



**Planning & Zoning Commission**  
**Hearing Date: August 21, 2025**  
*Canyon County Development Services Department*

**PLANNING DIVISION STAFF REPORT**

**CASE NUMBER:** SD2021-0029

**APPLICANT/REPRESENTATIVE:** Jared Burgess, PE  
River Ridge Engineering Company

**PROPERTY OWNER:** Refugio Vidales

**APPLICATION:** Preliminary Plat, Irrigation and Drainage Plan for Ranch El Lucerito Subdivision: Three (3) residential lots, one (1) agricultural only lot and one (1) common lot (for Private Road).

**LOCATION:** 20298 Lonkey Lane, Caldwell. Parcel # Parcels R33161 and R33161011 is located in the NE quarter of Section 03, T3N, R4W, BM, Canyon County, Idaho.

**ANALYST:** Michelle Barron, Principal Planner

**REVIEWED BY:** Dan Lister, Planning Supervisor

**REQUEST:**

The applicant, Refugio Vidales, represented by Jared Burgess, PE, MBA, River Ridge Engineering, and Gerardo Vidales, is requesting approval of a Preliminary Plat, Irrigation and Drainage Plan for Ranch El Lucerito Subdivision. The 20.3-acre development consists of three (3) residential lots, a private road lot, and one (1) restricted agricultural lot (14 acres) per Development Agreement #19-128 recorded as instrument #2019-041248. The subject property is conditionally rezoned RR (Rural Residential).

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**PUBLIC NOTIFICATION:**

Neighbor notification within 600 feet was mailed on:	July 17, 2025
Newspaper notice published on:	July 22, 2025
Notice posted on-site on:	July 22, 2025

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TABLE OF CONTENTS:	Page #
1. Background .....	1
2. Hearing Body Action .....	2
3. Hearing Criteria .....	3
4. Agency Comment .....	8
5. Public Comment .....	8
6. Summary & Conditions .....	8
7. Exhibits .....	8

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**1. BACKGROUND:**

The subject property was once part of an original 39.41-acre parcel that was administratively divided in 1994 into two (2) parcels (Case No. LS2003-180).

In 2019, an application for a Conditional Rezone (CR2019-0003) was applied for and approved to change the "A" Agricultural zoning designation to CR-RR.

In September 2019, the subject parcel was rezoned from an "A" Zone to a "CR-R-R" zone (CR2019-0003, *Exhibit B.4a*). The approval included a development agreement (#19-128, *Exhibit B.4b*) subject to 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 applicant submitted an application for a Short Plat on May 28, 2021. It was later determined that the application would need to be submitted as a Preliminary Plat since there will be a private road built to serve the subdivision, which requires engineering review. The application was updated to a Preliminary Plat, and a new engineering team took over the case from the Idaho Survey Group.

## **2. HEARING BODY ACTION:**

Pursuant to Canyon County Ordinance Article 07-17-09(4) Commission Review:

- A. *The commission or hearing examiner shall hold a noticed public hearing on the preliminary plat. The hearing body shall recommend that the board approve, approve conditionally, modify, or deny the preliminary plat. The reasons for such action will be shown in the commission's minutes. The reasons for action taken shall specify:*
  1. *The ordinance and standards used in evaluating the application;*
  2. *Recommendations for conditions of approval that would minimize adverse conditions, if any;*

3. *The reasons for recommending the approval, conditional approval, modification, or denial; and*
  4. *If denied, the actions, if any, that the applicant could take to gain approval of the proposed subdivision.*
- B. *Upon recommendation by the commission, the preliminary plat, together with the commission's recommendation, shall be transmitted to the board.*

**OPTIONAL MOTIONS:**

The commission should consider the aforementioned procedures outlined in Canyon County Zoning Ordinance §07-17-09(4).

**Approval of the Application:** “I move to recommend approval of the preliminary plat for Ranch El Lucerito Subdivision, Case #SD2021-0029, finding the application **does** meet the criteria for approval under Article 07-17-09 of Canyon County Zoning Ordinance, **subject to the conditions listed in the staff report.**

**Denial of the Application:** “I move to recommend denial of the preliminary plat for Ranch El Lucerito Subdivision, Case #SD2021-0029, finding the application **does not** meet the criteria for approval under Article 07-17-09 of Canyon County Zoning Ordinance **finding that** *[cite findings for denial based on the express standards outlined in the criteria & the actions, if any, the applicant could take to obtain approval (ref.ID.67-6519(5))].*

**Table the Application:** “I move to continue the hearing of Ranch El Lucerito Subdivision, Case #SD2021-0029 to a *[date certain or to a date uncertain]*.”

**3. Preliminary Plat**

Compliant			County Ordinance and Staff Review	
Yes	No	N/A	Code Section	Analysis
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	07-17-09(1)	<b>Application:</b> The applicant shall file with DSD a copy of the completed subdivision application form as prescribed by the director and a copy of the preliminary plat with data as required in this section, including, but not limited to, preliminary irrigation plans, the availability of irrigation water to the property, and a preliminary drainage plan. All applicable fees shall be paid at this time.
			<b>Staff Analysis</b>	<p>On May 28, 2021, the applicant submitted a short plat application. On June 20, 2024, the applicant updated the application to a preliminary plat (<b>Exhibit A</b>). Preliminary plat summary and consistency review per CCZO Section 07-17-09(1)A through F, are summarized as follows (See <b>Exhibit B.2</b> for details):</p> <p>A. <u>Form of Presentation</u></p> <ul style="list-style-type: none"> <li>The preliminary plat is compliant with the required scale and drawing size (<b>Exhibit A.6.c</b>).</li> </ul> <p>B. <u>Identification and Descriptive Data</u></p> <ol style="list-style-type: none"> <li>The proposed name, Ranch El Lucerito Subdivision, with location, section, township, and range, is shown on the plat (<b>Exhibit A.6.c</b>). The name complies with Idaho Code Section 50-1307.</li> </ol>

