

Valley County Planning and Zoning

PO Box 1350 • 700 South Main Street
Cascade, ID 83611-1350



Phone: 208-382-7115
Email: cherrick@valleycountyid.gov

STAFF REPORT: C.U.P. 24-02 River Fork Ranch Subdivision – Final Plat
MEETING DATE: April 9, 2026
TO: Planning and Zoning Commission
STAFF: Cynda Herrick, AICP, CFM
Planning and Zoning Director
**APPLICANT /
PROPERTY OWNER:** Lake Fork Ranch LLC, c/o Dave Callister
3500 Quail Creek LN, Boise, ID 83714
LAND PLANNER John Carpenter, Ardurra Group INC
322 N Broadmore Way, Nampa, ID 83687
LOCATION: North of Spink Lane
43.75 acres of RP17N03E227205 in the SE ¼ Section 22, T.17N, R.3E,
Boise Meridian, Valley County, Idaho
SIZE: 42.69 acres
REQUEST: Final Plat Approval

Lake Fork Ranch LLC is requesting final plat approval. The commission will review the final plat to determine conformance with the preliminary plat, approved densities, and conditional use permit.

The plat has 30 single-family residential lots and three common lots. Access is from private roads onto Spink Lane, a public road.

The applicant would like to provide financial guarantees (bonding) for offsite improvements within the Development Agreement.

FINDINGS:

1. Approval of the conditional use permit and preliminary plat were effective March 17, 2025.
2. On October 29, 2025, the Board of Commissioners met with the applicant and determined an amendment to the recorded conditional use permit was in order. Both the original and amended Conditional Use Permits are attached.
3. The final plat application was submitted on March 9, 2026.
4. Legal notice was posted in the *Star News* on March 19, 2026, and March 26, 2026. This is not a public hearing.
5. Agency comment received regarding final plat:

Laurie Frederick, Valley County Cadastral Specialist III, listed a few minor errors that should

be resolved. (March 11, 2026)

Mara Hlawatschek, Valley County Wildfire Mitigation Director, approved the Wildfire Mitigation Plan. All required wildfire mitigation measures, including vegetation treatments and fuel reduction activities, have been fully completed and inspected. Ongoing mitigation shall remain the responsibility of the property owners or homeowner association. (March 12, 2026)

Dan Counce, then Valley Public Works Engineer, comments on April 9, 2025, were considered in the creation of the development agreement. See applicant's submittal.

Brent Copes, Central District Health, is waiting on mylars. (March 27, 2026)

Paul Ashton, Parametrix and Valley County Engineer, stated further review not required. (March 31, 2026)

STAFF COMMENTS / QUESTIONS:

The road system is shown as Lot 33. Typically, roads are not identified as lots. The Lot 33 designator should be removed from the plat.

The applicant would like to provide financial guarantees for the remaining improvements. This must be approved by the Board of County Commissioners. Valley County Engineer or Road Director should confirm the projected costs of improvements to Spink RD.

The declaration of utilities states that each lot owner will be responsible to bring power and telecommunications to their respective lot. The power should be stubbed to each lot.

1. Modifications for the plat:

- Add "No Build Area" to the wetlands shown on Sheet 2.
- Please add "Book ___ Page ___" to the upper right-hand corner of each sheet to reduce the time it takes to record a plat.
- Please add a longer line for writing instrument numbers in the notes on Sheet 1.
- Add Notes to include the instrument numbers for:
 - Development Agreement
 - Declaration of Private Roads
 - Declaration of Installation of Utilities
 - Declaration of Shared Access and Utility Easements

2. The applicant's submittal includes:

- Table of Compliance with C.U.P. and Development Agreement.
- Aquatic Resources Delineation Report – Fire Suppression Pond and Access Road
- Wildland Urban Interface Protection Plan
- Bonding Cost Estimates
- Environmental Compliance Information
- Draft Declaration of Private Roads
- Draft Declaration of Utilities
- Draft CCRs
- Draft Declaration of Shared Access and Utility Easements
- Draft Declaration of Mahala Ditch Easement
- Right-of-Way Warranty Deed

Approved Conditions of Approval and Staff Comments:

On March 17, 2025, Conditional Use Permit No. 24-02 River Fork Ranch Subdivision was issued and recorded as Instrument No. 2025-001563.

On October 29, 2025, the Valley County Board of Commissioners met with the applicant and determined an amendment to the conditional use permit was in order, waiving COA #4 and #5. These conditions were struck-through in the amended C.U.P. recorded as instrument # 2025-006182.

Conditions of Approval:

1. The Application, the staff report, development agreement, and the applicable provisions of the Land Use and Development Ordinance are all made a part of this permit as if written in full herein. Any violation of any portion of the permit will be subject to enforcement and penalties in accordance with Title 9-2-5; and, may include revocation or suspension of the conditional use permit. ✓
2. The Applicant shall present a proposed development agreement to the Board for consideration and must be approved prior to any on-site construction beginning at the project site. The development agreement shall address the Applicant's proportionate share of road maintenance mitigation measures, according to the recommendations from the Valley County Public Works Engineer outlined in a document dated December 17, 2024, and included within the record. ✓
3. Applicant shall present a dust abatement plan to the Board for consideration and must be approved prior to any on-site construction beginning at the project site. The dust abatement plan shall address fugitive dust generated on Spink Lane and internal private roads during construction. The plan must also address fugitive dust on internal private roads after full build-out of CUP 24-02. ✓ **Addressed in CCRs**
- ~~4. Applicant shall enter into a ditch maintenance and access agreement with adjacent landowner's receiving surface water from the Mahala ditch. The agreement shall ensure that water rights will not be impeded and water delivery is not unreasonably interrupted during the irrigation season and a copy be submitted to Valley County prior to recordation of the final plat. The recording of the covenants, conditions and restrictions shall ensure compliance with state law and the required agreement with adjacent landowner. If the Applicant is unable to secure an Agreement with adjacent landowner's this requirement may be waived by the board if the Applicant can demonstrate that cooperation was unreasonably withheld. It shall be the Applicant's duty to request a waiver if applicable.~~
- ~~5. Applicant shall enter into a fence agreement with adjacent landowner's that graze cattle for at least thirty (30) days within a calendar year. The fence agreement will include acceptable fence materials designed to reduce human and pet disturbance to grazing livestock and be completed prior to recordation of the final plat and a copy provided to Valley County. The cost to construct and maintain the fence shall be borne by the Applicant and future lot owners. If the Applicant is unable to secure an agreement with adjacent landowner's this requirement may be waived by the board if the Applicant can demonstrate that cooperation was unreasonably withheld. It shall be the Applicant's duty to request a waiver if applicable.~~
6. Any material change in the nature or scope of land use activities shall require an additional Conditional Use Permit. ✓

7. The final plat shall be recorded within two years of approval of the conditional use permit, or this permit will be null and void. **Must be recorded by March 17, 2027.**
8. The issuance of this permit and these conditions will not relieve the Applicant from complying with applicable County, State, or Federal laws or regulations or be construed as permission to operate in violation of any statute or regulations. Violation of these laws, regulations or rules may be grounds for revocation of the Conditional Use Permit or grounds for suspension of the Conditional Use Permit. ✓
9. Must have an approved storm water management plan and site grading plan approved by the Valley County Engineer prior to any work being done on-site. ✓ **Approved by Dan Coonce, April 9, 2025.**
10. Prior to final plat, the Applicant's engineer shall certify that the roads have been built to approved standards or be financially guaranteed. Applicant's engineer shall also confirm all utilities were placed according to the approved plans. **Needed**
11. Wetlands must be delineated and shown on the final plat. ✓
12. Must bury conduit for fiber optics with utilities. ✓ **Applicant states this has been done.**
13. A Private Road Declaration or equivalent requirements in CCRs are required to confirm that the roads will be maintained. ✓
14. A Declaration of Installation of Utilities is required with the final plat. ✓
15. Community rules shall address the following: ✓ **CCRs**
 - outdoor lighting;
 - noxious weeds control;
 - septic maintenance;
 - wildfire prevention, including requiring firewise wildland urban interface landscaping;
 - limitation of fertilizer use;
 - Homeowner's Association maintenance of the landscaped buffer, water tank and hydrant system;
 - Limitation of accessory dwelling units to only those units that are attached to the primary residence;
 - Require for lots to be contoured to drain away from the slope along Lakefork Creek with a ten (10) foot setback from the slope (slope line will be placed on the plat);
 - Prohibition of feeding of wildlife (except birds);
 - Limitation of one wood-burning device per lot;
 - Dogs must be confined to owner's property or on-leash and under control;
 - Community rules shall prohibit access to the common area with off-leash dogs and limit human disturbance to wildlife using the area.
 - Community rules shall require homeowners with pets to construct a fence designed to contain animals on the property.
16. All lighting must comply with the Valley County Lighting Ordinance. ✓ **Plat Note and CCRs**

17. The Valley County Engineer shall confirm there is adequate snow storage. ✓
18. The Wildland Urban Interface Protection Plan shall be recorded and noted on the face of the plat. ✓
19. Covenants Conditions and Restrictions shall require grading and stormwater management plans on individual lots to be approved by the homeowner's association. ✓ **CCRs**
20. Shall place addressing numbers at the residences and at the driveway entrance if the house numbers are not visible from the road. ✓ **CCRs**
21. The following notes shall be placed on the face of the final plat: ✓
 - The Valley Count Board of Commissioners have the sole discretion to set the level of service for any public road; the level of service can be changed.
 - All lighting must comply with the Valley County lighting ordinance.
 - Only one wood burning device per lot.
 - Surrounding land uses are subject to change.
22. There shall be no entry onto Lot 11C. ✓ **CCRs and Plat Note 5**
23. Only single family residences with accessory dwelling units attached to the primary residences are approved. No duplexes. ✓ **CCRs**

ATTACHMENTS:

- Conditional Use Permits
- Recorded Development Agreement
- Location Map
- Aerial Map
- Assessor Plat – T.17N R.3E Section 22
- ROS 15-104
- Responses
- Applicant's Final Plat Submittal Received March 9, 2026

END OF STAFF REPORT

Valley County Planning and Zoning

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Cascade, ID 83611-1350
Phone: 208-382-7115
Email: cherrick@co.valley.id.us



Instrument # 2025-006182
Valley County, Cascade, Idaho
11-13-2025 09:57:08 AM Fees: \$0.00 Pages: 4
Douglas Miller Recorded for: VALLEY COUNTY PLANNI
Ex-Office Recorder Deputy

A handwritten signature in black ink, appearing to be "D. Miller".

CONDITIONAL USE PERMIT NO. 24-02 River Fork Ranch Subdivision (Amendment to Instrument No. 2025-001563)

Issued to: Lake Fork Ranch LLC
c/o Dave Callister
3500 Quail Creek LN
Boise, ID 83714

Property Location: The site is 43.75, identified as RP17N03E227205, and is north of Spink LN in the SE ¼ Section 22, T.17N, R.3E, Boise Meridian, Valley County, Idaho.

On March 17, 2025, Conditional Use Permit No. 24-02 River Fork Ranch Subdivision was issued and recorded as Instrument No. 2025-001563.

On October 29, 2025, the Valley County Board of Commissioners met with the applicant and determined an amendment to the conditional use permit was in order. The amendment is the waiving of conditions of approval #4 and #5. The conditions have been struck-through in this document and this document is being recorded to memorialize the motion of the Board.

Conditions of Approval:

1. The Application, the staff report, development agreement, and the applicable provisions of the Land Use and Development Ordinance are all made a part of this permit as if written in full herein. Any violation of any portion of the permit will be subject to enforcement and penalties in accordance with Title 9-2-5; and, may include revocation or suspension of the conditional use permit.
2. The Applicant shall present a proposed development agreement to the Board for consideration and must be approved prior to any on-site construction beginning at the project site. The development agreement shall address the Applicant's proportionate share of road maintenance mitigation measures, according to the recommendations from the Valley County Public Works Engineer outlined in a document dated December 17, 2024, and included within the record.
3. Applicant shall present a dust abatement plan to the Board for consideration and must be approved prior to any on-site construction beginning at the project site. The dust abatement plan

Conditional Use Permit

shall address fugitive dust generated on Spink Lane and internal private roads during construction. The plan must also address fugitive dust on internal private roads after full build-out of CUP 24-02.

~~4. Applicant shall enter into a ditch maintenance and access agreement with adjacent landowner's receiving surface water from the Mahala ditch. The agreement shall ensure that water rights will not be impeded and water delivery is not unreasonably interrupted during the irrigation season and a copy be submitted to Valley County prior to recordation of the final plat. The recording of the covenants, conditions and restrictions shall ensure compliance with state law and the required agreement with adjacent landowner. If the Applicant is unable to secure an Agreement with adjacent landowner's this requirement may be waived by the board if the Applicant can demonstrate that cooperation was unreasonably withheld. It shall be the Applicant's duty to request a waiver if applicable.~~

~~5. Applicant shall enter into a fence agreement with adjacent landowner's that graze cattle for at least thirty (30) days within a calendar year. The fence agreement will include acceptable fence materials designed to reduce human and pet disturbance to grazing livestock and be completed prior to recordation of the final plat and a copy provided to Valley County. The cost to construct and maintain the fence shall be borne by the Applicant and future lot owners. If the Applicant is unable to secure an agreement with adjacent landowner's this requirement may be waived by the board if the Applicant can demonstrate that cooperation was unreasonably withheld. It shall be the Applicant's duty to request a waiver if applicable.~~

6. Any material change in the nature or scope of land use activities shall require an additional Conditional Use Permit.

7. The final plat shall be recorded within two years of approval of the conditional use permit, or this permit will be null and void.

8. The issuance of this permit and these conditions will not relieve the Applicant from complying with applicable County, State, or Federal laws or regulations or be construed as permission to operate in violation of any statute or regulations. Violation of these laws, regulations or rules may be grounds for revocation of the Conditional Use Permit or grounds for suspension of the Conditional Use Permit.

9. Must have an approved storm water management plan and site grading plan approved by the Valley County Engineer prior to any work being done on-site.

10. Prior to final plat, the Applicant's engineer shall certify that the roads have been built to approved standards or be financially guaranteed. Applicant's engineer shall also confirm all utilities were placed according to the approved plans.

11. Wetlands must be delineated and shown on the final plat.

12. Must bury conduit for fiber optics with utilities.

13. A Private Road Declaration or equivalent requirements in CCRs are required to confirm that the roads will be maintained.

14. A Declaration of Installation of Utilities is required with the final plat.

15. Community rules shall address the following:

- outdoor lighting;
- noxious weeds control;
- septic maintenance;
- wildfire prevention, including requiring firewise wildland urban interface landscaping;
- limitation of fertilizer use;
- Homeowner's Association maintenance of the landscaped buffer, water tank and hydrant system;
- Limitation of accessory dwelling units to only those units that are attached to the primary residence;
- Require for lots to be contoured to drain away from the slope along Lakefork Creek with a ten (10) foot setback from the slope (slope line will be placed on the plat);
- Prohibition of feeding of wildlife (except birds);
- Limitation of one wood-burning device per lot;
- Dogs must be confined to owner's property or on-leash and under control;
- Community rules shall prohibit access to the common area with off-leash dogs and limit human disturbance to wildlife using the area.
- Community rules shall require homeowners with pets to construct a fence designed to contain animals on the property.

16. All lighting must comply with the Valley County Lighting Ordinance.

17. The Valley County Engineer shall confirm there is adequate snow storage.

18. The Wildland Urban Interface Protection Plan shall be recorded and noted on the face of the plat.

19. Covenants Conditions and Restrictions shall require grading and stormwater management plans on individual lots to be approved by the homeowner's association.

20. Shall place addressing numbers at the residences and at the driveway entrance if the house numbers are not visible from the road.

21. The following notes shall be placed on the face of the final plat:

- The Valley Count Board of Commissioners have the sole discretion to set the level of service for any public road; the level of service can be changed.
- All lighting must comply with the Valley County lighting ordinance.
- Only one wood burning device per lot.
- Surrounding land uses are subject to change.

22. There shall be no entry onto Lot 11C.

23. Only single family residences with accessory dwelling units attached to the primary residences are approved. No duplexes.

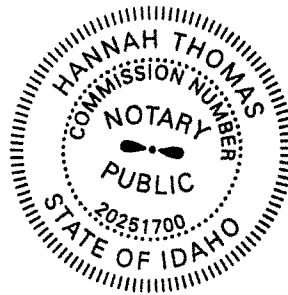
END CONDITIONAL USE PERMIT

Date November 12, 2025

Approved by Cynda Herrick

On this 12 day of November, 2025, before me, a notary public in and for said State, Cynda Herrick personally appeared, and is known to me to be the person whose name is subscribed to the within instrument, and acknowledged to me that he executed the same.

IN WITNESS WHEREOF, I have hereunto set my hand and seal the day and year in this certificate above written.



Hannah Thomas
Notary Public
Residing at: Valley County
Commission Expires: 4/29/31

Valley County Planning and Zoning

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Cascade, ID 83611-1350
Phone: 208-382-7115
Email: cherrick@co.valley.id.us



Instrument # 2025-001563
Valley County, Cascade, Idaho
04-04-2025 10:41:50 AM Fees: \$0.00 Pages: 4
Douglas Miller Recorded for: VALLEY COUNTY P&Z
Ex-Officio Recorder Deputy

CONDITIONAL USE PERMIT N O. 24-02 River Fork Ranch Subdivision

Issued to: Lake Fork Ranch LLC
c/o Dave Callister
3500 Quail Creek LN
Boise, ID 83714

Property Location: The site is 43.75, identified as RP17N03E227205, and is north of Spink LN in the SE ¼ Section 22, T.17N, R.3E, Boise Meridian, Valley County, Idaho.

The Valley County Board of Commissioners heard CUP 24-02 River Fork Ranch Subdivision and preliminary plat application on July 15, 2024, and continued to July 29, 2024, at which time they approved the application. Their decision was memorialized on September 9, 2024. Motions for reconsideration were received.

The Board held a reconsideration hearing on December 23, 2024, and voted to approve the project and memorialized the approval in a decision dated January 13, 2025. Reconsiderations were filed again and were denied on March 17, 2025.

The Board's decision stands, and you are hereby issued Conditional Use Permit No. 24-02 with Conditions for establishing a 30-lot single family subdivision as described in the application, staff report, and minutes.

The effective date of this permit is March 17, 2025.

Conditions of Approval:

1. The Application, the staff report, development agreement, and the applicable provisions of the Land Use and Development Ordinance are all made a part of this permit as if written in full herein. Any violation of any portion of the permit will be subject to enforcement and penalties in accordance with Title 9-2-5; and, may include revocation or suspension of the conditional use permit.

2. The Applicant shall present a proposed development agreement to the Board for consideration and must be approved prior to any on-site construction beginning at the project site. The

development agreement shall address the Applicant's proportionate share of road maintenance mitigation measures, according to the recommendations from the Valley County Public Works Engineer outlined in a document dated December 17, 2024, and included within the record.

3. Applicant shall present a dust abatement plan to the Board for consideration and must be approved prior to any on-site construction beginning at the project site. The dust abatement plan shall address fugitive dust generated on Spink Lane and internal private roads during construction. The plan must also address fugitive dust on internal private roads after full build-out of CUP 24-02.

4. Applicant shall enter into a ditch maintenance and access agreement with adjacent landowner's receiving surface water from the Mahala ditch. The agreement shall ensure that water rights will not be impeded and water delivery is not unreasonably interrupted during the irrigation season and a copy be submitted to Valley County prior to recordation of the final plat. The recording of the covenants, conditions and restrictions shall ensure compliance with state law and the required agreement with adjacent landowner. If the Applicant is unable to secure an Agreement with adjacent landowner's this requirement may be waived by the board if the Applicant can demonstrate that cooperation was unreasonably withheld. It shall be the Applicant's duty to request a waiver if applicable.

5. Applicant shall enter into a fence agreement with adjacent landowner's that graze cattle for at least thirty (30) days within a calendar year. The fence agreement will include acceptable fence materials designed to reduce human and pet disturbance to grazing livestock and be completed prior to recordation of the final plat and a copy provided to Valley County. The cost to construct and maintain the fence shall be borne by the Applicant and future lot owners. If the Applicant is unable to secure an agreement with adjacent landowner's this requirement may be waived by the board if the Applicant can demonstrate that cooperation was unreasonably withheld. It shall be the Applicant's duty to request a waiver if applicable.

6. Any material change in the nature or scope of land use activities shall require an additional Conditional Use Permit.

7. The final plat shall be recorded within two years of approval of the conditional use permit, or this permit will be null and void.

8. The issuance of this permit and these conditions will not relieve the Applicant from complying with applicable County, State, or Federal laws or regulations or be construed as permission to operate in violation of any statute or regulations. Violation of these laws, regulations or rules may be grounds for revocation of the Conditional Use Permit or grounds for suspension of the Conditional Use Permit.

9. Must have an approved storm water management plan and site grading plan approved by the Valley County Engineer prior to any work being done on-site.

10. Prior to final plat, the Applicant's engineer shall certify that the roads have been built to approved standards or be financially guaranteed. Applicant's engineer shall also confirm all utilities were placed according to the approved plans.

11. Wetlands must be delineated and shown on the final plat.

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the roads will be maintained.

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- noxious weeds control;
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- Homeowner's Association maintenance of the landscaped buffer, water tank and hydrant system;
- Limitation of accessory dwelling units to only those units that are attached to the primary residence;
- Require for lots to be contoured to drain away from the slope along Lakefork Creek with a ten (10) foot setback from the slope (slope line will be placed on the plat);
- Prohibition of feeding of wildlife (except birds);
- Limitation of one wood-burning device per lot;
- Dogs must be confined to owner's property or on-leash and under control;
- Community rules shall prohibit access to the common area with off-leash dogs and limit human disturbance to wildlife using the area.
- Community rules shall require homeowners with pets to construct a fence designed to contain animals on the property.

16. All lighting must comply with the Valley County Lighting Ordinance.

17. The Valley County Engineer shall confirm there is adequate snow storage.

18. The Wildland Urban Interface Protection Plan shall be recorded and noted on the face of the plat.

19. Covenants Conditions and Restrictions shall require grading and stormwater management plans on individual lots to be approved by the homeowner's association.

20. Shall place addressing numbers at the residences and at the driveway entrance if the house numbers are not visible from the road.

21. The following notes shall be placed on the face of the final plat:

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- All lighting must comply with the Valley County lighting ordinance.

- Only one wood burning device per lot.
- Surrounding land uses are subject to change.

22. There shall be no entry onto Lot 11C.

23. Only single family residences with accessory dwelling units attached to the primary residences are approved. No duplexes.

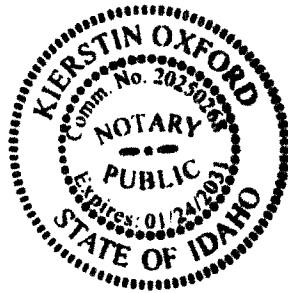
END CONDITIONAL USE PERMIT

Date April 4, 2025

Approved by Cynda Herrick

On this 4th day of April, 2025^{***}, before me, a notary public in and for said State, Cynda Herrick personally appeared, and is known to me to be the person whose name is subscribed to the within instrument, and acknowledged to me that he executed the same.

IN WITNESS WHEREOF, I have hereunto set my hand and seal the day and year in this certificate above written.



Kierstin Oxford
Notary Public
Residing at: Cascade, Idaho
Commission Expires: 01-24-31

After Recording
Return to:

Amy K. Holm
Millemann Pemberton & Holm LLP
PO Box 1066
McCall, Idaho 83638

**DEVELOPMENT AGREEMENT
River Fork Ranch Subdivision**

This Development Agreement (this "**Agreement**") is entered into effective as of the date last written below, by and among VALLEY COUNTY, IDAHO, a political body within the State of Idaho (the "**County**") and Lake Fork Ranch LLC (the "**Developer**"). The County and the Developer are sometimes collectively referred to herein as the "**Parties**" and individually as a "**Party**."

WITNESSETH:

WHEREAS, the Developer is the owner of record of that certain real property legally described on **Exhibit A**, attached hereto and made a part hereof (the "**Property**");

WHEREAS, the Developer has received approval of application CUP #24-02 and Conditional Use Permit Instrument #2025-001563 was recorded on April 4, 2025 (the "**Application**");

WHEREAS, the Developer has proposed that the Property be developed pursuant to and in accordance with the Application, the County's Comprehensive Plan and Zoning Ordinance in effect on the date of application, and in accordance with the terms and conditions of this Agreement and any amendments hereto. Such development is hereafter referred to as the "**Project**";

WHEREAS, the County has the authority pursuant to Section 67-6512(d) of Idaho Code to attach certain conditions to a special use permit and condition the approval of a Conditional Use Permit, among other things, minimizing the impact on other development, providing on-site or off-site public facilities and requiring the mitigation of effects of the proposed development upon service delivery by any political subdivision. See Idaho Code § 67-6512(d)(1),(6),(8); and Valley County Code (9-9-9)(9-5-3). These conditions of approval are to be memorialized in a Development Agreement for the purpose of allowing, by agreement, the proposed development to proceed;

WHEREAS, the County's Planning & Zoning Commission (the "**Commission**") and County Commissioners (the "**Board**") held public hearings as prescribed by law with respect to the development of the Property and this Agreement, including: March 14, 2024, April 11, 2024, May 9, 2024, July 15, 2024, July 29, 2024, December 23, 2024;

WHEREAS, all public hearings pursuant to notice as required by law or other action required to be held or taken prior to the adoption and execution of this Agreement have been held and/or taken;

WHEREAS, the Board approved the Applications on July 29, 2024, and January 13, 2025, subject to review and approval of this Agreement and written findings of fact and conclusions of law (the "**Written Decision**");

WHEREAS, upon approval of this Agreement and the Written Decision, it is the intent and desire of the Parties that development of the Property proceed as provided herein, subject to the terms and conditions of this Agreement; and,

WHEREAS, the Parties do enter into this Agreement with mutual consideration as reflected in the covenants, duties, and obligations herein set forth.

AGREEMENT

NOW THEREFORE, in consideration of the above recitals which are incorporated below, and of the mutual covenants and agreements herein contained and other good and valuable consideration, the sufficiency of which is hereby acknowledged, the Parties agree as follows:

1. Development Permitted by this Agreement. This Agreement shall vest the right to develop the Property, as described on Exhibit A, with respect to the approval of each of the Applications (the "Approvals"), as restricted by those certain conditions of approval identified on **Exhibit B** attached hereto and made a part hereof (the "Conditions"). Development shall be substantially consistent with those certain specifications and terms identified on **Exhibit C and Exhibit D**, attached hereto and made a part hereof.
2. Recordation. The County shall record this Agreement, including all of the exhibits attached hereto, and submit proof of such recording to the Developer.
3. Effective Date. This Agreement will be effective upon recordation.
4. Development to be Consistent with the Approvals and this Agreement. Development of a portion of the Property substantially inconsistent with this Agreement or the Written Decision, as determined by the County Planning Director, without formal modification of the Approvals or the Concept Plan pursuant to the requirements of the Valley County Code, and/or amendment of this Agreement, shall result in a default of this Agreement by the Developer in connection with such specific portion of the Property, subject to the cure provisions of Section 6, below.
5. Default. In the event the Developer, its heirs, successors, assigns or subsequent owners of the Property or any other person acquiring an interest in the Property, fails to faithfully comply with all of the terms and conditions included in this Agreement in connection with a portion of the Property, this Agreement may be modified or terminated by the Board after consultation with and with written notice to the Developer and upon compliance with the requirements of Valley County Code and the notice and cure provisions set forth below.
6. Remedies. This Agreement shall be enforceable in any court of competent jurisdiction by either the County or the Developer, or by any successor or successors in title or interest or by the assigns of the Parties. Enforcement may be sought by an appropriate action at law or in equity to secure the performance of the covenants, agreements, conditions, and obligations contained herein.
 - a. In the event of a material breach of this Agreement, the Parties agree that the County and the Developer shall have thirty (30) days after delivery of notice of said breach to correct the same prior to the non-breaching party's seeking of any remedy provided for herein; provided, however, that in the case of any such default that cannot with diligence be cured within such thirty (30) day period, if the defaulting Party shall commence to cure the same within such thirty (30) day period and thereafter shall prosecute the curing of same with diligence and continuity, then the time within which such failure may be cured shall be extended for such period as may be necessary to complete the curing of the same with diligence and continuity.
 - b. Further approvals, such as building permits will not be issued or recordation of plats, until the breach of this Agreement is remedied.
 - c. In the event the performance of any covenant to be performed hereunder by either the County or the Developer is delayed for causes which are beyond the reasonable control of the Party responsible for such performance, which shall include, without limitation, natural disasters,

pandemics, changes in the law, emergency orders, acts of civil disobedience, strikes or similar causes, the time for such performance shall be extended by the amount of time of such delay.

7. Notices. Any and all notices, demands, requests, and other communications required to be given hereunder by either of the Parties shall be in writing and be deemed properly served or delivered, if delivered by hand to the Party to whose attention it is directed, or when sent, three (3) days after deposit in the U.S. mail, postage prepaid, addressed as follows:

To the County:

Valley County
c/o Director, Planning & Development Services Department
PO Box 1350
219 N. Main St.
Cascade, Idaho 83611

To the Developer:

Lake Fork Ranch LLC
Dave Callister, Member
3500 E Quail Creek Ln.
Boise, Idaho 83714

or at such other address, or to such other Party which any Party entitled to receive notice hereunder designates to the other in writing as provided above.

8. Attorneys' Fees. Should any litigation be commenced between the Parties concerning this Agreement, the prevailing Party shall be entitled, in addition to any other relief as may be granted, to court costs and reasonable attorneys' fees as determined by a court of competent jurisdiction. This provision shall survive any default, termination, or forfeiture of this Agreement.

9. Time is of the Essence. The Parties acknowledge and agree that time is strictly of the essence with respect to each and every term, condition, and provision hereof, and that the failure to timely perform any of the obligations hereunder shall constitute a breach of and a default under this Agreement by the Party so failing to perform.

10. Binding upon Successors. This Agreement shall be binding upon and inure to the benefit of the Parties' respective heirs, successors, assigns, and personal representatives, including the County's corporate authorities and their successors in office. This Agreement shall be binding on the owner of the Property, each subsequent owner and each other person acquiring an interest in the Property. Nothing herein shall in any way prevent sale or alienation of the Property, or portions thereof, except that any sale or alienation shall be subject to the provisions hereof and any successor owner or owners shall be both benefitted and bound by the conditions and restrictions herein expressed.

11. Final Agreement; Modification. This Agreement sets forth all promises, inducements, agreements, conditions, and understandings between the Developer and the County relative to the subject matter hereof, and there are no promises, agreements, conditions, or understanding, either oral or written, express or implied, between the Developer and the County, other than as are stated herein. Except as herein otherwise provided, no subsequent alteration, amendment, change, or addition to this Agreement shall be binding upon the Parties unless reduced to writing and signed by them or their successors in interest or their assigns, and pursuant, with respect to County, to a duly adopted ordinance or resolution of the County.

a. This Agreement shall not preclude the application of any law that is specifically mandated and required by changes in state or federal laws or regulations. In the event such law

prevents or precludes compliance with one or more provisions of this Agreement, the County and the Developer shall meet and confer to determine how provisions of this Agreement would need to be modified or suspended in order to comply with the law while still allowing the project to proceed substantially in accordance with the Written Decision. The Developer shall prepare and process the necessary amendment or amendments to this Agreement reasonably required in order to complete the development of the Property in accordance with the Written Decision.

12. Invalid Provisions. If any provision of this Agreement is held invalid, such provision shall be deemed to be excised herefrom and the invalidity thereof shall not affect any of the other provisions contained herein, except that if any provision of this Agreement is held invalid which the Developer deems essential to its development of the Property, the Developer may, at its sole discretion, declare this entire Agreement null and void of no force and effect and thereby relieve all Parties from any obligations hereunder.

13. No Agency, Joint Venture or Partnership. The County and the Developer hereby agree that nothing contained herein or in any document executed in connection herewith shall be construed as making the County and the Developer joint venturers or partners.

14. Construction. This Agreement has been reviewed and revised by legal counsel for both the County and the Developer, and no presumption or rule that ambiguities shall be construed against the drafting party shall apply to the interpretation or enforcement of this Agreement.

15. Choice of Law. This Agreement and its performance shall be construed in accordance with and governed by the laws of the State of Idaho, with venue for any action brought pursuant to this Agreement to be in the Fourth Judicial District, Valley County, State of Idaho.

[end of text; signatures on following page]

IN WITNESS WHEREOF, the Parties, having been duly authorized, have hereunto caused this Agreement to be executed, on the day and year last written below, the same being done after public hearing, notice and statutory requirements having been fulfilled.

THE COUNTY:

VALLEY COUNTY, IDAHO,

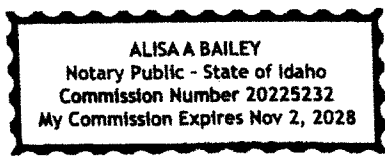
ATTEST:
By: *Douglas A. Miller*
Douglas Miller, Ex-Officio County Clerk
Dated: June 4, 2025

By: *Sherry Maupin*
Sherry Maupin, County Commissioner
Dated: 6.4.25
By: *Katlin Caldwell*
Katlin Caldwell, County Commissioner
Dated: 6/4/25
By: *Neal Thompson*
Neal Thompson, County Commissioner
Dated: 6-4-2025

STATE OF IDAHO)
County of Valley) ss.

On this 4 day of June 2025, before me, the undersigned, a Notary Public in and for said State, personally appeared Katlin Caldwell, Sherry Maupin, and Neal Thompson, known or identified to me to be the Board of County Commissioners and EX-OFFICIO COUNTY CLERK of VALLEY COUNTY, the body politic of the State of Idaho that executed the instrument or the person who executed the instrument on behalf of said body politic, and acknowledged to me that such body politic executed the same.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day and year in this certificate first above written.



Alisa A Bailey
Notary Public for Idaho
Residing at Valley Co
My commission expires: 11.2.28

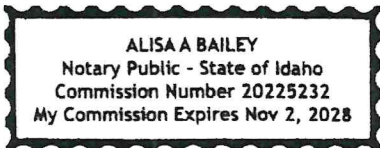
THE DEVELOPER:

By: [Signature]
Dave Callister, Manager
Dated: June 4, 2025

STATE OF IDAHO)
) ss.
County of Valley)

On this 4 day of June 2025, before me, the undersigned, a Notary Public in and for said State, personally appeared Dave Callister, known or identified to me to be the MANAGER of Lake Fork Ranch LLC, the person who executed the instrument on behalf of said limited liability company, and acknowledged to me that said limited liability company executed the same.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day and year in this certificate first above written.



Alisa A Bailey
Notary Public for Valley County
Residing at Valley Co
My commission expires 11.2.28

EXHIBITS:

- Exhibit A: Legal Description of the Property
- Exhibit B: Conditions of Zoning Approval
- Exhibit C: Off-Site Road Improvement Agreement, Restrictive Covenants, and Concept Plans and Depictions
- Exhibit D: Additional Terms and Conditions

[notary acknowledgments on following page]



**EXHIBIT A
Legal Description of the Property**

Project No: 230441
Date: December 20, 2023
Page 1 of 1

**PARCEL A
DESCRIPTION**

A parcel of land located in the E1/2 of the SE1/4 of Section 22, Township 17 North, Range 3 East, Boise Meridian, Valley County, Idaho, more particularly described as follows:

BEGINNING at the Southeast corner of Section 22, thence, along the south boundary of said E1/2 of the SE1/4,

1. N.89°22'37"W., 1321.92 feet to the East 1/16 corner; thence, along the west boundary of said E1/2 of the SE1/4,
2. N.00°13'58"E., 1322.10 feet to the Southeast 1/16 corner of said Section 22; thence, continuing along the west boundary of said E1/2 of the SE1/4,
3. N.00°13'37"E., 129.22 feet; thence, leaving said west boundary,
4. S.89°46'02"E., 320.33 feet; thence,
5. S.68°11'04"E., 180.94 feet; thence,
6. N.61°57'56"E., 330.33 feet; thence,
7. S.68°11'04"E., 136.06 feet; thence,
8. S.21°48'56"W., 63.86 feet to the beginning of a tangent curve; thence,
9. Southeasterly along said curve to the left having a radius of 20.00 feet, an arc length of 31.53 feet, through a central angle of 90°19'24", of which the long chord bears S.23°20'46"E., 28.36 feet to the beginning of a compound curve; thence,
10. Easterly along said curve to the left having a radius of 465.00 feet, an arc length of 285.14 feet, through a central angle of 35°08'01", of which the long chord bears S.86°04'29"E., 280.69 feet; thence, tangent from said curve,
11. N.76°21'31"E., 155.22 feet to the east boundary of said E1/2 of the SE1/4; thence, along said boundary,
12. S.00°20'42"W., 112.57 feet to the South 1/16 corner of said Section 22; thence, continuing along the east boundary of said E1/2 of the SE1/4,
13. S.00°20'42"W., 1321.36 feet to the **POINT OF BEGINNING**.

CONTAINING: 43.75 Ac.

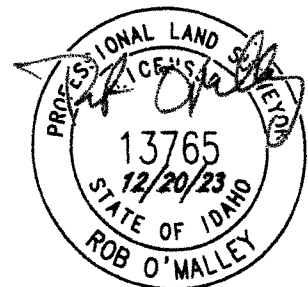


EXHIBIT B
Conditions of CUP Approval

1. The Application, the staff report, development agreement, and the applicable provisions of the Land Use and Development Ordinance are all made a part of this permit as if written in full herein. Any violation of any portion of the permit will be subject to enforcement and penalties in accordance with Title 9-2-5; and, may include revocation or suspension of the conditional use permit.
2. The Applicant shall present a proposed development agreement to the Board for consideration and must be approved prior to any on-site construction beginning at the project site. The development agreement shall address the Applicant's proportionate share of road maintenance mitigation measures, according to the recommendations from the Valley County Public Works Engineer outlined in a document dated December 17, 2024, and included within the record.
3. Applicant shall present a dust abatement plan to the Board for consideration and must be approved prior to any on-site construction beginning at the project site. The dust abatement plan shall address fugitive dust generated on Spink Lane and internal private roads during construction. The plan must also address fugitive dust on internal private roads after full build-out of CUP 24-02.
4. Applicant shall enter into a ditch maintenance and access agreement with adjacent landowner's receiving surface water from the Mahala ditch. The agreement shall ensure that water rights will not be impeded and water delivery is not unreasonably interrupted during the irrigation season and a copy be submitted to Valley County prior to recordation of the final plat. The recording of the covenants, conditions and restrictions shall ensure compliance with state law and the required agreement with adjacent landowner. If the Applicant is unable to secure an Agreement with adjacent landowner's this requirement may be waived by the board if the Applicant can demonstrate that cooperation was unreasonably withheld. It shall be the Applicant's duty to request a waiver if applicable.
5. Applicant shall enter into a fence agreement with adjacent landowner's that graze cattle for at least thirty (30) days within a calendar year. The fence agreement will include acceptable fence materials designed to reduce human and pet disturbance to grazing livestock and be completed prior to recordation of the final plat and a copy provided to Valley County. The cost to construct and maintain the fence shall be borne by the Applicant and future lot owners. If the Applicant is unable to secure an agreement with adjacent landowner's this requirement may be waived by the board if the Applicant can demonstrate that cooperation was unreasonably withheld. It shall be the Applicant's duty to request a waiver if applicable.
6. Any material change in the nature or scope of land use activities shall require an additional Conditional Use Permit.
7. The final plat shall be recorded within two years of approval of the conditional use permit, or this permit will be null and void.
8. The issuance of this permit and these conditions will not relieve the Applicant from complying with applicable County, State, or Federal laws or regulations or be construed as permission to operate in violation of any statute or regulations. Violation of these laws, regulations or rules may be grounds for revocation of the Conditional Use Permit or grounds for suspension of the Conditional Use Permit.
9. Must have an approved storm water management plan and site grading plan approved by the Valley

County Engineer prior to any work being done on-site.

10. Prior to final plat, the Applicant's engineer shall certify that the roads have been built to approved standards or be financially guaranteed. Applicant's engineer shall also confirm all utilities were placed according to the approved plans.

11. Wetlands must be delineated and shown on the final plat.

12. Must bury conduit for fiber optics with utilities.

13. A Private Road Declaration or equivalent requirements in CCRs are required to confirm that the roads will be maintained.

14. A Declaration of Installation of Utilities is required with the final plat.

15. Community rules shall address the following:

- outdoor lighting;
- noxious weeds control;
- septic maintenance;
- wildfire prevention, including requiring firewise wildland urban interface landscaping;
- limitation of fertilizer use;
- Homeowner's Association maintenance of the landscaped buffer, water tank and hydrant system;
- Limitation of accessory dwelling units to only those units that are attached to the primary residence;
- Require for lots to be contoured to drain away from the slope along Lake Fork Creek with a ten (10) foot setback from the slope (slope line will be placed on the plat);
- Prohibition of feeding of wildlife (except birds);
- Limitation of one wood-burning device per lot;
- Dogs must be confined to owner's property or on-leash and under control;
- Community rules shall prohibit access to the common area with off-leash dogs and limit human disturbance to wildlife using the area.
- Community rules shall require homeowners with pets to construct a fence designed to contain animals on the property.

16. All lighting must comply with the Valley County Lighting Ordinance.

17. The Valley County Engineer shall confirm there is adequate snow storage.

18. The Wildland Urban Interface Protection Plan shall be recorded and noted on the face of the plat.

19. Covenants Conditions and Restrictions shall require grading and stormwater management plans on individual lots to be approved by the homeowner's association.

20. Shall place addressing numbers at the residences and at the driveway entrance if the house numbers are not visible from the road.

21. The following notes shall be placed on the face of the final plat:

- 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.
- All lighting must comply with the Valley County lighting ordinance.
- Only one wood burning device per lot.
- Surrounding land uses are subject to change.

22. There shall be no entry onto Lot 11C.

23. Only single-family residences with accessory dwelling units attached to the primary residences are approved. No duplexes.

EXHIBIT C

Off-Site Road Improvement Agreement, Restrictive Covenants, and Concept Plans and Depictions

Part I: Off-Site Road Improvement Agreement; Part II: Restrictive Covenants

I. Off-Site Road Improvement Agreement

A. Lake Fork Ranch LLC shall dedicate sufficient real property adjacent to Spink Lane to Valley County for additional right of way. The dedication of real property for right of way shall measure thirty-five (35) feet from the center of Spink Lane. Prior to recordation of the final plat, Lake Fork Ranch LLC shall record a warranty deed with the appropriate legal description of the dedicated right of way with the Valley County Clerk. Prior to recordation the deed shall be reviewed and approved by the Valley County Planning and Zoning Director. Lake Fork Ranch LLC shall receive credit toward its overall off-site road improvement contribution in the sum of eight thousand four hundred dollars (\$8,400.00), the sufficiency of which is hereby acknowledged.

B. The Valley County Public Works Engineer has previously evaluated the off-site impacts of CUP 24-02. Those impacts are summarized in a letter dated December 17, 2024. Based on the estimated off-site impact analysis performed by Valley County the primary impact will be to Spink Lane due to increased traffic accessing the River Fork Ranch Subdivision. Lake Fork Ranch LLC hereby agrees to mitigate the off-site impacts of CUP 24-02 by contributing to an off-site mitigation plan valued in the amount of six thousand one hundred and sixty-eight dollars (\$6,168.00) per lot, the sufficiency of which is hereby acknowledged.

Lake Fork Ranch LLC shall contribute to the off-site road mitigation plan by selecting one of the two options outlined herein. The timing of either Option 1 or Option 2 below is partly dependent on the sale of lots within the River Fork Ranch subdivision. Therefore, Lake Fork Ranch LLC shall report the annual lot sales to the Valley County Planning and Zoning Director. The annual lot sale report shall be due on or before the December 31 of each year. No report shall be required after the sale of the 10th lot. The option selected, as indicated by the initials of the representative for Lake Fork Ranch LLC shall become binding upon the parties upon recordation of this development agreement:

(1) Option 1: Pay an assessment to Valley County representing its proportionate share of the off-site road improvements that will be required to mitigate the impacts of CUP 24-02. The assessed value of off-site mitigation has previously been determined to be six thousand one hundred and sixty-eight dollars

(\$6,168.00) per lot. CUP 24-02 approved thirty (30) single family residential lots for an assessment total of one hundred eighty-five thousand and forty dollars (\$185,040.00) less eight thousand four hundred dollars (\$8,400.00) for the value of right of way dedication. Total off-site road mitigation assessment for Spink Lane improvements equal one hundred seventy-six thousand six hundred forty dollars (\$176,640.00). Payment is due on or before December 31, 2026. Within thirty (30) days of recordation of this development agreement Lake Fork Ranch LLC shall provide financial assurances sufficient to ensure that funds are available to successfully complete the mitigation project. The form and sufficiency of the financial assurances offered by Lake Fork Ranch LLC must be approved by the Valley County Planning and Zoning Director. All off-site mitigation assessment dollars paid to Valley County shall be used by Valley County to improve Spink Lane from the intersection of Highway 55 and Spink Lane to the eastern most entrance to the River Fork Ranch subdivision. Funds shall be expended by Valley County within two (2) years from the date of payment by Lake Fork Ranch LLC.

Option #1 election: _____
Lake Fork Ranch LLC

(2) Option 2: In lieu of payment of the off-site mitigation fee as outlined in Option 1 above, Lake Fork Ranch LLC shall provide in-kind services for improvements to Spink Lane as detailed below. The parties agree that the value of the in-kind services is equivalent to the off-site mitigation fee calculated herein and upon the successful completion of the mitigation project described in Option 2, Lake Fork Ranch LLC shall have completed all required off-site mitigation required by this development agreement. All in-kind construction shall be successfully completed by passing a final inspection by the Valley County Public Works Engineer by December 31, 2026. All risks associated with increased construction and labor costs are assumed by Lake Fork Ranch LLC and Lake Fork Ranch LLC hereby waives any right to reimbursement from Valley County for any and all costs that exceed the off-site road mitigation fee in Option 1.

- The surface of Spink Lane from the point of beginning at the intersection of Highway 55 and Spink Lane to the eastern most point of entry to River Fork Ranch subdivision shall be improved by Lake Fork Ranch LLC pursuant to a construction design plan approved by the Valley County Public Works Engineer.

- Lake Fork Ranch LLC shall submit a construction design plan to the Valley County Public Works Engineer within one hundred eighty (180) days from the recordation of this development agreement.

- The construction design plan shall include, but is not limited to, the following:

- (i) installation of a geotechnical grid over the existing gravel surface of Spink Lane;
- (ii) addition of twelve (12) inches of pit run base material;
- (iii) addition of four (4) inches of ¾ inch road mix material.

-Lake Fork Ranch LLC shall serve as the general contractor and be financially and legally responsible for all construction of the Spink Lane improvements. Lake Fork Ranch LLC shall secure all necessary permits and have adequate general liability insurance in place prior to commencement of construction on Spink Lane. Lake Fork Ranch LLC is responsible for signage and traffic control during construction.

-Lake Fork Ranch LLC shall implement measures to control and reduce dust generation and dispersion during construction. Dust abatement methods must comply with all applicable environmental standards and regulations.

- All phases of construction are subject to inspection by Valley County and Lake Fork Ranch LLC hereby agrees to cooperate with all inspections and work shall conform to all construction standards as required by Valley County.

Option #2 election: _____
Lake Fork Ranch LLC

C. Valley County, at its option, may apply for an Idaho Transportation Department permit to realign Highway 55 and Spink Lane into a 90-degree angle and construct a southbound L turn lane to improve safety and visibility at this intersection. Lake Fork Ranch LLC agrees to cooperate with Valley County if it elects to pursue this permit. In addition, Valley County, at its option, may work with the Idaho Transportation Department to improve signage and tree removal at the intersection at Highway 55 and Spink Lane. Lake Fork Ranch LLC agrees to cooperate with Valley County if this is pursued.

II. Restrictive Covenants

Restrictive Covenants Outline:

1. A draft Declaration for River Fork Ranch subdivision will be prepared for final plat. Items to be addressed in CC&Rs would include the following in outline form:
 - a) Design guidelines for construction to comply with Valley County Code. Architectural control committee (ACC) for governance.
 - b) Single family homes allowed.
 - c) Driveways installed and maintained by lot owners.
 - d) No commercial uses or home businesses except those defined as 'home occupation.'
 - e) Recreational vehicle "in season" storage rules.
 - f) Wildfire mitigation plan.
 - g) Septic tank maintenance.
 - h) Lighting ordinance must be followed. Dark sky compliant.
 - i) Short-term rentals allowed, governed by rules and regulations related to quiet hours, occupancy, health and safety.
 - j) No animals allowed except household pets. Pets must be within boundary of lots unless under control of owner.
 - k) Fencing allowed by review of ACC.
 - l) Utilities: declarant to provide electrical power to subdivision, all power underground. Each lot will have its' own individual well for potable water and limited irrigation, septic sewage disposal systems, and any propane tanks for lots placed entirely within lot.
 - m) Landscaping responsibility of lot owner. Declarant to landscape Spink Lane per plans.
 - n) Each lot 1 vote in homeowner's association.
 - o) Easements for roads and driveways. 30 foot wide driveways; 70 foot ROW. River Fork Ranch Drive, River Fork Meadows Lane, and Meadowbrook Lane shall be a private road. Lots 13, 14, 15, 16 may share a driveway from Lot 15 of which Lot 15 shall grant an easement

for use by Lots 16, 13, and 14. Lots 23, 24, 25, 26 shall share a driveway from Lot 25 of which Lot 25 shall grant an easement for use by Lots 23, 24, and 26.

- p) Reserved declarant's rights.
- q) HOA right to set assessments, special assessments, and enforcement.
- r) Elk feeding or other wildlife feeding prohibited.
- s) Lot owners have no water rights to Mahala Ditch, ~~no irrigation allowed.~~
- t) ADUs shall be attached and not stand-alone buildings.
- u) Weed mitigation plan.
- v) Covenants Conditions and Restrictions shall require grading and stormwater management plans on individual lots to be approved by the homeowner's association.

Concept Plans and Depictions:

See attached

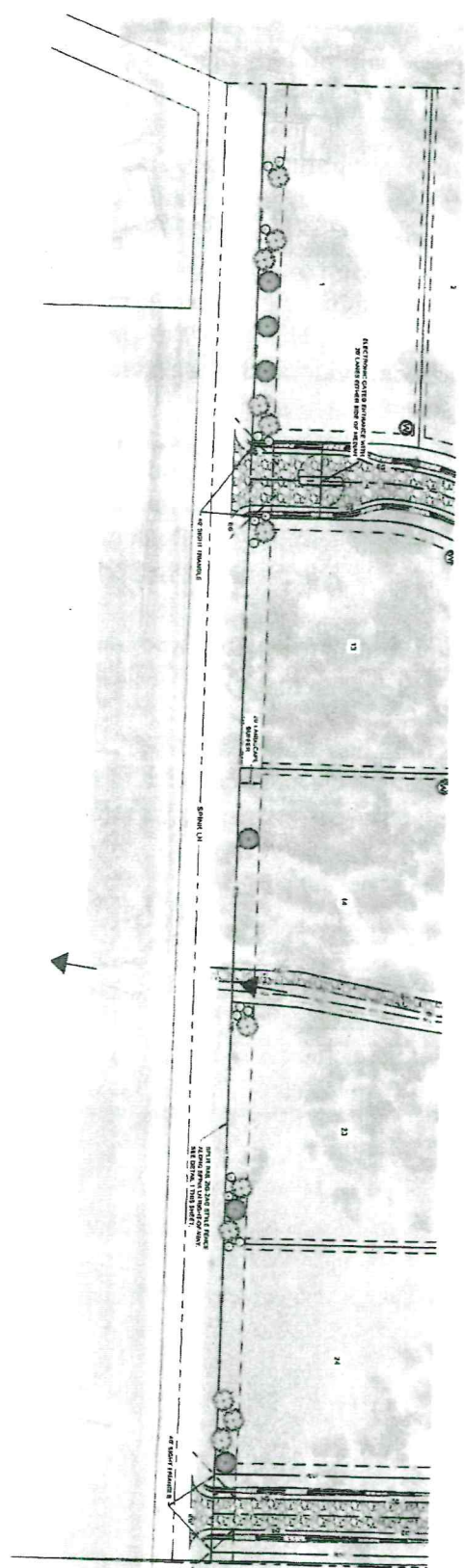
Concept Plans and Depictions:

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SPLIT RAIL ZIG-ZAG STYLE FENCE



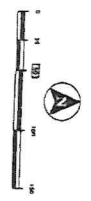
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PLANTING LEGEND	
	TREE
	SHRUB
	FLOWERING SHRUB
	GROUND COVER
	MULCH
	ROCK

NOTES

1. ALL PLANTING SHALL BE DONE IN ACCORDANCE WITH THE LATEST EDITION OF THE ARDURRA GROUP LANDSCAPING MANUAL.
2. ALL PLANTING SHALL BE DONE IN ACCORDANCE WITH THE LATEST EDITION OF THE ARDURRA GROUP LANDSCAPING MANUAL.
3. ALL PLANTING SHALL BE DONE IN ACCORDANCE WITH THE LATEST EDITION OF THE ARDURRA GROUP LANDSCAPING MANUAL.



NO.	REVISIONS	DATE	BY

RIVER FORK RANCH SUBDIVISION LANDSCAPING PLAN



DRAFT

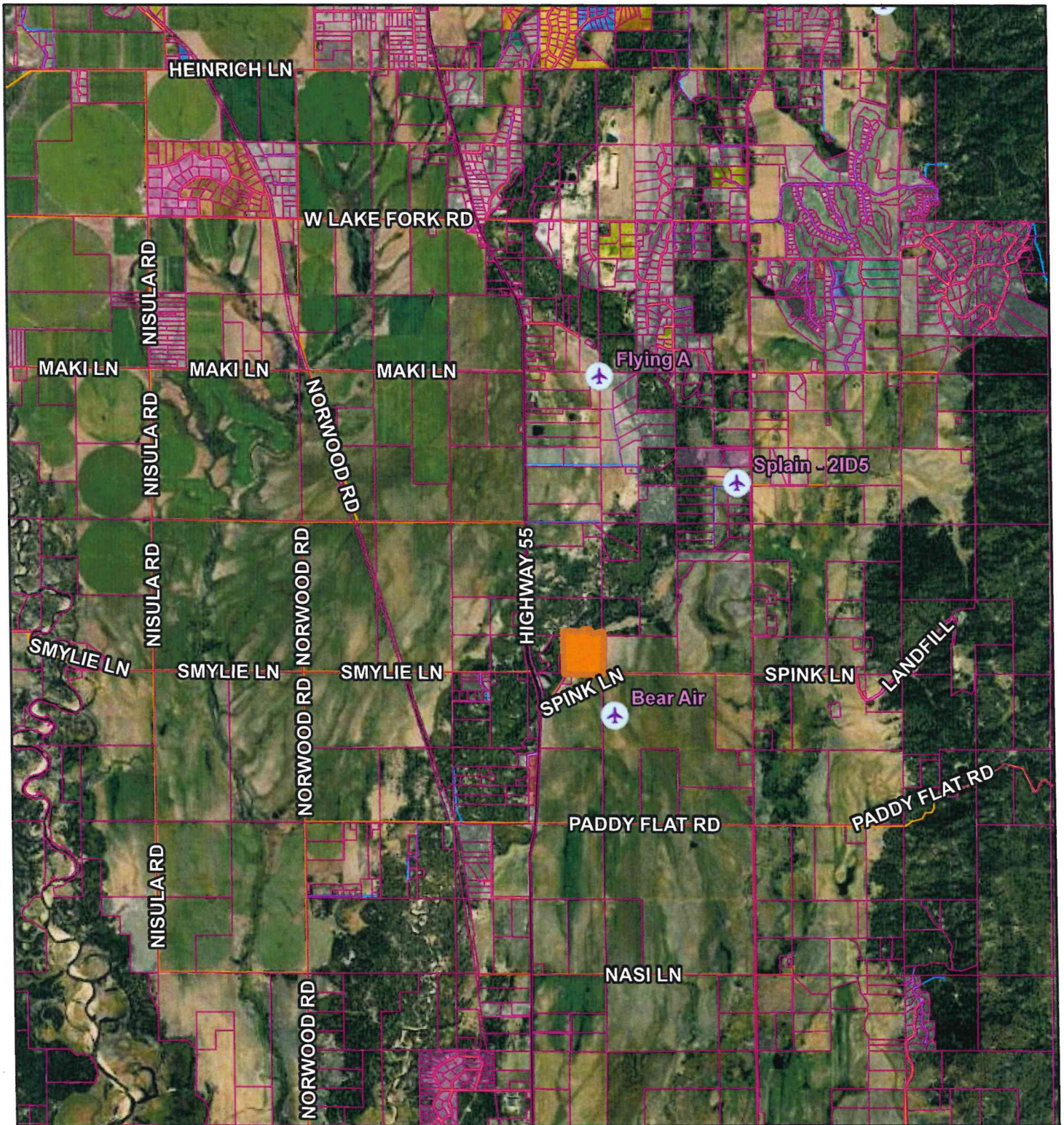
- 9) The County shall erect signs related to cattle crossing or wildlife crossing on Spink Lane and/or Farm to Market
- 10) Spink Lane improvements will be designed, sequenced, and routinely inspected by a county engineer to ensure safety, operability, drainage capability, and maintenance of access to adjacent parcels (Squires/Peppersack shared driveway at sharp bend in Spink Lane) & the parcel owned by Millers on the interior of the corner)). For example, the County shall require that eastern/western terminus of road activity sequences will maintain access and adequate stormwater management, drainage, and grading to protect the integrity of Squires/Peppersack/Miller driveways and their parcel access.
- 11) For clarity, as required by Condition of Approval No. 21, no entry or access will be permitted to Lot 11C, including snow storage, lot drainage, construction, service or access roads, fire suppression features, gravel extraction, or other development services. For clarity, no development shall be permitted in the floodplain within the Property unless otherwise expressly approved by the County Commissioners.
- 12) All grading and drainage of the Property shall be directed away from Lake Fork Creek and wetlands, including placement in the CCRs.
- 13) The Developer shall comply with SWPPP compliance, BMPs, and Dust Abatement plan, along with state and federal laws, including to the extent that such plans require remediation to ensure adverse impacts to adjacent properties are mitigated.

EXHIBIT D
TO DEVELOPMENT AGREEMENT








The following are additional terms and conditions applicable to development of the Property and made a part of the requirements of the Development Agreement. To the extent there is discrepancy between Exhibit D and other terms or exhibits of the Development Agreement, Exhibit D shall control:

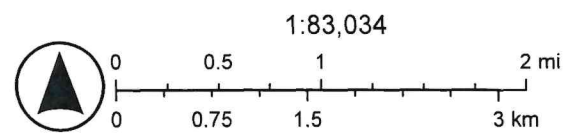
- 1) The County shall provide the Squires, Millers, and Peppersacks, sixty (60) days' prior notice of the commencement of construction improvements required by this Development Agreement on Spink Lane. Notice is not required for routine maintenance or other construction improvements to Spink Lane not part of this Development Agreement.
- 2) The Property shall be governed by a Homeowner's Association (HOA) and such HOA shall be governed by certain documents, including CC&Rs that shall include, but not be limited to, provisions related to regular and special assessments, enforcement mechanisms, maintenance responsibilities, authority for the imposition of fines, lien rights, and other rights codified in the Idaho Homeowners Association Act.
- 3) The Property is currently fenced on Spink Lane with the general style of fencing previously submitted in the Preliminary Plat Landscaping Plan and shall be an approved style of fencing during initial development. The CC&Rs shall allow individual lot owners to install fencing consistent with home gardens, dog runs, child play/safety areas, but otherwise prohibit perimeter fencing on individual lots except as otherwise required in Condition of Approval number 5.
- 4) Valley County and the Developer agree that species of yew plants are toxic to wildlife, pets and livestock that may lead to serious injury including death. Therefore the development landscaping, and the CC&Rs shall include a provision prohibiting the use of yew species in landscaping.
- 5) The CC&Rs shall include a requirement that lawns or other irrigated areas within each Lot shall not exceed a total of one-half acre.
- 6) The CC&Rs shall include a requirement for owners to minimize the application of fertilizers, pesticides, herbicides, and fungicides to protect subdivision wellheads and groundwater except as otherwise required by Valley County.
- 7) The CC&Rs shall require septic operation maintenance to specify pumping as necessary and at minimum of once every 5 years, or compliance with manufacturer specifications for other similar system types.
- 8) Lots within the Property are allowed to share wells where possible as allowed by IDWR for domestic use.

