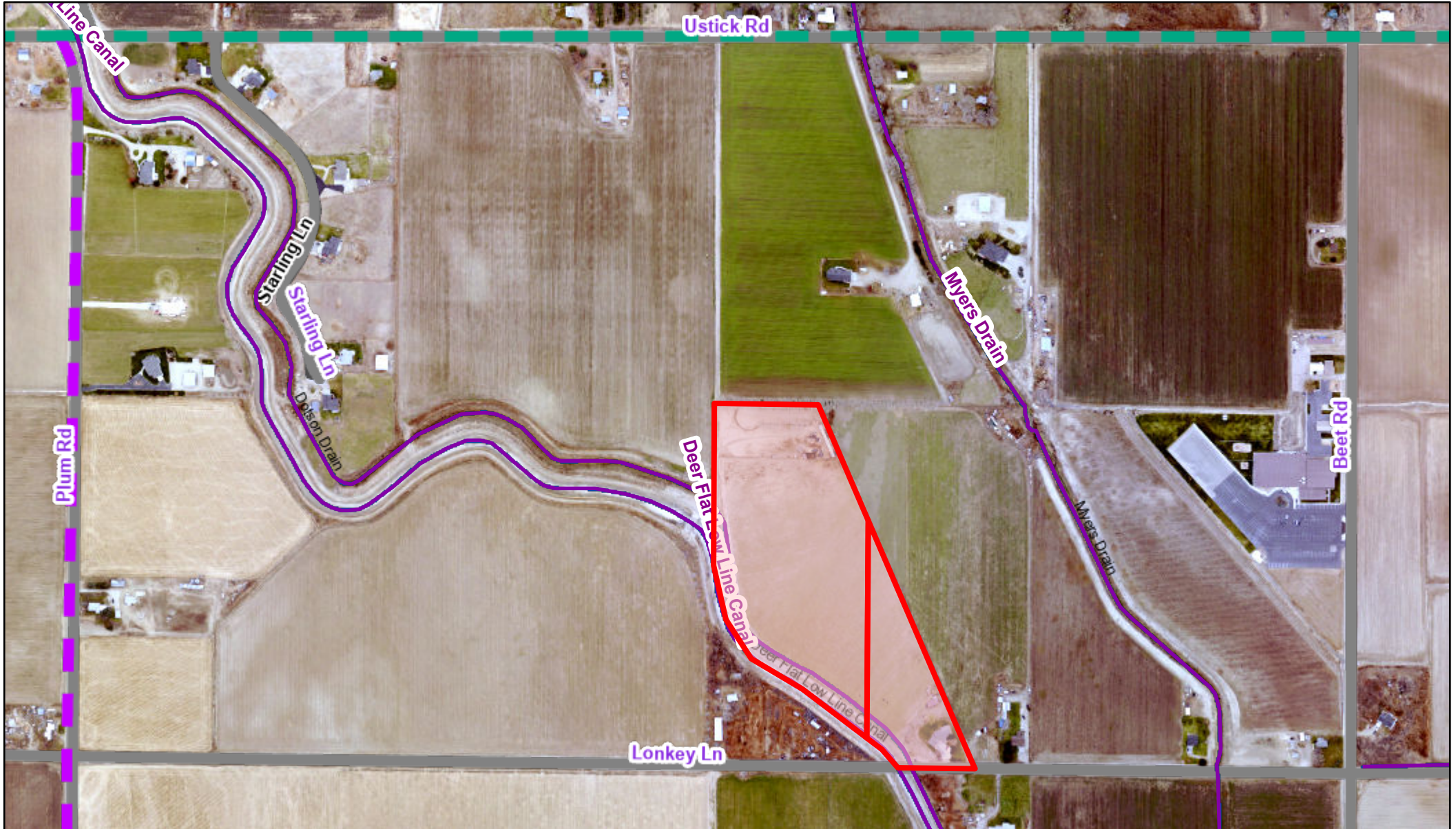
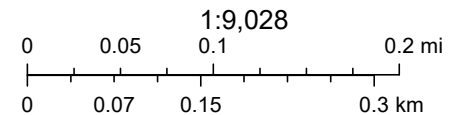


Canyon County, ID Web Map



6/23/2023, 10:48:28 AM

- | | | |
|--|---|---|
| Multiple Parcel Search_Query result | CanyonCountyRoads | Minor Arterial |
| Hydro_NHDFlowline | Roads | Canyon County Imagery_2019 |
| Hydro_NHDFlowline | ITDFunctionalClassification | Red: Band_1 |
| CC_PrivateRoads | Major Collector | Green: Band_2 |



Bureau of Land Management, State of Oregon, State of Oregon DOT, State of Oregon GEO, Esri Canada, Esri, HERE, Garmin, INCREMENT P, Intermap, USGS, METI/NASA, EPA, USDA

Canyon County, ID

Bureau of Land Management, State of Oregon, State of Oregon DOT, State of Oregon GEO, Esri Canada, Esri, HERE, Garmin, INCREMENT P, Intermap, USGS, METI/NASA, EPA, USDA | COMPASS | Nampa GIS | City of Nampa |



Master Application

Canyon County Development Services 1115 Albany Street, Caldwell, ID 83605.

www.canyoncounty.org Phone 208-454-7458 fax 208-454-6633

Owner(s) information:

Name: Refugio Vidales

Address: 20298 Lonkey Ln

Telephone: [REDACTED] Fax: N/A

Email: [REDACTED]

City: Caldwell State: ID Zip: 83607

Refugio Vidales 5-26-21
Signature: (Owners) Date

I consent to this application and agree to allow DSD Staff / Commissioners to enter the property for site inspections.

If owner(s) are a business entity, please include business documents, including those that indicate the person(s) who is eligible to sign.

Applicant: Representative / Business Name:

Name: _____

Additional Contact if applicable: Business Name:

Name: _____

Address: _____

Address: _____

City: _____ State: _____ Zip: _____

City: _____ State: _____ Zip: _____

Telephone: _____ Fax: _____

Telephone: _____ Fax: _____

Email: [REDACTED]

Email: _____

I certify this information is correct to the best of my knowledge.

Engineer / Surveyor if applicable: Business Name:

Name: _____ Phone: _____

Address: _____ Fax: _____

City: _____ State: _____ Zip: _____

Email: _____

Signature: (Applicant) _____ Date _____

Site Information: Address: 20298 Lonkey Ln Caldwell, ID

Total Acreage: 20.30

Tax Parcel Number(s): R33161011 & R33161

Quarter Section: NE Section: 3 Township: T3N Range: R4W Zoning: _____

Area of Impact: Greenleaf Subdivision: _____ Lot: _____ Block: _____

Check application type:

Administrative Applications

- Reduce to 26 ft.*
- ☐ Assisted Care Facility
 - ☐ Bed and Breakfast
 - ☐ Day Care Facility
 - ☒ Reduction Frontage, Easement, Road Lot
 - ☐ Floodplain Development
 - ☐ Home Business ☐ New Application ☐ Renewal
 - ☐ Land Division Administrative
 - ☐ Mineral Extraction short term
 - ☐ Public Service Agency Telecom >75'

- ☐ Parcel Inquiry
- ☐ Property Boundary Adjustment
- ☐ Quasi-Public Use
- ☐ Sign
- ☐ Temporary Use ☐ New Application ☐ Renewal
- ☐ Utility Facility
- ☐ Variance up to 33%
- ☐ Wind Energy System Small
- ☐ Zoning Compliance Certificate

Hearing Level Applications

- ☐ Appeal
- ☐ Comprehensive Plan Change ☐ Text ☐ Map
- ☐ Conditional Use
- ☐ Road Name Change

- ☐ Time Extension
- ☐ Variance
- ☐ Zoning Ordinance Amendment ☐ Map ☐ Text

Subdivision Applications

- ☐ Final Plat
- ☒ Short Plat
- ☐ Preliminary Plat

- ☐ Plat Amendment or Minor Replat
- ☐ Simple Changes to a Plat
- ☐ Vacation of Plat, Lot, Road, Easement

Office Use Only:	Case #:	Received by: <i>CL</i>	Date: <i>5-28-21</i>	Fees:	Receipt #:
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A02021-0096
802021-0029

80.00
1680.00
1760.00

Master Application must be accompanied with an application checklist relative to application type.

CANYON COUNTY DEVELOPMENT SERVICES

111 North 11th Avenue, Caldwell, ID 83605 Phone: 208-454-7458 Fax: 208-454-6633



GENERAL

1. How Many Lots are you proposing? 4
2. Average Lot Size of the Residential Parcels? 2 Acres

IRRIGATION

1. Irrigation Water is Provided via ☐ Irrigation Well ☒ Surface Water
2. What percentage of the property has water? 100 %
3. How many inches of water are available to property? _____
4. How do you plan to retain storm and excess water on each lot?
All storm and excess water will be directed to non paved surfaces on site to allow the water to percolate into the soil.
5. How do you plan to process storm water / excess irrigation water prior to it entering the established drainage system?
Storm/excess irrigation water will be directed to areas being used for agricultural uses and will be allowed to penetrate the ground naturally .

ROADS

1. Roads within the Development will be: ☐ Public ☐ Private ☒ N/A

HILLSIDE DEVELOPMENT

1. Of the total lots requested, how many of the lots will contain slopes greater than 15%?
0 Residential 0 Non-Buildable 0 Common
2. Will the proposed Road(s) be located within any area that has slopes greater than 15%
☐ Yes ☒ No

SUBDIVISIONS WITHIN AN AREA OF CITY IMPACT

1. Will you be requesting waivers of Subdivision Improvements from the City?
☐ Yes ☒ No
2. If yes, which waivers will you be requesting?
☐ Curbs ☐ Gutters ☐ Sidewalks ☐ Streetlights ☐ Landscaping

Short Plat Application Detailed Letter

Refugio M. Vidales

20298 Lonkey Ln

Caldwell ID 83607

[REDACTED]

2/20/2021

To whom it may concern:

Refugio M. Vidales is requesting the approval of a short plat in order to subdivide approximately 20.30 acres into 3 residential lots and 1 agricultural lot. The subject properties, parcel no.'s R33161011 & R33161 are located at 20298 Lonkey Ln., Caldwell, ID in a portion of the NE ¼ of section 3, T3N, R4W, BM, Canyon County, Idaho.

Per the development agreement currently in place the 3 residential lots will be approximately 2 acres in size. One of the residential lots will be the existing house at 20298 Lonkey Ln. the other 2 lots will be utilized for residential uses. The remaining 14 acres will be restricted to agricultural use and will not have a building permit available to it.

The two new residential lots will be surfaced by a driveway that will run on the east side of the property. We also request an easement reduction to 28 ft.

Sincerely,

Refugio M. Vidales

200310380

RECORDED

2003 FEB 20 PM 4 26

G. NOEL VIDALES

CANYON AND RECORDER

REQUEST STEWART TITLE NAME

TYPE *Deed* FEE *6.00*

ABCD

EFGH

FILE

5400300336244

QUITCLAIM DEED

THIS INDENTURE, Made this 14th day of February, 2003 between

J. REFUGIO VIDALES-MUNOZ AND LUZ M. VIDALES WHO ACQUIRED TITLE AS REFUGIO
M. VIDALES AND LUZ MARIA VIDALES, HUSBAND AND WIFE

as Grantor and

J. REFUGIO VIDALES-MUNOZ AND LUZ M. VIDALES, HUSBAND AND WIFE

as Grantee

whose current address is 20298 LONKEY LANE, CALDWELL, ID 83607

WITNESSETH That said Grantor for and in consideration in lawful money of the United States of America, in hand paid by the Grantee, the receipt whereof is hereby acknowledged, does by these premises remise, release and forever QUITCLAIM, unto the said Grantee and to its heirs and assigns all that certain lot, piece or parcel of land, bounded and particularly described as follows, to-wit:

AS PER LEGAL DESCRIPTION ATTACHED HERETO

Parcel Number: R33161000 0

TOGETHER With all and singular the tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining, the reversion and reversions, remainder and remainders, rents, issues and profits thereof.

TO HAVE AND TO HOLD, All and singular the said premises, together with the appurtenances, unto the Grantee and to its heirs and assigns forever.

IN WITNESS WHEREOF, The said Grantor has hereunto set its hand and seal the day and year first above written.

J. Refugio Vidales Munoz
J. REFUGIO VIDALES-MUNOZ

Luz M. Vidales
LUZ M. VIDALES

State of IDAHO

SS.

County of CANYON

On this 14th day of February, 2003, before me, the undersigned, a Notary Public, in and for said State, personally appeared J. REFUGIO VIDALES-MUNOZ AND LUZ M. VIDALES

known to me, and/or identified to me on the basis of satisfactory evidence, to be the person(s) whose name is/are subscribed to the within instrument and acknowledged to me that they executed the same.

WITNESS MY HAND AND OFFICIAL SEAL.

Yolanda Adame
Notary Public YOLANDA ADAME
Residing at CALDWELL, ID
Commission Expires: July 22, 2005



LEGAL DESCRIPTION

Order Number: 03003362

A PORTION OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 3, TOWNSHIP 3 NORTH, RANGE 4 WEST, BOISE MERIDIAN, CANYON COUNTY, IDAHO, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF SAID SOUTHWEST QUARTER OF THE NORTHEAST QUARTER; THENCE

NORTH 88°30'47" WEST ALONG THE SOUTH BOUNDARY OF SAID SOUTHWEST QUARTER OF THE NORTHEAST QUARTER A DISTANCE OF 233.99 FEET TO THE TRUE POINT OF BEGINNING; THENCE

NORTH 88°30'47" WEST CONTINUING ALONG SAID SOUTH BOUNDARY A DISTANCE OF 318.12 FEET TO THE CENTERLINE OF THE DEER FLAT LOW LINE CANAL; THENCE

NORTH 40°33'39" WEST ALONG SAID CENTERLINE A DISTANCE OF 100.28 FEET; THENCE

NORTH 52°07'10" WEST CONTINUING ALONG SAID CENTERLINE A DISTANCE OF 77.60 FEET; THENCE LEAVING SAID CENTERLINE AND BEARING

NORTH 1°05'51" EAST A DISTANCE OF 892.74 FEET; THENCE

SOUTH 22°38'23" EAST A DISTANCE OF 1,110.21 FEET TO THE TRUE POINT OF BEGINNING.

SUBJECT TO A COUNTY ROAD RIGHT OF WAY ALONG THE SOUTH BOUNDARY AND TO AN IRRIGATION ACCESS AND MAINTENANCE EASEMENT ALONG THE PORTION BOUNDED BY THE SAID DEER FLAT LOW LINE CANAL.

ALSO SUBJECT TO A 28-FOOT-WIDE INGRESS-EGRESS EASEMENT ADJACENT TO THE SAID IRRIGATION ACCESS EASEMENT.

9630299

PC18090

QUITCLAIM DEED

FOR VALUE RECEIVED Manuel Martinez and Florina Martinez, husband and wife
do hereby convey, release, remise and forever quit claim
unto Refugio M. Vidales and Luz Maria Vidales, husband and wife
whose address is 20298 Lonkey Lane, Caldwell, ID 83605

the following described premises, to-wit:

See attached Exhibit "A", which by this reference is made a part hereof and is comprised
of one (1) page.

together with their appurtenances.

Dated: September 13, 1996

Manuel Martinez

Florina Martinez

STATE OF IDAHO

COUNTY OF CANYON

On this 16th day of September in the year 1996, before me, a Notary
Public, personally appeared Manuel Martinez and Florina Martinez
known or identified to me to be the persons whose names subscribed
to the within instrument, and acknowledged to me that they executed
the same.

Notary Public

Residing at

My commission expires

6/22/2001



Exhibit "A"

A portion of the Southwest Quarter of the Northeast Quarter of Section 3, Township 3 North, Range 4 West, Boise Meridian, Canyon County, Idaho, more particularly described as follows:

COMMENCING at the Southeast corner of said Southwest Quarter of the Northeast Quarter; thence

North 88° 30' 47" West along the South boundary of said Southwest Quarter of the Northeast Quarter a distance of 233.99 feet to the TRUE POINT OF BEGINNING; thence

North 88° 30' 47" West continuing along said South boundary a distance of 318.12 feet to the centerline of the Deer Flat Low Line Canal; thence

North 40° 33' 39" West along said centerline a distance of 100.28 feet; thence

North 52° 07' 10" West continuing along said centerline a distance of 77.60 feet; thence leaving said centerline and bearing

North 1° 05' 51" East a distance of 892.74 feet; thence

South 22° 38' 23" East a distance of 1,110.21 feet to the TRUE POINT OF BEGINNING.

SUBJECT TO a County road right of way along the South boundary and to an irrigation access and maintenance easement along the portion bounded by the said Deer Flat Low Line Canal.

ALSO SUBJECT TO a 28-foot-wide ingress-egress easement adjacent to the said irrigation access easement.

REQUEST - PIONEER - CALDWELL
TYPE - Deed FEE - 6.00

RECORDED
196 SEP 16 PM 4 35
VCH

9630299

Short Plat Application Checklist

Canyon County Development Services

111 North 11th Avenue, #140, Caldwell, ID 83605.

Phone 208-454-7458 Fax 208-454-6633

www.canyoncounty.org



The following list details items that must be submitted with your application.

- ☒ Master Application completed and signed
- ☒ Detailed letter fully describing the request or project, include total number of lots, buildable lots, open space lots, size of lots, improvements and how you will mitigate negative impacts
- ☒ Subdivision Worksheet
- ☒ Copy of Preliminary and Final Plat
 - ☐ Private Road Name approval from the County (if internal roads are private)
- ☒ Preliminary Drainage plan, if applicable
- ☒ Preliminary Irrigation plan, if applicable
- ☐ Preliminary Grading plan, if applicable
- ☐ Final Drainage Plan, if applicable
- ☐ Final Irrigation Plan, if applicable
- ☐ Final Grading Plan, if applicable
- ☐ Deed or evidence of property interest to all subject properties.
- ☐ Fees



After the preliminary and final plats have been reviewed and found in compliance **an additional fifteen copies of the preliminary and five copies of the final plat shall be submitted in addition to one electronic copy of each.**

Notes:

If the detailed letter is incomplete or not sufficient to evaluate the project a revised version may be required.

Additional studies and information may be required to fully understand the impacts to things such as traffic, environment, economics and the surrounding properties.



Development Services Department



Canyon County, 111 North 11th Avenue, #310, Caldwell, ID 83605

■ Engineering Division ■

Preliminary Plat Check-List

Applicant: <i>Refugio Vidales</i>	Case Number: <i>SD2021-0029</i>
Subdivision Name: <i>Ranch El Lucerito</i>	Plat Date (Review #):

CANYON COUNTY CODE OF ORDINANCES 07-17-09

The information hereinafter required as part of the preliminary plat submitted shall be shown graphically or by note on plans, and may comprise several sheets showing various elements or required data. *Italicized items are supplemental to CCZO 07-17-09.*

GENERAL REVIEW ITEMS	Meets Code / Comments
1. Complete initial review of all information given graphically and by note on the plat	
1. Check for compliance with FCOs and/or Development Agreement from entitlement process if applicable	<i>meets code</i>
2. Check for compliance with CCO Chapter 9 - Areas of City Impact. Chapter 9 lists requirements unless waived.	<i>City of Greenleaf</i>
3. Check for applicable agency comment. These comments could have been made at the entitlement stage or after.	
3. Make note of agencies that should be noticed if not typically included on the notice list and pass information along to planner	
Items A through E below are directly from CCZO 07-17-09. Italicized items are checklist items related to requirements found in ordinance and may not be strictly required.	
A. FORM OF PRESENTATION	Meets Code / Comments
1. Scale of Drawing (No more than 1"=100' unless approved by DSD prior to submission)	<i>1"=100'</i> <i>meets code</i>
2. Size of Drawing (No larger than 24' x 36") <ul style="list-style-type: none">• <i>Obtain electronic version of all submittals</i>	<i>electronic versions, no big version</i>
B. IDENTIFICATION AND DESCRIPTIVE DATA	Meets Code / Comments
1. Proposed name of subdivision and its location by section, township, and range	<i>meets code</i>

<ul style="list-style-type: none"> Name of sub needs to be reserved through DSD GIS 	
2. Reference by dimension and bearing to a section corner or quarter section corner	Meets Code
3. Name, address and phone number of developer	Meets Code
4. Name address and phone number of the person preparing the plat	Surveyor included Meets Code Does not say if prepared by Plat.
5. North arrow	Meets Code
6. Date of preparation	Meets Code
7. Revision block showing dates if any revisions subsequent to the original preparation date. The revision block shall be part of the title block which shall be placed along the right edge of the drawing sheet.	None Meets Code
8. Vicinity map drawn to scale, clearly showing proposed subdivision location in relationship to adjacent subdivisions, main arterial routes, collector streets, etc. <ul style="list-style-type: none"> Check for consistency between pre-plat and vicinity map 	not to scale

C. EXISTING CONDITIONS DATA	Meets Code / Comments
1. 2 Foot Contours shown unless otherwise approved; show all areas in excess of 15% slope	1ft Contours
2. Location of water wells, streams, canals, irrigation laterals, private ditches, washes, lakes or other water features; direction of flow; location and extent of known areas subject to inundation.	Deer Flat Canal Direction Shown. Dotson Drain flow not Shown.
3. Location, widths and names of all platted streets, railroads, utility rights of way of public record, public areas, permanent structures to remain including water wells and municipal corporation lines within or adjacent to the tract <ul style="list-style-type: none"> Future use of remaining wells, if applicable 	
4. Name, book and page numbers of any recorded adjacent subdivisions having a common boundary with the tract	N/A
5. Existing zoning classification, by note <ul style="list-style-type: none"> Proposed zoning, by note, if new zoning is being proposed concurrently with pre-plat application 	Note 1 indicates zoned Ag actually zoned CR-R12
6. Approximate acreage of the tract, by note	Not Provided in Note Section
7. Boundary dimensions of the tract	
8. Names and addresses of adjoining property owners within three hundred (300) feet of the exterior boundary of the tract	

D. PROPOSED CONDITIONS DATA	Meets Code / Comments
<p>1. Road layout, including location, width and proposed names of roads, alleys, pathways, easements, and roadway connections, if any, to an adjoining platted tract</p> <ul style="list-style-type: none"> • Confirmation that highway district will allow proposed access if new access is on an arterial • Check alignment of stub streets with adjacent developments, if applicable • Private roads shall not have direct access to arterials or local roads within a platted subdivision (ACCHD 2020.040) • Private road names need to be reserved through DSD GIS. Private roads require a separate application. • If typical sections are shown make sure they are consistent with what will be required 	<p>Private Road APP needed. no name yet.</p>
<p>2. Typical lot dimensions including curvilinear data to scale; each lot numbered individually; total number of lots by type and grand total. A private road must be a lot.</p> <ul style="list-style-type: none"> • Curve table is present and matches data shown graphically ✓ • Minimum lot size • Average lot size (calculated as total residential area divided by the number of residential lots) • Check block numbering • Consider any phasing shown ~ / A 	
<p>3. Location, width and use of easements</p> <ul style="list-style-type: none"> • Provide documentation of or reference to any existing easements, especially access easements for existing parcels that are part of the plat. • Show easements for all shared infrastructure ✓ 	<p>Soft utility, access easement graphically on Plat length and width not shown in notes</p>
<p>4. Designation of all land to be dedicated or reserved for public use with use indicated</p>	<p>N/A</p>
<p>5. If plat includes land for which multi-family, commercial, or industrial use is proposed, such areas shall be clearly designated together with existing zoning classification and status of zoning change, if any</p>	<p>N/A</p>
<p>6. If the proposed subdivision is part of a larger area intended for development, a development master plan of the entire area shall be provided</p>	<p>N/A</p>
<p>7. Appropriate information that sufficiently details the proposed development within any special development area such as hillside, PUD, flood plain, cemetery, manufactured home, large scale development, hazardous and unique areas of development</p> <ul style="list-style-type: none"> • Check mapping layers for above special development items. Include wetland and natural drainage ways. • Consider recommended conditions related to special development areas and related reports 	

8. All roads must be labeled as either "private" or "public" behind or beneath the road name	future Private road not Labeled Private-
E. PROPOSED UTILITY METHODS	<u>Meets Code / Comments</u>
<p>1. Sewage: A statement as to the type of proposed sanitary sewage facilities</p> <ul style="list-style-type: none"> Preliminary location/layout of proposed sewage facilities Nutrient-Pathogen study if required by SWDH If sewage facilities will be shared, provide preliminary arrangements for future operation and maintenance of the facilities, including financial arrangements. Also include preliminary sewer plan. DSD should complete high level feasibility review of shared utilities 	<p>- NO layout of current/future facilities</p> <p>- NP area, SWDH study required</p> <p>- note 9 discusses water/sewage.</p>
<p>2. Water Supply: A statement as to the type of proposed water supply facilities</p> <ul style="list-style-type: none"> Preliminary location/layout of proposed potable water facilities If potable water facilities will be shared, provide preliminary arrangements for future operation and maintenance of the facilities, including financial arrangements. Also include preliminary potable water plan. DSD should complete high level feasibility review of shared utilities 	<p>well on Plat but obscured by road bearing.</p> <p>- Note 9</p> <p>- individual wells.</p>
<p>3. Storm Water Disposal: A statement as to the type of storm water disposal facilities which may include evidence as may be required relative to the design and operation of proposed storm water system</p> <ul style="list-style-type: none"> Include statement that all storm water shall be retained on site, if appropriate Consider any required protection for roadside swales during home construction and/or long-term protection from landscaping, roadside parking, regrading/filling swale, ect Maintenance easements for storm drain facilities treating drainage from public roads should be in place 	<p>not no statement on not Drainage.</p>
<p>4. Irrigation System: A statement as to the proposed irrigation system, which may include evidence as may be required relative to the design and operation of any proposed irrigation system</p> <ul style="list-style-type: none"> Irrigation Supply And Distribution Systems: The developer shall disclose, pursuant to Idaho Code section 31-3805, and file as part of the preliminary plat with DSD, evidence that an adequate irrigation supply and distribution system to serve the land within the plat to be recorded will be provided and must include consideration of using existing water rights that go with the land being platted. Such evidence shall include, but not be limited to, the following: <ul style="list-style-type: none"> Copies of the plans of the proposed distribution system for the lots and areas to be served in the proposed development; and Copies of the community association's or similar organization's documents which may be required precedent 	

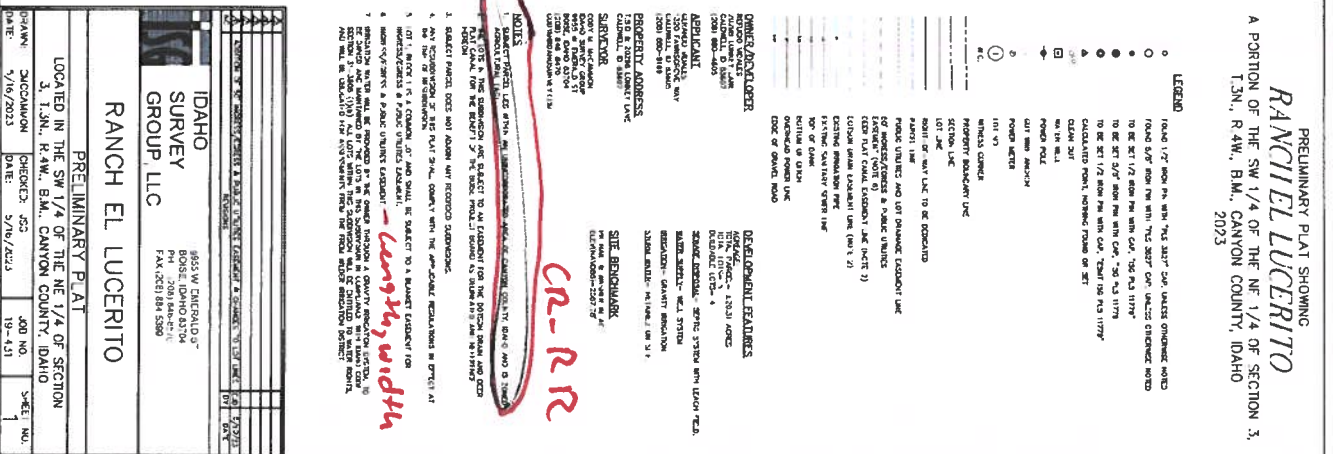
to the establishment of an irrigation distribution system within the proposed development.	
5. Utility Easement: The utility easement width shall be a minimum of ten (10) feet from the exterior boundaries and five (5) feet from the interior boundaries. Utility easements shall be shown graphically on the plat.	
GENERAL COUNTY ENGINEER RECOMMENDED CONDITIONS	
<ol style="list-style-type: none">1. Finish grades at subdivision boundaries shall match existing finish grades. Runoff shall be maintained on subdivision property unless otherwise approved.2. Development shall comply with requirements of the local highway district. Evidence shall include written correspondence from the highway district prior to the first public hearing held for the preliminary plat and highway district signature on the final plat.3. Development shall comply with irrigation district requirements. Evidence shall include written correspondence from the irrigation district prior to the first public hearing held for the preliminary plat and prior to Board of County Commissioner's signature on the final plat.4. Development shall comply with Southwest District Health requirements. Evidence shall include written correspondence from the Southwest District Health prior to the first public hearing held for the preliminary plat and Southwest District Health signature on the final plat.5. Development shall comply with Fire District requirements. Evidence shall include written correspondence from the Fire District prior to the first public hearing held for the preliminary plat and prior to Board of County Commissioner's signature on the final plat.6. After preliminary plat approval applicant shall provide GIS data containing georeferenced lot line and roadway linework to be included in Development Services GIS mapping. (Solo pre-plats only)	

PRELIMINARY PLAT REVIEWED ON:

PLAT REVIEWED BY:

COMPLIANCE WITH CONDITIONS OF APPROVAL:

For DSD Use: After County Engineer review is complete, schedule a meeting with assigned planner to do “hand off” meeting and explain review and any recommended conditions of approval.