				<ol style="list-style-type: none"> <li>2. Reference by dimension and bearing to a quarter section corner is stated on Sheet 1 of the plat (<b>Exhibit A.6.c</b>).</li> <li>3. The name, address, and phone number of the developer, Refugio Vidales and Gerardo Vidales, are located on Sheet 1 of the plat (<b>Exhibit A.6.c</b>).</li> <li>4. The person preparing the plat, Kent Adamson, Riveridge Engineering, is shown on Sheet 1 of the plat (<b>Exhibit A.6.c</b>).</li> <li>5. A north arrow is provided on Sheet 1 of the plat (<b>Exhibit A.6.c</b>).</li> <li>6. The date of preparation is stated within the engineer's stamp on Sheet 1 of the plat (<b>Exhibit A.6.c</b>).</li> <li>7. A revision block with revision dates is provided on Sheet 1 of the plat (<b>Exhibit A.6.c</b>).</li> <li>8. A vicinity map drawn to scale is provided on the first page of the plat showing adjacent arterial and/or collector streets (<b>Exhibit A.6.c</b>). There are no platted subdivisions in the area.</li> </ol> <p>C. <u>Existing Conditions Data</u></p> <ol style="list-style-type: none"> <li>1. Two-foot contours and slopes greater than 15% are shown on Sheet 1 of the plat (<b>Exhibit A.6.c</b>).</li> <li>2. Locations of existing streets, utilities, and wells are located on Sheet 1 of the plat. The plat shows the location of an existing well on Lot 2, Block 1 that will remain. See <b>Exhibit A.6.c</b>.</li> <li>3. There are no adjacent platted subdivisions. (<b>Exhibit A.6.c</b>)</li> <li>4. The existing zoning classification is found on Sheet 1 of the plat under Project Description (<b>Exhibit A.6.c</b>).</li> <li>5. The approximate acreage of the tract is found on Sheet 1 of the plat under Project Description (<b>Exhibit A.6.c</b>).</li> <li>6. The boundary dimension of the tract is shown on Sheet 1 of the plat (<b>Exhibit A.6.c</b>).</li> <li>7. Names and addresses of adjoining property owners within 300' of the exterior boundary are shown on Sheet 1 of the plat (<b>Exhibit A.6.c</b>).</li> </ol> <p>D. <u>Proposed Conditions Data</u></p> <ol style="list-style-type: none"> <li>1. A Private Road is proposed on Lot 1, Block 1 (Sheet 1 of the plat; <b>Exhibit A.6.c</b>). The private road names were accepted and reserved for the subject parcel on August 13, 2025 (<b>Exhibit C.8</b>).</li> <li>2. Lot dimensions including curvilinear data to scale provided on Sheet 1 of the plat (<b>Exhibit A.6.c</b>). All lots are numbered individually. The total number of lots by type and the total are located under Project Description on Sheet 1 of the plat. The proposed Private Road is shown as Lot 1 of Block 1.</li> <li>3. Location, width, and use of easements are shown on Sheet 1 of the plat and described in notes on Sheet 1 of the plat (<b>Exhibit A.6.c</b>). An easement reduction was applied for and approved with AD2021-0096. (<b>Exhibit B.4.c</b>) The easement was recorded on March 7, 2025, as</li> </ol>
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				<p>Instrument No. 2025-007812. All lots are subject to an easement for the Dotson Drain and Deer Flat Canal as shown on Sheet 1 of the plat and notes. <b>(Exhibit A.6.c)</b></p> <ol style="list-style-type: none"> <li>A 40' wide public right-of-way shown on Sheet 1 of the plat will be dedicated to Golden Gate Highway District <b>(Exhibits A.6.c)</b>.</li> <li>The plat does not include multifamily, commercial, or industrial uses <b>(Exhibit A)</b>.</li> <li>The subdivision is not part of a larger area intended for development. Therefore, a development master plan is not required <b>(Exhibit A)</b>.</li> <li>The request does not include special development.</li> <li>The private road Lucerito Lane is labeled as "Private" on Sheet 1 of the plat <b>(Exhibit A.6.c)</b>.</li> </ol> <p>E. <u>Proposed Utility Methods</u></p> <ol style="list-style-type: none"> <li><u>Sewage</u>: Individual septic systems are proposed per Plat Note #4 and Project Description on Sheet 1. <b>(Exhibit A.6.c)</b>.</li> <li><u>Water Supply</u>: Individual wells per Plat Note #3 and Project Description on Sheet 1. <b>Exhibit A.6.c)</b>.</li> <li><u>Storm Water Disposal</u>: Storm drainage from the roadways and lots shall be retained on site per Plat Note #5 on Sheet 1; <b>Exhibit A.6.c)</b>. <ul style="list-style-type: none"> <li><u>Preliminary Plat Note #5 on Sheet 1</u>: 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 Lane and the private road.</li> </ul> </li> <li><u>Irrigation System</u>: Gravity Irrigation is in place and will continue to be utilized with existing structures per Plat Note #1 on Sheet 1 <b>(Exhibit A.6.c)</b> and Irrigation Plan <b>(Exhibit A.5)</b> <ul style="list-style-type: none"> <li><u>Easements</u>: Easement for the Dotson Drain and Deer Flat Canal for the benefit of the Bureau of Reclamation and the Boise Project Board of Control is shown on the plat and mentioned in the Plat Note #2. <b>(Exhibit A.6.c)</b></li> </ul> </li> </ol> <p>F. <u>Utility Easement</u>: Utility easements are shown and noted on the plat per Plat Notes #6, 7, and 8. <b>(Exhibit A.6.c)</b></p>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	07-17-09(2)	<b><u>Acknowledgment</u>: Upon receipt of the application, preliminary plat, and applicable fees, DSD shall acknowledge, sign, and date the application and deem it accepted.</b>
			<b>Staff Analysis</b>	On May 28, 2021, the application and plat were accepted by DSD <b>(Exhibit A)</b> .
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	07-17-09(3)	<b><u>Agency Review: A</u>: The DSD shall transmit one copy of the preliminary plat to county departments and any such other agencies that may have jurisdiction or an interest in the proposed subdivision for their review and recommendation. <u>B</u>. If no written reply is received from any of the various departments or interested agencies within thirty (30) calendar days from the date of notification, <u>approval of the preliminary plat by such department or agency will be considered to be granted.</u></b>