C.U.P. 24-02 Vicinity Map



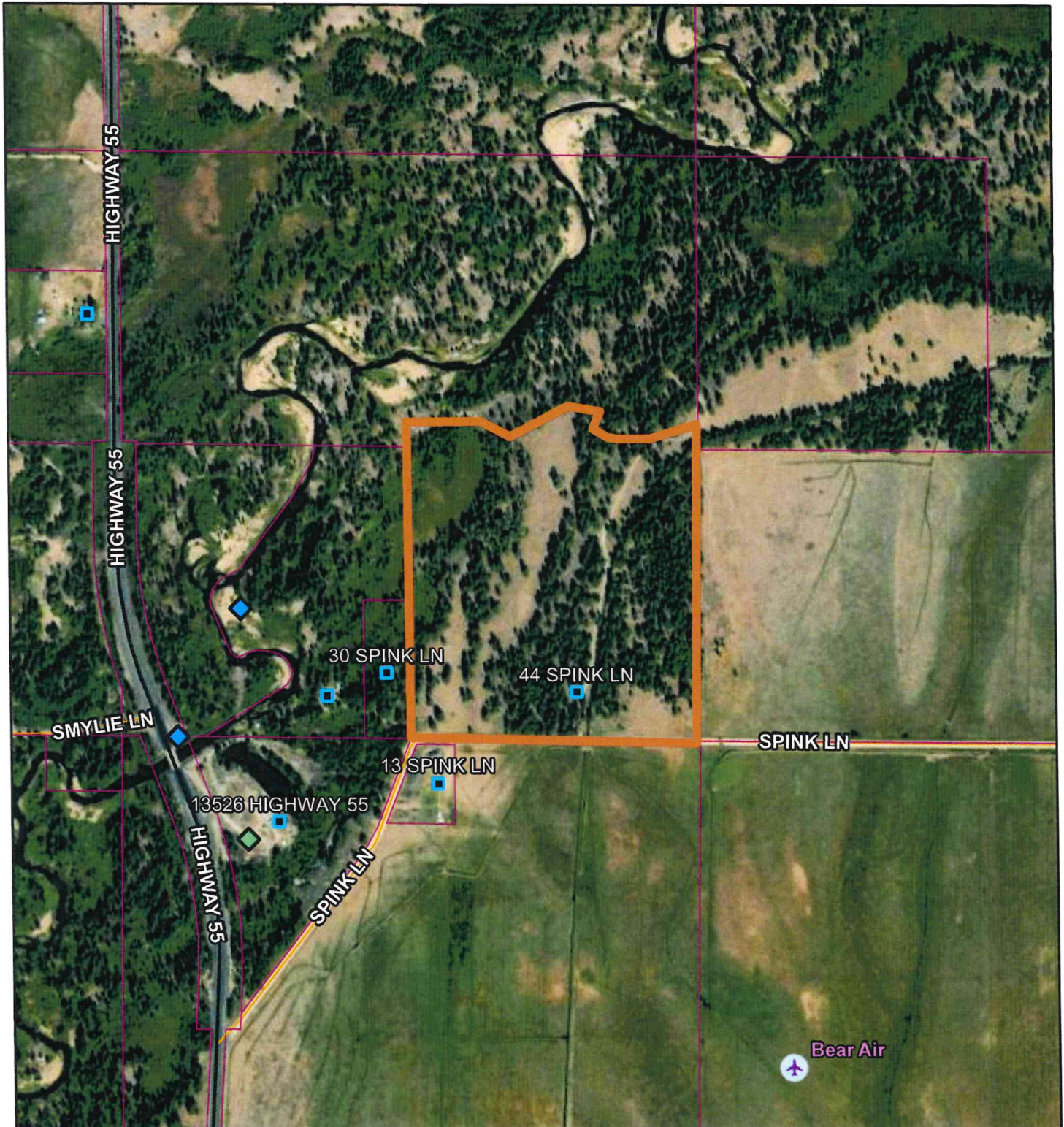
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-  Airstrips
-  Parcel Boundaries
- Roads
 -  COLLECTOR
 -  URBAN/RURAL
 -  PRIVATE
 -  MAJOR
 -  OTHER







Earthstar Geographics

C.U.P. 24-02 Aerial Map - Approximate Boundary





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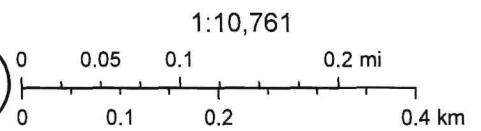
Permits

-  CUP
-  FP
-  Airstrips
-  Address Points

 Parcel Boundaries

Roads

-  MAJOR
-  URBAN/RURAL



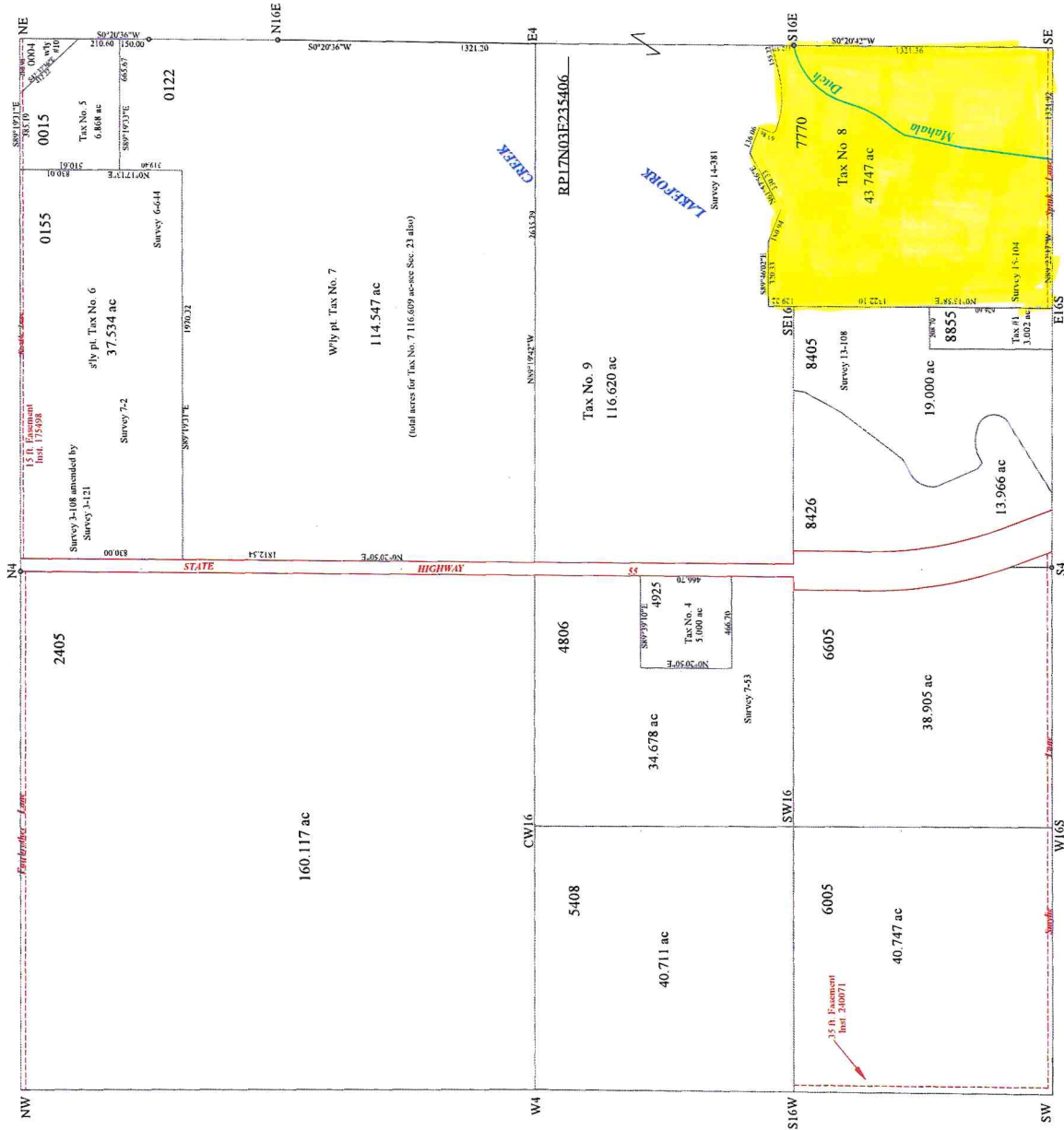
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PLAT TITLE

TWP. 17N R03E SEC. 22

VALLEY COUNTY
Cartography Dept.
Assessor's Office
Cascade, ID 83611

Filename:
Valley County Base Map
Scale: 1" = 400 ft.
Date: 8/31/2024
Drawn by: L. Frederick



This drawing is to be used for Reference Purposes ONLY. The County is NOT Responsible for Any Inaccuracies Contained Herein.

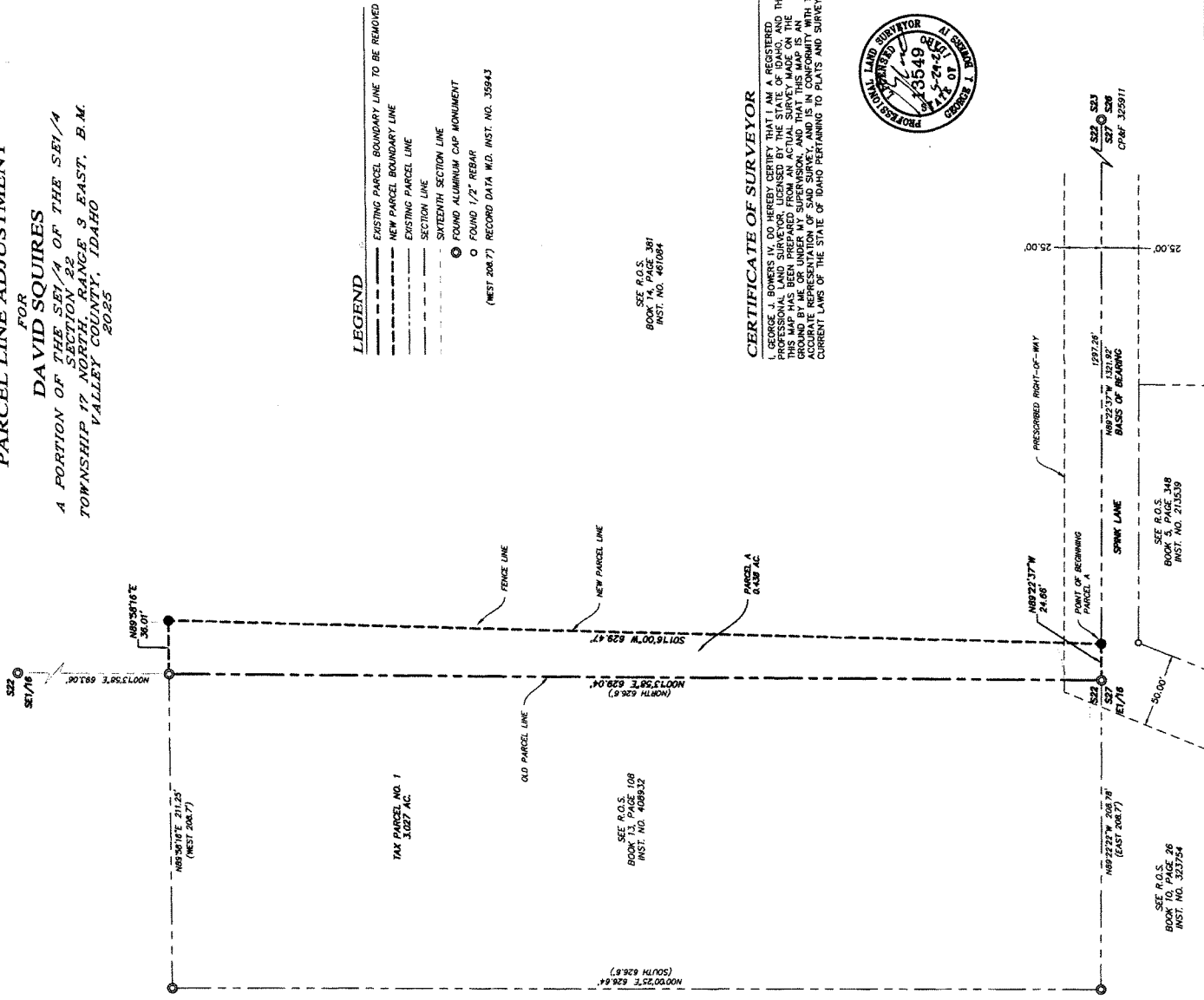
Book 14 Page 14

RECORD OF SURVEY

PARCEL LINE ADJUSTMENT

FOR
DAVID SQUIRES
A PORTION OF THE SE1/4 OF THE SE1/4
SECTION 22
TOWNSHIP 17 NORTH, RANGE 3 EAST, B.M.
VALLEY COUNTY, IDAHO
2025

7025-00251
Valley County, Idaho
2025-02-12 12:24 PM
10:00
www.dunnland.com

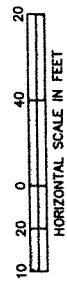


- LEGEND**
- EXISTING PARCEL BOUNDARY LINE TO BE REMOVED
 - NEW PARCEL BOUNDARY LINE
 - EXISTING PARCEL LINE
 - SECTION LINE
 - FOUND ALUMINUM CAP MONUMENT
 - FOUND 1/2" REBAR
- (WEST 208.7) RECORD DATA M.D. INST. NO. 35943

SEE P.O.S.
BOOK 14, PAGE 381
INST. NO. 481084

CERTIFICATE OF SURVEYOR

GEORGE J. BOWERS IV, HEREBY CERTIFY THAT I AM A REGISTERED PROFESSIONAL LAND SURVEYOR LICENSED BY THE STATE OF IDAHO, AND THAT THIS MAP HAS BEEN PREPARED FROM AN ACTUAL SURVEY MADE ON THE GROUND BY ME OR UNDER MY SUPERVISION, AND IS IN CONFORMITY WITH THE CURRENT LAWS OF THE STATE OF IDAHO PERTAINING TO PLATS AND SURVEYS.



BASIS OF BEARINGS

BEARINGS ARE BASED ON RECORD OF SURVEY BOOK 14, PAGE 381, INST. NO. 481084, BETWEEN THE SOUTHEAST CORNER OF SECTION 22 AND THE E1/16 CORNER AS SHOWN HEREON.

SURVEY NARRATIVE

THIS SURVEY WAS COMPLETED AT THE REQUEST OF DAVID SQUIRES TO ADJUST THE PARCEL LINE BETWEEN TAX PARCEL 1 AND PARCEL A. ALL MONUMENTS FOUND WERE ACCEPTED AND HELD.

SHEET 1 OF 1

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

Valley County Assessor's Office

P.O. Box 1350 • 219 N. Main Street
Cascade, Idaho 83611-1350
Phone (208) 382-7126 • Fax (208) 382-7187



Department of Motor Vehicles
Phone (208) 382-7141 • Fax (208) 382-7187

SUE LEEPER
Assessor
sleeper@valleycountyid.gov

DEEDEE GOSSI
Chief Deputy Assessor
kgossi@valleycountyid.gov

March 11, 2026

Cynda Herrick
Valley Co. P&Z Administrator
Valley County Courthouse
Cascade, Idaho 83611

RE: Final Plat Review " RIVER FORK RANCH SUBDIVISION NO. 1"

Dear Cynda,

This letter is in response to your request for our office to review the final plat of the above-mentioned subdivision.

I have run a traverse of the subdivision boundary from the legal description provided on the Certificate of Owners. Enclosed you will find a copy. This proposed **2027** plat will encompass 1 parcel; referenced on the Assessment Roll as **Tax #8 in E/2 SE of Section 22 , Township 17 North, Range 3 East**: the parcel number(s) and ownership are as follows:

RP 17N03E227770 – HRC LLC

I have enclosed a copy of the GIS plat, **T17N, R3E, Section 22**, with this proposed plat highlighted. We have found a few minor errors within this preliminary plat review. Please have the surveyor review these notes:

Page 1: "ten feet (written)...(12')referenced" note 1.
"Lots 14 – 15" note 2.
incorrect distance along West boundary of Lots 1 thru 4; face of plat
Common Area Lots should be labeled as such within the face of the plat face of plat

Page 2: missing distance references within Lots 12, 14-16, 34; face of plat
L4 missing here and not in table; face of plat
boundary line to the NW of L4 is incorrect in distance; face of plat
Common Area Lots should be labeled as such within the face of the plat face of plat

We recommend these issues be resolved prior to recording this proposed subdivision.

Thank you for allowing us the opportunity to review this plat. Please feel free to contact our office with any questions.

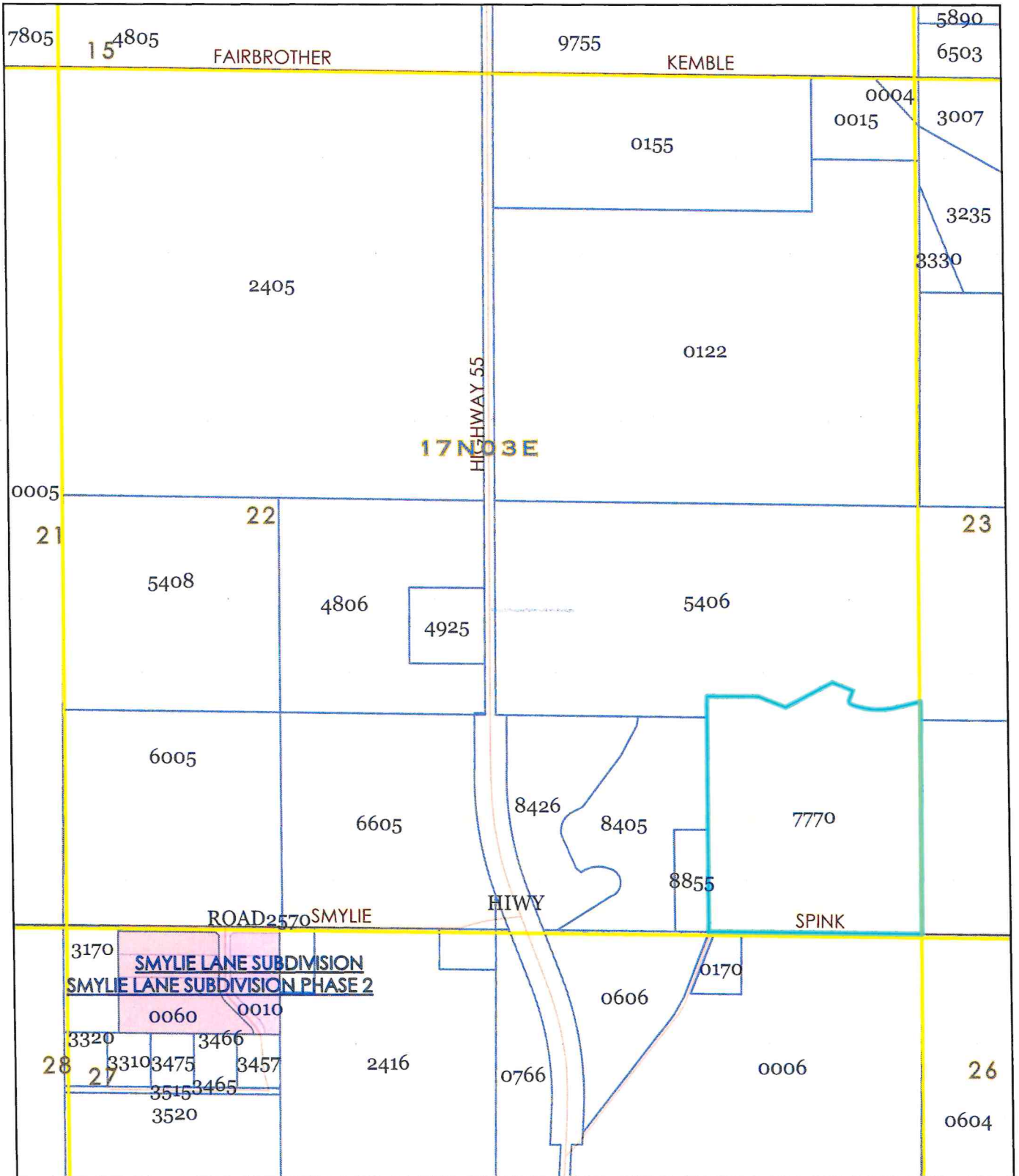
Sincerely,

Laurie Frederick
Cadastral Specialist III
Valley County Cartography Department
lfrederick@valleycountyid.gov

Cc: Dan Dunn, Dunn Land Surveys, Inc.
/ljf



Proposed RIVER FORK RANCH SUBDIVISION NO 1
 RP17N03E227770
 HRC LLC



Legend

- Township
- PLSS Section
- Parcels

This map or drawing is to be used for reference purposes only. The County is not responsible for any inaccuracies contained herein.

Date: 3/11/2026
 By: Ifrederick

Valley County Wildfire Mitigation

P.O. Box 1350 • 219 N. Main Street
Cascade, Idaho 83611-1350

Phone (208) 382-7145 x 1404
Cell (208) 817-1103



MARA HLAWATSCHEK

Program Director

mhlawatschek@valleycountyid.gov

March 12th, 2026

To whom it may concern,

This letter serves as formal notification that Valley County Wildfire Mitigation has completed its review of the **CUP 24-02 River Fork Ranch**, based on the record before the County, including verification of required improvements and mitigation measures, the Final Plat is hereby **approved**.

All conditions of approval associated with the preliminary plat and the approved Wildfire Mitigation Plan have been satisfied. **All required wildfire mitigation measures, including vegetation treatments and fuel reduction activities, have been fully completed and inspected in accordance with the approved plan.** Valley County or its designee has verified that the mitigation work was accomplished as stated in the Wildfire Mitigation Plan and associated conditions of approval.

Inspections for water, access and commercial development requirements shall be requested by the Respective Fire District.

The Final Plat is consistent with Valley County Code and applicable subdivision and Wildland Urban Interface fire protection requirements. With this approval, the Final Plat may be recorded with the Valley County Recorder's Office.

Ongoing maintenance of wildfire mitigation measures, including defensible space and vegetation management, shall remain the responsibility of the property owner(s) and/or homeowners association, as applicable, in accordance with the approved Wildfire Mitigation Plan and subdivision covenants.

This decision is effective on the date of approval and shall remain in effect unless modified or revoked in accordance with Valley County Code. If you have any questions regarding this approval or the recording process, please contact the Valley County Planning and Zoning Department.

Sincerely,

Mara Hlawatschek

Mara Hlawatschek
Wildfire Mitigation Director
208-817-1103



Valley County Transmittal
Division of Community and Environmental Health

Return to:

- Cascade
- Donnelly
- McCall
- McCall Impact
- Valley County

Rezone # _____

Conditional Use # _____

Preliminary (Final) Short Plat River Fork Ranch

- 1. We have No Objections to this Proposal.
- 2. We recommend Denial of this Proposal.
- 3. Specific knowledge as to the exact type of use must be provided before we can comment on this Proposal.
- 4. We will require more data concerning soil conditions on this Proposal before we can comment.
- 5. Before we can comment concerning individual sewage disposal, we will require more data concerning the depth of:
 - high seasonal ground water
 - bedrock from original grade
 - waste flow characteristics
 - other _____
- 6. This office may require a study to assess the impact of nutrients and pathogens to receiving ground waters and surface waters.
- 7. This project shall be reviewed by the Idaho Department of Water Resources concerning well construction and water availability.
- 8. After written approvals from appropriate entities are submitted, we can approve this proposal for:
 - central sewage
 - interim sewage
 - individual sewage
 - community sewage system
 - central water
 - individual water
 - community water well
- 9. The following plan(s) must be submitted to and approved by the Idaho Department of Environmental Quality:
 - central sewage
 - sewage dry lines
 - community sewage system
 - central water
 - community water
- 10. Run-off is not to create a mosquito breeding problem
- 11. This Department would recommend deferral until high seasonal ground water can be determined if other considerations indicate approval.
- 12. If restroom facilities are to be installed, then a sewage system MUST be installed to meet Idaho State Sewage Regulations.
- 13. We will require plans be submitted for a plan review for any:
 - food establishment
 - beverage establishment
 - swimming pools or spas
 - grocery store
 - child care center

14. COPL is waiting for the mylar to be submitted, with all of the correct notes added, before we can sign.

Reviewed By: Brian Coper

Date: 3/27/26

Parametrix No. 314-4875-001

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

Re: April 9, 2026, Planning and Zoning Commission Agenda Items

Dear Kerstin:

We have reviewed the items listed in the April 9, 2026, Valley County (VC) Planning and Zoning Commission agenda and have the following comments for your consideration:

Old Business:

1. C.U.P. 25-032 McClellan/Smith Solar Panels

Not reviewed (No information attached).

2. SUB 25-021 Hummingbird Haven Subdivision – Preliminary and Final Plat

Not reviewed (No information attached).

New Business:

1. SUB 26-003 Green Acres Subdivision – Preliminary Plat

Detailed site grading and drainage plans and drainage design documentation signed by a licensed PE for the site improvements to Vickery Court and Green Acres Drive (both private roads) are required for review and approval by the Valley County engineer. Additional stormwater resulting from site improvements will need to be retained on site and addressed in the design and calculations. Improvements to offsite drainage features may be required. Appropriate temporary and permanent best management practices (BMPs) and erosion control measures are required to protect adjacent properties, waterways, and roadway ditches.

All proposed roadways within the development shall meet the criteria outlined in the Valley County Minimum Standards for Private/Public Road Design and Construction. The proposed 26-foot width for Green Acres Drive does not meet the 28-foot minimum required by the Valley County Road Standards; therefore, a variance will be required.

A traffic impact study is not required for this 4-lot subdivision; however, a development agreement identifying public road impacts may be required.

2. C.U.P. 26-003 Lamon Solar Panels

The solar panels have already been installed so there are no new changes to site topography and no impacts to roads. Not reviewed.

3. C.U.P. 26-004 Maxton Short-Term Rental

Not reviewed (Postponed to May 14, 2026)



4. **C.U.P. 21-07 Jug Mountain Ranch Storage Units – Extension Request**
Extension request. Original CUP conditions and review apply.
5. **SUB 26-004 Orange Sky Subdivision – Preliminary Plat**
Not reviewed (Postponed to May 14, 2026)
6. **SUB 26-005 Pine Creek Ranck South Subdivision – Preliminary Plat**
Not reviewed (Postponed to May 14, 2026)
7. **C.U.P. 21-05 Lake Fork Industrial Center – Extension Request**
Extension request. Original CUP conditions and review apply.
8. **C.U.P. 26-005 Amendment to C.U.P. 25-025 Intermountain Sports Rentals and Repair**
Placement of the containers does not require site grading and drainage plans. No further review required.

Final Plats:

1. **C.U.P. 24-13 Saddle Rock Subdivision Phase 4 – Final Plat**
Further review not required.
2. **C.U.P. 24-02 River Fork Ranch – Final Plat**
Further review not required.
3. **SUB 25-04 Herrick North – Final Plat**
Further review not required.

Please contact me if you have any questions.

Sincerely,

Parametrix



Paul Ashton, PE





March 9, 2026

Cynda Herrick, AICP, CFM
Planning and Zoning Director
Valley County Planning and Zoning
5 219 N Main St, Cascade, ID 83611

SUBJECT: River Fork Ranch Subdivision (CUP #24-02 & Conditional Use Permit Inst #2025-001563)

Cynda,

On behalf of the applicant, I am submitting the final plat for the River Fork Ranch subdivision for review and approval. This letter serves as a transmittal and narrative to accompany the application and to cover all the conditions of approval that have been addressed for compliance with the Development Agreement recorded for this project. All the conditions of approval have been addressed with some actions to be completed upon review and acceptance of the final plat and documents submitted with the application. The final plat substantially complies with the approved preliminary plat.

The focus of this letter is to show compliance with all the conditions of approval from the Development Agreement. The attached Schedule of Conditions table lists all the conditions titled and numbered based on how they are shown in the Development Agreement. The conditions are also divided as in the Development Agreement by exhibit. A summary of the condition is given for reference and the response states how the condition was met, if there is a document included for reference or documentation, and if there is still action that needs to be taken prior to signing of the final plat.

There are three cases where action is still needed for compliance. One is where a document needs to be recorded prior to the final plat. All these documents have been completed, are included with the final plat, and are ready to be recorded. The second is a payment that is part of a condition. The amount owed along with a basis for the amount is included with the attached documents and is referenced in the condition response. The third is an approval from the Fire Department. The written approval will be provided prior to signing the final plat.

Based on our review and the information provided we respectfully request review and approval of the final plat. Once approved we propose the remaining documents be recorded and payment be fulfilled. A mylar of the final Plat will be provided for signature. Thank you for your time on this project and we look forward to closing it out with you.

Respectfully,

Isaac Josifek, PE (ID, CA)



Project Manager

cc: File 230441

Attachments:

CC&Rs

Approved Construction Drawings including Site Grading/Stormwater Management

Valley County Road and Bridge Approval Letter

Valley County email approval for Snow Storage

Engineers Substantial Completion Letter

River Fork Ranch ARDR (Wetland Delineation Report)

Private Road Declaration

Declaration of Installation of Utilities

Wildland Urban Interface Protection Plan

Bonding Letter Supporting Spink Lane Offsite Improvements Cost Estimate

River Fork Ranch - Environmental Compliance Memorandum (Floodplain Determination)

Final Plat

SCHEDULE OF CONDITIONS – DEVELOPMENT AGREEMENT RIVER FORK RANCH SUBDIVISION		
ITEM	SUMMARY	RESPONSE
EXHIBIT B - CONDITIONS OF CUP APPROVAL		
1. Compliance	Compliance with the permit.	
2. Development Agreement	Address proportionate share of road maintenance mitigation measures per VC Public Works see outline dated 12-17-24. Must be approved before construction start.	Development Agreement was recorded (Instrument #2025-002612) See responses to EXHIBIT C conditions.
3. Dust Abatement Plan	Address fugitive dust generated on Spink Ln and internal private roads during construction & after build.	Addressed in the CC&Rs which are included with the Final Plat application.
4. Ditch maintenance and Access Agreement	Agreement with adjacent landowners regarding accessing water from Mahala Ditch. Submit to VC prior to final plat. (Waiver accepted if no cooperation w/ owners)	The Board of County Commissioners (BOCC) approved a waiver for this condition on October 29,2025.
5. Fence Agreement	Agreement with adjacent landowners that graze cattle (for 30 calendar days). Submit to VC prior to final plat. (Waiver accepted if no cooperation w/ owners)	The Board of County Commissioners (BOCC) approved a waiver for this condition on October 29,2025.
6. Change in Scope	Additional CUP must be filed if there is material change.	No material change in project scope.
7. Final Plat	Must be recorded by January 13, 2027.	Application for final plat submitted. Anticipated at BOCC March 30 th or April 6th.
8. Code Compliance	Compliance with County, State & Federal laws.	The project complies with all applicable codes. Final fire inspection and approval for the subdivision is pending which will be completed prior to signing of final plat.
9. Stormwater Management and Grading Plan	Must be approved by Valley County Engineer prior to construction start.	Approvals from Valley County attached to Final Plat application.
10. Utilities and Roads	Must be completed by final plat and be certified by engineer.	Letter of Substantial Completion attached to Final Plat application.
11. Wetlands	Outline/describe on final plat.	Wetland Delineation added to sheet 2 of 4 on Final Plat. Wetland Delineation Report attached to Final Plat application.
12. Conduit	Bury conduit for fiber optics and utilities.	Developer buried all dry utilities as part of construction of the subdivision.
13. Private Road Declaration	Or equivalent requirements in CCR's re: road maintenance	Drafted and submitted with preliminary plat application and with Final Plat application.
14. Declaration of Installation of Utilities	Required with final plat.	Drafted and submitted with preliminary plat application and with Final Plat.
15. Community Rules	CCR's, see bullet points for requirements.	CC&Rs Submitted with Final Plat application.

16. Lighting Ordinance	Compliance with VC ordinance.	No lighting was installed for the subdivision as per the approved plans. Lighting addressed in the CC&Rs.
17. Snow storage	VC Engineer to confirm.	Valley County approval letter of the subdivision construction drawings includes snow storage. Approval letter attached to Final Plat application.
18. WUI Protection Plan	Must be recorded and noted on plat.	The WUI Protection Plan will be recorded prior to the Final Plat and noted on the plat. The plan is included with the Final Plat application.
19. Grading and Stormwater	Require grading and stormwater management plans on individual lots to be approved by HOA.	This is addressed in the CC&Rs.
20. House numbers	Addresses must be visible at residences and/or driveways.	This is addressed in the CC&Rs.
21. Final Plat Notes	Requires specific notes on final plat; see bullet points.	See notes 23 through 26 added to Final Plat.
22. Lot 11C Access	No entry onto this lot.	This is addressed in the CC&Rs.
23. Unit Types	Only single-family residences w/ accessory dwelling units attached are approved. No duplexes.	This is addressed in the CC&Rs.
EXHIBIT C - OFF-SITE ROAD IMPROVEMENT AGRMT & RESTRICTIVE COVENANTS		
<u>I-A. Right-of-Way Dedication</u>	Warranty Deed from Lake Fork Ranch LLC to Valley County. Deed must be approved by VC P&Z re: dedication of real property for ROW (must measure 35 feet from center of Spink Lane) & have appropriate legal description. Must be recorded prior to final plat.	See attached Warranty Deed and Legal Description for Spink Right-of-Way dedication to be recorded prior to the Final Plat.
I-B. Off-site impacts/mitigation plan (1) Option 1	Offsite mitigation fee.	Applicant chose Option 2
I-B. Off-site impacts/mitigation plan (2) Option 2	In lieu of payment of off-site mitigation fee: 1) Improve Spink Lane surface per design plan, 2) Submit design plan to VC Public Works by 12/1/2025, 3) Design plan requirements, 4) Lake Fork is GC and responsible, 5) Control dust, 6) Cooperate and conform with VC construction standards and inspections.	Financial security for the offsite improvements of Spink Lane will be paid to Valley County prior to signing of the Final Plat.
I-C. ITD Permit	VC may apply for ITD permit and Lake Fork must cooperate, if VC pursues permit.	County Requirement
II-1 Restrictive Covenants	Draft Declaration of CCR's addressing items a-v in the Development Agreement.	All items address in the CC&Rs and submitted with Final Plat Application.
EXHIBIT D - TO DEVELOPMENT AGREEMENT		
1. Notice of construction	County to give notice of commencement of construction to the Squires, Millers, and Peppersacks (60 days prior).	County Requirement
2. CCR's HOA	Property governed by HOA and CCR's.	This is addressed in the CC&Rs.

3. CCR's Fencing	CCR's to allow some fencing per prelim plat.	This is addressed in the CC&Rs.
4. CCR's Toxic plants	CCR's to prohibit yew species of landscape.	This is addressed in the CC&Rs.
5. CCR's Lawn	CCR's re: Lawns/irrigated areas not to exceed ½ acre.	This is addressed in the CC&Rs.
6. CCR's Fertilizer	CCR's to limit use of fertilizers, pesticides, herbicides etc.	This is addressed in the CC&Rs.
7. CCR's Septic	CCR's to require septic maintenance at minimum per 5 years.	This is addressed in the CC&Rs.
8. Shared Well	Lots allowed to share wells per IDWR.	This is addressed in the CC&Rs.
9. Signage	County to erect wildlife/cattle crossing signs on Spink and Farm to Market.	County Requirement
10. Improvements	County Engineer to design, sequence and inspect Spink Lane improvements for safety and integrity, etc.	County Requirement
11. Lot 11C	See condition no. 21, no development/access to Lot 11C.	This is noted on the Final Plat and in the CC&Rs.
12. Lake Fork Creek	Grading and drainage will be directed away from Creek and included in CCR's.	Grading and drainage was addressed in the approved construction drawings. This is all addressed in the CC&Rs.
13. Compliance	Developer will comply with SWPPP, BMPs, Dust Abatement, state and federal laws.	The project is compliant with the requirements state.

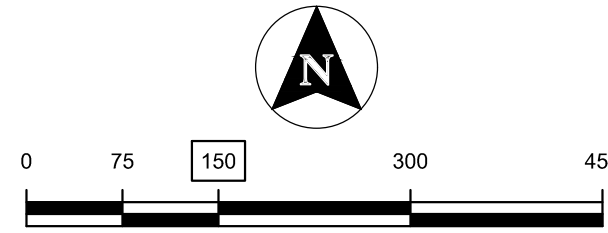


CALL BEFORE YOU DIG!
CALL DIGLINE INC.
PRIOR TO COMMENCING
UNDERGROUND WORK
DIAL: 811

NOTE:
THE LOCATION OF EXISTING UNDERGROUND UTILITIES ARE SHOWN APPROXIMATELY ONLY PRIOR TO CONSTRUCTION. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO INFORM ALL UTILITY COMPANIES OF THE CONSTRUCTION SCHEDULE. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK. THE CONTRACTOR IS RESPONSIBLE FOR ANY AND ALL DAMAGE WHICH MAY OCCUR BY FAILURE TO EXACTLY LOCATE AND PROTECT ALL UTILITIES.

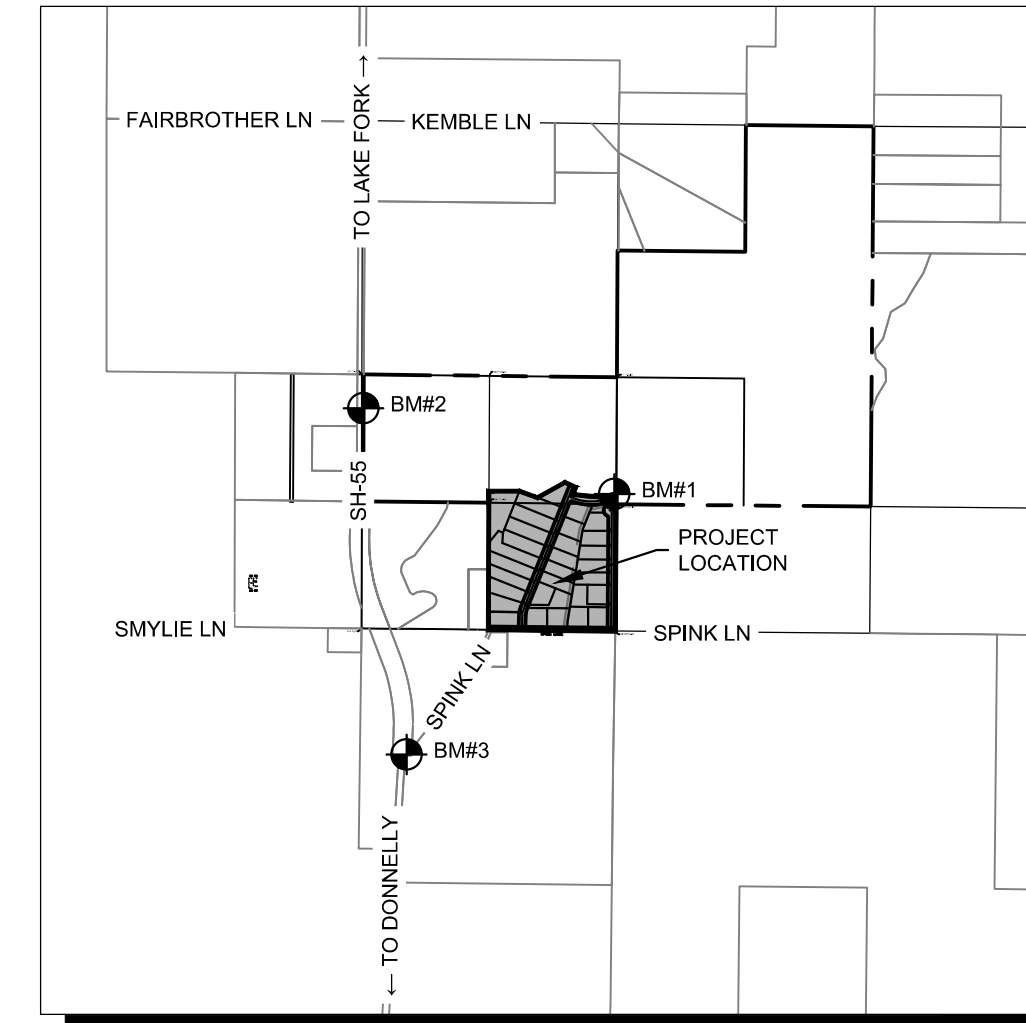
CONSTRUCTION DRAWINGS FOR RIVER FORK RANCH SUBDIVISION

A PORTION OF THE E 1/2 OF THE SE 1/4 OF SECTION 22
TOWNSHIP 17 NORTH, RANGE 3 EAST, BOISE MERIDIAN
VALLEY COUNTY, IDAHO
2024

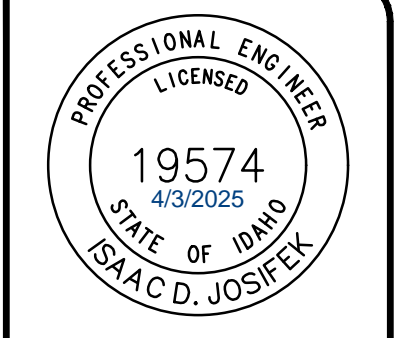


DEVELOPER

DAVE CALLISTER
2873 W WIND DRIVE
EAGLE, IDAHO 83616
PH: (208) 573-3149



VICINITY MAP
SCALE: 1" = 2000'

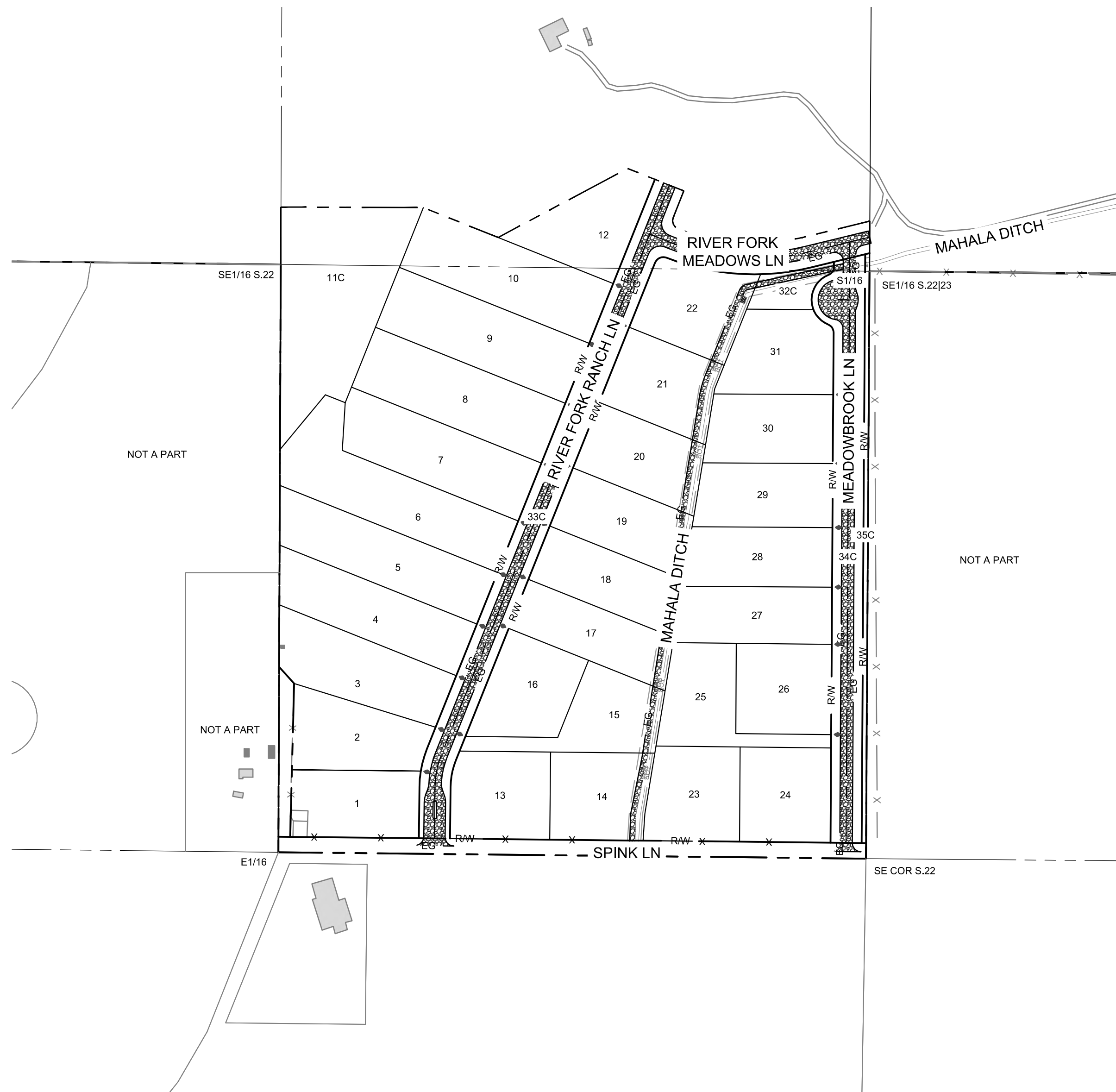


REVISIONS	NO.	DESCRIPTION	DATE	DESIGNED	DRAWN	CHECKED	APPROVED
				L. MILLER	L. MILLER	L. JOSIFEK	L. JOSIFEK

LEGEND	
	PROPOSED BOUNDARY LINE
	ROAD RIGHT-OF-WAY
	PROPOSED EASEMENT
	PROPOSED FENCE
	PROPOSED EDGE OF GRAVEL
	PROPOSED WATER MAIN
	PROPOSED FLOW LINE
	PROPOSED GRAVEL ROAD
	PROPOSED FIRE HYDRANT
	PROPOSED PIPE FITTINGS
	PROPOSED WATER / PI VALVE
	PROPOSED WELL
	PROPOSED PUMP STATION
	PROPOSED SIGN
	PROPOSED TYPE III BARRICADE
	PROPOSED MAJOR CONTOUR
	PROPOSED MINOR CONTOUR
	EXISTING MAJOR CONTOUR
	EXISTING MINOR CONTOUR

UTILITY REPRESENTATIVES		
UTILITY	AGENCY	PHONE
GAS	INTERMOUNTAIN GAS	(208) 468-6727
ELECTRICITY	IDAHO POWER	(208) 388-2747
TELEPHONE	CENTURYLINK	(208) 454-4039
CABLE	CABLEONE	(208) 455-5555
SEWER & WATER	PRIVATE	
ROADS	VALLEY COUNTY ROAD DEPARTMENT	(208) 382-7195
FIRE	DONNELLY RURAL FIRE DISTRICT	(208) 325-8619
GRAVITY IRRIGATION	MAHALA IRRIGATION DISTRICT	

SURVEY INFORMATION			
CONSTRUCTION STAKING WILL BE PROVIDED BY ARDURRA			
ALL ELEVATIONS SHOWN ARE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD 88)			
	BM#1		BM#2
NORTHING:	1139942.31173	NORTHING:	1141034.79339
EASTING:	2542866.04813	EASTING:	2545157.22608
ELEVATION:	4912.877	ELEVATION:	4918.001
DESCRIPTION:	5/8 REBAR ARDURRA RPC	DESCRIPTION:	5/8 REBAR ARDURRA RPC
	BM#3		
NORTHING:	1137229.01841		
EASTING:	2540700.16036		
ELEVATION:	4905.695		
DESCRIPTION:	5/8 REBAR ARDURRA RPC		



ABBREVIATIONS	
EG	EDGE OF GRAVEL / EXISTING GROUND
EX	EXISTING
FG	FINISHED GRADE
HP	HIGH POINT
LP	LOW POINT
ME	MATCH EXISTING
PC	POINT OF CURVATURE
PRC	POINT OF REVERSE CURVATURE
PT	POINT OF TANGENCY
PVI	POINT OF VERTICAL CURVATURE

SHEET INDEX	
C0.0	COVER
C0.1	NOTES
C1.0	EXISTING CONDITIONS
C2.0	SITE PLAN
C3.0	GRADING & DRAINAGE PLAN
C3.1	SECTIONS & DETAILS
C4.0	ROAD PLAN & PROFILE
C4.1	ROAD PLAN & PROFILE
C5.0	ESC PLAN

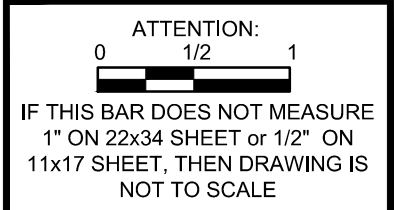
NOTICE TO CONTRACTORS

CONSTRUCTION CONTRACTOR AGREES THAT IN ACCORDANCE WITH GENERALLY ACCEPTED CONSTRUCTION PRACTICES, CONSTRUCTION CONTRACTOR WILL BE REQUIRED TO ASSUME SOLE AND COMPLETE RESPONSIBILITY FOR JOB SITE CONDITIONS DURING THE COURSE OF CONSTRUCTION OF THE PROJECT, INCLUDING SAFETY OF ALL PERSONS AND PROPERTY; THAT THIS REQUIREMENT SHALL BE MADE TO APPLY CONTINUOUSLY AND NOT BE LIMITED TO NORMAL WORKING HOURS, AND CONSTRUCTION CONTRACTOR FURTHER AGREES TO DEFEND, INDEMNIFY AND HOLD THE VALLEY COUNTY ROAD DEPARTMENT, VALLEY COUNTY, AND THE DESIGN CONSULTANT HARMLESS FROM ANY AND ALL LIABILITY, REAL OR ALLEGED, IN CONNECTION WITH THE PERFORMANCE OF WORK ON THIS PROJECT.

UNAUTHORIZED CHANGES & USES: THE DESIGN CONSULTANT PREPARING THESE PLANS WILL NOT BE RESPONSIBLE FOR OR LIABLE FOR, UNAUTHORIZED CHANGES TO OR USES OF THESE PLANS. ALL CHANGES TO THE PLANS MUST BE IN WRITING AND MUST BE APPROVED BY THE PREPARER OF THESE PLANS.



CONSTRUCTION DRAWINGS FOR:
RIVER FORK RANCH SUBDIVISION
COVER



ATTENTION:
IF THIS BAR DOES NOT MEASURE
1" ON 22x34 SHEET or 1/2" ON
11x17 SHEET, THEN DRAWING IS
NOT TO SCALE.

DATE: APRIL 1, 2025
PROJECT: 230441
SHEET:

C0.0

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L:\2024\10_CAD\SHRETS\CONSTRUCTION_DRAWINGS\230441-C0-COVER & NOTES.DWG, 4/3/2025

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GENERAL NOTES

- 1. ALL CONSTRUCTION WORK SHALL BE DONE IN ACCORDANCE WITH THE CURRENT VERSION OF THE IDAHO STANDARDS FOR PUBLIC WORKS CONSTRUCTION (ISPW), VALLEY COUNTY STANDARDS AND SPECIFICATIONS, THE REQUIREMENTS OF VALLEY COUNTY ROAD AND BRIDGE DEPARTMENT, AND/OR THE REQUIREMENTS OF THE IDAHO TRANSPORTATION DEPARTMENT (ITD), THE MORE STRINGENT OF ANY OF THESE STANDARDS SHALL BE THE CONTROLLING STANDARDS OR SPECIFICATIONS.
2. THE CONTRACTOR SHALL HAVE A COPY OF THE LATEST VALLEY COUNTY STANDARDS AND SPECIFICATIONS AND THE ISPW ON SITE OR READILY ACCESSIBLE AT ALL TIMES DURING CONSTRUCTION (AVAILABLE ON THE WEBSITE). FAILURE TO HAVE ACCESS TO A CURRENT COPY OF THE STANDARD SPECIFICATIONS ON SITE COULD BE GROUNDS FOR A STOP WORK ORDER UNTIL THE SITUATION IS RESOLVED.
3. THE CONTRACTOR SHALL HAVE PLANS STAMPED "APPROVED FOR CONSTRUCTION" BY VALLEY COUNTY ON SITE AT ALL TIMES.
4. ALL CONTRACTORS, SUBCONTRACTORS, AND UTILITY CONTRACTORS SHALL ATTEND A PRE-CONSTRUCTION CONFERENCE PRIOR TO START OF WORK.
5. CONTRACTORS SHALL NOTIFY THE APPROPRIATE AGENCY WHEN MATERIALS ARE ON SITE OR INSPECTION OF THE WORK IS REQUIRED. NO WORK MAY BEGIN ON ANY PROJECT WITHOUT TWENTY FOUR (24) HOUR PRIOR NOTICE.
6. ALL MATERIAL FURNISHED ON, OR FOR THE PROJECT MUST MEET THE MINIMUM REQUIREMENTS OF THE APPROVING AGENCIES. AT THE REQUEST OF THE APPROVING AGENCY OR THE DESIGN ENGINEER, CONTRACTORS SHALL FURNISH PROOF THAT ALL MATERIALS INSTALLED ON THIS PROJECT MEET THE SPECIFICATION REQUIREMENTS SET FORTH IN GENERAL CONSTRUCTION NOTE NO. 1.
7. WORK SUBJECT TO APPROVAL BY ANY GOVERNMENTAL AGENCY MUST BE APPROVED PRIOR TO (A) BACKFILLING TRENCHES FOR PIPE; (B) PLACING OF AGGREGATE BASE; (C) PLACING OF CONCRETE; (D) PLACING OF ASPHALT PAVING.
8. INSPECTION, APPROVAL AND FINAL ACCEPTANCE OF ALL WATER CONSTRUCTION SHALL BE BY THE ENGINEER OF RECORD AND DONNELLY FIRE DEPARTMENT, AND THEIR DECISION SHALL BE FINAL. SUCH INSPECTIONS SHALL NOT RELIEVE THE CONTRACTOR FROM THE RESPONSIBILITY OF PERFORMING THE WORK IN AN ACCEPTABLE MANNER IN ACCORDANCE WITH THE DEQ/QP/E APPROVED CONSTRUCTION PLANS.
9. ANY DEVIATION FROM THE APPROVED PLANS AND SPECIFICATIONS MUST HAVE THE APPLICABLE AGENCY AND ENGINEER OF RECORD APPROVAL IN WRITING PRIOR TO CONSTRUCTION.
10. THE LOCATIONS OF EXISTING UNDERGROUND UTILITIES ARE SHOWN IN AN APPROXIMATE WAY ONLY. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK. THE CONTRACTOR ASSUMES ALL RESPONSIBILITY FOR ANY AND ALL DAMAGES CAUSED BY HIS FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES.
11. THE CONTRACTOR IS RESPONSIBLE FOR ANY DAMAGE TO PRIVATE OR PUBLIC PROPERTY AND SHALL RESTORE ALL SURFACES TO A CONDITION EQUAL TO OR BETTER THAN EXISTED PRIOR TO CONSTRUCTION.
12. THE CONTRACTOR SHALL COMPLY WITH ALL PERTINENT FEDERAL, STATE, AND LOCAL AGENCIES WHICH HAVE JURISDICTION OVER DUST CONTROL PROCEDURES AND ADDITIVES USED IN DUST ABATEMENT.
13. ALL CONTRACTORS WORKING WITHIN THE PROJECT BOUNDARIES ARE RESPONSIBLE FOR COMPLIANCE WITH ALL APPLICABLE SAFETY LAWS OF ANY JURISDICTIONAL BODY. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL BARRICADES, SAFETY DEVICES AND CONTROL OF TRAFFIC WITHIN AND AROUND THE CONSTRUCTION AREA.
14. THE CONTRACTOR SHALL OBTAIN ALL NECESSARY CONSTRUCTION PERMITS PRIOR TO START OF WORK.
15. CONTRACTOR SHALL OBTAIN AN EROSION AND SEDIMENT CONTROL PERMIT FROM VALLEY COUNTY A MINIMUM OF 72 HOURS PRIOR TO ANY WORK ON-SITE.
16. CONSTRUCTION DEWATERING, IF REQUIRED, SHALL COMPLY WITH I.S.P.W.C. SECTION 205. THE CONTRACTOR SHALL BE RESPONSIBLE FOR REMOVAL OF SEDIMENT DEPOSITED AS A RESULT OF DEWATERING ACTIVITIES. IF THE PROJECT WILL GENERATE CONSTRUCTION WASTEWATER THAT DISCHARGES TO STATE OR FEDERAL WATERS, A SHORT TERM ACTIVITY EXEMPTION FROM DEQ OR EQUIVALENT SHALL BE OBTAINED BY THE CONTRACTOR.
17. TRENCH EXCAVATION, BEDDING, AND BACKFILL SHALL CONFORM TO THE I.S.P.W.C. DIVISION 300. BEDDING SHALL BE A CLASS A-1 BEDDING SYSTEM. IF SOFT, UNSTABLE, OR UNSUITABLE TRENCH BOTTOM MATERIAL IS ENCOUNTERED, PIPE BEDDING SHALL BE TYPE II PER I.S.P.W.C. SECTION 304. BACKFILL SHALL COMPLY WITH I.S.P.W.C. SECTION 306 FOR TYPE A BACKFILL AND TYPE A-1 COMPACTION.
18. CONTRACTOR SHALL RETAIN AN INDEPENDENT TESTING LABORATORY FOR FIELD QUALITY CONTROL OF ALL BACKFILL AND ASPHALT. FIELD QUALITY CONTROL SHALL BE IN ACCORDANCE WITH ISPW, SECTION 204.3.4 AND SECTION 810.3.13. COPIES OF ALL TEST RESULTS SHALL BE PROVIDED TO VALLEY COUNTY FOR REVIEW.
19. ALL MATERIALS AND FINISHES SHALL BE AS PER DRAWINGS, DETAILS AND SPECIFICATIONS. CONTRACTOR IS RESPONSIBLE FOR DETERMINING ANY AND ALL ORDERING LEAD TIMES, AND PROVIDING REQUIRED MATERIALS AT THE PROJECT SITE IN A TIMELY MANNER. NO UNAPPROVED SUBSTITUTIONS WILL BE ALLOWED. CONTACT THE LANDSCAPE ARCHITECT IMMEDIATELY IF A SPECIFIED MATERIAL IS NOT AVAILABLE.
20. ALL WORK IS TO BE PERFORMED BY LICENSED CONTRACTORS AND EXPERIENCED WORKERS.
21. IF ANY ARCHAEOLOGICAL, CULTURAL OR HISTORICAL RESOURCES, OR ARTIFACTS OR OTHER FEATURES ARE DISCOVERED DURING THE COURSE OF CONSTRUCTION ANYWHERE ON THE PROJECT SITE, WORK SHALL BE SUSPENDED IN THAT LOCATION UNTIL A QUALIFIED PROFESSIONAL ARCHAEOLOGIST ASSESSES THE SIGNIFICANCE OF THE DISCOVERY.
22. UPON COMPLETION OF ALL WORK THE CONTRACTOR SHALL CLEAN THE ENTIRE CONSTRUCTION SITE. FINAL CLEAN UP SHALL CONSIST OF REMOVAL OF ALL CONSTRUCTION DEBRIS, TRASH, REMAINING CONSTRUCTION STAKES, CONSTRUCTION SIGNS, ETC. FROM THE SITE. THE CONTRACTOR SHALL SWEEP ALL SIDEWALKS AND STREETS AS NECESSARY TO REMOVE ANY SOIL, ROCKS, GRAVEL OR OTHER MATERIALS. THE CONTRACTOR SHALL CLEAN ALL CATCH BASINS AND MANHOLES REMOVING ANY SAND, DIRT, GRAVEL OR DEBRIS.

GRADING & DRAINAGE NOTES

- 1. THE CONTRACTOR SHALL CONTACT DIGLINE 48 HOURS PRIOR TO ANY EXCAVATION. 1-800-342-1585 OR 811.
2. WHERE IT IS NOT SPECIFICALLY STATED IN THESE SPECIFICATION THE IDAHO STANDARDS FOR PUBLIC WORKS CONSTRUCTION SHALL GOVERN.
3. ALL EXISTING ORGANIC AND/OR DISTURBED SOILS, IF ENCOUNTERED, SHALL BE REMOVED TO DEPTHS AS SPECIFIED IN THE GEOTECH REPORT, AND STOCKPILED FOR LATER USE.
4. CLEARING AND GRUBBING SHALL CONFORM TO ISPW SECTION 201.
5. EXCAVATION AND EMBANKMENT SHALL CONFORM TO ISPW SECTION 202 WITH CLASS B COMPACTION.
6. STOCKPILE EXCAVATED LANDSCAPE FILL MATERIALS AND STRUCTURAL FILL MATERIAL SEPARATELY WITHOUT INTERMIXING. PLACE, GRADE, AND SHAPE STOCKPILES TO DRAIN SURFACE WATER.
7. ALLOW AN INDEPENDENT QUALIFIED TESTING AGENCY TO INSPECT AND TEST SUBGRADES AND EACH FILL OR BACKFILL LAYER. PROCEED WITH SUBSEQUENT EARTHWORK ONLY AFTER TEST RESULTS FOR PREVIOUSLY COMPLETED WORK COMPLY WITH REQUIREMENTS.
8. WHEN TESTING AGENCY REPORTS THAT SUBGRADES, FILLS, OR BACKFILLS HAVE NOT ACHIEVED DEGREE OF COMPACTION SPECIFIED, SCARIFY AND MOISTEN OR AERATE, OR REMOVE AND REPLACE SOIL TO DEPTH REQUIRED; RECOMPACT AND RETEST UNTIL SPECIFIED COMPACTION IS OBTAINED WITHOUT ADDITIONAL COMPENSATION.
9. CONTRACTOR SHALL VERIFY ALL EXISTING ELEVATIONS NOTED ON THIS PLAN AND NOTIFY DESIGN ENGINEER WHEN ELEVATIONS DO NOT MATCH PLANS.
10. CARE SHALL BE TAKEN TO PREVENT DIRT AND OTHER SUPERFLUOUS MATERIALS FROM ENTERING STORM DRAINAGE FACILITIES DURING CONSTRUCTION.
11. ALL UNSUITABLE MATERIAL SUCH AS SOILS, TRASH, AND VEGETATION SHALL BECOME THE PROPERTY OF THE CONTRACTOR AND PROPERLY DISPOSED OF OFF SITE.
12. GRADING SHALL BE DONE IN ACCORDANCE WITH THE REQUIREMENTS AND RECOMMENDATIONS CONTAINED IN THE GEOTECHNICAL REPORT PREPARED BY GEOTEK, DATED FEBRUARY 23, 2024, FOR THIS SITE, TOGETHER WITH ANY ADDENDUMS OR SUPPLEMENTS. ALL GRADING WORK SHOULD BE DONE UNDER THE OBSERVATION OF THE GEOTECHNICAL ENGINEER. THE GEOTECHNICAL ENGINEER SHALL BE NOTIFIED 48 HOURS PRIOR TO THE START OF ANY GRADING.

ROADWAY NOTES

- 1. ROADWAY CONSTRUCTION SHALL ADHERE TO THE STANDARDS AND SPECIFICATIONS REFERRED TO IN GENERAL CONSTRUCTION NOTE NO. 1.
2. STREET CUTS AND SURFACE REPAIRS SHALL BE COMPLETED IN ACCORDANCE WITH VALLEY COUNTY SPECIFICATIONS. EXISTING ASPHALT CONCRETE SHALL BE CUT TO A NEAT STRAIGHT LINE PARALLEL OR PERPENDICULAR TO THE STREET CENTERLINE AND THE EXPOSED EDGE SHALL BE TACKED WITH EMULSION PRIOR TO PAVING. EXISTING CONCRETE PAVEMENT SHALL BE CUT TO A NEAT STRAIGHT LINE PARALLEL OR PERPENDICULAR TO THE STREET CENTERLINE AND THE EXPOSED EDGE SHALL HAVE DOWELS INSTALLED AND THE EDGE COATED WITH TAR.
3. ALL SIGNAGE AND STRIPING SHALL ADHERE TO VALLEY COUNTY SPECIFICATIONS AND THE CURRENT EDITION OF THE MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES (MUTCD). ALL STOP BARS, CROSS WALKS, DIRECTIONAL ARROWS AND PAVEMENT LEGENDS SHALL BE THERMOPLASTIC.
4. WHEN DISCREPANCIES OCCUR BETWEEN THE PLANS AND SPECIFICATIONS, THE CONTRACTOR SHALL IMMEDIATELY NOTIFY THE ENGINEER. UNTIMELY NOTIFICATION SHALL NULLIFY ANY CONTRACTORS CLAIM FOR ADDITIONAL COMPENSATION.
5. ALL COSTS OF RETESTING FOR PREVIOUSLY FAILED TESTS, IF REQUIRED, SHALL BE BACK CHARGED TO THE RESPONSIBLE CONTRACTOR BY THE OWNER.
6. ALL MATERIALS PLACED AS FILL OR BACKFILL SHALL BE PLACED AND COMPACTED IN ACCORDANCE WITH SECTION 300 OF THE I.S.P.W.C. AND VALLEY COUNTY STANDARDS AND SPECIFICATIONS. COMPACTION TESTING TO BE COMPLETED BY A LICENSED GEOTECHNICAL ENGINEER. COMPACTION TESTING LOCATIONS AND FREQUENCY TO BE DETERMINED BY THE GEOTECHNICAL ENGINEER BASED ON FIELD CONDITIONS. ALL COMPACTION TESTING RESULTS TO BE PROVIDED TO THE ENGINEER OF RECORD PRIOR TO PAVING.
7. CONTRACTOR SHALL MAINTAIN ALL STREETS, SIDEWALKS, AND ANY PUBLIC RIGHTS-OF-WAY IN A CLEAN, SAFE, AND USABLE CONDITION. ANY SPILL OF ROCK, SOIL, OR CONSTRUCTION DEBRIS MUST BE REMOVED FROM PUBLICLY OWNED PROPERTY DURING CONSTRUCTION AND UPON COMPLETION OF THE PROJECT.