Short Plat Application Detailed Letter

Refugio M. Vidales

20298 Lonkey Ln

Caldwell ID 83607



2/20/2021

To whom it may concern:

Refugio M. Vidales is requesting the approval of a short plat in order to subdivide approximately 20.30 acres in to 3 residential lots and 1 agricultural lot. The subject properties, parcel no.'s R33161011 & R33161 are located at 20298 Lonkey Ln., Caldwell, ID in a portion of the NE ¼ of section 3, T3N, R4W, BM, Canyon County, Idaho.

Per the development agreement currently in place the 3 residential lots will be approximately 2 acers in size. One of the residential lots will be the existing house at 20298 Lonkey Ln. the other 2 lots will be utilized for residential uses. The remaining 14 acres will be restricted to agricultural use and will not have a building permit available to it.

The two new residential lots will be surfaced by a driveway that will run on the east side of the property. We also request an easement reduction to 28 ft.

Sincerely,

A handwritten signature in black ink that reads "Refugio M. Vidales".



PRELIMINARY PLAT PUBLIC HEARING - APPLICATION

PROPERTY OWNER	OWNER NAME: Refugio Vidales	
	MAILING ADDRESS: 20298 Lowkey Lane; Caldwell, ID 83607	
	PHONE: (208) 880-4605	EMAIL:
I consent to this application and allow DSD staff / Commissioners to enter the property for site inspections. If the owner(s) is a business entity, please include business documents, including those that indicate the person(s) who are eligible to sign.		
Signature: <u>Refugio m Vidales</u> Date: <u>6/20/24</u>		

APPLICANT: IF DIFFERING FROM THE PROPERTY OWNER	APPLICANT NAME: Gerardo Vidales	
	COMPANY NAME:	
	MAILING ADDRESS: 1320 Fawnsgrrove Way; Calwell, ID 83605	
	PHONE: (208) 880-9169	EMAIL: gerardo.vidales@gmail.com/gary.vidales@upriteco.com

SITE INFO	STREET ADDRESS: T.B.D. & 20298 Lowkey Lane; Caldwell, ID 83607	
	PARCEL NUMBER: R331610110 & R331610000	
	PARCEL SIZE: ±20.31 Acres	
	NUMBER OF LOTS: 2 currently / 5 lots proposed	
	PROPOSED SUBDIVISION NAME: Ranch El Lucerito	
	FLOOD ZONE (YES/NO) No	ZONING DISTRICT: 231-00 (CC-RR)

FOR DSD STAFF COMPLETION ONLY:

CASE NUMBER	DATE RECEIVED:
RECEIVED BY:	APPLICATION FEE: CK MO CC CASH

SUBDIVISION WORKSHEET

Overview:

Number of Buildable Residential Lots: 3

Number of Non-Buildable Lots: 2

Number of Common Lots: 1

Total Subdivision Size: 20.31

Number of Common Lots: 1

Average Residential Lot Size: 2.04

Area of City Impact:

Is the property in an Area of City Impact?

☐ No

☒ Yes- What City: Greenleaf

Will you be requesting subdivision Improvement Waivers?

☐ No

☒ Yes

If yes, which waivers will you be requesting?

☒ Curbs

☒ Gutters

☒ Sidewalks

☒ Street Lights

☒ Landscaping

☐ Other

If you are located in an Area of City Impact the following is required:

- Evidence of compliance with IC 31-3805 which could include evidence of irrigation system plan approval by the planning and zoning authority and city council and coordination with the irrigation entity.
- Communication with the City.

Roads:

Roads within the development will utilize:

☐ Public

☒ Private*

☐ Not Applicable

*Private Roads Require: Name approved prior to submittal & a Private Road Application at the Time of submittal.

Lucerito Lane - Application Included

Hillside Development:

Of the total lots requested how many of each contain slopes +15%?

Residential: 3 Non-Buildable: 1 Common: 1

Will the proposed roads be located within any area containing +15% slopes?

☐ Yes*

☒ No

*If any development or construction activities will occur on slopes > 15% please submit the information required by CCZO 07-17-33

Irrigation:

What is the name of the irrigation and drainage entities servicing the property?

Irrigation: Boise Project Board of Control, Wilder Irrigation District

Drainage: Boise Project Board of Control

This property has: ☒ Water rights available ☐ No water rights available.

If No Water Rights are available, please fill out an Irrigation Plan Worksheet

Irrigation Water is Provided via: ☐ Irrigation Well ☐ Surface Water

Percentage of property that has water:

Volume of water or diversion rate available at the property:

Please describe, in detail, how the property is currently irrigated and how it will be irrigated after it is subdivided:

The area is currently irrigated via an existing irrigation box located near the southwest corner of the property.

The property will continue to irrigate via water from the existing irrigation box or other point of diversion as agreed upon with the Boise Project Board of Control from the Deer Flat Canal and Dotson Drain.

Are there irrigation easement(s) on the property? ☐ Irrigation Well ☒ Surface Water

How do you plan to retain storm and excess water on each lot?

Lots will be graded to retain excess water within the lot to be percolated through surficial soils.

How do you plan to remove the stormwater/excess irrigation water prior to it entering the established drainage system? (i.e. oil, grease, contaminated aggregates):

Any water that will enter the established drainage system will be treated via grassy swales / ditches as it has historically done so.

Applicant Acknowledgement

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

I further acknowledge that the irrigation system, as approved by the Planning and Zoning Commission and ultimately the Board of County Commissioners, must be bonded and/or installed prior the Board's signature on the final plat.

Signed:  Date: 04 / 20 / 2024
Property Owner (Application Submitted)

Signed: _____ Date: ____/____/____
Applicant/Representative (if not property owner) (Application Submitted)

Accepted By: _____ Date: ____/____/____
Director / Staff

IRRIGATION PLAN APPLICATION



Applicant(s) Rufugio Vidales (208) 880-4605
Name Daytime Telephone Number
20298 Lonkey Ln. Caldwell, ID 83607
Street Address City, State Zip

Representative Name Gerardo "Gary" Vidales (208) 880-9169 gerardo.vidales@gmail.com
Daytime Telephone Number / E-mail Address
1320 Fawnsgrrove Way Caldwell, ID 83607
Street Address City, State Zip

Location of Subject Property: 20298 Lonkey Ln & TBD Lonkey Ln. Caldwell
Two Nearest Cross Streets or Property Address City

Assessor's Account Number(s): R R331610110 & R331610000 Section 3 Township 3N Range 4W

This land:



Has water rights available to it.



Is dry and has no water rights available to it. If dry, please sign this document and return to the Development Services Department representative from whom you received it.

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

- a. The appropriate water rights and assessment of those water rights have been transferred from said lands or excluded from an irrigation entity by the owner; or
- b. The owner, person, firm, or corporation filing the subdivision plat or amendment to a subdivision plat or map has provided underground tile or conduit for lots of one (1) acre or less, or a suitable system for lots of more than one (1) acre which will deliver water to those land owners within the subdivision who are also within the irrigation entity with the appropriate approvals:
 1. For proposed subdivisions located within negotiated area of city impact, both city and county zoning authorities must approve such irrigation system in accordance with Idaho Code Section 50-1306. In addition, the irrigation entity charged with the delivery of water to said lands must be advised regarding the irrigation system.
 2. For proposed subdivisions outside of negotiated areas of city impact, the delivery system must be approved by the Planning and Zoning Commission and the Board of County Commissioners with the advice of the irrigation entity charged with the delivery of water to said lands.

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

1. Are you within an area of negotiated City Impact? ☒ Yes ☐ No
If yes, please include a copy of approvals by the City Planning & Zoning Commission and City Council of your Irrigation Plan. SDR2021-0029 / Using existing distribution and recovery facilities

2. What is the name of the irrigation and drainage entities servicing the property?

Irrigation: Boise Project Board of Control

Drainage: Boise Project Board of Control

3. How many acres is the property being subdivided? 20.31

4. What percentage of this property has water? 14.56 acres (71.7%)

5. How many inches of water are available to the property? 3.75 acre-ft of water per acre

6. How is the land currently irrigated? ☒ Surface ☐ Irrigation Well
☐ Sprinkler ☐ Above Ground Pipe ☐ Underground Pipe

7. How is the land to be irrigated after it is subdivided? ☒ Surface ☐ Irrigation Well
☐ Sprinkler ☐ Above Ground Pipe ☐ Underground Pipe

8. Please describe how the head gate/pump connects to the canal and irrigated land and where ditches and/or pipes go.

The Deer Flat Canal and Dotson Drain run along most of the western boundary of the property. Diversion of water has historically been through and will continue to be through the existing irrigation box located near the southwest corner of the property.

9. Are there irrigation easement(s) on the property? ☒ Yes ☐ No

10. How do you plan to retain storm and excess water on each lot?

Lots will be graded to retain excess water within the lot to be percolated through surficial soils.

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

Any water that will enter the established drainage system will be treated via grassy swales / ditches as it has historically done so.

Irrigation Plan Map Requirements

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

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

Also, provide the following documentation:

- N/A ☐ Copy of any water users' association / agreement (s) that are currently in effect, which outlines water schedules and maintenance responsibilities.

All water and delivery is based on Idaho Statutes Title 42. The Boise Project Board of Control is responsible for all maintenance for the Deer Flat Canal, Lower Deer Flat Canal Delivery Ditch, and the Dotson Drain. Water is delivered at a rate of 3.75 acre-ft of water per acre of irrigable land (14.56 acres total)

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

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

I further acknowledge that the irrigation system, as approved by the Planning and Zoning Commission and ultimately the Board of County Commissioners, must be bonded and/or installed prior the Board's signature on the final plat.

Signed: Sebastian M. De la Cruz Date: 06 / 20 / 2021
Property Owner (Application Submitted)

Signed: _____ Date: ____/____/____
Applicant/Representative (if not property owner) (Application Submitted)

Accepted By: _____ Date: ____/____/____
Director / Staff



PRELIMINARY PLAT PUBLIC HEARING - CHECKLIST

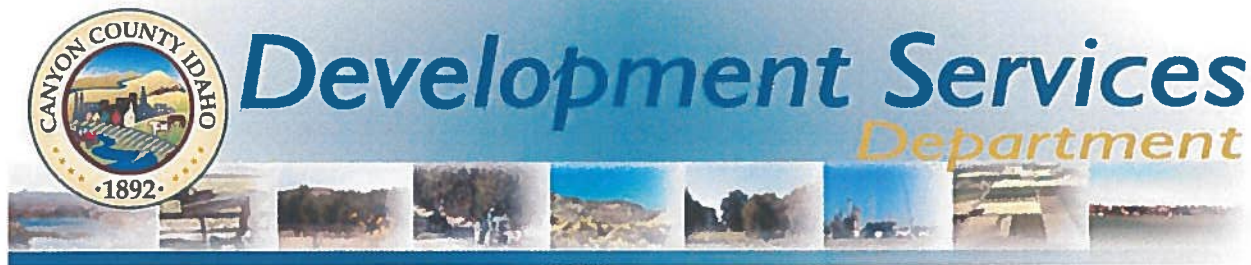
PRELIMINARY PLAT - CCZO Section 07-17-09

THE FOLLOWING ITEMS MUST BE SUBMITTED WITH THIS APPLICATION TO BE DEEMED COMPLETE (PLEASE CHECK OFF THE ITEMS REQUIRED):

Description	Applicant	Staff
Master Application Completed and Signed	Rufugio Vidales	
Copy of Preliminary Plat (1 Hard Copy & Digital Copy – Flash Drive Preferred)	SDR2021-0029	
Preliminary Drainage Plan, if applicable	Site Plan	
Preliminary Irrigation Plan, if applicable	Site Plan	
Preliminary Grading Plan, if applicable	Site Plan	
Completed Preliminary Plat Checklist	SDR2021-0029	
Subdivision Worksheet	Included	
Irrigation Plan Application	Included	
Proof of application with:		
Southwest District Health	SDR2021-0029	
Irrigation District	SDR2021-0029	
Fire District	SDR2021-0029	
Highway District/ Idaho Transportation Dept.	SDR2021-0029	
Area of City Impact (if applicable)	SDR2021-0029	
Deed or evidence of property interest to the subject property	SDR2021-0029	
Fee: \$1550.00 +\$10.00/lot +\$100.00 for Area of City Impact +\$80.00 Private Road +\$80.00 Easement Reduction	SDR2021-0029	
Fees are non-refundable		

Additional Information	Applicant	Staff
Hillside Development Requirements (07-17-33(1))	N/A	
Private Road Name Application	Included	
Easement Reduction Application	SDR2021-0029	
Floodplain Development Permit	N/A	

***DISCLAIMER:** The subject property shall comply with the public nuisance ordinance, the building code, and the zoning code before the Director can accept the application.



Canyon County, 111 North 11th Avenue, #310, Caldwell, ID 83605
▪ Engineering Division ▪

Preliminary Plat Check-List



Applicant: Rufugio Vidales	Case Number: SDR2021-0029
Subdivision Name: Ranch El Lucerito	Plat Date (Review #):

CANYON COUNTY CODE OF ORDINANCES 07-17-09

The information hereinafter required as part of the preliminary plat submitted shall be shown graphically or by note on plans, and may comprise several sheets showing various elements or required data. *Italicized items are supplemental to CCZO 07-17-09.*

GENERAL REVIEW ITEMS	<u>Meets Code / Comments</u>
1. Complete initial review of all information given graphically and by note on the plat	SDR2021-0029
2. Check for compliance with FCOs and/or Development Agreement from entitlement process if applicable	SDR2021-0029
3. Check for compliance with CCO Chapter 9 - Areas of City Impact. Chapter 9 lists requirements unless waived.	SDR2021-0029
4. Check for applicable agency comment. These comments could have been made at the entitlement stage or after.	SDR2021-0029
5. Make note of agencies that should be noticed if not typically included on the notice list and pass information along to planner	SDR2021-0029
Items A through E below are directly from CCZO 07-17-09. Italicized items are checklist items related to requirements found in ordinance and may not be strictly required.	
A. FORM OF PRESENTATION	<u>Meets Code / Comments</u>
1. Scale of Drawing (No more than 1"=100' unless approved by DSD prior to submission)	1"=80'
2. Size of Drawing (No larger than 24' x 36") <ul style="list-style-type: none"> Obtain electronic version of all submittals 	Drawing size (24x36)
B. IDENTIFICATION AND DESCRIPTIVE DATA	<u>Meets Code / Comments</u>
1. Proposed name of subdivision and its location by section, township, and range	Ranch El Lucerito Sec. 3, T.3N., R.4W.

<ul style="list-style-type: none"> <i>Name of sub needs to be reserved through DSD GIS</i> 	SDR2021-0029
2. Reference by dimension and bearing to a section corner or quarter section corner	SDR2021-0029
3. Name, address and phone number of developer	SDR2021-0029
4. Name address and phone number of the person preparing the plat	SDR2021-0029
5. North arrow	SDR2021-0029
6. Date of preparation	SDR2021-0029
7. Revision block showing dates if any revisions subsequent to the original preparation date. The revision block shall be part of the title block which shall be placed along the right edge of the drawing sheet.	SDR2021-0029
8. Vicinity map drawn to scale, clearly showing proposed subdivision location in relationship to adjacent subdivisions, main arterial routes, collector streets, etc. <ul style="list-style-type: none"> <i>Check for consistency between pre-plat and vicinity map</i> 	SDR2021-0029

C. EXISTING CONDITIONS DATA	<u>Meets Code / Comments</u>
1. 2 Foot Contours shown unless otherwise approved; show all areas in excess of 15% slope	SDR2021-0029, Site Plan 
2. Location of water wells, streams, canals, irrigation laterals, private ditches, washes, lakes or other water features; direction of flow; location and extent of known areas subject to inundation.	SDR2021-0029, Site Plan 
3. Location, widths and names of all platted streets, railroads, utility rights of way of public record, public areas, permanent structures to remain including water wells and municipal corporation lines within or adjacent to the tract <ul style="list-style-type: none"> <i>Future use of remaining wells, if applicable</i> 	SDR2021-0029, Site Plan
4. Name, book and page numbers of any recorded adjacent subdivisions having a common boundary with the tract	N/A
5. Existing zoning classification, by note <ul style="list-style-type: none"> <i>Proposed zoning, by note, if new zoning is being proposed concurrently with pre-plat application</i> 	SDR2021-0029
6. Approximate acreage of the tract, by note	SDR2021-0029, Site Plan
7. Boundary dimensions of the tract	SDR2021-0029, Site Plan
8. Names and addresses of adjoining property owners within three hundred (300) feet of the exterior boundary of the tract	SDR2021-0029, Site Plan

D. PROPOSED CONDITIONS DATA	<u>Meets Code / Comments</u>
<p>1. Road layout, including location, width and proposed names of roads, alleys, pathways, easements, and roadway connections, if any, to an adjoining platted tract</p> <ul style="list-style-type: none"> • <i>Confirmation that highway district will allow proposed access if new access is on an arterial</i> • <i>Check alignment of stub streets with adjacent developments, if applicable</i> • Private roads shall not have direct access to arterials or local roads within a platted subdivision (ACCHD 2020.040) • Private road names need to be reserved through DSD GIS. Private roads require a separate application. • Public road names must be checked for availability with DSD GIS • <i>If typical sections are shown make sure they are consistent with what will be required</i> 	<p>Included</p>
<p>2. Typical lot dimensions including curvilinear data to scale; each lot numbered individually; total number of lots by type and grand total. A private road must be a lot.</p> <ul style="list-style-type: none"> • <i>Curve table is present and matches data shown graphically</i> • <i>Minimum lot size</i> • <i>Average lot size (calculated as total residential area divided by the number of residential lots)</i> • <i>Check block numbering</i> • <i>Consider any phasing shown</i> 	<p>SDR2021-0029, Included</p>
<p>3. Location, width and use of easements</p> <ul style="list-style-type: none"> • <i>Provide documentation of or reference to any existing easements, especially access easements for existing parcels that are part of the plat.</i> • <i>Show easements for all shared infrastructure</i> 	<p>SDR2021-0029, Site Plan</p>
<p>4. Designation of all land to be dedicated or reserved for public use with use indicated</p>	<p>SDR2021-0029, Site Plan</p>
<p>5. If plat includes land for which multi-family, commercial, or industrial use is proposed, such areas shall be clearly designated together with existing zoning classification and status of zoning change, if any</p>	<p>N/A</p>
<p>6. If the proposed subdivision is part of a larger area intended for development, a development master plan of the entire area shall be provided</p>	<p>N/A</p>
<p>7. Appropriate information that sufficiently details the proposed development within any special development area such as hillside, PUD, flood plain, cemetery, manufactured home, large scale development, hazardous and unique areas of development</p> <ul style="list-style-type: none"> • <i>Check mapping layers for above special development items. Include wetland and natural drainage ways.</i> • <i>Consider recommended conditions related to special development areas and related reports</i> 	<p>SDR2021-0029</p>

8. All roads must be labeled as either "private" or "public" behind or beneath the road name	SDR2021-0029, Site Plan
E. PROPOSED UTILITY METHODS	<u>Meets Code / Comments</u>
<p>1. Sewage: A statement as to the type of proposed sanitary sewage facilities</p> <ul style="list-style-type: none"> <i>Preliminary location/layout of proposed sewage facilities</i> <i>Nutrient-Pathogen study if required by SWDH</i> <i>If sewage facilities will be shared, provide preliminary arrangements for future operation and maintenance of the facilities, including financial arrangements. Also include preliminary sewer plan. DSD should complete high level feasibility review of shared utilities</i> 	Individual Septic Drain Fields, SWDH Site visit and location approval
<p>2. Water Supply: A statement as to the type of proposed water supply facilities</p> <ul style="list-style-type: none"> <i>Preliminary location/layout of proposed potable water facilities</i> <i>If potable water facilities will be shared, provide preliminary arrangements for future operation and maintenance of the facilities, including financial arrangements. Also include preliminary potable water plan. DSD should complete high level feasibility review of shared utilities</i> 	Individual Wells
<p>3. Storm Water Disposal: A statement as to the type of storm water disposal facilities which may include evidence as may be required relative to the design and operation of proposed storm water system</p> <ul style="list-style-type: none"> <i>Include statement that all storm water shall be retained on site, if appropriate</i> <i>Consider any required protection for roadside swales during home construction and/or long-term protection from landscaping, roadside parking, regrading/filling swale, ect</i> <i>Maintenance easements for storm drain facilities treating drainage from public roads should be in place</i> 	Retained on site and infiltrated into surface soils.
<p>4. Irrigation System: A statement as to the proposed irrigation system, which may include evidence as may be required relative to the design and operation of any proposed irrigation system</p> <ul style="list-style-type: none"> Irrigation Supply And Distribution Systems: The developer shall disclose, pursuant to Idaho Code section 31-3805, and file as part of the preliminary plat with DSD, evidence that an adequate irrigation supply and distribution system to serve the land within the plat to be recorded will be provided and must include consideration of using existing water rights that go with the land being platted. Such evidence shall include, but not be limited to, the following: <ul style="list-style-type: none"> Copies of the plans of the proposed distribution system for the lots and areas to be served in the proposed development; and Copies of the community association's or similar organization's documents which may be required precedent 	Wilder Irrigation District via the Deer Flat Canal and Dotson Drain (Bureau of Reclamation, Boise Project Board of Control)

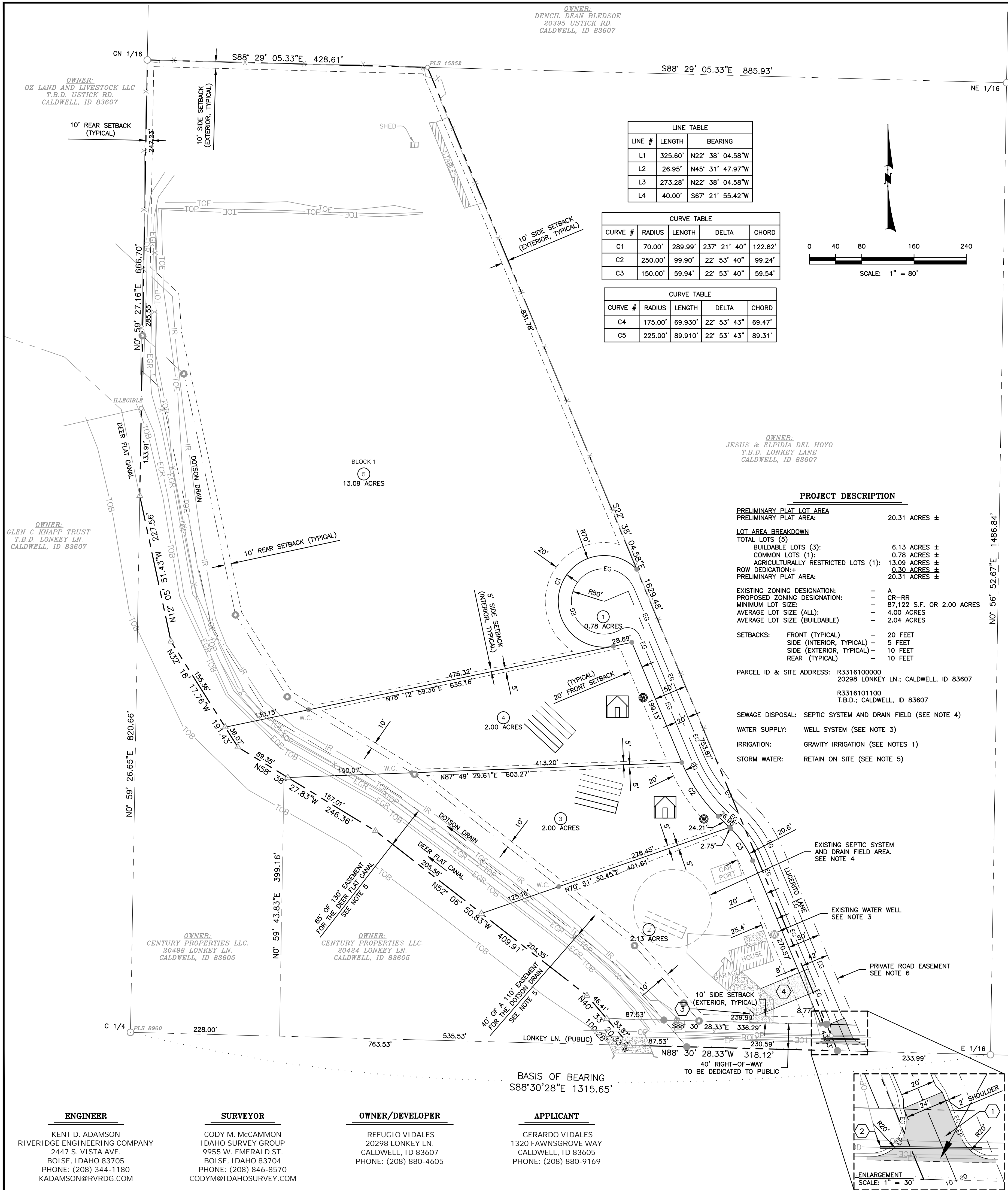
to the establishment of an irrigation distribution system within the proposed development.