			<p><b>Staff Analysis</b></p> <p>A. Affected agencies were notified on July 17, 2025. <u>See Section 4 of this report for the list of agencies notified.</u></p> <p>B. The following agency comments were received within 30 days of notification:</p> <ol style="list-style-type: none"> <li>DSD Engineering Department (<b>Exhibit C.6</b>): <ul style="list-style-type: none"> <li>The plat was updated per County Engineer review on April 13, 2023. The applicant hired a new engineering firm, and an updated plat was submitted on June 24, 2025, and was forwarded to the DSD Engineering Department for review and approval. (Exhibit A.6.c)</li> </ul> </li> <li>DEQ (<b>Exhibit C.6</b>): <ul style="list-style-type: none"> <li>Troy Smith, Regional Administrator at Idaho DEQ, provided generalized comments for subdivision standards dated July 21, 2025.</li> </ul> </li> <li>Keller Associates (County Engineer) (<b>Exhibit B.2.c</b>) <ul style="list-style-type: none"> <li>Justin Walker, PE, Keller Associates, reviewed the application package for conformance with the Canyon County Code Ordinances Article 17 and recommended approval with 11 conditions of approval. Six (6) of the conditions that needed to be addressed prior to Preliminary Plat approval. The review was based on the plat dated May 21, 2021. (<b>Exhibit A.6.c</b>)</li> <li>Golden Gate Highway District #3 (<b>Exhibit C.1</b>) Golden Gate Highway District submitted comments for the preliminary plat on July 12, 2023. There are five (5) conditions of approval from their letter.</li> </ul> </li> <li>Southwest District Health Pre-Development Meeting and comments (<b>Exhibit C.3 and C.4</b>); <ul style="list-style-type: none"> <li>The Pre-Development Meeting notes show no concerns with individual septic systems dated November 29, 2023.</li> <li>A comment letter was received from SWDH dated July 10, 2023, with no concerns, but noted that no test holes had been done at that time.</li> </ul> </li> <li>Boise Project Board of Control (<b>Exhibit C.2</b>) <ul style="list-style-type: none"> <li>BPBC submitted a letter with conditions and requirements dated July 12, 2023.</li> <li>Easement for the Dotson Drain and Deer Flat Canal for the benefit of the Bureau of Reclamation and the Boise Project Board of Control is shown on the plat and mentioned in the Plat Note #2. (<b>Exhibit A.6.c</b>)</li> </ul> </li> </ol> <p>Though received after the materials deadline, an approval of the street name was submitted on August 13, 2025, from DSD GIS and Addressing. (<b>Exhibit C.8</b>)</p>
		07-17-09(4)	<p><b>Commission Review:</b> A. The commission or hearing examiner shall hold a noticed public hearing on the preliminary plat. The hearing body shall recommend that the board approve, approve conditionally, modify, or deny</p>

Compliant			Code Section	the preliminary plat. The reasons for such action will be shown in the commission's minutes. The reasons for the action taken shall specify:
Yes	No	N/A	07-17-09(4)A.1	The ordinance and standards used in evaluating the application.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<b>Staff Analysis</b>	A. Idaho Code Section 67-6513 (Subdivisions); B. Idaho Code Sections 50-1301 through 50-1329 (Platting); C. Idaho Code Section 22-4503 (Right-to-Farm Act); D. Idaho Code, Sections 31-3805 & 42-111 (Irrigation); and E. Canyon County Zoning Ordinance, Chapter 7, Article 17 (Subdivision Regulations).
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<b>07-17-09(4)A.2</b>	<b>Recommendations for conditions of approval that would minimize adverse conditions, if any.</b>
			<b>Staff Analysis</b>	Should the Commission wish to approve the subject application, staff recommends the following conditions be attached:  1) All subdivision improvements (public or private roads, irrigation, and drainage swales/basins) and amenities shall be bonded or completed prior to the Board of County Commissioners' signature on the final plat. a. Construction plans/drawings shall be submitted per CCZO Section 07-17-11. Construction plans/drawings are to be reviewed and approved by the County Engineer prior to construction beginning.  2) Finish grades at subdivision boundaries shall match existing finish grades. Runoff shall be maintained on subdivision property unless otherwise approved.  3) Development shall comply with the 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 the highway district's signature on the final plat.  4) Development shall comply with Southwest District Health requirements. Evidence shall include written correspondence from Southwest District Health prior to the Board of County Commissioners' public hearing and Southwest District Health's 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 Board of County Commissioners' public hearing held for the preliminary plat and prior to the Board of County Commissioners' 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 the Development Services GIS mapping.  7) Construction plans are to be reviewed and approved by the County Engineer prior to construction beginning.  8) The recorded development agreement #19-128 shall be referenced on the final plat as a plat note.  9) Add a plat note that states no secondary dwellings are allowed.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<b>07-17-09(4)A.3</b>	<b>The reasons for recommending the approval, conditional approval, modification, or denial, and</b>

			<b>Staff Analysis</b>	<i>See Sections 2, 3 &amp; 6 of this report</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<b>07-17-09(4)A.4</b>	<b>If denied, the actions, if any, that the applicant could take to gain approval of the proposed subdivision.</b>
			<b>Staff Analysis</b>	<i>See Section 2 of this report</i>

#### 4. AGENCY COMMENTS:

Agencies including the Caldwell Rural District, State Fire Marshall, Boise Project Board of Control, Wilder Irrigation, Golden Gate Highway District No. 3, Vallivue School District, Idaho Transportation Department, Caldwell Transportation, Idaho Power, Intermountain Gas, CenturyLink, Ziply, US Postal Service, Canyon County Building Department, Canyon County Code Enforcement Department, Canyon County Engineering Department; Canyon County GIS Department; Idaho Department of Environmental Quality, Idaho Department of Water Resources (Water Rights), Southwest District Health, the City of Greenleaf were notified of the subject application.

Pursuant to Canyon County Ordinance §01-17-07B Materials Deadline, the submission of late documents or other materials does not allow all parties time to address the materials or allow sufficient time for public review. After the materials deadline, any input may be verbally provided at the public hearing to become part of the record.

Staff received agency comments from the Idaho Transportation Department, DSD GIS Department, DEQ, DSD Engineering Department, Golden Gate Highway District, Boise Project Board of Control, and Southwest District Health. All agency comments received by the materials deadline are located in **Exhibit C**.

#### 5. PUBLIC COMMENTS:

Staff did not receive any written public comments by the materials deadline of August 11, 2025.