FIRE PROTECTION WATER SYSTEM

- 1. THE WATER SYSTEM SHALL BE CONSTRUCTED TO CONFORM WITH THE STANDARDS SET FORTH IN THE CURRENT EDITION OF THE IDAHO STANDARDS FOR PUBLIC WORKS CONSTRUCTION (ISPW), AND THE VALLEY COUNTY SPECIFICATIONS AND STANDARDS.
2. WATER DISTRIBUTION MAINS SHALL BE CONSTRUCTED WITH CLASS 200 PVC PIPE, CONFORMING TO AWWA C-900. THE PIPE SHALL BE INSTALLED IN A WORKMANLIKE MANNER BY PERSONS PROPERLY QUALIFIED TO PERFORM SAID WORK AND SHALL BE IN CONFORMANCE WITH THE MANUFACTURER'S RECOMMENDATIONS AS APPROVED BY THE COUNTY ENGINEER.
3. ALL WATER MAINS SHALL BE LEAK-TESTED AND FLUSHED PER I.S.P.W.C.
4. ALL WATER MAINS SHALL HAVE A MINIMUM DEPTH OF COVER OF 48 INCHES FROM FINAL FINISH GRADE AND A MAXIMUM DEPTH OF 60 INCHES, EXCEPT AS NEEDED AT PIPE CROSSINGS.
5. ALL TEES, PLUGS, CAPS, BENDS, AND OTHER LOCATIONS WHERE UNBALANCED FORCES EXIST, SHALL BE SECURED AND ANCHORED BY SUITABLE THRUST BLOCKING AS SHOWN IN ISPW SD-403.
6. LOCATING MARKER TAPE SHALL BE INSTALLED WITH ALL WATER MAINS. TAPE SHALL BE 2" WIDE, MARKED "CAUTION - BURIED WATER LINE" ALONG THE ENTIRE LENGTH OF THE TAPE. THE TAPE SHALL BE PLACED BETWEEN 6" BELOW FINISHED GRADE AND 18" ABOVE THE TOP OF THE PIPE.
7. LOCATOR WIRE SHALL BE INSTALLED WITH ALL WATER MAINS. WIRE SHALL BE EXTENDED TO THE SURFACE AT ALL SERVICES (OR TO THE VALVE BOXES ONLY WHEN THERE ARE NO SERVICES). WIRE SHALL BE 12 GAUGE FOR DIRECT BURY PER ISPW 401.2.10. ALL CONNECTIONS SHALL BE WITH DRI-SPLICE CONNECTORS OR APPROVED EQUAL. WIRE SHALL BE FASTENED TO THE TOP SIDE OF THE PIPE AT MAXIMUM INTERVAL OF TEN (10) FEET.
8. BEDDING MATERIAL FOR ALL WATER MAIN SHALL BE SAND MEETING ISPW SECTION 302 STANDARDS.
9. TRENCH EXCAVATION AND BACKFILL SHALL BE PERFORMED IN ACCORDANCE WITH VALLEY COUNTY TRENCH BACKFILL SPECIFICATION, AND SECTION 300-TRENCHING OF THE I.S.P.W.C..
10. FIRE HYDRANTS ARE TO BE PER ISPW SD-404. NO LANDSCAPING SHALL BE PLACED WITHIN 6 FEET OF ANY FIRE HYDRANT EXCEPT LAWN, ROCK, OR BARK. FIRE HYDRANT SERVICE LINES IN EXCESS OF 20-FT SHALL HAVE BELL RESTRAINTS.
11. ALL GATE VALVES SHALL BE FLANGED (FLG) AND/OR MECHANICAL JOINT (M.J.) AND SHALL CONFORM TO AWWA C-509 SPECIFICATIONS AND SHALL HAVE A 200 P.S.I. WORKING PRESSURE RATING. ALL GATE VALVES SHALL BE LOCATED IN THE STREET AND SET AS CLOSE (FLANGE CONNECTED) AS POSSIBLE TO MAIN LINE FITTING.
12. ALL VALVE BOX LIDS SHALL BE FLUSH WITH THE FINAL FINISH GRADE.
13. ALL TRENCH BACKFILL COMPACTION TESTS ARE TO BE WITNESSED AND APPROVED BY THE ENGINEER OF RECORD OR HIS REPRESENTATIVE AND A VALLEY COUNTY REPRESENTATIVE.
14. THE CONTRACTOR SHALL PERFORM PRESSURE TESTS OF ALL WATER MAINS IN ACCORDANCE WITH SECTION 401 OF THE I.S.P.W.C. SPECIFICATIONS AFTER BACKFILLING AND COMPACTING OF THE TRENCHES AND SHALL FURNISH ALL EQUIPMENT AND PERSONNEL REQUIRED TO PERFORM THESE TESTS. ALL PRESSURE TESTS ARE TO BE WITNESSED AND APPROVED BY THE ENGINEER OF RECORD AND THE VALLEY COUNTY ENGINEER OR HIS REPRESENTATIVE. 48 HOURS NOTICE IS REQUIRED PRIOR TO ANY CONSTRUCTION OR TESTING.
15. THE CONTRACTOR SHALL GUARANTEE ALL WORK FOR A PERIOD OF ONE YEAR FOLLOWING ACCEPTANCE BY VALLEY COUNTY OR TWO YEARS IF NATIVE BACKFILL IS USED.
16. ALL UNDERGROUND DRY UTILITIES (GAS, PHONE, CABLE, ETC.) MUST HAVE AT LEAST 3 FEET HORIZONTAL AND VERTICAL SEPARATION FROM WATER MAIN LINES.

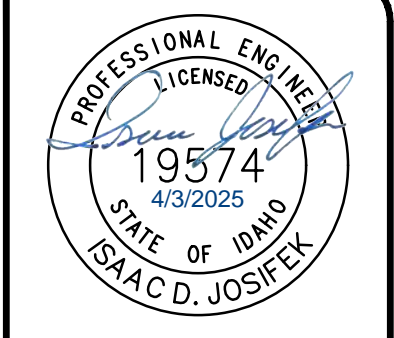
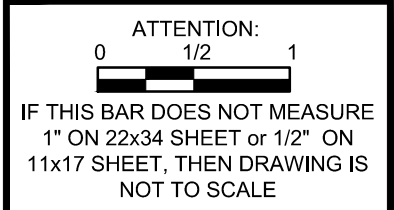


Table with columns: BORDER SIZE (22"x34"), DESIGNED (L. MILLER), DRAWN (L. MILLER), CHECKED (L. JOSIFEK), APPROVED (L. JOSIFEK), REVISIONS (DESCRIPTION, DATE), NO.



CONSTRUCTION DRAWINGS FOR: RIVER FORK RANCH SUBDIVISION NOTES

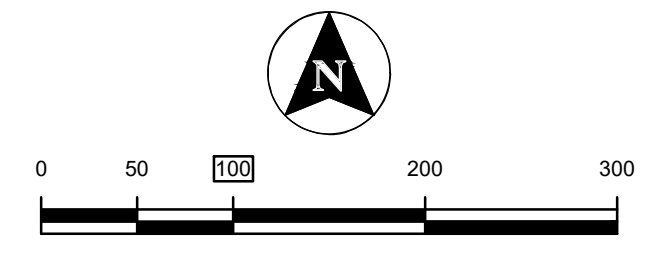


ATTENTION: IF THIS BAR DOES NOT MEASURE 1" ON 22x34 SHEET or 1/2" ON 11x17 SHEET, THEN DRAWING IS NOT TO SCALE. DATE: APRIL 1, 2025. PROJECT: 230441. SHEET:

C0.1

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LEGEND	
	BOUNDARY LINE
	EXISTING GRAVITY IRRIGATION PIPE
	EXISTING IRRIGATION BOX
	EXISTING MAJOR CONTOUR
	EXISTING MINOR CONTOUR
	FLOODPLAIN
	TEST PIT



NO.	REVISIONS DESCRIPTION	BORDER SIZE	
		DESIGNED	DATE
		L. MILLER	
		L. MILLER	
		L. MILLER	
		T. JOSIFEK	
		APPROVED	
		L. JOSIFEK	

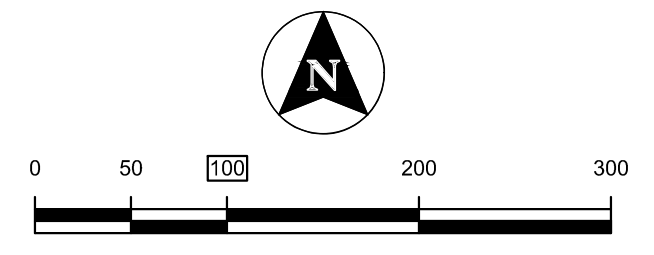


CONSTRUCTION DRAWINGS FOR:
RIVER FORK RANCH SUBDIVISION
 EXISTING CONDITIONS

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DATE:	APRIL 1, 2025
PROJECT:	230441
SHEET:	C1.0

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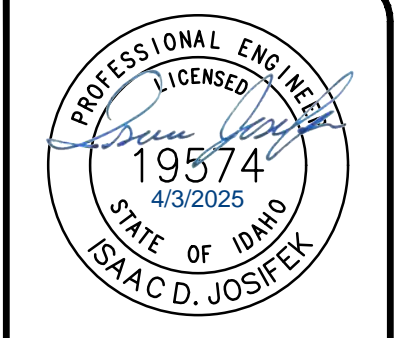


NOTES:

- SEE SHEET C3.0 FOR GRADING AND DRAINAGE PLAN.
- SEE SHEETS C4.0-C4.1 FOR ROAD PLAN AND PROFILE.

CONSTRUCTION KEYNOTES

(C01)	ELECTRONIC GATED ENTRANCE WITH KNOX BOX AND SIREN-OPERATED SENSOR BY OTHERS. SHOWN FOR REFERENCE ONLY
(C02)	CONSTRUCT 12' WIDE MINIMUM GRAVEL ACCESS ROAD
(C03)	INSTALL FIRE HYDRANT PER ISFWC SD-404
(C04)	8" - 11.25" ELBOW
(C05)	8" - 22.5" ELBOW
(C06)	8" - 90° ELBOW
(C07)	INSTALL POLED GATE WITH LOCK AND KNOX BOX
(C08)	INSTALL TERMINUS BARRICADE TYPE 3 PER MUTCD SECTION 6F.68
(C09)	INSTALL STREET SIGN PER VALLEY COUNTY SIGN STANDARDS DETAILED IN THE VALLEY COUNTY LAND USE AND DEVELOPMENT ORDINANCE AND PER MUTCD SECTION 2D.45
(C10)	8" TEE, VALVES PER PLAN



BORDER SIZE	DESIGNED	DRAWN	CHECKED	APPROVED
22"x34"	L. MILLER	L. MILLER	I. JOSIFEK	L. JOSIFEK

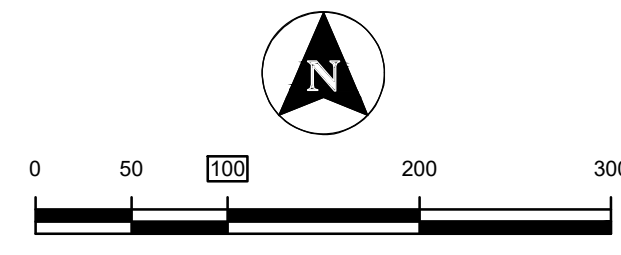
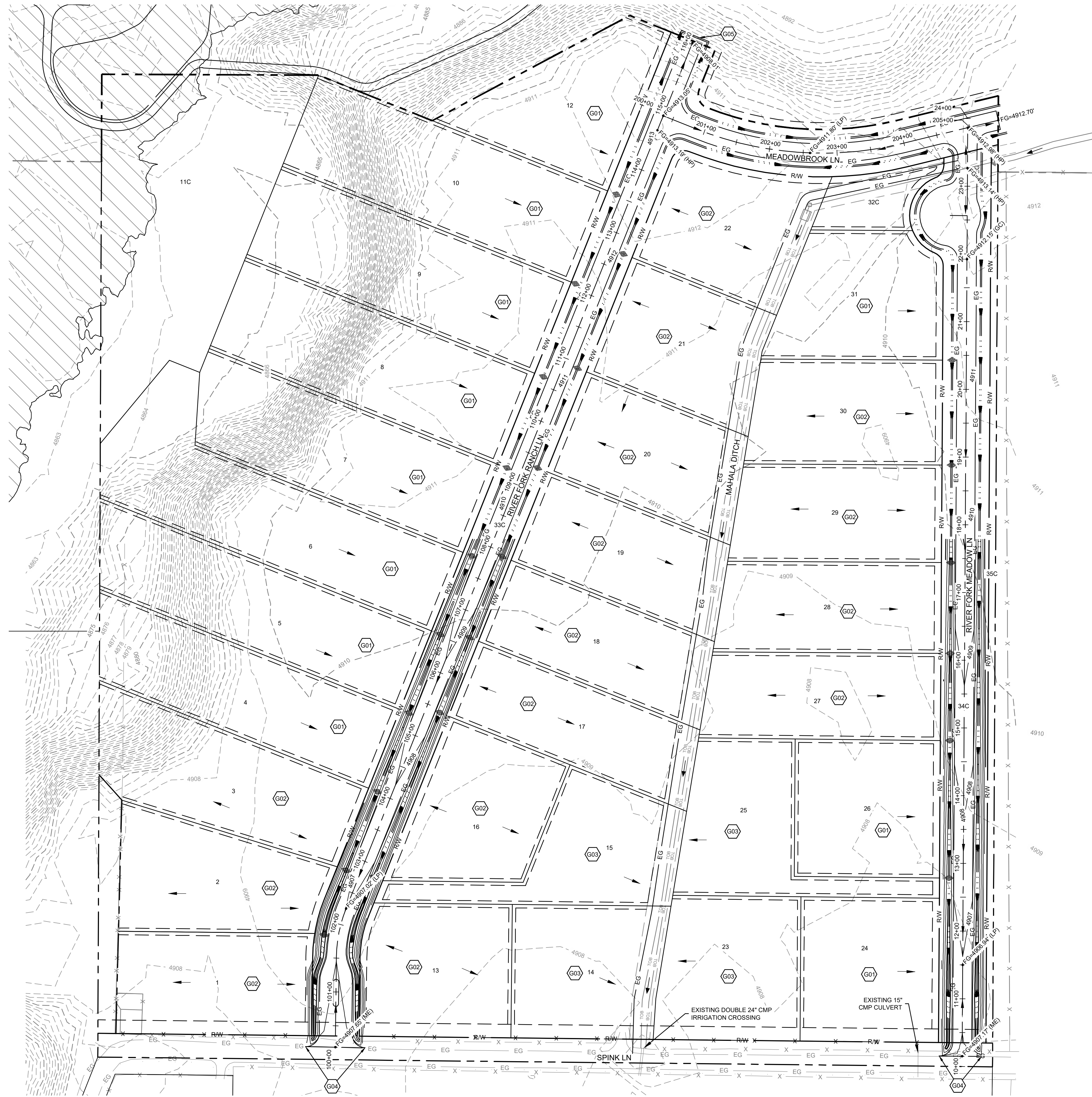
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CONSTRUCTION DRAWINGS FOR:
RIVER FORK RANCH SUBDIVISION
 SITE PLAN

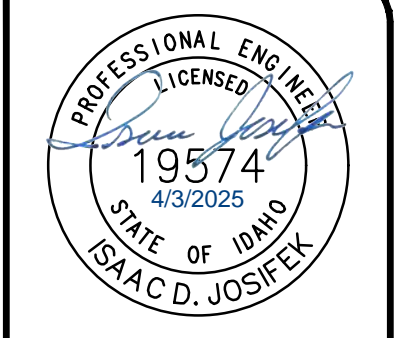
ATTENTION: 1/2" = 1'
 IF THIS BAR DOES NOT MEASURE 1" ON 22x34 SHEET or 1/2" ON 11x17 SHEET, THEN DRAWING IS NOT TO SCALE.

DATE: APRIL 1, 2025
 PROJECT: 230441
 SHEET: C2.0



GRADING KEYNOTES	
G01	GRADE FRONT DRAINING LOT PER DETAIL 1 ON SHEET C3.1
G02	GRADE SPLIT DRAINING LOT PER DETAIL 2 ON SHEET C3.1
G03	GRADE REAR DRAINING LOT PER DETAIL 3 ON SHEET C3.1
G04	CONFORM TO EXISTING ROAD GRADES
G05	CONTINUOUSLY GRADE DITCH AROUND END OF ROAD

NOTES:	
1.	SEE SHEET C0.1 FOR GENERAL SITE GRADING NOTES.
2.	SEE SHEET C3.1 FOR TYPICAL ROAD SECTIONS.
3.	SEE SHEETS C4.0-C4.1 FOR ROAD PLAN AND PROFILE.



BORDER SIZE	DESIGNED	DRAWN	CHECKED	APPROVED
22"x34"	L. MILLER	L. MILLER	I. JOSIFEK	I. JOSIFEK

NO.	DATE	DESCRIPTION



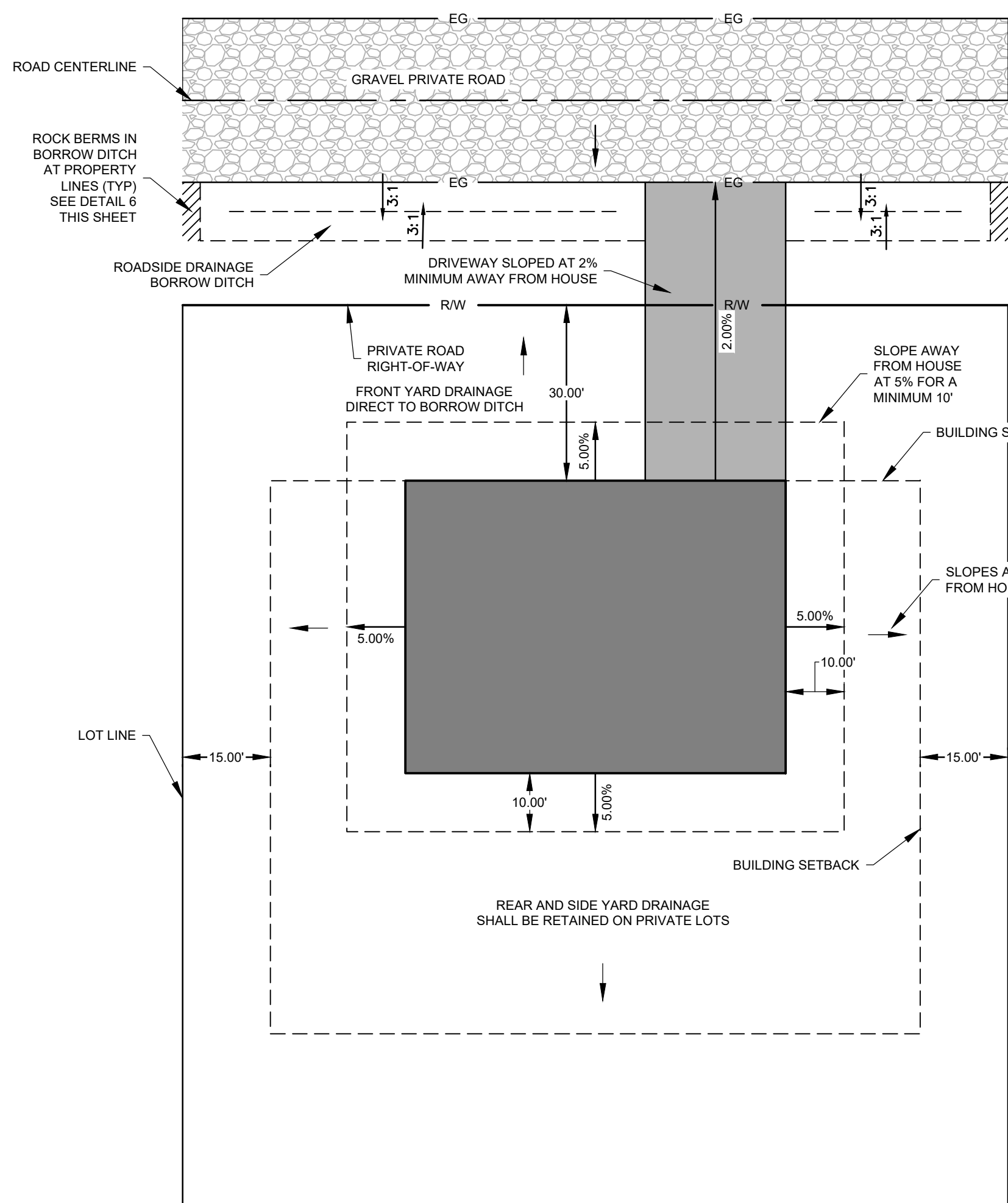
CONSTRUCTION DRAWINGS FOR:
RIVER FORK RANCH SUBDIVISION
GRADING & DRAINAGE PLAN

ATTENTION: 1/2" = 1'

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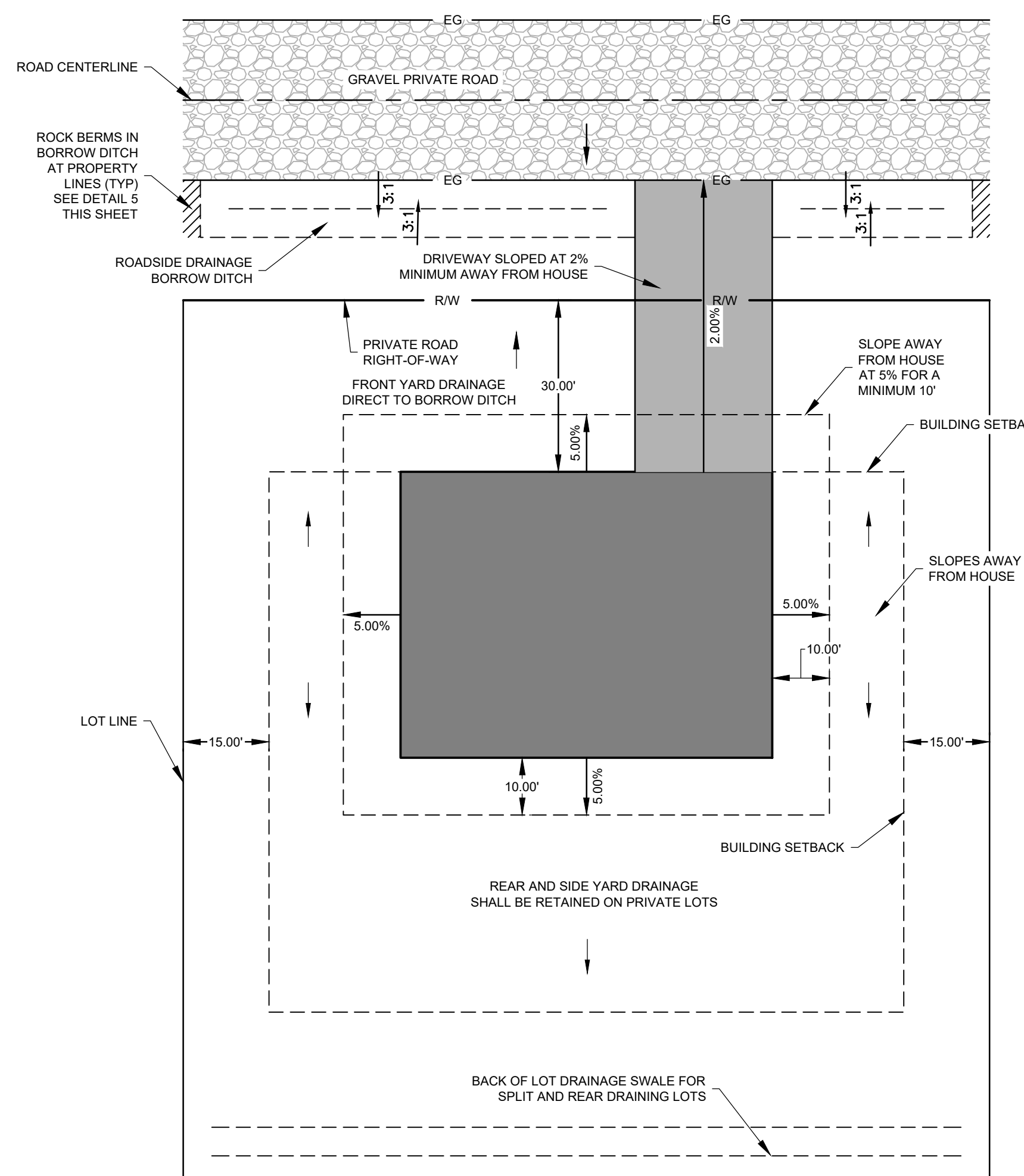
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PROJECT:	230441
SHEET:	C3.0

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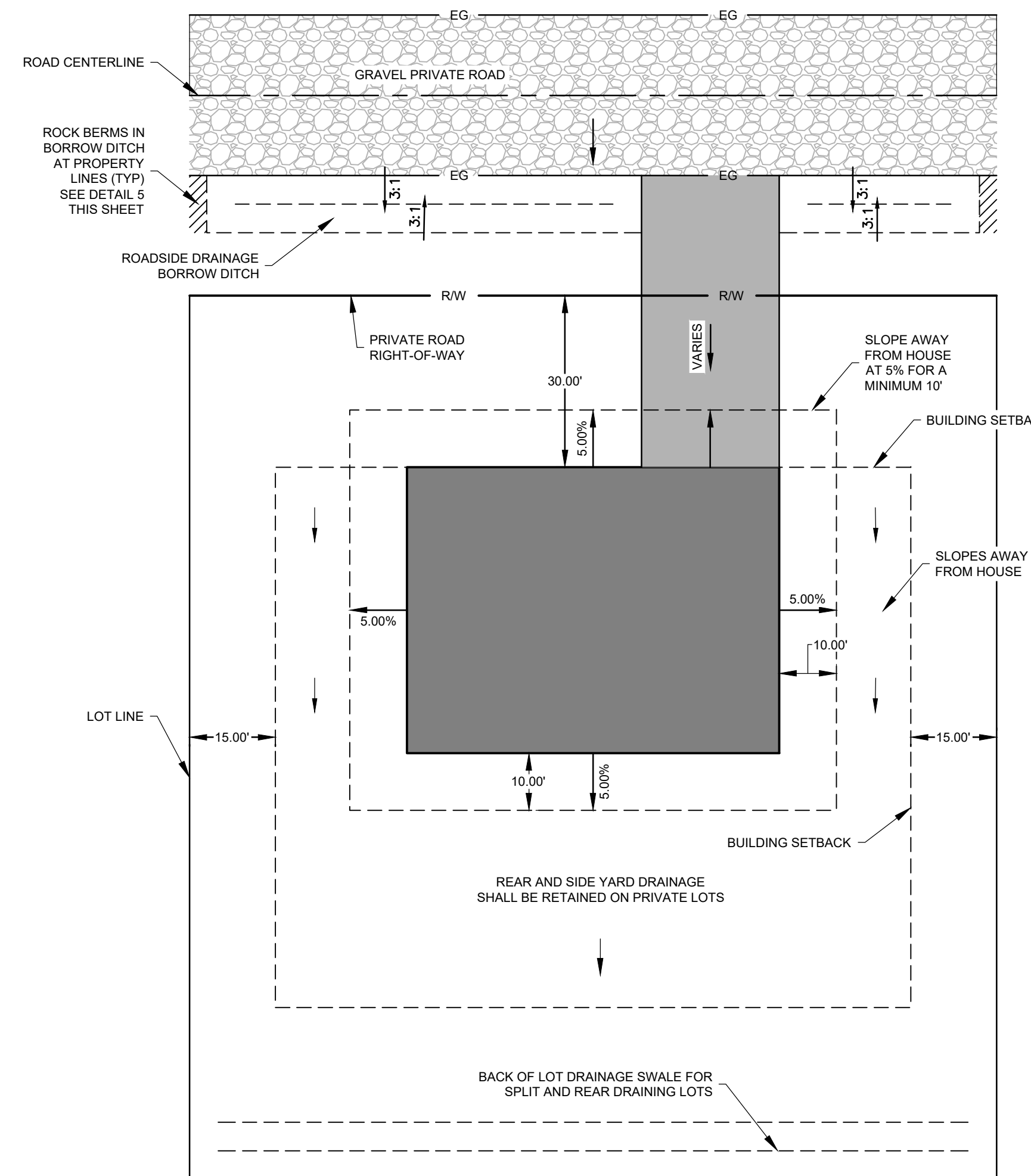
- NOTES:**
- TYPICAL LOT GRADING SHOWN FOR REFERENCE ONLY AND TO SHOW BASIS OF DRAINAGE DESIGN.
 - HOUSE ARE DEPICTED FOR GENERAL GRADING AND DRAINAGE PURPOSES. HOUSE LOCATIONS AND SIZES ARE NOT INTENDED TO BE EXACT OR EVEN CLOSE WITH THE PLAN. HOUSE SHALL COMPLY WITH BUILDING CODE AND BE SITUATED WITHIN NOTED SETBACKS.
 - BUILDING SETBACKS INCLUDE REQUIRED SETBACKS PER VALLEY COUNTY CODE, IDEQ REQUIRED SETBACKS FROM SEPTIC SYSTEMS, AND SETBACKS FROM NATURALLY HIGH WATER AREAS.

TYPICAL DETAIL - FRONT DRAINING LOT GRADING (1)
SCALE: NTS



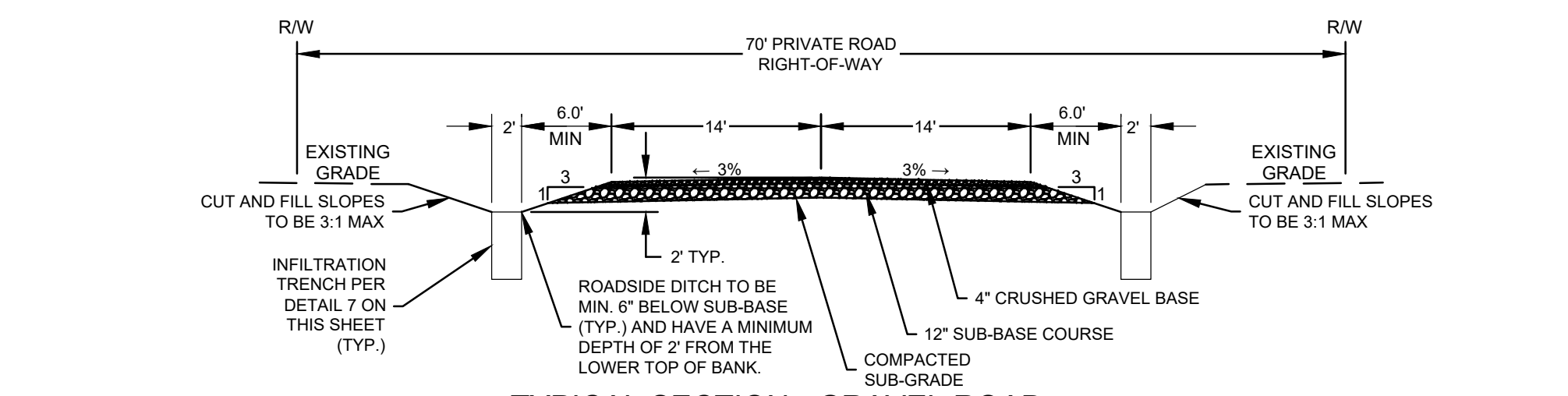
- NOTES:**
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 - BUILDING SETBACKS INCLUDE REQUIRED SETBACKS PER VALLEY COUNTY CODE, IDEQ REQUIRED SETBACKS FROM SEPTIC SYSTEMS, AND SETBACKS FROM NATURALLY HIGH WATER AREAS.

TYPICAL DETAIL - SPLIT DRAINING LOT GRADING (2)
SCALE: NTS

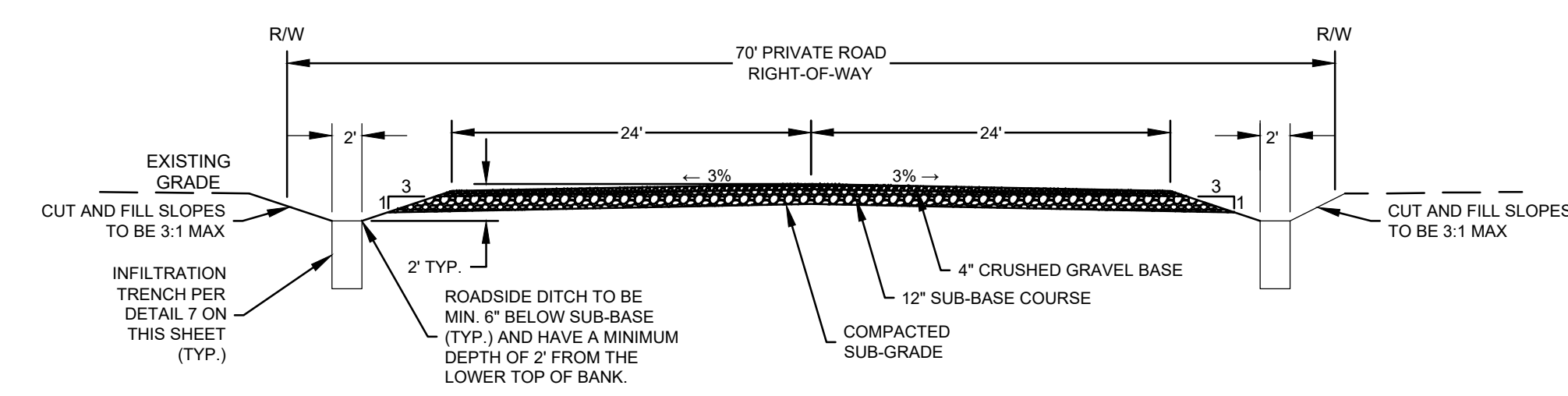


- NOTES:**
- TYPICAL LOT GRADING SHOWN FOR REFERENCE ONLY AND TO SHOW BASIS OF DRAINAGE DESIGN.
 - HOUSE ARE DEPICTED FOR GENERAL GRADING AND DRAINAGE PURPOSES. HOUSE LOCATIONS AND SIZES ARE NOT INTENDED TO BE EXACT OR EVEN CLOSE WITH THE PLAN. HOUSE SHALL COMPLY WITH BUILDING CODE AND BE SITUATED WITHIN NOTED SETBACKS.
 - BUILDING SETBACKS INCLUDE REQUIRED SETBACKS PER VALLEY COUNTY CODE, IDEQ REQUIRED SETBACKS FROM SEPTIC SYSTEMS, AND SETBACKS FROM NATURALLY HIGH WATER AREAS.

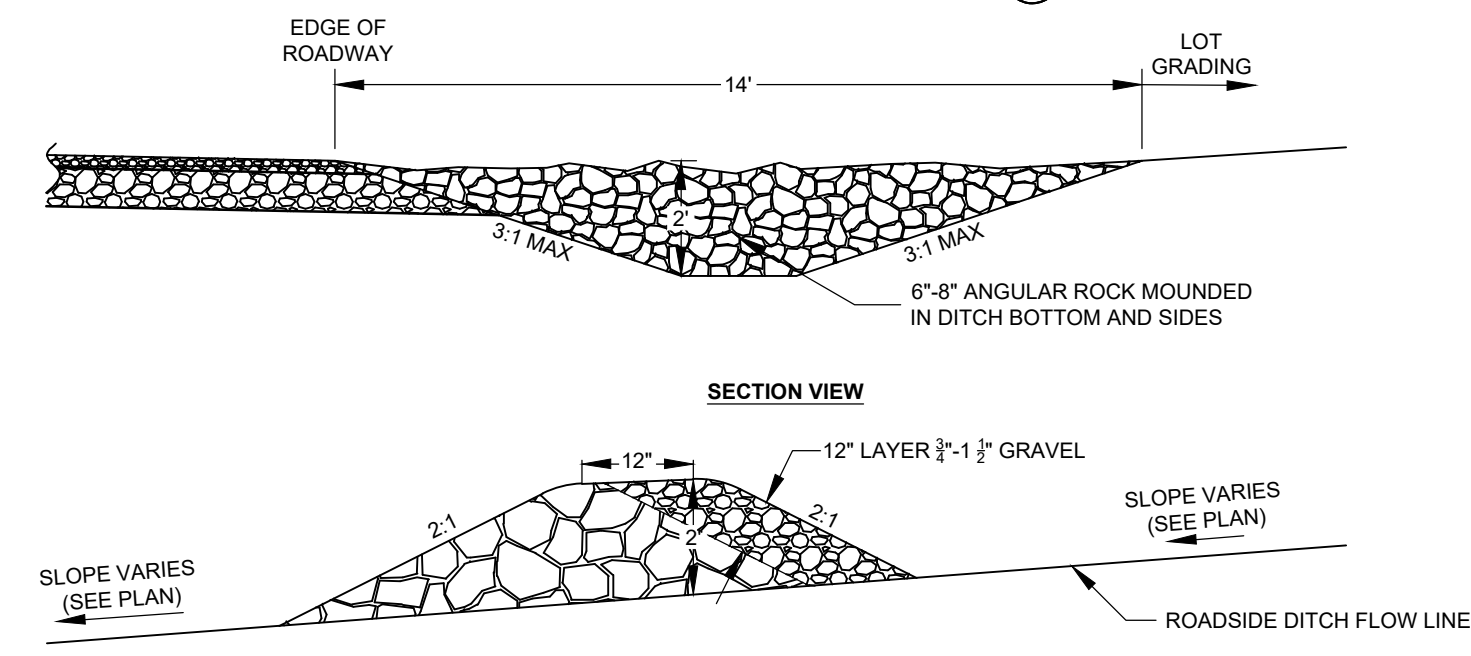
TYPICAL DETAIL - REAR DRAINING LOT GRADING (3)
SCALE: NTS



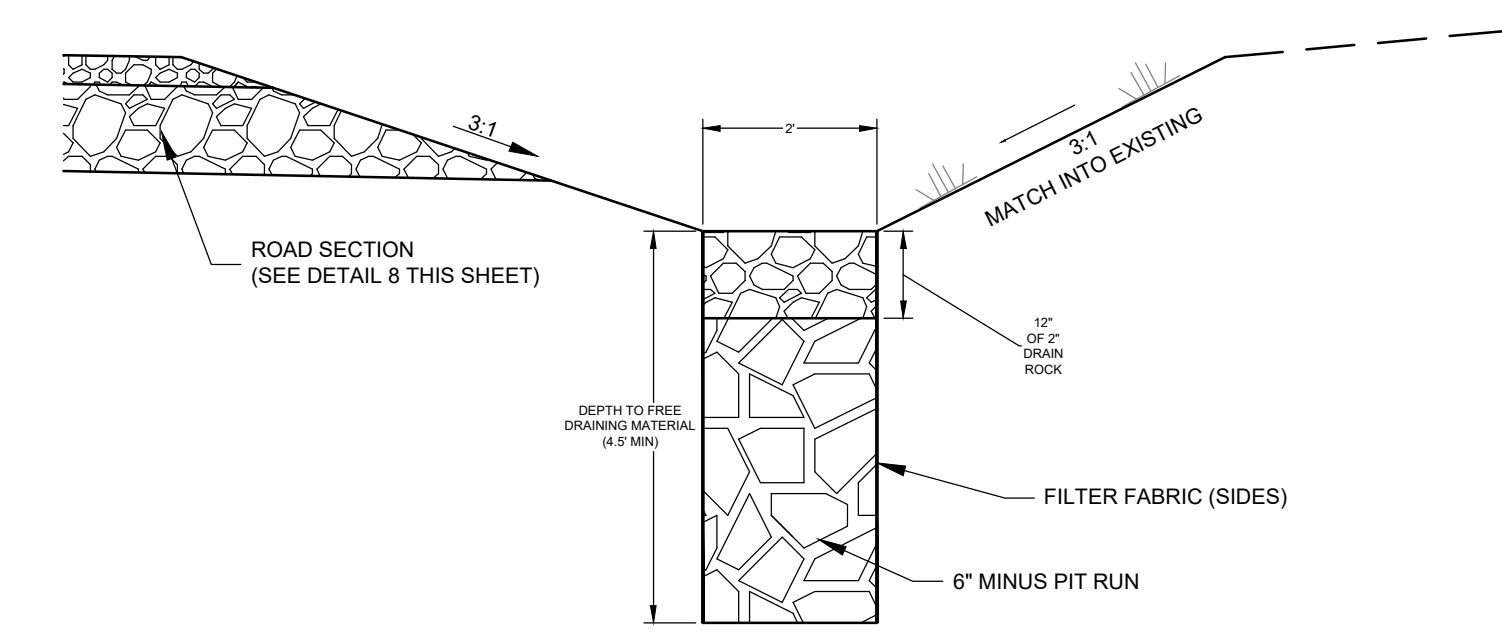
TYPICAL SECTION - GRAVEL ROAD (4)
SCALE: NTS



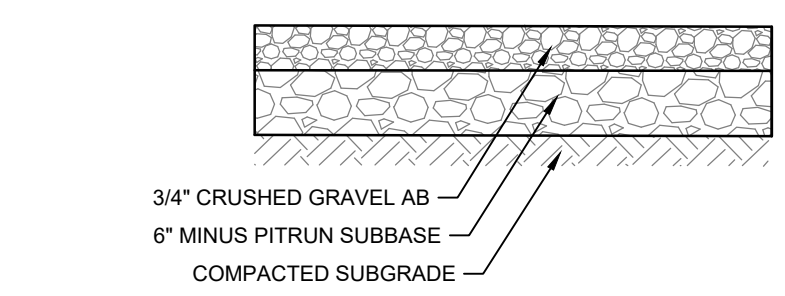
TYPICAL SECTION - GRAVEL ROAD ENTRANCE (5)
SCALE: NTS



TYPICAL DETAIL - ROCK CHECK DAM (6)
SCALE: NTS



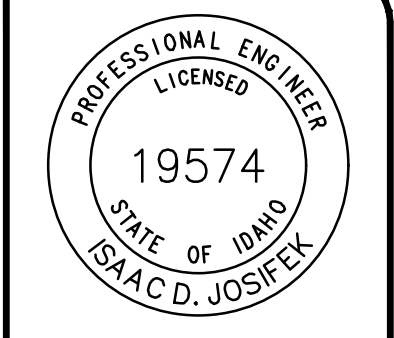
TYPICAL DETAIL - INFILTRATION TRENCH (7)
SCALE: NTS



DESCRIPTION	AC	AB	SUBBASE	TRAFFIC INDEX	R-VALUE
GRAVEL ROAD (PRIVATE)	--	4"	12"	4.0	--

- NOTES:**
- PAVEMENT, BASE AND SUBGRADE SHALL BE CONSTRUCTED PER THE SPECIFICATIONS AND RECOMMENDATIONS CONTAINED IN THE GEOTECHNICAL REPORT, VALLEY COUNTY ROAD DEPARTMENT SPECIFICATIONS, AND THE ISPWG.
 - THE PAVEMENT SECTIONS INDICATED IN THE PAVEMENT DESIGN TABLE ARE BASED ON THE ABOVE MENTIONED TRAFFIC INDEX AND "R" VALUES REFERENCED IN THE GEOTECHNICAL REPORT TITLED "GEOTECHNICAL EVALUATION FOR LAKE FORK RANCH - AN 45+ ACRE RESIDENTIAL DEVELOPMENT LOCATED NORTH OF SPINK ROAD AND EAST OF SH-55, MCCALL, IDAHO 83638" BY GEOTEK DATED FEBRUARY, 25, 2024. "R" VALUE AND CORRESPONDING PAVEMENT SECTIONS SHALL BE CONFIRMED DURING CONSTRUCTION.

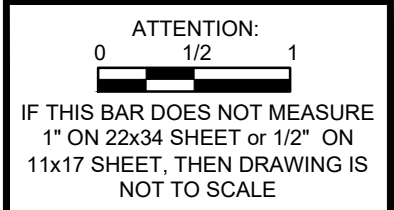
TYPICAL DETAIL - PAVEMENT SECTIONS (8)
SCALE: NTS



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			L. MILLER	L. MILLER	L. JOSIFEK	L. JOSIFEK



CONSTRUCTION DRAWINGS FOR:
RIVER FORK RANCH SUBDIVISION
SECTIONS & DETAILS

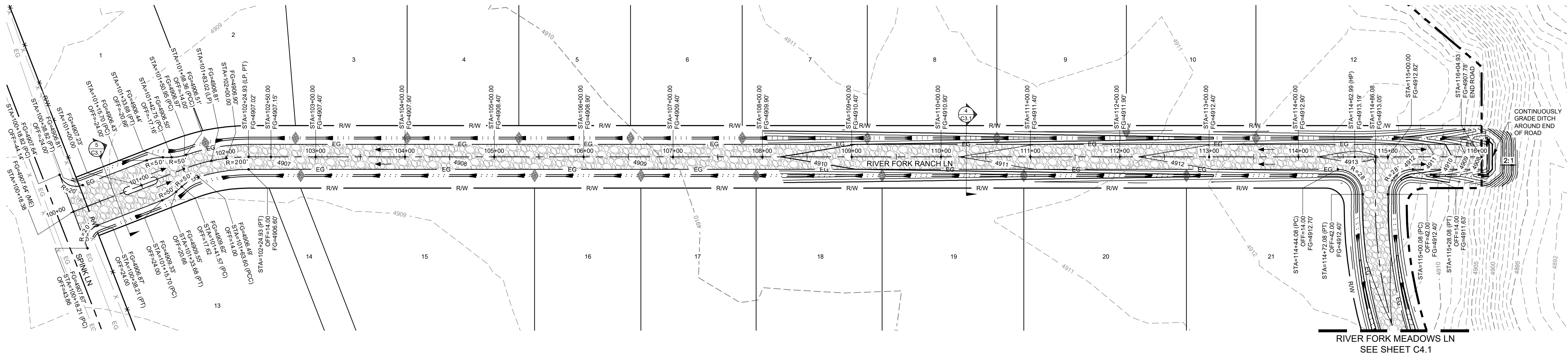


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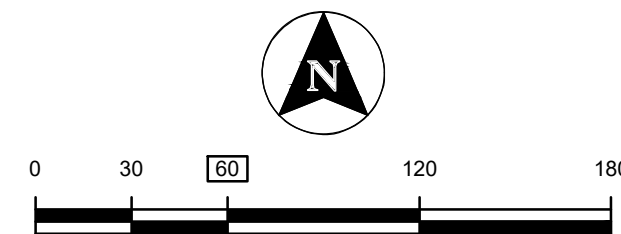
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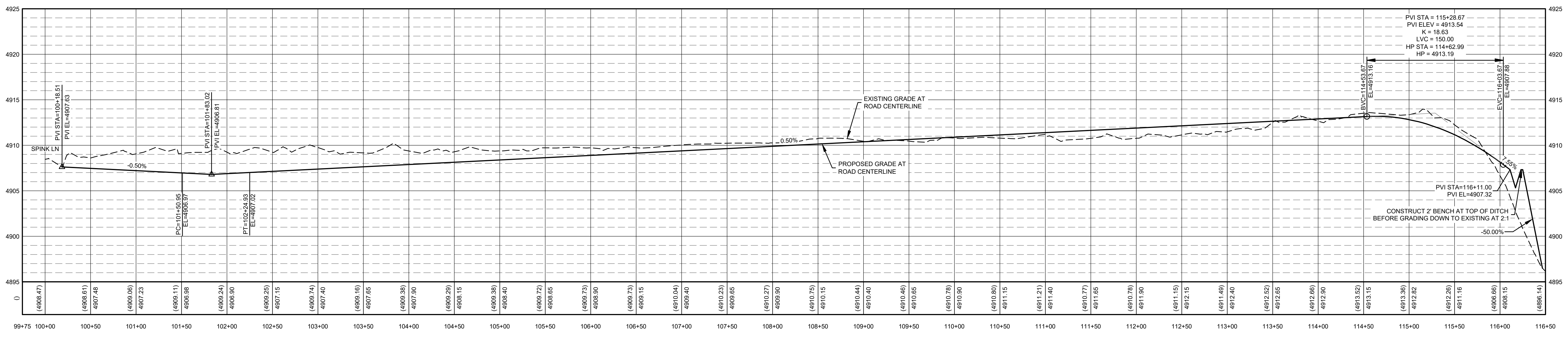


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 - CONTRACTOR TO COORDINATE DRY UTILITY SERVICES WITH APPLICABLE UTILITY PROVIDERS. SEE SHEET C0.0.
 - SEE SHEET C3.1 FOR ROAD CROSS SECTIONS.



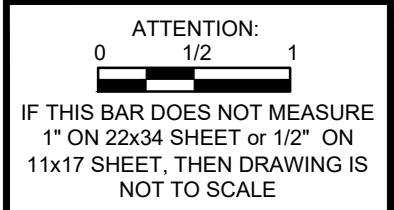
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NO.	DATE	DESCRIPTION



RIVER FORK RANCH LANE PLAN & PROFILE
 HORIZONTAL SCALE: 1"=60'
 VERTICAL SCALE: 1"=6'

CONSTRUCTION DRAWINGS FOR:
RIVER FORK RANCH SUBDIVISION
ROAD PLAN & PROFILE



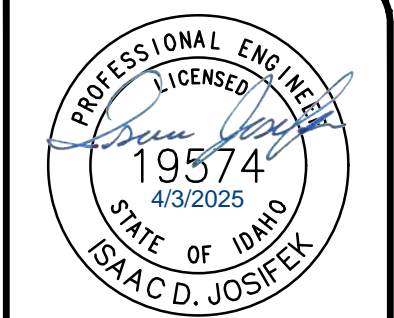
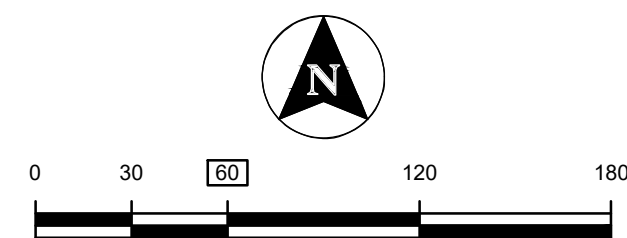
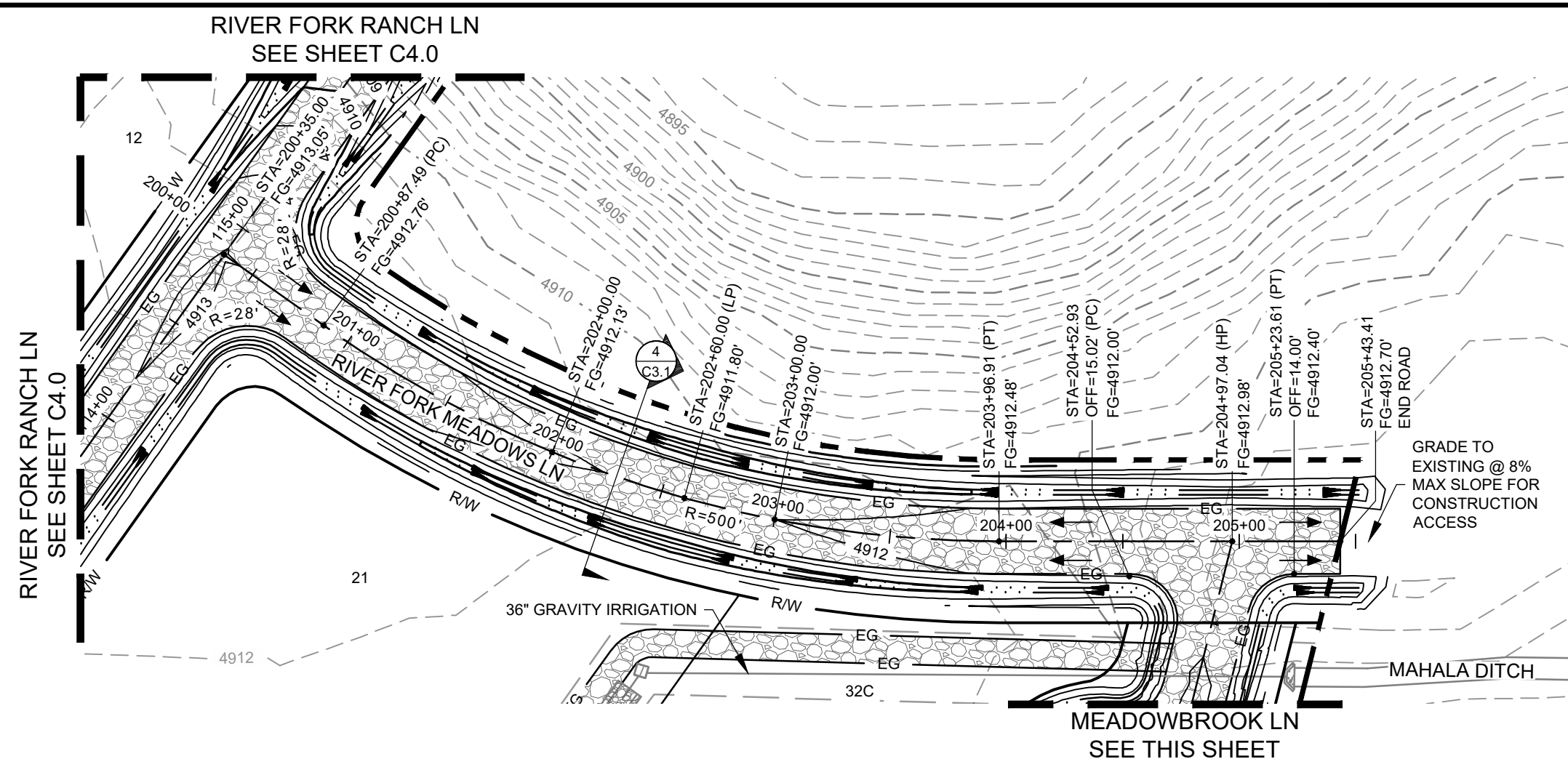
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NOTES

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- CONTRACTOR TO COORDINATE DRY UTILITY SERVICES WITH APPLICABLE UTILITY PROVIDERS. SEE SHEET C0.0.
- SEE SHEET C3.1 FOR ROAD CROSS SECTIONS.



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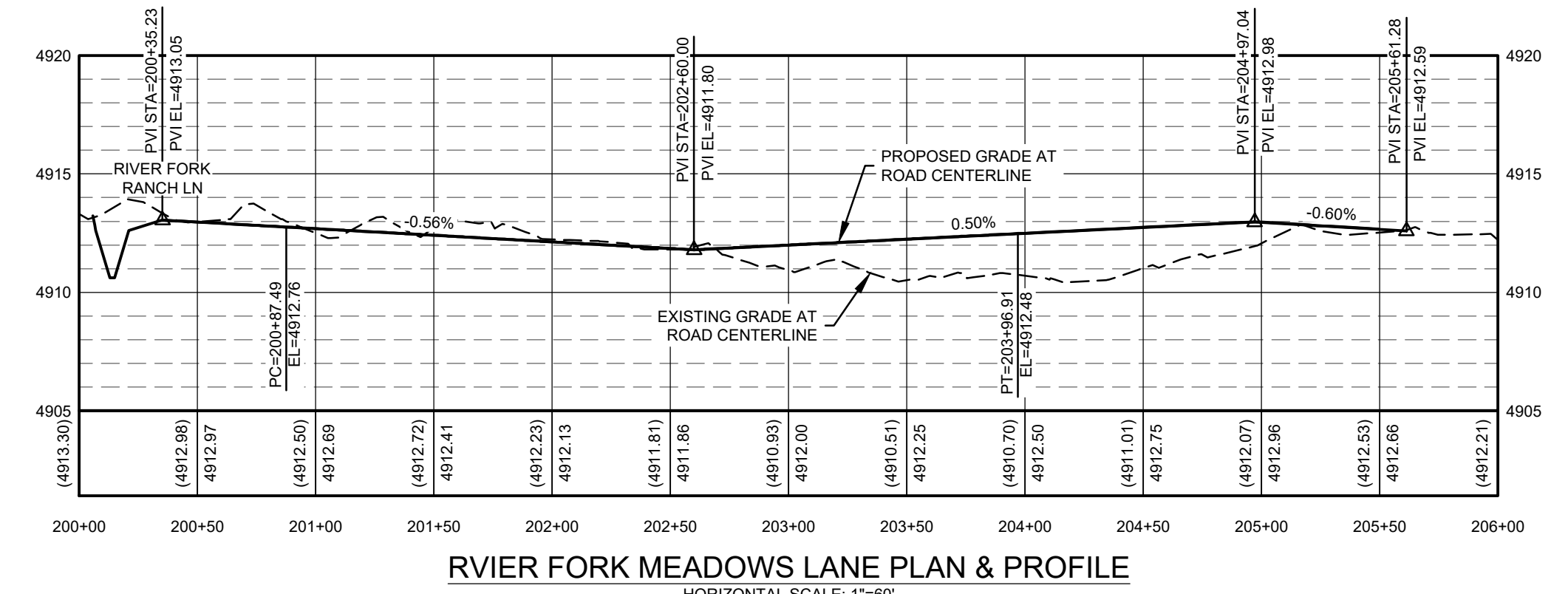
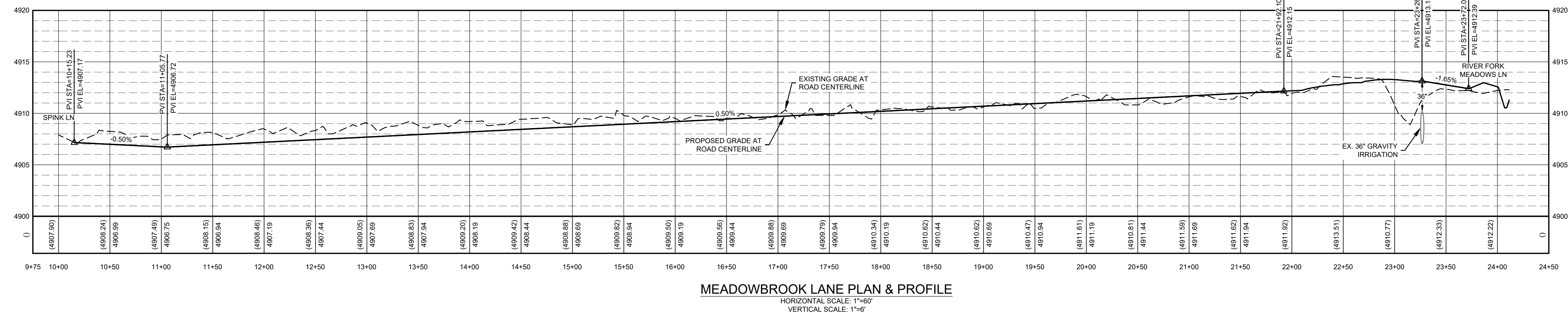
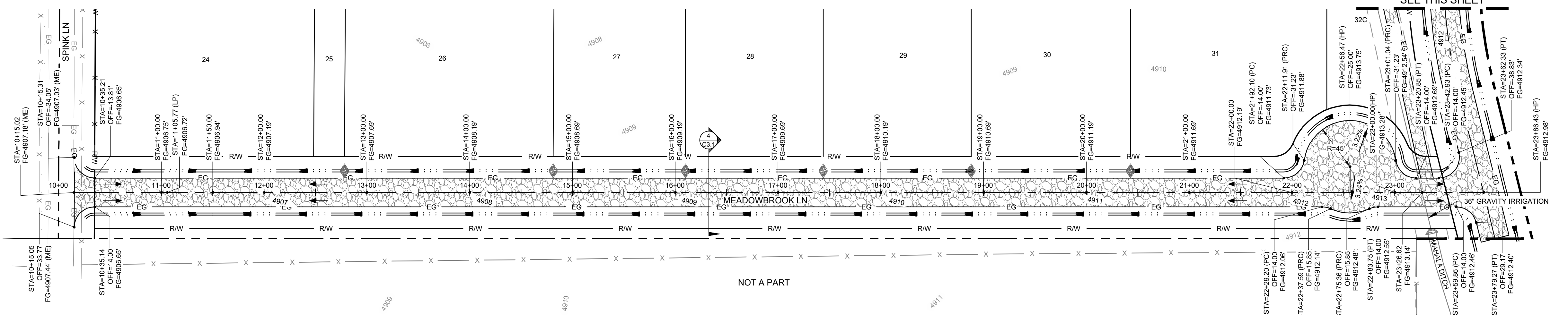
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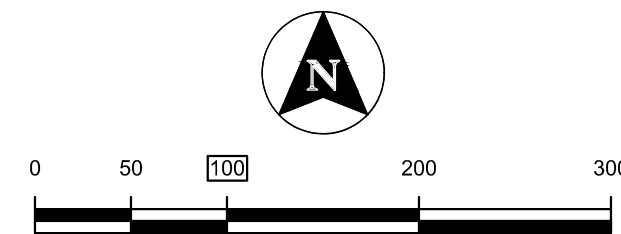


MEADOWBROOK LANE PLAN & PROFILE
HORIZONTAL SCALE: 1"=60'
VERTICAL SCALE: 1"=6'

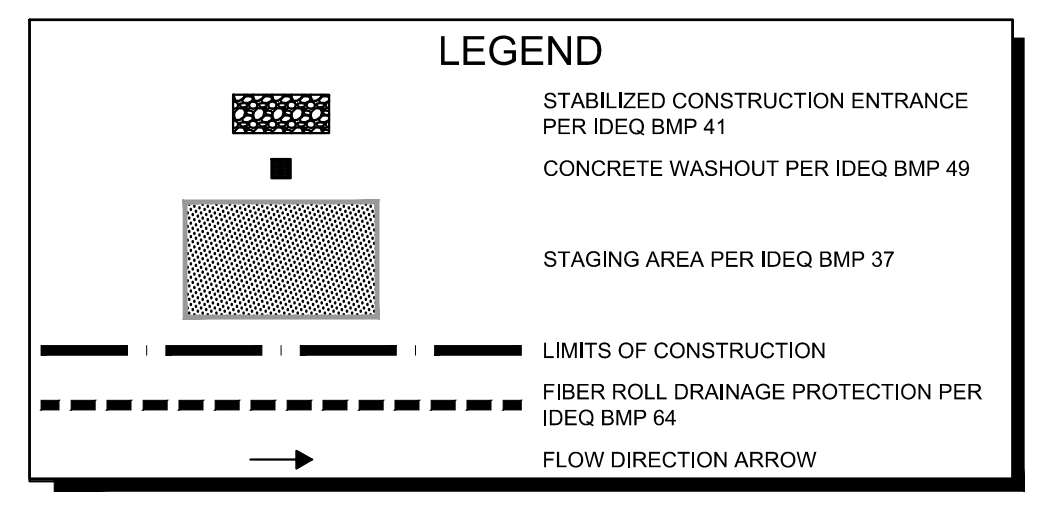
RIVER FORK MEADOWS LANE PLAN & PROFILE
HORIZONTAL SCALE: 1"=60'
VERTICAL SCALE: 1"=6'

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- EROSION CONTROL NOTES**
1. LAND DISTURBING ACTIVITIES SHALL NOT COMMENCE UNTIL APPROVAL TO DO SO HAS BEEN RECEIVED BY GOVERNING AUTHORITIES.
 2. THE GENERAL CONTRACTOR SHALL STRICTLY ADHERE TO THE SWPPP DURING CONSTRUCTION OPERATIONS.
 3. NO LAND CLEARING OR GRADING SHALL BEGIN UNTIL ALL EROSION CONTROL MEASURES HAVE BEEN INSTALLED.
 4. ALL EXPOSED AREAS SHALL BE SEEDED OR MULCHED AS SPECIFIED WITHIN 14 DAYS OF FINAL GRADING.
 5. SHOULD CONSTRUCTION STOP FOR LONGER THAN 14 DAYS, THE SITE SHALL BE TEMPORARILY STABILIZED BY SEEDING, MULCHING, OR STRAW COVER.
 6. INSPECT EROSION CONTROL MEASURES AFTER EACH RAIN AND AT LEAST ONCE A WEEK.
 7. THIS PLAN SHALL NOT BE CONSIDERED ALL INCLUSIVE AS THE GENERAL CONTRACTOR SHALL TAKE ALL NECESSARY PRECAUTIONS TO PREVENT SOIL SEDIMENT FROM LEAVING THE SITE.
 8. GENERAL CONTRACTOR SHALL COMPLY WITH ALL STATE AND LOCAL ORDINANCES THAT APPLY.
 9. ADDITIONAL EROSION AND SEDIMENT CONTROL MEASURES WILL BE INSTALLED IF DEEMED NECESSARY BY ON SITE INSPECTION.
 10. OPERATOR SHALL BE RESPONSIBLE TO TAKE WHATEVER MEANS NECESSARY TO ESTABLISH PERMANENT SOIL STABILIZATION.
 11. SEDIMENT SHALL BE REMOVED FROM EROSION CONTROL MEASURES BEFORE THEY ARE 25% FULL.
 12. PORTABLE RESTROOM SPILL CONTAINMENT: PLACE SAND BAGS AT 7' AROUND FACILITY AND 1' IN HEIGHT TO CONTAIN POSSIBLE SPILLAGE.
 13. LIMITS OF CONSTRUCTION SHALL BE PROPERTY BOUNDARY AS SHOWN.
 14. CONTRACTOR SHALL COMPLY WITH THE ENVIRONMENTAL PROTECTION AGENCY (EPA) NATIONAL POLLUTANT DISCHARGE ELIMINATION SYSTEM (NPDES).
 15. THE CONTRACTOR SHALL COORDINATE WITH EXISTING PROPERTY OWNER AND NOT DISTURB NORMAL DAILY OPERATIONS.