5. Utility Easement: The utility easement width shall be a minimum of ten (10) feet from the exterior boundaries and five (5) feet from the interior boundaries. Utility easements shall be shown graphically on the plat.

SDR2021-0029, Site Plan for setbacks

GENERAL RECOMMENDED CONDITIONS

1. Finish grades at subdivision boundaries shall match existing finish grades. Runoff shall be maintained on subdivision property unless otherwise approved.
2. Development shall comply with requirements of the local highway district. Evidence shall include written correspondence from the highway district prior to the first public hearing held for the preliminary plat and highway district signature on the final plat.
3. Development shall comply with irrigation district requirements. Evidence shall include written correspondence from the irrigation district prior to the first public hearing held for the preliminary plat and prior to Board of County Commissioner's signature on the final plat.
4. Development shall comply with Southwest District Health requirements. Evidence shall include written correspondence from the Southwest District Health prior to the first public hearing held for the preliminary plat and Southwest District Health signature on the final plat.
5. Development shall comply with Fire District requirements. Evidence shall include written correspondence from the Fire District prior to the first public hearing held for the preliminary plat and prior to Board of County Commissioner's signature on the final plat.
6. After preliminary plat approval applicant shall provide GIS data containing georeferenced lot line and roadway linework to be included in Development Services GIS mapping. (Solo pre-plats only)

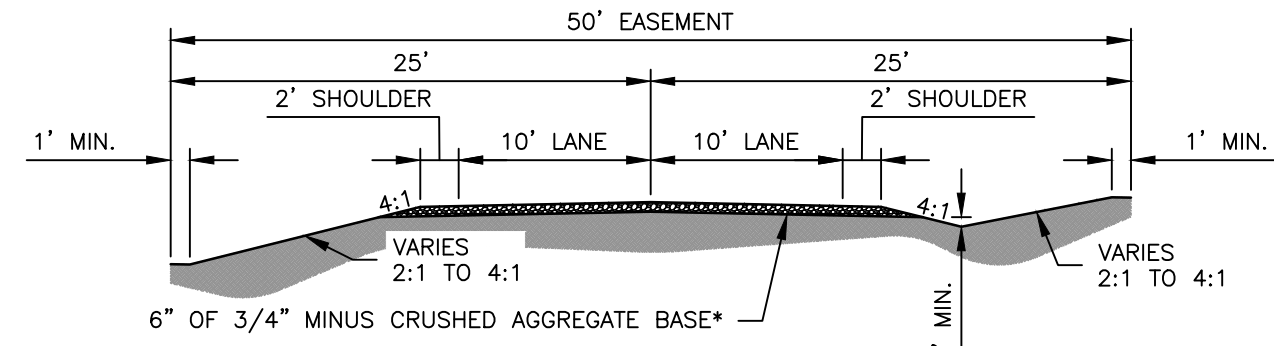


LEGEND	
	PROPERTY LINE
	PROPOSED LOT LINE
	RIGHT-OF-WAY
	PROPOSED ROADWAY CENTERLINE
	EXISTING ROADWAY CENTERLINE
	EASEMENT
	EXISTING EASEMENT
	SAWCUT
	GRADE BREAK
	EXISTING FEATURES
	DRAINAGE DIRECTION
	PROPOSED 5' CONTOUR
	PROPOSED 1' CONTOUR
	EXISTING 5' CONTOUR
	EXISTING 1' CONTOUR
	EXISTING FENCE
	PROPOSED WATER
	EXISTING BURIED COMMUNICATION
	EXISTING BURIED POWER
	EXISTING OVERHEAD WIRES
	EXISTING NATURAL GAS
	EXISTING GRAVITY IRRIGATION PIPE
	EXISTING TOP OF BANK
	EXISTING TOE OF SLOPE
	EDGE OF PAVEMENT
	EDGE OF GRAVEL
	EXISTING WATER METER
	PROPOSED WATER METER
	EXISTING / PROPOSED SIGN
	FOUND 1/2" REBAR
	FOUND 3/8" REBAR
	FOUND BRASS CAP
	FOUND COPPER CAP
	CALCULATED POINT ONLY
	SET CONTROL POINT
	LOT NUMBER
	PROPOSED RESIDENTIAL LOCATION
	PROPOSED DRAIN FIELD LOCATION
	PROPOSED REPLACEMENT LOCATION

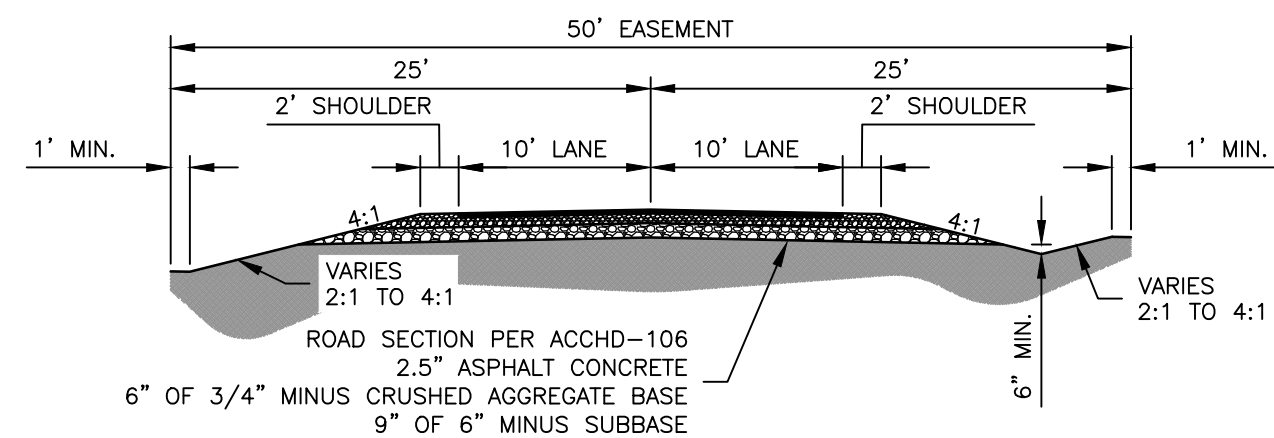
1. PER IADHO CODE 32-3805, ITS PROVISIONS THAT APPLY TO IRRIGATION WATER CONCERNING IRRIGATION RIGHTS, TRANSFER AND DISCLOSURE, THE PROPERTY LYING WITHIN THE BOUNDARY OF THE LOT THAT IS IN THE WILDER IRRIGATION DISTRICT ADMINISTERED BY THE BOISE PROJECT BOARD OF CONTROL AND SUPPLIED BY THE BUREAU OF RECLAMATION, THE OWNER/DEVELOPER AND THE IRRIGATION ENTITIES OR THEIR REPRESENTATIVES WILL BE PROVIDING IRRIGATION WATER TO THE LOTS OF THIS SUBDIVISION.
2. THE LOTS IN THIS SUBDIVISION ARE SUBJECT TO AND EASEMENT FOR THE DOTSON DRAIN AND DEEP FLAT CANAL FOR THE BENEFIT OF THE BUREAU OF RECLAMATION AND THE BOISE PROJECT BOARD OF CONTROL AS DELINEATED AND REFERENCED HEREON.
3. THE EXISTING WELL ON BLOCK 1, LOT 2, SHALL REMAIN FOR THE CONTINUED USE OF THE RESIDENCE ON SAID LOT. OTHER LOTS SHALL INSTALL WELLS PER THE REQUIREMENTS OF THE IADHO DEPARTMENT OF ENVIRONMENTAL QUALITY, THE IADHO DEPARTMENT OF WATER RESOURCES, SOUTHWEST DISTRICT HEALTH, AND CANYON COUNTY.
4. THE EXISTING SEPTIC SYSTEM AND DRAIN FIELD LOCATED IN BLOCK 1, LOT 1, SHALL REMAIN FOR THE CONTINUED USE OF THE RESIDENCE ON SAID LOT. OTHER LOTS SHALL INSTALL INDIVIDUAL SEPTIC SYSTEMS AND DRAIN FIELDS PER THE REQUIREMENTS OF THE IADHO DEPARTMENT OF ENVIRONMENTAL QUALITY, THE IADHO DEPARTMENT OF WATER RESOURCES, SOUTHWEST DISTRICT HEALTH, AND CANYON COUNTY.
5. ALL STORMWATER SHALL BE RETAINED ON SITE. THE HOMEOWNERS ASSOCIATION AND INDIVIDUAL LOT OWNERS SHALL BE RESPONSIBLE FOR THE PROTECTION AND MAINTENANCE OF ROADSIDE SWALES ALONG LONKEY LN. AND THE PRIVATE ROAD.
6. INGRESS/EGRESS & PUBLIC UTILITIES EASEMENT.
7. BLOCK 1, LOT 1, SHALL BE SUBJECT TO A BLANKET INGRESS/EGRESS & PUBLIC UTILITIES EASEMENT.
8. ALL LOTS ARE SUBJECT TO 10-FT PUBLIC UTILITY EASEMENT ALONG THEIR EXTERIOR BOUNDARIES AND 5-FT ALONG THEIR INTERIOR BOUNDARIES.

VARIANCES

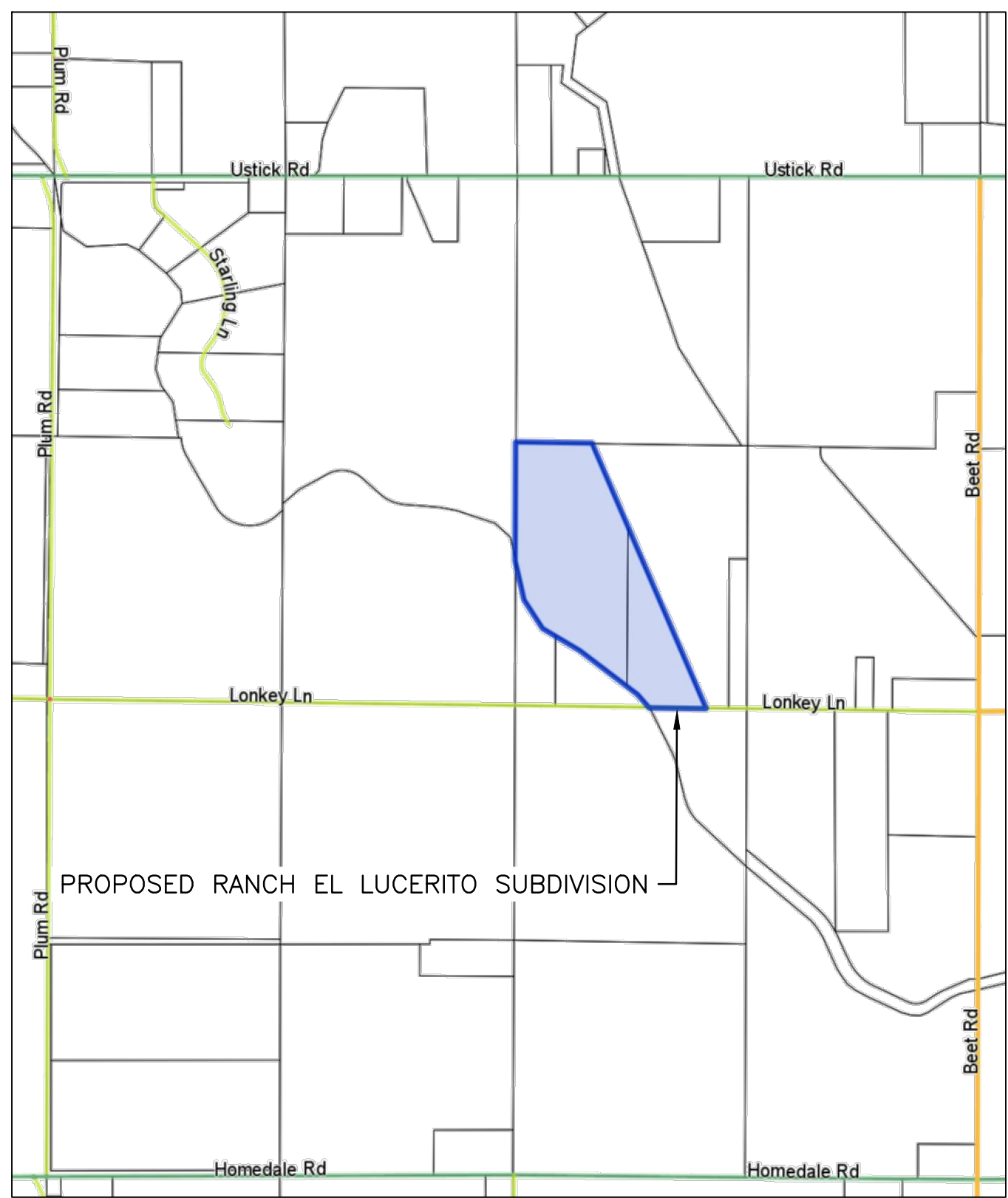
1. REDUCE WIDTH OF LOT/EASEMENT TO 50-FT PER THE PROVISIONS OF 07-10-03(D).
2. REDUCE REAR SETBACK TO 10-FT DUE TO THE ADJOINING IRRIGATION EASEMENTS PROVIDING SUFFICIENT CLEAR SPACE.
3. REDUCE INTERIOR SIDE SETBACKS TO 5-FT EACH SIDE OF THE LOT LINE.



1 PRIVATE ROAD TYPICAL CROSS SECTION
- NTS -
ALL SHALL CONFORM TO THE GEOTECHNICAL RECOMMENDATIONS.

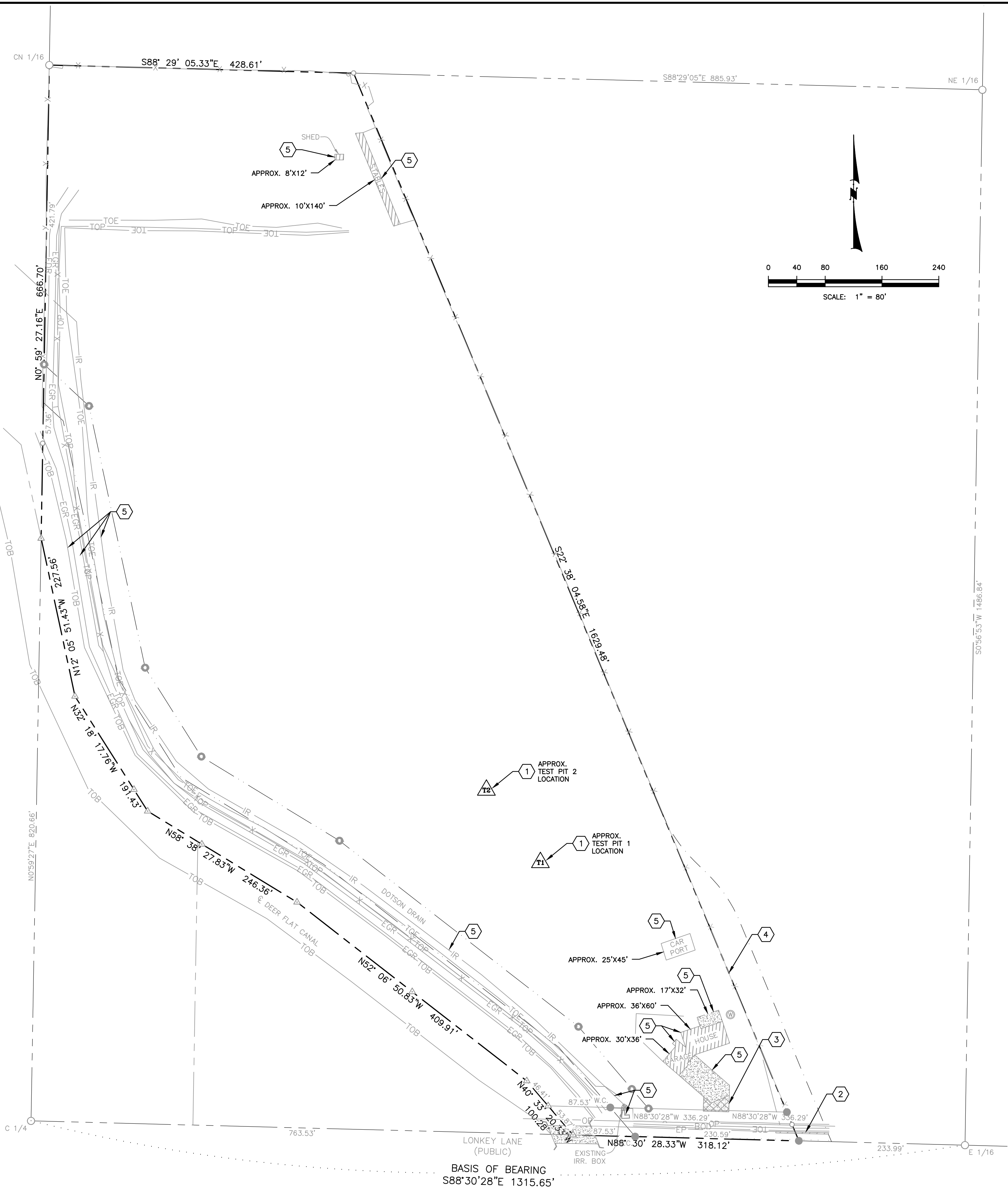


2 PRIVATE ROAD APPROACH CROSS SECTION - NTS -


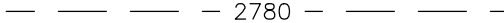
















KEY NOTES

1. PAVED ENTRY FOR PRIVATE ROAD PER GOLDEN GATE HIGHWAY DISTRICT #3 STANDARD RESIDENTIAL APPROACH BASED ON STANDARD DRAWING ACCHD-106.
2. CULVERT PIPE, IF NECESSARY, PER GOLDEN GATE HIGHWAY DISTRICT #3 STANDARD RESIDENTIAL APPROACH BASED ON STANDARD DRAWING ACCHD-106.
3. EXISTING PORTION OF DRIVEWAY TO BE REMOVED.
4. PROPOSED DRIVEWAY EXTENSION.



LEGEND

	EXISTING RIGHT OF WAY
	EXISTING MAJOR CONTOURS
	EXISTING MINOR CONTOURS
	EXISTING CURB AND GUTTER
	EXISTING EDGE OF PAVEMENT
	EXISTING SANITARY SEWER
	EXISTING STORM DRAIN
	EXISTING WATER
	EXISTING OVERHEAD WIRE
	EXISTING POWER
	EXISTING COMMUNICATION LINE
	EXISTING FENCE
	EXISTING STRUCTURE
	CONCRETE/PAVER REMOVAL
	ASPHALT REMOVAL
	BUILDING REMOVAL

KEY NOTES

1. OVEREXCAVATE TEST PIT LOCATIONS AND RECOMPACT IN ACCORDANCE WITH THE GEOTECHNICAL REPORT. LOCATIONS SHOWN APPROXIMATELY.
2. REMOVE EXISTING ASPHALT.
3. REMOVE EXISTING CONCRETE OR PAVERS.
4. REMOVE EXISTING FENCE.
5. PROTECT AND PRESERVE.

RANCH EL LUCERITO

EXISTING FEATURES

DATE:	JUNE 2024
PROJECT:	23034
SHEET	2 OF 2

PRELIMINARY PLAT SHOWING
RANCH EL LUCERITO
A PORTION OF THE SW 1/4 OF THE NE 1/4 OF SECTION 3,
T.3N., R.4W., B.M., CANYON COUNTY, IDAHO
2023

LEGEND

- FOUND 1/2" IRON PIN WITH "PLS 3627" CAP, UNLESS OTHERWISE NOTED
○ FOUND 5/8" IRON PIN WITH "PLS 3627" CAP, UNLESS OTHERWISE NOTED
● TO BE SET 1/2 IRON PIN WITH CAP, "ISG PLS 11779"
● TO BE SET 5/8" IRON PIN WITH CAP, "ISG PLS 11779"
● TO BE SET 1/2 IRON PIN WITH CAP, "ESMT ISG PLS 11779"
△ CALCULATED POINT, NOTHING FOUND OR SET
○ CLEAN OUT
□ WATER WELL
● POWER POLE
○ GUY WIRE ANCHOR
○ POWER METER
① LOT NO.
W.C. WITNESS CORNER
--- PROPERTY BOUNDARY LINE
--- SECTION LINE
--- LOT LINE
--- RIGHT-OF-WAY LINE TO BE DEDICATED
--- PARCEL LINE
--- PUBLIC UTILITIES AND LOT DRAINAGE EASEMENT LINE
--- 50' INGRESS/EGRESS & PUBLIC UTILITIES EASEMENT (NOTE 6)
--- DEER FLAT CANAL EASEMENT LINE (NOTE 2)
--- DOTSON DRAIN EASEMENT LINE (NOTE 2)
--- EXISTING IRRIGATION PIPE
--- EXISTING SANITARY SEWER LINE
--- TOP OF BANK
--- BOTTOM OF DITCH
--- OVERHEAD POWER LINE
--- EDGE OF GRAVEL ROAD

OWNER/DEVELOPER

REFUGIO VIDALES
20298 LONKEY LANE
CALDWELL, ID 83607
(208) 880-4605

APPLICANT

GERARDO VIDALES
1320 FAUNSGROVE WAY
CALDWELL, ID 83605
(208) 880-9169

PROPERTY ADDRESS

T.B.D. & 20298 LONKEY LANE
CALDWELL, ID 83607

SURVEYOR

CODY M. McCAMMON
IDAHO SURVEY GROUP
9955 W. EMERALD ST.
BOISE, IDAHO 83704
(208) 846-8470
CODYM@IDAHOISURVEY.COM

DEVELOPMENT FEATURES

ACREAGE:
TOTAL PARCEL= ±20.31 ACRES
TOTAL LOTS= 5
BUILDABLE LOTS= 4

SEWAGE DISPOSAL- SEPTIC SYSTEM WITH LEACH FIELD.

WATER SUPPLY- WELL SYSTEM

IRRIGATION- GRAVITY IRRIGATION

STORM WATER- RETAINED ON SITE.

SITE BENCHMARK

PK NAIL & WASHER IN AC
ELEV(NAVD88)=2567.78'

NOTES

- SUBJECT PARCEL LIES WITHIN AN UNINCORPORATED AREA OF CANYON COUNTY, IDAHO AND IS ZONED AGRICULTURAL (AG).
- THE LOTS IN THIS SUBDIVISION ARE SUBJECT TO AN EASEMENT FOR THE DOTSON DRAIN AND DEER FLAT CANAL FOR THE BENEFIT OF THE BOISE PROJECT BOARD AS DELINEATED AND REFERENCE HEREON.
- SUBJECT PARCEL DOES NOT ADJOIN ANY RECORDED SUBDIVISIONS.
- ANY RESUBDIVISION OF THIS PLAT SHALL COMPLY WITH THE APPLICABLE REGULATIONS IN EFFECT AT THE TIME OF RESUBDIVISION.
- LOT 1, BLOCK 1 IS A COMMON LOT AND SHALL BE SUBJECT TO A BLANKET EASEMENT FOR INGRESS/EGRESS & PUBLIC UTILITIES EASEMENT.
- INGRESS/EGRESS & PUBLIC UTILITIES EASEMENT.
- IRRIGATION WATER WILL BE PROVIDED BY THE OWNER THROUGH A GRAVITY IRRIGATION SYSTEM, TO BE OWNED AND MAINTAINED BY THE LOTS IN THIS SUBDIVISION IN COMPLIANCE WITH IDAHO CODE SECTION 31-3805 (1)(b). ALL LOTS WITHIN THIS SUBDIVISION WILL BE ENTITLED TO WATER RIGHTS, AND WILL BE OBLIGATED FOR ASSESSMENTS FROM THE FROM WILDER IRRIGATION DISTRICT.

