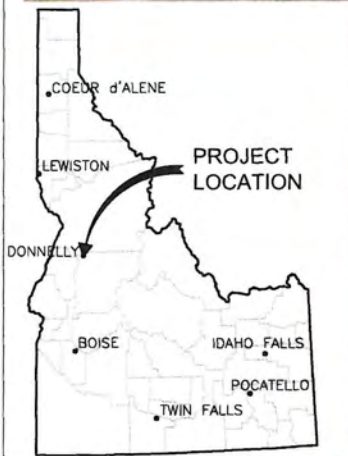
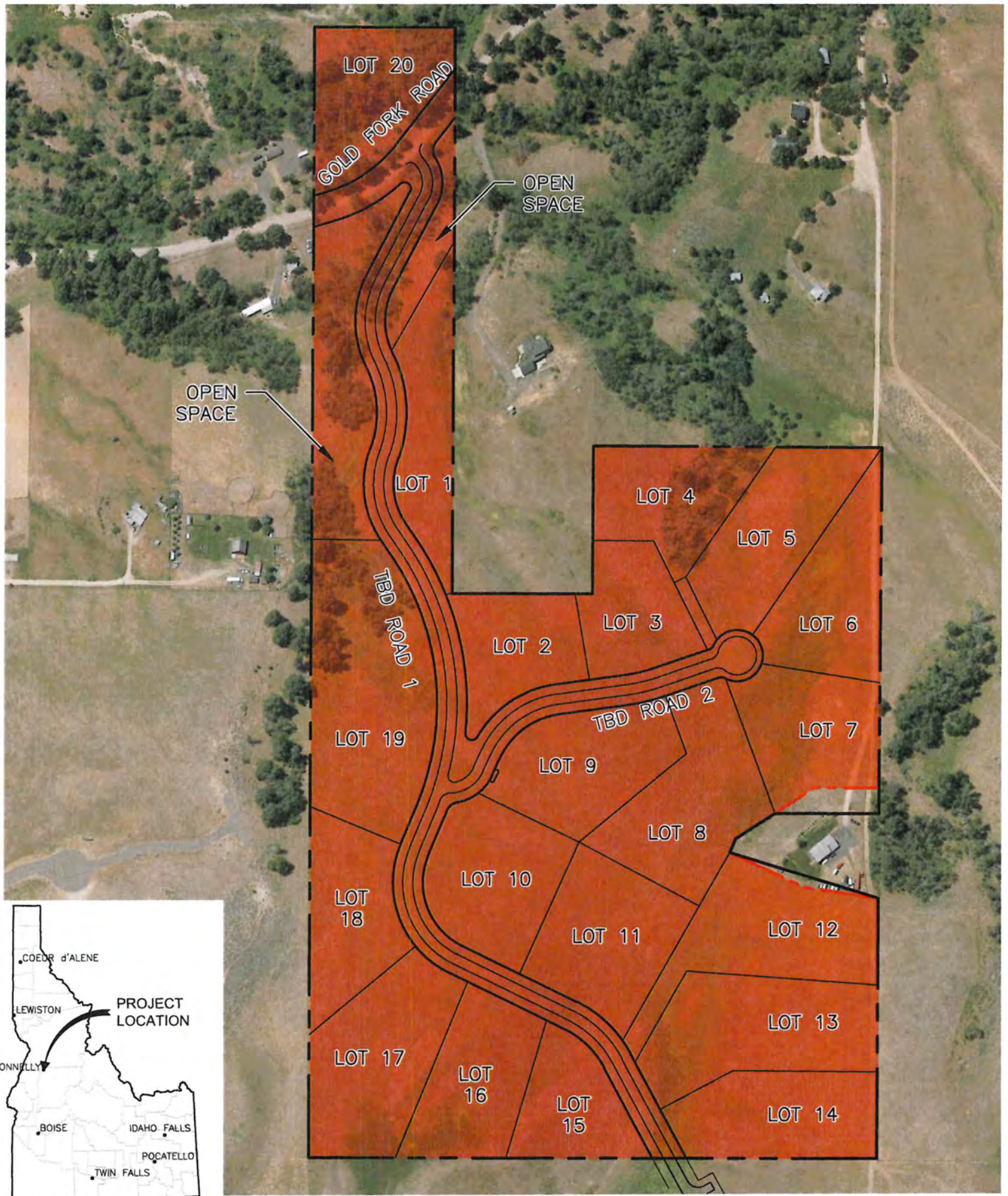
The following was provided by Brandon Flack via email after reviewing our project summary and subsequent discussions. We intend to incorporate his recommendation in our CCRs.

“In general, IDFG recommends the following practices for residential subdivisions/developments that you could consider incorporating into your CC&Rs:

- Residents should control pets, including cats, at all times (fenced yard, keep indoors, kenneled, leashed, etc.). Pets, at-large, dramatically increase a residential subdivision’s negative effects on wildlife.
- Avoiding or minimizing the potential for wildlife depredations in a subdivision is the responsibility of the individual property owner.
 - Prohibit the feeding of wildlife and require that potential wildlife attractants (pet food, trash cans, gardens, hay stacks, bird feeders, etc.) be maintained in a way to reduce attraction of wildlife species (skunks, foxes, raccoons, magpies, big game, etc.).
 - For example, leaving livestock feed outside will attract big game animals. Make sure any feed is stored in a closed barn or shed.
 - Trash receptacles that are not certified bear-resistant, or that are left outside overnight or longer, will attract wildlife including bears. Residents should use certified bear resistant trash receptacles, or keep trash stored inside until the morning of pickup.
 - The developer and individual homeowners should be made aware that ornamental plants can attract big game animals and they will eat those plants. Therefore, protecting ornamental plants is the responsibility of the individual property owner.
 - Yew species are highly toxic to wildlife, pets, and humans and should not be used as landscaping plants.
- Native vegetation should be retained to the extent possible during project implementation to support native birds, small mammals, and pollinator species.
- Retain buffers of riparian vegetation that surround any wetland resources on the project property.
- If ponds exist or are developed on the project property, legal water rights issued by the Idaho Department of Water Resources are required for the appropriate beneficial use (storage, irrigation, recreation, etc.). If the ponds will be used for fishing, a private pond permit from IDFG is required to stock the ponds with fish, and a live fish transport permit from IDFG may also be required.
- All fencing within and around the subdivision should be wildlife friendly. IDFG can provide additional details upon request.”