CONTRACTOR IS RESPONSIBLE FOR PROVIDING A QUALIFIED "RESPONSIBLE PERSON" (RP) TO MANAGE THE ESC/SWPPP EFFORTS. CONTRACTOR IS ALSO RESPONSIBLE FOR SUBMITTING THE NOTICE OF INTENT (NOI) PRIOR TO STARTING CONSTRUCTION ACTIVITIES.

THIS PLAN IS TO BE USED IN CONJUNCTION WITH THE ESC/SWPPP REPORT ASSOCIATED WITH IT.



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34			L. MILLER	L. MILLER	L. JOSIFEK	L. JOSIFEK



CONSTRUCTION DRAWINGS FOR:
RIVER FORK RANCH SUBDIVISION
 ESC PLAN

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Valley County Road and Bridge

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



Phone (208) 382-7195
roaddept@co.valley.id.us

Wednesday, April 9, 2025

Isaac Josifek, P.E.
Adurra
1144 South Silverstone Way, Suite 320
Meridian, ID 83642

Subject: River Fork Ranch Subdivision Approval of Development Documents

Dear Mr. Josifek,

I am pleased to inform you that the Valley County Road and Bridge Department has confirmed the review of your development design submittal dated February 27, 2025, for the River Fork Ranch, located near the intersection of SH55 and Spink Lane. After a thorough evaluation of the proposed plans and supporting documentation, we have granted our approval for the development design.

During the review process, the following factors were carefully considered:

- Compliance with county regulations and standards
- Adequate drainage and stormwater management
- Traffic flow and road safety measures
- Other pertinent engineering assessments

You have successfully addressed those private and public road standards comments and requirements from our previous reviews, ensuring that the project aligns with the county's goals for sustainable and responsible development.

Please proceed with the next steps in the development process as outlined in our county policies. We kindly ask that you keep us updated on your progress and notify us of any significant changes to the approved design. Additionally, remember to obtain any necessary permits prior to initiating construction and the development is subject to approval of the development agreement.

If you have any questions or require further assistance, please do not hesitate to reach out to my office at 208-382-7195 or email below.

Sincerely,

A handwritten signature in black ink, appearing to read "Dan Coonce", written over a light blue horizontal line.

Dan Coonce
Public Works Engineer
Valley County, Idaho
dcoonce@co.valley.id.us

Isaac Josifek

From: Dan Coonce <dcoonce@co.valley.id.us>
Sent: Thursday, May 15, 2025 4:07 PM
To: Cynda Herrick; AMY HOLM; Dave Callister - Callister LLC [REDACTED]; Isaac Josifek
Cc: Brian Oakey
Subject: Re: CUP 24-02 River Fork Ranch Development Agreement

Cynda

I had my meeting with the development team. I have concluded that their new approach with the improvements on Spink Lane will satisfy my concerns. After the development is scheduled for approval in May 2025, the improvements on Spink Lane will be constructed the following calendar year 2026. I feel this gives the best opportunity to ensure that minimal damage will be done to the road and will capture the most construction activity for the development. I believe that the development team has met the Road Department expectation for mitigation, and this also includes their snow removal for the development. Let me know if you require any additional items.

From: Cynda Herrick <cherrick@co.valley.id.us>
Sent: Thursday, May 15, 2025 2:48 PM
To: AMY HOLM <aholm@mpmplaw.com>; Dave Callister - Callister LLC ([REDACTED]); Dan Coonce <dcoonce@co.valley.id.us>; Isaac Josifek <ijosifek@ardurra.com>
Cc: Brian Oakey <boakey@co.valley.id.us>
Subject: CUP 24-02 River Fork Ranch Development Agreement

Hello,

The negotiation for the CUP 24-02 River Fork Ranch DA has been scheduled at 3:45 p.m. on May 27. Attached is the draft of the proposed Development Agreement.

I need all of the insertions for document (CCR insertion, concept plans/depictions, Legal Description of the Property). When can I expect to receive these insertions so I can forward to the clerk for the Board's packets.

Please let us know if you want to discuss anything before the negotiation.

Thanks, Cynda

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

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



Aquatic Resources Delineation Report

River Fork Ranch - Fire Suppression Pond and Access
Road

Valley County, Idaho

Prepared For:

Lake Fork Ranch, LLC
3500 E. Quail Creek Ln.
Garden City, ID 83714

Prepared By:

Ardurra Group
1144 S. Silverstone Way, Suite 320
Meridian, ID 83642



July 2025




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ACRONYMS AND ABBREVIATIONS

Ac.	Acres
BFE	Base Flood Hazard Area
CFR	Code of Federal Regulations
CFS	Cubic Feet per Seconds
CWA	Clean Water Act
FAC	Facultative
FACU	Facultative Upland
FACW	Facultative Wetland
FEMA	Federal Emergency Management Agency
FIRM	Flood Insurance Rate Map
GPS	Global Positioning System
HUC	Hydrologic Unit Code
Lat	Latitude
LF	Linear Feet
Long	Longitude
NWI	National Wetland Inventory
NRCS	Natural Resources Conservation Service
OBL	Obligate
OHWM	Ordinary High-Water Mark
PEM	Palustrine Emergent Wetland
PFO	Palustrine Forested Wetlands
PSS	Palustrine Scrub-Shrub Wetlands
SF	Square Feet
STP	Soil Test Pit
UPL	Upland
USACE	U.S. Army Corps of Engineers
USDA	U.S. Department of Agriculture
USFWS	U.S. Fish and Wildlife Service
USGS	U.S. Geological Survey

REPORT SUMMARY

Ardurra Group, Inc. performed an aquatic resources delineation on May 22nd and June 4th, 2025, for a proposed fire suppression pond and access road at the River Fork Ranch Subdivision in Valley County, Idaho. The purpose of this aquatic resources delineation is to document wetlands and waters that may be regulated under the Idaho Stream Channel Protection Program, as well as Sections 401 and 404 of the Clean Water Act (CWA). The information documented in this report will inform potential regulatory permitting needs.

The proposed fire suppression pond and access road will encompass approximately 1.87 acres in the northwest corner of Parcel RP17N03E227205 in Valley County, Idaho. The property primarily consists of a forested floodplain that includes two (2) side channels and a depressional wetland area that are associated with the Lake Fork.

The aquatic resources were delineated using routine, onsite inspection methods outlined in the *U.S. Army Corps of Engineers Wetlands Delineation Manual* (1987) and *Regional Supplement to the Corps of Engineers Wetland Delineation Manual: Western Mountains and Coast Region* (USACE 2010). The Ordinary High-Water Mark (OHWM) was identified per federal regulations 33 CFR § 328.3(c)(4). Soil test pits and aquatic resources boundaries were collected using a Garmin Oregon 650T handheld GPS, then uploaded to an ArcGIS Pro overlay and compared with topographic survey data for delineation.

In summary, the approximate 1.87 acre Survey Area contains the following aquatic resources, as outlined in **Figure 3** on Page 11:

- West Side Channel = 2,196 SF (0.05 ac.) Waters below the OHWM
- West Side Channel = 5,889 SF (0.14 ac.) Palustrine Emergent (PEM) Wetlands
- East Depressional Wetland = 16,219 SF (0.37 ac.) Palustrine Forested Wetlands (PFO)
- South Depressional Wetland = 11,200 SF (0.26 ac.) Palustrine Forested Wetlands (PFO)

1.0 INTRODUCTION

The purpose of this study is to identify aquatic resources associated with a proposed fire suppression pond and access road at the River Fork Ranch subdivision in Valley County, Idaho. This document details the information required for Clean Water Act (CWA) and Idaho Stream Channel Protection Act permitting for the proposed construction of the two (2) features.

The proposed fire suppression pond and access road are in the northwest corner of Parcel Number RP17N03E227205 in McCall, Valley County, Idaho, and comprise the approximately 1.87-acre Survey Area. The Survey Area consists of coniferous woodlands along the Lake Fork.

Overall, this report identified an unnamed creek located to the west of the Survey Area, as well as the highest upslope point of a depressional wetland situated to the south and east of the proposed pond location. The purpose of delineating these areas was to ensure no future development encroaches upon any wetlands and/or waters.

The aquatic resources delineation was conducted by Ardurra Group, Inc on May 22nd and June 4th, 2025, across the approximate 1.87-acre Survey Area. The two (2) depressional wetland areas were flagged to ensure the access road, fire suppression pond, and future development avoids impacting the potentially jurisdictional aquatic resources. Refer to **Figure 3** on Page 11 to review the results of the aquatic resources delineation.

1.1 Contact Information

Property Owner: Dave Callister - Lake Fork Ranch, LLC

Address: 3500 E. Quail Creek Ln. Garden City, Idaho 83714

Email: davec.hrc@gmail.com

1.2 Survey Area Location

The Survey Area is located within the floodplain of the Lake Fork and is primarily bordered by forested wetlands to the east with a low-lying wetland marsh to the south; both areas are henceforth described as the east and south depressional wetland, respectively. Along the western border is an unnamed creek that stems to and from the Lake Fork. The Survey Area is in the NW $\frac{1}{4}$ and NE $\frac{1}{4}$ of the SE $\frac{1}{4}$ Section 22, Township 17N, Range 3E, Boise Principal Meridian.

Refer to **Figure 1: River Fork Ranch – Fire Suppression Pond, Vicinity Map** to review the Survey Area.

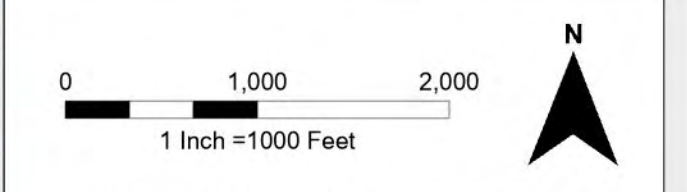
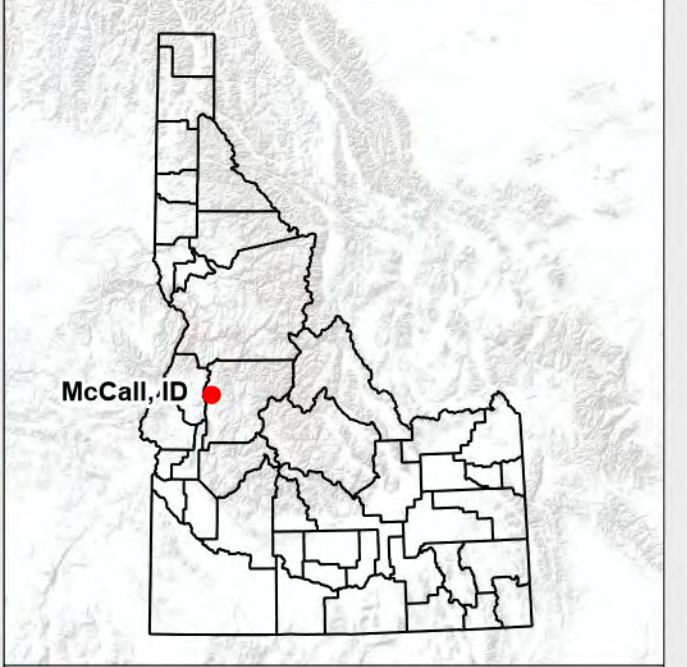


Figure 1: River Fork Ranch - Fire Suppression Pond, Vicinity Map
 DATE: 7/31/2025

Legend

Riverfork Subdivision

Survey Area



COORDINATE SYSTEM: NAD 1983 2011 StatePlane Idaho West FIPS 1103 Ft US

PROJECT NUMBER 230441	DRAWN BY AM	APPROVED BY CS
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ARDURRA

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 MERIDIAN, IDAHO, 83642
 PHONE: 208.323.2288 WWW.ARDURRA.COM

Document Path: L:\23044100_Preliminary_Design\Environmental\GIS\Fire Suppression Pond_Vicinity Map.aprx

2.0 METHODOLOGY

Qualified environmental personnel from Ardurra followed the guidelines outlined in the *Army Corps of Engineers' Wetlands Delineation Manual* (1987)¹ and the *Regional Supplement to the Corps of Engineers Wetland Delineation Manual: Western Mountains, Valleys, and Coast Region* (USACE 2010)² to conduct the aquatic resources delineation.

At the time of the survey, “normal circumstances” were present with regards to hydrology, plant conditions, and soils. These circumstances are primarily driven by the Lake Fork, groundwater seepage, and seasonal runoff. Soil Test Pits (STP), OHWM points, and the extent of wetland boundaries were documented within the Survey Area using a Garmin Oregon 650T handheld GPS then cross referenced with land survey data.

STPs were selected based on topography, hydrologic flow patterns, and plant communities. Specifically, the following wetland indicators were assessed at each STP:

1. Predominance of hydrophytic plant communities as determined by an indicator status of obligate (OBL), facultative wetland (FACW), or facultative (FAC) and the dominance test (USACE 2010);
2. Presence of hydric soils based on soil texture, color, and soil features that develop in an anaerobic environment, and;
3. Soil saturation within 12 inches of the ground surface, or any other hydrologic indicators that may occur throughout the growing season.

All three (3) criteria must be met for an STP to be classified as occurring in a wetland. As needed, paired STPs were collected to determine the extent of wetlands with one (1) STP on either side of the suspected boundary. Wetland boundaries were delineated between and beyond observation points by visual inspection of plant composition (transition of hydrophytic vegetation to upland vegetation), changes in topography (such as elevation or soils), or observed hydrology.

According to the USACE, federal regulations (40 CFR § 230.3) defines the OHWM as “that line on the shore established by the fluctuations of water and indicated by physical characteristics such as a clear, natural line impressed on the bank, shelving, changes in the character of soil, destruction of terrestrial vegetation, the presence of litter and debris, or other appropriate means that consider the characteristics of the surrounding areas.” The OHWM along each aquatic resource was identified by observing scour lines, water marks, and degraded vegetation.

In total, field personnel completed six (6) STPs to document wetland indicators along the unnamed channel to the west and both the east and south adjacent depressional wetlands. Ardurra personnel walked the full extent of the Survey Area to thoroughly identify any potential wetlands and waters.

Refer to **Appendix A** and **Appendix B** to review the Photo Documentation and Wetland Determination Data Forms, respectively, from the aquatic resource delineation.

¹ USACE. 1987. Corps of Engineers Wetlands Delineation Manual, final report. U.S. Army Corps of Engineers, Research and Development Center, Vicksburg, Mississippi. Accessed at <https://www.lrh.usace.army.mil/Portals/38/docs/USACE%2087%20Wetland%20Delineation%20Manual.pdf>

² U.S. Army Corps of Engineers. 2010. Regional Supplement to the Corps of Engineers Wetland Delineation Manual: Western Mountains, Valleys, and Coast Region (Version 2.0), ed. J. S. Wakeley, R. W. Lichvar, and C. V. Noble. ERDC/EL TR-10-3. Vicksburg, MS: U.S. Army Engineer Research and Development Center. Accessed at <https://usace.contentdm.oclc.org/utis/getfile/collection/p266001coll1/id/7646>

Further, Ardurra personnel conservatively delineated the wetland/upland boundary for the future River Fork Ranch subdivision by flagging the perimeters of the depressional wetlands located to the south and east. STPs were not collected along the eastern edge of the southern wetland or the southern edge of the eastern wetland, as both ridgelines were flagged based on a clear dominance of upland plant species. This approach ensured that the delineated boundary excluded areas with vegetation meeting the dominance test for hydrophytic vegetation or indicators of wetland hydrology. This streamlined approach overestimated the extent wetlands/waters to ensure the proposed River Fork Ranch subdivision remains confined to uplands.

3.0 EXISTING CONDITIONS

The Survey Area resides near the geographic center of the North Fork Payette Watershed (HUC 17050123) at an elevation of approximately 4,860 feet above sea level. The watershed spans approximately 276,000 acres in west-central Idaho with all its major tributaries draining towards the Cascade Reservoir. One (1) of these tributaries includes the Lake Fork which drives the hydrology of the Survey Area. Flows across the entire watershed are primarily driven by the seasonal snowpack in the West Mountain and Salmon River Mountains. The seasonal runoff is then diverted and modified for agricultural use and flood control in the lower elevation valley.³

During the spring, seasonal runoff is predominantly conveyed by the major tributaries of the watershed, including the North Fork Payette River, Mud Creek, Lake Fork, Boulder Creek, Willow Creek, and Gold Fork River. These waterways all drain into the northern end of Cascade Reservoir and define the 12 drainage areas within HUC 17050123.⁴ The Survey Area is in the Lake Fork subbasin with its site-specific hydrology further described in **Section 4.2.1**.

According to the Federal Emergency Management Agency's (FEMA) Flood Insurance Rate Map (FIRM), the Survey Area occupies a Zone A Special Flood Hazard Area that does not have a Base Flood Elevation (BFE). These areas are typically prone to inundation from the 1-percent annual chance flood but lack a detailed hydrologic analysis.⁵ Refer to the Supplemental Maps in **Appendix C** to review FEMA FIRM FIRMette Panel 16085C1025C.

Historical Google Earth imagery indicates that the Survey Area has been unaltered since at least 1992 and is bordered by aquatic resources on all four (4) sides. In general, the Survey Area slopes from east-to-west and descends by approximately 20 feet in elevation. The proposed access road will be situated in the elevated area to ensure that the proposed project minimizes impacts to any aquatic resources associated with the Lake Fork. As the rest of the Survey Area is at a lower elevation, the site is prone to fluctuating water levels, saturation, and potential flooding. This fluctuation is quantified by USGS stream gauge data "Lake Fork Payette River AB Jumbo CR NR McCall ID – 13240000," as monitoring from 1945-2025 recorded an annual mean flow rate of 637 cubic feet per seconds (CFS), a peak flow rate of 1,520 cfs, and a low daily mean of 96 cfs during this timeframe.⁶

³ State of Idaho. DEQ. Cascade Reservoir Watershed: TMDL Five-Year Review 17050123. Accessed on June 9, 2025, at <https://www2.deq.idaho.gov/admin/LEIA/api/document/download/11978>

⁴ State of Idaho. DEQ. Cascade Reservoir Watershed: TMDL Five-Year Review 17050123. Accessed on June 9, 2025, at <https://www2.deq.idaho.gov/admin/LEIA/api/document/download/11978>

⁵ FEMA. Glossary: Zone A. Updated April 20, 2023. Accessed on June 9, 2025, at <https://www.fema.gov/about/glossary/zone-0>

⁶ USGS. Stream Gauge Data: 13240000 LAKE FORK PAYETTE RIVER AB JUMBO CR NR MCCALL ID. Accessed on June 9, 2025, at https://waterdata.usgs.gov/nwis/uv?site_no=13240000&legacy=1

4.0 AQUATIC RESOURCES

According to the U.S. Fish and Wildlife Service (USFWS) National Wetland Inventory (NWI) Map, the Survey Area includes a “Freshwater Forested/Shrub Wetland” (PFOA) and a “Riverine” (R3USC). The PFOA depicted area is defined as Palustrine Forested area that is temporarily flooded, while the R3USC Riverine is defined as a channel that resides in an upper perennial system with an unconsolidated shore that is also seasonally flooded. Both the south and east adjacent depressional wetlands also reside in the confines of the PFOA depicted area.

Refer to the Supplemental Maps in **Appendix C** to review the NWI Map and location of the two (2) NWI depicted features.

STP’s were collected within both NWI depicted areas to determine whether any wetland areas are present in or around the Survey Area. Refer to **Section 4.4.2** to review an analysis of each STP that was collected during the aquatic resource’s delineation.

4.1 Aquatic Resources Table

Table 1 summarizes aquatic resource type, NWI Cowardin classification, location, and dimensions (acres and square feet) of aquatic resources identified within the Survey Area.

Table 1: Delineated Aquatic Resources, NWI Classification, and Extent within the Survey Area

Aquatic Resources	NWI Cowardin	Location (Lat/Long)	Size Square Feet (Acres)	Linear Feet (LF)
West Side Channel (Waters below the OHWM)	Riverine- River Unconsolidated Bottom	44.793316° -116.072837°	2,196 SF (0.05 AC)	300 LF
West Side Channel	Palustrine Emergent	44.793342° -116.072873°	5,889 SF (0.14 AC)	300 LF
East Depressional Wetland	Palustrine Forested	44.793403° -116.072254°	16,219 SF (0.37 AC)	305 LF
South Depressional Wetland	Palustrine Forested	44.792877° -116.072347°	11,200 SF (0.26 AC)	250 LF

4.2 Hydrology

The Lake Fork drives the hydrology across the entire River Fork Ranch subdivision site and serves as a major tributary to both the Cascade Reservoir and the North Fork Payette River in Valley County, Idaho. Its headwaters originate from numerous tributaries in the Salmon River Mountains, which converge to form the main stem of the Lake Fork. The northern portion of the Lake Fork drains into Little Payette Lake, located approximately eight (8) miles north of the Survey Area. From there, water is released via a controlled flow into the southern portion of the Lake Fork. From this point, the Lake Fork flows approximately 15 miles before draining into the Cascade Reservoir.

The Survey Area is situated roughly halfway between Little Payette Lake and Cascade Reservoir. Along the site’s western border is an unnamed side channel—henceforth referred to as the West Side Channel – which is a direct hydrologic source to the site. The West Side Channel receives flows from the Lake Fork along the Survey Area’s northern border then flows generally east-to-west for approximately 0.15 miles before rejoining the Lake Fork.

The depressional wetland located to the east of the Survey Area—also referred to as the East Depressional Wetland—runs along the Survey Area’s eastern boundary. This low-lying area receives flows from the Lake Fork near the northern border of the Survey Area. These flows continue south along then traverse east towards a low-lying depressional area.

To the south of the Survey Area lies a second depressional wetland— referred to as the South Depressional Wetland. This wetland area receives water from multiple sources, including natural springs, unnamed drainage channels, and overflow from Lake Fork. The South Depressional Wetland functions as a significant marsh that retains water year-round and is characterized morphologically as a large, concave basin. Refer to **Figure 2: River Fork Ranch – Fire Suppression Pond, Hydrology Map** to review the hydrology of the Survey Area.

4.3 Vegetation

Vegetation across the Survey Area was identified during the growing season on May 22nd, and June 4th, 2025. The Survey Area predominantly consisted of low-lying grasses, forbs, and rushes with areas that were entirely devoid of vegetation as it appears to be a historic sandy bar. In general, the dominant woody species in the Survey Area were Douglas fir (*Pseudotsuga menziesii*), lodgepole pine (*Pinus contorta*), ponderosa pine (*Pinus ponderosa*), and multiple willow species (*Salix spp.*), that predominantly lined the perimeter of the site. While the dominant herbaceous species included blue eyed marry (*Collinsia parviflora*), golden banner (*Thermopsis montana*), red sorrel (*Rumex acetosella*), and soft stem spike rush (*Eleocharis mamillata*).

Table 2 provides a list of the most common plant species with their wetland indicator classification of upland (UPL), facultative upland (FACU), facultative (FAC), facultative wetland (FACW), and OBL (obligate).

Table 2: Observed Plant Species with their Wetland Indicator Status

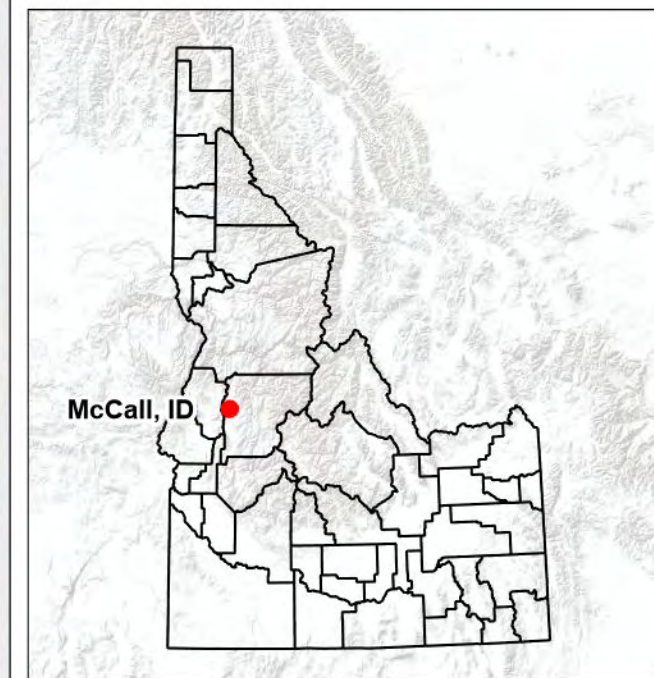
Common Name	Scientific Name	Wetland Classification
Blue eyed marry	<i>Collinsia parviflora</i>	UPL
Bulbous bluegrass	<i>Poa bulbosa</i>	FACU
Common camas	<i>Camassia quamash</i>	FACW
Common dandelion	<i>Taraxacum officinale</i>	FACU
Coyote willow	<i>Salix exigua</i>	FACW
Douglas fir	<i>Pseudotsuga menziesii</i>	FACU
Geyer willow	<i>Salix geyeriana</i>	FACW
Golden banner/False Lupin	<i>Thermopsis montana</i>	FACU
Junegrass	<i>Koeleria macraantha</i>	UPL
Lodgepole pine	<i>Pinus contorta</i>	FAC
Ponderosa pine	<i>Pinus ponderosa</i>	FACU
Quaking aspen	<i>Populus tremuloides</i>	FACU
Red sorrel	<i>Rumex acetosella</i>	FAC
Reed Canarygrass	<i>Phalaris arundinacea</i>	FACW
Sagebrush	<i>Artemisia tridentata</i>	UPL
Soft stem spike rush	<i>Eleocharis mamillata</i>	OBL
Tansey mustard	<i>Descurainia pinnata</i>	FACU
Yarrow	<i>Achillea millefolium</i>	UPL
Yellow willow	<i>Salix lutea</i>	OBL
White sagebrush	<i>Artemisia ludoviciana</i>	FACU
Woods rose	<i>Rosa Woodseii</i>	FACU



**Figure 2: River Fork Ranch -
Fire Suppression Pond,
Hydrology Map**
DATE: 7/31/2025

LEGEND

- Survey Area
- W. Side Channel
- S. Depressional Wetland
- E. Depressional Wetland



1:750

0 50 100 Feet



COORDINATE SYSTEM: NAD 1983 2011 StatePlane Idaho West FIPS 1103 Ft US

PROJECT NUMBER
230441

DRAWN BY
AM

APPROVED BY
CS



1144 SOUTH SILVERSTONE WAY, SUITE 320
MERIDIAN, IDAHO, 83642
PHONE: 208.323.2288 WWW.ARDURRA.COM

4.4 Soils

4.4.1 Mapped Soils

According to the National Resources Conservation Service (NRCS) Web Soil Survey, the Survey Area is comprised entirely of soils from the Elijah-Urban land complex, 0 to 2 percent slopes series and Roseberry, occasionally flooded-Melton, frequently flooded-Jurvannah, frequently flooded complex. Refer to **Appendix D** to review the NRCS Web Soil Survey report for the Survey Area.

The Donnel series consists of very deep, well drained soils that are formed in alluvial material weathered from granite that display 0 to 2 percent slopes. The depth to water table typically exceeds 80 inches with medium runoff and moderately rapid permeability characteristics. The hydric soil rating is 2, indicating that the soils are not hydric in nature.⁷

The Roseberry series consists of very deep, poorly drained soils that formed in material from coarse textured glacial outwash that display 0 to 2 percent slopes. The depth to water table typically exceeds 80 inches. The hydric soil rating is 52, indicating that the soils are hydric in nature.⁸

4.4.2 Summary of Soil Test Pits (STPs)

STP 1 - Collected along the southern border of the Survey Area, STP 1 was taken in an area where a visible transition in plant communities was observed along the Southern Depressional Wetland. The soil at STP1 consisted of mucky sand with a 10YR 2/2 matrix from 0-4 inches, and a sandy 10YR 6/4 matrix from 8-18 inches. Between these horizons (4-10 inches), the soil consisted of approximately 85% 10YR 5/2 and 15% 10YR 5/8 coated sand grains. STP1 contained a sandy mucky mineral matrix and stripped matrix hydric soil indicators. Further, STP1 met the dominance test for hydrophytic vegetation and showed wetland hydrology (2 primary and 3 secondary indicators). Therefore, STP1 was determined to reside in a wetland area. Refer to Photos 5-7 in **Appendix A** to review STP1.

STP 2 - Collected approximately 3-5 feet upslope from STP1, STP2 consisted of sandy soils with a 10YR 3/2 matrix from 0-8 inches. From 8-16 inches, the soil matrix was comprised of approximately 90% 10YR 4/2 and 10% 10YR 2/2 coated sand grains. Although STP2 had soil saturation, a dry-season water table, geomorphic position, and proximity to a raised ant mound, it lacked a hydric soil indicator and did not pass the dominance test for hydrophytic vegetation. Therefore, STP2 was determined to reside an upland area. Refer to Photos 5-7 to review STP2.

STP 3 - Collected along the northwestern border of the Survey Area, STP 3 was taken near the southern streambank of the West Side Channel and approximately 1-3 feet above the OHWM. The soil at STP3 consisted of a sandy texture with 92% 10YR 4/2 matrix and 8% 10YR 5/6 coated sands grains from 0-18 inches. STP3 contained sandy redox features, passed the dominance test for hydrophytic vegetation, and showed wetland hydrology (3 primary and 2 secondary indicators). Therefore, STP3 was determined to reside in a wetland area. Refer to Photos 8-10 to review STP3.

⁷ National Cooperative Soil Survey. Established Series, Elijah (03/2011). Accessed on June 3, 2025, at https://soilseries.sc.egov.usda.gov/OSD_Docs/D/DONNEL.html#:~:text=The%20Donnel%20series%20consists%20of,Permeability%20is%20moderately%20rapid.

⁸ National Cooperative Soil Survey. Established Series, Roseberry (01/1992). Accessed on June 3, 2025, at https://soilseries.sc.egov.usda.gov/OSD_Docs/R/ROSEBERRY.html

STP 4 - Collected approximately 3-5 feet upslope from STP3. From 0-8 inches, the soils consisted of 95% sandy soils with a 10YR 3/3 matrix and 5% 10YR 6/4 coated sand grains. Between 8 and 12 inches, the soils were composed entirely of silty loams with a 10YR 3/1 matrix. The matrix transitioned to 100% 10YR 6/3 from 12-18 inches. Although STP4 had geomorphic position, it lacked a hydric soil indicator and did not pass the dominance test for hydrophytic vegetation. Therefore, STP4 was determined to reside in an upland area. Refer to Photos 8-10 to review STP4.

STP 5 - Collected in a central location of the Survey Area, STP 5 was taken along the western streambank of the East Depressional Wetland approximately 1-3 feet above the OHWM. The soil at STP5 consisted of a mucky sand texture with 100% 10YR 2/2 matrix from 0-6 inches. From 6-18 inches, the soils transitioned to sands with a 100% 10YR 6/3 matrix. STP5 displayed a sandy mucky mineral hydric soil indicator, passed the dominance test for hydrophytic vegetation, and showed wetland hydrology (1 primary and 2 secondary indicators). Therefore, STP5 was determined to reside in a wetland area. Refer to Photo 11 and Photo 12 to review STP5.

STP 6 - Collected approximately 3-5 feet upslope from STP5, STP6 consisted of sandy soils with a 10YR 3/3 matrix from 0-8 inches and a 10YR 6/3 matrix from 6-18 inches. Although STP6 passed the dominance test for hydrophytic vegetation, it did not have a hydric soil indicator or wetland hydrology. Therefore, STP6 was determined to reside in an upland area. Refer to Photo 11 and Photo 12 to review STP6.

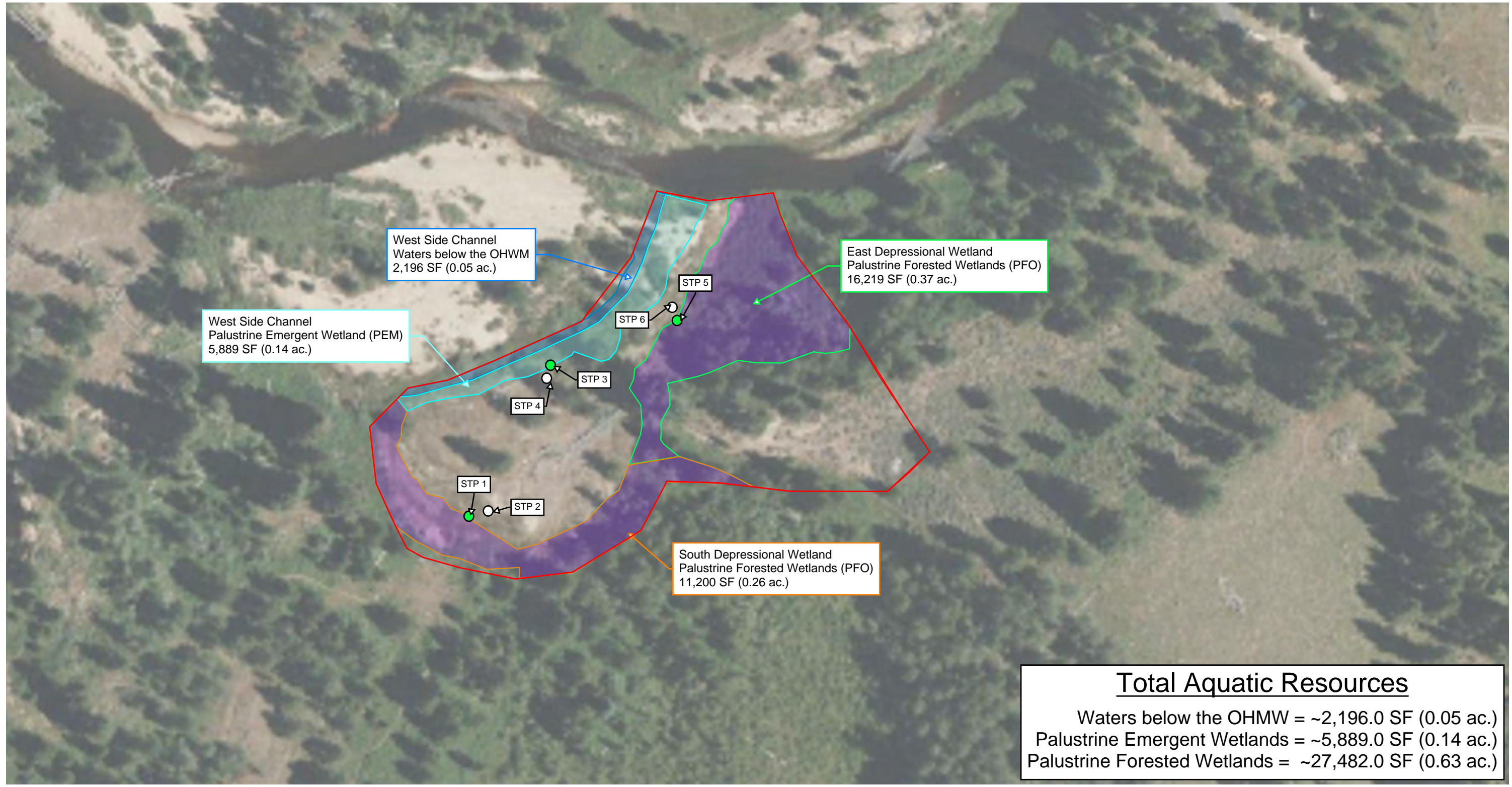
5.0 CONCLUSION

Following delineation methods outlined by the USACE and federal regulations (40 CFR § 230.3), the following aquatic resources were delineated within the Survey Area for the proposed fire suppression pond and access road at the River Fork Ranch subdivision in Valley County, Idaho:

- West Side Channel = 2,196 SF (0.05 ac.) Waters below the OHWM
- West Side Channel = 5,889 SF (0.14 ac.) Palustrine Emergent (PEM) Wetlands
- East Depressional Wetland = 16,219 SF (0.37 ac.) Palustrine Forested Wetlands (PFO)
- South Depressional Wetland = 11,200 SF (0.26 ac.) Palustrine Forested Wetlands (PFO)

Lastly, it should be noted that the final authority to adopt this report, or the findings herein, rests with the appropriate regulatory agencies.

L:\23044103_CAD\Sheets\Exhibits\230441_Wetland Delineation Map (25.7.31).dwg, 7/31/2025 12:11:51 PM, Timothy Fisch, DWG To PDF.pc3
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Total Aquatic Resources
Waters below the OHWM = ~2,196.0 SF (0.05 ac.)
Palustrine Emergent Wetlands = ~5,889.0 SF (0.14 ac.)
Palustrine Forested Wetlands = ~27,482.0 SF (0.63 ac.)

LEGEND

- Survey Area
- PEM Wetland
- PFO Wetland
- Waters Below the OHWM
- Soil Test Pit - Wetland
- Soil Test Pit - Upland

**FIGURE 3: RIVER FORK RANCH -
FIRE SUPPRESSION POND,
AQUATIC RESOURCES DELINEATION MAP**



DATE: 7/31/25 JOB: #####

1717 S. RUSTLE STREET, SUITE 201
SPOKANE, WA 99224
509-319-2580 | WWW.ARDURRA.COM



Appendix A. Photo Documentation from May 1, 2025





Photo 1: Facing east from the western border of the Survey Area and towards the East Depressional Wetland. Looking across the proposed location of the fire suppression pond. The entire area appears to be a historic gravel/sand bar. Plant communities are dominated by low-lying grasses, forbs, and rushes with a centrally located gravel/sand area.



Photo 2: Facing north from the western border of the Survey Area, looking at the main stem of the West Side Channel. The channel flows to and from the Lake Fork and is hydrologically connected to the Survey Area and the South Depressional Wetland. The proposed project will not impact the West Side Channel.



Photo 3: Facing south from a central location in the Survey Area. Looking towards the South Depressional Wetland. The in-view channel is hydrologically connected to the Survey Area but will not be impacted by the proposed project.



Photo 4: Facing south from the northern border of the Survey Area. Looking at a hydrologic source of the East Depressional Wetland. The area receives flows from the Lake Fork and is hydrologically connected to the Survey Area.



Photo 5: Looking at STP1 along the southern border of the Survey Area. The soil had a mucky sand texture and a sandy 10YR 6/4 matrix from 8-18 inches. From 4-10 inches, the soil was approx. 85% 10YR 5/2 and 15% 10YR 5/8 coated sand grains. STP1 had a sandy mucky mineral and stripped matrix hydric soil indicators. STP1 met the dominance test for hydrophytic vegetation and showed wetland hydrology. Therefore, STP1 occurs in a wetland area.



Photo 6: Looking at STP2 (red circle) along the site's southern border, located 3-5 feet upslope from STP1 (blue circle). The soil matrix was 100% 10YR 3/2 in the first 8 inches and a combination of 10YR 4/2 and 10YR 2/2 in the next 10 inches. STP2 had hydrology. However, STP2 did not pass the dominance test for hydrophytic vegetation or have hydric soils. Therefore, STP2 occurs in an upland area.



Photo 7: Facing east, looking towards the most downstream position of the South Depressional Wetland. An STP pair was collected along the southern border to delineate the extent of the wetland area, which generally follows the in-view soft stem spike rush communities.



Photo 8: Looking at STP3 along the West Side Channel. The soil matrix was 92% 10YR 4/2 from 0-18 inches with 10YR 5/6 sandy redox concentrations. STP3 passed the dominance test for hydrophytic vegetation, had hydrology, and hydric soils. Therefore, STP3 occurs in a wetland area.



Photo 9: Looking at STP4 along the site's western border, located 3-5 feet upslope from STP3. The soil matrix was 95% 10YR 3/3 and 5% 10YR 4/6 coated sand grains in the first 8 inches. From 8-12 inches the soil was a silty loam with a 10YR 3/1 matrix and 100% 10YR 6/3 from 12-18 inches. STP4 did not pass the dominance test for hydrophytic vegetation or have hydric soils. Therefore, STP4 occurs in an upland.



Photo 10: Facing north, looking upstream towards the West Side Channel. An STP pair was collected along the eastern streambank to delineate the extent of the wetland area, which generally follows the top of slope.



Photo 11: Facing east, looking towards the East Depressional Wetland. STP5 was collected along the western streambank. The soil had a mucky sand texture from 0-6 inches and a sandy 10YR 6/3 from 6-18 inches. STP5 had a sandy mucky mineral hydric soil indicator, passed the dominance test for hydrophytic vegetation, and showed wetland hydrology. Therefore, STP5 occurs in a wetland area.



Photo 12: Facing south, looking at the East Depressional Wetland. STP6 was collected along the western streambank and 3-5 feet upslope from STP5. The soil matrix was 100% 10YR 3/3 in the first 6 inches and 100% 10YR 6/3 in the next 12 inches. Although STP6 passed the dominance test for hydrophytic vegetation, it did not have hydric soils or hydrology. Therefore, STP6 occurs in an upland area.



Appendix B. Wetland Determination Data Forms

U.S. Army Corps of Engineers WETLAND DETERMINATION DATA SHEET – Western Mountains, Valleys, and Coast Region See ERDC/EL TR-10-3; the proponent agency is CECW-CO-R	OMB Control #: 0710-0024, Exp: 9/30/2027 Requirement Control Symbol EXEMPT: (Authority: AR 335-15, paragraph 5-2a)
---	--

Project/Site: River Fork Subdivision - Fire Suppression Pond City/County: Valley County/ McCall Sampling Date: 06/04/2025
 Applicant/Owner: Lake Fork LLC State: ID: Sampling Point: STP1
 Investigator(s): AJ Mondor and Carlton Strough Section, Township, Range: SEC 22, TWN 17N, R3E
 Landform (hillside, terrace, etc.): Floodplain Local relief (concave, convex, none): Convex Slope (%): 5
 Subregion (LRR/MLRA): LRR E, MLRA 46 Lat: 44.792939° Long: -116.073046° Datum: NAD 1983
 Soil Map Unit Name: Roseberry, occasionally flooded-Melton, frequently flooded-Jurvannah, frequently flooded complex NWI classification: PFOA

Are climatic / hydrologic conditions on the site typical for this time of year? Yes X No (If no, explain in Remarks.)
 Are Vegetation , Soil , or Hydrology significantly disturbed? Are "Normal Circumstances" present? Yes X No
 Are Vegetation , Soil , or Hydrology naturally problematic? (If needed, explain any answers in Remarks.)

SUMMARY OF FINDINGS – Attach site map showing sampling point locations, transects, important features, etc.

Hydrophytic Vegetation Present? Yes <u>X</u> No <u> </u> Hydric Soil Present? Yes <u>X</u> No <u> </u> Wetland Hydrology Present? Yes <u>X</u> No <u> </u>	Is the Sampled Area within a Wetland? Yes <u>X</u> No <u> </u>
Remarks:	

VEGETATION – Use scientific names of plants.

Tree Stratum	(Plot size: <u>30</u>)	Absolute % Cover	Dominant Species?	Indicator Status																	
1.	_____	_____	_____	_____	Dominance Test worksheet: Number of Dominant Species That Are OBL, FACW, or FAC: <u>1</u> (A) Total Number of Dominant Species Across All Strata: <u>1</u> (B) Percent of Dominant Species That Are OBL, FACW, or FAC: <u>100.0%</u> (A/B)																
2.	_____	_____	_____	_____																	
3.	_____	_____	_____	_____																	
4.	_____	_____	_____	_____																	
=Total Cover																					
Sapling/Shrub Stratum	(Plot size: <u>15</u>)																				
1.	_____	_____	_____	_____																	
2.	_____	_____	_____	_____																	
3.	_____	_____	_____	_____																	
4.	_____	_____	_____	_____																	
5.	_____	_____	_____	_____																	
=Total Cover																					
Herb Stratum	(Plot size: <u>5</u>)				Prevalence Index worksheet: <table style="width:100%; border-collapse: collapse; font-size: small;"> <tr> <td style="text-align: right;">Total % Cover of:</td> <td style="text-align: center;">Multiply by:</td> </tr> <tr> <td>OBL species <u>75</u></td> <td style="text-align: center;"><u>x 1 = 75</u></td> </tr> <tr> <td>FACW species <u>3</u></td> <td style="text-align: center;"><u>x 2 = 6</u></td> </tr> <tr> <td>FAC species <u>10</u></td> <td style="text-align: center;"><u>x 3 = 30</u></td> </tr> <tr> <td>FACU species <u>7</u></td> <td style="text-align: center;"><u>x 4 = 28</u></td> </tr> <tr> <td>UPL species <u>0</u></td> <td style="text-align: center;"><u>x 5 = 0</u></td> </tr> <tr> <td>Column Totals: <u>95</u> (A)</td> <td style="text-align: center;"><u>139</u> (B)</td> </tr> <tr> <td colspan="2" style="text-align: center;">Prevalence Index = B/A = <u>1.46</u></td> </tr> </table>	Total % Cover of:	Multiply by:	OBL species <u>75</u>	<u>x 1 = 75</u>	FACW species <u>3</u>	<u>x 2 = 6</u>	FAC species <u>10</u>	<u>x 3 = 30</u>	FACU species <u>7</u>	<u>x 4 = 28</u>	UPL species <u>0</u>	<u>x 5 = 0</u>	Column Totals: <u>95</u> (A)	<u>139</u> (B)	Prevalence Index = B/A = <u>1.46</u>	
Total % Cover of:	Multiply by:																				
OBL species <u>75</u>	<u>x 1 = 75</u>																				
FACW species <u>3</u>	<u>x 2 = 6</u>																				
FAC species <u>10</u>	<u>x 3 = 30</u>																				
FACU species <u>7</u>	<u>x 4 = 28</u>																				
UPL species <u>0</u>	<u>x 5 = 0</u>																				
Column Totals: <u>95</u> (A)	<u>139</u> (B)																				
Prevalence Index = B/A = <u>1.46</u>																					
1.	<u><i>Eleocharis mamillata</i></u>	<u>75</u>	<u>Yes</u>	<u>OBL</u>																	
2.	<u><i>Rumex acetosa</i></u>	<u>10</u>	<u>No</u>	<u>FAC</u>																	
3.	<u><i>Rosa woodsii</i></u>	<u>5</u>	<u>No</u>	<u>FACU</u>																	
4.	<u><i>Senecio integerrimus</i></u>	<u>2</u>	<u>No</u>	<u>FACU</u>																	
5.	<u><i>Phalaris arundinacea</i></u>	<u>3</u>	<u>No</u>	<u>FACW</u>																	
6.	_____	_____	_____	_____																	
7.	_____	_____	_____	_____																	
8.	_____	_____	_____	_____																	
9.	_____	_____	_____	_____																	
10.	_____	_____	_____	_____																	
11.	_____	_____	_____	_____																	
=Total Cover																					
Woody Vine Stratum	(Plot size: <u>5</u>)																				
1.	_____	_____	_____	_____																	
2.	_____	_____	_____	_____																	
=Total Cover																					
% Bare Ground in Herb Stratum <u>5</u>																					

Remarks: 5% of the STP was covered in a non-vascular moss species.

SOIL

Sampling Point: STP1

Profile Description: (Describe to the depth needed to document the indicator or confirm the absence of indicators.)								
Depth (inches)	Matrix		Redox Features				Texture	Remarks
	Color (moist)	%	Color (moist)	%	Type ¹	Loc ²		
0-4	10YR 2/2	100					Mucky Sand	
4-10	10YR 5/2	85	10YR 5/8	15	CS	M	Sandy	
10-18	10YR 6/2	100					Sandy	

¹Type: C=Concentration, D=Depletion, RM=Reduced Matrix, CS=Covered or Coated Sand Grains. ²Location: PL=Pore Lining, M=Matrix.

Hydric Soil Indicators: (Applicable to all LRRs, unless otherwise noted.)			Indicators for Problematic Hydric Soils ³ :		
<input type="checkbox"/> Histosol (A1)	<input type="checkbox"/> Sandy Gleyed Matrix (S4)	<input type="checkbox"/> 2 cm Muck (A10) (LRR A, E)			
<input type="checkbox"/> Histic Epipedon (A2)	<input type="checkbox"/> Sandy Redox (S5)	<input type="checkbox"/> Iron-Manganese Masses (F12) (LRR D)			
<input type="checkbox"/> Black Histic (A3)	<input type="checkbox"/> Stripped Matrix (S6)	<input type="checkbox"/> Red Parent Material (F21)			
<input type="checkbox"/> Hydrogen Sulfide (A4)	<input type="checkbox"/> Loamy Mucky Mineral (F1) (except MLRA 1)	<input type="checkbox"/> Very Shallow Dark Surface (F22)			
<input type="checkbox"/> 1 cm Muck (A9) (LRR D, G)	<input type="checkbox"/> Loamy Gleyed Matrix (F2)	<input type="checkbox"/> Other (Explain in Remarks)			
<input type="checkbox"/> Depleted Below Dark Surface (A11)	<input type="checkbox"/> Depleted Matrix (F3)				
<input type="checkbox"/> Thick Dark Surface (A12)	<input type="checkbox"/> Redox Dark Surface (F6)				
<input type="checkbox"/> Iron Monosulfide (A18)	<input type="checkbox"/> Depleted Dark Surface (F7)				
<input checked="" type="checkbox"/> Sandy Mucky Mineral (S1)	<input type="checkbox"/> Redox Depressions (F8)				
<input type="checkbox"/> 2.5 cm Mucky Peat or Peat (S2) (LRR G)					

³Indicators of hydrophytic vegetation and wetland hydrology must be present, unless disturbed or problematic.

Restrictive Layer (if observed): Type: <u>N/A</u> Depth (inches): _____	Hydric Soil Present? Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>
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Remarks:

HYDROLOGY

Wetland Hydrology Indicators:	
Primary Indicators (minimum of one is required; check all that apply)	Secondary Indicators (2 or more required)
<input type="checkbox"/> Surface Water (A1)	<input type="checkbox"/> Water-Stained Leaves (B9) (except MLRA 1, 2, 4A, and 4B)
<input checked="" type="checkbox"/> High Water Table (A2)	<input type="checkbox"/> Water-Stained Leaves (B9) (MLRA 1, 2, 4A, and 4B)
<input checked="" type="checkbox"/> Saturation (A3)	<input type="checkbox"/> Drainage Patterns (B10)
<input type="checkbox"/> Water Marks (B1)	<input type="checkbox"/> Dry-Season Water Table (C2)
<input type="checkbox"/> Sediment Deposits (B2)	<input type="checkbox"/> Saturation Visible on Aerial Imagery (C9)
<input type="checkbox"/> Drift Deposits (B3)	<input checked="" type="checkbox"/> Geomorphic Position (D2)
<input type="checkbox"/> Algal Mat or Crust (B4)	<input type="checkbox"/> Shallow Aquitard (D3)
<input type="checkbox"/> Iron Deposits (B5)	<input checked="" type="checkbox"/> FAC-Neutral Test (D5)
<input type="checkbox"/> Surface Soil Cracks (B6)	<input checked="" type="checkbox"/> Raised Ant Mounds (D6) (LRR A)
<input type="checkbox"/> Inundation Visible on Aerial Imagery (B7)	<input type="checkbox"/> Frost-Heave Hummocks (D7)
<input type="checkbox"/> Sparsely Vegetated Concave Surface (B8)	<input type="checkbox"/> Other (Explain in Remarks)

Field Observations: Surface Water Present? Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> Depth (inches): _____ Water Table Present? Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> Depth (inches): <u>8</u> Saturation Present? Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> Depth (inches): <u>0</u> (includes capillary fringe)	Wetland Hydrology Present? Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>
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Describe Recorded Data (stream gauge, monitoring well, aerial photos, previous inspections), if available:

Remarks:

U.S. Army Corps of Engineers WETLAND DETERMINATION DATA SHEET – Western Mountains, Valleys, and Coast Region See ERDC/EL TR-10-3; the proponent agency is CECW-CO-R	OMB Control #: 0710-0024, Exp: 9/30/2027 Requirement Control Symbol EXEMPT: (Authority: AR 335-15, paragraph 5-2a)
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Project/Site: River Fork Subdivision - Fire Suppression Pond City/County: Valley County/ McCall Sampling Date: 06/04/2025
 Applicant/Owner: Lake Fork LLC State: ID: Sampling Point: STP2
 Investigator(s): AJ Mondor and Carlton Strough Section, Township, Range: SEC 22, TWN 17N, R3E
 Landform (hillside, terrace, etc.): Floodplain Local relief (concave, convex, none): Convex Slope (%): 0
 Subregion (LRR/MLRA): LRR E, MLRA 46 Lat: 44.792980° Long: -116.073075° Datum: NAD 1983
 Soil Map Unit Name: Roseberry, occasionally flooded-Melton, frequently flooded-Jurvannah, frequently flooded complex NWI classification: PFOA

Are climatic / hydrologic conditions on the site typical for this time of year? Yes X No (If no, explain in Remarks.)
 Are Vegetation , Soil , or Hydrology significantly disturbed? Are "Normal Circumstances" present? Yes X No
 Are Vegetation , Soil , or Hydrology naturally problematic? (If needed, explain any answers in Remarks.)

SUMMARY OF FINDINGS – Attach site map showing sampling point locations, transects, important features, etc.

Hydrophytic Vegetation Present? Yes <u> </u> No <u>X</u> Hydric Soil Present? Yes <u> </u> No <u>X</u> Wetland Hydrology Present? Yes <u>X</u> No <u> </u>	Is the Sampled Area within a Wetland? Yes <u> </u> No <u>X</u>
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Remarks:

VEGETATION – Use scientific names of plants.

Tree Stratum	(Plot size: <u>30</u>)	Absolute % Cover	Dominant Species?	Indicator Status																	
1.					Dominance Test worksheet: Number of Dominant Species That Are OBL, FACW, or FAC: <u>1</u> (A) Total Number of Dominant Species Across All Strata: <u>3</u> (B) Percent of Dominant Species That Are OBL, FACW, or FAC: <u>33.3%</u> (A/B)																
2.																					
3.																					
4.																					
=Total Cover																					
Sapling/Shrub Stratum	(Plot size: <u>15</u>)																				
1.					Prevalence Index worksheet: <table style="width:100%; border-collapse: collapse; font-size: x-small;"> <tr> <td style="width: 50%;">Total % Cover of:</td> <td style="width: 50%;">Multiply by:</td> </tr> <tr> <td>OBL species <u>10</u></td> <td>x 1 = <u>10</u></td> </tr> <tr> <td>FACW species <u>0</u></td> <td>x 2 = <u>0</u></td> </tr> <tr> <td>FAC species <u>50</u></td> <td>x 3 = <u>150</u></td> </tr> <tr> <td>FACU species <u>40</u></td> <td>x 4 = <u>160</u></td> </tr> <tr> <td>UPL species <u>0</u></td> <td>x 5 = <u>0</u></td> </tr> <tr> <td>Column Totals: <u>100</u> (A)</td> <td><u>320</u> (B)</td> </tr> <tr> <td colspan="2">Prevalence Index = B/A = <u>3.20</u></td> </tr> </table>	Total % Cover of:	Multiply by:	OBL species <u>10</u>	x 1 = <u>10</u>	FACW species <u>0</u>	x 2 = <u>0</u>	FAC species <u>50</u>	x 3 = <u>150</u>	FACU species <u>40</u>	x 4 = <u>160</u>	UPL species <u>0</u>	x 5 = <u>0</u>	Column Totals: <u>100</u> (A)	<u>320</u> (B)	Prevalence Index = B/A = <u>3.20</u>	
Total % Cover of:	Multiply by:																				
OBL species <u>10</u>	x 1 = <u>10</u>																				
FACW species <u>0</u>	x 2 = <u>0</u>																				
FAC species <u>50</u>	x 3 = <u>150</u>																				
FACU species <u>40</u>	x 4 = <u>160</u>																				
UPL species <u>0</u>	x 5 = <u>0</u>																				
Column Totals: <u>100</u> (A)	<u>320</u> (B)																				
Prevalence Index = B/A = <u>3.20</u>																					
2.																					
3.																					
4.																					
5.																					
=Total Cover																					
Herb Stratum	(Plot size: <u>5</u>)																				
1.	<u>Eleocharis mamillata</u>	<u>10</u>	<u>No</u>	<u>OBL</u>	Hydrophytic Vegetation Indicators: <u> </u> 1 - Rapid Test for Hydrophytic Vegetation <u> </u> 2 - Dominance Test is >50% <u> </u> 3 - Prevalence Index is ≤3.0 ¹ <u> </u> 4 - Morphological Adaptations ¹ (Provide supporting data in Remarks or on a separate sheet) <u> </u> 5 - Wetland Non-Vascular Plants ¹ <u> </u> Problematic Hydrophytic Vegetation ¹ (Explain) ¹ Indicators of hydric soil and wetland hydrology must be present, unless disturbed or problematic.																
2.	<u>Rumex acetosa</u>	<u>50</u>	<u>Yes</u>	<u>FAC</u>																	
3.	<u>Rosa woodsii</u>	<u>10</u>	<u>No</u>	<u>FACU</u>																	
4.	<u>Senecio integerrimus</u>	<u>15</u>	<u>Yes</u>	<u>FACU</u>																	
5.	<u>Poa bulbosa</u>	<u>15</u>	<u>Yes</u>	<u>FACU</u>																	
6.																					
7.																					
8.																					
9.																					
10.																					
11.																					
=Total Cover																					
Woody Vine Stratum	(Plot size: <u>5</u>)																				
1.					Hydrophytic Vegetation Present? Yes <u> </u> No <u>X</u>																
2.																					
=Total Cover																					
% Bare Ground in Herb Stratum <u> </u>																					

Remarks:

SOIL

Sampling Point: STP2

Profile Description: (Describe to the depth needed to document the indicator or confirm the absence of indicators.)								
Depth (inches)	Matrix		Redox Features				Texture	Remarks
	Color (moist)	%	Color (moist)	%	Type ¹	Loc ²		
0-8	10YR 3/2	100					Sandy	
8-18	10YR 4/2	90	10YR 2/2	10	CS	M	Sandy	

¹Type: C=Concentration, D=Depletion, RM=Reduced Matrix, CS=Covered or Coated Sand Grains. ²Location: PL=Pore Lining, M=Matrix.