NO.	REVISIONS	BY	DATE
1	ADDITION OF 50' INGRESS/EGRESS & PUBLIC UTILITIES EASEMENT & CHANGES TO LOT LINES	EJD	5/10/23

IDAHO SURVEY GROUP, LLC

9955 W. EMERALD ST.
BOISE, IDAHO 83704
PH. (208) 846-8570
FAX (208) 884-5399

RANCH EL LUCERITO

PRELIMINARY PLAT

LOCATED IN THE SW 1/4 OF THE NE 1/4 OF SECTION
3, T.3N., R.4W., B.M., CANYON COUNTY, IDAHO

DRAWN: CMCCAMMON	CHECKED: JSJG	JOB NO. 19-431	SHEET NO. 1
DATE: 5/16/2023	DATE: 5/16/2023		

OWNER:
DENCIL DEAN BLEDSOE
20396 USTICK RD.
CALDWELL, ID 83607

OWNER:
OZ LAND AND LIVESTOCK LLC
T.B.D. USTICK RD.
CALDWELL, ID 83607

LINE TABLE		
LINE	LENGTH	BEARING
L1	26.95	N45°31'48"W

CURVE TABLE				
CURVE	RADIUS	LENGTH	CHORD DIST.	CHORD BRG.
C1	150.00	59.94	59.54	N34°04'56"W
C2	250.00	99.90	99.24	N34°04'56"W

OWNER:
JESUS & ELPIDIA DEL HOYO
T.B.D. LONKEY LANE
CALDWELL, ID 83607

OWNER:
GLEN C KNAPP TRUST
T.B.D. LONKEY LN.
CALDWELL, ID 83607

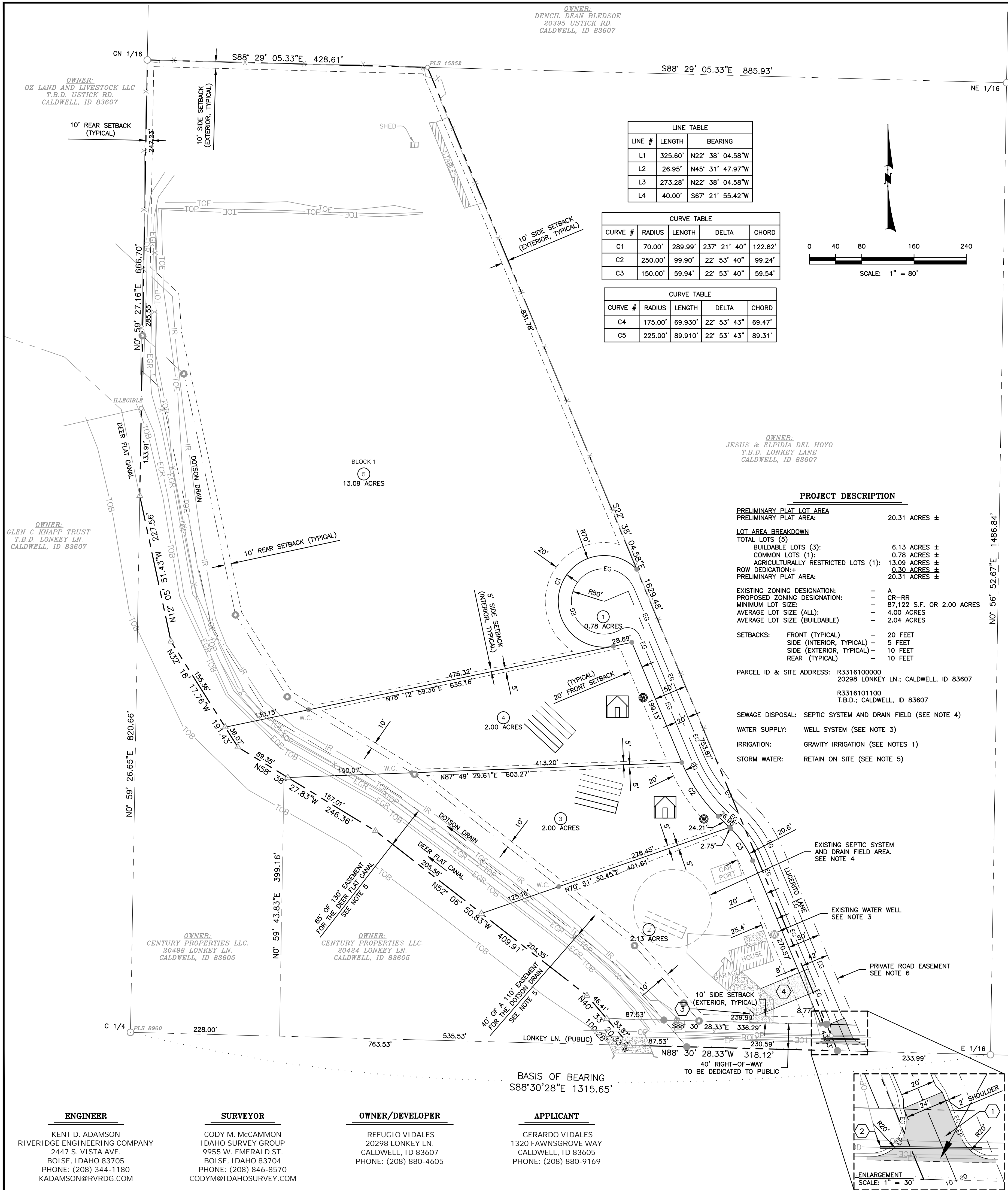
OWNER:
CENTURY PROPERTIES LLC
20498 LONKEY LN.
CALDWELL, ID 83605

OWNER:
CENTURY PROPERTIES LLC
20424 LONKEY LN.
CALDWELL, ID 83605

UTILITY WARNING

THE UNDERGROUND UTILITIES SHOWN HAVE BEEN LOCATED FROM FIELD SURVEY INFORMATION AND EXISTING DRAWINGS. THE SURVEYOR MAKES NO GUARANTEE THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED, ALTHOUGH HE DOES CERTIFY THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM INFORMATION AVAILABLE. THE SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES.

THESE DRAWINGS, OR ANY PORTION THEREOF, SHALL NOT BE USED ON ANY PROJECT OR EXTENSIONS OF THIS PROJECT EXCEPT BY AGREEMENT IN WRITING WITH IDAHO SURVEY GROUP, INC.



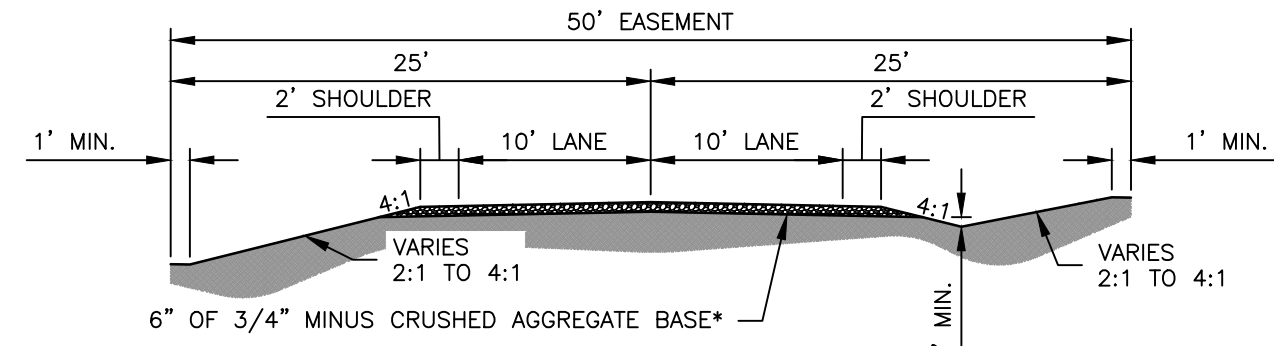
LEGEND	
	PROPERTY LINE
	PROPOSED LOT LINE
	RIGHT-OF-WAY
	PROPOSED ROADWAY CENTERLINE
	EXISTING ROADWAY CENTERLINE
	EASEMENT
	EXISTING EASEMENT
	SAWCUT
	GRADE BREAK
	EXISTING FEATURES
	DRAINAGE DIRECTION
	PROPOSED 5' CONTOUR
	PROPOSED 1' CONTOUR
	EXISTING 5' CONTOUR
	EXISTING 1' CONTOUR
	EXISTING FENCE
	PROPOSED WATER
	EXISTING BURIED COMMUNICATION
	EXISTING BURIED POWER
	EXISTING OVERHEAD WIRES
	EXISTING NATURAL GAS
	EXISTING GRAVITY IRRIGATION PIPE
	EXISTING TOP OF BANK
	EXISTING TOE OF SLOPE
	EDGE OF PAVEMENT
	EDGE OF GRAVEL
	EXISTING WATER METER
	PROPOSED WATER METER
	EXISTING / PROPOSED SIGN
	FOUND 1/2" REBAR
	FOUND 3/8" REBAR
	FOUND BRASS CAP
	FOUND COPPER CAP
	CALCULATED POINT ONLY
	SET CONTROL POINT
	LOT NUMBER
	PROPOSED RESIDENTIAL LOCATION
	PROPOSED DRAIN FIELD LOCATION
	PROPOSED REPLACEMENT LOCATION

NOTES

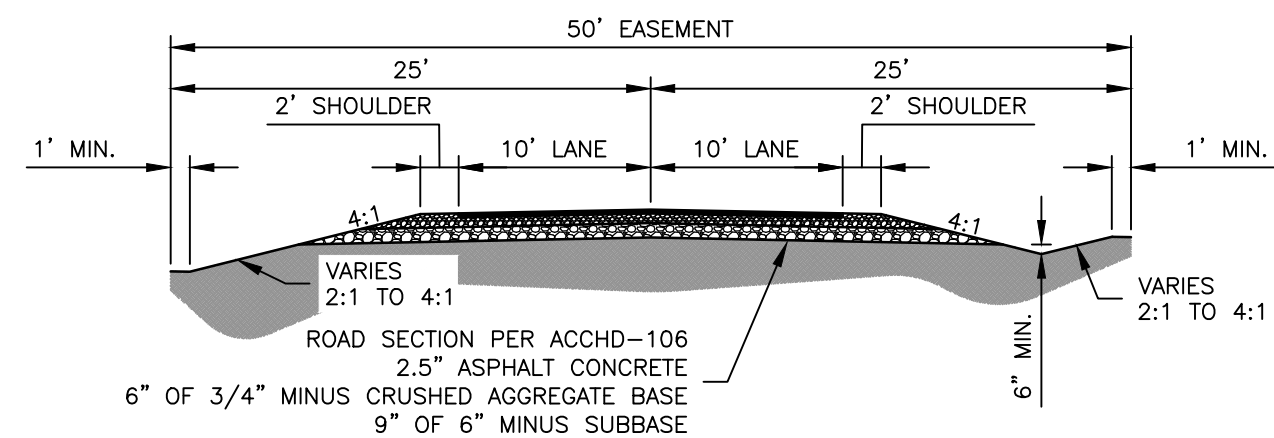
1. PER IADHO CODE 32-3805, ITS PROVISIONS THAT APPLY TO IRRIGATION WATER CONCERNING IRRIGATION RIGHTS, TRANSFER AND DISCLOSURE, THE PROPERTY LYING WITHIN THE BOUNDARY OF THE LOT THAT IS IN THE WILDER IRRIGATION DISTRICT ADMINISTERED BY THE BOISE PROJECT BOARD OF CONTROL AND SUPPLIED BY THE BUREAU OF RECLAMATION, THE OWNER/DEVELOPER AND THE IRRIGATION ENTITIES OR THEIR REPRESENTATIVES WILL BE PROVIDING IRRIGATION WATER TO THE LOTS OF THIS SUBDIVISION.
2. THE LOTS IN THIS SUBDIVISION ARE SUBJECT TO AND EASEMENT FOR THE DOTSON DRAIN AND DEEP FLAT CANAL FOR THE BENEFIT OF THE BUREAU OF RECLAMATION AND THE BOISE PROJECT BOARD OF CONTROL AS DELINEATED AND REFERENCED HEREON.
3. THE EXISTING WELL ON BLOCK 1, LOT 2, SHALL REMAIN FOR THE CONTINUED USE OF THE RESIDENCE ON SAID LOT. OTHER LOTS SHALL INSTALL WELLS PER THE REQUIREMENTS OF THE IADHO DEPARTMENT OF ENVIRONMENTAL QUALITY, THE IADHO DEPARTMENT OF WATER RESOURCES, SOUTHWEST DISTRICT HEALTH, AND CANYON COUNTY.
4. THE EXISTING SEPTIC SYSTEM AND DRAIN FIELD LOCATED IN BLOCK 1, LOT 1, SHALL REMAIN FOR THE CONTINUED USE OF THE RESIDENCE ON SAID LOT. OTHER LOTS SHALL INSTALL INDIVIDUAL SEPTIC SYSTEMS AND DRAIN FIELDS PER THE REQUIREMENTS OF THE IADHO DEPARTMENT OF ENVIRONMENTAL QUALITY, THE IADHO DEPARTMENT OF WATER RESOURCES, SOUTHWEST DISTRICT HEALTH, AND CANYON COUNTY.
5. ALL STORMWATER SHALL BE RETAINED ON SITE. THE HOMEOWNERS ASSOCIATION AND INDIVIDUAL LOT OWNERS SHALL BE RESPONSIBLE FOR THE PROTECTION AND MAINTENANCE OF ROADSIDE SWALES ALONG LONKEY LN. AND THE PRIVATE ROAD.
6. INGRESS/EGRESS & PUBLIC UTILITIES EASEMENT.
7. BLOCK 1, LOT 1, SHALL BE SUBJECT TO A BLANKET INGRESS/EGRESS & PUBLIC UTILITIES EASEMENT.
8. ALL LOTS ARE SUBJECT TO 10-FT PUBLIC UTILITY EASEMENT ALONG THEIR EXTERIOR BOUNDARIES AND 5-FT ALONG THEIR INTERIOR BOUNDARIES.

VARIANCES

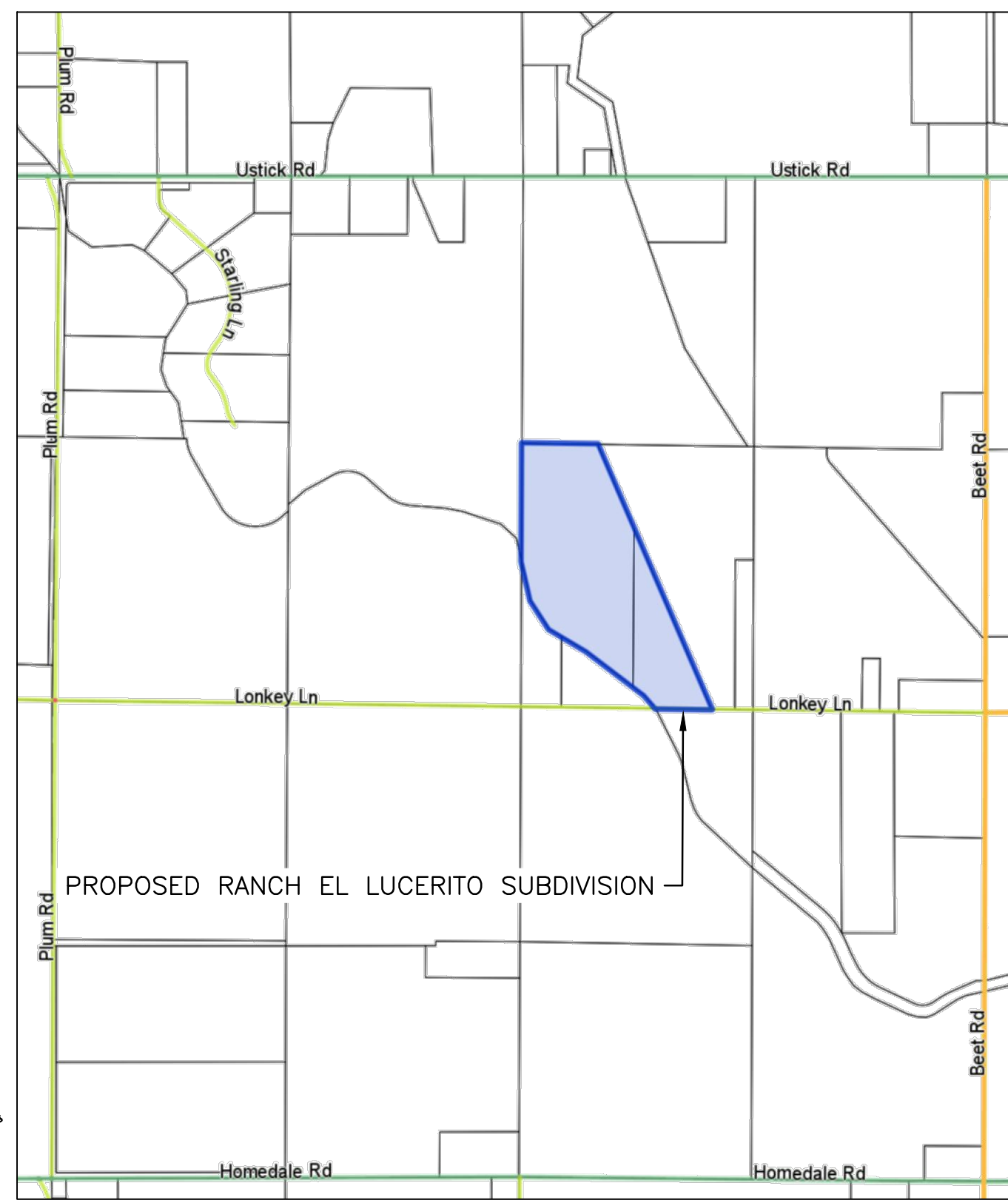
1. REDUCE WIDTH OF LOT/EASEMENT TO 50-FT PER THE PROVISIONS OF 07-10-03(D).
2. REDUCE REAR SETBACK TO 10-FT DUE TO THE ADJOINING IRRIGATION EASEMENTS PROVIDING SUFFICIENT CLEAR SPACE.
3. REDUCE INTERIOR SIDE SETBACKS TO 5-FT EACH SIDE OF THE LOT LINE.



1 PRIVATE ROAD TYPICAL CROSS SECTION
- NTS -
ALL SHALL CONFORM TO THE GEOTECHNICAL RECOMMENDATIONS.



2 PRIVATE ROAD APPROACH CROSS SECTION



KEY NOTES

1. PAVED ENTRY FOR PRIVATE ROAD PER GOLDEN GATE HIGHWAY DISTRICT #3 STANDARD RESIDENTIAL APPROACH BASED ON STANDARD DRAWING ACCHD-106.
2. CULVERT PIPE, IF NECESSARY, PER GOLDEN GATE HIGHWAY DISTRICT #3 STANDARD RESIDENTIAL APPROACH BASED ON STANDARD DRAWING ACCHD-106.
3. EXISTING PORTION OF DRIVEWAY TO BE REMOVED.
4. PROPOSED DRIVEWAY EXTENSION.

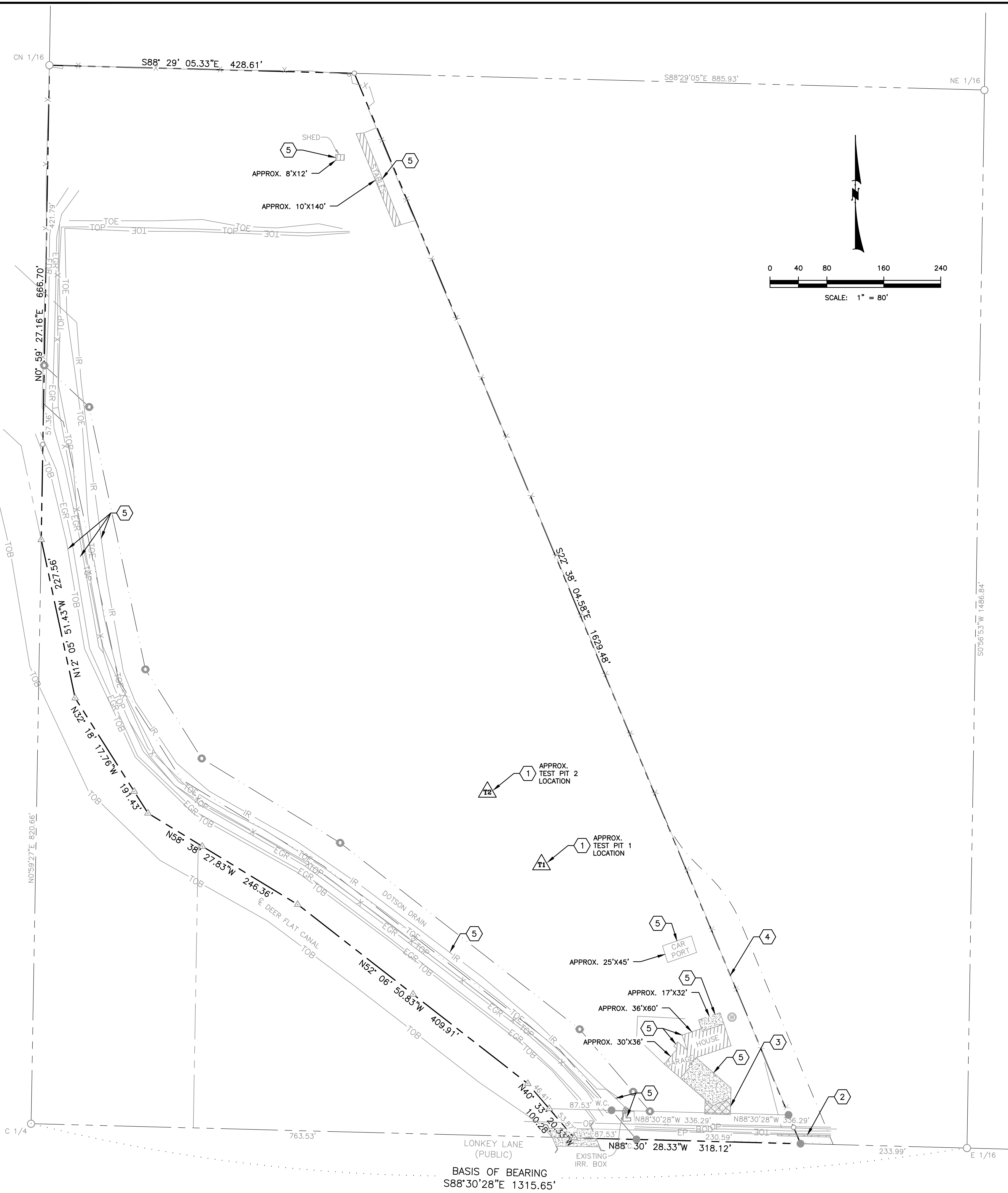
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RANCH EL LUCERITO

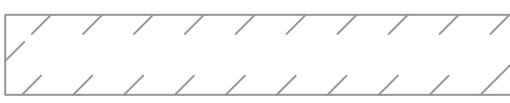



SITE PLAN

DATE:	JUNE 2024
PROJECT:	23034
SHEET 1 OF 2	

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LEGEND

— 2780 —	EXISTING RIGHT OF WAY
— 2778 —	EXISTING MAJOR CONTOURS
=====	EXISTING MINOR CONTOURS
=====	EXISTING CURB AND GUTTER
— EP — EP —	EXISTING EDGE OF PAVEMENT
— S — S — S —	EXISTING SANITARY SEWER
— SD —	EXISTING STORM DRAIN
— W — W — W —	EXISTING WATER
— OHW —	EXISTING OVERHEAD WIRE
— P —	EXISTING POWER
— C —	EXISTING COMMUNICATION LINE
— x — x — x — x — x —	EXISTING FENCE
	EXISTING STRUCTURE
	CONCRETE/PAVER REMOVAL
	ASPHALT REMOVAL
	BUILDING REMOVAL

KEY NOTES

1. OVEREXCAVATE TEST PIT LOCATIONS AND RECOMPACT IN ACCORDANCE WITH THE GEOTECHNICAL REPORT. LOCATIONS SHOWN APPROXIMATELY.
2. REMOVE EXISTING ASPHALT.
3. REMOVE EXISTING CONCRETE OR PAVERS.
4. REMOVE EXISTING FENCE.
5. PROTECT AND PRESERVE.

RANCH EL LUCERITO

EXISTING FEATURES

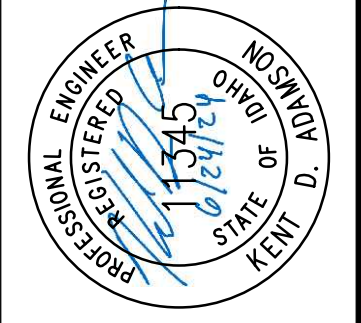
DATE:	JUNE 2024
PROJECT:	23034
SHEET	2 OF 2



RiveRidge
ENGINEERING COMPANY

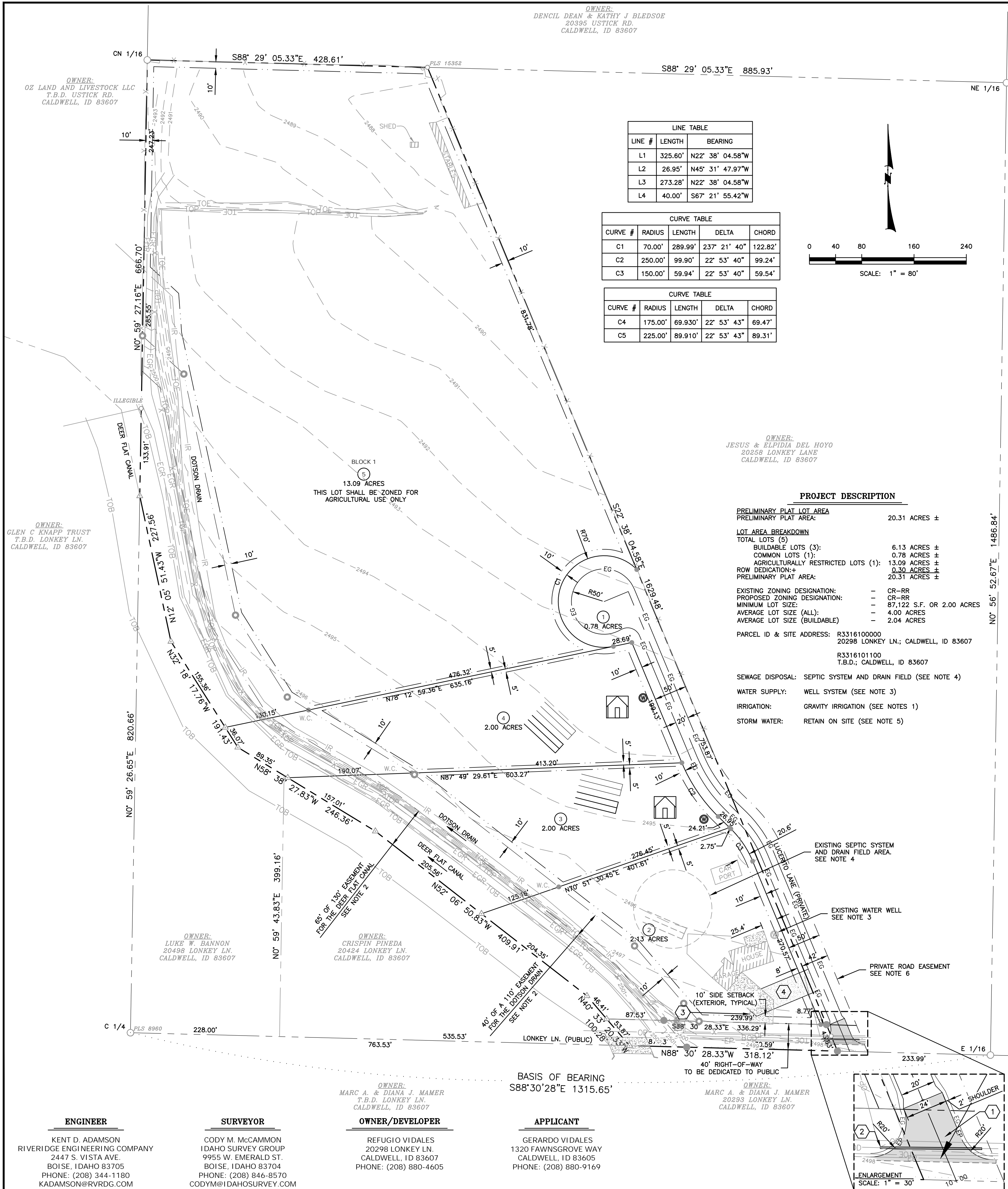
2447 S. Vista Ave.
Boise, Idaho 83705

(208) 344-1180
www.rvrdg.com



NO.	REVISIONS		E-FILE NAME
	ITEM	DATE	2004 WACHTEL DESIGNED
			MJB
			DRAWN
			MJB
			CHECKED
			KDA
			APPROVED
			KDA

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PRELIMINARY PLAT SHOWING
RANCH EL LUCERITO
A PORTION OF THE SW 1/4 OF THE NE 1/4 OF SECTION 3,
T.3N., R.4W., B.M., CANYON COUNTY, IDAHO
2025