APPENDIX A

FIGURES AND DRAWINGS



NORTH
SCALE: 1" = 300'

CRESTLINE
ENGINEERS

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

ELD RANCH ESTATES
VALLEY COUNTY, IDAHO
PROPOSED SUBDIVISION STREET NAMES AND LOTS

PROJECT	25008	DRAWN	FIGURE NO.
DATE	5/19/2025	SMR	1 OF 1

PRELIMINARY PLAT-ELD RANCH ESTATES

A RESIDENTIAL SUBDIVISION LOCATED IN A PORTION OF
S1/2 OF THE SE 1/4, SECTION 19
T.16N., R.4E., B.M.
VALLEY COUNTY, IDAHO
2025



NORTH

0 50 100 200 300
SCALE: 1" = 100'

LOT 1
TAKKINEN ESTATES
BOOK 13, PAGE 107
INST. NO. 459611

NOTES:

1. THE SUBDIVIDER OF THIS PROPOSED DEVELOPMENT IS:
GREATER GOOD INVESTMENTS, LLC
1479 MACE ROAD
EAGLE, ID 83616
2. THE LAND SURVEYOR OF THIS PROPOSED DEVELOPMENT IS:
DUNN LAND SURVEYS, INC.
25 COYOTE TRAIL
CASCADE, ID 83811
3. THE EXISTING LAND USE/ZONING IS AGRICULTURAL.
4. THE TOTAL AREA FOR THE DEVELOPMENT IS APPROXIMATELY ±54.83 ACRES.
5. REFER TO EXHIBIT NO. EX-2 FOR EXISTING CONDITIONS AND TOPOGRAPHY.
6. SETBACKS WILL COMPLY WITH VALLEY COUNTY STANDARDS.
7. ALL LIGHTING MUST BE DARK SKY COMPLIANT.
8. ONLY ONE WOOD BURNING DEVICE PER LOT.
9. THE VALLEY COUNTY BOARD OF COMMISSIONERS HAVE THE SOLE DISCRETION TO SET THE LEVEL OF SERVICE FOR ANY PUBLIC ROAD: THE LEVEL OF SERVICE CAN BE CHANGED.
10. SURROUNDING LAND USES ARE SUBJECT TO CHANGE.
11. WETLAND BOUNDARIES AS SHOWN ON THIS PLAN ARE APPROXIMATE AND BASED UPON PRELIMINARY/ASSUMED INTERPRETATIONS OF EXISTING ON-SITE CONDITIONS.

LEGEND:

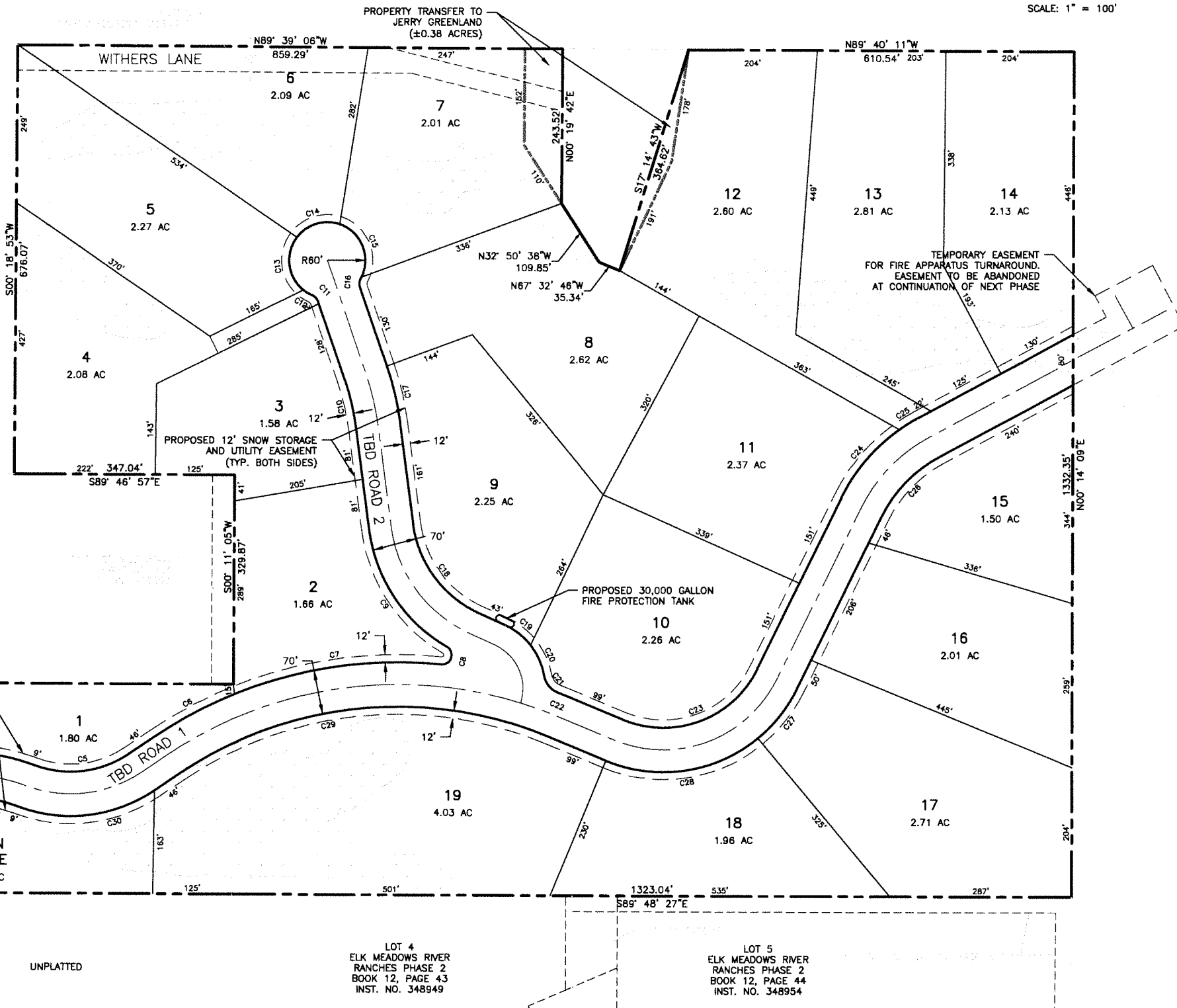
- PROPERTY BOUNDARY
- ADJACENT PROPERTY LINE
- PROPOSED RIGHT-OF-WAY
- ROAD CENTER LINE
- EXISTING EASEMENT LINE
- PROPOSED LOT LINE
- PROPOSED EASEMENT LINE
- APPROXIMATE WETLAND AREA