#### 6. SUMMARY & RECOMMENDED CONDITIONS:

In consideration of the application and supporting materials, the staff concludes that the proposed preliminary plat is **compliant** with Canyon County Ordinance 07-17-09. A full analysis is detailed within the staff report. Should the Commission wish to approve the preliminary plat, staff-recommended conditions may be found in section 5 of this report, criteria 07-17-09(4)A.2.

#### 7. EXHIBITS:

##### A. Application Packet & Supporting Materials:

1. Master Application
  - a. Original Short Plat Application dated May 28, 2021
  - b. Updated Preliminary Plat Application dated June 20, 2024
2. Preliminary Plat Application Narrative
3. Preliminary Plat checklist from applicant
4. Subdivision Worksheet
5. Irrigation Plan
6. Preliminary Plat
  - a. Preliminary Plat dated May 21, 2021
  - b. Preliminary Plat dated April 13, 2023

- c. Preliminary Plat dated June 24, 2025 (after planner and GIS review)
- 7. Applicant Engineered Reports and Documentation
  - a. Soil Classification Report dated January 5, 2024
- B. Supplemental Documents:**
  - 1. Property Tool Report – R33161, R33161011
  - 2. DSD Preliminary Plat Review
    - a. Preliminary Plat Review markup by Planner – June 20, 2025
    - b. Keller Associates (as County Engineer) – January 10, 2022
    - c. DSD Engineering Department – July 1, 2025
  - 3. Case Maps
    - a. Aerial
    - b. Vicinity
  - 4. Previous Approvals
    - a. Conditional Rezone - CR2019-0003 – Findings of Fact, Conclusions of Law and Order, signed by the Board of County Commissioners on September 4, 2019
    - b. Development Agreement #19-128 recorded on September 4, 2019 (Inst. No. 2019-041248)
    - c. Road Lot Reduction – AD2021-0096 – approved August 13, 2025
- C. Agency Comments:**
  - 1. Golden Gate Highway District #3, received July 12, 2023
  - 2. Boise Project Board of Control, received July 11, 2023
  - 3. SWDH, received July 10, 2023
  - 4. SWDH Pre-Development Meeting Notes, dated November 29, 2023
  - 5. DSD Engineering Department, received July 1, 2025
  - 6. DEQ, received July 21, 2025
  - 7. Idaho Transportation Department (ITD), received July 23, 2025
  - 8. DSD GIS and Addressing, received August 13, 2025

**EXHIBIT A**

**Application Packet & Supporting Materials**

Planning & Zoning Commission

Case# SD2021-0029

Hearing date: August 21, 2025



# Master Application

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

[www.canyoncounty.org](http://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:

- 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'

## Administrative Applications

- ☐ 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.



## PRELIMINARY PLAT PUBLIC HEARING - APPLICATION

<b>PROPERTY OWNER</b>	OWNER NAME: Refugio Vidales	
	MAILING ADDRESS: 20298 Lowkey Lane; Caldwell, ID 83607	
	PHONE: (208) 880-4605	EMAIL:
<p><b>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.</b></p> <p>Signature: <u>Refugio M. Vidales</u> Date: <u>6/20/24</u></p>		

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

<b>SITE INFO</b>	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

## Short Plat Application Detailed Letter

Refugio M. Vidales

20298 Lonkey Ln

Caldwell ID 83607

[REDACTED]

2/20/2021

To whom it may concern:

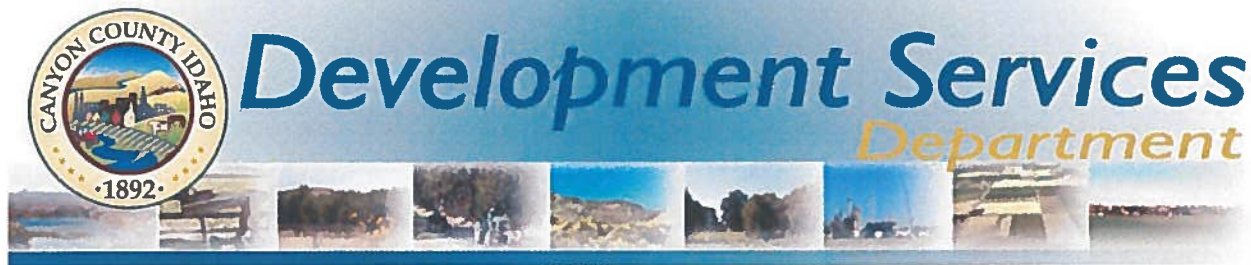
Refugio M. Vidales is requesting the approval of a short plat in order to subdivide approximately 20.30 acres into 3 residential lots and 1 agricultural lot. The subject properties, parcel no.'s R33161011 & R33161 are located at 20298 Lonkey Ln., Caldwell, ID in a portion of the NE ¼ of section 3, T3N,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



Canyon County, 111 North 11<sup>th</sup> Avenue, #310, Caldwell, ID 83605

▪ Engineering Division ▪

### Preliminary Plat Check-List

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

#### 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 <b>all</b> 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	Meets Code / Comments
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"> <li>Obtain electronic version of all submittals</li> </ul>	Drawing size (24x36)
B. IDENTIFICATION AND DESCRIPTIVE DATA	Meets Code / Comments
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"> <li>Name of sub needs to be reserved through DSD GIS</li> </ul>	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"> <li>Check for consistency between pre-plat and vicinity map</li> </ul>	SDR2021-0029