LEGEND

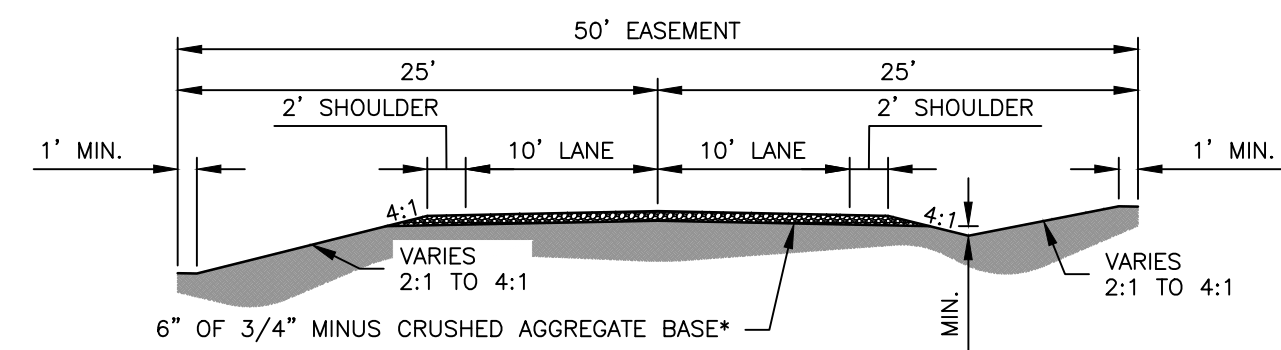
	PROPERTY LINE
	PROPOSED LOT LINE
	RIGHT-OF-WAY
	PROPOSED ROADWAY CENTERLINE
	EXISTING ROADWAY CENTERLINE
	EASEMENT
	EXISTING EASEMENT
	SAWCUT
	GRADE BREAK
	EXISTING FEATURES
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	PROPOSED 5' CONTOUR
	PROPOSED 1' CONTOUR
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	PROPOSED WATER METER
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	FOUND 6" REBAR
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	FOUND COPPER CAP
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	SET CONTROL POINT
	LOT NUMBER
	PROPOSED RESIDENTIAL LOCATION
	PROPOSED DRAIN FIELD LOCATION
	PROPOSED REPLACEMENT LOCATION

KEY NOTES

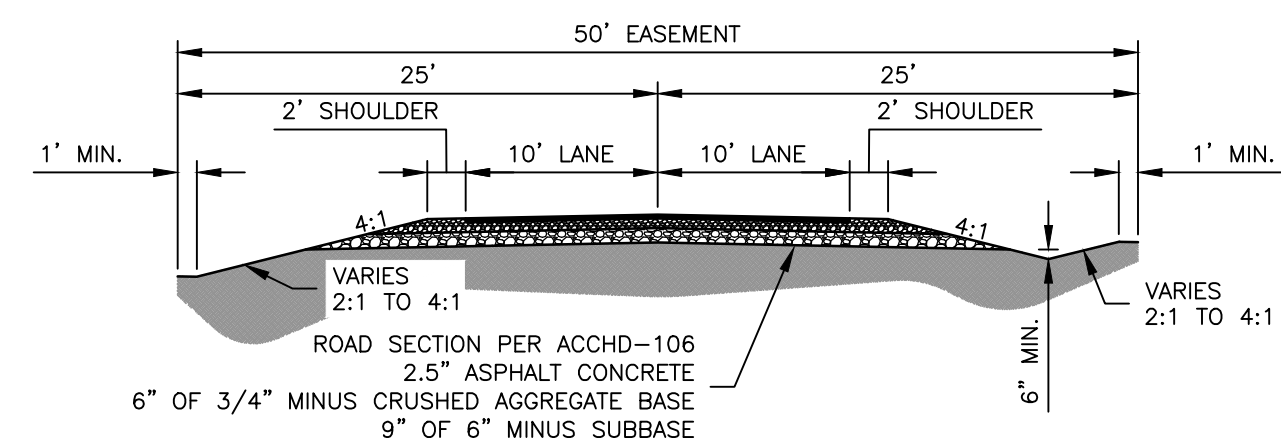
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3. EXISTING PORTION OF DRIVEWAY TO BE REMOVED.
4. PROPOSED DRIVEWAY EXTENSION.

VARIANCES/DECISIONS

1. EASEMENT REDUCTION TO 50-FT PER DIRECTORS DECISION IN CASE NO. AD2021-0096.

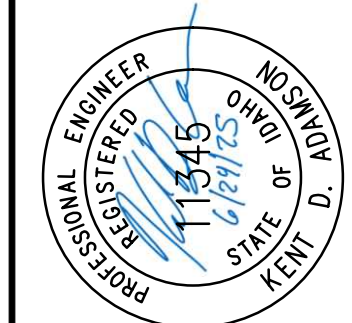


1 PRIVATE ROAD TYPICAL CROSS SECTION
- NTS -
SHALL CONFORM TO THE GEOTECHNICAL RECOMMENDATIONS.



2 PRIVATE ROAD APPROACH CROSS SECTION - NTS -

2447 S. Vista Ave.
Boise, Idaho 83705
(208) 344-1180
www.rvrdg.com



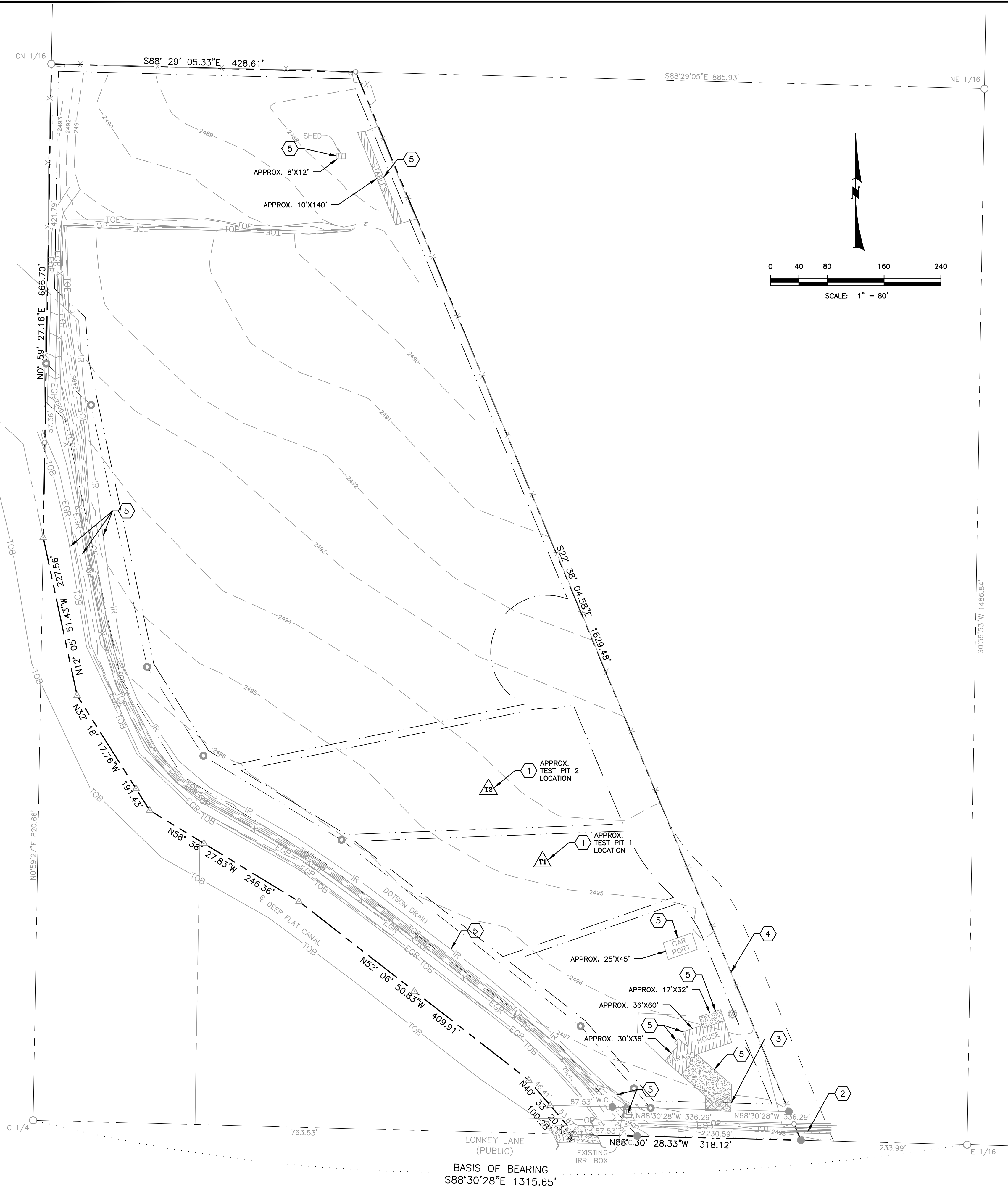
NO.	REVISIONS	E-FILE NAME
	ITEM	DATE
1	ADDITION OF 50' INGRESS/EGRESS & PUBLIC UTILITIES EASEMENT & CHANGES TO LOT LINES	5/10/2023
2	CANYON COUNTY COMMENTS	2/28/2025
3	REDLINES PER 6/20/2025 EMAIL	6/24/2025
		CHECKED
		KDA
		APPROVED
		KDA

RANCH EL LUCERITO

SITE PLAN

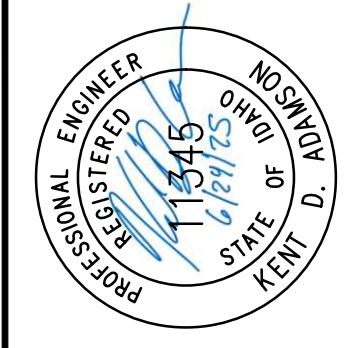
DATE:	JUNE 2025
PROJECT:	23034
SHEET 1 OF 2	

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LEGEND	
	EXISTING RIGHT OF WAY
	EXISTING MAJOR CONTOURS
	EXISTING MINOR CONTOURS
	EXISTING CURB AND GUTTER
	EXISTING EDGE OF PAVEMENT
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	EXISTING FENCE
	EXISTING STRUCTURE
	CONCRETE/PAVER REMOVAL
	ASPHALT REMOVAL
	BUILDING REMOVAL

- # KEY NOTES
- OVEREXCAVATE TEST PIT LOCATIONS AND RECOMPACT IN ACCORDANCE WITH THE GEOTECHNICAL REPORT. LOCATIONS SHOWN APPROXIMATELY.
 - REMOVE EXISTING ASPHALT.
 - REMOVE EXISTING CONCRETE OR PAVERS.
 - REMOVE EXISTING FENCE.
 - PROTECT AND PRESERVE.



E-FILE NAME		REVISIONS		DESIGNED		DRAWN		CHECKED		APPROVED	
NO.	ITEM	DATE	DATE	DATE	DATE	DATE	DATE	DATE	DATE	DATE	DATE
1	ADDITION OF 50' INGRESS/EGRESS & PUBLIC UTILITIES EASEMENT & CHANGES TO LOT LINES	5/10/2023									
2	CANYON COUNTY COMMENTS	2/28/2025									
3	REDLINES PER 6/20/2025 EMAIL	6/24/2025									



January 10, 2022

Ms. Elizabeth Allen
Canyon County Planner
Development Services Department
111 North 11th Ave. #140
Caldwell, Idaho 83605

Re: Ranch El Lucerito Preliminary Plat Application

Dear Ms. Allen:

Keller Associates, Inc. has reviewed the Preliminary Plat for the Ranch El Lucerito dated May 21, 2021. We reviewed the applicant's package for conformance with the Canyon County Code Ordinance Article 17. We have the following comments in order for the applicant to satisfy the County's requirements:

1. Per Canyon County Code, driveways serving two (2) or more properties shall be considered a private road with a minimum sixty feet (60') of frontage along the right of way, can be reduced to fifty feet (50') with variance approved by DSD. Private roads shall be shown as a separate, non-buildable lot.
2. Provide name of subdivision and its location by section, range and township at the top of the preliminary plat.
3. Please provide phone number of owner/developer.
4. According to Canyon County Assessor Map, 20258 Lonkey Lane owners are Oscar and Patricia Del Hoyo (which may have updated after this plat was created). Please revise.
5. Provide grand total of lots on face of preliminary plat.
6. Please label Lonkey Lane as "Public".
7. Historic irrigation lateral, drain, and ditch flow patterns shall be maintained unless approved in writing by the local irrigation district or ditch company.
8. Finish grades at subdivision boundaries shall match existing finish grades. Runoff shall be maintained on subdivision property unless otherwise approved.
9. Plat shall comply with requirements of the local highway district.
10. Plat shall comply with irrigation district requirements.
11. Plat shall comply with Southwest District Health requirements.

We recommend that **conditions 1 through 6 listed above be addressed prior to approval of the Preliminary Plat.** Any variance or waivers to the Canyon County standards, ordinances, or policies must be specifically approved in writing by the County. Approval of the above-referenced

Preliminary Plat, when granted, does not relieve the Registered Professional Land Surveyor or the Registered Professional Engineer of those responsibilities.

If you have any questions, please do not hesitate to call Keller Associates at (208) 288-1992.

Sincerely,

KELLER ASSOCIATES, INC.

A handwritten signature in blue ink, appearing to read "Ryan V. Morgan", is written over the company name.

Ryan V. Morgan, P.E.
County Engineer

cc: File



Canyon County, 111 North 11th Avenue, #310, Caldwell, ID 83605

▪ Engineering Division ▪

7/1/2025

Re: Ranch El Lucerito Preliminary Plat (SD2021-0029) #2 review

Dear Ms. Michelle,

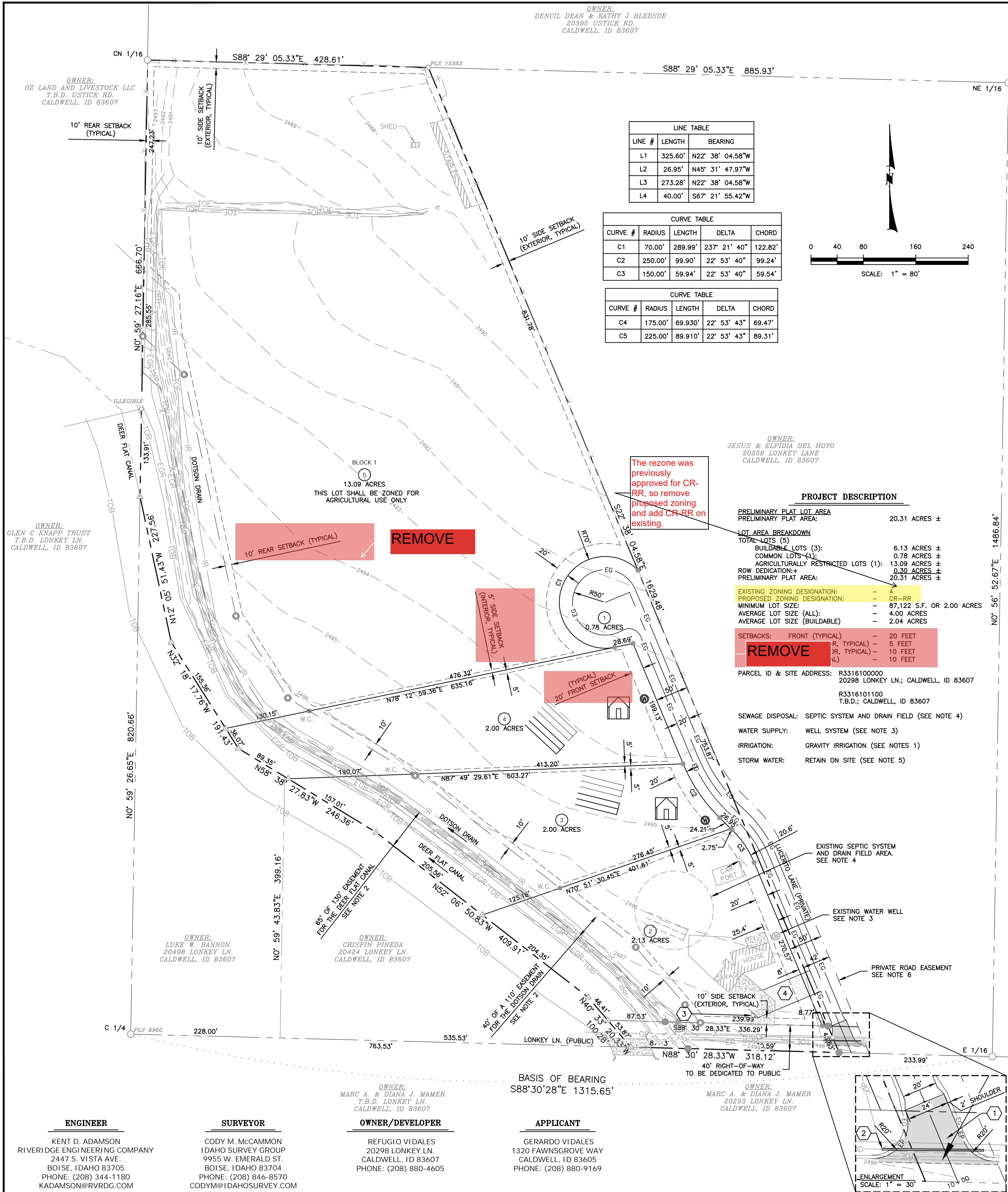
The Engineering Division has reviewed the updated Preliminary Plat for Ranch El Lucerito, dated June, 2025. Our review included evaluation of the applicant's submittals for conformance with **Canyon County Code – Article 17**, as well as prior engineering comments issued by Keller Associates on June 14, 2023.

Based on the revised plat and supplemental materials, including easement documentation and irrigation district approval, the Engineering Division **recommends approval of the Preliminary Plat with the following minor conditions:**

1. Historic irrigation lateral, drain, and ditch flow patterns must be maintained unless written approval is provided by the local irrigation district or ditch company.
2. Finish grades at subdivision boundaries must match existing finish grades. Runoff shall remain on the subdivision property unless otherwise approved.
3. Propose a short-term plan to protect roadside areas from disturbances resulting from home construction on individual lots. Specify how roadside protection will be achieved.
4. Provide a long-term plan for roadside protection and maintenance prior to final plat approval.
5. Irrigation compliance has been satisfied via a letter from the Boise Project Board of Control. Applicant must ensure the 175-foot combined federal easement is observed and that prohibited landscaping (e.g., trees, shrubs) is avoided within that zone.
6. The plat must comply with the requirements of the local highway district.
7. The plat must comply with the requirements of the Southwest District Health Department.

Any variances or waivers to Canyon County standards, ordinances, or policies must be specifically approved in writing by the County. Approval of this preliminary plat does not relieve the Registered Professional Land Surveyor or the Registered Professional Engineer of their respective responsibilities.

Sincerely,
Dalia Alnajjar
Engineering Supervisor
Canyon County Development Services



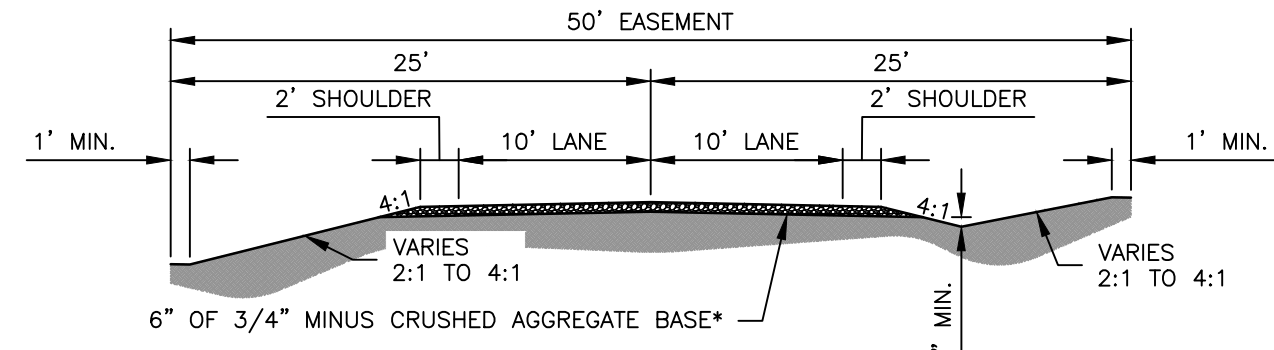
LEGEND	
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2780	PROPOSED 5' CONTOUR
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P	EXISTING BURIED POWER
OHW	EXISTING OVERHEAD WIRES
G	EXISTING NATURAL GAS
IR	EXISTING GRAVITY IRRIGATION PIPE
TOB	EXISTING TOP OF BANK
TOE	EXISTING TOE OF SLOPE
EP	EDGE OF PAVEMENT
EG	EDGE OF GRAVEL
	EXISTING WATER METER
	PROPOSED WATER METER
	EXISTING / PROPOSED SIGN
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	FOUND 3/4" REBAR
	FOUND BRASS CAP
	FOUND COPPER CAP
CP-#	CALCULATED POINT ONLY
	SET CONTROL POINT
	LOT NUMBER
	PROPOSED RESIDENTIAL LOCATION
	PROPOSED DRAIN FIELD LOCATION
	PROPOSED REPLACEMENT LOCATION

NOTES

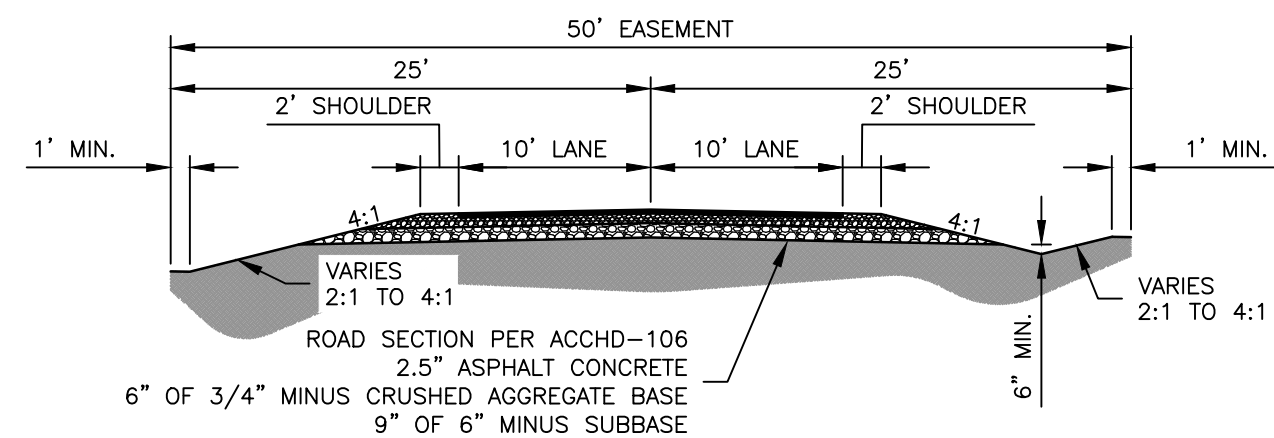
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4. THE EXISTING SEPTIC SYSTEM AND DRAIN FIELD LOCATED IN BLOCK 1, LOT 2, SHALL REMAIN FOR THE CONTINUED USE OF THE RESIDENCE ON SAID LOT. OTHER LOTS SHALL INSTALL INDIVIDUAL SEPTIC SYSTEMS AND DRAIN FIELDS PER THE REQUIREMENTS OF THE IDAHO DEPARTMENT OF ENVIRONMENTAL QUALITY, THE IDAHO DEPARTMENT OF WATER RESOURCES, SOUTHWEST DISTRICT HEALTH, AND CANYON COUNTY.
5. ALL STORMWATER SHALL BE RETAINED ON SITE. THE HOMEOWNERS ASSOCIATION AND INDIVIDUAL LOT OWNERS SHALL BE RESPONSIBLE FOR THE PROTECTION AND MAINTENANCE OF ROADSIDE SWALES ALONG LONKEY LN. AND THE PRIVATE ROAD.
6. INGRESS/EGRESS & PUBLIC UTILITIES EASEMENT. INST. NO. 2025-007812
7. BLOCK 1, LOT 1, SHALL BE SUBJECT TO A BLANKET INGRESS/EGRESS & PUBLIC UTILITIES EASEMENT.
8. ALL LOTS ARE SUBJECT TO 10-FT PUBLIC UTILITY EASEMENT ALONG THEIR EXTERIOR BOUNDARIES AND 5-FT ALONG THEIR INTERIOR BOUNDARIES.