DEVELOPMENT DATA:

PROPERTY AREA	54.83 ACRES
RIGHT-OF-WAY AREA	6.53 ACRES
LOT(S) AREA	44.85 ACRES
OPEN SPACE AREA	3.07 ACRES
PROPERTY TRANSFER (TO NEIGHBOR)	0.38 ACRES

FLOOD PLAIN NOTE:

FEMA FIRM PANEL(S): 16085C1325C
FIRM EFFECTIVE DATE(S): 2/1/2019
FLOOD ZONE(S): ZONE A
BASE FLOOD ELEVATION(S): N/A
FLOOD ZONES ARE SUBJECT TO CHANGE BY FEMA AND ALL LAND WITHIN A FLOODWAY OR FLOODPLAIN IS REGULATED BY TITLE 9 AND TITLE 11 OF THE VALLEY COUNTY CODE.



CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	CHORD DIRECTION	CHORD LENGTH
C1	42.44	35.00	69.48	S86° 45' 47"E	39.89
C2	113.31	110.00	59.02	N88° 00' 30"E	108.37
C3	150.86	165.00	52.39	S88° 40' 27"E	145.66
C4	239.74	310.00	44.31	N87° 17' 17"E	233.81
C5	154.69	165.00	53.72	N82° 35' 06"E	149.09
C6	144.75	685.00	12.11	N61° 46' 51"E	144.48
C7	331.88	685.00	27.76	N81° 42' 52"E	328.64
C8	40.72	15.00	155.54	N17° 49' 33"E	29.32
C9	228.68	250.00	52.41	N33° 44' 14"W	220.79
C10	77.88	390.00	11.44	N13° 15' 08"W	77.75
C11	16.26	20.00	46.57	N42° 15' 23"W	15.81
C12	15.00	60.00	14.32	N58° 22' 46"W	14.96
C13	92.28	60.00	88.12	N7° 09' 35"W	83.45
C14	75.15	60.00	71.76	N72° 46' 49"E	70.33
C15	102.07	60.00	97.47	S22° 36' 22"E	90.20
C16	16.26	20.00	46.57	S4° 18' 40"W	15.81
C17	91.85	460.00	11.44	S13° 15' 08"E	91.70
C18	182.50	180.00	58.09	S36° 34' 39"E	174.78
C19	52.98	110.00	27.60	S51° 49' 26"E	52.47
C20	53.10	110.00	27.66	S24° 11' 42"E	52.59
C21	35.55	35.00	58.20	S39° 27' 47"E	34.04
C22	13.14	685.00	1.10	S68° 00' 42"E	13.14
C23	248.65	165.00	86.34	N69° 21' 59"E	225.78
C24	141.94	285.00	28.54	N40° 27' 46"E	140.48
C25	35.65	285.00	7.17	N58° 18' 53"E	35.63
C26	133.98	215.00	35.70	S44° 02' 48"W	131.82
C27	100.09	235.00	24.40	S38° 23' 47"W	99.34
C28	254.05	235.00	61.94	S81° 34' 05"W	241.86
C29	609.80	615.00	56.81	S84° 07' 57"W	585.12
C30	220.32	235.00	53.72	N82° 35' 06"E	212.34
C31	185.61	240.00	44.31	N87° 17' 17"E	181.02
C32	214.86	235.00	52.39	S88° 40' 27"E	207.45
C33	41.84	15.00	159.80	N37° 37' 07"E	29.54
C34	173.00	390.00	25.42	N29° 34' 24"W	171.58
C35	196.36	320.00	35.16	N34° 26' 42"W	193.30

PROPOSED GOLD FORK ROAD
RIGHT-OF-WAY DEDICATION TO
VALLEY COUNTY
(±0.71 ACRES)

GOLD FORK RIVER

LOT 2
PERO SUB.
BOOK 12, PAGE 26
INST. NO. 334617

FLOODPLAIN BOUNDARY
ELEV.: ±4861.5
"NO BUILD ZONE"

OPEN SPACE
0.67 AC

PROPOSED 12' SNOW STORAGE
AND UTILITY EASEMENT
(TYP. BOTH SIDES)

OPEN SPACE
2.40 AC

LOT 1
PERO SUB.
BOOK 12, PAGE 26
INST. NO. 334617

UNPLATTED

LOT 4
ELK MEADOWS RIVER
RANCHES PHASE 2
BOOK 12, PAGE 43
INST. NO. 348949

LOT 5
ELK MEADOWS RIVER
RANCHES PHASE 2
BOOK 12, PAGE 44
INST. NO. 348954

NO.	REVISION	BY	DATE	DESIGN
1.	VALLEY COUNTY LAND USE APPLICATION SUBMITTAL	RFP	5/27/2025	RFP
				DRAWN
				RFP
				CHECKED
				GTT
				APPROVED
				GTT