Hydric Soil Indicators: (Applicable to all LRRs, unless otherwise noted.)			Indicators for Problematic Hydric Soils ³ :		
<input type="checkbox"/> Histosol (A1)	<input type="checkbox"/> Sandy Gleyed Matrix (S4)	<input type="checkbox"/> 2 cm Muck (A10) (LRR A, E)			
<input type="checkbox"/> Histic Epipedon (A2)	<input type="checkbox"/> Sandy Redox (S5)	<input type="checkbox"/> Iron-Manganese Masses (F12) (LRR D)			
<input type="checkbox"/> Black Histic (A3)	<input type="checkbox"/> Stripped Matrix (S6)	<input type="checkbox"/> Red Parent Material (F21)			
<input type="checkbox"/> Hydrogen Sulfide (A4)	<input type="checkbox"/> Loamy Mucky Mineral (F1) (except MLRA 1)	<input type="checkbox"/> Very Shallow Dark Surface (F22)			
<input type="checkbox"/> 1 cm Muck (A9) (LRR D, G)	<input type="checkbox"/> Loamy Gleyed Matrix (F2)	<input type="checkbox"/> Other (Explain in Remarks)			
<input type="checkbox"/> Depleted Below Dark Surface (A11)	<input type="checkbox"/> Depleted Matrix (F3)				
<input type="checkbox"/> Thick Dark Surface (A12)	<input type="checkbox"/> Redox Dark Surface (F6)				
<input type="checkbox"/> Iron Monosulfide (A18)	<input type="checkbox"/> Depleted Dark Surface (F7)				
<input type="checkbox"/> Sandy Mucky Mineral (S1)	<input type="checkbox"/> Redox Depressions (F8)				
<input type="checkbox"/> 2.5 cm Mucky Peat or Peat (S2) (LRR G)					

³Indicators of hydrophytic vegetation and wetland hydrology must be present, unless disturbed or problematic.

Restrictive Layer (if observed): Type: <u>N/A</u> Depth (inches): _____	Hydric Soil Present? Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>
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Remarks:

HYDROLOGY

Wetland Hydrology Indicators:		
Primary Indicators (minimum of one is required; check all that apply)	Secondary Indicators (2 or more required)	
<input type="checkbox"/> Surface Water (A1)	<input type="checkbox"/> Water-Stained Leaves (B9) (except MLRA 1, 2, 4A, and 4B)	<input type="checkbox"/> Water-Stained Leaves (B9) (MLRA 1, 2, 4A, and 4B)
<input type="checkbox"/> High Water Table (A2)	<input type="checkbox"/> Salt Crust (B11)	<input type="checkbox"/> Drainage Patterns (B10)
<input checked="" type="checkbox"/> Saturation (A3)	<input type="checkbox"/> Aquatic Invertebrates (B13)	<input checked="" type="checkbox"/> Dry-Season Water Table (C2)
<input type="checkbox"/> Water Marks (B1)	<input type="checkbox"/> Hydrogen Sulfide Odor (C1)	<input type="checkbox"/> Saturation Visible on Aerial Imagery (C9)
<input type="checkbox"/> Sediment Deposits (B2)	<input type="checkbox"/> Oxidized Rhizospheres on Living Roots (C3)	<input checked="" type="checkbox"/> Geomorphic Position (D2)
<input type="checkbox"/> Drift Deposits (B3)	<input type="checkbox"/> Presence of Reduced Iron (C4)	<input type="checkbox"/> Shallow Aquitard (D3)
<input type="checkbox"/> Algal Mat or Crust (B4)	<input type="checkbox"/> Recent Iron Reduction in Tilled Soils (C6)	<input type="checkbox"/> FAC-Neutral Test (D5)
<input type="checkbox"/> Iron Deposits (B5)	<input type="checkbox"/> Stunted or Stressed Plants (D1) (LRR A)	<input checked="" type="checkbox"/> Raised Ant Mounds (D6) (LRR A)
<input type="checkbox"/> Surface Soil Cracks (B6)	<input type="checkbox"/> Other (Explain in Remarks)	<input type="checkbox"/> Frost-Heave Hummocks (D7)
<input type="checkbox"/> Inundation Visible on Aerial Imagery (B7)		
<input type="checkbox"/> Sparsely Vegetated Concave Surface (B8)		

Field Observations: Surface Water Present? Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> Depth (inches): _____ Water Table Present? Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> Depth (inches): <u>14</u> Saturation Present? Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> Depth (inches): <u>4</u> (includes capillary fringe)	Wetland Hydrology Present? Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>
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Describe Recorded Data (stream gauge, monitoring well, aerial photos, previous inspections), if available:

Remarks:

U.S. Army Corps of Engineers WETLAND DETERMINATION DATA SHEET – Western Mountains, Valleys, and Coast Region See ERDC/EL TR-10-3; the proponent agency is CECW-CO-R	OMB Control #: 0710-0024, Exp: 9/30/2027 Requirement Control Symbol EXEMPT: (Authority: AR 335-15, paragraph 5-2a)
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Project/Site: River Fork Subdivision - Fire Suppression Pond City/County: Valley County/ McCall Sampling Date: 06/04/2025
 Applicant/Owner: Lake Fork LLC State: ID: Sampling Point: STP4
 Investigator(s): AJ Mondor and Carlton Strough Section, Township, Range: SEC 22, TWN 17N, R3E
 Landform (hillside, terrace, etc.): Floodplain Local relief (concave, convex, none): Convex Slope (%): 1-3
 Subregion (LRR/MLRA): LRR E, MLRA 46 Lat: 44.793248° Long: -116.072993° Datum: NAD 1983
 Soil Map Unit Name: Roseberry, occasionally flooded-Melton, frequently flooded-Jurvannah, frequently flooded complex NWI classification: Riverine

Are climatic / hydrologic conditions on the site typical for this time of year? Yes X No (If no, explain in Remarks.)
 Are Vegetation , Soil , or Hydrology significantly disturbed? Are "Normal Circumstances" present? Yes X No
 Are Vegetation , Soil , or Hydrology naturally problematic? (If needed, explain any answers in Remarks.)

SUMMARY OF FINDINGS – Attach site map showing sampling point locations, transects, important features, etc.

Hydrophytic Vegetation Present? Yes <u> </u> No <u>X</u> Hydric Soil Present? Yes <u> </u> No <u>X</u> Wetland Hydrology Present? Yes <u> </u> No <u>X</u>	Is the Sampled Area within a Wetland? Yes <u> </u> No <u>X</u>
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Remarks:

VEGETATION – Use scientific names of plants.

Tree Stratum	(Plot size: <u>30</u>)	Absolute % Cover	Dominant Species?	Indicator Status																	
1.	_____	_____	_____	_____	Dominance Test worksheet: Number of Dominant Species That Are OBL, FACW, or FAC: <u>1</u> (A) Total Number of Dominant Species Across All Strata: <u>2</u> (B) Percent of Dominant Species That Are OBL, FACW, or FAC: <u>50.0%</u> (A/B)																
2.	_____	_____	_____	_____																	
3.	_____	_____	_____	_____																	
4.	_____	_____	_____	_____																	
=Total Cover																					
Sapling/Shrub Stratum	(Plot size: <u>15</u>)				Prevalence Index worksheet: <table style="width:100%; border-collapse: collapse; font-size: small;"> <tr> <td style="text-align: right;">Total % Cover of:</td> <td style="text-align: center;">Multiply by:</td> </tr> <tr> <td>OBL species <u>0</u></td> <td>x 1 = <u>0</u></td> </tr> <tr> <td>FACW species <u>0</u></td> <td>x 2 = <u>0</u></td> </tr> <tr> <td>FAC species <u>60</u></td> <td>x 3 = <u>180</u></td> </tr> <tr> <td>FACU species <u>10</u></td> <td>x 4 = <u>40</u></td> </tr> <tr> <td>UPL species <u>30</u></td> <td>x 5 = <u>150</u></td> </tr> <tr> <td>Column Totals: <u>100</u> (A)</td> <td><u>370</u> (B)</td> </tr> <tr> <td colspan="2" style="text-align: center;">Prevalence Index = B/A = <u>3.70</u></td> </tr> </table>	Total % Cover of:	Multiply by:	OBL species <u>0</u>	x 1 = <u>0</u>	FACW species <u>0</u>	x 2 = <u>0</u>	FAC species <u>60</u>	x 3 = <u>180</u>	FACU species <u>10</u>	x 4 = <u>40</u>	UPL species <u>30</u>	x 5 = <u>150</u>	Column Totals: <u>100</u> (A)	<u>370</u> (B)	Prevalence Index = B/A = <u>3.70</u>	
Total % Cover of:	Multiply by:																				
OBL species <u>0</u>	x 1 = <u>0</u>																				
FACW species <u>0</u>	x 2 = <u>0</u>																				
FAC species <u>60</u>	x 3 = <u>180</u>																				
FACU species <u>10</u>	x 4 = <u>40</u>																				
UPL species <u>30</u>	x 5 = <u>150</u>																				
Column Totals: <u>100</u> (A)	<u>370</u> (B)																				
Prevalence Index = B/A = <u>3.70</u>																					
1.	_____	_____	_____	_____																	
2.	_____	_____	_____	_____																	
3.	_____	_____	_____	_____																	
4.	_____	_____	_____	_____																	
5.	_____	_____	_____	_____																	
=Total Cover																					
Herb Stratum	(Plot size: <u>5</u>)				Hydrophytic Vegetation Indicators: ___ 1 - Rapid Test for Hydrophytic Vegetation ___ 2 - Dominance Test is >50% ___ 3 - Prevalence Index is ≤3.0 ¹ ___ 4 - Morphological Adaptations ¹ (Provide supporting data in Remarks or on a separate sheet) ___ 5 - Wetland Non-Vascular Plants ¹ ___ Problematic Hydrophytic Vegetation ¹ (Explain) ¹ Indicators of hydric soil and wetland hydrology must be present, unless disturbed or problematic.																
1.	<u>Poa bulbosa</u>	<u>10</u>	<u>No</u>	<u>FACU</u>																	
2.	<u>Rumex acetosa</u>	<u>50</u>	<u>Yes</u>	<u>FAC</u>																	
3.	<u>Collinsia parviflora</u>	<u>30</u>	<u>Yes</u>	<u>UPL</u>																	
4.	<u>Poa pratensis</u>	<u>10</u>	<u>No</u>	<u>FAC</u>																	
5.	_____	_____	_____	_____																	
6.	_____	_____	_____	_____																	
7.	_____	_____	_____	_____																	
8.	_____	_____	_____	_____																	
9.	_____	_____	_____	_____																	
10.	_____	_____	_____	_____																	
11.	_____	_____	_____	_____																	
=Total Cover																					
Woody Vine Stratum	(Plot size: <u>5</u>)				Hydrophytic Vegetation Present? Yes <u> </u> No <u>X</u>																
1.	_____	_____	_____	_____																	
2.	_____	_____	_____	_____																	
=Total Cover																					
% Bare Ground in Herb Stratum <u> </u>																					

Remarks:

SOIL

Sampling Point: STP4

Profile Description: (Describe to the depth needed to document the indicator or confirm the absence of indicators.)								
Depth (inches)	Matrix		Redox Features				Texture	Remarks
	Color (moist)	%	Color (moist)	%	Type ¹	Loc ²		
0-8	10YR 3/3	95	10YR 4/6	5	CS	M	Sandy	
8-12	10YR 3/1	100					Loamy/Clayey	
12-18	10YR 6/3	100					Sandy	

¹Type: C=Concentration, D=Depletion, RM=Reduced Matrix, CS=Covered or Coated Sand Grains. ²Location: PL=Pore Lining, M=Matrix.

Hydric Soil Indicators: (Applicable to all LRRs, unless otherwise noted.)			Indicators for Problematic Hydric Soils ³ :		
<input type="checkbox"/> Histosol (A1)	<input type="checkbox"/> Sandy Gleyed Matrix (S4)	<input type="checkbox"/> 2 cm Muck (A10) (LRR A, E)			
<input type="checkbox"/> Histic Epipedon (A2)	<input type="checkbox"/> Sandy Redox (S5)	<input type="checkbox"/> Iron-Manganese Masses (F12) (LRR D)			
<input type="checkbox"/> Black Histic (A3)	<input type="checkbox"/> Stripped Matrix (S6)	<input type="checkbox"/> Red Parent Material (F21)			
<input type="checkbox"/> Hydrogen Sulfide (A4)	<input type="checkbox"/> Loamy Mucky Mineral (F1) (except MLRA 1)	<input type="checkbox"/> Very Shallow Dark Surface (F22)			
<input type="checkbox"/> 1 cm Muck (A9) (LRR D, G)	<input type="checkbox"/> Loamy Gleyed Matrix (F2)	<input type="checkbox"/> Other (Explain in Remarks)			
<input type="checkbox"/> Depleted Below Dark Surface (A11)	<input type="checkbox"/> Depleted Matrix (F3)				
<input type="checkbox"/> Thick Dark Surface (A12)	<input type="checkbox"/> Redox Dark Surface (F6)				
<input type="checkbox"/> Iron Monosulfide (A18)	<input type="checkbox"/> Depleted Dark Surface (F7)				
<input type="checkbox"/> Sandy Mucky Mineral (S1)	<input type="checkbox"/> Redox Depressions (F8)				
<input type="checkbox"/> 2.5 cm Mucky Peat or Peat (S2) (LRR G)					

³Indicators of hydrophytic vegetation and wetland hydrology must be present, unless disturbed or problematic.

Restrictive Layer (if observed): Type: <u>N/A</u> Depth (inches): _____	Hydric Soil Present? Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>
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Remarks:

HYDROLOGY

Wetland Hydrology Indicators:		
Primary Indicators (minimum of one is required; check all that apply)	Secondary Indicators (2 or more required)	
<input type="checkbox"/> Surface Water (A1)	<input type="checkbox"/> Water-Stained Leaves (B9) (except MLRA 1, 2, 4A, and 4B)	<input type="checkbox"/> Water-Stained Leaves (B9) (MLRA 1, 2, 4A, and 4B)
<input type="checkbox"/> High Water Table (A2)	<input type="checkbox"/> Salt Crust (B11)	<input type="checkbox"/> Drainage Patterns (B10)
<input type="checkbox"/> Saturation (A3)	<input type="checkbox"/> Aquatic Invertebrates (B13)	<input type="checkbox"/> Dry-Season Water Table (C2)
<input type="checkbox"/> Water Marks (B1)	<input type="checkbox"/> Hydrogen Sulfide Odor (C1)	<input type="checkbox"/> Saturation Visible on Aerial Imagery (C9)
<input type="checkbox"/> Sediment Deposits (B2)	<input type="checkbox"/> Oxidized Rhizospheres on Living Roots (C3)	<input checked="" type="checkbox"/> Geomorphic Position (D2)
<input type="checkbox"/> Drift Deposits (B3)	<input type="checkbox"/> Presence of Reduced Iron (C4)	<input type="checkbox"/> Shallow Aquitard (D3)
<input type="checkbox"/> Algal Mat or Crust (B4)	<input type="checkbox"/> Recent Iron Reduction in Tilled Soils (C6)	<input type="checkbox"/> FAC-Neutral Test (D5)
<input type="checkbox"/> Iron Deposits (B5)	<input type="checkbox"/> Stunted or Stressed Plants (D1) (LRR A)	<input type="checkbox"/> Raised Ant Mounds (D6) (LRR A)
<input type="checkbox"/> Surface Soil Cracks (B6)	<input type="checkbox"/> Other (Explain in Remarks)	<input type="checkbox"/> Frost-Heave Hummocks (D7)
<input type="checkbox"/> Inundation Visible on Aerial Imagery (B7)		
<input type="checkbox"/> Sparsely Vegetated Concave Surface (B8)		

Field Observations: Surface Water Present? Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> Depth (inches): _____ Water Table Present? Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> Depth (inches): _____ Saturation Present? Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> Depth (inches): _____ (includes capillary fringe)	Wetland Hydrology Present? Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>
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Describe Recorded Data (stream gauge, monitoring well, aerial photos, previous inspections), if available:

Remarks:

Project/Site: River Fork Subdivision - Fire Suppression Pond City/County: Valley County/ McCall Sampling Date: 06/04/2025
 Applicant/Owner: Lake Fork LLC State: ID Sampling Point: STP3
 Investigator(s): AJ Mondor and Carlton Strough Section, Township, Range: SEC 22, TWN 17N, R3E
 Landform (hillside, terrace, etc.): Floodplain Local relief (concave, convex, none): Convex Slope (%): 5-10
 Subregion (LRR/MLRA): LRR E, MLRA 46 Lat: 44.793258° Long: -116.073044° Datum: NAD 1983
 Soil Map Unit Name: Roseberry, occasionally flooded-Melton, frequently flooded-Jurvannah, frequently flooded complex NWI classification: Riverine

Are climatic / hydrologic conditions on the site typical for this time of year? Yes No (If no, explain in Remarks.)
 Are Vegetation , Soil , or Hydrology significantly disturbed? Are "Normal Circumstances" present? Yes No
 Are Vegetation , Soil , or Hydrology naturally problematic? (If needed, explain any answers in Remarks.)

SUMMARY OF FINDINGS – Attach site map showing sampling point locations, transects, important features, etc.

Hydrophytic Vegetation Present? Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> Hydric Soil Present? Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> Wetland Hydrology Present? Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>	Is the Sampled Area within a Wetland? Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>
---	--

Remarks:

VEGETATION – Use scientific names of plants.

Tree Stratum	(Plot size: <u>30</u>)	Absolute % Cover	Dominant Species?	Indicator Status	Dominance Test worksheet: Number of Dominant Species That Are OBL, FACW, or FAC: <u>2</u> (A) Total Number of Dominant Species Across All Strata: <u>2</u> (B) Percent of Dominant Species That Are OBL, FACW, or FAC: <u>100.0%</u> (A/B)																																								
1. _____																																													
2. _____																																													
3. _____																																													
4. _____																																													
=Total Cover																																													
Sapling/Shrub Stratum	(Plot size: <u>15</u>)																																												
1. <u>Salix discolor</u>		<u>10</u>	<u>Yes</u>	<u>FACW</u>		Prevalence Index worksheet: <table style="width:100%; border-collapse: collapse;"> <tr> <td style="width: 30%;"></td> <td style="width: 10%;">Total % Cover of:</td> <td style="width: 10%;"></td> <td style="width: 10%;">Multiply by:</td> <td style="width: 10%;"></td> </tr> <tr> <td>OBL species</td> <td><u>0</u></td> <td>x 1 =</td> <td><u>0</u></td> <td></td> </tr> <tr> <td>FACW species</td> <td><u>100</u></td> <td>x 2 =</td> <td><u>200</u></td> <td></td> </tr> <tr> <td>FAC species</td> <td><u>10</u></td> <td>x 3 =</td> <td><u>30</u></td> <td></td> </tr> <tr> <td>FACU species</td> <td><u>0</u></td> <td>x 4 =</td> <td><u>0</u></td> <td></td> </tr> <tr> <td>UPL species</td> <td><u>0</u></td> <td>x 5 =</td> <td><u>0</u></td> <td></td> </tr> <tr> <td>Column Totals:</td> <td><u>110</u></td> <td>(A)</td> <td><u>230</u></td> <td>(B)</td> </tr> <tr> <td colspan="5" style="text-align: right;">Prevalence Index = B/A = <u>2.09</u></td> </tr> </table>		Total % Cover of:		Multiply by:		OBL species	<u>0</u>	x 1 =	<u>0</u>		FACW species	<u>100</u>	x 2 =	<u>200</u>		FAC species	<u>10</u>	x 3 =	<u>30</u>		FACU species	<u>0</u>	x 4 =	<u>0</u>		UPL species	<u>0</u>	x 5 =	<u>0</u>		Column Totals:	<u>110</u>	(A)	<u>230</u>	(B)	Prevalence Index = B/A = <u>2.09</u>			
	Total % Cover of:		Multiply by:																																										
OBL species	<u>0</u>	x 1 =	<u>0</u>																																										
FACW species	<u>100</u>	x 2 =	<u>200</u>																																										
FAC species	<u>10</u>	x 3 =	<u>30</u>																																										
FACU species	<u>0</u>	x 4 =	<u>0</u>																																										
UPL species	<u>0</u>	x 5 =	<u>0</u>																																										
Column Totals:	<u>110</u>	(A)	<u>230</u>	(B)																																									
Prevalence Index = B/A = <u>2.09</u>																																													
2. _____																																													
3. _____																																													
4. _____																																													
5. _____																																													
=Total Cover																																													
Herb Stratum	(Plot size: <u>5</u>)																																												
1. <u>Phalaris arundinacea</u>		<u>80</u>	<u>Yes</u>	<u>FACW</u>		Hydrophytic Vegetation Indicators: <u> </u> 1 - Rapid Test for Hydrophytic Vegetation <input checked="" type="checkbox"/> 2 - Dominance Test is >50% <input checked="" type="checkbox"/> 3 - Prevalence Index is ≤3.0 ¹ <u> </u> 4 - Morphological Adaptations ¹ (Provide supporting data in Remarks or on a separate sheet) <u> </u> 5 - Wetland Non-Vascular Plants ¹ <u> </u> Problematic Hydrophytic Vegetation ¹ (Explain) ¹ Indicators of hydric soil and wetland hydrology must be present, unless disturbed or problematic.																																							
2. <u>Rumex acetosa</u>		<u>10</u>	<u>No</u>	<u>FAC</u>																																									
3. <u>Camassia quamash</u>		<u>10</u>	<u>No</u>	<u>FACW</u>																																									
4. _____																																													
5. _____																																													
6. _____																																													
7. _____																																													
8. _____																																													
9. _____																																													
10. _____																																													
11. _____																																													
=Total Cover																																													
Woody Vine Stratum	(Plot size: <u>5</u>)																																												
1. _____						Hydrophytic Vegetation Present? Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>																																							
2. _____																																													
=Total Cover																																													
% Bare Ground in Herb Stratum <u> </u>																																													

Remarks:

SOIL

Sampling Point: STP3

Profile Description: (Describe to the depth needed to document the indicator or confirm the absence of indicators.)								
Depth (inches)	Matrix		Redox Features				Texture	Remarks
	Color (moist)	%	Color (moist)	%	Type ¹	Loc ²		
0-18	10YR 3/2	92	10YR 5/6	8	CS	M	Sandy	

¹Type: C=Concentration, D=Depletion, RM=Reduced Matrix, CS=Covered or Coated Sand Grains. ²Location: PL=Pore Lining, M=Matrix.

Hydric Soil Indicators: (Applicable to all LRRs, unless otherwise noted.)			Indicators for Problematic Hydric Soils ³ :		
<input type="checkbox"/> Histosol (A1)	<input type="checkbox"/> Sandy Gleyed Matrix (S4)	<input type="checkbox"/> 2 cm Muck (A10) (LRR A, E)			
<input type="checkbox"/> Histic Epipedon (A2)	<input checked="" type="checkbox"/> Sandy Redox (S5)	<input type="checkbox"/> Iron-Manganese Masses (F12) (LRR D)			
<input type="checkbox"/> Black Histic (A3)	<input type="checkbox"/> Stripped Matrix (S6)	<input type="checkbox"/> Red Parent Material (F21)			
<input type="checkbox"/> Hydrogen Sulfide (A4)	<input type="checkbox"/> Loamy Mucky Mineral (F1) (except MLRA 1)	<input type="checkbox"/> Very Shallow Dark Surface (F22)			
<input type="checkbox"/> 1 cm Muck (A9) (LRR D, G)	<input type="checkbox"/> Loamy Gleyed Matrix (F2)	<input type="checkbox"/> Other (Explain in Remarks)			
<input type="checkbox"/> Depleted Below Dark Surface (A11)	<input type="checkbox"/> Depleted Matrix (F3)				
<input type="checkbox"/> Thick Dark Surface (A12)	<input type="checkbox"/> Redox Dark Surface (F6)				
<input type="checkbox"/> Iron Monosulfide (A18)	<input type="checkbox"/> Depleted Dark Surface (F7)				
<input type="checkbox"/> Sandy Mucky Mineral (S1)	<input type="checkbox"/> Redox Depressions (F8)				
<input type="checkbox"/> 2.5 cm Mucky Peat or Peat (S2) (LRR G)					

³Indicators of hydrophytic vegetation and wetland hydrology must be present, unless disturbed or problematic.

Restrictive Layer (if observed): Type: <u>N/A</u> Depth (inches): _____	Hydric Soil Present? Yes <input checked="" type="checkbox"/> No _____
--	--

Remarks:

HYDROLOGY

Wetland Hydrology Indicators:		
Primary Indicators (minimum of one is required; check all that apply)		Secondary Indicators (2 or more required)
<input type="checkbox"/> Surface Water (A1)	<input type="checkbox"/> Water-Stained Leaves (B9) (except MLRA 1, 2, 4A, and 4B)	<input type="checkbox"/> Water-Stained Leaves (B9) (MLRA 1, 2, 4A, and 4B)
<input checked="" type="checkbox"/> High Water Table (A2)	<input type="checkbox"/> Salt Crust (B11)	<input type="checkbox"/> Drainage Patterns (B10)
<input checked="" type="checkbox"/> Saturation (A3)	<input type="checkbox"/> Aquatic Invertebrates (B13)	<input type="checkbox"/> Dry-Season Water Table (C2)
<input checked="" type="checkbox"/> Water Marks (B1)	<input type="checkbox"/> Hydrogen Sulfide Odor (C1)	<input type="checkbox"/> Saturation Visible on Aerial Imagery (C9)
<input type="checkbox"/> Sediment Deposits (B2)	<input type="checkbox"/> Oxidized Rhizospheres on Living Roots (C3)	<input checked="" type="checkbox"/> Geomorphic Position (D2)
<input type="checkbox"/> Drift Deposits (B3)	<input type="checkbox"/> Presence of Reduced Iron (C4)	<input type="checkbox"/> Shallow Aquitard (D3)
<input type="checkbox"/> Algal Mat or Crust (B4)	<input type="checkbox"/> Recent Iron Reduction in Tilled Soils (C6)	<input checked="" type="checkbox"/> FAC-Neutral Test (D5)
<input type="checkbox"/> Iron Deposits (B5)	<input type="checkbox"/> Stunted or Stressed Plants (D1) (LRR A)	<input type="checkbox"/> Raised Ant Mounds (D6) (LRR A)
<input type="checkbox"/> Surface Soil Cracks (B6)	<input type="checkbox"/> Other (Explain in Remarks)	<input type="checkbox"/> Frost-Heave Hummocks (D7)
<input type="checkbox"/> Inundation Visible on Aerial Imagery (B7)		
<input type="checkbox"/> Sparsely Vegetated Concave Surface (B8)		

Field Observations: Surface Water Present? Yes _____ No <input checked="" type="checkbox"/> Depth (inches): _____ Water Table Present? Yes <input checked="" type="checkbox"/> No _____ Depth (inches): <u>6</u> Saturation Present? Yes <input checked="" type="checkbox"/> No _____ Depth (inches): <u>0</u> (includes capillary fringe)	Wetland Hydrology Present? Yes <input checked="" type="checkbox"/> No _____
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Describe Recorded Data (stream gauge, monitoring well, aerial photos, previous inspections), if available:

Remarks:

SOIL

Sampling Point: STP5

Profile Description: (Describe to the depth needed to document the indicator or confirm the absence of indicators.)								
Depth (inches)	Matrix		Redox Features				Texture	Remarks
	Color (moist)	%	Color (moist)	%	Type ¹	Loc ²		
0-6	10YR 2/2	100					Mucky Sand	
6-18	10YR 6/3	100					Sandy	

¹Type: C=Concentration, D=Depletion, RM=Reduced Matrix, CS=Covered or Coated Sand Grains. ²Location: PL=Pore Lining, M=Matrix.

Hydric Soil Indicators: (Applicable to all LRRs, unless otherwise noted.)			Indicators for Problematic Hydric Soils ³ :		
<input type="checkbox"/> Histosol (A1)	<input type="checkbox"/> Sandy Gleyed Matrix (S4)	<input type="checkbox"/> 2 cm Muck (A10) (LRR A, E)			
<input type="checkbox"/> Histic Epipedon (A2)	<input type="checkbox"/> Sandy Redox (S5)	<input type="checkbox"/> Iron-Manganese Masses (F12) (LRR D)			
<input type="checkbox"/> Black Histic (A3)	<input type="checkbox"/> Stripped Matrix (S6)	<input type="checkbox"/> Red Parent Material (F21)			
<input type="checkbox"/> Hydrogen Sulfide (A4)	<input type="checkbox"/> Loamy Mucky Mineral (F1) (except MLRA 1)	<input type="checkbox"/> Very Shallow Dark Surface (F22)			
<input type="checkbox"/> 1 cm Muck (A9) (LRR D, G)	<input type="checkbox"/> Loamy Gleyed Matrix (F2)	<input type="checkbox"/> Other (Explain in Remarks)			
<input type="checkbox"/> Depleted Below Dark Surface (A11)	<input type="checkbox"/> Depleted Matrix (F3)				
<input type="checkbox"/> Thick Dark Surface (A12)	<input type="checkbox"/> Redox Dark Surface (F6)				
<input type="checkbox"/> Iron Monosulfide (A18)	<input type="checkbox"/> Depleted Dark Surface (F7)				
<input checked="" type="checkbox"/> Sandy Mucky Mineral (S1)	<input type="checkbox"/> Redox Depressions (F8)				
<input type="checkbox"/> 2.5 cm Mucky Peat or Peat (S2) (LRR G)					

³Indicators of hydrophytic vegetation and wetland hydrology must be present, unless disturbed or problematic.

Restrictive Layer (if observed): Type: _____ Depth (inches): _____	Hydric Soil Present? Yes <input checked="" type="checkbox"/> No _____
---	--

Remarks:

HYDROLOGY

Wetland Hydrology Indicators:		
Primary Indicators (minimum of one is required; check all that apply)	Secondary Indicators (2 or more required)	
<input type="checkbox"/> Surface Water (A1)	<input type="checkbox"/> Water-Stained Leaves (B9) (except MLRA 1, 2, 4A, and 4B)	<input type="checkbox"/> Water-Stained Leaves (B9) (MLRA 1, 2, 4A, and 4B)
<input checked="" type="checkbox"/> High Water Table (A2)	<input type="checkbox"/> Salt Crust (B11)	<input type="checkbox"/> Drainage Patterns (B10)
<input checked="" type="checkbox"/> Saturation (A3)	<input type="checkbox"/> Aquatic Invertebrates (B13)	<input type="checkbox"/> Dry-Season Water Table (C2)
<input type="checkbox"/> Water Marks (B1)	<input type="checkbox"/> Hydrogen Sulfide Odor (C1)	<input type="checkbox"/> Saturation Visible on Aerial Imagery (C9)
<input type="checkbox"/> Sediment Deposits (B2)	<input type="checkbox"/> Oxidized Rhizospheres on Living Roots (C3)	<input checked="" type="checkbox"/> Geomorphic Position (D2)
<input type="checkbox"/> Drift Deposits (B3)	<input type="checkbox"/> Presence of Reduced Iron (C4)	<input type="checkbox"/> Shallow Aquitard (D3)
<input type="checkbox"/> Algal Mat or Crust (B4)	<input type="checkbox"/> Recent Iron Reduction in Tilled Soils (C6)	<input checked="" type="checkbox"/> FAC-Neutral Test (D5)
<input type="checkbox"/> Iron Deposits (B5)	<input type="checkbox"/> Stunted or Stressed Plants (D1) (LRR A)	<input type="checkbox"/> Raised Ant Mounds (D6) (LRR A)
<input type="checkbox"/> Surface Soil Cracks (B6)	<input type="checkbox"/> Other (Explain in Remarks)	<input type="checkbox"/> Frost-Heave Hummocks (D7)
<input type="checkbox"/> Inundation Visible on Aerial Imagery (B7)		
<input type="checkbox"/> Sparsely Vegetated Concave Surface (B8)		

Field Observations: Surface Water Present? Yes _____ No <input checked="" type="checkbox"/> Depth (inches): _____ Water Table Present? Yes <input checked="" type="checkbox"/> No _____ Depth (inches): <u>6</u> Saturation Present? Yes <input checked="" type="checkbox"/> No _____ Depth (inches): <u>4</u> (includes capillary fringe)	Wetland Hydrology Present? Yes <input checked="" type="checkbox"/> No _____
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Describe Recorded Data (stream gauge, monitoring well, aerial photos, previous inspections), if available:

Remarks:

U.S. Army Corps of Engineers WETLAND DETERMINATION DATA SHEET – Western Mountains, Valleys, and Coast Region See ERDC/EL TR-10-3; the proponent agency is CECW-CO-R	OMB Control #: 0710-0024, Exp: 9/30/2027 Requirement Control Symbol EXEMPT: (Authority: AR 335-15, paragraph 5-2a)
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Project/Site: River Fork Subdivision - Fire Suppression Pond City/County: Valley County/ McCall Sampling Date: 06/04/2025
 Applicant/Owner: Lake Fork LLC State: ID Sampling Point: STP6
 Investigator(s): AJ Mondor and Carlton Strough Section, Township, Range: SEC 22, TWN 17N, R3E
 Landform (hillside, terrace, etc.): Floodplain Local relief (concave, convex, none): Convex Slope (%): 0-3
 Subregion (LRR/MLRA): LRR E, MLRA 46 Lat: 44.793346° Long: -116.072435° Datum: NAD 1983
 Soil Map Unit Name: Elijah-Urban land complex, 0 to 2 percent slopes NWI classification: PFOA
 Are climatic / hydrologic conditions on the site typical for this time of year? Yes X No (If no, explain in Remarks.)
 Are Vegetation , Soil , or Hydrology significantly disturbed? Are "Normal Circumstances" present? Yes No
 Are Vegetation , Soil , or Hydrology naturally problematic? (If needed, explain any answers in Remarks.)

SUMMARY OF FINDINGS – Attach site map showing sampling point locations, transects, important features, etc.

Hydrophytic Vegetation Present? Yes <u>X</u> No <u> </u> Hydric Soil Present? Yes <u> </u> No <u>X</u> Wetland Hydrology Present? Yes <u> </u> No <u>X</u>	Is the Sampled Area within a Wetland? Yes <u> </u> No <u>X</u>
Remarks:	

VEGETATION – Use scientific names of plants.

Tree Stratum	(Plot size: <u>30</u>)	Absolute % Cover	Dominant Species?	Indicator Status	
1.					Dominance Test worksheet: Number of Dominant Species That Are OBL, FACW, or FAC: <u>2</u> (A) Total Number of Dominant Species Across All Strata: <u>3</u> (B) Percent of Dominant Species That Are OBL, FACW, or FAC: <u>66.7%</u> (A/B)
2.					
3.					
4.					
				=Total Cover	
Sapling/Shrub Stratum	(Plot size: <u>15</u>)				Prevalence Index worksheet: Total % Cover of: Multiply by: OBL species <u>0</u> x 1 = <u>0</u> FACW species <u>0</u> x 2 = <u>0</u> FAC species <u>35</u> x 3 = <u>105</u> FACU species <u>10</u> x 4 = <u>40</u> UPL species <u>25</u> x 5 = <u>125</u> Column Totals: <u>70</u> (A) <u>270</u> (B) Prevalence Index = B/A = <u>3.86</u>
1.					
2.					
3.					
4.					
Herb Stratum	(Plot size: <u>5</u>)				Hydrophytic Vegetation Indicators: <u> </u> 1 - Rapid Test for Hydrophytic Vegetation <u>X</u> 2 - Dominance Test is >50% <u> </u> 3 - Prevalence Index is ≤3.0 ¹ <u> </u> 4 - Morphological Adaptations ¹ (Provide supporting data in Remarks or on a separate sheet) <u> </u> 5 - Wetland Non-Vascular Plants ¹ <u> </u> Problematic Hydrophytic Vegetation ¹ (Explain) ¹ Indicators of hydric soil and wetland hydrology must be present, unless disturbed or problematic.
1.		<u>20</u>	<u>Yes</u>	<u>FAC</u>	
2.		<u>15</u>	<u>Yes</u>	<u>FAC</u>	
3.		<u>15</u>	<u>Yes</u>	<u>UPL</u>	
4.		<u>10</u>	<u>No</u>	<u>FACU</u>	
5.		<u>10</u>	<u>No</u>	<u>UPL</u>	
6.					
7.					
8.					
9.					
10.					
11.					
		<u>70</u>		=Total Cover	
Woody Vine Stratum	(Plot size: <u>5</u>)				Hydrophytic Vegetation Present? Yes <u>X</u> No <u> </u>
1.					
2.					
				=Total Cover	
% Bare Ground in Herb Stratum <u>30</u>					
Remarks:					

SOIL

Sampling Point: STP6

Profile Description: (Describe to the depth needed to document the indicator or confirm the absence of indicators.)								
Depth (inches)	Matrix		Redox Features				Texture	Remarks
	Color (moist)	%	Color (moist)	%	Type ¹	Loc ²		
0-6	10YR 3/3	100					Sandy	
6-18	10YR 6/3	100					Sandy	

¹Type: C=Concentration, D=Depletion, RM=Reduced Matrix, CS=Covered or Coated Sand Grains. ²Location: PL=Pore Lining, M=Matrix.

Hydric Soil Indicators: (Applicable to all LRRs, unless otherwise noted.)			Indicators for Problematic Hydric Soils ³ :		
<input type="checkbox"/> Histosol (A1)	<input type="checkbox"/> Sandy Gleyed Matrix (S4)	<input type="checkbox"/> 2 cm Muck (A10) (LRR A, E)			
<input type="checkbox"/> Histic Epipedon (A2)	<input type="checkbox"/> Sandy Redox (S5)	<input type="checkbox"/> Iron-Manganese Masses (F12) (LRR D)			
<input type="checkbox"/> Black Histic (A3)	<input type="checkbox"/> Stripped Matrix (S6)	<input type="checkbox"/> Red Parent Material (F21)			
<input type="checkbox"/> Hydrogen Sulfide (A4)	<input type="checkbox"/> Loamy Mucky Mineral (F1) (except MLRA 1)	<input type="checkbox"/> Very Shallow Dark Surface (F22)			
<input type="checkbox"/> 1 cm Muck (A9) (LRR D, G)	<input type="checkbox"/> Loamy Gleyed Matrix (F2)	<input type="checkbox"/> Other (Explain in Remarks)			
<input type="checkbox"/> Depleted Below Dark Surface (A11)	<input type="checkbox"/> Depleted Matrix (F3)				
<input type="checkbox"/> Thick Dark Surface (A12)	<input type="checkbox"/> Redox Dark Surface (F6)				
<input type="checkbox"/> Iron Monosulfide (A18)	<input type="checkbox"/> Depleted Dark Surface (F7)				
<input type="checkbox"/> Sandy Mucky Mineral (S1)	<input type="checkbox"/> Redox Depressions (F8)				
<input type="checkbox"/> 2.5 cm Mucky Peat or Peat (S2) (LRR G)					

³Indicators of hydrophytic vegetation and wetland hydrology must be present, unless disturbed or problematic.

Restrictive Layer (if observed): Type: _____ Depth (inches): _____	Hydric Soil Present? Yes _____ No <u>X</u>
---	---

Remarks:

HYDROLOGY

Wetland Hydrology Indicators:		
Primary Indicators (minimum of one is required; check all that apply)	Secondary Indicators (2 or more required)	
<input type="checkbox"/> Surface Water (A1)	<input type="checkbox"/> Water-Stained Leaves (B9) (except MLRA 1, 2, 4A, and 4B)	<input type="checkbox"/> Water-Stained Leaves (B9) (MLRA 1, 2, 4A, and 4B)
<input type="checkbox"/> High Water Table (A2)	<input type="checkbox"/> Salt Crust (B11)	<input type="checkbox"/> Drainage Patterns (B10)
<input type="checkbox"/> Saturation (A3)	<input type="checkbox"/> Aquatic Invertebrates (B13)	<input type="checkbox"/> Dry-Season Water Table (C2)
<input type="checkbox"/> Water Marks (B1)	<input type="checkbox"/> Hydrogen Sulfide Odor (C1)	<input type="checkbox"/> Saturation Visible on Aerial Imagery (C9)
<input type="checkbox"/> Sediment Deposits (B2)	<input type="checkbox"/> Oxidized Rhizospheres on Living Roots (C3)	<input checked="" type="checkbox"/> Geomorphic Position (D2)
<input type="checkbox"/> Drift Deposits (B3)	<input type="checkbox"/> Presence of Reduced Iron (C4)	<input type="checkbox"/> Shallow Aquitard (D3)
<input type="checkbox"/> Algal Mat or Crust (B4)	<input type="checkbox"/> Recent Iron Reduction in Tilled Soils (C6)	<input type="checkbox"/> FAC-Neutral Test (D5)
<input type="checkbox"/> Iron Deposits (B5)	<input type="checkbox"/> Stunted or Stressed Plants (D1) (LRR A)	<input type="checkbox"/> Raised Ant Mounds (D6) (LRR A)
<input type="checkbox"/> Surface Soil Cracks (B6)	<input type="checkbox"/> Other (Explain in Remarks)	<input type="checkbox"/> Frost-Heave Hummocks (D7)
<input type="checkbox"/> Inundation Visible on Aerial Imagery (B7)		
<input type="checkbox"/> Sparsely Vegetated Concave Surface (B8)		

Field Observations: Surface Water Present? Yes _____ No <u>X</u> Depth (inches): _____ Water Table Present? Yes _____ No <u>X</u> Depth (inches): _____ Saturation Present? Yes _____ No <u>X</u> Depth (inches): _____ (includes capillary fringe)	Wetland Hydrology Present? Yes _____ No <u>X</u>
---	---

Describe Recorded Data (stream gauge, monitoring well, aerial photos, previous inspections), if available:

Remarks:



Appendix C. Supplemental Maps

National Flood Hazard Layer FIRMMette



116°4'41"W 44°47'48"N



Legend

SEE FIS REPORT FOR DETAILED LEGEND AND INDEX MAP FOR FIRM PANEL LAYOUT

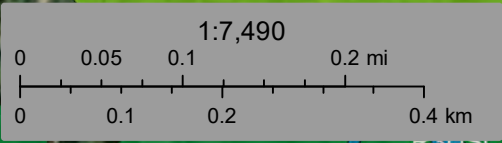
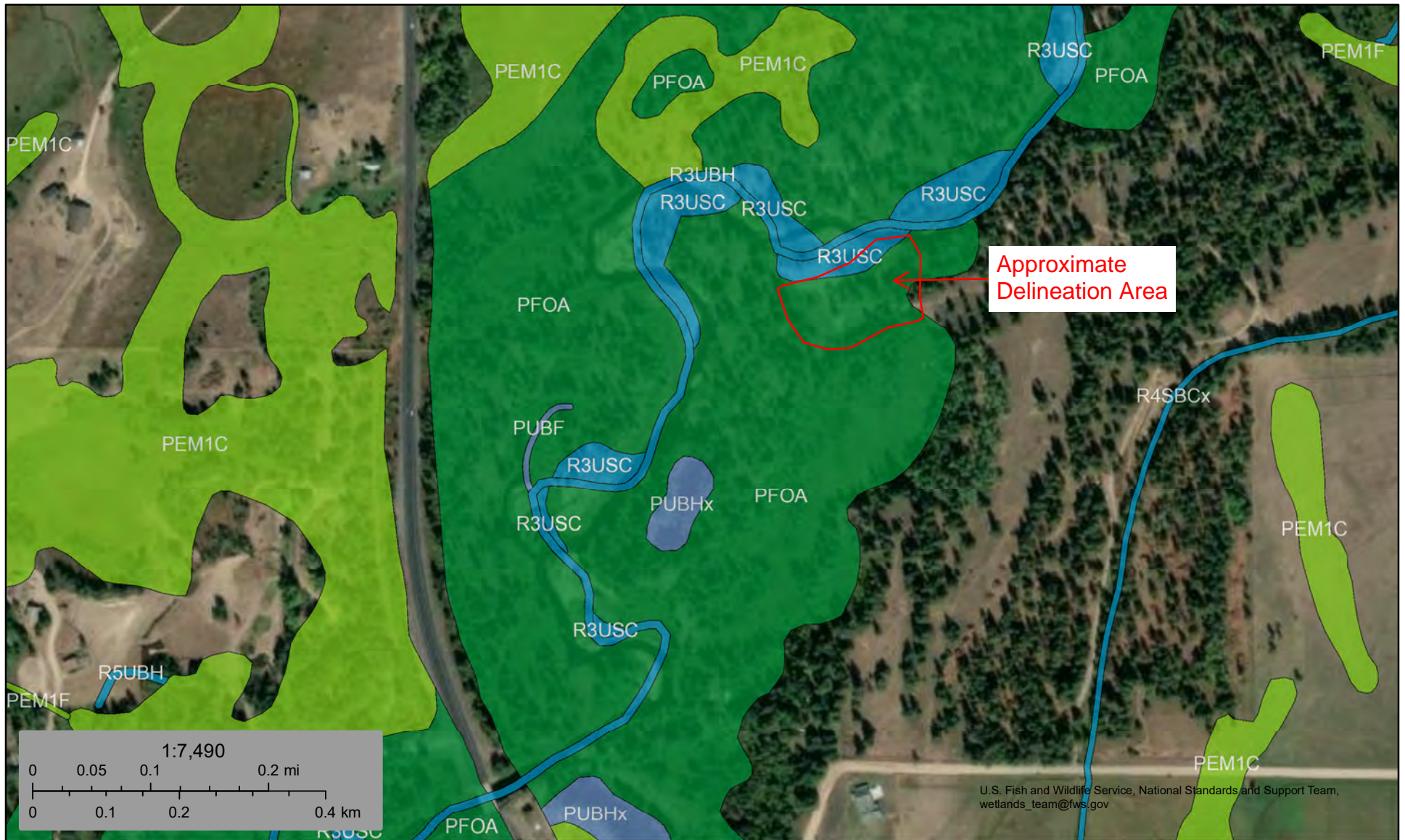
SPECIAL FLOOD HAZARD AREAS		Without Base Flood Elevation (BFE) Zone A, V, A99
		With BFE or Depth Zone AE, AO, AH, VE, AR
		Regulatory Floodway
OTHER AREAS OF FLOOD HAZARD		0.2% Annual Chance Flood Hazard, Areas of 1% annual chance flood with average depth less than one foot or with drainage areas of less than one square mile Zone X
		Future Conditions 1% Annual Chance Flood Hazard Zone X
		Area with Reduced Flood Risk due to Levee. See Notes. Zone X
		Area with Flood Risk due to Levee Zone D
OTHER AREAS		NO SCREEN Area of Minimal Flood Hazard Zone X
		Effective LOMRs
GENERAL STRUCTURES		Area of Undetermined Flood Hazard Zone D
		Channel, Culvert, or Storm Sewer
		Levee, Dike, or Floodwall
OTHER FEATURES		20.2 Cross Sections with 1% Annual Chance Water Surface Elevation
		17.5 Coastal Transect
		Base Flood Elevation Line (BFE)
		Limit of Study
		Jurisdiction Boundary
MAP PANELS		Coastal Transect Baseline
		Profile Baseline
		Hydrographic Feature
		Digital Data Available
		No Digital Data Available
		Unmapped

The pin displayed on the map is an approximate point selected by the user and does not represent an authoritative property location.

This map complies with FEMA's standards for the use of digital flood maps if it is not void as described below. The basemap shown complies with FEMA's basemap accuracy standards

The flood hazard information is derived directly from the authoritative NFHL web services provided by FEMA. This map was exported on **6/9/2025 at 2:54 PM** and does not reflect changes or amendments subsequent to this date and time. The NFHL and effective information may change or become superseded by new data over time.

This map image is void if the one or more of the following map elements do not appear: basemap imagery, flood zone labels, legend, scale bar, map creation date, community identifiers, FIRM panel number, and FIRM effective date. Map images for unmapped and unmodernized areas cannot be used for regulatory purposes.



U.S. Fish and Wildlife Service, National Standards and Support Team,
wetlands_team@fws.gov

May 28, 2025

Wetlands

- Estuarine and Marine Deepwater
- Freshwater Emergent Wetland
- Estuarine and Marine Wetland
- Freshwater Forested/Shrub Wetland
- Lake
- Freshwater Pond
- Other
- Riverine

This map is for general reference only. The US Fish and Wildlife Service is not responsible for the accuracy or currentness of the base data shown on this map. All wetlands related data should be used in accordance with the layer metadata found on the Wetlands Mapper web site.



Attachment D. NRCS Web Soil Survey





United States
Department of
Agriculture

NRCS

Natural
Resources
Conservation
Service

A product of the National
Cooperative Soil Survey,
a joint effort of the United
States Department of
Agriculture and other
Federal agencies, State
agencies including the
Agricultural Experiment
Stations, and local
participants

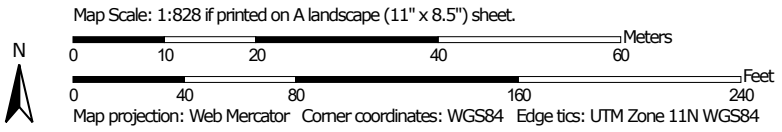
Custom Soil Resource Report for Valley Area, Idaho, Parts of Adams and Valley Counties



Custom Soil Resource Report Soil Map (Soils Map)




Soil Map may not be valid at this scale.





MAP LEGEND

Area of Interest (AOI)

 Area of Interest (AOI)




















Soils







 Soil Map Unit Polygons

 Soil Map Unit Lines


 Soil Map Unit Points

Special Point Features






-  Blowout
-  Borrow Pit
-  Clay Spot
-  Closed Depression
-  Gravel Pit
-  Gravelly Spot
-  Landfill
-  Lava Flow
-  Marsh or swamp
-  Mine or Quarry
-  Miscellaneous Water
-  Perennial Water
-  Rock Outcrop
-  Saline Spot
-  Sandy Spot
-  Severely Eroded Spot
-  Sinkhole
-  Slide or Slip
-  Sodic Spot

-  Spoil Area
-  Stony Spot
-  Very Stony Spot
-  Wet Spot
-  Other
-  Special Line Features


Water Features

 Streams and Canals

Transportation

-  Rails
-  Interstate Highways
-  US Routes
-  Major Roads
-  Local Roads

Background

 Aerial Photography

MAP INFORMATION

The soil surveys that comprise your AOI were mapped at 1:24,000.

Warning: Soil Map may not be valid at this scale.

Enlargement of maps beyond the scale of mapping can cause misunderstanding of the detail of mapping and accuracy of soil line placement. The maps do not show the small areas of contrasting soils that could have been shown at a more detailed scale.

Please rely on the bar scale on each map sheet for map measurements.

Source of Map: Natural Resources Conservation Service
 Web Soil Survey URL:
 Coordinate System: Web Mercator (EPSG:3857)

Maps from the Web Soil Survey are based on the Web Mercator projection, which preserves direction and shape but distorts distance and area. A projection that preserves area, such as the Albers equal-area conic projection, should be used if more accurate calculations of distance or area are required.

This product is generated from the USDA-NRCS certified data as of the version date(s) listed below.

Soil Survey Area: Valley Area, Idaho, Parts of Adams and Valley Counties
 Survey Area Data: Version 22, Aug 22, 2024

Soil map units are labeled (as space allows) for map scales 1:50,000 or larger.

Date(s) aerial images were photographed: Jul 25, 2020—Jul 26, 2020

The orthophoto or other base map on which the soil lines were compiled and digitized probably differs from the background

Map Unit Legend (Soils Map)

Map Unit Symbol	Map Unit Name	Acres in AOI	Percent of AOI
16	Donnel sandy loam, 0 to 2 percent slopes	0.8	44.0%
48	Roseberry, occasionally flooded-Melton, frequently flooded-Jurvannah, frequently flooded complex	1.0	56.0%
Totals for Area of Interest		1.9	100.0%

Map Unit Descriptions (Soils Map)

The map units delineated on the detailed soil maps in a soil survey represent the soils or miscellaneous areas in the survey area. The map unit descriptions, along with the maps, can be used to determine the composition and properties of a unit.

A map unit delineation on a soil map represents an area dominated by one or more major kinds of soil or miscellaneous areas. A map unit is identified and named according to the taxonomic classification of the dominant soils. Within a taxonomic class there are precisely defined limits for the properties of the soils. On the landscape, however, the soils are natural phenomena, and they have the characteristic variability of all natural phenomena. Thus, the range of some observed properties may extend beyond the limits defined for a taxonomic class. Areas of soils of a single taxonomic class rarely, if ever, can be mapped without including areas of other taxonomic classes. Consequently, every map unit is made up of the soils or miscellaneous areas for which it is named and some minor components that belong to taxonomic classes other than those of the major soils.

Most minor soils have properties similar to those of the dominant soil or soils in the map unit, and thus they do not affect use and management. These are called noncontrasting, or similar, components. They may or may not be mentioned in a particular map unit description. Other minor components, however, have properties and behavioral characteristics divergent enough to affect use or to require different management. These are called contrasting, or dissimilar, components. They generally are in small areas and could not be mapped separately because of the scale used. Some small areas of strongly contrasting soils or miscellaneous areas are identified by a special symbol on the maps. If included in the database for a given area, the contrasting minor components are identified in the map unit descriptions along with some characteristics of each. A few areas of minor components may not have been observed, and consequently they are not mentioned in the descriptions, especially where the pattern was so complex that it was impractical to make enough observations to identify all the soils and miscellaneous areas on the landscape.

The presence of minor components in a map unit in no way diminishes the usefulness or accuracy of the data. The objective of mapping is not to delineate pure taxonomic classes but rather to separate the landscape into landforms or landform segments that have similar use and management requirements. The

Valley Area, Idaho, Parts of Adams and Valley Counties

16—Donnel sandy loam, 0 to 2 percent slopes

Map Unit Setting

National map unit symbol: 55dk

Elevation: 3,800 to 5,100 feet

Mean annual precipitation: 22 to 24 inches

Mean annual air temperature: 37 to 43 degrees F

Frost-free period: 65 to 75 days

Farmland classification: Farmland of statewide importance, if irrigated

Map Unit Composition

Donnel and similar soils: 80 percent

Minor components: 5 percent

Estimates are based on observations, descriptions, and transects of the mapunit.

Description of Donnel

Setting

Landform: Fan remnants

Down-slope shape: Linear

Across-slope shape: Linear

Parent material: Mixed alluvium

Typical profile

A - 0 to 15 inches: sandy loam

Bw - 15 to 20 inches: coarse sandy loam

C - 20 to 60 inches: stratified loamy sand to sandy loam

Properties and qualities

Slope: 0 to 2 percent

Depth to restrictive feature: More than 80 inches

Drainage class: Well drained

Capacity of the most limiting layer to transmit water (Ksat): High (1.98 to 5.95 in/hr)

Depth to water table: More than 80 inches

Frequency of flooding: None

Frequency of ponding: None

Available water supply, 0 to 60 inches: Low (about 5.8 inches)

Interpretive groups

Land capability classification (irrigated): 6c

Land capability classification (nonirrigated): 6c

Hydrologic Soil Group: A

Ecological site: R043BY003ID - Loamy 22+ PZ FEID-PSSPS

Hydric soil rating: No

Minor Components

Melton

Percent of map unit: 5 percent

Landform: Flood plains

Hydric soil rating: Yes

48—Roseberry, occasionally flooded-Melton, frequently flooded-Jurvannah, frequently flooded complex

Map Unit Setting

National map unit symbol: 55fp
Elevation: 3,800 to 5,100 feet
Mean annual precipitation: 22 to 32 inches
Mean annual air temperature: 36 to 43 degrees F
Frost-free period: 50 to 80 days
Farmland classification: Not prime farmland

Map Unit Composition

Roseberry and similar soils: 40 percent
Melton and similar soils: 30 percent
Jurvannah and similar soils: 20 percent
Minor components: 2 percent
Estimates are based on observations, descriptions, and transects of the mapunit.

Description of Roseberry

Setting

Landform: Flood-plain steps
Down-slope shape: Linear
Across-slope shape: Linear
Parent material: Outwash derived from granite

Typical profile

A - 0 to 13 inches: coarse sandy loam
C1 - 13 to 35 inches: loamy coarse sand
C2 - 35 to 55 inches: coarse sand
2C3 - 55 to 60 inches: fine sandy loam

Properties and qualities

Slope: 0 to 2 percent
Depth to restrictive feature: More than 80 inches
Drainage class: Poorly drained
Capacity of the most limiting layer to transmit water (Ksat): Moderately high to high
(0.57 to 1.98 in/hr)
Depth to water table: About 18 to 30 inches
Frequency of flooding: Occasional
Frequency of ponding: None
Available water supply, 0 to 60 inches: Low (about 5.5 inches)

Interpretive groups

Land capability classification (irrigated): 6c
Land capability classification (nonirrigated): 6c
Hydrologic Soil Group: B
Ecological site: R043BY012ID - MOUNTAIN POORLY DRAINED BOTTOM
ARCAV3-DAFRF/FEID
Hydric soil rating: No

Description of Melton

Setting

Landform: Drainageways

Down-slope shape: Concave

Across-slope shape: Linear

Parent material: Alluvium and/or outwash derived from granite

Typical profile

A - 0 to 10 inches: loam

Cg1 - 10 to 25 inches: loam

Cg2 - 25 to 30 inches: gravelly sandy loam

C - 30 to 60 inches: very cobbly loamy sand

Properties and qualities

Slope: 0 to 2 percent

Depth to restrictive feature: More than 80 inches

Drainage class: Poorly drained

Capacity of the most limiting layer to transmit water (Ksat): Moderately high to high
(0.57 to 1.98 in/hr)

Depth to water table: About 12 to 24 inches

Frequency of flooding: Frequent

Frequency of ponding: None

Available water supply, 0 to 60 inches: Low (about 5.6 inches)

Interpretive groups

Land capability classification (irrigated): 6c

Land capability classification (nonirrigated): 6c

Hydrologic Soil Group: B/D

Ecological site: R043BY012ID - MOUNTAIN POORLY DRAINED BOTTOM
ARCAV3-DAFRF/FEID

Hydric soil rating: Yes

Description of Jurvannah

Setting

Landform: Flood plains

Down-slope shape: Linear

Across-slope shape: Linear

Parent material: Alluvium derived from granite

Typical profile

A - 0 to 6 inches: sandy loam

C1 - 6 to 22 inches: fine gravelly sand

C2 - 22 to 60 inches: very gravelly sand

Properties and qualities

Slope: 0 to 2 percent

Depth to restrictive feature: More than 80 inches

Drainage class: Poorly drained

Capacity of the most limiting layer to transmit water (Ksat): High (1.98 to 5.95
in/hr)

Depth to water table: About 12 to 24 inches

Frequency of flooding: Frequent

Frequency of ponding: None

Available water supply, 0 to 60 inches: Very low (about 2.7 inches)

Custom Soil Resource Report

Interpretive groups

Land capability classification (irrigated): 6c

Land capability classification (nonirrigated): 6c

Hydrologic Soil Group: A/D

Ecological site: R043BY012ID - MOUNTAIN POORLY DRAINED BOTTOM

ARCAV3-DAFRF/FEID

Hydric soil rating: Yes

Minor Components

Blackwell, clay loam surface

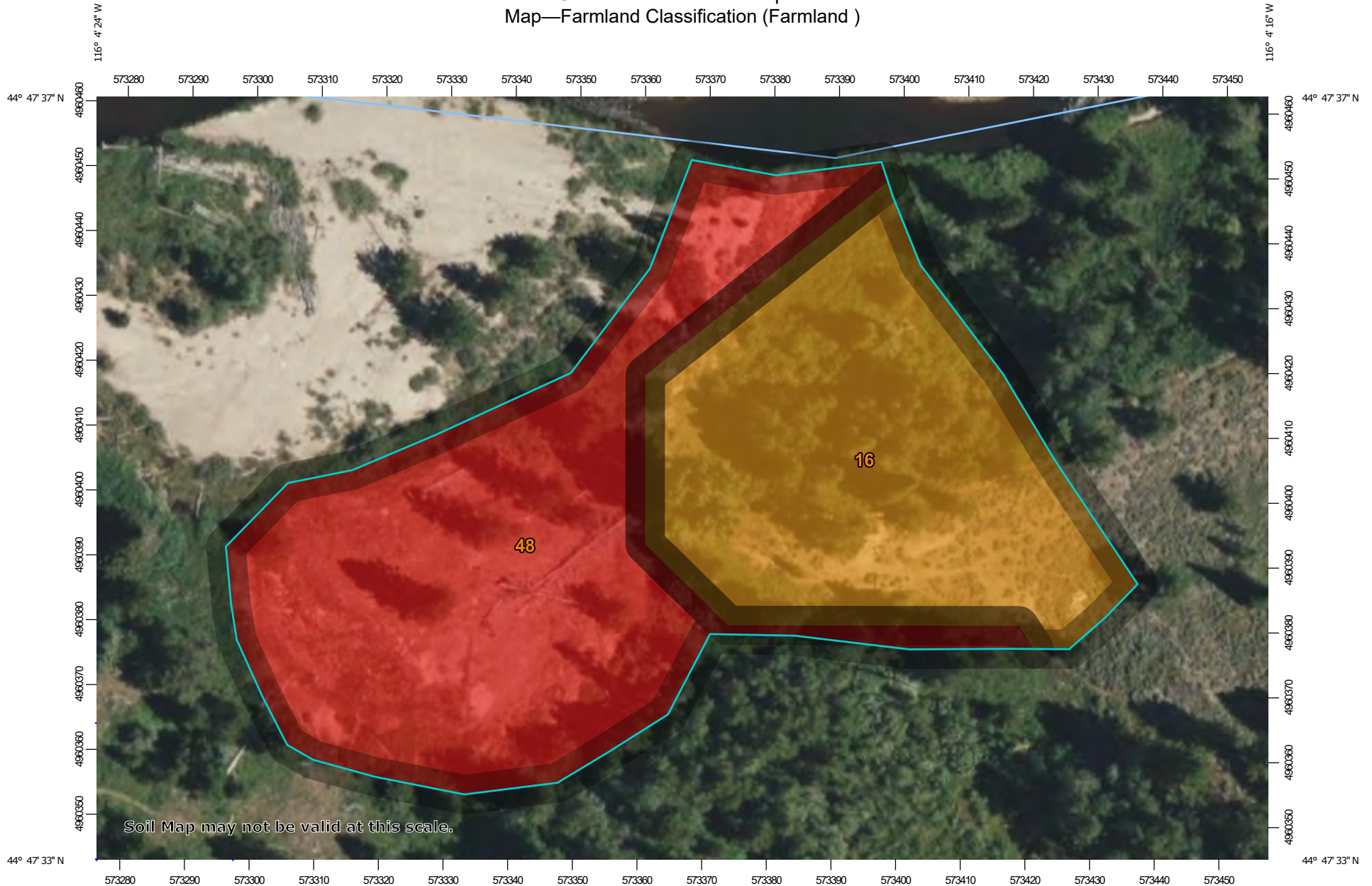
Percent of map unit: 2 percent

Landform: Marshes

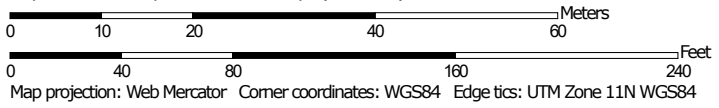
Hydric soil rating: Yes

Custom Soil Resource Report

Map—Farmland Classification (Farmland)



Map Scale: 1:828 if printed on A landscape (11" x 8.5") sheet.