VARIANCES

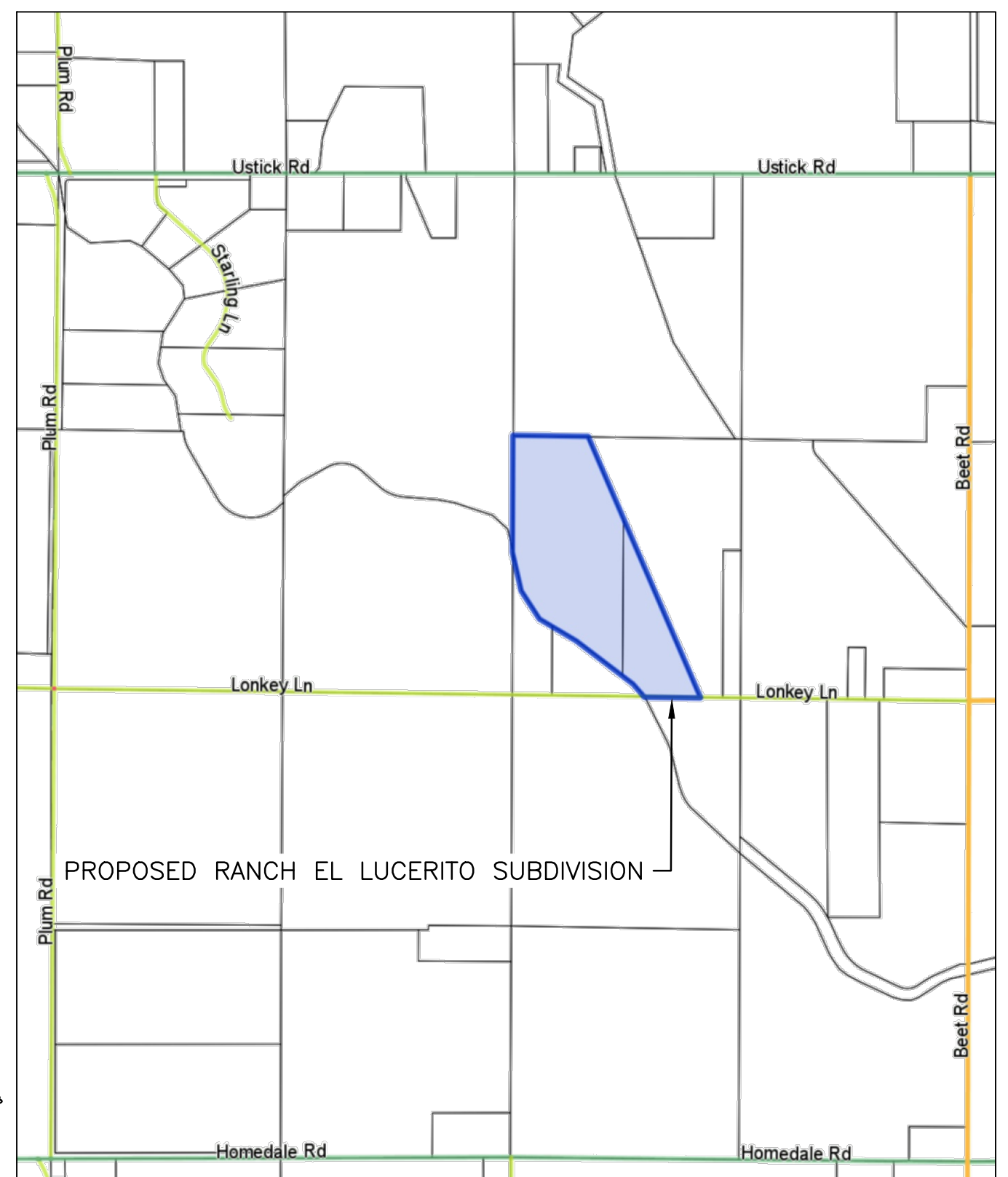
1. REDUCE WIDTH OF LOT/EASEMENT TO 50-FT PER THE PROVISIONS OF 07-10-03(D).
2. REDUCE REAR SETBACK TO 10-FT DUE TO THE ADJOINING IRRIGATION EASEMENTS PROVIDING SUFFICIENT CLEAR SPACE.
3. REDUCE INTERIOR SIDE SETBACKS TO 5-FT EACH SIDE OF THE LOT LINE.



1 PRIVATE ROAD TYPICAL CROSS SECTION
- NTS -
ALL SHALL CONFORM TO THE GEOTECHNICAL RECOMMENDATIONS.



2 PRIVATE ROAD APPROACH CROSS SECTION



KEY NOTES

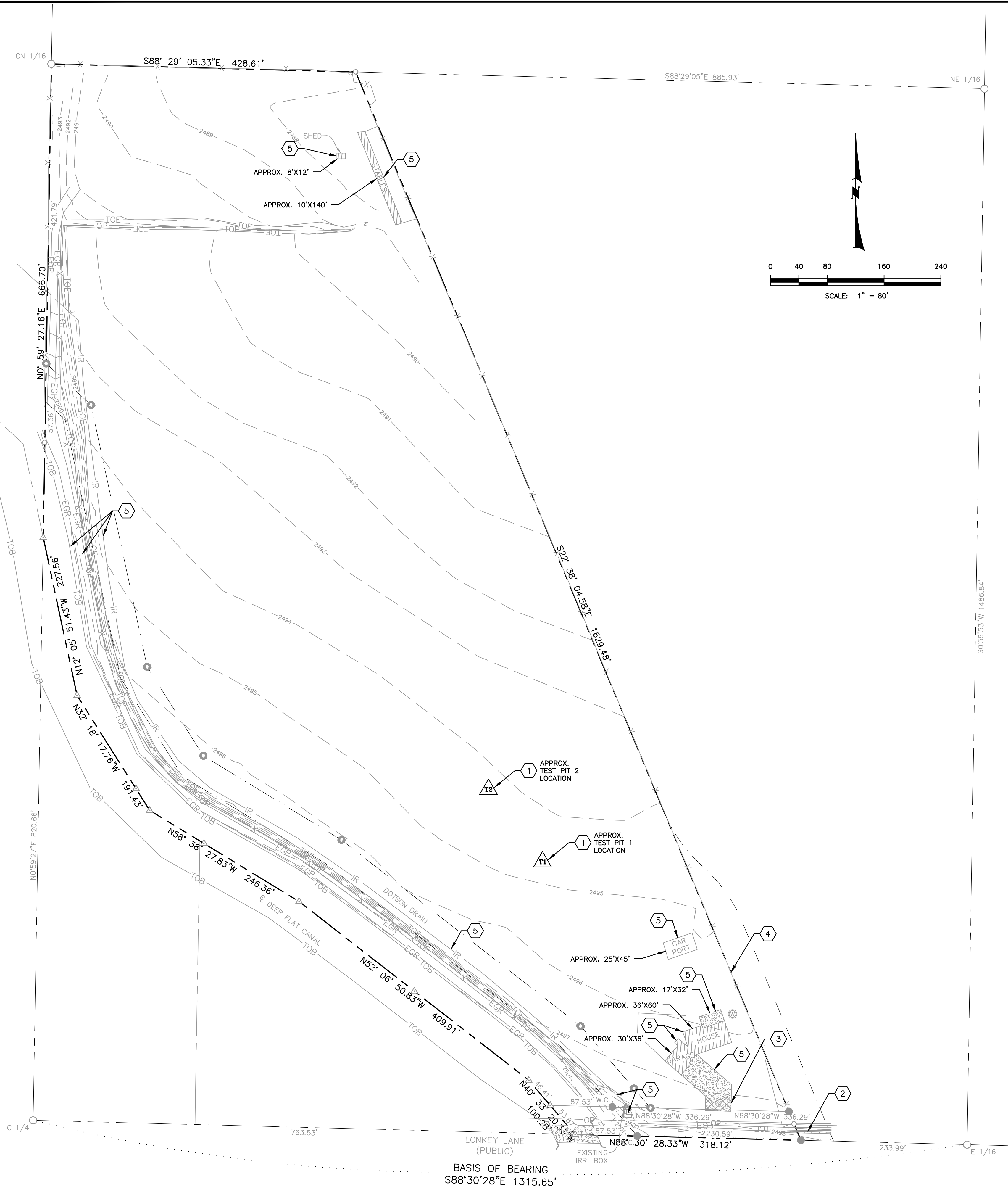
1. PAVED ENTRY FOR PRIVATE ROAD PER GOLDEN GATE HIGHWAY DISTRICT #3 STANDARD RESIDENTIAL APPROACH BASED ON STANDARD DRAWING ACCHD-106.
2. CULVERT PIPE, IF NECESSARY, PER GOLDEN GATE HIGHWAY DISTRICT #3 STANDARD RESIDENTIAL APPROACH BASED ON STANDARD DRAWING ACCHD-106.
3. EXISTING PORTION OF DRIVEWAY TO BE REMOVED.
4. PROPOSED DRIVEWAY EXTENSION.

NO.	REVISIONS			E-FILE NAME
	ITEM	DATE		
1	CANYON COUNTY COMMENTS	2/28/2025	DESIGNED	2024 RMCH ELL
			DRAWN	MAJB
			CHECKED	MAJB
			APPROVED	KDA
				KDA

RANCH EL LUCERITO

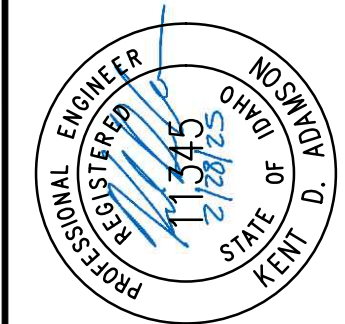
SITE PLAN

DATE:	MARCH 2025
PROJECT:	23034
SHEET 1 OF 2	



LEGEND	
	EXISTING RIGHT OF WAY
	EXISTING MAJOR CONTOURS
	EXISTING MINOR CONTOURS
	EXISTING CURB AND GUTTER
	EXISTING EDGE OF PAVEMENT
	EXISTING SANITARY SEWER
	EXISTING STORM DRAIN
	EXISTING WATER
	EXISTING OVERHEAD WIRE
	EXISTING POWER
	EXISTING COMMUNICATION LINE
	EXISTING FENCE
	EXISTING STRUCTURE
	CONCRETE/PAVER REMOVAL
	ASPHALT REMOVAL
	BUILDING REMOVAL

- # KEY NOTES
- OVEREXCAVATE TEST PIT LOCATIONS AND RECOMPACT IN ACCORDANCE WITH THE GEOTECHNICAL REPORT. LOCATIONS SHOWN APPROXIMATELY.
 - REMOVE EXISTING ASPHALT.
 - REMOVE EXISTING CONCRETE OR PAVERS.
 - REMOVE EXISTING FENCE.
 - PROTECT AND PRESERVE.



E-FILE NAME	DATE	DESIGNED	MUB	MUB	KDA	KDA
23034 RMRH ELL	2/28/2025					
NO.	REVISIONS	ITEM	COMMENTS			
1			CANYON COUNTY COMMENTS			

RANCH EL LUCERITO	
EXISTING FEATURES	
DATE:	MARCH, 2025
PROJECT:	23034
SHEET	2 OF 2

Michelle Barron

From: Bonnie Puleo
Sent: Monday, July 10, 2023 4:56 PM
To: Ivan Kowalczyk
Subject: FW: [External] RE: Agency Notification SD2023-0029 / Ranch El Lucerito

Forwarding..... ☺



Bonnie Puleo
Hearing Specialist

Canyon County Development Services

111 No 11th Ave. Suite 310

Caldwell, ID 83605

bonnie.puleo@canyoncounty.id.gov

(208) 454-6631 *direct*

NEW public office hours **effective January 3, 2023**

Monday, Tuesday, Thursday and Friday

8 am – 5 pm

Wednesday

1 pm – 5 pm

****We will not be closed during lunch hour****

IMPORTANT: The contents of this email and any attachments are confidential. They are intended for the named recipient(s) only. If you have received this email by mistake, please notify the sender immediately and do not disclose the contents to anyone or make copies thereof.

From: Anthony Lee <Anthony.Lee@phd3.idaho.gov>
Sent: Monday, July 10, 2023 4:30 PM
To: Bonnie Puleo <Bonnie.Puleo@canyoncounty.id.gov>
Cc: Mitch Kiester <Mitch.Kiester@phd3.idaho.gov>
Subject: [External] RE: Agency Notification SD2023-0029 / Ranch El Lucerito

Hi Bonnie,

See comments below:

- 1.) Will a Nutrient Pathogen Study be required? **The lots are in a Nitrate Priority Area, but an NP Study is not required since it is not a platted subdivision.**
- 2.) Will adequate sanitary systems be provided to accommodate the use? **SWDH has not conducted test holes on the lots to determine whether if septic systems are adequate.**

Let me know if you have any questions.

Thanks,



Check out our new online self-service portal here! [PORTAL](#)

Anthony Lee, BS/REHS | Land Development Senior | Southwest District Health

13307 Miami Lane | Caldwell ID 83607 | ph: 208.455.5384 | cell: 208.899.1285

Anthony.Lee@phd3.idaho.gov | **Healthier Together** | www.swdh.org



From: Bonnie Puleo <Bonnie.Puleo@canyoncounty.id.gov>

Sent: Monday, July 10, 2023 2:42 PM

To: 'jenny.titus@vallivue.org' <jenny.titus@vallivue.org>; Lisa Boyd <lisa.boyd@vallivue.org>; joseph.palmer@vallivue.org; Mitch Kiester <Mitch.Kiester@phd3.idaho.gov>; Anthony Lee <Anthony.Lee@phd3.idaho.gov>; 'Irichard@cityofcaldwell.org' <Irichard@cityofcaldwell.org>; 'Alan Perry' <aperry@cityofcaldwell.org>; 'Bob Watkins' <bobw@gghd3.org>; Boise Project Board of Control <tritthaler@boiseproject.org>; GAshley <gashley@boiseproject.org>

Subject: Agency Notification SD2023-0029 / Ranch El Lucerito

CAUTION: This email originated outside the State of Idaho network. Verify links and attachments BEFORE you click or open, even if you recognize and/or trust the sender. Contact your agency service desk with any concerns.

Good afternoon:

Please see the attached agency notice. You are invited to provide written testimony or comments by **August 10, 2023**, although as of this point, no hearing date has been set. You will receive a separate notification when the hearing date has been set for this case. The deadline for written testimony or additional exhibits is to ensure planners can consider the information as they develop their staff report and recommended findings. All items received by the deadline will also be placed in the hearing packet, allowing the hearing body adequate time to review the submitted information.

Please direct your comments or questions to Planner Ivan Kowalczyk at ivan.kowalczyk@canyoncounty.id.gov

Thank you,



Bonnie Puleo

Hearing Specialist

Canyon County Development Services

111 No 11th Ave. Suite 310

Caldwell, ID 83605

bonnie.puleo@canyoncounty.id.gov

(208) 454-6631 *direct*

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**SOIL CLASSIFICATION FOR SEPTIC SYSTEMS
LOTS 3 AND 4 OF THE “RANCH EL LUCERITO” SUBDIVISION
A 4.13± ACRE SITE
LOCATED WEST OF THE LONKEY LN AND BEET RD INTERSECTION
CALDWELL, IDAHO**

January 5, 2024

GTI-Project No. 2684-ID

Prepared For:

GARY VIDALES
1320 Fawnsgrrove Way
Caldwell, Idaho 83605

GeoTek, Inc.



GeoTek, Inc.

320 East Corporate Drive Suite 300 Meridian, ID 83642-3511
(208) 888-7010 Office (208) 888-7924 Fax www.geotekusa.com

January 5, 2024
Project No. 2684-ID

Gary Vidales
1320 Fawnsgrrove Way
Caldwell, ID 83605

Attention: Gary Vidales

Subject: **Soil Classification for Septic Systems** for Lots 3 and 4 of the "Ranch El Lucerito"
Subdivision – a(n) 4.13± Acre Site – Located West of the Lonkey Lane and Beet Road
Intersection, Caldwell, Idaho

In accordance with your request, GeoTek, Inc. (GTI) has completed a field investigation in the locations of two (2) of the proposed septic systems for Lots 3 and 4 of the Ranch El Lucerito Subdivision. The purpose of the investigation was to provide a USDA soil classification for the soils within the footprint of the proposed septic systems and determine the suitability of the onsite materials for the proposed systems. Two (2) test pits were advanced onsite. A log of each exploration is included with this report in Appendix A. In addition to the field exploration, laboratory tests were performed on representative samples of the onsite earth materials in order to evaluate their physical characteristics. The tests performed, and the results obtained are presented in Appendix B.

LIMITATIONS

The materials encountered on the project site and utilized in our laboratory study are believed representative of the area; however, soil materials vary in character between excavations and conditions exposed during mass grading. Site conditions may vary due to seasonal changes or other factors. GeoTek, Inc. assumes no responsibility or liability for work, testing, or recommendations performed or provided by others. Since our study is based upon the site materials observed, selective laboratory testing and engineering analysis, the conclusions and recommendations are professional opinions. These opinions have been derived in accordance with current standards of practice and no warranty is expressed or implied. Standards of practice are subject to change with time.

The opportunity to be of service is greatly appreciated. If you have any questions concerning this report or if we may be of further assistance, please do not hesitate to contact the undersigned.

Respectfully submitted,
GeoTek, Inc.



Kyle C. Miley, PE
Staff Professional

David C. Waite, PE
Senior Engineer / Branch Manager

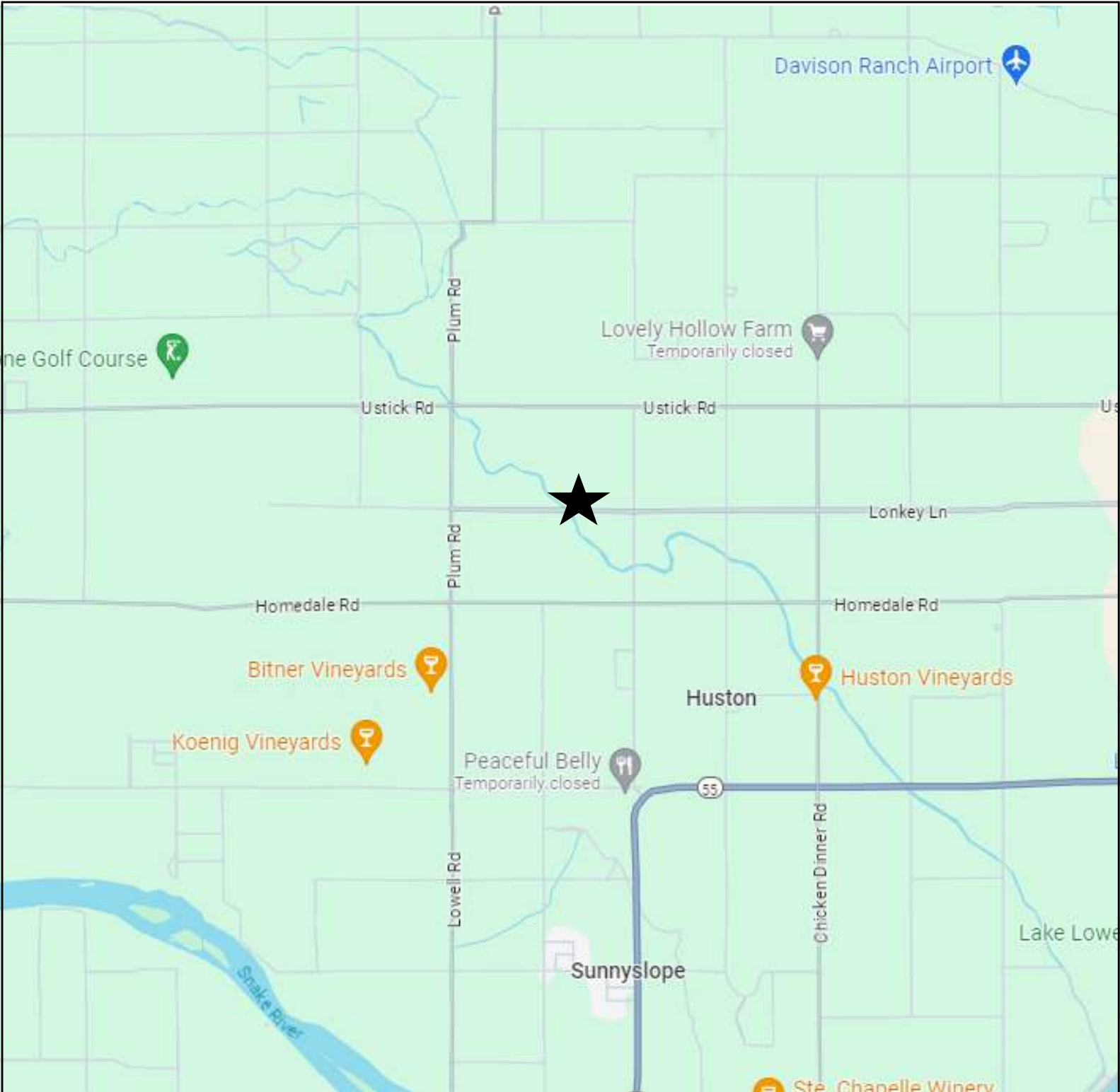
**RANCH EL LUCERITO
GARY VIDALES
PROJECT NO. 2684-ID**

**JANUARY 5, 2024
PAGE 2**

Enclosures:

Figure #1, Site Vicinity Map
Figure #2, Site Exploration Plan
Figure #3, Preliminary Site Plan

Appendix A, Test Pit Logs
Appendix B, Laboratory Test Results



★ APPROXIMATE SITE LOCATION



Source: Google Maps, 2023. GeoTek Field Observations, 2023.
Not to Scale



GEOTECHNICAL | ENVIRONMENTAL | MATERIALS

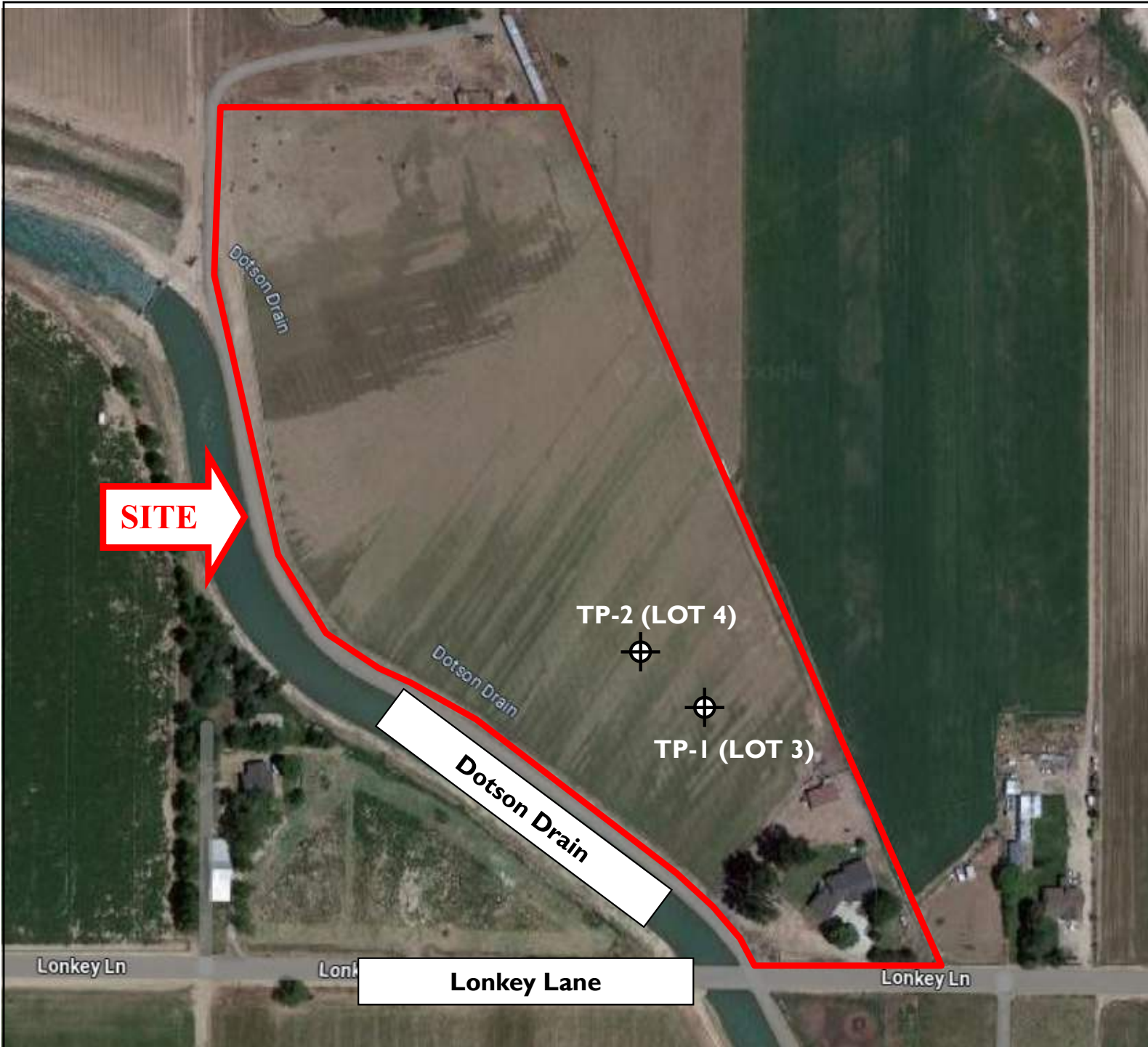
320 E. Corporate Dr, Suite 300, Meridian, ID 83642
(208) 888-7010 (phone) / (208) 888-7924 (FAX)

FIGURE I
SITE VICINITY MAP
Ranch El Lucerito
Lonkey Lane and Beet Road
Caldwell, Idaho
Prepared for: Gary Vidales

Project No.:
2684-ID

Report Date:
January 2024

Drawn By:
KCM



⊕ APPROXIMATE TEST PIT LOCATIONS



Source: Google Earth, 2023. GeoTek Field Observations, 2023.
Not to Scale



GEOTECHNICAL | ENVIRONMENTAL | MATERIALS

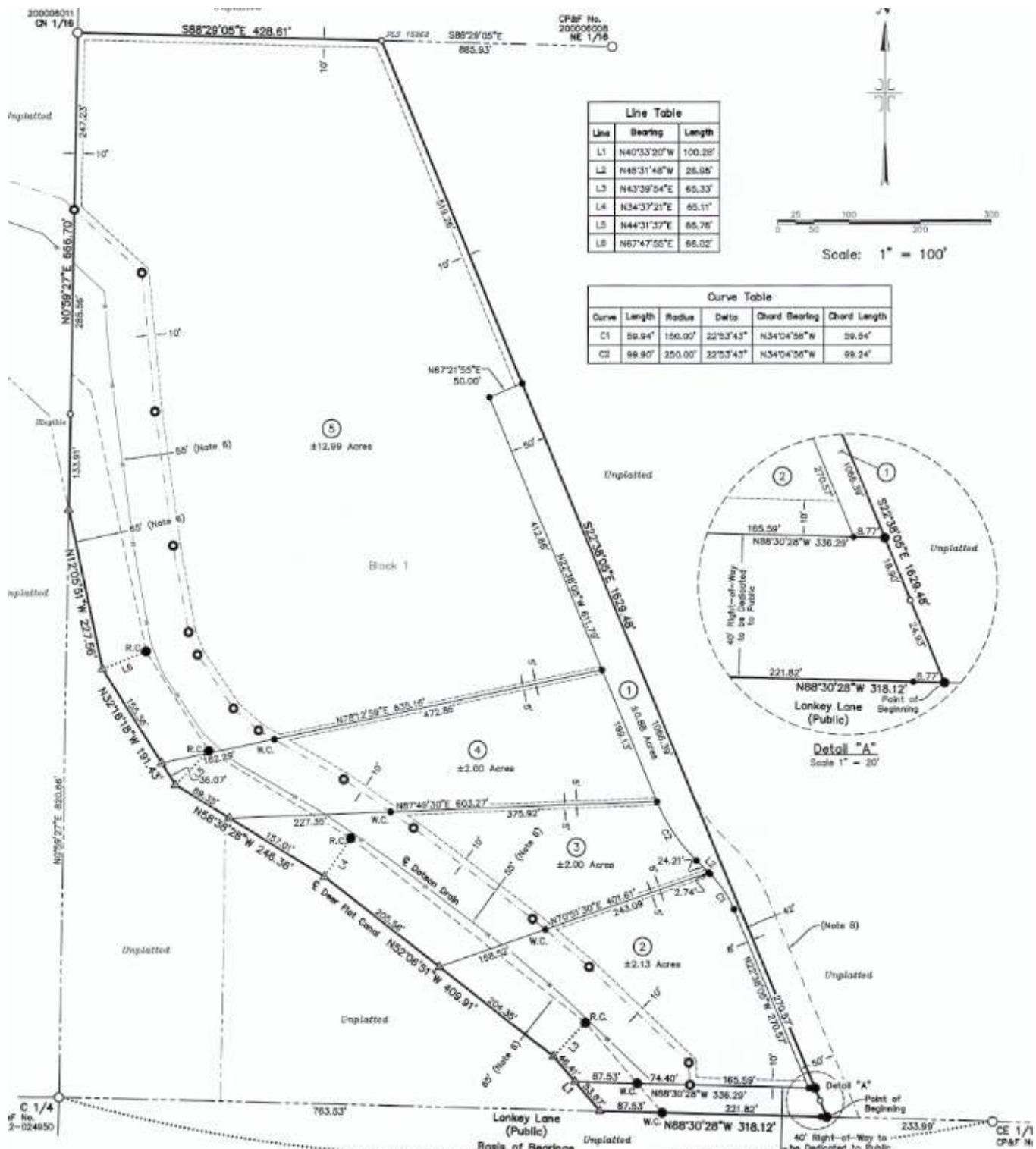
320 E. Corporate Dr, Suite 300, Meridian, ID 83642
(208) 888-7010 (phone) / (208) 888-7924 (FAX)