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CRESTLINE
ENGINEERS
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McCALL, IDAHO 83638
208.634.4140 · 208.634.4146 FAX

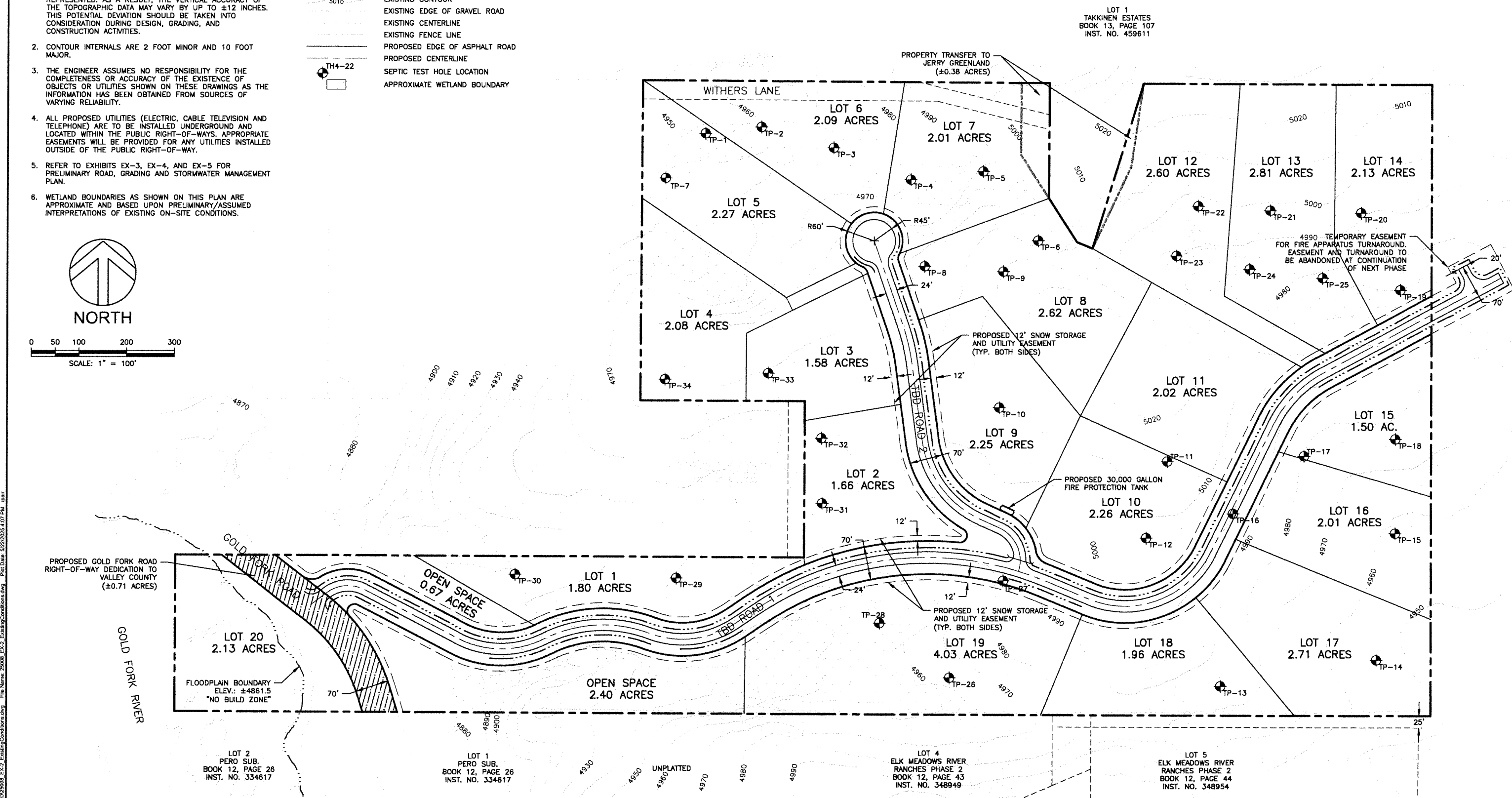
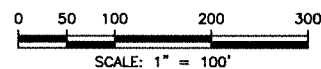


ELD RANCH ESTATES
VALLEY COUNTY, IDAHO
PRELIMINARY PLAT

VERIFY SCALE	
BAR IS ONE INCH ON FULL SIZE DRAWING	
PROJECT	25008
DATE	5/22/2025
DRAWING NO.	SHEET NO.
EX-1	1 OF 6

1. EXISTING PROPERTY BOUNDARIES, BASE MAP AND TOPOGRAPHY DATA AS SHOWN ON THIS PLAN ARE BASED UPON SURVEY DATA PROVIDED BY DUNN LAND SURVEYS, INC. THE EXISTING TOPOGRAPHIC INFORMATION WAS OBTAINED DURING EARLY WINTER UNDER SNOW COVERED CONDITIONS. DUE TO THE PRESENCE OF SNOW AT THE TIME OF DATA COLLECTION, GROUND SURFACE FEATURES MAY NOT HAVE BEEN FULLY VISIBLE OR ACCURATELY REPRESENTED. AS A RESULT, THE VERTICAL ACCURACY OF THE TOPOGRAPHIC DATA MAY VARY BY UP TO ± 12 INCHES. THIS POTENTIAL DEVIATION SHOULD BE TAKEN INTO CONSIDERATION DURING DESIGN, GRADING, AND CONSTRUCTION ACTIVITIES.
2. CONTOUR INTERNALS ARE 2 FOOT MINOR AND 10 FOOT MAJOR.
3. THE ENGINEER ASSUMES NO RESPONSIBILITY FOR THE COMPLETENESS OR ACCURACY OF THE EXISTENCE OF OBJECTS OR UTILITIES SHOWN ON THESE DRAWINGS AS THE INFORMATION HAS BEEN OBTAINED FROM SOURCES OF VARYING RELIABILITY.
4. ALL PROPOSED UTILITIES (ELECTRIC, CABLE TELEVISION AND TELEPHONE) ARE TO BE INSTALLED UNDERGROUND AND LOCATED WITHIN THE PUBLIC RIGHT-OF-WAYS. APPROPRIATE EASEMENTS WILL BE PROVIDED FOR ANY UTILITIES INSTALLED OUTSIDE OF THE PUBLIC RIGHT-OF-WAY.
5. REFER TO EXHIBITS EX-3, EX-4, AND EX-5 FOR PRELIMINARY ROAD, GRADING AND STORMWATER MANAGEMENT PLAN.
6. WETLAND BOUNDARIES AS SHOWN ON THIS PLAN ARE APPROXIMATE AND BASED UPON PRELIMINARY ASSUMED INTERPRETATIONS OF EXISTING ON-SITE CONDITIONS.