Map projection: Web Mercator Corner coordinates: WGS84 Edge tics: UTM Zone 11N WGS84

Custom Soil Resource Report









MAP LEGEND








Area of Interest (AOI)






 Area of Interest (AOI)








Soils



Soil Rating Polygons

-  Not prime farmland
-  All areas are prime farmland
-  Prime farmland if drained
-  Prime farmland if protected from flooding or not frequently flooded during the growing season
-  Prime farmland if irrigated
-  Prime farmland if drained and either protected from flooding or not frequently flooded during the growing season
-  Prime farmland if irrigated and drained
-  Prime farmland if irrigated and either protected from flooding or not frequently flooded during the growing season









-  Prime farmland if subsoiled, completely removing the root inhibiting soil layer
-  Prime farmland if irrigated and the product of I (soil erodibility) x C (climate factor) does not exceed 60
-  Prime farmland if irrigated and reclaimed of excess salts and sodium
-  Farmland of statewide importance
-  Farmland of statewide importance, if drained
-  Farmland of statewide importance, if protected from flooding or not frequently flooded during the growing season
-  Farmland of statewide importance, if irrigated

-  Farmland of statewide importance, if drained and either protected from flooding or not frequently flooded during the growing season
-  Farmland of statewide importance, if irrigated and drained
-  Farmland of statewide importance, if irrigated and either protected from flooding or not frequently flooded during the growing season
-  Farmland of statewide importance, if subsoiled, completely removing the root inhibiting soil layer
-  Farmland of statewide importance, if irrigated and the product of I (soil erodibility) x C (climate factor) does not exceed 60

-  Farmland of statewide importance, if irrigated and reclaimed of excess salts and sodium
-  Farmland of statewide importance, if drained or either protected from flooding or not frequently flooded during the growing season
-  Farmland of statewide importance, if warm enough, and either drained or either protected from flooding or not frequently flooded during the growing season
-  Farmland of statewide importance, if warm enough
-  Farmland of statewide importance, if thawed
-  Farmland of local importance
-  Farmland of local importance, if irrigated

-  Farmland of unique importance
-  Not rated or not available






















Soil Rating Lines

-  Not prime farmland
-  All areas are prime farmland
-  Prime farmland if drained
-  Prime farmland if protected from flooding or not frequently flooded during the growing season
-  Prime farmland if irrigated
-  Prime farmland if drained and either protected from flooding or not frequently flooded during the growing season
-  Prime farmland if irrigated and drained
-  Prime farmland if irrigated and either protected from flooding or not frequently flooded during the growing season

Custom Soil Resource Report

	Prime farmland if subsoiled, completely removing the root inhibiting soil layer		Farmland of statewide importance, if drained and either protected from flooding or not frequently flooded during the growing season		Farmland of statewide importance, if irrigated and reclaimed of excess salts and sodium		Farmland of unique importance		Prime farmland if subsoiled, completely removing the root inhibiting soil layer
	Prime farmland if irrigated and the product of I (soil erodibility) x C (climate factor) does not exceed 60		Farmland of statewide importance, if irrigated and drained		Farmland of statewide importance, if drained or either protected from flooding or not frequently flooded during the growing season	Soil Rating Points			Prime farmland if irrigated and the product of I (soil erodibility) x C (climate factor) does not exceed 60
	Prime farmland if irrigated and reclaimed of excess salts and sodium		Farmland of statewide importance, if irrigated and either protected from flooding or not frequently flooded during the growing season		Farmland of statewide importance, if warm enough, and either drained or either protected from flooding or not frequently flooded during the growing season		Not prime farmland		Prime farmland if irrigated and reclaimed of excess salts and sodium
	Farmland of statewide importance		Farmland of statewide importance, if drained		Farmland of statewide importance, if thawed		Prime farmland if drained		Farmland of statewide importance
	Farmland of statewide importance, if protected from flooding or not frequently flooded during the growing season		Farmland of statewide importance, if subsoiled, completely removing the root inhibiting soil layer		Farmland of local importance		Prime farmland if protected from flooding or not frequently flooded during the growing season		Farmland of statewide importance, if drained
	Farmland of statewide importance, if irrigated		Farmland of statewide importance, if irrigated and the product of I (soil erodibility) x C (climate factor) does not exceed 60		Farmland of local importance, if irrigated		Prime farmland if irrigated		Farmland of statewide importance, if protected from flooding or not frequently flooded during the growing season
							Prime farmland if drained and either protected from flooding or not frequently flooded during the growing season		Farmland of statewide importance, if irrigated
							Prime farmland if irrigated and drained		
							Prime farmland if irrigated and either protected from flooding or not frequently flooded during the growing season		

Custom Soil Resource Report

<ul style="list-style-type: none">  Farmland of statewide importance, if drained and either protected from flooding or not frequently flooded during the growing season  Farmland of statewide importance, if irrigated and drained  Farmland of statewide importance, if irrigated and either protected from flooding or not frequently flooded during the growing season  Farmland of statewide importance, if subsoiled, completely removing the root inhibiting soil layer  Farmland of statewide importance, if irrigated and the product of I (soil erodibility) x C (climate factor) does not exceed 60 	<ul style="list-style-type: none">  Farmland of statewide importance, if irrigated and reclaimed of excess salts and sodium  Farmland of statewide importance, if drained or either protected from flooding or not frequently flooded during the growing season  Farmland of statewide importance, if warm enough, and either drained or either protected from flooding or not frequently flooded during the growing season  Farmland of statewide importance, if warm enough  Farmland of statewide importance, if thawed  Farmland of local importance  Farmland of local importance, if irrigated 	<ul style="list-style-type: none">  Farmland of unique importance  Not rated or not available <p>Water Features</p> <ul style="list-style-type: none">  Streams and Canals <p>Transportation</p> <ul style="list-style-type: none">  Rails  Interstate Highways  US Routes  Major Roads  Local Roads <p>Background</p> <ul style="list-style-type: none">  Aerial Photography 	<p>The soil surveys that comprise your AOI were mapped at 1:24,000.</p> <div style="border: 1px solid black; padding: 5px; margin: 10px 0;"> <p>Warning: Soil Map may not be valid at this scale.</p> <p>Enlargement of maps beyond the scale of mapping can cause misunderstanding of the detail of mapping and accuracy of soil line placement. The maps do not show the small areas of contrasting soils that could have been shown at a more detailed scale.</p> </div> <p>Please rely on the bar scale on each map sheet for map measurements.</p> <p>Source of Map: Natural Resources Conservation Service Web Soil Survey URL: Coordinate System: Web Mercator (EPSG:3857)</p> <p>Maps from the Web Soil Survey are based on the Web Mercator projection, which preserves direction and shape but distorts distance and area. A projection that preserves area, such as the Albers equal-area conic projection, should be used if more accurate calculations of distance or area are required.</p> <p>This product is generated from the USDA-NRCS certified data as of the version date(s) listed below.</p> <p>Soil Survey Area: Valley Area, Idaho, Parts of Adams and Valley Counties Survey Area Data: Version 22, Aug 22, 2024</p> <p>Soil map units are labeled (as space allows) for map scales 1:50,000 or larger.</p> <p>Date(s) aerial images were photographed: Jul 25, 2020—Jul 26, 2020</p> <p>The orthophoto or other base map on which the soil lines were compiled and digitized probably differs from the background imagery displayed on these maps. As a result, some minor shifting of map unit boundaries may be evident.</p>
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Table—Farmland Classification (Farmland)

Map unit symbol	Map unit name	Rating	Acres in AOI	Percent of AOI
16	Donnel sandy loam, 0 to 2 percent slopes	Farmland of statewide importance, if irrigated	0.8	44.0%
48	Roseberry, occasionally flooded-Melton, frequently flooded-Jurvannah, frequently flooded complex	Not prime farmland	1.0	56.0%
Totals for Area of Interest			1.9	100.0%

Rating Options—Farmland Classification (Farmland)

Aggregation Method: No Aggregation Necessary

Tie-break Rule: Lower

Hydric Rating by Map Unit (Hydric Map)

This rating indicates the percentage of map units that meets the criteria for hydric soils. Map units are composed of one or more map unit components or soil types, each of which is rated as hydric soil or not hydric. Map units that are made up dominantly of hydric soils may have small areas of minor nonhydric components in the higher positions on the landform, and map units that are made up dominantly of nonhydric soils may have small areas of minor hydric components in the lower positions on the landform. Each map unit is rated based on its respective components and the percentage of each component within the map unit.

The thematic map is color coded based on the composition of hydric components. The five color classes are separated as 100 percent hydric components, 66 to 99 percent hydric components, 33 to 65 percent hydric components, 1 to 32 percent hydric components, and less than one percent hydric components.

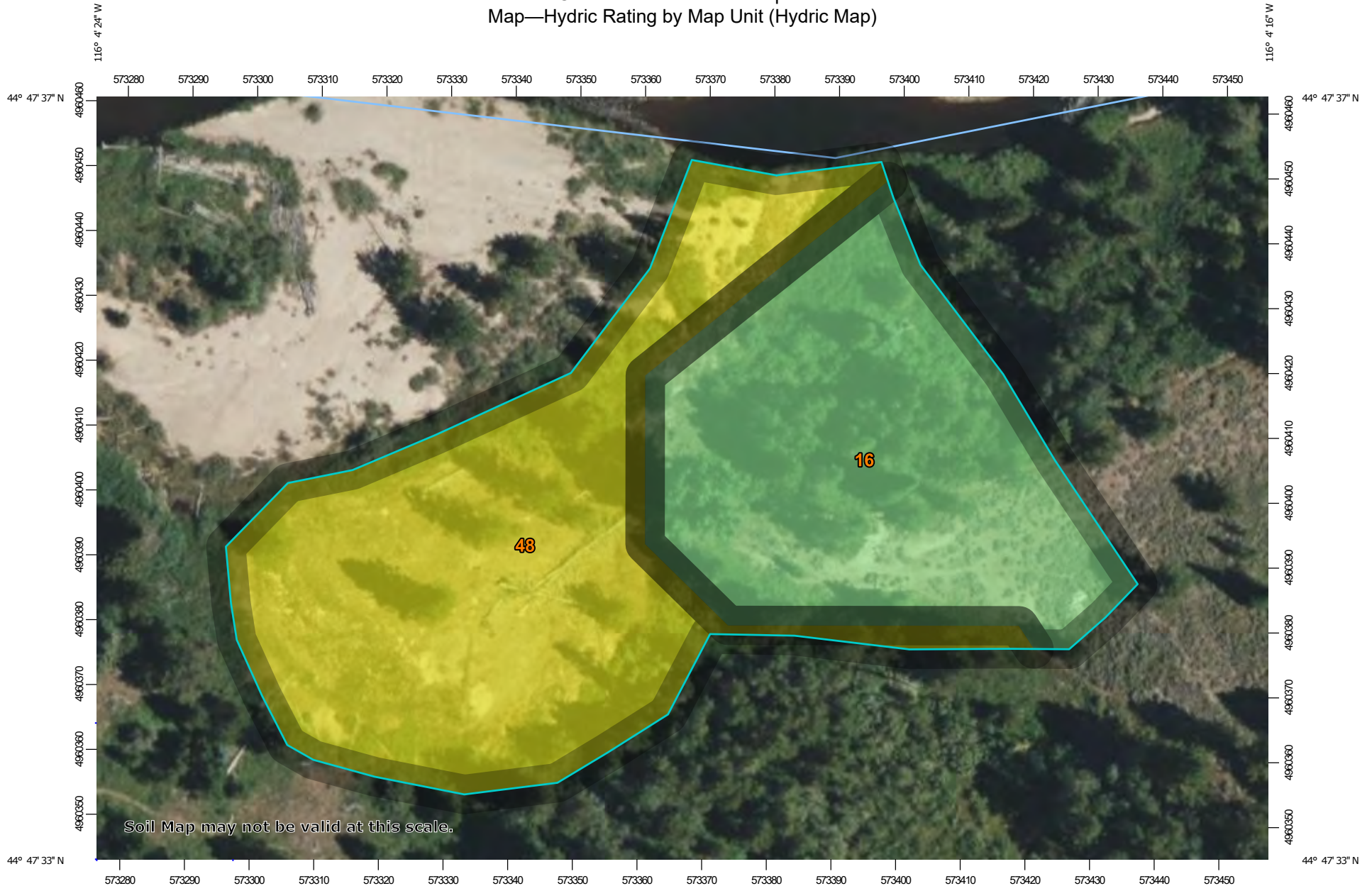
In Web Soil Survey, the Summary by Map Unit table that is displayed below the map pane contains a column named 'Rating'. In this column the percentage of each map unit that is classified as hydric is displayed.

Hydric soils are defined by the National Technical Committee for Hydric Soils (NTCHS) as soils that formed under conditions of saturation, flooding, or ponding long enough during the growing season to develop anaerobic conditions in the upper part (Federal Register, 1994). Under natural conditions, these soils are either saturated or inundated long enough during the growing season to support the growth and reproduction of hydrophytic vegetation.

The NTCHS definition identifies general soil properties that are associated with wetness. In order to determine whether a specific soil is a hydric soil or nonhydric

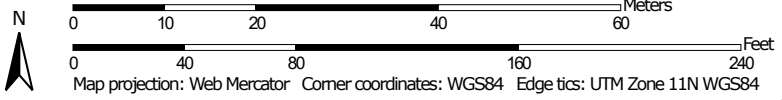
Custom Soil Resource Report

Map—Hydric Rating by Map Unit (Hydric Map)










Soil Map may not be valid at this scale.







Map Scale: 1:828 if printed on A landscape (11" x 8.5") sheet.










MAP LEGEND







Area of Interest (AOI)
 Area of Interest (AOI)

Soils
Soil Rating Polygons
 Hydric (100%)
 Hydric (66 to 99%)
 Hydric (33 to 65%)
 Hydric (1 to 32%)
 Not Hydric (0%)
 Not rated or not available

Soil Rating Lines
 Hydric (100%)
 Hydric (66 to 99%)
 Hydric (33 to 65%)
 Hydric (1 to 32%)
 Not Hydric (0%)
 Not rated or not available

Soil Rating Points
 Hydric (100%)
 Hydric (66 to 99%)
 Hydric (33 to 65%)
 Hydric (1 to 32%)
 Not Hydric (0%)
 Not rated or not available

Water Features
 Streams and Canals

Transportation
 Rails
 Interstate Highways
 US Routes
 Major Roads
 Local Roads
Background
 Aerial Photography

MAP INFORMATION

The soil surveys that comprise your AOI were mapped at 1:24,000.

Warning: Soil Map may not be valid at this scale.

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Please rely on the bar scale on each map sheet for map measurements.

Source of Map: Natural Resources Conservation Service
 Web Soil Survey URL:
 Coordinate System: Web Mercator (EPSG:3857)

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Soil Survey Area: Valley Area, Idaho, Parts of Adams and Valley Counties
 Survey Area Data: Version 22, Aug 22, 2024

Soil map units are labeled (as space allows) for map scales 1:50,000 or larger.

Date(s) aerial images were photographed: Jul 25, 2020—Jul 26, 2020

The orthophoto or other base map on which the soil lines were compiled and digitized probably differs from the background

Table—Hydric Rating by Map Unit (Hydric Map)

Map unit symbol	Map unit name	Rating	Acres in AOI	Percent of AOI
16	Donnel sandy loam, 0 to 2 percent slopes	5	0.8	44.0%
48	Roseberry, occasionally flooded-Melton, frequently flooded-Jurvannah, frequently flooded complex	52	1.0	56.0%
Totals for Area of Interest			1.9	100.0%

Rating Options—Hydric Rating by Map Unit (Hydric Map)

Aggregation Method: Percent Present

Component Percent Cutoff: None Specified

Tie-break Rule: Lower

WILDLAND URBAN INTERFACE FIRE PROTECTION PLAN

Valley County Idaho
Title 10 Chapter 7

Lake Fork Ranch

A proposed subdivision located in the parts of SESE & NESE Sec 22, T17N, R3E B.M.



January 24, 2024



John Lillehaug
PO Box 1250 McCall, ID. 83638
Cell (208) 630-4076
john@allaboutforestry.com

Purpose

Valley County's Community Wildfire Protection Plan (CWPP) acknowledges that wildfire hazard areas exist throughout the county. Therefore, wildfire mitigation actions are prudent to enable safe habitation in these fire environments. The existence of said plans will assist Valley County Planning and Zoning Commission and the structural fire districts plus the wildland fire agencies in satisfying the current subdivision regulation, subsection 10-3-2-6D7 of Valley County's Code of Ordinances (Ord. 10-07, 8-26-2010).

The wildland urban interface (hereafter referred to as WUI) consists of that geographical area where structures and other human development meets or intermingles with wildland and vegetative fuels. The character of the WUI ranges from urban areas adjoining wildlands to isolated ranches or cabins. Since 1993, the number of structures in the WUI has doubled and soon will triple. As the number of structures in the WUI continues to increase, concerns over public safety and the protection of improvements increases. The highest human-caused ignition sources in the WUI are miscellaneous and debris burning.

Executive Summary

The **Lake Fork Ranch** proposed subdivision consists of a parcel of land (approximately 44 acres in size) that is planned to be developed into thirty (30) buildable lots that will eventually add more structures to the Valley County WUI. This *Fire Protection Plan* will assist in providing recommendations to minimize the wildfire risk to the property and proposed structures.

The property that is planned for this proposed subdivision is about 85% forested and the remaining acreage is meadow (with a few scattered Lodgepole pine). The overall health of the timber stand is in fair condition from insect and disease problems considering very little management activity has occurred for at least 25-30 years. Treatments to be completed to mitigate the wildfire hazard and provide protection to future homes are outlined in **Section B *Wildfire Risk Mitigation*** portion of this document and include the following:

1. All vegetation treatments must be completed or financially guaranteed prior to recordation of the final plat.
2. Development of an evacuation plan
3. Defensible space guidelines

The following agencies and entities will be contacted to receive project-specific information and to provide input on the draft *Wildfire Protection Plan* for the **Lake Fork Ranch** proposed subdivision:

- Donnelly Rural Fire Protection District
- Southern Idaho Timber Protective Association
- Wildfire Prevention Associates, LLC

Section A *Wildfire Risk Assessment:*

1. Site Description:

The **Lake Fork Ranch** proposed subdivision is a split of parcel (RP17N03E227205) that is owned by Lake Fork Ranch LLC. The proposed subdivision is approximately 44 acres and located in parts of the SESE and NESE Section 22, T17N, R3E, B.M. Valley County, Idaho.

The property lies about eight (8) miles south of McCall and four (4) miles north of Donnelly, ID. Access will be provided off Highway 55 onto Spink Lane, a county road. It is relatively flat ground, the topographic elevation is about 4900 feet, and average precipitation is around 24 inches. The proposed subdivision consists of thirty (30) buildable lots that average about 1.14 acres. The common area will consist of two common lots and Lot 32c may be used for snow removal equipment for a total area of approximately 3 acres.

2. Existing Vegetative and Fuel Hazard Conditions:

The property is about 85% forested with the primary timber stand consisting of Lodgepole pine (98%) with a few Ponderosa pine, Douglas-fir, Grand Fir, and Subalpine Fir present. There are scattered clones of Aspen throughout the area. The forest floor vegetation consists of snowberry, willows, and grasses while the open meadows are comprised of grasses and sagebrush with a few Lodgepole and Ponderosa pines that have encroached.

The primary timber stand has not been harvested or managed for at least 40 years unless trees were cut for firewood. The overall existing timber stand is an uneven-aged (multi-storied) stand with three basic age groups:

- 1. The seedling/sapling age group:** Trees range from one foot to 25 feet tall, have diameters up to six inches D.B.H., and ages from one to 30 years. The number of trees per acre ranges from zero to 500 in the overcrowded clumps. This age group is a small component of the overall timber stand. However, there is a mixture of shade intolerant trees that include Ponderosa and Lodgepole pines plus shade tolerant species that include Douglas-fir, Grand Fir, Spruce, and Subalpine Fir.

2. **The pole size age group:** Trees range in size from six to 8 inches D.B.H. and ages from 30 to 45 years. This age group is a medium component of the overall timber stand often found growing within the same overcrowded clumps or as a suppressed tree growing directly underneath a larger tree. Although Lodgepole pine is the dominant species, the same specie mixture exists as the seedling/sapling age group.
3. **Overstory:** Trees range from 10 to 20 plus inches D.B.H., heights range from 50 to over 80 feet tall, and ages range from 50 to 85 years. This age group is the dominant component (Lodgepole pine represents 98%) and consists of many very poor quality (i.e. crooked, forked tops, or trees with less than one-third their height in live crowns) trees.



Figure 1: Poor quality Lodgepole pine (right side) with multiple forked tops compared to Ponderosa pine (center) with a good crown.

The timber stand is overstocked to maintain good growing conditions and rated a very high hazard risk for wildfire. The average number of trees per acre (approximately 300-800) and spacing between trees (about 5 to 15 feet apart) far exceeds the recommended carrying capacity for good growth rates and wildfire risk. The overcrowded conditions create a very high wildfire risk due to the close spacing with live crowns touching and ladder fuel (limbs from the ground level up) for a fire to creep up the branches and become a destructive crown fire. In addition, there is a fair amount of dead material lying on the ground from past bark beetle activity. Some Lodgepole pine that have encroached into the meadow areas have a “wolfy” appearance (short and wide) with limbs that extend to the ground.

Many of the existing Lodgepole pine (within the **pole size and overstory age groups**) suffer from poor genetics and/or *Western Gall rust*. The poor genetics is evidenced by growing crooked or having forked tops. *Western Gall rust*, a fungus or disease problem, creates a knot like structure either on the branch or trunk of the tree. That portion of the branch or trunk beyond the knot will eventually die or at the very least form a canker which can then be a weak point in the future. These weak trees (i.e., crooked, forked tops, or infected with *Western Gall rust*) also create a major hazard to structures that may be constructed.

4. Fire History

The fire history records from all jurisdictional agencies show a very low occurrence from lightning or human caused ignitions in the past. As more structures are built the probability of human caused ignitions will increase.

Thunderstorms that are common in the summer months could result in rapid changes in fire behavior that could increase the risks to homeowners and firefighters. The Fire Behavior Triangle consists of three factors that combine to determine how a fire burns on a site- they are topography, weather, and fuels. The normal weather pattern and air flow comes from a south/southwest direction with average summer temperatures ranging from about 70 to 85 degrees. Given the right conditions this property is at risk from a wildfire being pushed by a strong wind as it is bordered on two sides by a large unmanaged timber stand plus Highway 55 and Spink Lane which are heavily travelled roads.

5. Existing Roads and bridges

Access off Highway 55 is Spink Lane, a county road. Currently there is a native surface road that is part of the road system that accesses the Lake Fork Ranch property.

6. Location of existing building structures and estimate of property density

The proposed subdivision density at full development is one structure per 1.41 acres. The development is planned for thirty residential lots ranging from 1.0 to 1.4 acres in size. There is one residence located on the main ranch property and several homes or cabins on adjacent private properties.

7. Infrastructure that may affect wildfire risk.

The primary timber stand is a contiguous stand of trees with few breaks in the tree canopy. Trees crowns that are touching and limbs growing from the ground level up which are large factors in creating a crown wildfire. The property is bordered on two sides by a large unmanaged timber stand of poor quality Lodgepole pine. The property is also bordered on the east and south sides by open grass fields that can have a high rate of fire spread, however, these fields are irrigated and grazed.

8. Description of existing features that may assist in wildfire control.

The flat ground should minimize the spread risk of wildfire. Highway 55 and Spink Lane will provide good access for firefighting equipment. Lake Fork Creek can provide adequate dipping sources for aircraft and firefighting equipment. Mahala Ditch flows through the property and could offer the opportunity to draft water.

9. Current structural and wildfire jurisdictional agencies

The structural fire jurisdiction for this development would be Donnelly Rural Fire Protection District (DRFPD). Southern Idaho Timber Protective Association (SITPA) provides wildfire protection for all timber lands in the area.

Wildfire Risk Assessment Summary:

The property lies within Valley County's Geographic Hazard Assessment Wildland Urban Interface **moderate** level condition for overall wildfire risk due to the following reasons:

- The poor quality Lodgepole pine presents a high wildfire risk. The tree overcrowding (lack of spacing and crowns touching each other), plus the ladder fuel (branches low to the ground level) create factors to make it extremely difficult to suppress a growing wildfire.
- The amount of dead material lying on the ground adds to the fuel load.
- The human caused fire risk factor is high due to the single-family cabins within the surrounding timber stands along with high volume of traffic on Highway 55 and Spink Lane.



Figure 2: Overcrowded condition- trees spaced less than 5 feet apart, crown touching, and limbs at ground level.



Figure 3: Dead material lying on ground from past bark beetle attacks.

Section B *Wildfire Risk Mitigation:*

The Fire Behavior Triangle consists of three factors that combine to determine how a fire burns—they are topography, weather, and fuels. *Topography* is fixed as it changes very slowly over time. Topography is an important factor with this property as the terrain is steep and upslope. *Weather* is highly variable and the ability to predict is somewhat limited. Temperature and wind speed can be two important factors in determining the rate of spread from a wildfire. *Fuels* is anything that burns and changes from season-to-season or time of day. This factor is the only one that can be manipulated to minimize wildfire risk.

1. Access-Planned ingress and egress routes

Spink Lane onto Highway 55 will be the primary access road which is suitable for emergency vehicles and an adequate evacuation route. Two new private roads will be constructed within the proposed subdivision and built to a 28-foot gravel base running surface standard. These two private roads will be connected to provide a looped road for emergency services. A gate will be installed where the two roads connect at the north end of the subdivision. Both roads will provide good firebreaks within the subdivision due to their width and planned location. Driveways to individual lots would be the responsibility of the Lot owner to construct and maintain.

2. Water supply for structural and wildland fire responses

The current wildland fire protection water supply needs for this proposed subdivision are available by drafting or dipping from Lake Fork Creek and Cascade Lake if needed.

In accordance with **Section 507.1 IFC 2018** an approved water system capable of supplying the required fire flow for fire protection shall be provided to the premises upon which facilities, buildings or portions of buildings are hereafter constructed or moved into or within the jurisdiction.

Since there will be no common water supply system, only individual wells, the approved fire protection water supply system will be determined by the Donnelly Rural Fire Protection District.

3. Estimated response time and distance for jurisdictional fire agencies

Estimated response time for Donnelly Rural Fire Protection District is approximately 5-15 minutes while SITPA is at least 20-25 minutes. Additional wildfire resources from federal agencies are available on request. The fast response time of firefighting equipment (including aerial resources) and road access should keep a wildfire from escaping initial attack and gaining large acreage or losing structures.

4. Proposed internal fire protection systems.

No internal sprinkler systems within the individual residences are planned currently.

5. Proposed infrastructure (including driveways, signage, and power connections).

Driveways to individual lots would be the responsibility of the Lot owner to construct (to meet the respective County standards) and maintain. Recommend that driveways must be at least 12 feet wide excluding shoulders, have an unobstructed vertical clearance of 13.5 feet, and shall be maintained to support fire apparatus up to 70,000 pounds.

New structures are strongly urged to utilize building materials meeting a standard of fire resistance advocated by the International Wildland-Urban Interface Code (IFC) and the current Valley County building codes.

All new residences will have the address number posted as per the respective County standards (i.e., numbers posted at the entrance to the driveway and the numbers recommended to be at least 3 and 1/2 inches tall with a reflective coloring).

Electrical power will be provided to the individual residences via an underground infrastructure.

6. Evacuation and Pre-incident planning.

A pre-incident action plan is recommended to be developed and instituted in the community covenants. This action plan should address the escape route and evacuation plan to encourage pre-planning by residents for preparation in the event of an incident (see Appendix A for the **Wildfire Evacuation Checklist**). Every five years DRFPD and the future residents should formulate an assessment of the existing structures and vegetation that will aid in addressing whether the current action plan needs to be updated.

7. Planned vegetation treatments to reduce fuel loads.

- A. *At least 70 to 80% of the overall timber stand (all age groups) needs to be removed to reduce the wildfire risk and protect the future building structures.* The existing stand is primarily Lodgepole pine that are poor quality (i.e., crooked, forked tops, or trees with less than one-third their height in live crown) trees, overcrowded (crowns that are touching each other), or susceptible to insect and disease problems. The small lot size will require removal of most trees to accommodate the building of structures which will also greatly reduce the wildfire risk. If a buffer of trees is left for screening between Lots, it is recommended to select the best form trees (straight boles and full crowns) and space the trees so that their crowns are not touching. Also, pruning the lower branches (i.e., ladder fuel) up 6 to 10 feet not to exceed one-third the tree height will help keep a fire on the ground where it is easier to suppress.

The removal of this woody material could take place in the form of firewood as few trees could be manufactured as merchantable sawlogs. The slash (i.e., limbs and tops) could either be piled and burned or masticated on site. The dead material on the ground that is not solid enough to use as firewood should also be either piled and burned or masticated.

Recommend that the trees selected to remain should be identified (i.e., marked) and approved before the mitigation work begins. This will ensure good quality (i.e., straight boles, full pointed top crowns, free of insect and disease problems) trees are selected, well-spaced, and fire resilient. Leave Ponderosa pine and Douglas-fir as they are typically more fire resilient than the other tree species.

- B. At a minimum, apply **Firewise** Defensible Space guidelines to each proposed single-family residence before construction. (See Appendix A for information pamphlets).

The Defensible Space zone recommended treatments are as follows:

1. **Immediate Zone**- 0 to 5 feet around the building structures.
 - a. Recommend using rock or gravel instead of flammable vegetation or mulches next to the house.
 - b. Trim branches from large trees or shrubs that overhang the home, porch, or deck.
 - c. Do not stack firewood on or under decks.

2. ***Intermediate Zone***- the next 5 to 30 feet from the building structures.
 - a. The landscape vegetation should consist of a well-maintained greenbelt. Utilize native low-lying plants that are fire resilient (visit idahofirewise.org for list). Favor deciduous trees and shrubs over evergreens, although Ponderosa pine and Douglas-fir can be fire resilient due to their thick bark. Keeping this zone green as much as possible in the hot dry summer months will also minimize surface fire from reaching the buildings.
 - b. Shrubs can be limited to small clusters or groups of a few each to break up the continuity of vegetation across the landscape.
 - c. Place propane tanks on gravel or concrete pads at least 30 feet from structures and surround them with non-flammable fencing.

3. ***Extended Zone***- the next 30 to 100 feet from the building structures.
 - a. Space trees to have a minimum 15-20 feet between the crowns.
 - b. Remove the ladder fuel by pruning the lower branches at least 6-10 feet from the ground not to exceed 1/3 of the overall tree height.
 - c. Remove dead trees and shrubs. Also remove large accumulations of ground litter/debris.

8. Long-term maintenance schedule to sustain fuel treat effectiveness.

- Promote the opportunity to maintain or return to native plant species and trees resistant to fire (such as Ponderosa pine).
- Periodically (1-5 years) the current Lot owners or HOA representatives meet with the respective structural and/or wildland fire organizations meet to review trends and projections of future fire risk and fire risk reduction capabilities to ensure that mitigation measures are adequate.
- Vegetation encroachment within the 100' zone of each structure will be reduced annually. The woody debris will be collected each spring and removed to an approved facility such as the Valley County transfer site.
- No open fires will be allowed during the closed burn season (May 10- October 20). Fire pits, if installed, should be maintained to prevent a fire from escaping the structure. Recommend using metal containers for the fire pit.
- Keep the shrubs and tree branches cut back along the main access roads to maintain the 28-foot running surface and individual driveways to provide good access for firefighting equipment.

APPENDIX A

Maps:

- Preliminary plat map
- Aerial map

Information References:

- Living with Fire in Valley County
- Reducing Wildfire Risks in the Home Ignition Zone
- VCFWG Wildfire Evacuation Checklist
- Forest Pest Fact Sheets

Websites:

WUI references

www.idahofireswise.org

www.facebook.com/VCFWG

NFPA Code references

Class 2 Ignition standards IWUIC 505

<https://codes.iccsafe.org/content/IWUIC2018/chapter-5-special-building-construction-regulations>

Defensible Space Section 606

https://codes.iccsafe.org/content/IWUIC2018/chapter-6-fire-protection-requirements#IWUIC2018_Ch06_Sec603


2018 IRC Idaho adopted water supply requirements see Section B 105

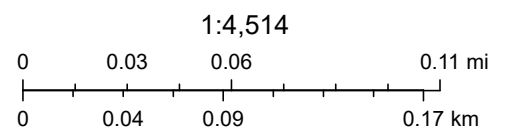
[:https://codes.iccsafe.org/content/IFC2018P3/appendix-b-fire-flow-requirements-for-buildings](https://codes.iccsafe.org/content/IFC2018P3/appendix-b-fire-flow-requirements-for-buildings)

Lake Fork Ranch sub



12/5/2023, 3:29:00 PM

 Parcel Summary & Improvement Report



Maxar



CLIENT TABLE

CLIENT	PROJECT	LOCATION	DATE	DESIGNER	CHECKER
CI	2023	1.18	1/18/23	J. FITCHER	J. FITCHER
CI	2023	1.18	1/18/23	J. FITCHER	J. FITCHER
CI	2023	1.18	1/18/23	J. FITCHER	J. FITCHER
CI	2023	1.18	1/18/23	J. FITCHER	J. FITCHER
CI	2023	1.18	1/18/23	J. FITCHER	J. FITCHER
CI	2023	1.18	1/18/23	J. FITCHER	J. FITCHER
CI	2023	1.18	1/18/23	J. FITCHER	J. FITCHER
CI	2023	1.18	1/18/23	J. FITCHER	J. FITCHER
CI	2023	1.18	1/18/23	J. FITCHER	J. FITCHER
CI	2023	1.18	1/18/23	J. FITCHER	J. FITCHER



PRELIMINARY PLAT FOR:
LAKE FORK RANCH SUBDIVISION
 LOT DIMENSIONS



NO.	REVISIONS DESCRIPTION	DATE	BY



ATTENTION:
 THIS PRELIMINARY PLAT IS FOR INFORMATIONAL PURPOSES ONLY. IT IS NOT TO BE USED FOR CONSTRUCTION OR RECORDING. ANY REVISIONS TO THIS PLAT MUST BE APPROVED BY ARDURRA GROUP, INC. AND THE FLORIDA DEPARTMENT OF REVENUE.

P.2.0



March 5, 2026

Cynda Herrick, AICP, CFM
Planning and Zoning Director
Valley County Planning and Zoning
5 219 N Main St, Cascade, ID 83611

SUBJECT: River fork Ranch - Engineering Support Letter for Bonding Cost Estimate

Cynda,

I am writing to provide professional engineering support for the bonding cost estimate prepared for the Offsite Improvements associated with the River Fork Ranch Subdivision. The bonding is to comply with condition I-B Off-site impacts/mitigation plan (1) Option 1 of Exhibit C of the Development Agreement. As recording of the final plat is being requested prior to construction of the improvements this bond is being required by the County.

I have reviewed the project construction documents, and the associated cost estimate to provide notice of the accuracy of what is submitted for bonding. The estimated performance bonding costs for the project are based on the agreed on estimated mitigation assessment in the letter from Valley County Road Department Dated December 17, 2024 as stated in the Development Agreement and Per Valley County performance bond requirements. At the direction of the Valley County Road Department bonds are required at 120% of the contract value. The table below shows total with added 20%.

Spink Road Improvements

Spink Road	\$185,040.00	100%	\$185,040.00
Bond Amount TOTAL (120% of estimated cost)		120%	\$222,048.00

The bonding cost estimate of \$222,048.00 is reasonable and appropriate for the Spink Lane Offsite Improvements associated with the River Fork Ranch Subdivision project. Should you require additional details or supporting documentation, please do not hesitate to contact me.

Respectfully,

Isaac Josifek, PE (ID, CA)
Project Manager
cc: File 230441



To: Cynda Herrick, Floodplain Coordinator, Valley County Planning and Zoning Director
From: Dave Callister, Owner, Lake Fork Ranch LLC
Carlton Strough, Environmental Planner, Ardurra Group
Date: October 17, 2025
RE: Environmental Compliance for the River Fork Ranch - Fire Suppression Pond and Access Road Project

This memorandum has been prepared at the request of the Valley County Planning and Zoning department in Valley County, Idaho. Specifically, this memorandum summarizes the efforts made by Ardurra Group (Ardurra) to ensure that the proposed River Fork Subdivision complies with all applicable environmental regulations under the Clean Water Act (CWA). It also briefly outlines Ardurra's qualifications that support the validity of this determination.

Ardurra met virtually with Nicole Deinnarowicz, Environmental Resource Specialist at the United States Army Corps of Engineers (USACE), on two (2) separate occasions. The first meeting took place on July 22, 2025, and included landowner Dave Callister, environmental consultant Carlton Strough, and project engineer Isaac Josifek. During this meeting, the team briefed Ms. Deinnarowicz on the proposed River Fork Subdivision and the anticipated impacts to potentially jurisdictional wetlands and waters within the project area of the proposed Fire Suppression Pond and Access Road. Ms. Deinnarowicz outlined several regulatory permitting options to ensure full compliance with Section 404 of the CWA.

Based on this meeting, Ardurra and Mr. Callister elected to proceed with a Section 404 Permit that does not require an application submittal to the Agency, as the project will result in minimal impacts on wetlands and waters. Specifically, Nationwide Permit 58 (NWP 58) for Utility Line Activities for Water and Other Substances was selected, since it aligns with the project's scope and was discussed during the July 22nd meeting. Refer to the Memorandum in **Appendix A** to review a full description of NWP 58 and a holistic justification for why the project adheres to it.

A second meeting with Ms. Deinnarowicz was held on September 23rd, 2025, to discuss **Appendix A**, where she verbally agreed that the project adheres to all the terms and regulations under NWP 58. Therefore, based on these two (2) meetings, Ardurra has full confidence that the proposed Fire Suppression Pond and Access Road adheres to a non-reporting Section 404 Permit and does not require a formal USACE Pre-Construction Notification (PCN) application.

Overall, Ardurra has made multiple attempts to contact the USACE since the July 22nd meeting to obtain formal documentation that confirms the project complies with NWP 58. Refer to **Appendix B** for a complete record of email correspondence between Ardurra and the USACE related to this topic.

Ardurra is qualified to make this determination based on its experienced staff and extensive history of projects involving compliance with the CWA. Notably, Shane Slate, Ardurra's Environmental Project Manager, previously served as an Environmental Resource Specialist with the USACE for over a decade serving in the same role that



Ms. Deinnarowicz works now. Mr. Slate has been actively involved in the River Fork Subdivision project since its inception and has reviewed/approved all environmental regulatory documentation prepared to-date.

Further, Mr. Strough has secured more than 20 CWA permits over the past two (2) years and is well versed in the regulatory permitting process. Together, Mr. Slate and Mr. Strough are confident that the proposed project will comply with NWP 58 under the CWA and does not pose any risk of violating federal environmental regulations, as currently designed.

If you have any questions regarding this memorandum, **Appendix A**, **Appendix B**, or require additional information, please feel free to contact me via email at cstrough@ardurra.com or by phone at (208) 841-9872.

Sincerely,

A handwritten signature in black ink that reads "Carlton Strough".

Carlton Strough
Ardurra Group, Environmental Planner



Appendix A. River Fork Ranch - Non-Reporting Section 404 Permit Memorandum



TO: Cynda Herrick AICP, CFM, Floodplain Coordinator,
Valley County Planning and Zoning Director

FROM: Applicant - Dave Callister, Owner, Lake Fork Ranch LLC
Agent - Carlton Strough, Environmental Planner, Ardurra Group

DATE: September 2, 2025

SUBJECT: Nationwide Permit 58 Compliance for the River Fork Ranch – Fire Suppression Pond and Access Road

This memorandum evaluates the necessity to submit a Section 404 Joint Application for Permits (JAFP) to the U.S. Army Corps of Engineers (USACE) for the proposed Fire Suppression Pond and Access Road project at the River Fork Ranch subdivision, per Section 404 of the Clean Water Act (CWA).

The proposed project involves constructing a fire suppression pond, installing a distribution pipeline, and improving an existing access road at the River Fork Ranch subdivision in Valley County, Idaho. The proposed fire suppression pond will connect to the subdivision by an underground Polyvinyl chloride (PVC) pipeline measuring 12 inches in diameter and approximately 135 linear feet in length. The purpose of the pipeline is to pump water from the fire suppression pond to the River Fork Ranch subdivision to ensure compliance with Valley County, Idaho fire code requirements. An existing earthen access road will also be improved as part of the proposed project as it resides along the proposed route of the distribution pipeline and will support the long-term maintenance access between the pond and subdivision. Refer to **Attachment A** to review the design of the proposed project in proximity to the delineated aquatic resources.

Both the fire suppression pond and access road have been designed to avoid and minimize impacts to Waters of the United States (WOTUS) to the greatest extent practicable. To inform this design approach, Ardurra Group conducted an aquatic resources delineation of the approximate 1.87-acre Survey Area on May 22nd and June 4th, 2025, per *Army Corps of Engineers' Wetlands Delineation Manual* (1987)¹ and the *Regional Supplement to the Corps of Engineers Wetland Delineation Manual: Western Mountains, Valleys, and Coast Region* (USACE 2010).² Refer to the Aquatic Resources Delineation Report in **Attachment B** to review the findings of the on-site delineation.

The aquatic resources delineation identified a total of approximately 2,196 SF (0.05 ac.) of Waters below the Ordinary High-Water Mark, 5,889 SF (0.14 ac.) of Palustrine Emergent (PEM) Wetlands, and 27,419 SF (0.63 ac.) of Palustrine Forested (PFO) Wetlands within the Survey Area. These delineated boundaries were then overlaid with the construction footprint of the fire suppression pond, distribution pipeline, and access road improvements. In total, the proposed project was determined to impact approximately 944 SF (0.022 ac.) of PFO Wetlands to install the distribution pipeline and improve the access road.

¹ USACE. 1987. *Corps of Engineers Wetlands Delineation Manual*, final report. U.S. Army Corps of Engineers, Research and Development Center, Vicksburg, Mississippi. Accessed at <https://www.lrh.usace.army.mil/Portals/38/docs/USACE%2087%20Wetland%20Delineation%20Manual.pdf>
² U.S. Army Corps of Engineers. 2010. *Regional Supplement to the Corps of Engineers Wetland Delineation Manual: Western Mountains, Valleys, and Coast Region* (Version 2.0), ed. J. S. Wakeley, R. W. Lichvar, and C. V. Noble. ERDC/EL TR-10-3. Vicksburg, MS: U.S. Army Engineer Research and Development Center. Accessed at <https://usace.contentdm.oclc.org/utis/getfile/collection/p266001coll1/id/7646>

Section 106 Review – Cultural and Historic Properties

Per the terms and conditions of NWP 58, the proposed project cannot have the potential to cause an adverse effect to properties listed, or eligible for listing, in the National Register of Historic Places (NHRP).

According to the Idaho Cultural Resources Information System (ICRIS),³ there are no known historic resources listed or eligible for listing on the NRHP within the proposed project's Area of Potential Effect (APE). The nearest NRHP-eligible resource is State Highway 55 (SH-55), located approximately 0.25 miles west of the project APE. Further, the entirety of the project APE consists of a gravel and sandy bar that was likely historically connected to Lake Fork. Due to this connection, the site has been previously disturbed by fluctuating water levels affecting both surface and subsurface conditions. Given this disturbance, the APE is unlikely to contain any NRHP-eligible resources and the proposed project is anticipated to have no effect on historic or cultural resources.

Endangered Species Act (ESA) Review

Per the terms and conditions of NWP 58, a non-federal permittee is only required to submit a Preconstruction Notification (PCN) to the USACE if a proposed project will have an adverse effect to species listed under the Endangered Species Act (ESA), Bald and Golden Eagle Protection Act, or Migratory Bird Treaty Act (MBTA), or if the project area occurs in a designated critical habitat or critical habitat proposed for such designation.

According to the U.S. Fish and Wildlife Service (USFWS) Information for Planning and Consultation (IPaC) species list, the ESA-listed threatened Canada lynx (*Lynx canadensis*), North American wolverine (*Gulo gulo luscus*), bull trout (*Salvelinus confluentus*), and ESA proposed threatened monarch butterfly (*Danaus plexippus*) and Suckley's Cuckoo bumble bee (*Bombus suckleyi*) may occur in the project area or vicinity.

The IPaC species list also identified the bald eagle (*Haliaeetus leucocephalus*) and golden eagle (*Aquila chrysaetos*) as species potentially occurring in the project area; both species are protected under the Bald and Golden Eagle Protection Act and MBTA. The IPaC species list did not identify any designated critical habitats, refuge lands, or fish hatcheries within the project area or vicinity. Refer to the IPaC Species list in **Attachment C**.

Canada Lynx:

The Canada lynx is normally found in boreal forests of North America in dense forested areas with an abundance of windfalls, swamps and brushy thickets.⁴ Canada lynx primarily prey upon snowshoe hare and are dependent on the snowshoe hare, they tend to be found in areas with higher snowshoe hare abundance.⁵ The Lynx requires heavy cover for concealment when stalking prey and are most likely to persist in areas that receive deep snow, for which the species is highly adapted.⁶ Although an insignificant amount of Canada lynx habitat resides surrounds the project area, the proposed project will not impact the adjacent woodlands and aquatic resources that potentially provide viable Canada lynx habitat. Further, IDFG has recorded zero (0)

³ State Historic Preservation Office (SHPO). Idaho Cultural Resource Information System (ICRIS). Accessed on August 25, 2025, at <https://icris-history.idaho.gov/search/resources>

⁴ Maas, D. 1997. North American Game Animals. Cowles Creative Publishing, Minnetonka, Minnesota.

⁵ Hornseth ML, Walpole AA, Walton LR, Bowman J, Ray JC, et al. (2014) Habitat Loss, Not Fragmentation, Drives Occurrence Patterns of Canada Lynx at the Southern Range Periphery. PLOS ONE 9(11): e113511. <https://doi.org/10.1371/journal.pone.0113511>

⁶ Maas, D. 1997. North American Game Animals. Cowles Creative Publishing, Minnetonka, Minnesota.

documented occurrences of Canada lynx in or around the project area.⁷ Based on these findings, the proposed project is expected to have no effect on the monarch butterfly.

North American Wolverine:

Wolverines are isolated species that inhabit alpine areas with persistent deep snow. They have little preference to specific vegetation or geological aspects and typically avoid human interaction to the greatest extent possible. The current range of the North American wolverine in the contiguous United States includes portions of California, Colorado, Idaho, Montana, Nevada, Oregon, Utah, Washington, and Wyoming.⁸ A study of wolverines found their mean elevation exists between 4,593 to 9,514 feet above sea level, and reported a winter mean elevation use of 7,474 feet above sea level.⁹ While the project area is within the overall species range, the proximity to the highway will discourage inhabitation by wolverines and it is not at the necessary elevations to have persistent snow. Finally, the IDFG¹⁰ has zero (0) documented species occurrences in or around the project area. Therefore, the proposed project will have no effect on the North American wolverine.

Monarch Butterfly:

West of the Rocky Mountains, Monarchs are found in canyons or riparian areas during the summer and migrate as far south as coastal areas of southern California. Their diet consists of milkweed leaves during the larval caterpillar phase and nectar from a wide range of blooming native plants as adults. The area surrounding the project area predominantly consists of aquatic resources and forested grounds with sparse, low-lying forbs and grasses in all four (4) directions. The proposed project will not impact the adjacent areas that support viable monarch butterfly habitat. Additionally, an aquatic resources delineation conducted on May 22 and June 4, 2025, confirmed that the project area lacks milkweed. The 0.02 acres of PFO wetlands affected by the project currently serve as an access road and do not contain viable monarch habitat. Further, IDFG has recorded zero (0) documented occurrences of monarch butterflies in or around the project area.¹¹ Based on these findings, the proposed project is expected to have no effect on the monarch butterfly.

Bull Trout:

Bull trout are members of the salmonid family that spawn during the fall in streams with cold, unpolluted water and clean gravel or cobble substrate.¹² Bull trout eggs require a long incubation period and typically hatch in late winter or early spring. Some may live in areas near where they hatched while others migrate from those streams, lakes, or reservoirs a few weeks after emerging from the gravel. Bull trout habitat consists mainly of oligotrophic lakes (i.e., relatively low in plant nutrients and containing abundant oxygen) and deep pools of cold (45 to 55 degrees F), pristine river or stream habitats in mountainous regions.¹³ The Lake Fork borders the

⁷ Idaho Fish and Game. Conservation Planner Tool. Accessed on August 25, 2025, at <https://idfg.idaho.gov/ifwis/conservationplanner/>

⁸ United States Fish and Wildlife Services. Environmental Conservation Online System. Wolverine (*Gulo gulo luscus*). Accessed on August 25, 2025, at <https://ecos.fws.gov/ecp/species/5123>

⁹ Copeland, J.P. 1996. Biology of the wolverine in central Idaho. Thesis, University of Idaho, Moscow. 138pp. Accessed on August 25, 2025, at https://www.researchgate.net/publication/34538098_Biology_of_the_wolverine_in_Central_Idaho

¹⁰ Idaho Fish and Game. Conservation Planner Tool. Accessed on August 25, 2025, at <https://idfg.idaho.gov/ifwis/conservationplanner/>

¹¹ Idaho Fish and Game. Conservation Planner Tool. Accessed on August 25, 2025, at <https://idfg.idaho.gov/ifwis/conservationplanner/>

¹² U.S. Department of the Interior. Fish and Wildlife Service. Bull Trout Facts (*Salvelinus confluentus*), May 1998. Accessed on August 25, 2025, at <https://www.fws.gov/species/bull-trout-salvelinus-confluentus>

¹³ Adams, S.B., and T.C. Bjornn. 1997. Bull trout distributions related to temperature regimes in four central Idaho streams. Pages 371-380 in W.C. Mackay, M.K. Brewin, and M. Monita, editors. Friends of the bull trout conference proceedings. Bull Trout Task Force (Alberta). Trout Unlimited Canada,

project area to the north, with a hydrologically connected side channel running parallel to the west; both waterways may provide viable habitat for bull trout. However, the proposed project will not impact either the Lake Fork or the adjacent side channel. Therefore, the proposed project will have no effect on bull trout or its selected habitat.

Suckley's Cuckoo Bumble Bee:

The Suckley's cuckoo bumble bee is an obligate social parasite, meaning it does not build its own nests but instead infiltrates and relies on host bumble bee colonies, particularly those of the *Bombus fervidus* and *Bombus occidentalis*.¹⁴ Suckley's cuckoo bumble bees are typically found in grasslands, prairies, and meadows with abundant floral resources necessary for their survival. Conservation efforts focus on protecting pollinator-friendly habitats and reducing pesticide use to support both the cuckoo bumble bee and its host species. The area surrounding the project area predominantly consists of aquatic resources and forested woodlands with sparse, low-lying forbs and grasses in all four (4) directions. However, the proposed project will have no impact on the adjacent areas that may provide viable habitat for the species. Further, the aquatic resources delineation conducted on May 22 and June 4, 2025, confirmed that the construction footprint lacks flowering plants suitable for Suckley's cuckoo bumble bee. Finally, the 0.02 acres of PFO wetlands affected by the project is currently utilized as an access road and does not contain viable habitat. The IDFG also has zero (0) documented species occurrences in or around the project area.¹⁵ Overall, the proposed project will have no effect on the Suckley's cuckoo bumble bee.

Bald Eagle:

Bald eagles typically inhabit areas near large bodies of open water, where mature trees provide suitable nesting and perching sites.¹⁶ The project area is surrounded by aquatic resources and forested habitat in all four (4) directions, with Lake Fork to the north and a supporting side channel to the west. However, the proposed project will not affect either waterway and will primarily disturb a historic gravel/sandy bar. Bald eagles are more likely to utilize areas near Little Payette Lake and Cascade Lake, located approximately 8.0 miles north and 4.0 miles south of the project area, respectively. Although bald eagle habitat exists in the surrounding area, the proposed project will have no effect on the species due to the abundance of suitable habitat in the vicinity and the lack of significant habitat within the project footprint.

Golden Eagle:

The species occupies mountains, foothills, plains, and open country, and nest in areas with large trees or rocky cliffs.¹⁷ The project area is surrounded by aquatic resources and forested habitat in all four (4) directions, with Lake Fork to the north and a supporting side channel to the west. However, the proposed project will not impact either waterway and will primarily disturb a historically altered gravel and sandy bar that does not offer

Calgary. Accessed on August 25, 2025, at <https://www.fs.usda.gov/rm/boise/publications/misc/FINAL%20-%20Gamett%20Thesis%203-26-2002.pdf>

¹⁴ Williams, P. H., Thorp, R. W., Richardson, L. L., & Colla, S. R. (2014). *Bumble Bees of North America: An Identification Guide*. Princeton University

¹⁵ Idaho Fish and Game. Conservation Planner Tool. Accessed on August 25, 2025, at <https://idfg.idaho.gov/ifwis/conservationplanner/>

¹⁶ USFWS. Species Profile, Bald Eagle (*Aquila chrysaetos*). Accessed on August 25, 2025, at <https://www.fws.gov/carp/species/bald-eagle-haliaeetus-leucocephalus>

¹⁷ USFWS. Golden Eagle (*Aquila chrysaetos*) Status Fact Sheets. Accessed on August 25, 2025, at <https://www.fws.gov/sites/default/files/documents/golden-eagle-fact-sheet.pdf>



preferred habitat. Golden eagles are more likely to utilize the open meadow or rangeland habitats, that reside to the south and east of the project area. Although golden eagle habitat exists in the surrounding area, the proposed project will have no effect on the species due to the abundance of suitable habitat in the vicinity and the lack of significant habitat within the project footprint.

Summary

Based on its design, purpose, and function, and impacts, the proposed project is consistent with the terms and conditions of Nationwide Permit 58 (NWP 58) for Utility Line Activities for Water and Other Substances. Further, the proposed project does not meet the impact thresholds that would require a PCN to the USACE prior to working within WOTUS. Specifically, the project does not involve impacts to a Section 10 navigable water and would not result in the loss of more than 1/10 acre (0.10 ac.) of WOTUS, nor will it have an adverse effect on cultural/historic resources or endangered species.

Additionally, the proposed project will not result in effects on cultural/historic resources or to species protected under the ESA and/or MBTA. Refer to **Attachment D** to review the terms and conditions of NWP 58, which will be kept on-site during all construction activities.

Overall, a PCN and submittal of a Section 404 Joint Application for Permits is not required, according to the terms and conditions of the attached NWP 58. If the design or construction footprint of the proposed project were to change, then the USACE may need to be contacted to ensure compliance with Section 404 of the CWA.

If you have any questions or require further clarification regarding this permit process or the project specifics, please do not hesitate to contact me at 208-841-9872 or via email at cstrough@ardurra.com.

Respectfully,

A handwritten signature in black ink that reads "Carlton Strough".

Carlton Strough,
Ardurra, Environmental Planner

List of Attachments

Attachment A - Proposed Project, Aquatic Resource Impacts Exhibit (Page A-6)

Attachment B - Aquatic Resources Delineation Report (ARDR),

River Fork Ranch – Fire Suppression Pond and Access Road. (Page A-8)

Attachment C – IPaC Species List (Page A-61)

Attachment D - Nationwide Permit 58 Terms and Conditions (Page A-75)



Attachment A. Proposed Project, Aquatic Resources Impact Exhibit



Attachment A: Proposed Project, Aquatic Resource Impacts Exhibit

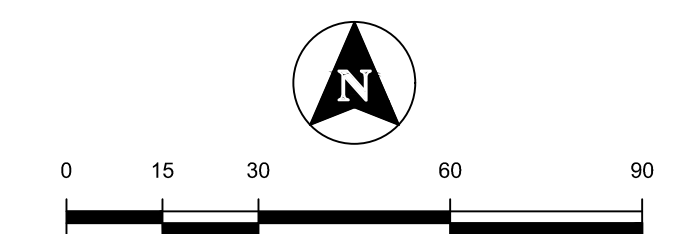


FIRE SUPPRESSION POND VOLUME TABLE

POND	VOLUME (C.F.)
LOWER	14,000
UPPER	22,000

LEGEND

— TOP —	TOP OF POND
— TOE —	BOTTOM OF POND
•••	EDGE OF WATER



L:\3041102_CAD\Shoreline\Fire Suppression\3041102-C-EXHIBIT-FIRE POND_ALT.dwg, 9/20/2025 11:24:58 AM, Issue: Issue, DWG to PDF, ac3
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Appendix B. River Fork Ranch - USACE Email Correspondence





RE: REDACTED - NOT PERTINENT TO THE RIVER FORK SUBDIVISION

From Carlton Strough <CStrough@ardurra.com>

Date Thu 9/25/2025 3:33 PM

To 'Deinarowicz, Nicole E CIV USARMY CENWW (USA)' <Nicole.E.Deinarowicz@usace.army.mil>

Hi Nicole,

Sounds great and thank you for the update.

I hope you're feeling better.

Cheers,



Carlton Strough

Environmental Planner

O: 208.323.2288 | **M:** 208.841.9872

1144 South Silverstone Way, Suite 320, Meridian, Idaho 83642

cstrough@ardurra.com | www.ardurra.com



From: Deinarowicz, Nicole E CIV USARMY CENWW (USA) <Nicole.E.Deinarowicz@usace.army.mil>

Sent: Thursday, September 25, 2025 3:26 PM

To: Carlton Strough <CStrough@ardurra.com>

REDACTED - NOT PERTINENT TO THE RIVER FORK SUBDIVISION

On a sidenote, I hope to have an email to you next week for the fire suppression pond for the River Fork Subdivision (NWW-2025-322).

Respectfully,

Nicole Deinarowicz

Environmental Resource Specialist

U.S. Army Corps of Engineers | Walla Walla District | Regulatory Division

720 E. Park Boulevard, Suite 245 | Boise, ID | 83712-7757 | Main Line: (208) 433-4478



RE: Preconstruction Meeting - River Fork Subdivision - Fire Suppression Pond and Access Road

From Deinarowicz, Nicole E CIV USARMY CENWW (USA) <Nicole.E.Deinarowicz@usace.army.mil>

Date Fri 9/19/2025 1:22 PM

To Carlton Strough <CStrough@ardurra.com>

Cc Isaac Josifek <IJosifek@ardurra.com>; Dave Callister [REDACTED]

Good Afternoon,

Let's plan to meet on Tuesday, September 23rd from 1000-1100. I will send out a meeting request.

Respectfully,

Nicole Deinarowicz

Environmental Resource Specialist

U.S. Army Corps of Engineers | Walla Walla District | Regulatory Division

720 E. Park Boulevard, Suite 245 | Boise, ID | 83712-7757 | Main Line: (208) 433-4478

From: Carlton Strough <CStrough@ardurra.com>

Sent: Thursday, September 18, 2025 9:51 AM

To: Deinarowicz, Nicole E CIV USARMY CENWW (USA) <Nicole.E.Deinarowicz@usace.army.mil>

Cc: Isaac Josifek <IJosifek@ardurra.com>; Dave Callister [REDACTED]

Subject: [Non-DoD Source] RE: Preconstruction Meeting - River Fork Subdivision - Fire Suppression Pond and Access Road

Morning Nicole,

Early next week works for us. We are free anytime between 8-12 from Monday-Wednesday. We will work around your schedule, so please let me know which day/time works best for you.

I hope you get to feeling better soon.

Thank You,

Carlton Strough*Environmental Planner***O:** 208.323.2288 | **M:** 208.841.9872

1144 South Silverstone Way, Suite 320, Meridian, Idaho 83642

cstrough@ardurra.com | www.ardurra.com

From: Deinarowicz, Nicole E CIV USARMY CENWW (USA) <Nicole.E.Deinarowicz@usace.army.mil>
Sent: Thursday, September 18, 2025 9:28 AM
To: Carlton Strough <CStrough@ardurra.com>
Subject: RE: Preconstruction Meeting - River Fork Subdivision - Fire Suppression Pond and Access Road

Good Morning Carlton,
Early next week would work better for me since I've been out sick the last two days. I would hate to cancel if I didn't make it back to the office on Friday.

Respectfully,
Nicole

Sent with BlackBerry Work (www.blackberry.com)

From: Carlton Strough <CStrough@ardurra.com>
Sent: Sep 10, 2025 5:04 PM
To: "Deinarowicz, Nicole E CIV USARMY CENWW (USA)" <Nicole.E.Deinarowicz@usace.army.mil>
Cc: Isaac Josifek <IJosifek@ardurra.com>; [REDACTED]
Subject: [Non-DoD Source] RE: Preconstruction Meeting - River Fork Subdivision - Fire Suppression Pond and Access Road

Hi Nicole,

No worries at all, it is a busy time! I can make myself available anytime on Wednesday and Thursday, and 9-12 on Friday. Feel free to choose a time that works best for your schedule.

Let me know if you need any additional information prior to our meeting

Thank you,

Carlton Strough*Environmental Planner***O:** 208.323.2288 | **M:** 208.841.9872

1144 South Silverstone Way, Suite 320, Meridian, Idaho 83642

cstrough@ardurra.com | www.ardurra.com

From: Deinarowicz, Nicole E CIV USARMY CENWW (USA) <Nicole.E.Deinarowicz@usace.army.mil>
Sent: Wednesday, September 10, 2025 4:54 PM
To: Carlton Strough <CStrough@ardurra.com>

Cc: Isaac Josifek <IJosifek@ardurra.com> [REDACTED]

Subject: RE: Preconstruction Meeting - River Fork Subdivision - Fire Suppression Pond and Access Road

Good Afternoon Carlton,

My apologies for the delayed response. Are you available next week to discuss this project? I will be out of the office September 11th through September 16th; returning to the office on September 17th.

Respectfully,

Nicole Deinarowicz

Environmental Resource Specialist

U.S. Army Corps of Engineers | Walla Walla District | Regulatory Division

720 E. Park Boulevard, Suite 245 | Boise, ID | 83712-7757 | Main Line: (208) 433-4478

I will be out of the office starting Thursday, September 11, 2025. I will return to work on Wednesday, September 17, 2025. If you need immediate assistance during my absence, please contact Tracy Peak at (208) 433-4465; or the Regulatory Main Line at (208) 433-4464; or send an email to CENWW-RD@usace.army.mil.

From: Carlton Strough <CStrough@ardurra.com>

Sent: Tuesday, September 9, 2025 9:35 AM

To: Deinarowicz, Nicole E CIV USARMY CENWW (USA) <Nicole.E.Deinarowicz@usace.army.mil>

Cc: Isaac Josifek <IJosifek@ardurra.com> [REDACTED]

Subject: [Non-DoD Source] RE: Preconstruction Meeting - River Fork Subdivision - Fire Suppression Pond and Access Road

Good Morning Nichole,

I wanted to circle back on my previous email. As discussed during our preconstruction meeting on July 22nd, Mr. Callister has opted to proceed with a Non-Reporting Section 404 permit for this project.