FIGURE 2
SITE EXPLORATION PLAN
Ranch El Lucerito
Lonkey Lane and Beet Road
Caldwell, Idaho
Prepared for: Gary Vidales

Project No.:
2684-ID

Report Date:
January 2024

Drawn By:
KCM



Source: Provided by Client (Plans by Idaho Survey Group, LLC)



GEOTECHNICAL | ENVIRONMENTAL | MATERIALS

320 E. Corporate Dr, Suite 300, Meridian, ID 83642
(208) 888-7010 (phone) / (208) 888-7924 (FAX)

FIGURE 3
PRELIMINARY SITE PLAN
Ranch El Lucerito
Lonkey Lane and Beet Road
Caldwell, Idaho
Prepared for: Gary Vidales

Project No.:
2684-ID

Report Date:
January 2024

Drawn By:
KCM

APPENDIX A

LOG GENERAL NOTES

CONSISTENCY OF FINE-GRAINED SOILS		
Unconfined Compressive Strength, Qu, psf	Standard Penetration or N-Value (SS) Blows/Ft	Consistency
< 500	<2	Very Soft
500 - 1,000	2 - 3	Soft
1,001 - 2,000	4 - 7	Firm
2,001 - 4,000	8 - 16	Stiff
4,001 - 8,000	17 - 32	Very Stiff
> 8,001	32+	Hard

RELATIVE DENSITY OF COARSE-GRAINED SOILS	
Standard Penetration (SPT) or N-Value (SS) Blows/Ft	Relative Density
0 - 3	Very Loose
4 - 9	Loose
10 - 29	Medium Dense
30 - 49	Dense
50+	Very Dense

SPT penetration test using 140 pound hammer, with 30 inch free fall on 2 inch outside diameter (1-3/8 ID) sampler

For ring sampler using 140 lb hammer, with a 30 inch free fall on 3 inch outside diameter (2-1/2 ID) sample,

use N-value x 0.7 to get Standard N-value

For fine grained soil consistency, thumb penetration used per ASTM D-2488

RELATIVE PROPORTIONS OF SAND & GRAVEL	
Descriptive Term of other constituents	Percent of Dry Weight
Trace	< 15
With	15 - 29
Modifier	> 30

GRAIN SIZE TERMINOLOGY	
Major Component of Sample	Particle Size
Boulders	Over 12 inches
Cobbles	3 inches to 12 inches
Gravel	#4 Sieve to 3 inches
Sand	#200 Sieve to #4 Sieve
Silt or Clay	Passing #200 Sieve

RELATIVE HARDNESS OF CEMENTED SOILS (CALICHE)	
Description	General Characteristics
Very Dense to Moderately Hard	Partially Cemented Granular Soil - Can be carved with a knife and broken with force by hand.
Very Stiff to Moderately Hard	Partially Cemented Fine-Grained Soil - Can be carved with a knife and broken with force by hand.
Moderately Hard	Moderate hammer blow required to break a sample
Hard	Heavy hammer blow required to break a sample
Very Hard	Repeated heavy hammer blow required to break a sample

LOG LEGEND

MATERIAL DESCRIPTION		
Soil Pattern	USCS Symbol	USCS Classification
	FILL	Artificial Fill
	GP or GW	Poorly/Well graded GRAVEL
	GM	Silty GRAVEL
	GC	Clayey GRAVEL
	GP-GM or GW-GM	Poorly/Well graded GRAVEL with Silt
	GP-GC or GW-GC	Poorly/Well graded GRAVEL with Clay
	SP or SW	Poorly/Well graded SAND
	SM	Silty SAND
	SC	Clayey SAND
	SP-SM or SW-SM	Poorly/Well graded SAND with Silt
	SP-SC or SW-SC	Poorly/Well graded SAND with Clay
	SC-SM	Silty Clayey SAND
	ML	SILT
	MH	Elastic SILT
	CL-ML	Silty CLAY
	CL	Lean CLAY
	CH	Fat CLAY
	PCEM	PARTIALLY CEMENTED
	CEM	CEMENTED
	BDR	BEDROCK

SAMPLING	
	SPT
	Ring Sample
	No Recovery
	Bulk Sample
	Water Table

CONSISTENCY					
Cohesionless Soils		Cohesive Soils		Cementation	
VL	Very Loose	So	Soft	MH	Moderately Hard
L	Loose	F	Firm	H	Hard
MD	Medium Dense	S	Stiff	VH	Very Hard
D	Dense	VS	Very Stiff		
VD	Very Dense				



TEST PIT LOG

PROJECT #: 2684-ID
PROJECT: Ranch El Lucerito
CLIENT: Gary Vidales
LOCATION: Caldwell, Idaho

LOGGED BY: KCM
METHOD: Backhoe
EXCAVATOR: -
DATE: 12/15/23
ELEVATION:

Depth (ft)	SAMPLES		Soil Pattern	USCS Symbol	TEST PIT NUMBER: TP-1	Consistency	REMARKS
	Sample Type	Blows / 6 in.			MATERIAL DESCRIPTION AND COMMENTS		
1				SM	Brown Silty SAND, Slightly Moist	MD	USDA Soil Class: B-1; Very Fine Sandy Loam
2							
3				ML	Light Brown Sandy SILT, Slightly Moist	F-S	USDA Soil Class: B-2
4							
5							
6				SM	Brown Silty SAND, Slightly Moist	MD	USDA Soil Class: B-1 USDA Soil Class: B-2
7					-Light Cementation		
8				PCEM	Tan to Light Brown PARTIALLY CEMENTED Sands, Slightly Moist	MH	USDA Soil Class: Unsuitable
9							
10				SP-SM	Brown Poorly Graded SAND with Silt and Gravel, Slightly Moist	MD	USDA Soil Class: A-2b
11					END OF TEST PIT @ 10.0' NO GROUNDWATER ENCOUNTERED		Piezometer Installed at 10.0'
12							
13							
14							
15							
16							
17							
18							
19							
20							



TEST PIT LOG

PROJECT #: 2684-ID
PROJECT: Ranch El Lucerito
CLIENT: Gary Vidales
LOCATION: Caldwell, Idaho

LOGGED BY: KCM
METHOD: Backhoe
EXCAVATOR: -
DATE: 12/15/23
ELEVATION:

Depth (ft)	SAMPLES		Soil Pattern	USCS Symbol	TEST PIT NUMBER: TP-2	Consistency	REMARKS
	Sample Type	Blows / 6 in.			MATERIAL DESCRIPTION AND COMMENTS		
1	X			SM	Brown Silty SAND, Slightly Moist	MD	USDA Soil Class: B-1
2					ML	Light Brown SILT with Sand, Slightly Moist	F-S
3	X						
4							
5	SM	Brown Silty SAND, Slightly Moist			MD	USDA Soil Class: B-1	
6							
7							
8	PCEM	Tan to Light Brown PARTIALLY CEMENTED Sands, Slightly Moist	MH	USDA Soil Class: Unsuitable			
9				SM	Light Brown Silty SAND with Gravel, Slightly Moist	MD	USDA Soil Class: B-1
10				END OF TEST PIT @ 10.0' NO GROUNDWATER ENCOUNTERED			
11							
12							
13							
14							
15							
16							
17							
18							
19							
20							

APPENDIX B

LABORATORY TESTS RESULTS (2684-ID)

ATTERBERG LIMITS

Atterberg limits were performed on representative samples in general accordance with ASTM D 4318. The results are shown in the following plates.

PARTICLE SIZE ANALYSIS

Sieve analyses were performed in general accordance with ASTM test method C136, ASTM D422 and ASTM C117. Test results are presented in the following plates.



Report No: MAT:23-01243-S01

Material Test Report

Client: Gary Vidales
 1320 Fawnsgrrove Way
 Caldwell ID 83605

CC:

Project: 2684-ID
 Ranch El Lucerito

THIS DOCUMENT SHALL NOT BE REPRODUCED EXCEPT IN FULL

Sample Details

Sample ID 23-01243-S01
Date Sampled 12/15/2023
Specification General Sieve Set
Sampled By Kyle Miley
Location TP-2, 1.0'-2.0'

Sample Description:

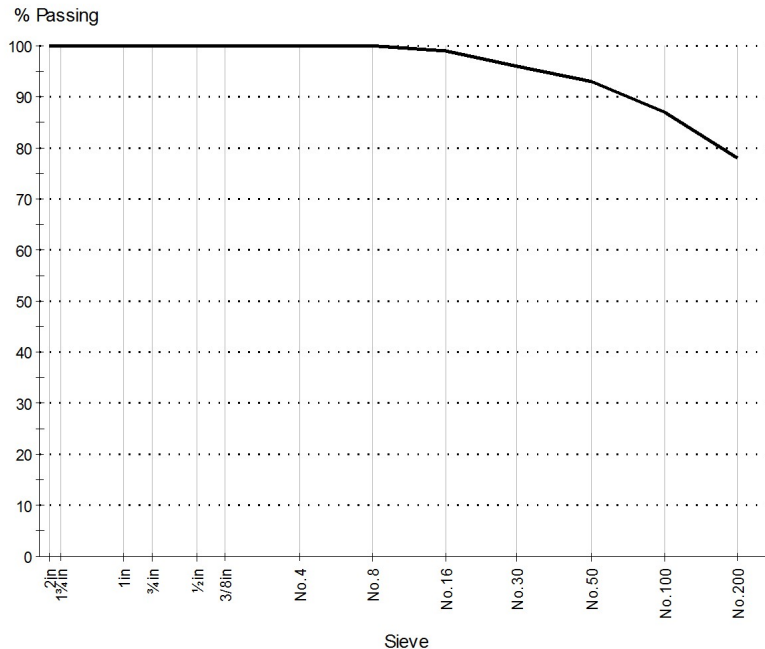
ML, Silt with sand

Atterberg Limit:

Liquid Limit: N/A
Plastic Limit: NP
Plasticity Index: NP

Grading: ASTM C 136, ASTM C 117

Particle Size Distribution



Date Tested:

Tested By:

Sieve Size	% Passing	Limits
2in	100	
1 3/4in	100	
1in	100	
3/4in	100	
1/2in	100	
3/8in	100	
No. 4	100	
No. 8	100	
No. 16	99	
No. 30	96	
No. 50	93	
No. 100	87	
No. 200	78	

COBBLES	GRAVEL		SAND			FINES (77.5%)	
(0.0%)	Coarse (0.0%)	Fine (0.0%)	Coarse (0.2%)	Medium (5.2%)	Fine (17.0%)	Silt	Clay

D85: 0.1286 **D60:** N/A **D50:** N/A
D30: N/A **D15:** N/A **D10:** N/A



Report No: MAT:23-01243-S01

Material Test Report

Client: Gary Vidales
1320 Fawns Grove Way
Caldwell ID 83605

CC:

Project: 2684-ID
Ranch El Lucerito

THIS DOCUMENT SHALL NOT BE REPRODUCED EXCEPT IN FULL

Sample Details

Sample ID 23-01243-S01
Date Sampled 12/15/2023
Specification General Sieve Set
Sampled By Kyle Miley
Location TP-2, 1.0'-2.0'

Other Test Results

Description	Method	Result	Limits
Group Symbol	ASTM D 2487	ML	
Group Name		Silt with sand	
Approximate maximum grain size	ASTM D 4318		
Material retained on 425µm (No. 40) (%)			
Method of Removal			
Grooving Tool Type			
Specimen preparation method			
Drying Method			
Special selection process			
Rolling Method for PL		Hand	
As Received Water Content (%)			
Liquid Limit Device Type		Manual	
Liquid Limit		N/A	
Plastic Limit		NP	
Plasticity Index		NP	
Liquid Limit Procedure		Multipoint (A)	

Comments

NP = Non Plastic



Report No: MAT:23-01243-S02

Material Test Report

Client: Gary Vidales
1320 Fawnsgrrove Way
Caldwell ID 83605

CC:

Project: 2684-ID
Ranch El Lucerito

THIS DOCUMENT SHALL NOT BE REPRODUCED EXCEPT IN FULL

Sample Details

Sample ID 23-01243-S02
Date Sampled 12/15/2023
Specification General Sieve Set
Sampled By Kyle Miley
Location TP-2, 4.5'-5.0'

Sample Description:

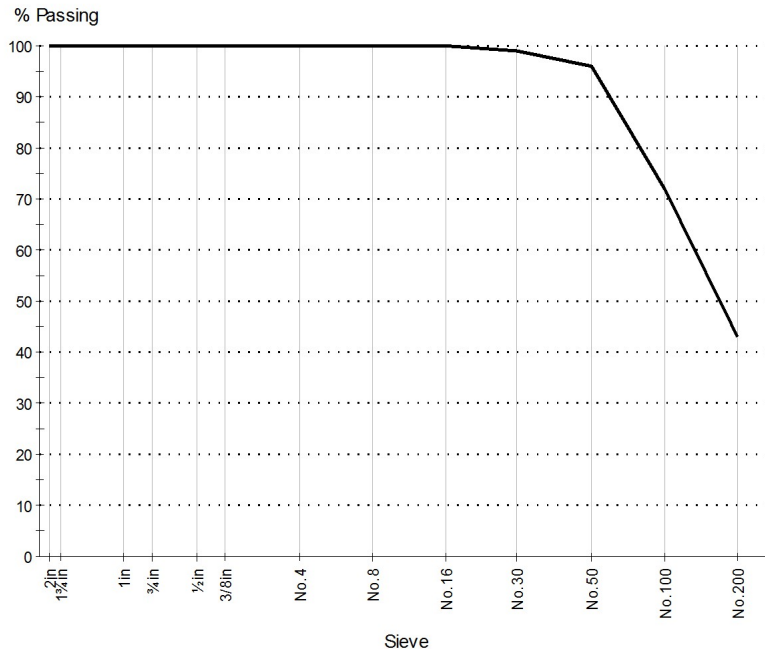
SM, Silty sand

Atterberg Limit:

Liquid Limit: N/A
Plastic Limit: NP
Plasticity Index: NP

Grading: ASTM C 136, ASTM C 117

Particle Size Distribution



Date Tested:

Tested By:

Sieve Size	% Passing	Limits
2in	100	
1 3/4in	100	
1in	100	
3/4in	100	
1/2in	100	
3/8in	100	
No. 4	100	
No. 8	100	
No. 16	100	
No. 30	99	
No. 50	96	
No. 100	72	
No. 200	43	

COBBLES	GRAVEL		SAND			FINES (42.9%)	
(0.0%)	Coarse (0.0%)	Fine (0.0%)	Coarse (0.0%)	Medium (2.5%)	Fine (54.6%)	Silt	Clay

D85: 0.2183 **D60:** 0.1126 **D50:** 0.0887
D30: N/A **D15:** N/A **D10:** N/A



Report No: MAT:23-01243-S02

Material Test Report

Client: Gary Vidales
1320 Fawnsgrrove Way
Caldwell ID 83605

CC:

Project: 2684-ID
Ranch El Lucerito

THIS DOCUMENT SHALL NOT BE REPRODUCED EXCEPT IN FULL

Sample Details

Sample ID 23-01243-S02
Date Sampled 12/15/2023
Specification General Sieve Set
Sampled By Kyle Miley
Location TP-2, 4.5'-5.0'

Other Test Results

Description	Method	Result	Limits
Group Symbol	ASTM D 2487	SM	
Group Name		Silty sand	
Approximate maximum grain size	ASTM D 4318		
Material retained on 425µm (No. 40) (%)			
Method of Removal			
Grooving Tool Type			
Specimen preparation method			
Drying Method			
Special selection process			
Rolling Method for PL		Hand	
As Received Water Content (%)			
Liquid Limit Device Type		Manual	
Liquid Limit		N/A	
Plastic Limit		NP	
Plasticity Index		NP	
Liquid Limit Procedure		Multipoint (A)	

Comments

NP = Non Plastic



J-U-B COMPANIES



THE
LANGDON
GROUP



GATEWAY
MAPPING
INC.

July 12, 2023

Canyon County Development Services Department (DSD)
Attn: Ivan Kowalczyk, Planner
111 North 11th Ave, Ste 310
Caldwell, ID 83605
Phone: (208)454-7459
Email: ivan.kowalczyk@canyoncounty.id.gov

RE: Case No. SD2023-0029, Vidales Subdivision – Preliminary Plat Review, Initial Review

Mr. Kowalczyk:

On behalf of the Golden Gate Highway District No. 3 (GGHD), J-U-B Engineers, Inc. has reviewed the subject Preliminary Plat submittal received by GGHD on July 10, 2023 via email. The subject subdivision is located approximately 1,600 feet west of the intersection of Lonkey Lane and Beet Road in the SW1/4 of the NE1/4 of Section 3, T3N, R4W, BM.

Comments to the submitted documents based on the 2022 Association of Canyon County Highway Districts Highway Standards & Development Procedures (ACCHD Standards) are included below.

1. General
 - a. Provide a multiple residential approach at Lonkey Lane in accordance with Standard Drawing ACCHD-106.
 - b. Provide a cul-de-sac at the end of the access road in accordance with Standard Drawing ACCHD-104 or provide other approved means of turning around.
 - c. Move existing home access on Lonkey Lane to proposed access. Spacing for two accesses on Lonkey Lane does not meet Section 3061.020.A of the ACCHD Standards.
2. Sheet 1 of 1, Preliminary Plat
 - a. Add note: "The Homeowners Association, underlying property owner, or adjacent property owner is responsible for all storm drainage facilities outside of the public right-of-way, including all routine and heavy maintenance."
 - b. Proposed Driveway Detail: show shoulders and slopes in accordance with Standard Drawing ACCHD-103.

GGHD reserves the right to provide amended comments/conditions of approval in the event of application revision or when additional information becomes available.

GGHD requests Canyon County Development Services incorporate these comments into proposed Conditions of Approval for consideration/approval by Canyon County.

Respectfully,

Christopher S. Pettigrew, P.E.
Transportation Services Group, Project Manager/Engineer

CC: Bob Watkins, GGHD Director of Highways

DONALD BARKSDALE
CHAIRMAN OF THE BOARD

FRED BUTLER
VICE CHAIRMAN OF THE BOARD

ROBERT D. CARTER
PROJECT MANAGER

THOMAS RITTHALER
ASSISTANT PROJECT MANAGER

APRYL GARDNER
SECRETARY-TREASURER

MARY SUE CHASE
ASSISTANT SECRETARY-
TREASURER

BOISE PROJECT BOARD OF CONTROL

(FORMERLY BOISE U.S. RECLAMATION PROJECT)

2465 OVERLAND ROAD
BOISE, IDAHO 83705-3155

OPERATING AGENCY FOR 167,000
ACRES FOR THE FOLLOWING
IRRIGATION DISTRICTS

NAMPA-MERIDIAN DISTRICT
BOISE-KUNA DISTRICT
WILDER DISTRICT
NEW YORK DISTRICT
BIG BEND DISTRICT

TEL: (208) 344-1141
FAX: (208) 344-1437

12 July 2023

Canyon County Development Services
111 North 11th Ave., Ste. 310
Caldwell, Idaho 83605

RE: Refugio Vidales
20298 Lonkey Rd, Caldwell
Wilder Irrigation District
Deer Flat Lowline Canal 269+70B
Reitberger 19+90
Sec. 03, T3N, R4W, BM.

SD2023-0029

W-290-1, W-290-2

Jenifer Almeida:

Boise Project has no objections to this application per the drawing provided as it appears it will not affect any of the stipulations listed below.

The United States' Deer Flat Lowline Canal lies within the boundary of the above-mentioned location. The easement for this canal is held in the name of the United States through the Bureau of Reclamation under the authority of the Act of August 30, 1890. (26 Stat. 391; 43 U.S.C. 945)

The Boise Project Board of Control is contracted to operate and maintain this canal. We assert the federal easement 65 feet west and 65 feet east of the canal's centerline. Whereas this area is for the operation and maintenance of our facility, no activity should hinder our ability to do so.

Running parallel to the Deer Flat Low Line Canal on the east lies the Dotson Drain. The easement for this drain is 55 feet each way and abutting the Deer Flat Low Line easement. This brings the total footage of combined easements east, from the centerline of the Deer Flat Low Line Canal, to 175 feet.

The Boise Project does not approve landscaping (other than grass or gravel) within its easements, as this will certainly increase our cost of maintenance. All easements must remain a flat drivable surface.

RECEIVED
JUL 17 2023
RECEIVED

Fencing (as may be required) must be constructed just off the canal easement, to insure public safety and prevent encroachments.

Parking lots, curbing, light poles, signs, etc. and the placing of asphalt and/or cement over Project facility easements must be approved by Boise Project Board of Control prior to construction.

Project facilities and/or easements that parallel, and are within and/or intended to be within road right-of-ways due to any development of this property must be relocated outside of road right-of-ways. The easements of Boise Project facilities will remain the same unless agreed upon and/or approved with written permission from Boise Project Board of Control.

The construction of any roadway crossings must be conducted only during the non-irrigation season when the canal is dewatered. In any case no work shall take place within the easement before the proper crossing agreements have been secured through the Bureau of Reclamation and the Boise Project Board of Control.

Utilities planning to cross any project facility must do so in accordance with the master policies now held between the Bureau of Reclamation and most of the utilities. In any case, no work shall take place within the easement before proper crossing agreements have been secured through both the Bureau of Reclamation and the Boise Project Board of Control.

Crossing agreements must be secured and signed by all parties prior to March 1st of each year. A time schedule for the construction to be done during the non-irrigation season must be approved by Boise Project prior to any activity within Project easements. No construction will be allowed within the easement boundaries of the Boise Project Board of Control facilities after March 15th of each year. However, on a case by case basis, overhead utilities and utilities boring underneath a Project facility may be allowed after March 15th if reviewed and approved by the Boise Project.

The piping and relocation of any Lateral, Canal and/or Drain must be reviewed and approved by the Project and is (to include all appurtenant boxes and/or structures) and must be warranted by the landowner for a period of (5) five-years. The Warrantee Agreement must be secured prior to ANY disturbance of that facility.

Boise Project Board of Control must approve any requests and/or relocation of delivery points prior to construction.

Storm Drainage and/or Street Runoff must be retained on site.

NO DISCHARGE into any live irrigation system is permitted.

Local irrigation/drainage ditches that cross this property, in order to serve neighboring properties, must remain unobstructed and protected by an appropriate easement.

Should there be any small (neighborhood) irrigation ditches on this site, the developers and/or landowners will be obligated to protect them and allow water to pass to downstream neighbors.

This development is subject to Idaho Code 31-3805, in accordance, this office is requesting a copy of the irrigation and drainage plans.

Wording on the preliminary and final recorded plat needs to state that any proposed and/or future usage of the Boise Project Board of Control facilities are subject to Idaho Statutes, Title 42-1209.

Future preliminary and final plats must call out the Project easements and the plats must also note, which lots have surface irrigation water rights and which lots do not.

Whereas this development is in its preliminary stages, Boise Project Board of Control reserves the right to review plans and require changes when our easements and/or facilities are affected by unknown factors.

If you have any further questions or comments regarding this matter, please do not hesitate to contact me at (208) 344-1141.

Sincerely,



Thomas Ritthaler
Assistant Project Manager, BPBC

tbr/tr

cc: Tony Avermann Watermaster, Div; 4 BPBC
Lisa Sweet Secretary – Treasurer, WID
File



2019-041248

RECORDED

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CHRIS YAMAMOTO

CANYON COUNTY RECORDER

Pgs=11 HCRETAL

NO FEE

AGR

CANYON COUNTY COMMISSIONERS

Canyon County Recorder's Office Document Cover Sheet





CANYON COUNTY DEVELOPMENT SERVICES DEPARTMENT

111 11th Ave. #140 • Caldwell, Idaho • 83605 • Phone (208) 454-7458

Fax: (208) 454-6633 • www.canyoncounty.org/dsd

DEVELOPMENT AGREEMENT BETWEEN CANYON COUNTY AND APPLICANT

Agreement number: 19-128

THIS AGREEMENT, made and entered into this 4th day of September by and between Canyon County, Idaho, a political subdivision of the state of Idaho, hereinafter referred to as "COUNTY" and Refugio Vidales hereinafter referred to as "Applicants."

RECITALS

WHEREAS, Applicants have applied to County for a conditional rezone from an "A" (Agricultural) zone to a "CR-RR" (Conditional Rezone/ Rural Residential) zone, which are legally described in the attached Exhibit "A," incorporated by reference herein (hereinafter referred to as "Subject Properties"; and

WHEREAS, Parcel R33161 & R33161011 is owned by Refugio Vidales.

WHEREAS, on September 4, 2019 the Canyon County Board of Commissioners approved a conditional rezone with conditions of the Subject Property to a "CR-R-R (Conditional Rezone/ Rural Residential)" zone, which was done with the Applicants' approval. The conditions of the approval for the conditional rezone are attached hereto as Exhibit "B";

WHEREAS, the parties desire to enter into an agreement to comply with Canyon County Code of Ordinances §07-06-07(2) & 07-06-07(7), Canyon County Zoning Ordinance No. 16-007 as amended, and to ensure the Applicants will implement and be bound by the conditions of the conditional rezone order issued by the Canyon County Board of Commissioners; and

WHEREAS, the County and Applicants desire to formalize their respective rights and responsibilities as required by Canyon County Amended Resolution Number 95-232 entitled, "Rules Governing the Creation, Form, Recording, Modification, Enforcement and Termination of Written Commitments (Development Agreements)" and the Canyon County Code.

NOW THEREFORE, the parties hereto do hereby agree to the following terms:

SECTION 1. AUTHORIZATION.

This Agreement is authorized and required by Idaho Code §67-6511A; Canyon County Code of Ordinances 07-06-07 (Conditional Rezoning).

SECTION 2. PROPERTY OWNER.