C. EXISTING CONDITIONS DATA	Meets Code / Comments
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"> <li>Future use of remaining wells, if applicable</li> </ul>	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"> <li>Proposed zoning, by note, if new zoning is being proposed concurrently with pre-plat application</li> </ul>	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"> <li>• <i>Confirmation that highway district will allow proposed access if new access is on an arterial</i></li> <li>• <i>Check alignment of stub streets with adjacent developments, if applicable</i></li> <li>• Private roads shall not have direct access to arterials or local roads within a platted subdivision (ACCHD 2020.040)</li> <li>• Private road names need to be reserved through DSD GIS. Private roads require a separate application.</li> <li>• Public road names must be checked for availability with DSD GIS</li> <li>• <i>If typical sections are shown make sure they are consistent with what will be required</i></li> </ul>	<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"> <li>• <i>Curve table is present and matches data shown graphically</i></li> <li>• <i>Minimum lot size</i></li> <li>• <i>Average lot size (calculated as total residential area divided by the number of residential lots)</i></li> <li>• <i>Check block numbering</i></li> <li>• <i>Consider any phasing shown</i></li> </ul>	<p>SDR2021-0029, Included</p>
<p>3. Location, width and use of easements</p> <ul style="list-style-type: none"> <li>• <i>Provide documentation of or reference to any existing easements, especially access easements for existing parcels that are part of the plat.</i></li> <li>• <i>Show easements for all shared infrastructure</i></li> </ul>	<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"> <li>• <i>Check mapping layers for above special development items. Include wetland and natural drainage ways.</i></li> <li>• <i>Consider recommended conditions related to special development areas and related reports</i></li> </ul>	<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
<b>E. PROPOSED UTILITY METHODS</b>	<b><u>Meets Code / Comments</u></b>
<p><b>1. Sewage:</b> A statement as to the type of proposed sanitary sewage facilities</p> <ul style="list-style-type: none"> <li><i>Preliminary location/layout of proposed sewage facilities</i></li> <li><i>Nutrient-Pathogen study if required by SWDH</i></li> <li><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></li> </ul>	Individual Septic Drain Fields, SWDH Site visit and location approval
<p><b>2. Water Supply:</b> A statement as to the type of proposed water supply facilities</p> <ul style="list-style-type: none"> <li><i>Preliminary location/layout of proposed potable water facilities</i></li> <li><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></li> </ul>	Individual Wells
<p><b>3. Storm Water Disposal:</b> 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"> <li><i>Include statement that all storm water shall be retained on site, if appropriate</i></li> <li><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></li> <li><i>Maintenance easements for storm drain facilities treating drainage from public roads should be in place</i></li> </ul>	Retained on site and infiltrated into surface soils.
<p><b>4. Irrigation System:</b> 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"> <li>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"> <li>Copies of the plans of the proposed distribution system for the lots and areas to be served in the proposed development; and</li> <li>Copies of the community association's or similar organization's documents which may be required precedent</li> </ul> </li> </ul>	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)

**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

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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:

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

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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.

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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?

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

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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):

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

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### Applicant Acknowledgement

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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 you 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 you 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 Statues 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