	PROPERTY BOUNDARY
	EXISTING RIGHT-OF-WAY LINE
	PROPOSED RIGHT-OF-WAY LINE
	EXISTING EASEMENT LINE
	PROPOSED LOT LINE
	EXISTING CONTOUR
	EXISTING EDGE OF GRAVEL ROAD
	EXISTING CENTERLINE
	EXISTING FENCE LINE
	PROPOSED EDGE OF ASPHALT ROAD
	PROPOSED CENTERLINE
	SEPTIC TEST HOLE LOCATION
	APPROXIMATE WETLAND BOUNDARY



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ELD RANCH ESTATES
VALLEY COUNTY, IDAHO
EXISTING CONDITIONS WITH PRELIMINARY SITE PLAN

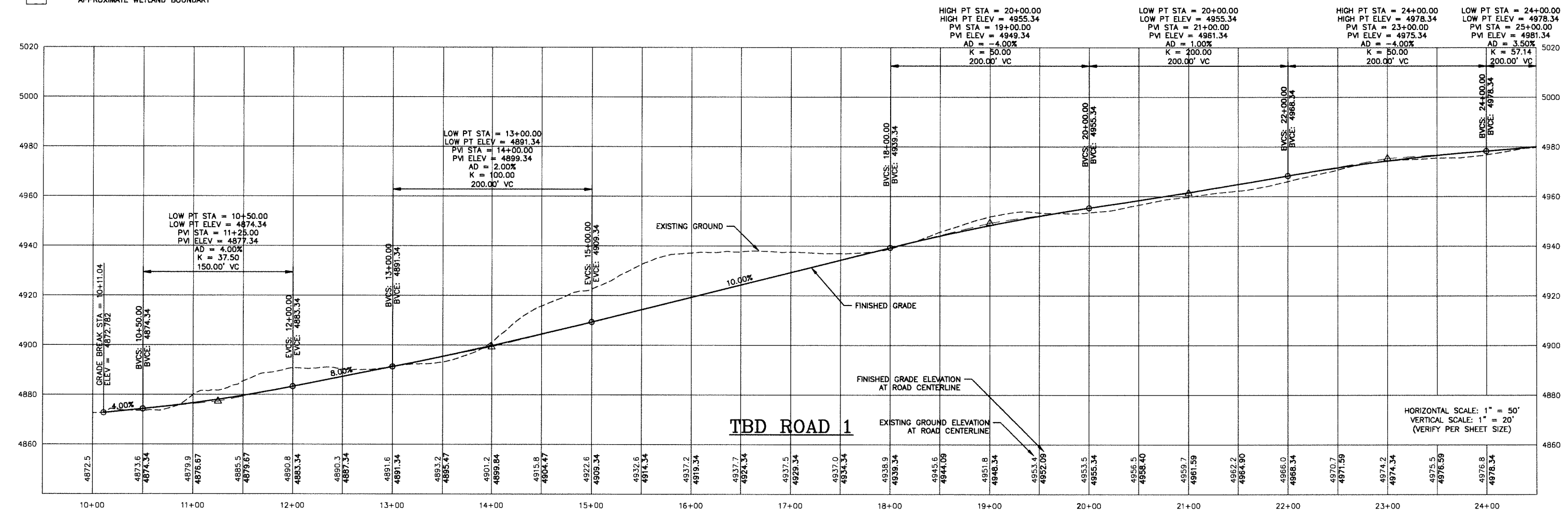
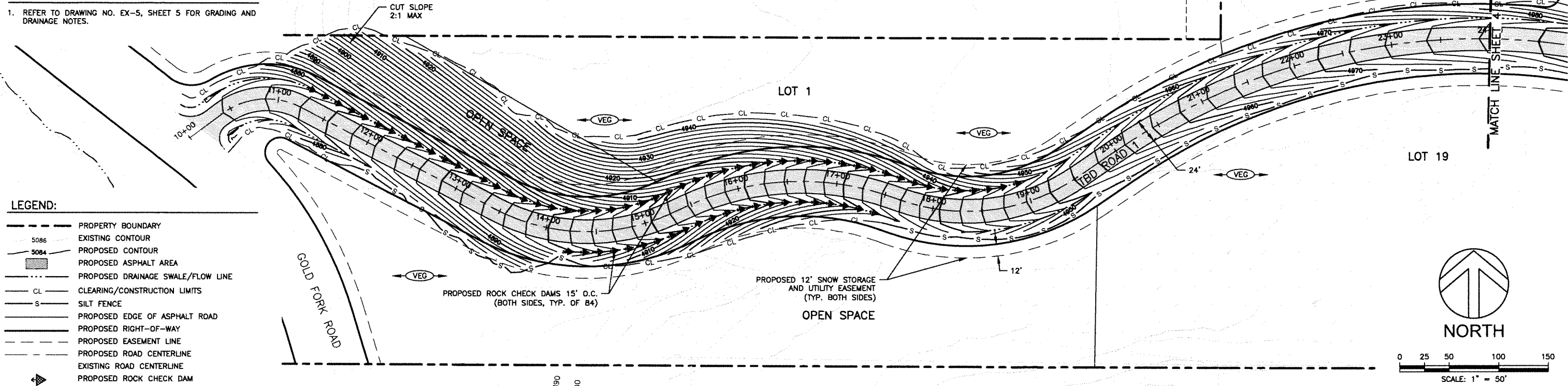
VERIFY SCALE	
BAR IS ONE INCH ON FULL SIZE DRAWING 0  1"	
PROJECT	25008
DATE	5/22/2025
DRAWING NO.	SHEET NO.
EX-2	2 OF 6