Applicant is the owner(s) of Subject Property which is located in the unincorporated area of Canyon County, Idaho, more particularly described in Exhibit "A", attached hereto and incorporated herein, which real property is the subject matter of this Agreement. Applicants represent that they currently hold complete legal or equitable interest in the Subject Properties and that all persons holding legal or equitable interests in the Subject Properties or the operation of the business are to be bound by this Agreement.

SECTION 3. RECORDATION.

Pursuant to Idaho Code §67-6511A and Canyon County Code of Ordinances, this Agreement shall be recorded by the Clerk in the Canyon County Recorder's Office and will take effect upon the adoption, by the Board of County Commissioners, of the amendment to the zoning ordinance as set forth herein.

SECTION 4. TERM.

The parties agree that this Agreement shall run with the land and bind the Subject Property in perpetuity, and shall inure to the benefit of and be enforceable by the parties, and any of their respective legal representatives, heirs, successors, and assignees. Provided, however, this Agreement shall terminate if the Board of County Commissioners subsequently rezones the property to allow for a higher density use or if annexation of the Subject Property by a city occurs. In this event, however, the Agreement shall only terminate in regards to the portion of the Property that is actually zoned or annexed, while the remainder of the Property shall remain subject to the Agreement.

If any of the privileges or rights created by this Agreement would otherwise be unlawful or void for violation of (1) the rule against perpetuities or some analogous statutory provision, (2) the rule restricting restraints on alienation, or (3) any other statutory or common law rules imposing time limits, then such provision shall continue until twenty-one (21) years after the death of the last survivor of the now living lawful descendants of George Herbert Walker Bush, former President of the United States, or for such shorter period as may be required to sustain the validity of such provision.

SECTION 5. MODIFICATION.

This Agreement may be modified only in writing signed by the parties, or their successors in interest, after complying with the notice and hearing procedures of Idaho Code §67-6509 and the requirements of Canyon County Code of Ordinances. The modification proposal must be in the form of a revised Development Agreement and must be accompanied by a statement demonstrating the necessity for the requested modification.

SECTION 6. APPLICATION OF OTHER LAWS TO THE SUBJECT PROPERTIES.

This Agreement shall not prevent the County in subsequent actions applicable to the Subject Properties from applying new rules, regulations, or policies that do not conflict with this Agreement.

SECTION 7. COMMITMENTS.

Applicants will fully and completely comply with the conditions of the approved conditional rezone of the Subject Property from "A" (Agricultural) to "CR-RR" (Conditional Rezone- Rural Residential) zoning, which conditions are attached hereto as Exhibit "B".

SECTION 8. USES, DENSITY, AND HEIGHT AND SIZE OF BUILDINGS

The density or intensity of use of the Subject Properties is specified in the commitments of Section 7. The uses and maximum height and size of the buildings on the Subject Properties shall be those set pursuant to law, including those contained in the Canyon County Code of Ordinances, that are applicable to a "CR-RR" (Conditional Rezone- Rural Residential) zone and those provisions of law that are otherwise applicable to the Subject Properties.

SECTION 9. LIABILITY AND INDEMNITY OF COUNTY.

A. COUNTY REVIEW.

Applicants acknowledge and agree that the County is not and shall not be, in any way, liable for any damages or injuries that may be sustained as a result of the County's review and approval of any plans or improvements, or the issuance of any approvals, permits, certificates or acceptances, relating to the use and development of the property described in Exhibit "A," and that the County's review and approval of any such plans and the improvements or the issuance of any such approvals, permits, certificates, or acceptances does not, and shall not, in any way, be deemed to insure or ensure Applicants or any of Applicants' heirs, successors, assigns, tenants, and licensees, against damage or injury of any kind and/or at any time.

B. COUNTY PROCEDURES.

Applicants acknowledge that notices, meetings, and hearings have been lawfully and properly given and held by the County with respect to Applicant's conditional rezone application in Development Services Department Case Number RZ2019-0006 and any related or resulting development agreements, ordinances, rules and regulations, resolutions or orders of the Board of County Commissioners. Applicants agree not to challenge the lawfulness, procedures, proceedings, correctness or validity of any of such notices, meetings, hearings, development agreements, ordinances, rules, regulations, resolutions or orders.

C. INDEMNITY.

Applicants agree to, and do hereby, defend, hold harmless and indemnify the County, the Board of County Commissioners, all County elected and appointed officials, officers, employees, agents, representatives, and attorneys, from any and all claims that may, at any time, be asserted against any such parties in connection with (i) the County's review and approval of any plans or improvements, or the issuance of any approvals, permits, certificates, or acceptances

relating to the use and/or development of the Subject Properties; (ii) any actions taken by the County pursuant to Subsection 9(B) of this Agreement; (iii) the development, construction, and maintenance of the property; and (iv) the performance by County of its obligations under this Agreement and all related ordinances, resolutions, or other agreements.

D. DEFENSE EXPENSES.

Applicants shall, and do hereby agree, to pay, without protest, all expenses incurred by the County in defending itself with regard to any and all of the claims identified in Subsection 9 of this Agreement. These expenses shall include all out-of-pocket expenses, including, but not limited to, attorneys' and experts' fees, and shall also include the reasonable value of any services rendered by any employees of the County.

SECTION 10. PERIODIC REVIEW.

The County's Development Services Department will administer the Agreement after it becomes effective and will conduct a review of compliance with the terms of this Agreement on a periodic basis, including, but not limited to, each time a development of the Property is platted. Applicants shall have the duty to demonstrate Applicants' compliance with the terms of this Agreement during such review.

SECTION 11. REQUIRED PERFORMANCE.

Applicants shall timely carry out all steps required to be performed and maintain all commitments set forth in this Agreement and as set forth in County laws, ordinances, rules and regulations as they pertain to the Subject Property including, but not limited to, those concerning the commencement of development, completion of development, preliminary platting and final platting.

SECTION 12. DEFAULT AND REMEDIES.

In the event of a default or breach of this Agreement or of any of its terms or conditions, the party alleging default shall give the breaching party not less than thirty (30) days' Notice of Default, in writing, unless an emergency exists threatening the health and safety of the public. If such an emergency exists, written notice shall be given in a reasonable time and manner in light of the circumstances of the breach. The time of the giving of the notice shall be measured from the date of the written Notice of Default. The Notice of Default shall specify the nature of the alleged default and, where appropriate, the manner and period of time during which said default may be satisfactorily cured. During any period of curing, the party charged shall not be considered in default for the purposes of termination or zoning reversion, or the institution of legal proceedings. If the default is cured, then no default shall exist and the charging party shall take no further action.

SECTION 13. ZONING REVERSION CONSENT.

The execution of this Agreement shall be deemed written consent by Applicants to change the zoning of the Subject Properties to its prior designation upon failure to comply with the terms and conditions imposed by the approved conditional rezone and this Agreement. No reversion shall take place until after a hearing on this matter pursuant to Idaho Code §67-6511A. Upon notice and hearing, as provided in this Agreement and in Idaho Code §67-6509, if the properties described in attached Exhibit "A " are not used as approved, or if the approved use ends or is abandoned, the Board of County

Commissioners may order that the property will revert to the zoning designation (and land uses allowed by that zoning designation) existing immediately prior to the rezone action, i.e., the Subject Property conditionally rezoned from "A" (Agricultural) Zone designation to "CR-RR" (Conditional Rezone – Rural Residential) Zone designation shall revert back to the "A" (Agricultural) Zone designation.

SECTION 14. COMPLIANCE WITH LAWS.

Applicants agree that they will comply with all federal, state, county and local laws, rules and regulations, which appertain to the Subject Properties.

SECTION 15. RELATIONSHIP OF PARTIES.

It is understood that this Agreement between Applicants and the County is such that Applicants are an independent party and are not an agent of the County.

SECTION 16. CHANGES IN LAW.

Any reference to laws, ordinances, rules, regulations, or resolutions shall include such laws, ordinances, rules, regulations, or resolutions as they have been, or as they may hereafter be amended.

SECTION 17. NOTICES.

Except as otherwise provided in this Agreement and/or by law, all notices and other communications in connection with this Agreement shall be in writing and shall be deemed delivered to the addressee thereof, (1) when delivered in person on a business day at the address set forth below, or (2) in the third business day after being deposited in any main or branch United States post office, for delivery by properly addressed, postage paid, certified or registered mail, return receipt requested, at the addresses set forth below.

Notices and communications required to be given to County shall be addressed to, and delivered at, the following address:

Director
Development Services Department
Canyon County Courthouse
1115 Albany Street
Caldwell, Idaho 83605

Notices and communications required to be given to Applicants shall be addressed to, and delivered at, the following addresses:

Name: Refugio Vidales
Street Address: 20298 Lonkey Ln.
City, State, Zip: Caldwell, ID 83607

A party may change its address by giving notice, in writing, to the other party, in the manner provided for in this section. Thereafter, notices, demands, and other pertinent correspondence shall be addressed and transmitted to the new address.

SECTION 18. TERMINATION.

This Agreement may be terminated in accordance with the notice and hearing procedures of Idaho Code §67-6509, and the zoning designation upon which the use is based reversed, upon failure of Applicants, a subsequent owner, or other person acquiring an interest in the property described in attached Exhibit "A" to comply with the terms of this Agreement. Applicants shall comply with all commitments in this Agreement prior to establishing the approved land use.

SECTION 19. EFFECTIVE DATE.

The commitments contained in this Agreement shall take effect in the manner described in this Agreement upon the County's adoption of the amendment to the zoning ordinance as set forth herein.

SECTION 20. TIME OF ESSENCE.

Time is of the essence in the performance of all terms and provisions of this Agreement.

IN WITNESS WHEREOF, the parties hereto have hereunto set their hands and seals the day and year first above written.

**BOARD OF COUNTY COMMISSIONERS
CANYON COUNTY, IDAHO**

APPLICANT

Commissioner White

Refugio m Vidales
Refugio Vidales

Pam Dale
Commissioner Dale

Jim VanBeek
Commissioner VanBeek

ATTEST: Chris Yamamoto, Clerk

BY: Monica Reeves

Deputy

DATE: 9-4-19



(All Applicants must sign and their signatures must be notarized)

STATE OF IDAHO)
) ss.
County of Canyon)

On this 14th day of September, 2019, before me, a notary public, personally appeared Refugio Vidales, known to me to be the person whose name is subscribed to the within and foregoing instrument and acknowledged to me that he/she executed the same on behalf of the Applicant.



Janet La Mont
Notary Public for Idaho

Residing at: Canyon County

My Commission Expires: 5-29-2021

EXHIBIT "A"

LEGAL DESCRIPTION

This parcel is a portion of the SW $\frac{1}{4}$ NE $\frac{1}{4}$ of Section 3, Township 3 North, Range 4 West of the Boise Meridian and is more particularly described as follows:

COMMENCING at the southeast corner of said SW $\frac{1}{4}$ NE $\frac{1}{4}$; thence North 88°30'47" West along the south boundary of said SW $\frac{1}{4}$ NE $\frac{1}{4}$ a distance of 233.99 feet to the TRUE POINT OF BEGINNING; thence continuing North 88°30'47" West along said south boundary a distance of 318.12 feet to the centerline of the Deer Flat Low Line Canal; thence traversing said centerline as follows:

North 40°33'39" West a distance of 100.28 feet;
North 52°07'10" West a distance of 409.91 feet;
North 58°38'46" West a distance of 246.36 feet;
North 32°18'36" West a distance of 191.43 feet;
North 12°05'49" West a distance of 227.53 feet to a point on the west boundary of said SW $\frac{1}{4}$ NE $\frac{1}{4}$;

thence North 0°59'08" East along said west boundary a distance of 666.68 feet to the northwest corner of said SW $\frac{1}{4}$ NE $\frac{1}{4}$; thence South 88°29'24" East along the north boundary of said SW $\frac{1}{4}$ NE $\frac{1}{4}$ a distance of 428.59 feet; thence South 22°38'23" East a distance of 1629.43 to the TRUE POINT OF BEGINNING.

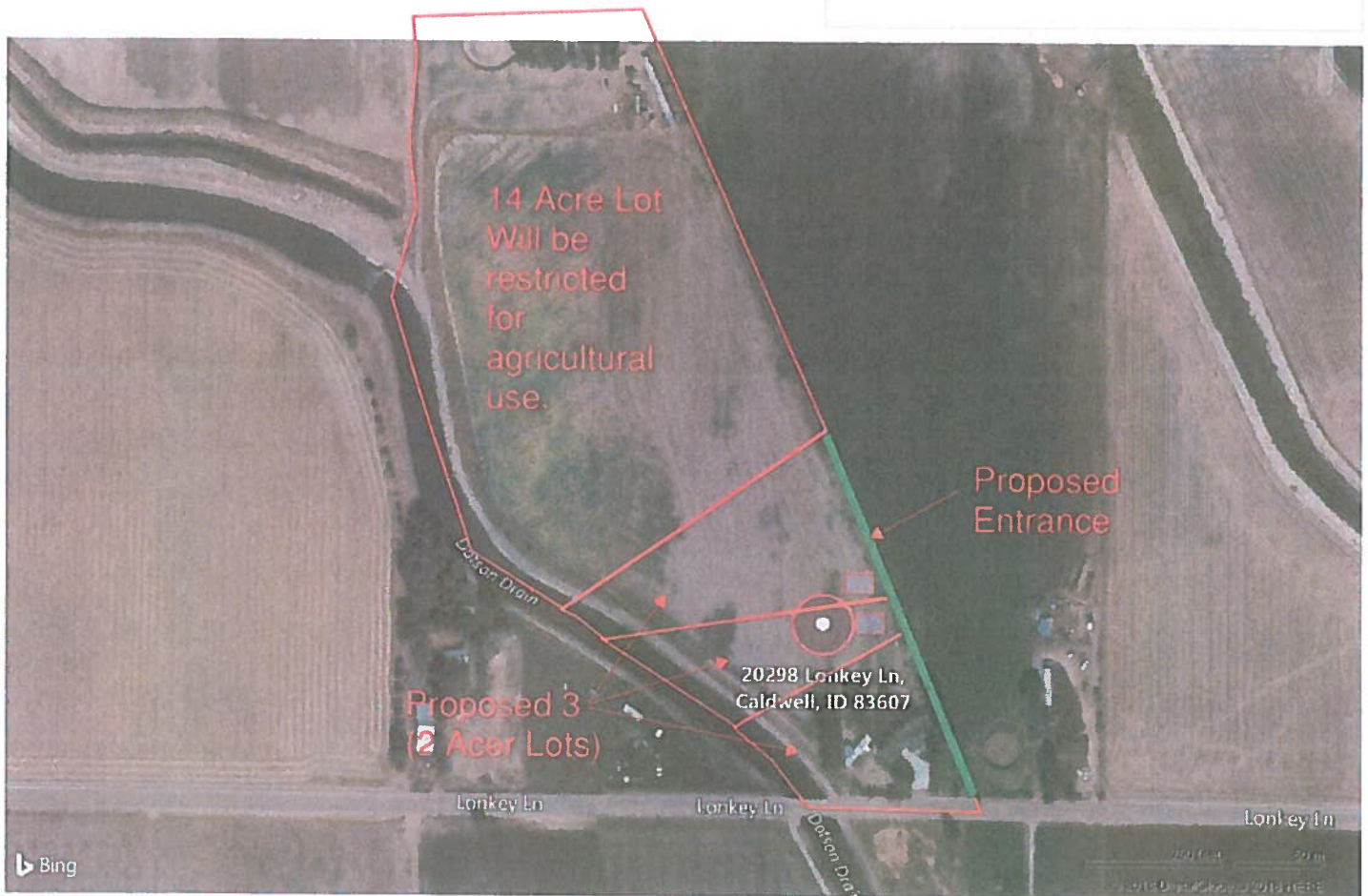
This parcel contains 20.30 acres more or less and is subject to a county road right-of-way along the south boundary and to an irrigation access and maintenance easement along the portion bounded by the said Deer Flat Low Line Canal.

EXHIBIT "B"

CONDITIONS OF APPROVAL FOR CR2019-0003

- 1. The development shall comply with all applicable federal, state, and county laws, ordinances, rules and regulations that pertain to the property.**
- 2. The requirements of Golden Gate Highway District No. 3 shall be met.**
- 3. The property shall be developed in substantial compliance with the submitted site plan, Exhibit 3 and shall be limited to three (3) residential parcels (one contains the existing residence) and one (1) agricultural only parcel of approximately 14 acres.**
- 4. Secondary residences shall not be permitted on the parcels.**
- 5. The applicant shall comply with CCZO §07-06-07 (4) Time Requirements: "All conditional rezones for a land use shall commence within two (2) years of the approval of the board."**
 - Commencement shall be the acceptance of a complete plat application, together with the application fee for a preliminary plat or a short plat.**
- 6. The driveway shall meet width and construction standards outlined in CCZO §07-10-03.**
- 7. A road user's maintenance agreement shall be recorded for the internal private road and shall meet CCZO §07-10-03 (B) 3:**
 - Driveways serving two (2) properties and all private roads shall have a recorded road users maintenance agreement that describes the responsible parties for construction and maintenance, including repairs, and necessary improvements to accommodate additional accesses in the future. The agreement shall also list any construction warranties applicable to the specific driveway or private road. Failure to maintain a previously approved driveway or private road shall be a violation of this article subject to the enforcement procedures in section 07-19-03 of this chapter.**

EXHIBIT "C"
DRAFT CONCEPT DEVELOPMENT PLAN





Canyon County Board of County Commissioners

Refugio Vidales– Conditional Rezone

Development Services Department

September 4, 2019

Findings of Fact

1. The applicant is requesting a **Conditional Rezone** of approximately 20.30 acres from an “A” (Agricultural) zone to a “CR-RR” (Conditional Rezone/ Rural Residential) zone. Also requested is a **Development Agreement**. The development agreement will restrict the development of the site to a total of three (3) residential lots. One of the three lots contains the existing residence and the additional two (2) lots will be utilized for residential uses. The proposed residential lots will be two (2) acres in size. An approximate 14 acre lot will be restricted to agricultural use and will not have a building permit available to it.
2. The subject properties, parcel no.’s R33161011 & R33161 are located at 20298 Lonkey Ln., Caldwell, ID, in a portion of the NE ¼ of Section 3, T3N, R4W, BM, Canyon County, Idaho.
3. The subject property is currently zoned “A” (Agricultural).
4. The subject property is designated “Agriculture” on the 2020 Comprehensive Plan Future Land Use Map.
5. The subject property is located within Greenleaf’s Area of City Impact. The City of Greenleaf designates the property as “Agriculture” on their future land use map.
6. The conditional rezone is subject to a development agreement and conditions of approval. The conditions will require the applicant to retain 14 acres as agriculture only, with no residential building permit available.
7. The subject property has frontage on Lonkey Lane.
8. The subject property is located within Golden Gate Highway District No. 3, Caldwell Fire District, and Vallivue School District.
9. The neighborhood meeting was held on 2/9/19, compliant with CCZO §07-01-15.
10. The Planning & Zoning Commission recommended approval of the conditional rezone & development agreement request on 7/18/19.
11. Notice of the public hearing was provided in accordance with CCZO §07-05-01. Agency notice was provided on 4/29/19, Newspaper notice was provided on 8/20/19, property owners within 300’ were notified by mail on 7/8/19, and the property was posted on or before 8/28/19.
12. The record consists of exhibits as provided as part of the public hearing staff report, exhibits submitted during the public hearing on 7/18/19, 9/4/19, and all information contained in DSD case file, CR2019-0003.

Conclusions of Law

For this request the Board of County Commissioners find and conclude the following regarding the Standards of Evaluation for a Conditional Rezone (§07-06-07 (7) A):

A. Is the proposed conditional rezone generally consistent with the comprehensive plan?

Conclusion: The proposed conditional rezone is generally consistent with the comprehensive plan, as restricted by the development agreement, limiting the development of the site and retaining 14 acres as agriculture only with no residential building permit available.

Finding: As restricted by the development agreement, limiting the development of the site and retaining 14 acres as agriculture only with no residential building permit available, the conditional rezone is generally consistent with the following goals & policies:

Property Rights Policy No. 1- *"No person shall be deprived of private property without due process of law."*

Property Rights Policy No. 8 – *"Promote orderly development that benefits the public good and protects the individual with a minimum of conflict."* The proposed development will be commensurate with the existing area that contains a mix of agriculture and some residential uses. The project will be similar in nature to the adjacent property that is also subject to a development agreement. The applicant is restricting the development of the site by entering into a development agreement, which will only allow (3) parcels to be created, one of which contains the existing homesite. Two (2) additional residences would not create conflict within the area.

Land Use Goal No. 5- *"Achieve a land use balance, which recognizes that existing agricultural uses and non-agricultural development may occur in the same area."* The immediate area currently contains a mix of agricultural and sporadic residential uses. As restricted by the development agreement, the addition of two (2) residences to the area would not interfere with the land use balance that exists in the area.

Land Use Policy No. 2- *"Encourage orderly development of subdivisions and individual land parcels, and to require development agreements when appropriate."* The applicant has agreed to enter into a development agreement to allow only three (3) parcels, one of which contains the existing residence. The development agreement will limit the development of the site to two (2) additional residences and the balance of the land (14 acres) will be retained as agriculture only.

Land Use- Agriculture Policy No. 2- *"Consider the use of voluntary mechanisms for the protection of agricultural lands."* The applicant is voluntarily entering into a development agreement that will restrict development of the subject property.

Public Services, Facilities, and Utilities Policy No. 3 – *"Encourage the establishment of new development to be located within the boundaries of a rural fire protection district."* The property is located within Caldwell Rural Fire District.

Transportation Policy No. 13- *"Ensure that all new development is accessible to regularly maintained roads for fire protection and emergency services purpose."* The subject property has access frontage on Lonkey Ln., a public road.

B. When considering the surrounding land uses, is the proposed conditional rezone more appropriate than the current zoning designation?

Conclusion: The proposed conditional rezone is as appropriate as the current zoning designation.

Finding: When considering the surrounding land uses the proposed conditional rezone as appropriate as the current zoning designation. However, as restricted by the development agreement, the proposed three (3) lots will not have an impact to the agricultural & residential nature of the area. One of the proposed lots contains the existing home and as limited by the development agreement only two (2) additional residences will be permitted.

C. Is the proposed conditional rezone compatible with surrounding land uses?

Conclusion: The proposed use, as restricted by the development, is compatible with the surrounding land uses.

Finding: The proposed use, as restricted by the development agreement, would not have a negative impact nor would it change the character of the surrounding area. The applicant is requesting to develop three (3) residential lots, one of which will contain the existing homesite and a 14 acre parcel that will be retained for agricultural use. As restricted by the development agreement, the proposed conditional rezone would be compatible with the area and similar to the conditionally rezoned property that is adjacent to the subject property.

D. Will the proposed conditional rezone negatively affect the character of the area? What measures will be implemented to mitigate impacts?

Conclusion: The proposed conditional rezone will not have a negative effect to the character of the area.

Finding: The conditional rezone will not be injurious to other properties in the vicinity nor will it negatively change the essential character of the area. The applicant has agreed to enter into a development agreement which will restrict the development of the property. No evidence has been provided that the conditional rezone would have a negative impact to the area.

No additional mitigation measures are required.

E. Will adequate facilities and services including sewer, water, drainage, irrigation and utilities be provided to accommodate the proposed conditional rezone?

Conclusion: Adequate water, sewer, irrigation, drainage and storm water drainage facilities and utility systems will be provided to accommodate the proposed use.

Finding: No evidence has been provided to indicate there would be issues with the conditional rezone in regards to adequate water, sewer, irrigation, drainage and storm water drainage facilities.

Individual septic systems and individual domestic wells are proposed for the new residential lots. All requirements of Southwest District Health and Idaho Department of Water Resources shall be adhered to.

F. Does the proposed conditional rezone require road improvements in order to provide adequate access to and from the subject property to minimize undue interference with existing or future traffic patterns? What measures have been taken to mitigate traffic impacts?

Conclusion: The proposed conditional rezone will not require roadway improvements to provide adequate access to and from the subject property.

Finding: The proposed conditional rezone will not require road improvements in order to provide adequate access and will not create an undue interference with existing or future traffic patterns.

G. Does legal access to the subject property for the conditional rezone exist or will it exist at the time of development?

Conclusion: The property has frontage on Lonkey Ln., a public road.

Finding: The subject property has frontage on Lonkey Lane a public road. The applicant will be required to meet Golden Gate Highway District No. 3 requirements.

H. Will the proposed conditional rezone amendment impact essential public services and facilities, such as schools, police, fire and emergency medical services? What measures will be implemented to mitigate impacts?

Conclusion: Essential services will be provided to accommodate the use. No mitigation is proposed at this time.

Finding: Canyon County Ambulance District, Vallivue School District, Canyon County Sheriff, and Caldwell Fire Department were notified of the request and did not provide responses to indicate that the proposed conditional rezone would have a negative impact. Staff has not found that this request will affect essential services. No mitigation measures are proposed.

ORDER OF DECISION:

Based upon the Findings of Fact, Conclusions of Law, and the reasons contained herein the Canyon County Board of County Commissioners orders that Case #CR2019-0003 a request for a **Conditional Rezone** of R33161 & R33161011 from an “A” (Agricultural) Zone to an “CR-R-R” (Conditional Rezone - Rural Residential) Zone be **approved** with the following conditions:

1. The development shall comply with all applicable federal, state, and county laws, ordinances, rules and regulations that pertain to the property.
2. The requirements of Golden Gate Highway District No. 3 shall be met.
3. The property shall be developed in substantial compliance with the submitted site plan, Exhibit 3 and shall be limited to three (3) residential parcels (one contains the existing residence) and one (1) agricultural only parcel of approximately 14 acres).
4. Secondary residences shall not be permitted on the parcels.
5. The applicant shall comply with CCZO §07-06-07 (4) Time Requirements: “All conditional rezones for a land use shall commence within two (2) years of the approval of the board.”
 - Commencement shall be the acceptance of a complete plat application, together with the application fee for a preliminary plat or a short plat.
6. The driveway shall meet width and construction standards outlined in CCZO §07-10-03.
7. A road user’s maintenance agreement shall be recorded for the internal driveway and shall meet CCZO §07-10-03 (B) 3:
 - Driveways serving two (2) properties and all private roads shall have a recorded road users maintenance agreement that describes the responsible parties for construction and maintenance, including repairs, and necessary improvements to accommodate additional accesses in the future. The agreement shall also list any construction warranties applicable to the specific driveway or private road. Failure to maintain a previously approved driveway or private road shall be a violation of this article subject to the enforcement procedures in section 07-19-03 of this chapter.

The Canyon County Board of County Commissioners also **approve** the **Development Agreement** with the seven (7) conditions enumerated above in the **Conditional Rezone**.

APPROVED this 4 day of September, 2019

BOARD OF COUNTY COMMISSIONERS

CANYON COUNTY,

Yes

No

Did Not Vote

Commissioner White

Commissioner Dale

Commissioner Van Beek

Attest: Chris Yamamoto, Clerk

By: _____