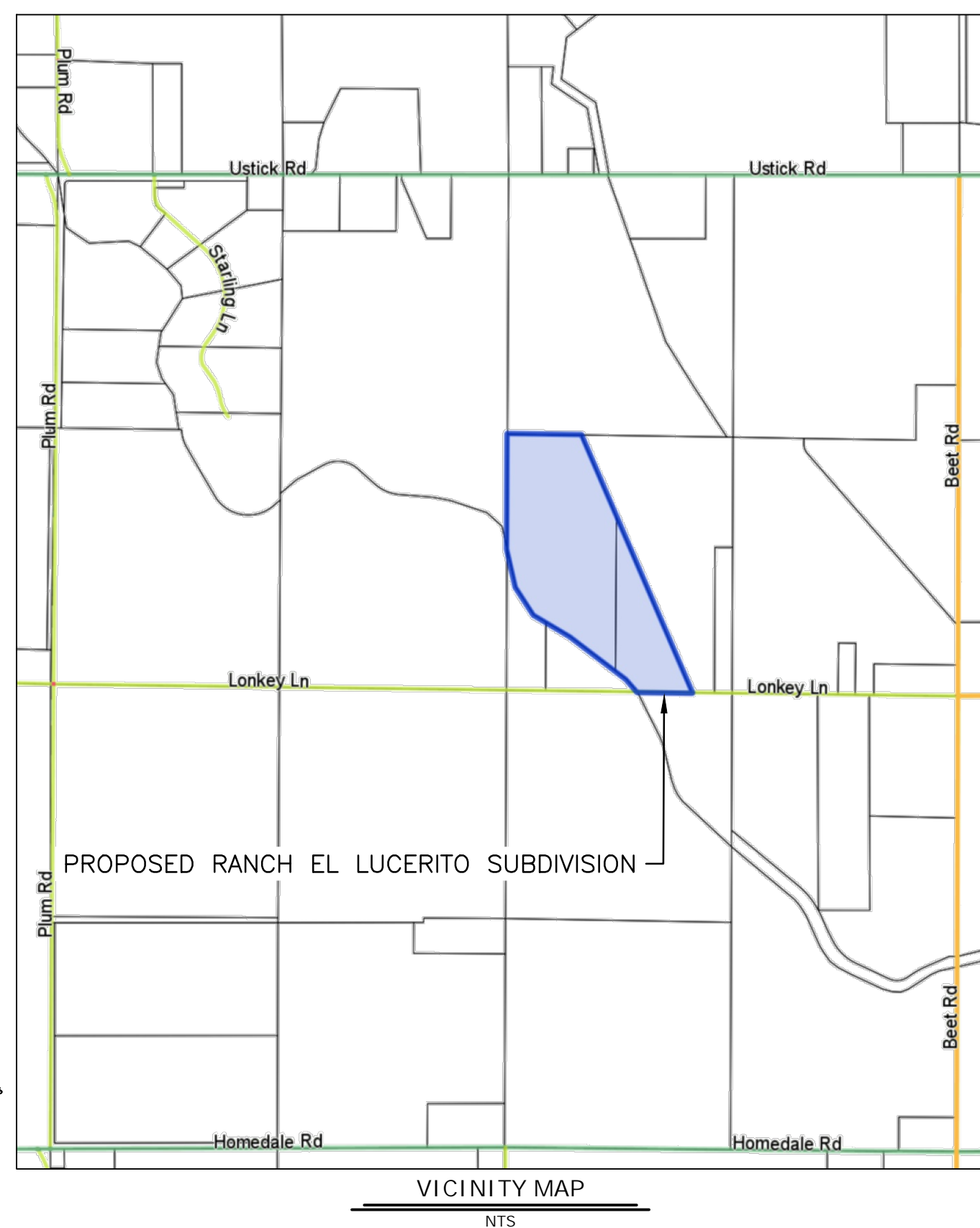


N. OF THE SW 1/4 OF THE NE 1/4 OF SECTION 3,  
T.3N., R.4W., B.M., CANYON COUNTY, IDAHO  
2025

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

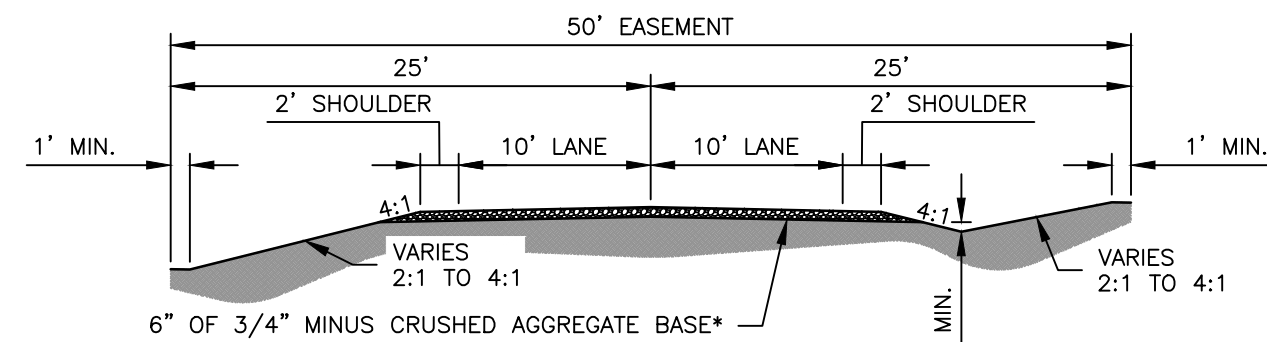
	PROPERTY LINE
	PROPOSED LOT LINE
	RIGHT-OF-WAY
	PROPOSED ROADWAY CENTERLINE
	EXISTING ROADWAY CENTERLINE
	EASEMENT
	EXISTING EASEMENT
	SAWCUT
	GRADE BREAK
	EXISTING FEATURES
	DRAINAGE DIRECTION
	2780 PROPOSED 5' CONTOUR
	2778 PROPOSED 1' CONTOUR
	2780 EXISTING 5' CONTOUR
	2778 EXISTING 1' CONTOUR
	X X X X EXISTING FENCE
	PROPOSED WATER
	C EXISTING BURIED COMMUNICATION
	P EXISTING BURIED POWER
	O/HW 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
	FOUND 3" REBAR
	FOUND 6" 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 IDAHO CODE 32-3805, ITS PROVISIONS THAT APPLY TO IRRIGATION WATER CONCERNING IRRIGATION RIGHTS, TRANSFER AND DISCLOSURE; THE PROPERTY LYING WITHIN THE BOUNDARIES OF THIS PLAT IS IN THE WILDER IRRIGATION DISTRICT AND IS NOT SUBJECT TO THE PROVISIONS OF IDAHO CODE 32-3805, AS ENFORCED 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 AN EASEMENT FOR THE DOTSON AND KEEL PLAT 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 IDAHO DEPARTMENT OF ENVIRONMENTAL QUALITY, THE IDAHO DEPARTMENT OF WATER RESOURCES, SOUTHWEST DISTRICT HEALTH, AND CANYON COUNTY.
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.

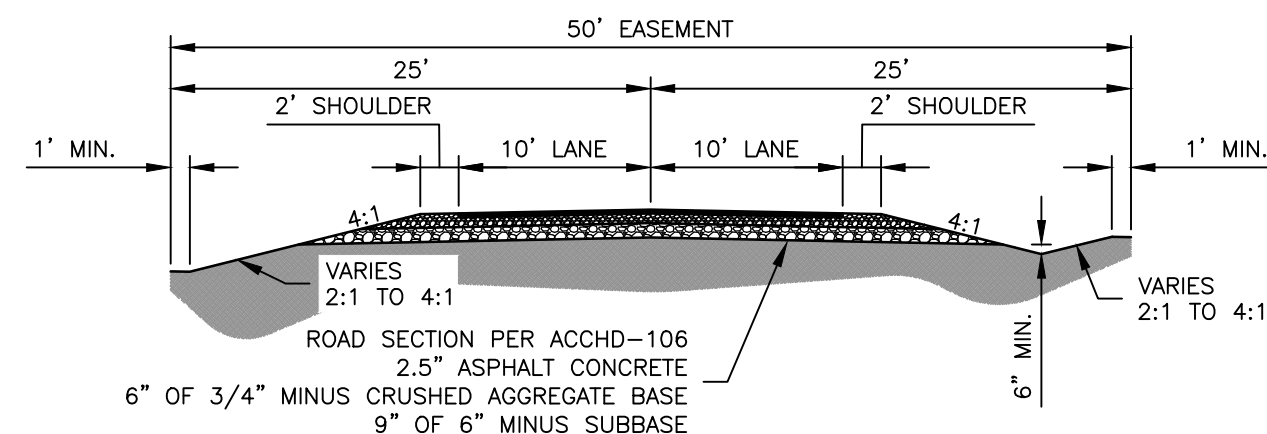
## VARIANCES/DECISIONS

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



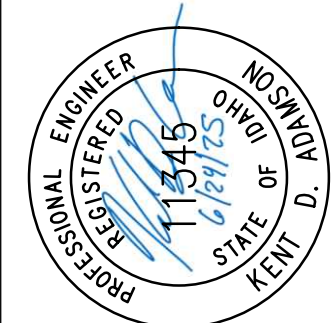
PRIVATE ROAD TYPICAL CROSS SECTION

\* SHALL CONFORM TO THE GEOTECHNICAL RECOMMENDATIONS.