NOTES:

1. REFER TO DRAWING NO. EX-5, SHEET 5 FOR GRADING AND DRAINAGE NOTES.

LEGEND:

- 5086 PROPERTY BOUNDARY
5086 EXISTING CONTOUR
5084 PROPOSED CONTOUR
PROPOSED ASPHALT AREA
PROPOSED DRAINAGE SWALE/FLOW LINE
CL CLEARING/CONSTRUCTION LIMITS
S SILT FENCE
PROPOSED EDGE OF ASPHALT ROAD
PROPOSED RIGHT-OF-WAY
PROPOSED EASEMENT LINE
PROPOSED ROAD CENTERLINE
EXISTING ROAD CENTERLINE
PROPOSED ROCK CHECK DAM
PROPOSED CULVERT
APPROXIMATE WETLAND BOUNDARY



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				CHECKED
				GTI
				APPROVED
				GTI

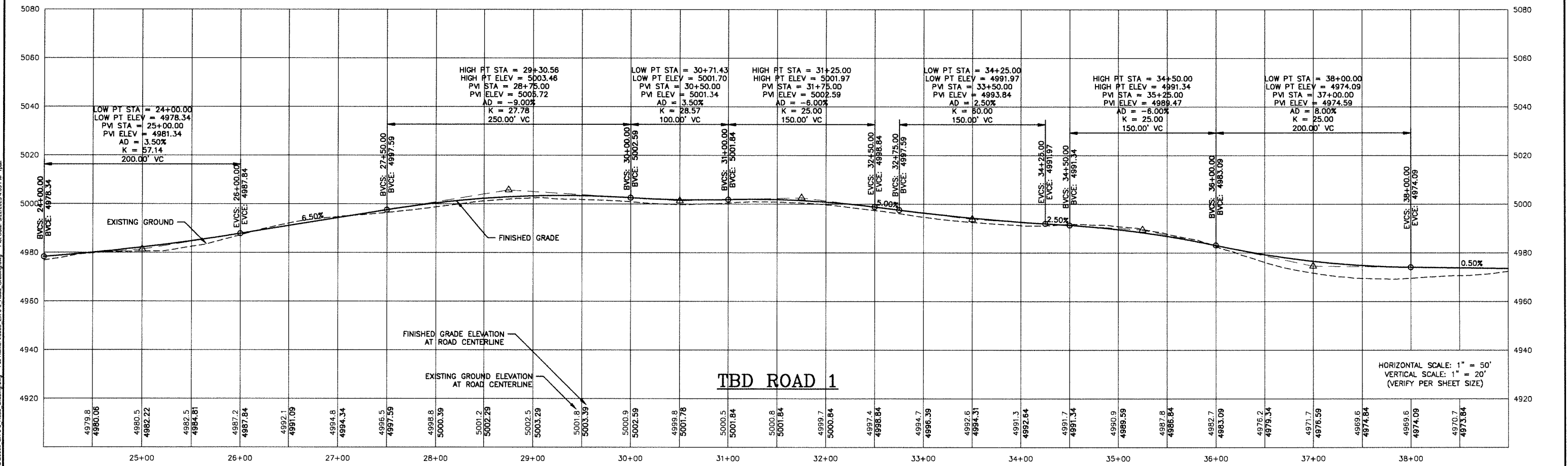
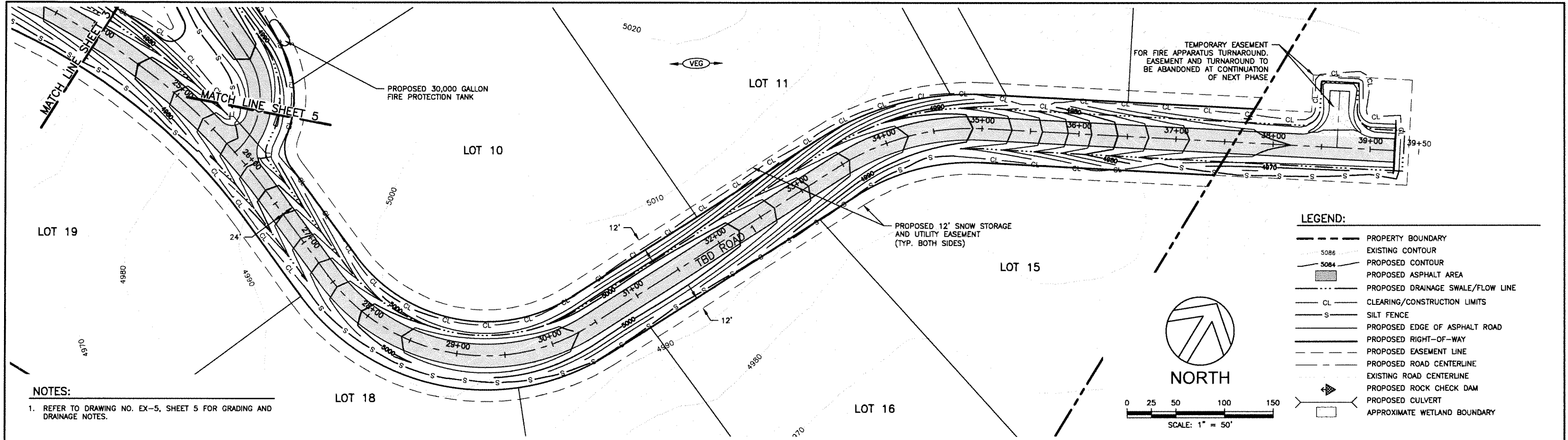
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ELD RANCH ESTATES
VALLEY COUNTY, IDAHO
PRELIMINARY ROAD, GRADING, DRAINAGE AND
STORMWATER MANAGEMENT PLAN - 1