Given the design, limited extent of impacts (less than 0.03 acres of delineated aquatic resources), and the overall purpose and need, it appears the project qualifies under Nationwide Permit 58. Could you please confirm whether this is a viable option for Mr. Callister to pursue?

Thank you,

Carlton Strough

Environmental Planner

O: 208.323.2288 | **M:** 208.841.9872

1144 South Silverstone Way, Suite 320, Meridian, Idaho 83642

cstrough@ardurra.com | www.ardurra.com

From: Carlton Strough
Sent: Wednesday, September 3, 2025 4:18 PM
To: Deinarowicz, Nicole E CIV USARMY CENWW (USA) <Nicole.E.Deinarowicz@usace.army.mil>
Cc: Isaac Josifek <IJosifek@ardurra.com> [REDACTED]
Subject: RE: Preconstruction Meeting - River Fork Subdivision - Fire Suppression Pond and Access Road

Good Evening Nichole,

I wanted to follow up on the Fire Suppression Pond and Access Road project at the River Fork Subdivision. Following our preconstruction meeting on July 22, the pond and associated infrastructure have been redesigned to minimize impacts to aquatic resources to the greatest extent possible. As a result, the revised design will impact approximately 0.022 acres (944 square feet) of potentially jurisdictional aquatic resources. As such, the applicant intends to utilize a Non-Reporting NWP 58.

Although we understand the USACE cannot issue a formal determination without submitting a Section 404 application, could you please confirm that proceeding under a Non-Reporting NWP 58, is a viable option for the applicant?

Thank you again for taking the time to meet with us last July. It was extremely helpful to discuss the project and explore our permitting options in detail.

Cheers,

Carlton Strough

Environmental Planner

O: 208.323.2288 | **M:** 208.841.9872

1144 South Silverstone Way, Suite 320, Meridian, Idaho 83642

cstrough@ardurra.com | www.ardurra.com

From: Deinarowicz, Nicole E CIV USARMY CENWW (USA) <Nicole.E.Deinarowicz@usace.army.mil>
Sent: Monday, July 14, 2025 2:33 PM
To: Carlton Strough <CStrough@ardurra.com>
Cc: John Carpenter <JCarpenter@ardurra.com>; Isaac Josifek <IJosifek@ardurra.com> [REDACTED]
Subject: RE: Preconstruction Meeting - River Fork Subdivision - Fire Suppression Pond and Access Road

Good Afternoon Carlton,

If you could provide me a few dates and times that everyone would be available, I could check my availability and schedule a meeting.

Respectfully,

Nicole Deinarowicz

Environmental Resource Specialist

U.S. Army Corps of Engineers | Walla Walla District | Regulatory Division

720 E. Park Boulevard, Suite 245 | Boise, ID | 83712-7757 | Main Line: (208) 433-4478

From: Carlton Strough <CStrough@ardurra.com>
Sent: Thursday, July 10, 2025 8:36 AM
To: CENWW-RD-BOI-CEN <CENWW-RD-BOI-CEN@usace.army.mil>
Cc: John Carpenter <JCarpenter@ardurra.com>; Isaac Josifek <IJosifek@ardurra.com> [REDACTED]
Peak, Tracy T CIV USARMY CENWW (USA) <Tracy.T.Peak@usace.army.mil>
Subject: [Non-DoD Source] Preconstruction Meeting - River Fork Subdivision - Fire Suppression Pond and Access Road

Good Evening USACE Regulatory Office,

I am reaching out to schedule a preconstruction meeting to discuss the potential Section 404 permitting requirements for constructing a fire suppression pond and access road at the proposed River Fork Subdivision. The proposed subdivision resides approximately 15 miles south of McCall, Valley County, Idaho.

While the property owner is making every effort to avoid impacts to jurisdictional Waters of the United States, the project may require construction equipment crossing a delineated wetland to provide access between the pond and access road. These impacts would be temporary in nature and the landowner would restore the impacted area to its preconstruction conditions.

To help inform the property owner about the potential Section 404 permitting requirements, could we please schedule a preconstruction meeting to discuss the full-build out of this project and any other potential permitting considerations? Attached is a KMZ with the parcel of the River Fork Subdivision along with a polygon indicating the location of the pond and access road. The below image shows a preliminary design of the project.

Thank you,

Carlton Strough

Environmental Planner

O: 208.323.2288 | **M:** 208.841.9872

1144 South Silverstone Way, Suite 320, Meridian, Idaho 83642

cstrough@ardurra.com | www.ardurra.com

RIVER FORK RANCH SUBDIVISION
DRAFT DOCUMENT LIST

- 1. OWNER'S DECLARATION OF PRIVATE ROADS**
- 2. DECLARATION OF INSTALLATION OF UTILITIES**
- 3. DECLARATION OF PROTECTIVE COVENANTS, CONDITIONS AND RESTRICTIONS**
- 4. DECLARATION OF FIRE SERVICES EMERGENCY ACCESS EASEMENT**
- 5. DECLARATION OF SHARED ACCESS AND UTILITY EASEMENTS**
- 6. DECLARATION OF MAHALA DITCH EASEMENT**
- 7. ROW WARRANTY DEED**

**OWNER'S DECLARATION OF PRIVATE ROADS
FOR RIVER FORK RANCH SUBDIVISION
VALLEY COUNTY, IDAHO**

This **DECLARATION** is made by **HRC, LLC**, which is the owner of certain lands located in Valley County, Idaho, which are platted as the River Fork Ranch Subdivision.

WHEREAS, HRC, LLC, did, on the ____ day of _____, 20 ____, file of record with the Office of Recorder of Valley County, Idaho, as Instrument No. _____, in Plat Book _____, on Page _____, the Final Plat for River Fork Ranch Subdivision (hereinafter "Final Plat")

WHEREAS, HRC, LLC is the Owner of the real property contained in the said Final Plat.

WHEREAS, this Declaration is being recorded, in compliance with the Valley County Land Use and Development Ordinance, to describe the status of the River Fork Ranch Subdivision Roads, the maintenance responsibility therefore, and the standards and provisions governing completion thereof.

NOW, THEREFORE, HRC, LLC hereby states and declares as follows:

1. **Property Affected:** Declarant owns certain real property in McCall, Valley County, Idaho, which is described in attached **Exhibit A**.
2. **PRIVATE ROADS:** All roads which are depicted on the Final Plat, River Run Lane, Meadow Brook Lane, and Meadow View Lane, (including, but not limited to, those roads which are labeled as "Lane" or "Ln") are PRIVATE ROADS and shall permanently remain PRIVATE ROADS (hereafter "Private Roads"), for the use and enjoyment of the members of the River Fork Ranch Association Inc., together with their guests, invitees, and assigns, subject to the terms, conditions, and reserved Declarant's rights contained in the General Declaration for the River Fork Ranch Subdivision.
3. **HRC, LLC IS SOLELY RESPONSIBLE FOR THE COSTS OF ROAD DESIGN AND CONSTRUCTION:** HRC, LLC is solely responsible for the costs of the design and construction of the Private Roads, pursuant to and according to the final plans therefore, as submitted to Valley County. Construction is completed.
4. **VALLEY COUNTY IS NOT RESPONSIBLE FOR THE ROADS:** Valley County shall have no responsibility for the costs of the design, construction, maintenance, upkeep, repair or replacement of the Private Roads.
5. **RIVER FORK RANCH ASSOCIATION RESPONSIBLE FOR MAINTENANCE OF ROADS:** The River Fork Ranch Subdivision Association, Inc., a duly formed Idaho non-profit corporation, whose members shall include the owners of Lots in the River Fork Ranch Subdivision, shall be solely responsible for the maintenance, repair, upkeep, replacement, and control of all of the Private Roads.

IN WITNESS WHEREOF, the undersigned Owner of the said River Fork Ranch Subdivision, has executed this Declaration the day and year first above noted.

HRC LLC

By: _____
David Callister, Member

STATE OF IDAHO,)
 (ss
County of Valley.)

On this _____ day of _____, 20____, before me, a Notary Public in and for said State, personally appeared **DAVID CALLISTER**, Manager of **HRC LLC**, an Idaho Limited Liability Company, known or identified to me to be the person whose name is subscribed to the within instrument and acknowledged to me that he executed the same for and on behalf of said Limited Liability Company.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal, the day and year in this certificate first above written.

NOTARY PUBLIC FOR IDAHO
My Commission Expires: _____

EXHIBIT A

Legal Description

**DECLARATION OF INSTALLATION OF UTILITIES
FOR RIVER FORK RANCH SUBDIVISION
VALLEY COUNTY, IDAHO**

This **DECLARATION** is made by **HRC, LLC**, which is the owner of certain lands located in Valley County, Idaho, which are platted as the River Fork Ranch Subdivision.

WHEREAS, HRC, LLC, did, on the ____ day of _____, 20____, file of record with the Office of Recorder of Valley County, Idaho, as Instrument No. _____, in Plat Book _____, on Page _____, the Final Plat for River Fork Ranch Subdivision (hereinafter “Final Plat”).

WHEREAS, HRC, LLC is the Owner of the real property contained in the said Final Plat and described in the attached **EXHIBIT A**.

WHEREAS, the purpose of this Declaration is to describe the utilities which will be placed in River Fork Ranch Subdivision, the schedule for completion of such utilities, and the entity with responsibility for construction of such utilities.

NOW, THEREFORE, HRC, LLC hereby states and declares as follows:

1. Sewage Disposal: Sewage disposal shall be supplied by means of an individual septic/drain field system, installation and maintenance of which shall be the sole and exclusive responsibility of the Owner of the Lots in River Fork Ranch Subdivision. Permits therefor shall be required from the Central District Health Department and septic drain fields and replacement septic drain fields shall be installed at the locations on each lot as depicted in the attached **EXHIBIT B**.

2. Potable Water: Water shall be supplied by means of individual wells on each Lot, the installation and maintenance of which shall be the sole and exclusive responsibility of the Owner of the Lots in River Fork Ranch Subdivision. Wells shall be installed at the locations on each lot as depicted in the attached **EXHIBIT B**.

3. Power: Electrical power is being supplied to River Fork Ranch Subdivision by the Idaho Power Company, which is responsible for the design and construction of the River Fork Ranch Subdivision power distribution system. Construction is completed. Each Lot owner is responsible to bring power to their respective Oot.

4. Telephone: Telecommunications is available on Spink Lane. The Owners of the Lots shall be responsible to bring such telecommunications to their Lots. All electrical power and telecommunications lines between Spink Lane and the Lots shall be located within the Private roads depicted on the Final Plat and placed underground. All electrical power and telecommunications lines between the Private Roads depicted on the Final Plat and point of use on the Lots shall be underground; except that temporary electrical and telecommunications lines during the construction phase may be placed above ground.

5. Responsibility for Construction: Responsibility for the costs of construction of the aforesaid utilities rests with HRC, LLC or the private lot owner as defined herein. **VALLEY COUNTY HAS NO RESPONSIBILITY FOR THE DESIGN, CONSTRUCTION,**

MAINTENANCE, REPAIR, REPLACEMENT, OR OPERATION OF ANY OF THE AFORESAID UTILITIES.

IN WITNESS WHEREOF, the undersigned Owner of the said River Fork Ranch Subdivision, has executed this Declaration the day and year first above noted.

HRC, LLC

By: _____
David Callister, Member

STATE OF IDAHO,)
 (ss
County of Valley.)

On this _____ day of _____, 20____, before me, a Notary Public in and for said State, personally appeared **DAVID CALLISTER**, Manager of **HRC, LLC**, an Idaho Limited Liability Company, known or identified to me to be the person whose name is subscribed to the within instrument and acknowledged to me that he executed the same for and on behalf of said Limited Liability Company.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal, the day and year in this certificate first above written.

NOTARY PUBLIC FOR IDAHO
My Commission Expires: _____

EXHIBIT A

Legal Description

EXHIBIT B

Site plan

**DECLARATION OF PROTECTIVE COVENANTS,
CONDITIONS AND RESTRICTIONS FOR
RIVER FORK RANCH SUBDIVISION**

THIS DECLARATION is made by the HRC, LLC, effective as of the date signed below, as the same may be amended (“**Declarant**”).

ARTICLE 1 - GENERAL

1.1 Property Affected: Declarant owns certain real property in Valley County, Idaho, which is described on the attached **Exhibit “A”**. Such property, together with any property which is annexed thereto by Declarant, pursuant to the terms of this Declaration, shall be referred to in this Declaration as "the Property". The Property which is platted of record with the Valley County Office of Recorder as the RIVER FORK RANCH SUBDIVISION (the “**Subdivision**”). The Subdivision is platted into thirty (30) buildable Lots, identified as “Lot 1,” “Lot 2,” “Lot 3,” “Lot 4,” “Lot 5,” “Lot 6,” “Lot 7,” “Lot 8,” “Lot 9,” “Lot 10,” “Lot 12,” “Lot 13,” “Lot 14,” “Lot 15,” “Lot 16,” “Lot 17,” “Lot 18,” “Lot 19,” “Lot 20,” “Lot 21,” “Lot 22,” “Lot 23,” “Lot 24,” “Lot 25,” “Lot 26,” “Lot 27,” “Lot 28,” “Lot 29,” “Lot 30,” “Lot 31,” and (collectively referred to as the “**Lots**”). There is one non-buildable common lot, identified as “Lot 11C.” “Lot 32C” is also a common lot although has not restrictions. The reference to “Lots” shall also include Lot 11C and Lot 32C. No entry or access is permitted to Lot 11C. The "Existing Property", when used in this Declaration, refers to only that property identified in the attached Exhibit “A”.

1.2 Purpose of Declaration: This Declaration is executed and recorded to define certain duties, powers and rights of Owners.

1.3 Declaration: Declarant hereby declares that the Lots shall be held, sold, conveyed, encumbered, hypothecated, leased, used, occupied and improved subject to the following terms, covenants, conditions and restrictions, all of which are declared and agreed to be in furtherance of a general plan for the protection, maintenance, subdivision, improvement and sale of the Lots, and to enhance the value, desirability and attractiveness of the Lots. The terms, covenants, conditions and restrictions set forth herein: (i) shall run with the land constituting the Lots, and shall be binding upon all persons having or acquiring any right, title or interest in the Lots or any Lot, parcel or portion thereof; (ii) shall inure to the benefit of the Lots and interest therein; (iii) shall inure to the benefit of and be binding upon Declarant, Declarant’s successor in interest and each grantee or Owner and such grantee’s or Owner’s respective successors in interest; and, (iv) may be enforced by Declarant, or by any Owner or such Owner’s successors in interest.

ARTICLE 2 - DEFINITIONS

2.1 Accessory Building: A building subordinate to the use of the principal building on The Lots.

2.2 Accessory Dwelling Units: An “Accessory Dwelling Unit” or “ADU” is a secondary living unit on the Lots. An ADU contains its own kitchen, sleeping area, and bathroom facilities. ADUs must be attached to the Residence.

2.3 Articles: The Articles of Incorporation of the Association or other organizational or charter documents of the Association.

2.4: Assessments: Those payments required of Association Members, including Special and Limited Assessments of the Association as further defined in this Declaration.

2.5: Association: The River Fork Ranch Property Owners' Association.

2.6: Association Documents: The various operative documents of the Association, including: (a) the Articles of Incorporation of the Association; (b) the Bylaws of the Association; and, (c) this Declaration, and all Amendments to any of the aforementioned documents.

2.7: Board of Directors or Board: The Board of Directors of the Association.

2.8: Bylaws: The Bylaws of the Association.

2.9: Declarant: HRC, LLC, and any successor bulk purchaser of the subdivision lots whom is designated in writing recorded with the Office of Recorder of Valley County, Idaho, by HRC, LLC as a successor Declarant.

2.10: Declaration: This General Declaration for River Fork Ranch Subdivision, as may be amended

2.11: Design Review Committee or DRC: The Design Review Committee created pursuant to Article 6.

2.10: Existing Property: The real property described on Exhibit "A". "the Property" or the "the Subdivision" shall mean the Existing Property, together with any additional properties which are annexed to the Existing Property pursuant to Section 8.2 herein. Either term shall include any improvements now or hereafter made on such real property and appurtenances and rights to such real property.

2.11: Improvements: "Improvements" shall include buildings, outbuildings, roads, driveways, parking areas, fences, screening walls, retaining walls, stairs, decks, hedges, windbreaks, plantings, planted trees and shrubs, poles, signs and all other structures or landscaping improvements of every type and kind.

2.12: Lot: A parcel of land subject to this Declaration which is identified as a Lot in any plat subsequently recorded against the Existing Property or the Property. A lot may also be referred to herein as a "parcel".

2.13: Member: A member of the Association, who must be an Owner. Membership in the Association shall be appurtenant to and may not be severed from ownership of a Lot.

2.14: Owner: That person or entity or those persons or entities who hold the ownership interest in any Lot as shown on the records of the County Recorder, Valley County, Idaho; such term shall also include any person, persons, entity or entities who succeed to such recorded interest

by any means, including buyers under executory contracts of sale and excluding those holding an interest merely as security for the performance of an obligation.

2.15: Person: A natural person, a corporation, a partnership, or any other entity recognized as being capable of owning real property under Idaho law.

2.16: Plat: The final plat or plats for River Fork Ranch Subdivision, filed of record with the Valley County Office of Recorder.

2.17: Record or Recorded: With respect to any documents, the recordation of said document in the Office of the County Recorder, Valley County, Idaho.

2.18: Residence: "Residence" shall mean the single-family residence constructed or otherwise located on a Lot, together with patios or decks affixed or appurtenant thereto and garage included therein.

2.19: Rules and Regulations: The rules and regulations adopted by the Board of Directors concerning the operation of the Association.

2.20: Structure: "Structure" shall include buildings, outbuildings, fences, walls, stairs, decks and poles.

ARTICLE 3 - LAND USES AND IMPROVEMENTS ON THE LOTS

3.1 Land Use and Living Units: The Lots shall be used and occupied solely for Residential Purposes. The Lots shall be subject to the following conditions and limitations:

A. Except as provided to the contrary in this Declaration, buildings and land uses which are allowed as "Permitted Uses" under the Ordinance shall be allowed to be constructed on the Lots, including but not limited to a Residence, attached or detached garage, Accessory Dwelling Units and Accessory Buildings. Accessory Dwelling Units shall be restricted as only those units that are attached to the primary residence.

The Declarant shall have the right to review and reasonably approve the construction of any Structure on the Lots, which approval may be withheld in Declarant's sole discretion if approval is requested for a structure in excess of a Residence, garage and single outbuilding. Additionally, the Declarant shall approve the location of any structure and the appearance of the exterior improvements, which approval shall be reasonably given.

B. The Owner of the Lots may rent or lease any Residence, portion of any Residence, or any guest dwelling unit located on The Lots; provided: (i) the Owner of the Lots shall assure that the renters/lessees are aware of this Declaration and shall incorporate this Declaration into any rental or lease agreement; and, (ii) the Owner of the Lots shall be responsible for any violations by renters/lessees of any of the provisions of this Declaration. Short-term rentals are allowed governed by Valley County Code and any rules and regulations as set forth in any Association rules and regulations.

C. All access driveways shall have an all-weather wearing surface and shall be constructed to assure proper drainage. The foregoing is not a requirement that driveways be paved.

D. Exterior lighting shall be part of the architectural concept of the improvements on a Lot. Fixtures, standards and all exposed accessories shall be harmonious with building design, and shall be as approved by the DRC. Lighting shall be restrained in design, and excessive brightness shall be avoided. All outdoor lighting shall be placed in such a manner and be of such a kind that it will not project light horizontally, so that no bright or glaring light shall be obvious within the Subdivision. For instance, flood lights and other similar bright lights shall not be allowed; and, all lighting shall be shielded and directed downward, and shall not project light.. No light shall be placed in excess of ten feet (10') above the ground except that downward facing soffit lighting is allowed. No security lighting shall be left on all night long, except as follows: motion sensor lighting may be used, which allows the light to stay on for a maximum of 20 minutes after sensing motion; and, low-lying landscape lighting with low wattage may be left on. All lighting shall comply with the Valley County lighting ordinance, as ordinance may be amended.

E. The maximum height of any building shall be in compliance with the Ordinance.

F. **Completion of Construction:** Regarding the construction of any structure on the Lots, the Owner shall complete all exterior elements of the construction within two (2) years after the Commencement of Construction. "Commencement of Construction" for new buildings is defined as the pouring of footings and foundations. "Commencement of Construction" for all other Improvements is defined as the undertaking of any visible exterior work.

3.2 In Home Business(es) and Uses: "In home business(es)," as defined in the Ordinance, shall not be considered commercial use and shall be allowed. The parking of commercial vehicles or machinery on the Lots which are used by the Owner on the Lots, or by the Owner in the conduct of a business activity conducted off-site by the Owner, shall not be considered a commercial use or activity so long as such vehicles or machinery are parked in an enclosed structure.

3.3 Storage of Building Materials: No building materials shall be stored on the Lots except temporarily during continuous construction of a building on the Lots or its alteration or improvement.

3.4: Wild Game: Nothing shall be done or kept on any Lot which will inhibit, interfere with, or endanger the wild game which enter onto any Lot, or anywhere in the Subdivision. All Lot Owners must understand and accept the fact that the wild game will eat landscaping, plants and trees. Lot Owners may use only game-friendly means of protecting their landscaping. Wild game shall not be fed within the Property.

3.5: Animals: No animals, of any kind, except for household pets, (it is specifically noted that livestock, poultry and wild animals are not to be considered household pets) shall be raised, bred, or kept on any portion of the property.

A. Pets: Household pets may be kept for personal or non-commercial recreational purposes only if the presence of such pets does not constitute a nuisance. Pets must be kept within the boundaries of the Lot unless accompanied by and under the control of the Owner.

B. Dogs: Consistent and/or chronic barking by dogs shall be considered a nuisance. Owners understand and acknowledge that the Property is bordered by private and public grazing land and that dogs leaving the Property and Harassing livestock may be killed, as allowed by law.

C. Enclosure: All animals kept outside must be restrained by reason of an enclosure (i.e. not with the use of a leash) so that they do not leave the Lot. The construction of dog runs or other pet enclosures shall be subject to DRC approval, and shall be appropriately screened, and shall be maintained in a sanitary condition. Fencing shall be constructed in accordance with Section 3.6 below.

D. Additional Rules: The Association shall have the authority to impose such additional rules regarding domestic animals as may be reasonably necessary to protect the quiet enjoyment of owners.

3.6: Fences: The subdivision shall have perimeter fencing adjacent to landowner's that graze cattle for at least 30 day within a calendar year which shall be installed and maintained, at the Association's expense. Individual lot owners may install fencing consistent with home gardens, dog runs, child play/safety areas, but otherwise prohibit perimeter fencing on individual lots.

3.7: Gates: No access gates shall be permitted.

3.8: Storage of Building Materials: No building materials shall be stored on any Lot except temporarily during continuous construction of a building or its alteration or improvement, or unless completely screened from view from any other Lot or road within the Subdivision.

3.9: Storage of Owners' Vehicles and Equipment: All Owners' automobiles, trucks, snowmobiles, boats, boat trailers, travel trailers, camper trailer, motor homes, automotive campers, or other vehicles or equipment shall be parked/stored in a garage or other enclosed building; provided, the parking of such vehicles or equipment in view of other Lots or roads for any period of less than fourteen (14) continuous days shall not violate this covenant.

3.10: Snow Machines, Motorcycles, and All Terrain Vehicles: All terrain vehicles, snow machines, motorcycles and other similar motorized vehicles may not be operated within the Subdivision, except for direct ingress/egress to the Owner/Operator's Lot, or for property maintenance, upkeep and repair.

3.11: Landscaping: All Lots shall be properly cared for at all times so as to maintain an attractive appearance to public view, to provide a vegetation cover, and to avoid erosion and dust. The Owner of each Lot, upon erecting a structure, shall provide and maintain native and natural landscaping on the entire Lot; however, non-native plantings may be maintained within

reasonable proximity of the residence. Native, drought resistant plant species shall be preferred; however, lawns and other landscaping shall be allowed. All lawns or other irrigated areas within each Lot shall not exceed a total of one-half acre. Yew plants are prohibited. Owners shall minimize the application of fertilizers, pesticides, herbicides, and fungicides except as otherwise required by Valley County. The Association shall maintain the landscape buffer that abuts Spink Lane.

3.12: Noxious Weeds: Any Lot disturbed as a result of grading or construction shall be revegetated to at least its original state no later than one construction season after being disturbed. Additionally, each Owner shall follow the guidelines provided in the Valley County Comprehensive Noxious Weed Management Plan.

3.13: Drainage / Runoff: There shall be no interference with the established drainage pattern over any portion of the Property. For the purposes hereof, "established" drainage is defined as the system of drainage, whether natural or otherwise, which exists at the time of sale of the Lot by Declarant. Irrigation on any Lot shall not cause runoff to Lake Fork Creek or wetlands. Grading and stormwater management plans on individual lots to be approved by the Association.

3.14: Water Rights: No water rights are being transferred by Declarant to Owner with the sale of any Lot. All surface and ground water rights, all storage water rights, and all water permits, are expressly reserved to Declarant. Lots owners have not water rights to Mahala Ditch.

3.15: Utilities:

A. Telephone, Electrical: Electrical power and telephone service are provided along Spink Lane. Fiber optics will be buried with utilities. Extension of these services from Spink Lane to each Lot shall be the sole and exclusive responsibility of Lot Owners. Private electrical generating systems shall not be permitted for domestic electrical service, except as a backup system in case of primary electrical service failure. All electrical power lines, telephone lines and other utility service lines shall be underground from each individual parcel line to the point of use on each parcel. Overhead lines and utility poles shall not be permitted, except during the construction phase.

B. Water: Water for each Lot shall be supplied by means of individual wells, installation and maintenance of which shall be the sole and exclusive responsibility of Lot Owners. Placement and use of the well shall be subject to applicable governmental requirements, including the Central District Health Department. Owners shall keep separation between wells and septic as shown in the subdivision plat. Lot Owners may share wells by way of well sharing agreements.

C. Septic: Each lot shall utilize septic systems which shall require septic operation maintenance including pumping as necessary at a minimum of once every 5 years, or compliance with manufacturer specifications for other similar system types.

D. Propane tanks: Propane tanks for lots shall be placed entirely within each lot being serviced by such tank.

3.16: Refuse: No unsightly objects or materials, including but not limited to abandoned or inoperative vehicles, trash, rubbish, garbage, grass or shrub clippings, construction debris, scrap material or other refuse, or receptacles or containers therefor, shall be stored, accumulated or deposited outside or so as to be visible from any neighboring property or adjoining street except during refuse collections.

In the event that any Owner shall permit the accumulation of such materials, aforesaid, so as to create a dangerous, unsafe, unsightly or unattractive condition, or damage to property or facilities on or adjoining their Lot, the Board, upon fifteen (15) days prior written notice to the Owner of such property, shall have the right to correct such condition, by removing such materials, and to enter upon such Owner's Lot for the purpose of doing so. Such Owner shall promptly reimburse the Association for the cost thereof. Such cost shall be an Assessment and shall create a lien enforceable in the same manner as other Assessments set forth in Article 9 of this Declaration. The Owner of the offending property shall be personally liable, and such Owner's property may be subject to a lien for all costs and expenses incurred by the Association in taking such corrective acts, plus all costs incurred in collecting the amounts due. Each Owner shall pay all amounts due for such work within ten (10) days after receipt of written demand therefor, or the amounts may, at the option of the Board, be added to the amounts payable by such Owner as Limited Assessments.

3.17: Trash Collection: Owner of Lots are encourage, however not required, to contract for the removal of trash for the Lot with such trash collection program as may be offered by Valley County.

3.18: Burning; Fire Protection Water Supply: No burning of any household garbage, trash or other noxious refuse shall be permitted within the Subdivision. Burning of natural materials such as grass/tree trimmings shall take place only with required permits from the local Fire Department and any other agency or authority with jurisdiction. The policies, practices and instructions of such entity shall be strictly followed. The Property is subject to a fire protection plan including water supply system as governed by Donnelly Rural Fire Protection District which water supply system shall be maintained by the Association.

3.19: Nuisances: No noxious or offensive activity shall be carried on upon any Lot or anything done thereon tending to cause embarrassment, discomfort, annoyance or nuisance to the neighborhood. No offensive or hazardous activities may be carried on within any Lot or in any dwelling unit.

3.20: Inoperative Vehicles: No unused, stripped-down, partially wrecked or otherwise inoperative motor vehicles or parts thereof shall be permitted to be parked on any common easement or road within the Property, nor shall such vehicles be allowed to be parked on any Lot.

3.21: Signs: The only signs permitted on any Lot or improvement shall be:

A. One sign of customary size for identification of the occupant and the address of any dwelling. The association may require such signage to be uniform.

- B. Signs for sale and administration purposes installed by the Declarant during development;
- C. Standard Real Estate signs advertising a lot for sale, not to exceed 9 square feet in surface size;
- D. Signs as may be necessary to advise of rules and regulations or to caution or warn of danger; and,
- E. Such signs as may be required by law.

3.22: Fire Hazard Mitigation: All lots shall be maintained in accordance with the Wildland-Urban Interface Fire Code, as it now exists or may be subsequently modified and the Wildland Urban Interface Fire Protection Plan. Should the Owner fail to do so then, after thirty (30) days' prior written notice to the Owner, the Board shall have the authority to perform the necessary work and collect all expenses or fees related thereto as a limited assessment. The Board may, in addition, use its enforcement powers provided in Section 6.11 below.

3.23: Prohibited Lot Uses:

- A. There shall be no mining, smelting or milling of ores or similar mineral operations within the Subdivision.
- B. No outdoor privy or any common cesspool shall be installed on any lot at any time.
- C. Nothing shall be done or kept on any Lot by any person which will increase the rate of insurance on any other Lot or which will result in the cancellation of any insurance or which constitutes a violation of any law.
- D. No excavation shall be made on any Lot except as is necessary for the erection of approved structures, and the construction of a driveway. Excavation which is not covered by a structure shall be properly filled within thirty (30) days of the completion of the underground work.
- E. No hunting or discharging of firearms or paintball guns shall be allowed within the Property.

3.24: Rebuilding or Restoration: Any dwelling unit or other improvement which may be destroyed in whole or in part must be rebuilt, or all debris must be removed and the Lot restored to a slightly condition. Such rebuilding, restoration or removal shall be completed within reasonable promptness and in any event within two (2) years from the time the damage occurred.

3.25: Building and Grounds Conditions: Each Owner shall maintain the exterior of their dwelling unit and all other improvements and landscaping in good condition and shall cause them to be repaired as the affects of damage or deterioration become apparent. Each Owner shall maintain his or her Lot in good appearance at all times. In the event of neglect to properly maintain

and care for any improvements on a Lot, including landscaping, the Board shall have the right, but not the obligation, to have the necessary work performed on any Lot to keep it from presenting an unsightly appearance, with at least thirty (30) days prior written notice; and, the charges for work so performed shall be billed to, and paid for by, the Owner of such Lot and shall become a lien upon the Lot.

3.26 No Further Subdivision: No Lot may be further subdivided.

3.27: Future Development: Each purchaser of a Lot in the Subdivision and their heirs and assigns, acknowledges that Declarant or Declarant's successors may subdivide or develop Declarant's current or future property which adjoins or is proximate to the Subdivision. Such development may be of a higher or lower density than River Fork Ranch.

3.28: Exemption of Declarant: Nothing contained herein shall limit the right of Declarant to complete excavation, grading and construction of improvements to and on any portion of the Property owned by Declarant or to construct such additional improvements as Declarant deems advisable in the course of development of the Property, so long as any Lot in the Property remains unsold. Such right shall include, but shall not be limited to, erecting, constructing, and maintaining on the Property, such structures and displays as may be reasonably necessary for the conduct of Declarant's business of completing the work and disposing of the same by sale, lease or otherwise. Declarant shall have the right at any time prior to acquisition of title to a Lot by a purchaser from Declarant to grant, establish and/or reserve on that Lot additional licenses, reservations and rights-of-way to Declarant, to utility companies, or to others as may from time to time be reasonably necessary to the proper development and disposal of the Property. Declarant need not seek or obtain DRC approval of any such improvements constructed or placed by Declarant on any portion of the Property owned by Declarant or an affiliate of Declarant. The rights of Declarant hereunder may be assigned by Declarant to any successor in interest in connection with Declarant's interest in any portion of the Property by an express written assignment recorded in the Office of the Valley County Recorder.

ARTICLE 4 - ASSOCIATION OPERATION

4.1: Organization: The Association shall be initially organized by Declarant, or an agent of Declarant, as an Idaho, non-profit corporation. The Association is charged with the duties and vested with the powers prescribed by law and set forth in the Articles, Bylaws, and this Declaration. Neither the Articles nor Bylaws shall, for any reason, be amended or otherwise changed so as to be inconsistent with this Declaration. In the event that there should exist any ambiguity in any provision of the Articles or Bylaws, then such provision shall be construed, to the extent possible, so that such provision shall be interpreted so as to be consistent with the provisions of this Declaration.

4.2: Membership: Each Owner shall be a member of the Association. An Owner shall automatically be a holder of the membership appurtenant to such Owner's Lot, and the membership shall automatically pass with fee simple title to the Lot. Declarant shall hold one membership in the Association for each Lot owned by Declarant. Membership in the Association shall not be assignable separate and apart from fee simple title to a Lot, except that the Owner may assign some or all of the Owner's rights as an Owner and as a member of the Association to a contract purchaser,

tenant or First Mortgagee, and may arrange for such person to perform some or all of such Owner's obligations as provided in this Declaration, but no such delegation or assignment shall relieve an Owner from the responsibility for full fulfillment of the obligations of the Owner under the Association Documents.

4.3: Classes of Membership/Voting Rights: The Association shall have one (1) class of membership, which shall be a voting membership.

4.4: No Fractional Votes, No Severance of Voting Rights: Fractional votes shall not be allowed. In the event that joint Lot Owners are unable to agree among themselves as to how their vote or votes should be cast, they shall lose their right to vote on the matter being put to a vote. When an Owner casts a vote, it will thereafter be presumed conclusively for all purposes that such Owner was acting with authority and consent of all joint Owners of the Lot(s) from which the vote derived. The right to vote may not be severed or separated from the ownership of the Lot to which it is appurtenant, except that any Owner may give a revocable proxy, or may assign such Owner's right to vote to a lessee, mortgagee, beneficiary or contract purchaser of the Lot concerned, for the term of the lease, mortgage, deed of trust or contract. Any sale, transfer or conveyance of such Lot to a new Owner shall operate automatically to transfer the appurtenant voting right to the new Owner, subject to any assignment of the right to vote to a lessee, mortgage, or beneficiary as provided herein.

4.5: Board of Directors and Officers: The affairs of the Association shall be conducted and managed by the Board of Directors ("Board") and such officers as the Board may elect or appoint, in accordance with the Articles and Bylaws, as the same may be amended from time to time. The Board of Directors shall be elected in accordance with the provisions set forth in the Association Bylaws. The Board shall be comprised of at least three (3) members, two of whom shall be appointed by the Declarant until the Transfer of Control Date, with the remainder being elected annually by non-Declarant members of the Association. A majority of the members shall constitute a quorum; however, until the Transfer of Control Date, all members appointed by Declarant must be present to constitute a quorum absent written waiver of this requirement by Declarant for any given meeting.

4.6: Declarant's Transfer of Control of Association: Declarant's right to control the Board shall terminate upon the occurrence of the *first* of the following events:

A. By written notice from the Declarant to the President or Secretary of the Association of the Declarant's intention to terminate its right to appoint the majority of the members of the DRC; or

B. Upon that date which is sixty (60) days after occupancy permits have been obtained for all Lots in the Property.

Such date is herein referred to as "the Transfer of Control Date".

ARTICLE 5 - DUTIES AND POWERS OF THE ASSOCIATION

5.1: General Duties and Powers of Association: The Association has been formed to further the common interest of the Members. The Association shall have the duties and powers to take such action as is necessary to perform its obligations under the Association documents.

5.2: Powers of the Association: The Association shall have all the powers of a corporation organized under the non-profit corporation laws of the State of Idaho subject only to such limitations upon the exercise of such powers as are expressly set forth in the Articles, the Bylaws, and Declaration. The Association shall have the power to do any and all lawful things which may be authorized, required or permitted to be done by the Association under Idaho law and under this Declaration, and the Articles and Bylaws, and to do and perform any and all acts which may be necessary to, proper for, or incidental to the proper management and operation of the Association's affairs and the performance of the other responsibilities herein assigned, including, without limitation:

A. Assessments: The power to levy Assessments on any Owner or any portion of the Property and to force payment of such Assessments, all in accordance with the provisions of this Declaration.

B. Right of Enforcement: The power and authority from time to time in its own name, on its own behalf, or on behalf of any Owner who consents thereto, to commence and maintain actions and suits to restrain and enjoin any breach or threatened breach of this Declaration or the Articles or the Bylaws, including the Association Rules adopted pursuant to this Declaration, and to enforce by injunction or otherwise, all provisions hereof.

C. Delegation of Powers: The authority to delegate its powers and duties to committees, officers, employees, or to any person, firm or corporation. Neither the Association nor the members of its Board shall be liable for any omission or improper exercise by any person or entity of any such duty or power so delegated.

D. Association Rules: The power to adopt, amend and repeal by majority vote of the Board such rules and regulations as the Association deems reasonable. Provided, however, that any Association Rules shall apply equally to all Owners and shall not be inconsistent with this Declaration, the Articles or Bylaws. A copy of the Association Rules as they may from time to time be adopted, amended or repealed, shall be mailed or otherwise delivered to each Owner. Upon such mailing or delivery, the Association Rules shall have the same force and effect as if they were set forth in and were a part of this Declaration. In the event of any conflict between such Association Rules and any provisions of this Declaration, or the Articles or Bylaws, the provisions of the Association Rules shall be deemed to be superseded by the provisions of this Declaration, the Articles or the Bylaws to the extent of any such inconsistency.

E. Emergency Powers: The power, exercised by the Association or by any person authorized by it, to enter upon any property (but not inside any building constructed thereon) in the event of any emergency involving illness or potential danger to life or property or when necessary in connection with any maintenance of construction for which

the Association is responsible. Such entry shall be made with as little inconvenience to the Owner as practicable, and any damage caused thereby shall be repaired by the Association.

F. Power to Engage Employees, Agents and Consultants: The Association shall have the power to hire and discharge employees and agents (except as otherwise provided in management contracts) and to retain in paper such legal and accounting services as may be necessary or desirable in connection with the performance of any duties or the exercise of any powers of the Association under the Association documents.

G. Power to Obtain Insurance: The Association shall have the power obtain insurance from reputable insurance companies authorized to do business in the State of Idaho, and maintain in effect any insurance policy the Board deems necessary or advisable, including, without limitation, directors and officers liability insurance.

5.3 Duties of the Association: In addition to duties necessary and proper to carry out the powers delegated to the Association by this Declaration, and the Articles and Bylaws without limiting the generality thereof, the Association or its agent, if any, shall have the authority and the obligation to conduct all business affairs of the Association and to perform, without limitation, each of the following duties:

A. Rule Making: Make, establish, promulgate, amend and repeal such Association Rules as the Board shall deem advisable.

B. Design Review Committee: Appoint and remove members of the DRC, subject to the provisions of this Declaration. The Board shall also have discretion to itself serve as the DRC, in lieu of appointing an independent committee. Declarant may elect to serve as DRC for first residential homes constructed on each lot, after which an appointed Review Committee will preside over subsequent construction.

C. Duty to Accept Property and Facilities Transferred By Declarant: The Association shall accept title to any property, including without limitation, any improvements thereon, any easement or other right, and personal property transferred to the Association by the Declarant or by any third party with Declarant's permission, and equipment related thereto, together with the responsibility to perform any and all Association functions associated therewith, provided that such property and functions are not inconsistent with the terms of this Declaration.

D. Insurance. Obtain insurance from reputable insurance companies authorized to do business in the State of Idaho and maintain in effect any insurance policy the Board deems necessary or advisable, including, without limitation, directors and officers liability insurance.

E. Duty to manage and care for private road. The Association shall manage, operate, care for, and maintain and repair River Run Lane, Meadow Brook Lane, and Meadow View Lane including all improvements, landscaping and vegetation placed in or along River Run Lane, Meadow Brook Lane, and Meadow View Lane. The cost of such

maintenance, repair and replacement, as well as such reserve accounts as may be established by the Board therefor, shall be assessed to the Owners as Regular Assessments.

ARTICLE 6 – DESIGN REVIEW

6.1: Purpose and Theme of Controls: It is the desire of the Declarant that design controls be implemented for all building improvements to insure that the overall excellence of River Fork Ranch Subdivision shall be maintained throughout its development. To this end, a Design Review Committee (hereinafter referred to as the "DRC") will be established pursuant to Section 6.2 of this Article 6 to guide the site development and design of all structures and to aid the residential home builders to discover the opportunities and limitations of their building sites. All of the residential improvements will be encouraged to offer a diversity of types, sizes and styles of architecture and yet will be required to conform to a total visual homogeneity.

The discretion hereinafter invested in the DRC will be exercised towards the end that high standards of workmanship and quality of materials will be maintained throughout the Development and that all improvements will be in harmony with and complement the natural landscape, topography and flora.

Section 6.2: DRC: No building, fence, wall, structure or other improvement shall be commenced, erected, altered, placed or maintained upon any lot nor shall any exterior addition to or change or alteration therein be made, until plans and specifications showing the nature, kind, shape, height, materials and location of the same have been submitted to and approved in writing by the DRC.

The DRC shall be comprised of the Declarant initially pursuant to 5.3(b) and thereafter of three (3) members, two of whom shall be appointed by the Declarant until the Transfer of Control Date, with the remainder being elected annually by the non-Declarant members of the Board. A majority of the members shall constitute a quorum; however, until the Transfer of Control Date, all members appointed by Declarant must be present to constitute a quorum absent written waiver of this requirement by Declarant for any given meeting. The Board may choose to act as the DRC. Meetings may be held by telephone or other electronic conference. The DRC shall designate a Chairperson. If any member of the DRC resigns or is unable to act, the remaining members shall appoint his or her successor; unless such member was appointed by Declarant, in which case Declarant shall appoint the successor. Pending such appointment, the remaining members shall discharge the functions of the DRC.

6.3: Documentation Required for Design Review: No structure or improvement shall be considered or approved by the DRC until the parcel owner has submitted the following information to the DRC:

A. Two (2) sets of plans (paper or electronic) and specifications for the proposed improvements;

B. A site plan of the lot showing the location of all existing and proposed improvements, and which also identifies the location, size and type of all trees proposed to

be removed and location of proposed well and septic which shall be consistent with recorder documents.

C. Drawings showing all exterior building elevations;

D. A schedule of exterior materials and colors to be used on the proposed improvement; and,

E. The owner's proposed construction schedule.

6.4: Basis for Approval or Disapproval: The DRC shall give its approval for the requested improvement only if:

A. The owner or applicant shall have strictly complied with the requirements of Section 6.3 hereof;

B. The DRC finds that the plans and specifications conform to the requirements of Article 3 of this Declaration, and furthermore that the owner or applicant is in compliance with all of the provisions and requirements of this Declaration in its entirety; and,

C. The DRC, in its sole and reasonable discretion, finds that the proposed improvement is compatible with the theme of this Development and with the purposes and intent of this Declaration as a whole as to quality of workmanship and materials, as to harmony of external design with existing structures, and as to location with respect to topography and finished grade elevations.

The DRC may waive submission of plans and specifications for approval where minor construction or a minor addition to an existing structure is involved which does not appear to materially affect the Development.

6.5: Form of Approval or Disapproval:

A. All approvals given under Section 6.4 shall be in writing; provided, however, that as to any request for approval which has not been rejected within thirty (30) days from the date of submission thereof to the DRC, such approval will not be required and the provisions of this Section will be deemed to have been fully complied with.

B. In disapproving any plans and specifications or other documents the DRC shall specify, in writing, the deficiencies it has relied upon in rendering such disapproval and shall give the applicant the right and opportunity to resubmit his plans and specifications or other documents in amended form. The DRC shall thereafter reconsider such documents as if they were being submitted for the first time.

C. One set of plans and specifications as finally approved or disapproved shall be retained by the DRC as a permanent record.

D. Nothing contained in this Section shall be deemed to relieve the owner of any parcel from complying with all of the provisions of this Declaration or with the provisions of all applicable building codes, zoning regulations, or other governmental regulations or laws governing the lands within this development

6.6: Arbitration: In the event an owner or applicant disputes the decision of the DRC, said dispute shall be decided by arbitration in accordance with the Construction Industry Arbitration Rules of the American Arbitration Association then in effect unless the DRC and the owner or applicant mutually agree otherwise. The Arbitrator shall be governed and guided in their decision by this Declaration. If so, the award rendered by the Arbitrator shall be final, non-appealable and binding upon the parties, to the same extent as if it had been finally rendered by a court of proper jurisdiction. The owner or applicant shall file demand for arbitration with the DRC and with the American Arbitration Association. Such demand shall be made within a reasonable time after the dispute in question has arisen, and in no event shall it be made after the date when institution of legal or equitable proceedings on such dispute would be barred by the applicable statute of limitations. The cost of arbitration shall be divided equally between the parties, unless the Arbitrator finds that one party has prevailed in arbitration. In such case, the non-prevailing party shall pay the cost of arbitration, which shall be limited to the Arbitrator's fee.

6.7: Proceeding with Work: Upon receipt of approval from the DRC pursuant to Section 6.5 above, the owner shall, as soon as practicable, satisfy all the conditions thereof and diligently proceed with the commencement and completion of all construction, reconstruction, refinishing, alterations and excavations authorized by such approval, said commencement to be in all cases within one (1) year from the date of such approval. If the Owner shall fail to comply with this Section, the approval given pursuant to Section 6.5 shall be deemed revoked, unless the DRC upon written request of the Owner made prior to the expiration of said one (1) year period extends the time for such commencement. No such extensions shall be granted except upon a finding by the DRC that there has been no change in the circumstances upon which the original approval was granted.

6.8: Completion of Construction: The Owner shall complete all exterior elements of the construction within two (2) years after the commencement of construction thereof; except, and only for so long, as such completion is rendered impossible or would result in great hardship to the owner due to strikes, fires, acts of God, unusual wintertime conditions, actual inability of the owner to procure deliveries of necessary material, or by other forces or persons beyond the control of the Owner; and, except as otherwise permitted by the DRC in writing. Financial inability of the Owner or his contractor to secure labor or materials or to discharge liens or attachments shall not be deemed a cause beyond his control. For the purposes of this Section 6.8, "Commencement of Construction" for new improvements is defined as the obtaining of the necessary building permits and the excavation of earth for a foundation, and for all other improvements is defined as the undertaking of any visible exterior work. Under no circumstances shall the aforesaid two (2) year completion deadline be extended for more than one (1) additional year, except upon a vote of a majority of the members who are present or represented by proxy at a duly noticed membership meeting at which a quorum is present.

6.9: Failure to Complete Work: Any construction which is not completed in a good and workmanlike manner, or in substantial conformity to the plans and specifications approved for

it by the DRC, within the time limits provided by this Article, and where such failure is not excused by the provisions hereof, shall be deemed a nuisance, and the Board shall have the right, at its sole option, to enter upon the premises and to have such incomplete construction removed or to carry such construction forward to completion. In such case, the costs and expenses incurred in such removal or completion shall constitute a lien upon the property under the Mechanic's Lien Law of the State of Idaho, such lien to attach as of the time of the commencement of the work involved in removing or completing the incomplete construction. Such lien may be enforced in the same manner as provided for the enforcement of mechanic's liens.

6.10: Variances: Upon written request from an Owner, the Board may grant a variance from any of the provisions of Article 3, except those limiting land use in the Subdivision to single-family residential uses, as follows:

A. The request shall be submitted to each Board member and must explain the precise nature of and reasons for the requested variance.

B. At least fifteen (15) days prior to the Board's review of the variance request, at the Applicant's expense, written notice of the request and the time and place at which the Board will consider the request shall be mailed, via certified mail, to all record Owners of Lots in the Subdivision;

C. The Board's review of the request shall be open to all Owners, who shall be entitled to comment;

D. The request shall be denied unless the Applicant establishes compelling reasons for the request. Neither the cost of compliance with these Covenants, nor the convenience of the Applicant shall in and of themselves be grounds for a variance;

E. If a DRC review of building/improvement plans involves a variance request, then the thirty (30) day time frame contained in Section 6.5 A. above shall be extended to sixty (60) days; and,

F. The decision of the Board can be overruled or modified only by a vote of sixty-seven percent (67%) of those Owners who are present or represented by proxy at a meeting of the membership, scheduled for the purpose of considering such decision, at which a quorum is present.

6.11: Enforcement: The provisions of this Declaration may be enforced by Declarant, by a Successor Declarant, by the Board, or by any Lot Owner. The prevailing party in such enforcement action shall be entitled to recover his/her fees under Section 10.8. In addition, to specific enforcement judicially, the Board shall be entitled to impose a fine for violations of this Declaration of not to exceed \$500.00 per incident or \$50.00 per day, in the case of a continuing violation. The fine may be assessed only against the Owner, and only if the violator is the Owner or a member of the Owner's family or a guest, invitee, lessee, contractor, subcontractor, employee or agent of the Owner. In the case of a continuing violation, the fine may not be assessed unless the Owner has failed to abate the violation within the time allowed therefor by the Board in written notice to the Owner. In the case of a single incident, the fine may not be assessed unless the

Owner has received at least one prior written notice from the Board that the violation may subject the Owner to fine(s). Fines imposed pursuant to this Section may be collected as provided in Section 9.12 A and B below. Non-payment of assessments shall not subject an Owner to fines; rather, the remedy therefor shall be as provided in Article 9, below.

ARTICLE 7 – EASEMENTS & PRIVATE PROPERTY

7.1: Easement for Agricultural Operations: The owner(s) of the real property surrounding the Property (“Surrounding Property”) shall have the right to perform and/or operate any and all Agricultural Operations. "Agricultural Operations" shall include, without limitation, the growing, raising or production of agricultural, horticultural and viticultural crops and vegetable products of the soil, poultry and poultry products, livestock, field grains, seeds, hay, apiary and dairy products, and any facility therefor, and the processing for commercial purposes of livestock or agricultural commodities, including the processing of such commodities into food commodities; and, any and all activities related thereto, including but not limited to, grazing, aerial spraying, use of chemicals, irrigating, night operation of tractors and equipment. The operation of Agricultural Operations may cause impacts to Owners of Lots in the Property, including but not limited to light, noise, odor and dust. An easement for all such impacts from Agricultural Operations shall be deemed incorporated in each deed or other instrument by which any right, title or interest in any Lot in the Property is granted, devised or conveyed, whether or not set forth or referred to in such deed or other instrument.

7.2 Easement for Roads and Turnaround: The Declarant shall construct the private roads depicted on the plat of the Property and in conformity with the approved specifications and plans thereof. All internal roads shall be private roads, the use of which is dedicated to the Owners and their guests and invitees which roads may be extended to adjacent property. All private roads are to be maintained by the Association in reasonable condition.

ARTICLE 8 - DECLARANT'S DEVELOPMENT RIGHTS, SPECIAL RIGHTS AND RESERVATIONS

8.1: Period of Declarant's Rights and Reservations: In addition to those easements and rights reserved by Declarant in Article 7 above, Declarant shall have, retain and reserve certain rights as hereinafter set forth with respect to the Association and the Association properties. The rights and reservations reserved above and hereinafter set forth shall be deemed accepted and reserved in each conveyance of the Property by Declarant, whether or not specifically stated therein, and in each deed or other instrument by which any property within the Property is conveyed by Declarant. The rights, reservations and easements reserved above and hereinafter set forth shall be prior and superior to any other provisions of the Association documents and may not, without Declarant's written consent, be modified, amended or rescinded or affected by any amendment of the Association documents. Declarant's consent to any one such amendment shall not be construed as a consent to any other amendment. Declarant's said rights shall survive the Transfer of Control Date, as defined at Section 4.6.

8.2: Declarant's Future Development Rights: For a period of forty (40) years after the date on which this Declaration is first recorded with the Office of Recorder of Valley County,

Idaho, Declarant shall have the following development rights: Declarant may add or annex any real property owned by Declarant to the Existing Property. The additions authorized under this Section shall be made by filing of record a Supplementary Declaration of Protective Covenants with respect to the additional property which shall extend the scheme of the covenants and restrictions of this Declaration to such property. Such Supplementary Declaration may contain such complementary additions and modifications of the covenants and restrictions contained in this Declaration as may be necessary to reflect the different character, if any, of the added properties and as not inconsistent with the scheme of this Declaration. Upon recordation of such Supplementary Declaration, the additions authorized under this Section shall thereafter be treated in all respects as Existing Properties. No permission shall be necessary from the owners of Existing Property before the Declarant may bring such lands within the scheme of this Declaration.

Such annexation(s) and Supplemental Declaration(s) may alter the rights and responsibilities of the Association and owners in the following ways:

- A. Additional owners may be added to the Association, thereby diluting the relative effect of an Existing Property Owner's vote;
- B. Private roads may be conveyed to the Association, thereby affecting the Association's road maintenance and repair budget;
- C. Common areas and amenities may be created and, upon acceptance by the Association, may be either conveyed, leased or made available to the Association, in which case the Association may incur expenses related to upkeep, improvement and/or maintenance; and,
- D. The Association may incur other expenses as a result of such annexation.

8.3: Successor Declarant: For purposes of the rights, reservations and easements reserved and created in favor of Declarant herein, Declarant shall have the option of notifying the Association in writing of an assignee or successor who will hold and exercise Declarant's aforesaid rights and whom the Association shall notify as required by this Declaration. In the event that Declarant is dissolved and fails to notify the Association of a successor for these purposes, then the person(s) holding a majority of beneficiary interest in Declarant entity at the time of its dissolution shall be deemed the successor to Declarant for these purposes.

ARTICLE 9 - ASSESSMENTS

9.1: Covenant to Pay Assessments: By acceptance of a deed to any lot in the Property each Owner of such lot hereby covenants and agrees to pay when due all Assessments or charges made by the Association, including all Special and Limited Assessments and charges made against such Owner pursuant to the provisions of this Declaration or other applicable instrument.

- A. Assessment Constitutes Lien: Such Assessments and charges together with interest at a rate established by the Board, costs and reasonable attorneys fees which may be incurred in collecting the same, shall be a charge on the land and shall be a continuing lien upon the lot against which each such Assessment or charge is made.

B. Assessment is Personal Obligation: Each such Assessment, together with interest at a rate established by the Board, costs and reasonable attorney's fees, shall also be the personal obligation of the Owner of such property beginning with the time when the Assessment falls due. The personal obligation for delinquent Assessments shall remain such Owners personal obligation regardless of whether he remains an Owner.

9.2: Regular Assessments: There will be regular assessments to maintain roads, entrance, fence, fire hydrant, pond, pump station and private road including snow removal as may be amended by the Board.

9.3 Special Assessments: In the event that the Board shall determine that Assessments will be necessary for a given calendar year to cover expenses of the Association, including but not limited to attorney's fees and/or litigation costs, other professional fees, or for any other reason, the Board shall determine the amount necessary to defray such expenses and levy a Special Assessment. The Board shall cause to be prepared and delivered to each Owner, at least thirty (30) days in advance of the date payment is due, a payment statement setting forth the Special Assessment, and the budget therefor. After the transfer of control, no Special Assessment shall be levied without the vote or written consent of a majority of the votes of the Members of the Association, which are present at a properly scheduled meeting of the Members or represented by proxy. The Board shall, in its discretion, determine the schedule under which such Special Assessment will be paid.

9.4 Limited Assessments: Notwithstanding the above provisions with respect to regular and special assessments, the Board may levy a limited assessment against a member as a remedy to reimburse the Association for costs incurred in bringing the member and/or such member's Lot into compliance with the provisions of the Association Documents.

9.5 Uniform Rate of Assessment: Unless otherwise specifically provided herein, special assessments shall be fixed at a uniform rate per Lot for all members of the Association.

9.6 Assessment Period: Unless otherwise provided in the Articles or Bylaws, the Assessment period shall commence on January 1 of each year and terminate December 31 of the year.

9.7 Notice of Default and Acceleration of Assessments: If any assessment is not paid within thirty (30) days after its due date, the Board may mail a notice of default to the Owner. The notice shall substantially set forth (a) the fact that the installment is delinquent; (b) the action required to cure the default; (c) a date not less than ten (10) days from the date of the mailing of the notice by which the default must be cured; and, (d) that the failure to cure the default on or before the date specified in the notice may result in the foreclosure of the lien for assessment against the Lot of the Owner and the exercise by the Board of any other remedies either provided herein or allowed by law. In such case, and as a condition of the cure of the delinquent assessment, the Owner may be obligated by the Board, at the Board's sole discretion, to additionally pay all costs of enforcement, including without limitation reasonable attorneys fees, costs and related expenses and to pay a reasonable late charged to be determined by the Board.

9.8 Enforcement of Assessments: Each Owner is and shall be deemed to covenant and agree to pay to the Association each and every assessment provided for in this Declaration; and agrees to the enforcement of all such assessments in the manner herein specified. In the event an attorney or attorneys are employed for collection of any assessment, whether by suit or otherwise, or to enforce compliance with or specific performance of the terms and conditions of this Declaration, each Owner agrees to pay reasonable attorneys fees and costs thereby incurred in addition to any other amounts due or any other relief or remedy obtained against said Owner. In addition to any other remedies herein or by law provided, the Board, or its authorized representative, may enforce the obligations of the Owners to pay the assessments provided for in this Declaration, and each of them, in any manner provided by law in equity, or without any limitation of the foregoing, by either or both of the following procedures:

A. Enforcement by Suit: By commencement of a suit at law against any Owner or Owners personally obligated to pay assessments, for such delinquent assessments as to which they are personally obligated. Any judgment rendered in any such action shall include the amount of the delinquency, together with interest thereon as provided for herein, costs of collection, court costs and reasonable attorney's fees in such amount as the Court may adjudge against the delinquent Owner. Suit to recover a money judgment for unpaid assessments shall be maintainable without foreclosing or waiving the lien hereinafter provided for.

B. Enforcement by Lien: There is hereby created a claim of lien, with power of sale, on each and every Lot to secure payment to the Association of any and all assessments levied against any and all Owners, together with interest thereon as provided for in this Declaration, fines imposed for violation of these Covenants, and all costs of collection which may be paid or incurred by the Association in connection therewith, including reasonable attorney's fees. The Board or its duly authorized representative may file and record a Notice of Delinquent Assessment on behalf of the Association against the Lot of the defaulting Owner who has not cured the default, as provided in Section 9.7 above. The amount of the assessment, plus any costs of collection, expenses attorney's fees and interest assessed in accordance with this Declaration shall be a lien on the Owner's Lot from and after the time the Association records the Notice of Delinquent Assessment. Such Notice shall be executed and acknowledged by any officer of the Association and shall contain substantially the following:

1. The claim of lien made pursuant to this Declaration;
2. The name of the record Owner,
3. The legal description of the Lot against which claim of lien is made;
4. The total amount claimed to be due and owing for the amount of the delinquency, interest thereon, collection costs, and attorney's fees (with any proper offset allowed); and,

5. The name and address of the trustee authorized by the Association to enforce the lien by public sale.

Upon recordation, the lien claimed therein shall immediately attach and become effective in favor of the Association as a lien upon the Lot against which such assessment was levied. Such lien shall have priority over all liens or claims created subsequent to the recordation of the Notice. Any such lien may be foreclosed by appropriate action in Court or in the manner provided by the Idaho Code for the foreclosure of a deed of trust with power of sale, or in any other manner permitted by law. The Board is hereby authorized to appoint its attorney, any officer or director of the Association, or any Title Company authorized to do business in Idaho as Trustee for the purpose of conducting such power of sale foreclosure. The lien provided for herein shall be in favor of the Association and shall be for the benefit of all other Lot Owners and shall secure payment of all sums set forth in the Notice, together with all sums becoming due and payable in accordance with this Declaration after the date of recordation of said Notice. The Association shall have the power to bid in at any foreclosure sale and to purchase, acquire, hold, lease, mortgage and convey any Lot.

Each Owner hereby expressly waives any objection to the enforcement and foreclosure of assessment liens in this manner. Upon the timely curing of any default for which a Notice was filed by the Board, the Board shall cause an officer of the Association to file and record an appropriate release of such Notice in the Office of the County Recorder of Valley County, Idaho. No Owner may waive or otherwise escape liability for the assessments provided for in this Declaration by non-use or abandonment of his Lot.

ARTICLE 10 - GENERAL PROVISIONS

10.1: Binding Effect: The various restrictive measures and provisions of these covenants and restrictions are declared to constitute mutual equitable servitudes for the protection and benefit of each parcel in the Subdivision and of the owners thereof and for the benefit of the Subdivision as a whole. Each grantee of a conveyance or purchaser under a contract of sale, by accepting a deed or contract of sale, accepts such subject to all of the covenants, conditions and restrictions set forth in this Declaration and specifically agrees to be bound by each and all of them.

10.2: Term of Declaration: Unless amended as herein provided, all provisions covenants, conditions and restrictions and equitable servitudes contained in this Declaration shall be effective for forty (40) years after the date upon which this Declaration was originally recorded, and, thereafter, shall be automatically extended for successive periods of ten (10) years each unless terminated by agreement of the Owners as provided for herein below.

10.3: Amendment of the Declaration: Until the first Lot subject to this Declaration has been conveyed by Declarant by recorded deed, any of the provisions, covenants, conditions, restrictions and equitable servitudes contained in this Declaration may be amended or terminated by Declarant by the recordation of a written instrument, executed by Declarant, setting for such amendment or termination.

10.4: Amendment of Declaration by Members: Except as otherwise provided in this Declaration, and subject to provisions elsewhere contained in this Declaration requiring the

consent of Declarant or others, any provision, covenant, condition, restriction, or equitable servitude contained in this Declaration may be amended or repealed at any time and from time to time, upon approval of the amendment or repeal by at least 75% of those members present or represented by proxy at a meeting of the membership, scheduled for the purpose of considering such amendments, at which a quorum is present; provided:

- A. This Declaration may not be terminated except upon approval by all of the Members of the Association; and, in case of termination, all rights, reservations, and easements granted to or reserved by Declarant herein shall survive any such termination; and,
- B. The provisions of this Declaration which limit the allowable land uses in the Subdivision to single-family residential use may be amended only with the approval all of the Members of the Association, and the approval, as required, by Valley County, in the same manner as would be required for an approval of a material change to the Conditional Use Permit/Preliminary Plat for the Subdivision.