### 2 PRIVATE ROAD APPROACH CROSS SECTION

2247 S. Vista Ave.  
Boise, Idaho 83705  
(208) 344-1180  
[www.rvrdg.com](http://www.rvrdg.com)

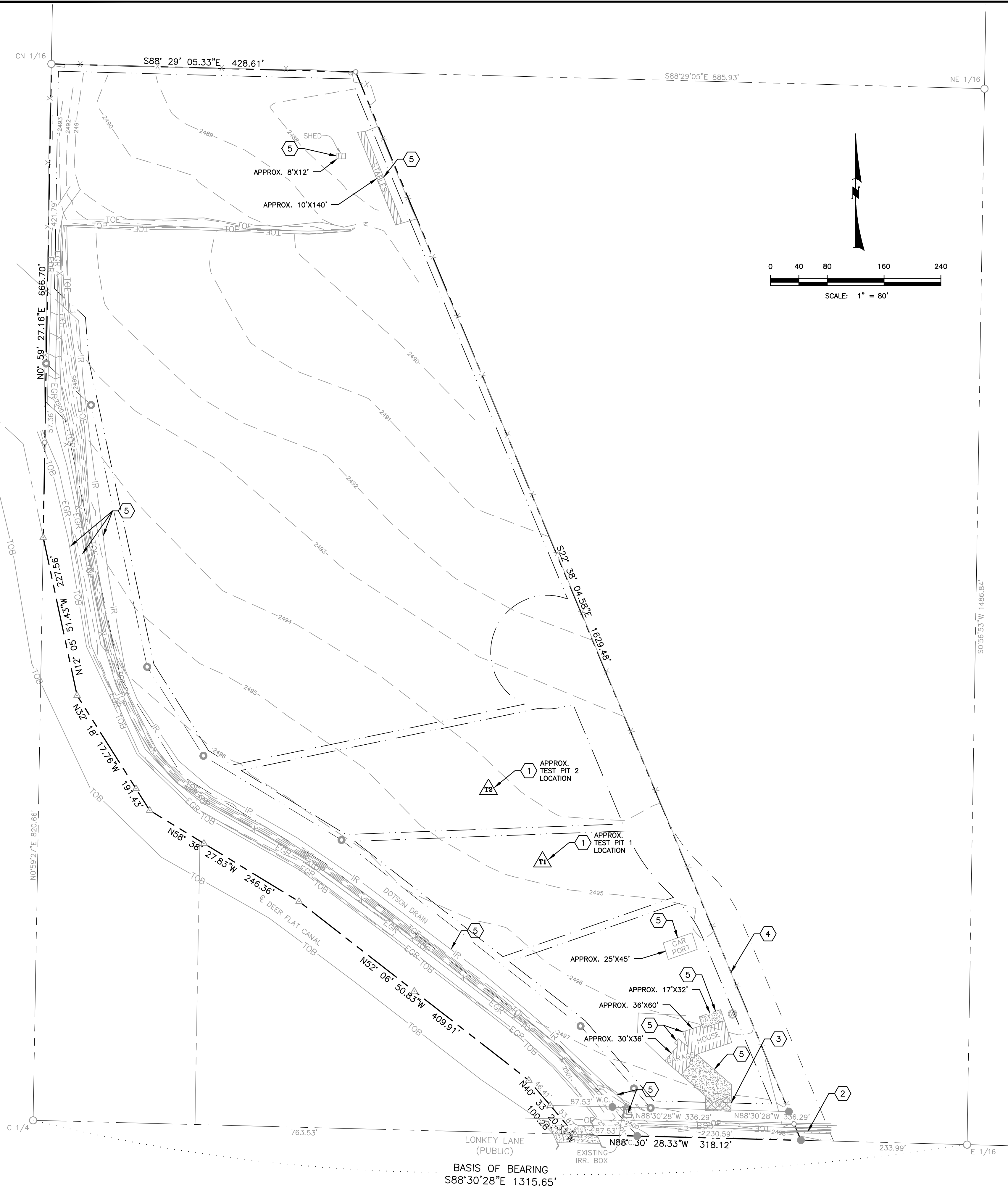


NO.		REVISIONS		E-FILE NAME
		ITEM	DATE	2024 RANCH E.L.L.
1		ADDITION OF 50' INGRESS/EGRESS & PUBLIC UTILITIES EASEMENT & CHANGES TO LOT LINES	5/10/2023	DESIGNED
2		CANYON COUNTY COMMENTS	2/28/2025	DRAWN
3		REDLINES PER 6/20/2025 EMAIL	6/24/2025	CHECKED
				KOA
				APPROVED
				KOA

# RANCH EL LUCERITO

# SITE PLAN

DATE:	JUNE 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	KOA	KOA
2024 RMRH ELL	5/10/2023	DESIGNED	MUB	MUB	KOA	KOA
ADDITION OF 50' INGRESS/EGRESS & PUBLIC UTILITIES EASEMENT & CHANGES TO LOT LINES	2/28/2025	DRAWN	MUB	MUB	KOA	KOA
CANYON COUNTY COMMENTS	6/24/2025	CHECKED	MUB	MUB	KOA	KOA
REDLINES PER 6/20/2025 EMAIL		APPROVED	MUB	MUB	KOA	KOA