VERIFY SCALE	
BAR IS ONE INCH ON FULL SIZE DRAWING	
PROJECT 25008	
DATE 5/22/2025	
DRAWING NO.	SHEET NO.
EX-3	3 OF 6



NO.	REVISION	BY	DATE	DESIGN
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				RFP
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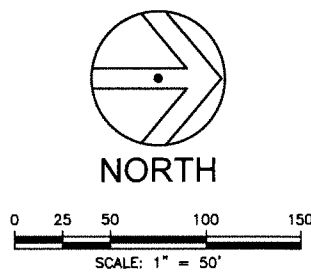
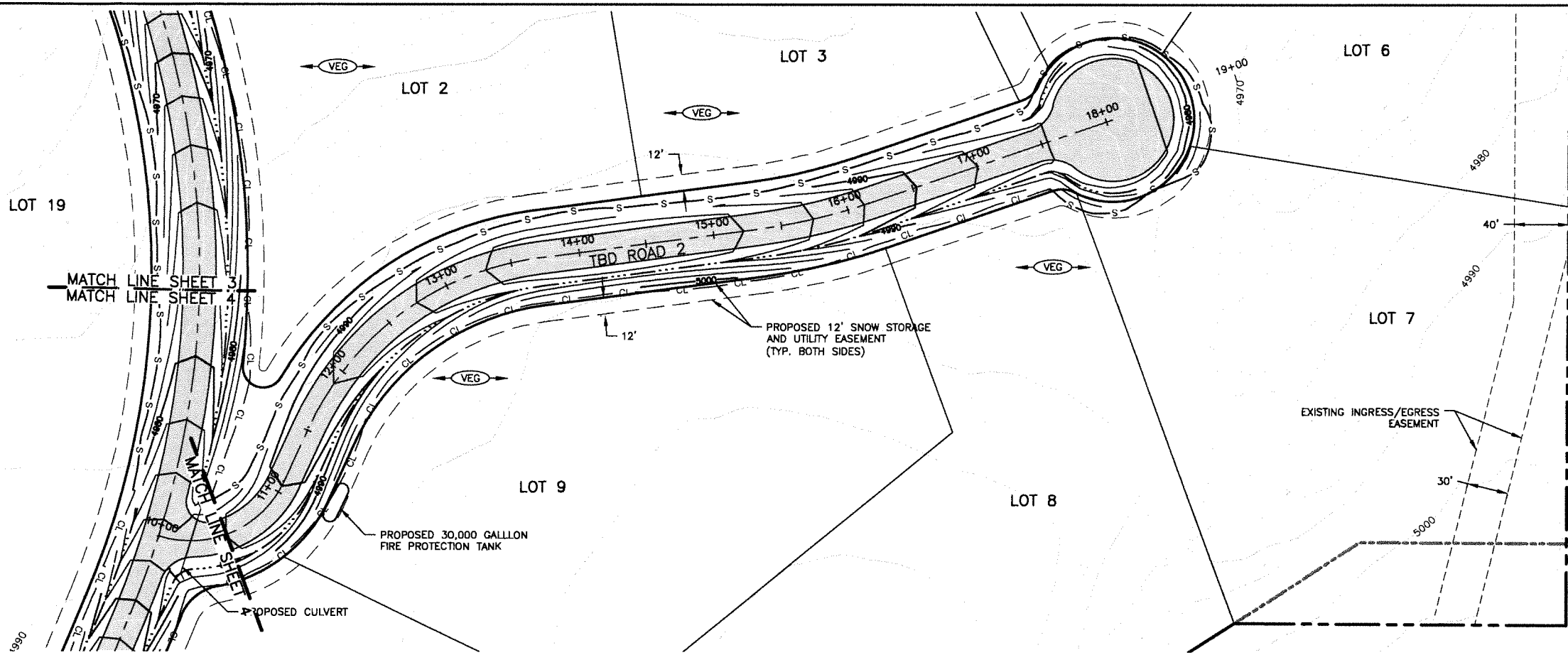
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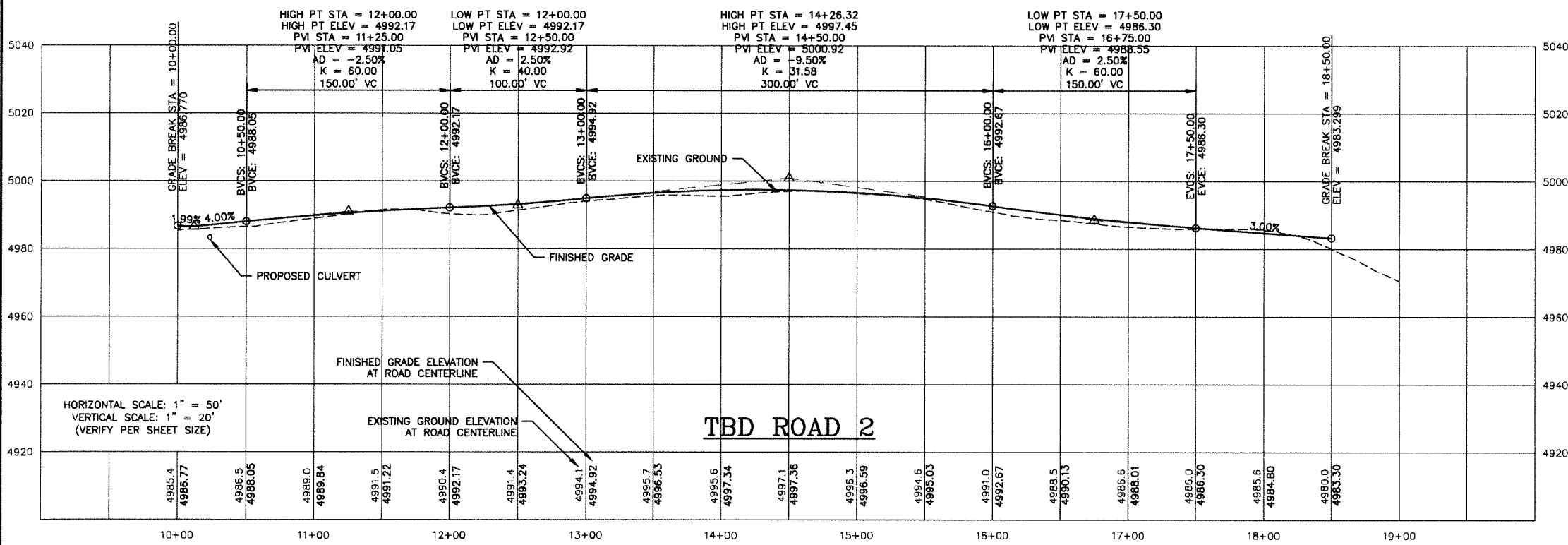
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ELD RANCH ESTATES
VALLEY COUNTY, IDAHO
PRELIMINARY ROAD, GRADING, DRAINAGE, AND
STORMWATER MANAGEMENT PLAN - 2