10.5: Required Consent of Declarant to the Amendment: None of the rights, reservations, or easements granted to or reserved by Declarant herein may ever be modified or amended without the prior written consent of Declarant or Declarant's successor as identified in Section 8.3 above, which consent may be withheld by Declarant for any reason whatsoever. For the period specified in Section 8.2 above, any proposed amendment or repeal of any other provision of this Declaration (i.e. a provision not involving any of the rights, reservations or easements granted to or reserved by Declarant) shall require the prior written consent of Declarant, or Declarant's aforesaid successor.

10.6: Priority of First Mortgage Over Assessments: Each lender who recorded its mortgage or deed of trust before assessments have become delinquent and who obtains title to the Lot encumbered by the first mortgage whether pursuant to remedies provided in the mortgage, by judicial foreclosure, or by deed or assignment in lieu of foreclosure, shall take title to the lot free and clear of any claims for unpaid assessment or charges against such Lot which accrued prior to the time such first mortgage acquires title.

10.7: Remedies Cumulative: Each remedy provided under the Association documents is cumulative and not exclusive.

10.8: Costs and Attorneys Fees: In any action or proceeding under the Association documents, the party which seeks to enforce the Association documents and prevails shall be entitled to recover its costs and expenses in connection therewith, including reasonable attorneys fees and expert witness fees. "Action or proceeding" as herein stated shall include, without limitation, any arbitration, mediation, or alternative dispute resolution proceeding.

10.9: Limitation of Liability: The Association, Board of Directors, the DRC, Declarant and any member, agent or employee of any of the same shall not be liable to any person for any action or for any failure to act if the action or failure to act was in good faith and without malice, and shall be indemnified by the Association to the fullest extent permissible by the laws of Idaho,

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal, the day and year in this certificate first above written.

NOTARY PUBLIC FOR IDAHO
My Commission Expires: _____

EXHIBIT A

DECLARATION OF FIRE SERVICES EMERGENCY ACCESS EASEMENT

VALLEY COUNTY, IDAHO

This **DECLARATION** is made by **LAKE FORK RANCH, LLC**, which is the owner of certain lands located in Valley County, Idaho, which is legally described in the attached **EXHIBIT A**.

ARTICLE 1 - GENERAL

1.1 Property Affected: Declarant owns certain real property in McCall, Valley County, Idaho, which is described in attached **Exhibit A**.

Referred to herein as “Property.”

1.2 Declaration: Declarant hereby declares and covenants that the Property is and shall be held, sold, conveyed, encumbered, hypothecated, leased, used, occupied and improved subject to the following terms, covenants, conditions, easements and restrictions, all of which are declared and agreed to be in furtherance of a general plan for the protection, maintenance and improvement of the Property. The terms, covenants, conditions, easements and restrictions set forth herein: (i) shall run with the land constituting the Property, and shall be binding upon all persons having or acquiring any right, title or interest in the Property or any portion thereof; (ii) shall inure to the benefit of the Property; (iii) shall inure to the benefit of and be binding upon Declarant, Declarant’s successor in interest and each grantee or Owner and such grantee’s or Owner’s respective successors in interest; and, (iv) may be enforced by Declarant, by any Owner or such Owner’s successors in interest.

ARTICLE 2 - DEFINITIONS

2.1 Owner: The term “Owner” shall refer to that person, or entity or those persons or entities, who hold the ownership interest in the Property as shown on the records of the County Recorder, Valley County, Idaho.

ARTICLE 3 - EASEMENT

3.1 Easements:

1. Fire Services Emergency Access Easement. Declarant declares a non-exclusive Easement is reserved for the benefit of property adjacent to Declarant’s Property and platted as River Fork Ranch Subdivision which Easement is described as 20 feet wide and legally described on the attached **Exhibit B** (the “Fire Services Emergency Access Easement”).
2. The Fire Services Emergency Access Easement shall be subject to the following conditions:
 - a. The Fire Services Emergency Access Easement is described as a non-exclusive easement Declarant may also use the Easement to access Declarant’s property along with Declarant’s licenses, guests, invitees, successors, and assigns.
 - b. The purpose of the Fire Services Emergency Access Easement is to provide River Fork Ranch Subdivision and all emergency fire personnel access to the Property and

any and all fire suppression ponds, pump stations, access roads, or other fire suppression systems associated with River Fork Ranch Subdivision.

- c. Declarant will bear the cost of maintenance of the Fire Services Emergency Access Easement, including but not limited to snow removal and grading.

IN WITNESS WHEREOF, Declarant has executed this Declaration the day and year first above written.

IN WITNESS WHEREOF, the undersigned Owner of the said River Fork Ranch Subdivision, has executed this Declaration the day and year first above noted.

LAKE FORK RANCH, LLC

By: _____
David Callister, Manager

STATE OF IDAHO,)
 (ss
County of Valley.)

On this _____ day of _____, 20____, before me, a Notary Public in and for said State, personally appeared **DAVID CALLISTER**, Manager of **LAKE FORK RANCH, LLC**, an Idaho Limited Liability Company, known or identified to me to be the person whose name is subscribed to the within instrument and acknowledged to me that he executed the same for and on behalf of said Limited Liability Company.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal, the day and year in this certificate first above written.

NOTARY PUBLIC FOR IDAHO
My Commission Expires: _____

EXHIBIT A

NW¹/₄ SW¹/₄; NE¹/₄ NW¹/₄; SW¹/₄ NW¹/₄; SE¹/₄ NW¹/₄; NE¹/₄ SW¹/₄; of Section 23 and N¹/₂ SE¹/₄; SE¹/₄ SE¹/₄ of Section 22, all in Township 17 North, Range 3 East, Boise Meridian, Valley County, Idaho

Save and Except:

That certain State Highway Right Of Way Deed, as recorded Book 14 of Deeds at Page 315, records of Valley County, Idaho.

Exhibit B
(the “Fire Services Emergency Access Easement”)

**DECLARATION OF SHARED ACCESS AND UTILITY EASEMENTS
FOR RIVER FORK RANCH SUBDIVISION
VALLEY COUNTY, IDAHO**

This **DECLARATION** is made by **HRC, LLC**, which is the owner of certain lands located in Valley County, Idaho, which are platted as the River Fork Ranch Subdivision.

WHEREAS, HRC, LLC, did, on the _____ day of _____, 20____, file of record with the Office of Recorder of Valley County, Idaho, as Instrument No. _____, in Plat Book _____, on Page _____, the Final Plat for River Fork Ranch Subdivision (hereinafter “Final Plat”).

WHEREAS, HRC, LLC is the Owner of the real property contained in the said Final Plat.

WHEREAS, the purpose of this Declaration is to describe the utilities which will be placed in River Fork Ranch Subdivision, the schedule for completion of such utilities, and the entity with responsibility for construction of such utilities.

ARTICLE 1 - GENERAL

1.1 Property Affected: Declarant owns certain real property in McCall, Valley County, Idaho, which is described in attached **Exhibit A**.

Lots 13, 14, 15, 16, and 23, 24, 25, and 26 are depicted on the Final Plat.

Lots 13, 14, 15, 16, and 23, 24, 25, and 26 shall collectively be referred to as “**the Properties**.”

Lots 13, 14, 15, and 16 share driveway access from River Run Lane and Lots 23, 24, 25, and 26 share driveway access from Meadow View Lane. An ingress and egress easement within, which a driveway is located, will be utilized as access for the benefit of Lots 13, 14, 15, and 16 for ingress and egress as further described herein (“**River Run Driveway Easement**”). An ingress and egress easement within, which a driveway is located, will be utilized as access for the benefit of Lots 23, 24, 25, and 26 for ingress and egress as further described herein (“**Meadow View Driveway Easement**”).

1.2 Declaration: Declarant hereby declares and covenants that the Properties are and shall be held, sold, conveyed, encumbered, hypothecated, leased, used, occupied and improved subject to the following terms, covenants, conditions, easements and restrictions, all of which are declared and agreed to be in furtherance of a general plan for the protection, maintenance and improvement of the Properties. The terms, covenants, conditions, easements and restrictions set forth herein: (i) shall run with the land constituting the Properties, and shall be binding upon all persons having or acquiring any right, title or interest in the Properties or any portion thereof; (ii) shall inure to the benefit of the Properties; (iii) shall inure to the benefit of and be binding upon Declarant, Declarant’s successor in interest and each grantee or Owner and such grantee’s or Owner’s respective successors in interest; and, (iv) may be enforced by Declarant, by any Owner or such Owner’s successors in interest.

ARTICLE 2 - DEFINITIONS

2.1 Owner: The term “Owner” shall refer to that person, or entity or those persons or entities, who hold the ownership interest in the Properties as shown on the records of the County Recorder, Valley County, Idaho.

ARTICLE 3 - EASEMENT

3.1 Easements:

1. River Run Driveway Easement. Declarant declares a non-exclusive Easement is reserved for the benefit of Lots 13, 14, 15, and 16, for ingress and egress to Lots 13, 14, 15, and 16 over and across Lot 15, of which such Easement is generally depicted on the Final Plat.
2. Meadow View Driveway Easement. Declarant declares a non-exclusive Easement is reserved for the benefit of 23, 24, 25, and 26, for ingress and egress to Lots 23, 24, 25, and 26 over and across Lot 25, of which such Easement is generally depicted on the Final Plat.
3. The River Run Driveway Easement and the Meadow View Driveway Easement (collectively referred to as “**Easements**” shall be subject to the following conditions:
 - a. The Easements are described as a non-exclusive easement because each will be used by Lots 13, 14, 15, and 16 to access from River Run Lane and their licenses, guests, invitees, successors, and assigns, and by Lots 23, 24, 25, and 26 to access from Meadow View Lane and their licenses, guests, invitees, successors, and assigns.
 - b. The purpose of the Easements are to provide access to the Properties.
 - c. The Owners of Lots 13, 14, 15, and 16 may place their utilities in the River Run Easement, and the Owners of Lots 23, 24, 25, and 26 may place their utilities in the Meadow View Driveway Easement. Any damage to the driving surface of the Easements incurred due to installation of utilities by the Owner causing damage will be repaired by that Owner generally to the condition which existed prior to the installation of the utilities, at the expense of the Owner causing such damage.
 - d. Any damage to the Easements caused by the Owner of the Properties during construction will be repaired by the Owner of the parcel doing the construction.
 - e. The driving surface of the Easements may be improved by the Owner of the Properties at such Owner’s expense.
 - f. The Owners of Lots 13, 14, 15, and 16 will share in the cost of maintenance of the River Run Driveway Easement pro-rata, including but not limited to snow removal and grading. The Owners of Lots 23, 24, 25, and 26 will share in the cost of maintenance of the Meadow View Driveway Easement pro-rata, including but not limited to snow removal and grading. The cost sharing shall begin with the date upon which a Building Permit is issued for the construction of a home on the Properties. Therefore, no contribution shall be required from any Owner who has not yet obtained a Building Permit.
 - g. Each Owner shall indemnify and hold the other Owners harmless regarding, and waive as to the other Owner, any claims of any kind for damages, fees, costs, or relief of any kind whatsoever stemming from or related in any way to use of the Easements by the Owner or their guests, invitees, or agents.

ARTICLE 4 – MISCELLANEOUS PROVISIONS

- 4.1 Non-Waiver/Modification:** The failure of a party to demand strict performance of or compliance with this Declaration or any provisions hereof at any time or under any set of circumstances will not be deemed a waiver by such party of its right to demand such

DRAFT

performance and compliance at any other time or under any other circumstances. This Declaration may not be changed or modified orally. It may only be modified by a written instrument executed by the Owners of the Properties.

4.2 Attorneys Fees: In the event that any dispute arises regarding the legal consequence, interpretation, application or enforcement of this Declaration, then the prevailing party in such dispute shall be entitled to recover his/her attorneys fees and costs incurred, including attorneys fees and costs incurred on appeal.

IN WITNESS WHEREOF, Declarant has executed this Declaration the day and year first above written.

IN WITNESS WHEREOF, the undersigned Owner of the said River Fork Ranch Subdivision, has executed this Declaration the day and year first above noted.

HRC LLC

By: _____
David Callister, Manager

STATE OF IDAHO,)
 (ss
County of Valley.)

On this _____ day of _____, 20____, before me, a Notary Public in and for said State, personally appeared **DAVID CALLISTER**, Manager of **HRC LLC**, an Idaho Limited Liability Company, known or identified to me to be the person whose name is subscribed to the within instrument and acknowledged to me that he executed the same for and on behalf of said Limited Liability Company.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal, the day and year in this certificate first above written.

NOTARY PUBLIC FOR IDAHO
My Commission Expires: _____

EXHIBIT A

Legal Description

**DECLARATION OF
MAHALA DITCH EASEMENT
FOR RIVER FORK RANCH SUBDIVISION
VALLEY COUNTY, IDAHO**

This **DECLARATION** is made by **HRC, LLC**, which is the owner of certain lands located in Valley County, Idaho, which are platted as the River Fork Ranch Subdivision.

WHEREAS, HRC, LLC, did, on the ____ day of _____, 20 ____, file of record with the Office of Recorder of Valley County, Idaho, as Instrument No. _____, in Plat Book _____, on Page _____, the Final Plat for River Fork Ranch Subdivision (hereinafter “Final Plat”).

WHEREAS, HRC, LLC is the Owner of the real property contained in the said Final Plat and described in the attached EXHIBIT A.

NOW, THEREFORE, HRC, LLC hereby states and declares as follows:

DECLARATION OF EASEMENT COVENANT

- 1. Property Affected:** Declarant owns certain real property in McCall, Valley County, Idaho, which is described in attached **Exhibit A** (referred to as “Property”).
- 2. Declaration:** Declarant hereby declares and covenants that all lots as depicted on the Final Plat are and shall be held, sold, conveyed, encumbered, hypothecated, leased, used, occupied and improved subject to the following terms, covenants, conditions, easements and restrictions, all of which are declared and agreed to be in furtherance of a general plan for the protection, maintenance and improvement of the Final Plat. The terms, covenants, conditions, easements and restrictions set forth herein: (i) shall run with the land constituting the Final Plat, and shall be binding upon all persons having or acquiring any right, title or interest in the Final Plat or any portion thereof; (ii) shall inure to the benefit of the Final Plat; (iii) shall inure to the benefit of and be binding upon Declarant, Declarant’s successor in interest and each grantee or Owner and such grantee’s or Owner’s respective successors in interest; and, (iv) may be enforced by Declarant, by any Owner or such Owner’s successors in interest.
- 3.** The “Mahala Ditch” is an irrigation ditch traversing the Property, from a point of beginning at Lake Fork Creek and continuing generally south across the LAKE FORK RANCH Property. Lake Fork Ranch has no water right or rights to use the Mahala Ditch. The term “Mahala Ditch” as used herein expressly only references the section of the ditch located on the LAKE FORK RANCH Property, and the Declaration recognizes and understands that any sections of the Mahala Ditch located outside of the LAKE FORK RANCH Property are not subject to this Declaration.
- 4.** LAKE FORK RANCH piped an approximately 280-foot section of the Mahala Ditch and realigned a portion of the Mahala Ditch on the LAKE FORK RANCH Property and hereby grants the owner of the ditch and its authorized personnel the right to access the Mahala Ditch by way of a 30-foot-wide easement.

5. Description Of Easement. The Mahala Ditch Easement is depicted at **Exhibit B**, which is attached hereto and incorporated herein by reference. The Mahala Ditch Easement is described as traversing the Mahala Ditch and extends 20 feet east of the Mahala Ditch and 10 feet west of the Mahala Ditch for a total width of 30 feet and is referred to as “**Mahala Ditch Easement**”.
6. Declaration of Easement. HRC, LLC hereby grants the Mahala Ditch Easement to the owner of the Mahala Ditch and such use of the MAHALA DITCH to serve such owner’s property, and the repair, replacement and maintenance of the same. All repair, replacement and maintenance activities shall be conducted within the Easement and shall be performed within reasonable standards of ditch maintenance.
7. Exclusivity. The Mahala Ditch Easement is nonexclusive in that Lake Fork Ranch shall also have the right to use the Mahala Ditch Easement. Lake Fork Ranch is prohibited from and shall prohibit any River Fork Ranch owners from using or accessing the Mahala Ditch on Lake Fork Ranch Property. This prohibition shall be expressly stated in River Fork Ranch’s Declaration of Covenants Conditions and Restrictions.
8. Emergencies. The Mahala Ditch may be accessed by HRC, LLC or the River Fork Ranch Property Owners Association’s qualified representatives, as is reasonable under the circumstances, upon the occurrence of an emergency, which is defined to include an unexpected overflow, failure, breach, or maintenance situation calling for immediate attention.
9. Covenant Running With Properties: The Declaration of Mahala Ditch Easement granted herein shall constitute a covenant burdening and running with the Property. The provisions of this Agreement shall bind and inure to the benefit of the heirs, assigns, and successors in interest of HRC, LLC.

IN WITNESS WHEREOF, the undersigned Owner of the said River Fork Ranch Subdivision, has executed this Declaration the day and year first above noted.

HRC LLC

By: _____
David Callister, Member

STATE OF IDAHO,)
 (ss
County of Valley.)

On this _____ day of _____, 20____, before me, a Notary Public in and for said State, personally appeared **DAVID CALLISTER**, Manager of **HRC LLC**, an Idaho Limited Liability Company, known or identified to me to be the person whose name is subscribed to the within instrument and acknowledged to me that he executed the same for and on behalf of said Limited Liability Company.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal, the day and year in this certificate first above written.

NOTARY PUBLIC FOR IDAHO
My Commission Expires: _____

EXHIBIT A
Legal Description of **LAKE FORK RANCH Property**

EXHIBIT B
Depiction of MAHALA DITCH Easement

WARRANTY DEED
Spink Lane Right of Way – River Fork Ranch Subdivision

FOR VALUE RECEIVED, HRC, LLC (“Grantor”), does hereby grant, bargain, sell, and convey unto VALLEY COUNTY, IDAHO, c/o The Board of County Commissioners of Valley County, Idaho, whose current address is PO Box 1350, Cascade, Idaho 83611 (“Grantee”), the following described real property situated in Valley County, Idaho, to-wit:

See **Exhibit A**.

To have and to hold the said premises, together with improvements and appurtenances unto the said Grantee and Grantee’s successors and assigns forever. And the said Grantor hereby covenants to and with said Grantee, that it is the owner in fee simple of said premises; that the said premises are free from all monetary encumbrances except current year’s real property taxes; and, that it will warrant and defend the same from all lawful claims whatsoever.

The premises is hereby dedicated to Grantee for the purpose of providing additional right-of-way to Grantee for the maintenance, repair, improvement and construction of a road.

DATED this _____ day of _____, 20____.

HRC, LLC.

Dave Callister,
Manager

Date: _____

STATE OF IDAHO,)
 (ss.
County of Valley.)

On this ___ day of _____, 2025, before me, a Notary Public in and for said State, personally appeared **Dave Callister**, known or identified to me to be the manager of the **HRC, LLC**, the person who executed this instrument on behalf of said trust.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal, the day and year in this certificate first above written.

NOTARY PUBLIC FOR IDAHO
My Commission Expires: _____

Exhibit A

SCHEDULE OF CONDITIONS – DEVELOPMENT AGREEMENT RIVER FORK RANCH SUBDIVISION		
ITEM	SUMMARY	RESPONSE
EXHIBIT B - CONDITIONS OF CUP APPROVAL		
1. Compliance	Compliance with the permit.	
2. Development Agreement	Address proportionate share of road maintenance mitigation measures per VC Public Works see outline dated 12-17-24. Must be approved before construction start.	Development Agreement was recorded (Instrument #2025-002612) See responses to EXHIBIT C conditions.
3. Dust Abatement Plan	Address fugitive dust generated on Spink Ln and internal private roads during construction & after build.	Addressed in the CC&Rs which are included with the Final Plat application.
4. Ditch maintenance and Access Agreement	Agreement with adjacent landowners regarding accessing water from Mahala Ditch. Submit to VC prior to final plat. (Waiver accepted if no cooperation w/ owners)	The Board of County Commissioners (BOCC) approved a waiver for this condition on October 29,2025.
5. Fence Agreement	Agreement with adjacent landowners that graze cattle (for 30 calendar days). Submit to VC prior to final plat. (Waiver accepted if no cooperation w/ owners)	The Board of County Commissioners (BOCC) approved a waiver for this condition on October 29,2025.
6. Change in Scope	Additional CUP must be filed if there is material change.	No material change in project scope.
7. Final Plat	Must be recorded by January 13, 2027.	Application for final plat submitted. Anticipated at BOCC March 30 th or April 6th.
8. Code Compliance	Compliance with County, State & Federal laws.	The project complies with all applicable codes. Final fire inspection and approval for the subdivision is pending which will be completed prior to signing of final plat.
9. Stormwater Management and Grading Plan	Must be approved by Valley County Engineer prior to construction start.	Approvals from Valley County attached to Final Plat application.
10. Utilities and Roads	Must be completed by final plat and be certified by engineer.	Letter of Substantial Completion attached to Final Plat application.
11. Wetlands	Outline/describe on final plat.	Wetland Delineation added to sheet 2 of 4 on Final Plat. Wetland Delineation Report attached to Final Plat application.
12. Conduit	Bury conduit for fiber optics and utilities.	Developer buried all dry utilities as part of construction of the subdivision.
13. Private Road Declaration	Or equivalent requirements in CCR's re: road maintenance	Drafted and submitted with preliminary plat application and with Final Plat application.
14. Declaration of Installation of Utilities	Required with final plat.	Drafted and submitted with preliminary plat application and with Final Plat.
15. Community Rules	CCR's, see bullet points for requirements.	CC&Rs Submitted with Final Plat application.

16. Lighting Ordinance	Compliance with VC ordinance.	No lighting was installed for the subdivision as per the approved plans. Lighting addressed in the CC&Rs.
17. Snow storage	VC Engineer to confirm.	Valley County approval letter of the subdivision construction drawings includes snow storage. Approval letter attached to Final Plat application.
18. WUI Protection Plan	Must be recorded and noted on plat.	The WUI Protection Plan will be recorded prior to the Final Plat and noted on the plat. The plan is included with the Final Plat application.
19. Grading and Stormwater	Require grading and stormwater management plans on individual lots to be approved by HOA.	This is addressed in the CC&Rs.
20. House numbers	Addresses must be visible at residences and/or driveways.	This is addressed in the CC&Rs.
21. Final Plat Notes	Requires specific notes on final plat; see bullet points.	See notes 23 through 26 added to Final Plat.
22. Lot 11C Access	No entry onto this lot.	This is addressed in the CC&Rs.
23. Unit Types	Only single-family residences w/ accessory dwelling units attached are approved. No duplexes.	This is addressed in the CC&Rs.
EXHIBIT C - OFF-SITE ROAD IMPROVEMENT AGRMT & RESTRICTIVE COVENANTS		
<u>I-A. Right-of-Way Dedication</u>	Warranty Deed from Lake Fork Ranch LLC to Valley County. Deed must be approved by VC P&Z re: dedication of real property for ROW (must measure 35 feet from center of Spink Lane) & have appropriate legal description. Must be recorded prior to final plat.	See attached Warranty Deed and Legal Description for Spink Right-of-Way dedication to be recorded prior to the Final Plat.
I-B. Off-site impacts/mitigation plan (1) Option 1	Offsite mitigation fee.	Applicant chose Option 2
I-B. Off-site impacts/mitigation plan (2) Option 2	In lieu of payment of off-site mitigation fee: 1) Improve Spink Lane surface per design plan, 2) Submit design plan to VC Public Works by 12/1/2025, 3) Design plan requirements, 4) Lake Fork is GC and responsible, 5) Control dust, 6) Cooperate and conform with VC construction standards and inspections.	Financial security for the offsite improvements of Spink Lane will be paid to Valley County prior to signing of the Final Plat.
I-C. ITD Permit	VC may apply for ITD permit and Lake Fork must cooperate, if VC pursues permit.	County Requirement
II-1 Restrictive Covenants	Draft Declaration of CCR's addressing items a-v in the Development Agreement.	All items address in the CC&Rs and submitted with Final Plat Application.
EXHIBIT D - TO DEVELOPMENT AGREEMENT		
1. Notice of construction	County to give notice of commencement of construction to the Squires, Millers, and Peppersacks (60 days prior).	County Requirement
2. CCR's HOA	Property governed by HOA and CCR's.	This is addressed in the CC&Rs.

3. CCR's Fencing	CCR's to allow some fencing per prelim plat.	This is addressed in the CC&Rs.
4. CCR's Toxic plants	CCR's to prohibit yew species of landscape.	This is addressed in the CC&Rs.
5. CCR's Lawn	CCR's re: Lawns/irrigated areas not to exceed ½ acre.	This is addressed in the CC&Rs.
6. CCR's Fertilizer	CCR's to limit use of fertilizers, pesticides, herbicides etc.	This is addressed in the CC&Rs.
7. CCR's Septic	CCR's to require septic maintenance at minimum per 5 years.	This is addressed in the CC&Rs.
8. Shared Well	Lots allowed to share wells per IDWR.	This is addressed in the CC&Rs.
9. Signage	County to erect wildlife/cattle crossing signs on Spink and Farm to Market.	County Requirement
10. Improvements	County Engineer to design, sequence and inspect Spink Lane improvements for safety and integrity, etc.	County Requirement
11. Lot 11C	See condition no. 21, no development/access to Lot 11C.	This is noted on the Final Plat and in the CC&Rs.
12. Lake Fork Creek	Grading and drainage will be directed away from Creek and included in CCR's.	Grading and drainage was addressed in the approved construction drawings. This is all addressed in the CC&Rs.
13. Compliance	Developer will comply with SWPPP, BMPs, Dust Abatement, state and federal laws.	The project is compliant with the requirements state.

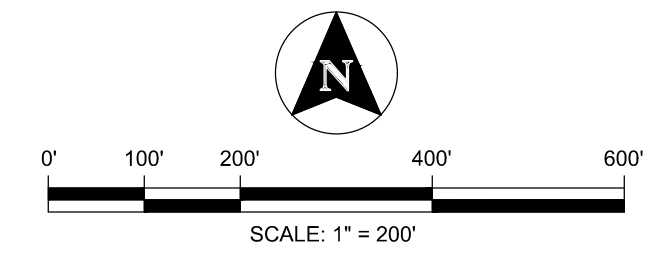
RIVER FORK RANCH SUBDIVISION NO.1

LOCATED IN THE SE1/4 OF THE SE1/4 & A PORTION OF THE NE1/4 OF THE SE1/4, SECTION 22
TOWNSHIP 17 NORTH, RANGE 3 EAST, BOISE MERIDIAN, VALLEY COUNTY, IDAHO
2026

LEGEND	
-----	SUBDIVISION BOUNDARY
-----	SECTION LINE
-----	RIGHT-OF-WAY LINE
-----	CENTERLINE
-----	LOT LINE
-----	EXISTING PARCEL LINE
-----	EASEMENT LINE
-----	EDGE OF WETLAND
⊙	FOUND BRASS CAP MONUMENT
⊠	FOUND ALUMINUM CAP MONUMENT
⊙	FOUND 5/8" REBAR
⊠	SET ALUMINUM CAP MONUMENT
⊙	SET 5/8" REBAR
⊙	SET 1/2" REBAR
○	CALCULATED POINT
□	PLS # ON FOUND CAP
LS6902	LOT NUMBER
1	LOT NUMBER

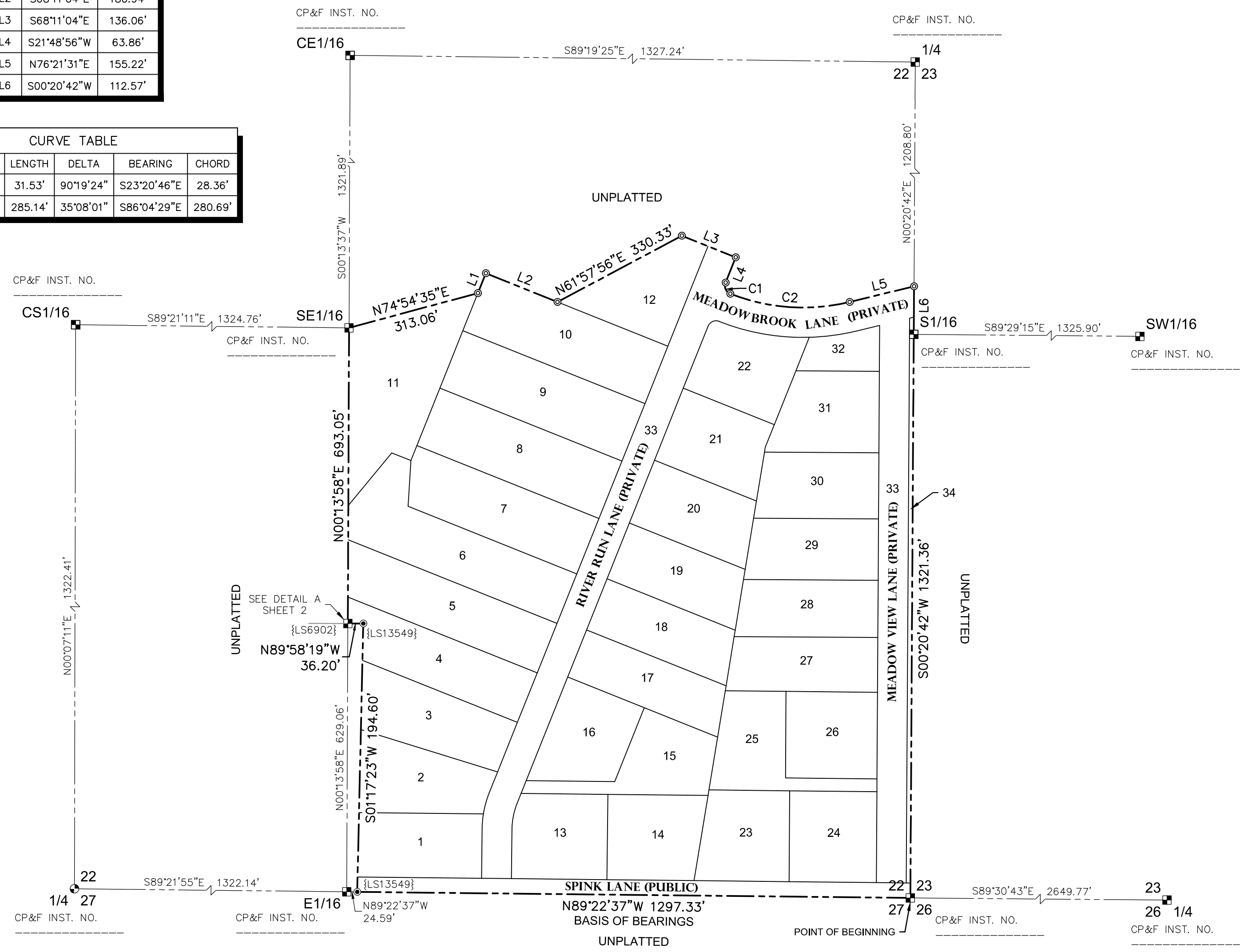
LINE TABLE		
LINE	BEARING	DISTANCE
L1	N21°48'56"E	50.00'
L2	S68°11'04"E	180.94'
L3	S68°11'04"E	136.06'
L4	S21°48'56"W	63.86'
L5	N76°21'31"E	155.22'
L6	S00°20'42"W	112.57'

CURVE TABLE					
CURVE	RADIUS	LENGTH	DELTA	BEARING	CHORD
C1	20.00'	31.53'	90°19'24"	S23°20'46"E	28.36'
C2	465.00'	285.14'	35°08'01"	S86°04'29"E	280.69'



NOTES

- ALL LOT LINES COMMON TO A PUBLIC RIGHT-OF-WAY HAVE A TEN FOOT (12') WIDE PERMANENT PUBLIC UTILITIES EASEMENT (PUE).
- REAR LOT LINES FOR LOTS 14-5, & 17-22 ARE SUBJECT TO A THIRTY FIVE FOOT (35') WIDE PERMANENT IRRIGATION EASEMENT ALONG THE MAHALA DITCH FOR THE MAINTENANCE, CLEANING, AND REPAIR OF THE DITCH. NO LANDSCAPING (EXCEPT GRASS), TREES, STRUCTURES, FENCES OR IMPROVEMENTS OF ANY KIND SHALL BE PLACED WITHIN THE LIMITS OF SAID EASEMENT.
- LOTS 1, 13-14, AND 23-24 ARE SUBJECT TO AN EIGHT FOOT (8') LANDSCAPE EASEMENT AS SHOWN HEREON.
- LOT 10 IS SUBJECT TO A TEN FOOT (10') FIRE SUPPRESSION UTILITY EASEMENT ALONG THE NORTH BOUNDARY AS SHOWN HERON.
- LOTS 11, 32, & 34 ARE DESIGNATED AS COMMON LOTS TO BE OWNED AND MAINTAINED BY THE RIVER RANCH SUBDIVISION HOMEOWNERS' ASSOCIATION. LOT 11 HAS NO DIRECT ACCESS.
- LOT 33 IS RESERVED AS PRIVATE ROADS: RIVER FORK RANCH LANE, MEADOWBROOK LANE, AND RIVER FORK MEADOWS LANE; MAINTAINED FOR INGRESS/EGRESS, PUBLIC UTILITIES, AND STORM DRAINAGE PURPOSES.
- LOTS 33 & 34; ARE SUBJECT TO A BLANKET EASEMENT FOR THE MAINTENANCE, CLEANING, AND REPAIR OF THE MAHALA DITCH.
- LOT 34 IS SUBJECT TO A BLANKET EASEMENT FOR PUBLIC UTILITIES.
- LOT 15 IS SUBJECT TO A THIRTY FOOT (30') ACCESS EASEMENT SERVING LOT 14; AND A THIRTY FOOT (30') PUBLIC UTILITY AND PROPERTY DRAINAGE EASEMENT; AS SHOWN HEREON.
- LOT 25 IS SUBJECT TO A THIRTY FOOT (30') ACCESS EASEMENT SERVING LOT 23; AND A THIRTY FOOT (30') PUBLIC UTILITY AND PROPERTY DRAINAGE EASEMENT; AS SHOWN HEREON.
- LOT 10 IS SUBJECT TO A PORTION OF AN OFFSITE FIRE SERVICES EMERGENCY ACCESS EASEMENT RECORDED AS INSTRUMENT No. _____ OFFICIAL RECORDS OF VALLEY COUNTY.
- ANY RESUBDIVISION OF THIS PLAT SHALL COMPLY WITH THE APPLICABLE REGULATIONS IN EFFECT AT THE TIME OF RESUBDIVISION.
- MINIMUM BUILDING SETBACKS SHALL BE IN ACCORDANCE WITH VALLEY COUNTY APPLICABLE ZONING AND SUBDIVISION REGULATIONS AT THE TIME OF ISSUANCE OF INDIVIDUAL BUILDING PERMITS.
- DOMESTIC WATER FOR EACH LOT WILL BE SUPPLIED BY PRIVATE WELLS.
- SEWER SERVICES FOR EACH LOT WILL BE PROVIDED BY PRIVATE SEPTIC SYSTEMS.
- THIS DEVELOPMENT RECOGNIZES SECTION 22-4503 OF THE IDAHO CODE, RIGHT TO FARM ACT, WHICH STATES: "NO AGRICULTURAL OPERATION, AGRICULTURAL FACILITY OR EXPANSION THEREOF SHALL BE OR BECOME A NUISANCE, PRIVATE OR PUBLIC, BY ANY CHANGED CONDITIONS IN OR ABOUT THE SURROUNDING NONAGRICULTURAL ACTIVITIES AFTER IT HAS BEEN IN OPERATION FOR MORE THAN ONE (1) YEAR, WHEN THE OPERATION, FACILITY OR EXPANSION WAS NOT A NUISANCE AT THE TIME IT BEGAN OR WAS CONSTRUCTED. THE PROVISIONS OF THIS SECTION SHALL NOT APPLY WHEN A NUISANCE RESULTS FROM THE IMPROPER OR NEGLIGENT OPERATION OF AN AGRICULTURAL OPERATION, AGRICULTURAL FACILITY OR EXPANSION THEREOF."
- MAINTENANCE OF ANY DRAINAGE PIPE OR DITCH CROSSING A LOT IS THE RESPONSIBILITY OF THE LOT OWNER UNLESS SUCH RESPONSIBILITY IS ASSUMED BY AN IRRIGATION/DRAINAGE DISTRICT OR THE HOMEOWNERS' ASSOCIATION.
- DIRECT LOT ACCESS TO SPINK LANE IS PROHIBITED.
- LOTS SHALL NOT BE REDUCED IN SIZE WITHOUT PRIOR APPROVAL FROM THE HEALTH AUTHORITY.
- REFERENCE IS MADE TO PUBLIC HEALTH LETTER ON FILE REGARDING ADDITIONAL RESTRICTIONS.
- THIS DEVELOPMENT IS SUBJECT TO THE COVENANTS, CONDITIONS, AND RESTRICTIONS (CC&R'S) THAT PERTAIN TO THIS DEVELOPMENT, TO BE FILED AND RECORDED IN THE OFFICE OF THE RECORDER, VALLEY COUNTY.
- WILDLAND URBAN INTERFACE PROTECTION PLAN, INSTRUMENT No. _____ REQUIREMENTS APPLY TO ALL LOTS.
- 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.
- ALL LIGHTING MUST COMPLY WITH THE VALLEY COUNTY LIGHTING ORDINANCE.
- ONLY ONE WOOD BURNING DEVICE IS PERMITTED PER LOT.
- SURROUNDING LAND USES ARE SUBJECT TO CHANGE.



SURVEYOR'S NARRATIVE

THE PURPOSE OF THIS PLAT IS TO SUBDIVIDE THE EXISTING PARCEL AS SHOWN INTO SINGLE FAMILY RESIDENTIAL LOTS.

THE SURVEY OF THIS SUBDIVISION WAS BASED ON THE RETRACEMENT OF EXISTING SECTION LINES AND RIGHTS-OF-WAY AS WELL AS PLATS, SURVEYS, AND DEEDS OF RECORD. A FIELD SURVEY OF THE FOUND MONUMENTS SHOWN HEREON WERE VERIFIED TO BE IN SUBSTANTIAL CONFORMANCE WITH RECORD INFORMATION AND FIT WITHIN ACCEPTABLE TOLERANCES OF THE RECORD DOCUMENTS.

HEALTH CERTIFICATE

SANITARY RESTRICTIONS AS REQUIRED BY IDAHO CODE, TITLE 50, CHAPTER 13, HAVE BEEN SATISFIED ACCORDING TO THE LETTER TO BE READ ON FILE WITH COUNTY RECORDER OR HIS AGENT LISTING THE CONDITIONS OF APPROVAL. SANITARY RESTRICTIONS MAY BE RE-IMPOSED IN ACCORDANCE WITH SECTION 50-1326 IDAHO CODE BY THE ISSUANCE OF A CERTIFICATE OF DISAPPROVAL.

CENTRAL DISTRICT HEALTH , REHS _____ DATE _____

INST. NO. _____

Rob O'Malley
ROB O'MALLEY
 IDAHO NO. 13765

332 N. BROADMORE WAY
 NAMP, IDAHO 83687
 208-442-6300 | WWW.ARDURRA.COM
SHEET NO. 1 OF 4

RIVER FORK RANCH SUBDIVISION NO.1

CERTIFICATE OF OWNERS

KNOW ALL MEN BY THESE PRESENTS, THAT THE UNDERSIGNED ARE THE OWNERS OF THE PROPERTY HEREINAFTER DESCRIBED.

A PARCEL OF LAND LOCATED IN THE E1/2 OF THE SE1/4 OF SECTION 22, TOWNSHIP 17 NORTH, RANGE 3 EAST, BOISE MERIDIAN, VALLEY COUNTY, IDAHO, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF SECTION 22, THENCE, ALONG THE SOUTH BOUNDARY OF SAID E1/2 OF THE SE1/4,

1. N.89°22'37"W., 1297.33 FEET; THENCE,
2. N.01°17'23"E., 629.46 FEET; THENCE,
3. N.89°58'19"W., 36.20 FEET TO THE WEST BOUNDARY OF SAID E1/2 OF THE SE1/4; THENCE ALONG SAID WEST BOUNDARY,
4. N.00°13'58"E., 693.05 FEET TO THE SOUTHEAST 1/16 CORNER OF SAID SECTION 22; THENCE,
5. N.74°54'35"E., 313.06 FEET; THENCE,
6. N.21°48'56"E., 50.00 FEET; THENCE,
7. S.68°11'04"E., 180.94 FEET; THENCE,
8. N.61°57'56"E., 330.33 FEET; THENCE,
9. S.68°11'04"E., 136.06 FEET; THENCE,
10. S.21°48'56"W., 63.86 FEET TO THE BEGINNING OF A TANGENT CURVE; THENCE,
11. SOUTHEASTERLY ALONG SAID CURVE TO THE LEFT HAVING A RADIUS OF 20.00 FEET, AN ARC LENGTH OF 31.53 FEET, THROUGH A CENTRAL ANGLE OF 90°19'24", OF WHICH THE LONG CHORD BEARS S.23°20'46"E., 28.36 FEET TO THE BEGINNING OF A COMPOUND CURVE; THENCE,
12. EASTERLY ALONG SAID CURVE TO THE LEFT HAVING A RADIUS OF 465.00 FEET, AN ARC LENGTH OF 285.14 FEET, THROUGH A CENTRAL ANGLE OF 35°08'01", OF WHICH THE LONG CHORD BEARS S.86°04'29"E., 280.69 FEET; THENCE, TANGENT FROM SAID CURVE,
13. N.76°21'31"E., 155.22 FEET TO THE EAST BOUNDARY OF SAID E1/2 OF THE SE1/4; THENCE, ALONG SAID BOUNDARY,
14. S.00°20'42"W., 112.57 FEET TO THE SOUTH 1/16 CORNER OF SAID SECTION 22; THENCE, CONTINUING ALONG THE EAST BOUNDARY OF SAID E1/2 OF THE SE1/4,
15. S.00°20'42"W., 1321.36 FEET TO THE POINT OF BEGINNING.

CONTAINING: 42.69 AC.

IT IS THE INTENTION OF THE UNDERSIGNED TO AND THEY HEREBY INCLUDE SAID LAND IN THIS PLAT. THE PUBLIC STREETS SHOWN ON THIS PLAT ARE HEREBY DEDICATED TO THE PUBLIC. THE PRIVATE ROADS AND EASEMENTS AS SHOWN ON THIS PLAT ARE NOT DEDICATED TO THE PUBLIC, BUT THE RIGHT TO USE SAID EASEMENTS IS HEREBY PERPETUALLY RESERVED FOR PUBLIC UTILITIES AND FOR SUCH OTHER USES AS DESIGNATED HEREON. THE OWNERS HEREBY CERTIFY THAT THE INDIVIDUAL LOTS WILL NOT BE SERVED BY ANY WATER SYSTEM COMMON TO ONE (1) OR MORE LOTS BUT WILL BE SERVED BY INDIVIDUAL WELLS. THE OWNERS FURTHER CERTIFY THAT THEY WILL COMPLY WITH IDAHO CODE 31-3805 CONCERNING IRRIGATION RIGHTS AND DISCLOSURE.

IN WITNESS WHEREOF, I HAVE HEREUNTO SET MY HAND THIS ____ DAY OF _____, 20__

By: _____
DAVID CALLISTER, MANAGER, HRC, LLC.

ACKNOWLEDGMENT

STATE OF IDAHO }
COUNTY OF } S.S.

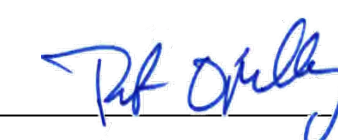
ON THIS ____ DAY OF _____, 20__, BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID STATE, PERSONALLY APPEARED DAVID CALLISTER, KNOWN OR IDENTIFIED TO ME TO BE THE MANAGER OF HRC, LLC, A LIMITED LIABILITY COMPANY, WHO SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE WITHIN INSTRUMENT ON BEHALF OF SAID COMPANY, AND THAT SUCH LIMITED LIABILITY COMPANY EXECUTED THE SAME IN NAME.

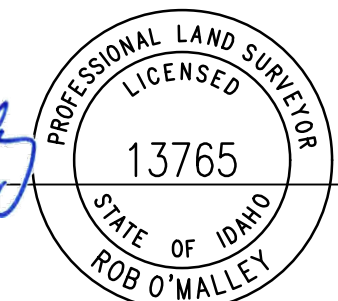
IN WITNESS WHEREOF, I HAVE HEREUNTO SET MY HAND AND AFFIXED MY OFFICIAL SEAL THE DAY AND YEAR IN THIS CERTIFICATE FIRST ABOVE WRITTEN.

NOTARY PUBLIC FOR THE STATE OF IDAHO

CERTIFICATE OF SURVEYOR

I, ROB O'MALLEY, DO HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR, LICENSED BY THE STATE OF IDAHO, AND THAT THIS PLAT AS DESCRIBED IN THE "CERTIFICATE OF OWNERS" WAS DRAWN FROM THE FIELD NOTES OF A SURVEY MADE ON THE GROUND UNDER MY DIRECT SUPERVISION AND ACCURATELY REPRESENTS THE POINTS PLATTED HEREON, AND IS IN CONFORMITY WITH THE STATE OF IDAHO CODE RELATING TO PLATS AND SURVEYS AND THE CORNER PERPETUATION AND FILING ACT, IDAHO CODE 55-1601 THROUGH 55-1612.


ROB O'MALLEY
IDAHO NO. 13765





332 N. BROADMORE WAY
NAMPA, IDAHO 83687
208-442-6300 | WWW.ARDURRA.COM

SHEET NO. 3 OF 4

RIVER FORK RANCH SUBDIVISION NO.1

CERTIFICATE OF VALLEY COUNTY SURVEYOR

I, THE UNDERSIGNED, COUNTY SURVEYOR FOR VALLEY COUNTY, IDAHO, DO HEREBY CERTIFY THAT THE PLAT OF RIVER FORK RANCH SUBDIVISION NO. 1 IS IN COMPLIANCE WITH TITLE 50, CHAPTER 13 OF IDAHO CODE RELATING TO PLATS AND IS ALSO IN COMPLIANCE WITH THE VALLEY COUNTY SUBDIVISION REGULATIONS RELATING TO PLATS.

VALLEY COUNTY SURVEYOR

APPROVAL OF VALLEY COUNTY PLANNING AND ZONING COMMISSION

THE PLAT OF RIVER RANCH SUBDIVISION NO.1 IS HEREBY ACCEPTED AND APPROVED THE DAY OF _____, 20____, BY THE VALLEY COUNTY PLANNING AND ZONING COMMISSION.

CHAIRMAN

APPROVAL OF THE BOARD OF VALLEY COUNTY COMMISSIONERS

THE PLAT OF RIVER RANCH SUBDIVISION NO.1 IS HEREBY ACCEPTED AND APPROVED THE DAY OF _____, 20____, BY THE VALLEY COUNTY COMMISSIONERS.

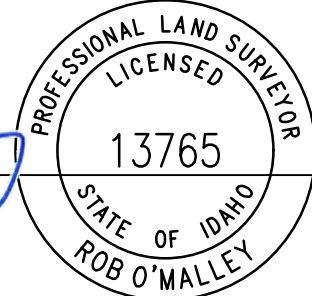
CHAIRMAN

CERTIFICATE OF VALLEY COUNTY TREASURER

I, THE UNDERSIGNED COUNTY TREASURER IN AND FOR THE COUNTY OF VALLEY, STATE OF IDAHO, PER THE REQUIREMENTS OF IDAHO CODE 50-1308 DO HEREBY CERTIFY THAT ANY AND ALL CURRENT AND/OR DELINQUENT COUNTY PROPERTY TAX FOR THE PROPERTY INCLUDED IN THE PLAT OF RIVER RANCH SUBDIVISION NO.1 HAS BEEN PAID IN FULL. THE CERTIFICATION IS VALID FOR THE NEXT THIRTY DAYS ONLY.

VALLEY COUNTY TREASURER

Rob O'Malley
ROB O'MALLEY
IDAHO NO. 13765



PROFESSIONAL LAND SURVEYOR
LICENSED
13765
STATE OF IDAHO
ROB O'MALLEY
3/9/26

RE: River Fork Ranch

From Isaac Josifek <IJosifek@ardurra.com>

Date Tue 3/17/2026 3:03 PM

To Lori Hunter <lhunter@valleycountyid.gov>; Cynda Herrick <cherrick@valleycountyid.gov>; AMY HOLM <aholm@mpmplaw.com>

Cc Dave Callister - Callister LLC [REDACTED]

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

Lori,
Yes, there was a correction to the Emergency Fire Access Easement legal description language but the boundary of the easement did not change.



Isaac Josifek

Project Manager

O: 208.442.6300 | M: 530.514.1409

ijosifek@ardurra.com

From: Lori Hunter <lhunter@valleycountyid.gov>

Sent: Tuesday, March 17, 2026 11:51 AM

To: Isaac Josifek <IJosifek@ardurra.com>; Cynda Herrick <cherrick@valleycountyid.gov>; AMY HOLM <aholm@mpmplaw.com>

Cc: Dave Callister - Callister LLC [REDACTED]

Subject: Re: River Fork Ranch

Issac,

Are the signatures the only difference to these documents? The previous versions have already been submitted to the Fire Department, scanned to the website., and saved for distribution to the PZ Commissioners when they receive a staff report.

Documents with the original, notarized, signatures will be required when the final packet including mylars are submitted for the Board of County Commissioners.

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

**EMERGENCY FIRE ACCESS EASEMENT
DESCRIPTION**

A parcel of land located in a portion of the NE1/4 of the SE1/4 of Section 22, Township 17 North, Range 3 East, Boise Meridian, Valley County, Idaho, more particularly described as follows:

COMMENCING at an aluminum cap monument marking the southeast one-sixteenth corner of said Section 22; thence, along the south boundary of said NE1/4 of the SE1/4,

- A. S.89°20'44"E., 799.22 feet to the proposed centerline of River Fork Ranch Lane, thence, along said proposed centerline,
- B. N.21°48'56"E., 201.97 feet to the north boundary of the proposed Lake Fork Ranch Subdivision and the **POINT OF BEGINNING**; thence along said proposed north boundary,
 - 1. N.68°11'04"W., 19.83 feet to the beginning of a non-tangent curve; thence,
 - 2. Northwesterly along said curve to the left having a radius of 94.72 feet, an arc length of 166.91 feet, through a central angle of 100°57'53", of which the long chord bears N.64°10'06"W., 146.13 feet; thence, tangent from said curve,
 - 3. S.65°20'58"W., 148.03 feet; thence,
 - 4. S.74°48'42"W., 70.34 feet; thence,
 - 5. S.71°16'13"W., 152.17 feet; thence,
 - 6. S.12°11'08"E., 63.85 feet; thence,
 - 7. S.77°48'52"W., 20.00 feet; thence,
 - 8. N.12°11'08"W., 62.17 feet; thence,
 - 9. N.89°08'46"W., 159.08 feet to the beginning of a non-tangent curve; thence,
 - 10. Westerly along said curve to the left having a radius of 207.87 feet, an arc length of 166.91 feet, through a central angle of 22°51'59", of which the long chord bears N.81°16'22"W., 82.41 feet; thence non-tangent from said curve,
 - 11. N.02°42'22"W., 20.00 feet to the beginning of a non-tangent curve; thence,
 - 12. Easterly along said curve to the right having a radius of 227.87 feet, an arc length of 87.46 feet, through a central angle of 21°59'31", of which the long chord bears S.81°42'37"E., 86.93 feet; thence non-tangent from said curve,

Project No: 230441
Date: March 17, 2026
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13. S.89°08'46"E., 154.12 feet; thence,
14. N.71°16'13"E., 167.69 feet; thence,
15. N.74°48'42"E., 69.30 feet; thence,
16. N.65°20'58"E., 146.38 feet to the beginning of a tangent curve; thence,
17. Southeasterly along said curve to the right having a radius of 114.72 feet, an arc length of 215.87 feet, through a central angle of 107°48'53", of which the long chord bears S.60°44'36"E., 185.40 feet to the north boundary of the proposed River Fork Ranch Subdivision; thence, non-tangent from said curve and along said north boundary,
18. N.68°11'04"W., 3.73 feet to the **POINT OF BEGINNING**.

CONTAINING: 0.405 Ac.

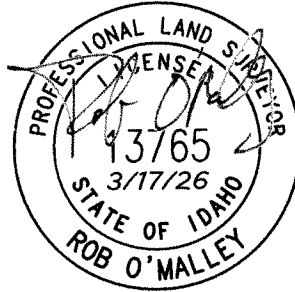
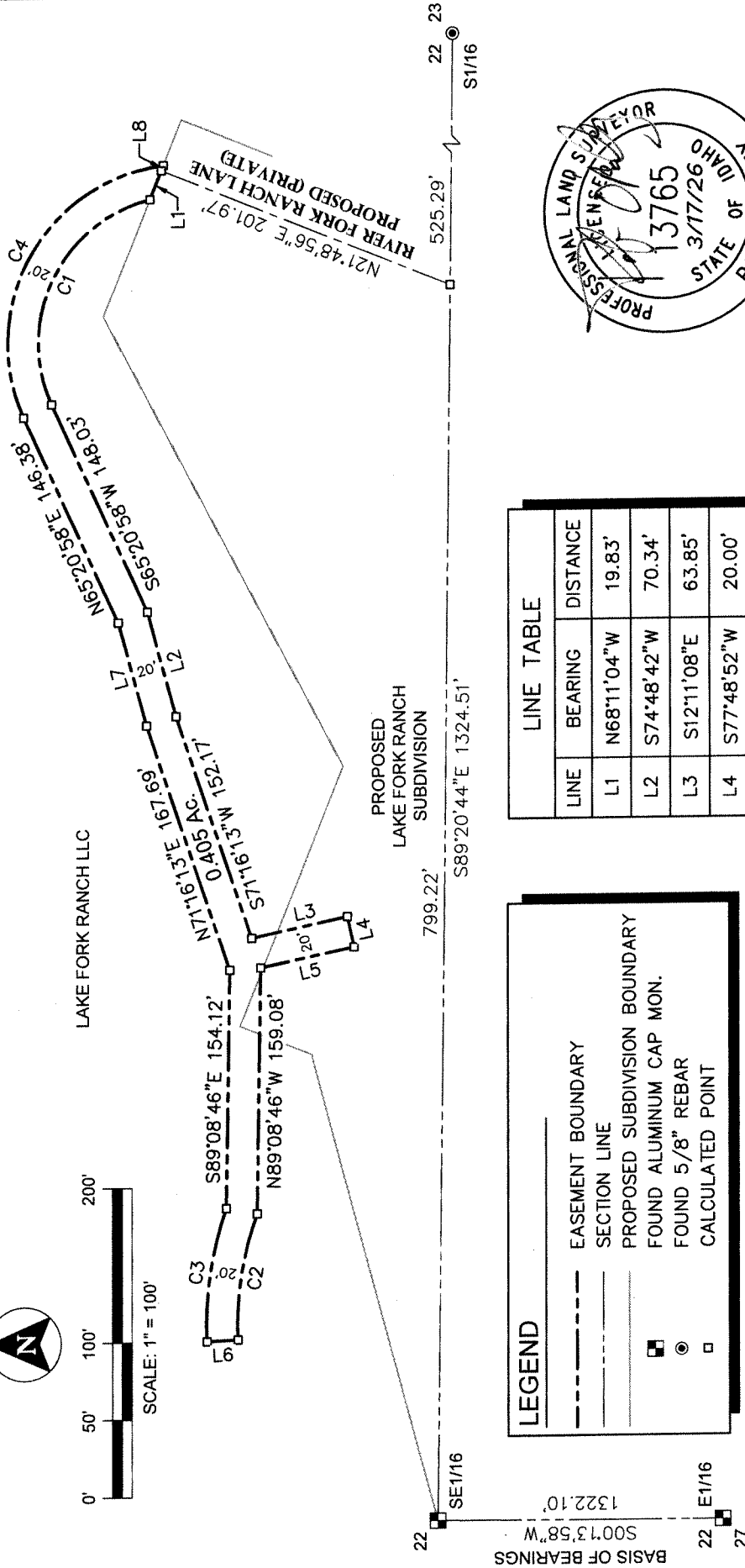
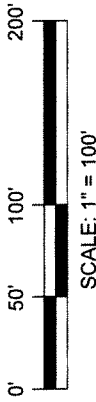


EXHIBIT SKETCH - FIRE SERVICES EMERGENCY ACCESS EASEMENT

LOCATED IN A PORTION OF THE NE1/4 OF THE SE1/4 OF SECTION 22, TOWNSHIP 17 NORTH, RANGE 3 EAST
BOISE MERIDIAN, VALLEY COUNTY, IDAHO
2026



LEGEND

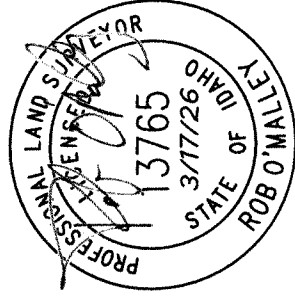
- EASEMENT BOUNDARY
- SECTION LINE
- - - PROPOSED SUBDIVISION BOUNDARY
- ▣ FOUND ALUMINUM CAP MON.
- FOUND 5/8" REBAR
- CALCULATED POINT

LINE TABLE

LINE	BEARING	DISTANCE
L1	N68°11'04"W	19.83'
L2	S74°48'42"W	70.34'
L3	S12°11'08"E	63.85'
L4	S77°48'52"W	20.00'
L5	N12°11'08"W	62.17'
L6	N02°42'22"W	20.00'
L7	N74°48'42"E	69.30'
L8	N68°11'04"W	3.73'

CURVE TABLE

CURVE	RADIUS	LENGTH	DELTA	BEARING	CHORD
C1	94.72'	166.91'	100°57'53"	N64°10'06"W	146.13'
C2	207.87'	82.96'	22°51'59"	N81°16'22"W	82.41'
C3	227.87'	87.46'	21°59'31"	S81°42'37"E	86.93'
C4	114.72'	215.87'	107°48'53"	S60°44'36"E	185.40'



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Project No. 230441
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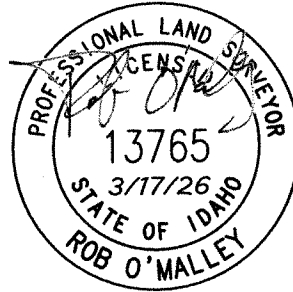
RIGHT-OF-WAY DEDICATION DESCRIPTION

A parcel of land located in the SE1/4 of the SE1/4 of Section 22, Township 17 North, Range 3 East, Boise Meridian, Valley County, Idaho, more particularly described as follows:

COMMENCING at an aluminum cap monument marking the east one-sixteenth corner common to Sections 22 and 27; thence, along the south boundary of said SE1/4 of the SE1/4,

- A. S.89°22'37"E., 24.59 feet to the **POINT OF BEGINNING**; thence,
1. N.01°17'23"E., 35.00 feet; thence, parallel with said south boundary,
 2. S.89°22'37"E., 1296.75 feet to the east boundary of said SE1/4 of the SE1/4; thence, along said boundary,
 3. S.00°20'42"W., 35.00 feet to said south boundary; thence, along said boundary,
 4. N.89°22'37"W., 1297.33 feet to the **POINT OF BEGINNING**.

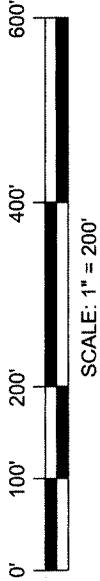
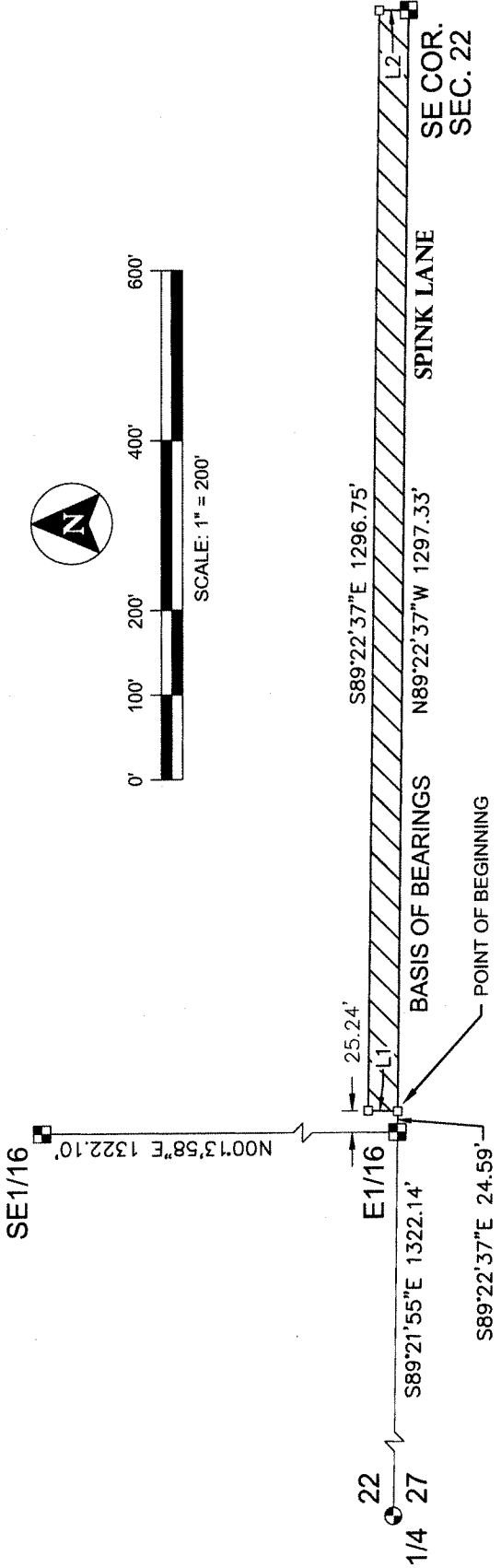
CONTAINING: 1.14 Acres



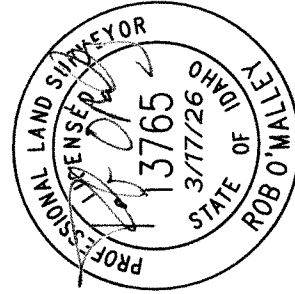
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EXHIBIT SKETCH - RIGHT-OF-WAY DEDICATION

LOCATED IN THE SE1/4 OF THE SE1/4 OF SECTION 22,
TOWNSHIP 17 NORTH, RANGE 3 EAST, BOISE MERIDIAN, VALLEY COUNTY, IDAHO
2026



LINE TABLE		
LINE	BEARING	DISTANCE
L1	N01°17'23\"E	35.00'
L2	S00°20'42\"W	35.00'



230441-XB_ROW Dedication.dwg MARCH, 2026 230441



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