VERIFY SCALE	
BAR IS ONE INCH ON FULL SIZE DRAWING	
PROJECT	25008
DATE	5/22/2025
DRAWING NO.	EX-4
SHEET NO.	4 OF 6



- GRADING AND DRAINAGE NOTES:**
1. STORMWATER MANAGEMENT TO BE COMPLETED ON-SITE USING VEGETATED SWALES AND SURFACE DETENTION IF NECESSARY.
 2. PRELIMINARY STORMWATER CALCULATIONS CAN BE PROVIDED UPON REQUEST.
 3. THE GRADING AND STORMWATER DRAINAGE AS SHOWN ON THIS DRAWING IS CONCEPTUAL. FINAL CONSTRUCTION DRAWINGS SHOWING DETAILED DESIGN WILL BE SUBMITTED FOR REVIEW AND APPROVAL BY VALLEY COUNTY PRIOR TO THE START OF ANY PROJECT CONSTRUCTION.
 4. STORMWATER MANAGEMENT INCLUDING EROSION AND SEDIMENT CONTROL FOR THE PROJECT WILL BE IMPLEMENTED PER VALLEY COUNTY REQUIREMENTS.
 5. REFER TO THE IDAHO DEPARTMENT OF ENVIRONMENTAL QUALITY'S 2005 CATALOG OF STORMWATER BEST MANAGEMENT PRACTICES AND THE VALLEY COUNTY STORMWATER ADDENDUM, AVAILABLE ON THE VALLEY COUNTY WEBSITE, FOR FURTHER DETAILS ON BMP INSTALLATION AND IMPLEMENTATION.
 6. ALL EROSION AND SEDIMENT CONTROL BMP'S SHALL BE INSTALLED PRIOR TO THE START OF ANY PROJECT CONSTRUCTION OR EARTH DISTURBING ACTIVITIES AND SHOULD REMAIN IN PLACE UNTIL ALL DISTURBED/EXPOSED AREAS HAVE BEEN STABILIZED AND/OR REVEGETATED.
 7. CONTRACTOR SHALL BE RESPONSIBLE FOR PROPER INSTALLATION AND MAINTENANCE OF ALL EROSION AND SEDIMENT CONTROL BMP'S IN ACCORDANCE WITH LOCAL, STATE AND FEDERAL REQUIREMENTS.
 8. WORK ACTIVITIES SHALL TAKE PLACE WITHIN THE CLEARING LIMITS AS SHOWN ON THIS PLAN. CONTRACTOR SHALL PRESERVE NATURAL VEGETATION OUTSIDE OF CLEARING LIMITS.
 9. THE IMPLEMENTATION OF THESE EROSION AND SEDIMENT CONTROL MEASURES INCLUDING INSTALLATION, MAINTENANCE, REPLACEMENT, AND UPGRADING OF THIS PLAN IS THE RESPONSIBILITY OF THE CONTRACTOR UNTIL ALL PROJECT CONSTRUCTION IS COMPLETED AND APPROVED BY THE OWNER. THE OWNER SHALL BE RESPONSIBLE FOR ALL MAINTENANCE AFTER THE PROJECT IS APPROVED.
 10. IN GENERAL, ALL SITE GRADING ADJACENT TO NEW BUILDING STRUCTURES SHALL BE SLOPED TO DRAIN AWAY FROM THE BUILDING AT A MINIMUM OF 1.5% IN HARDSCAPE AREAS AND 4% IN LANDSCAPE AREAS. AREAS BETWEEN NEW STRUCTURES AND PROPERTY BOUNDARIES WILL BE SLOPED TO KEEP STORMWATER ON SITE AND RELEASED INTO EXISTING LANDSCAPED AREAS.



- LEGEND:**
- PROPERTY BOUNDARY
 - - - EXISTING CONTOUR
 - - - PROPOSED CONTOUR
 - ▨ PROPOSED ASPHALT AREA
 - - - PROPOSED DRAINAGE SWALE/FLOW LINE
 - - - CLEARING/CONSTRUCTION LIMITS
 - - - S SILT FENCE
 - - - PROPOSED EDGE OF ASPHALT ROAD
 - - - PROPOSED RIGHT-OF-WAY
 - - - PROPOSED EASEMENT LINE
 - - - PROPOSED ROAD CENTERLINE
 - - - EXISTING ROAD CENTERLINE
 - ▤ PROPOSED ROCK CHECK DAM
 - ▭ PROPOSED CULVERT
 - - - APPROXIMATE WETLAND BOUNDARY

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ELD RANCH ESTATES
VALLEY COUNTY, IDAHO

PRELIMINARY ROAD, GRADING, DRAINAGE, AND
STORMWATER MANAGEMENT PLAN - 3

VERIFY SCALE	
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PROJECT 25008	
DATE 5/22/2025	
DRAWING NO.	SHEET NO.
EX-5	5 OF 6