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

**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.**

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

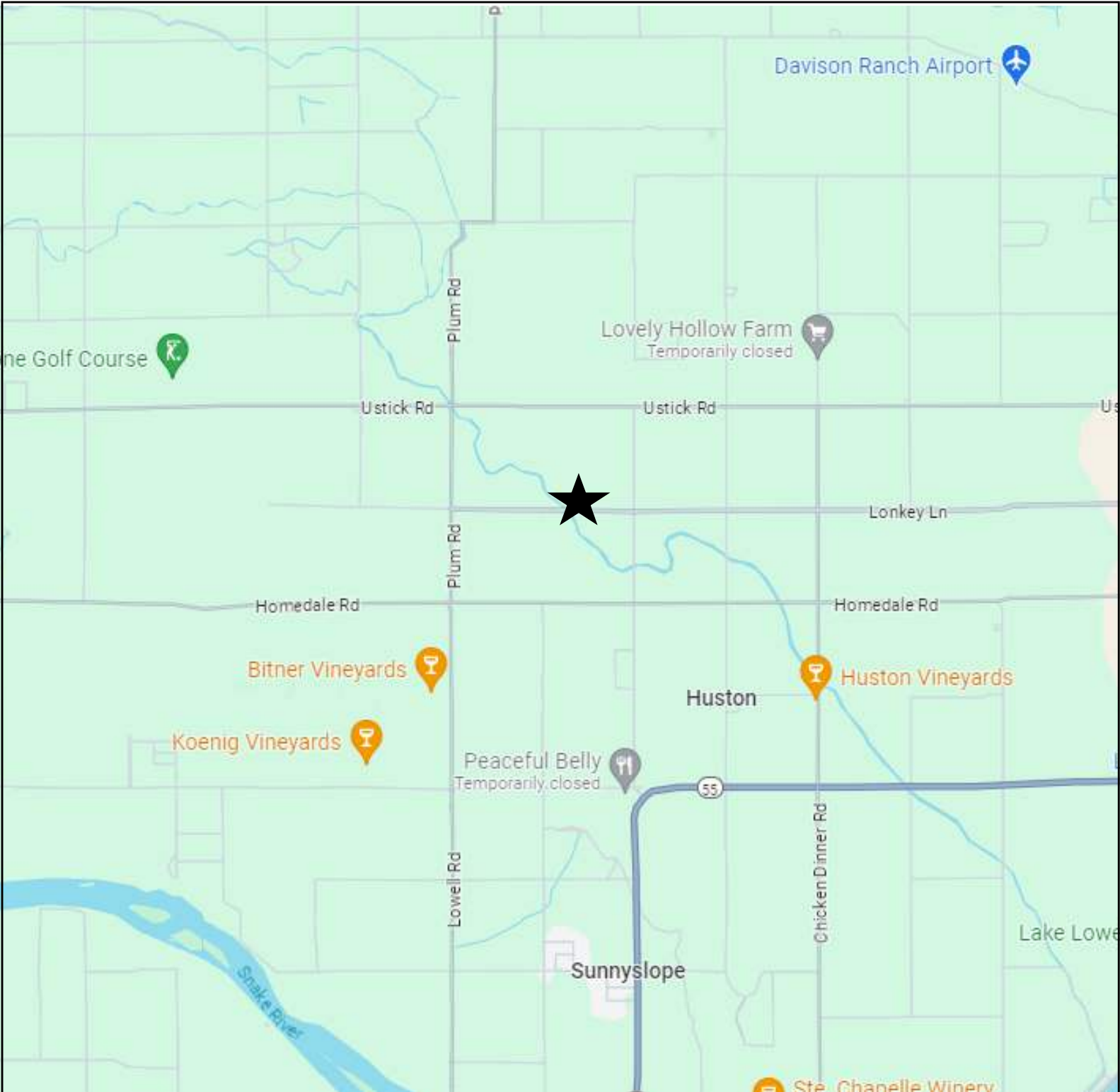
**RANCH EL LUCERITO  
GARY VIDALES  
PROJECT NO. 2684-ID**

**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

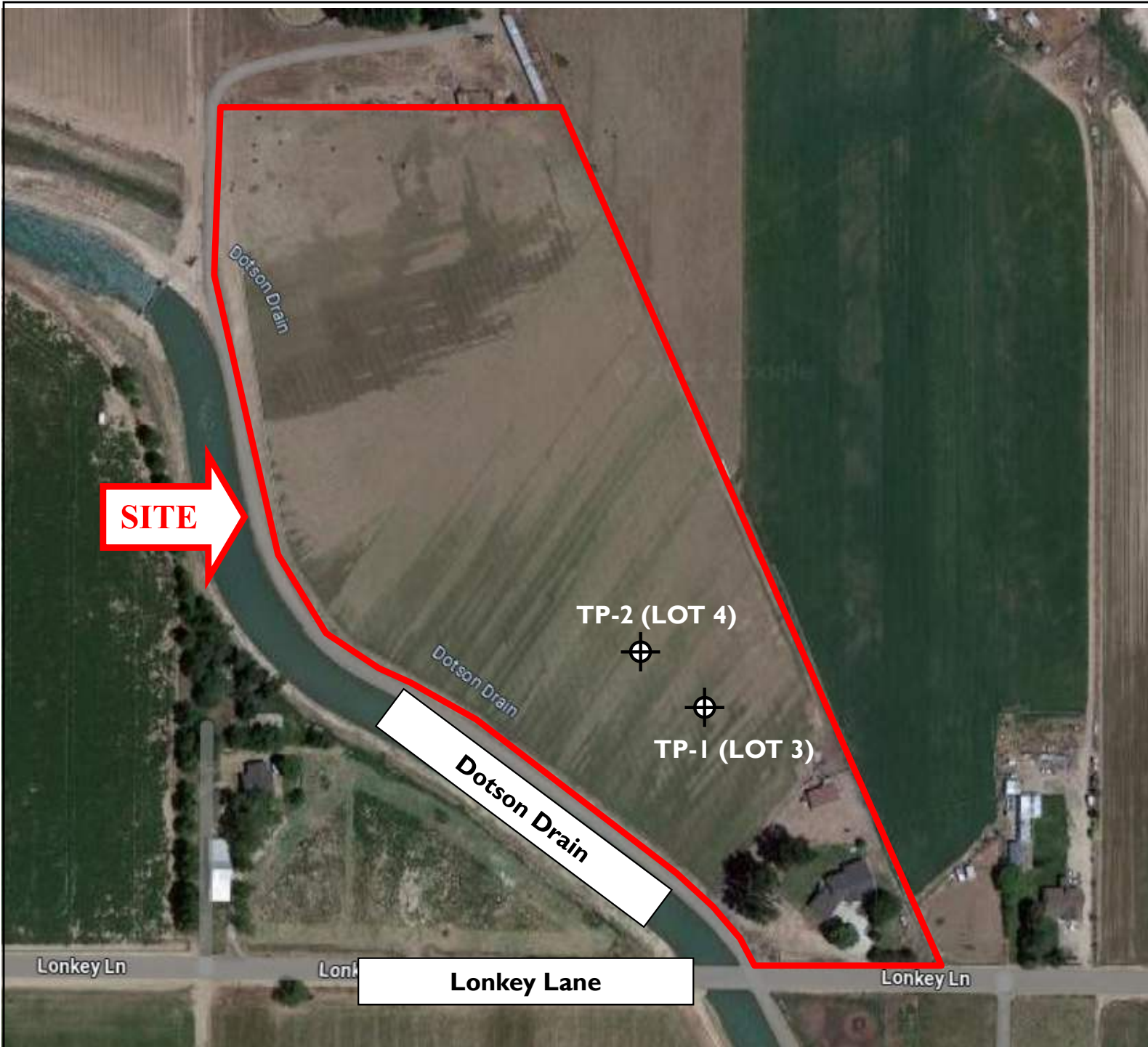
320 E. Corporate Dr, Suite 300, Meridian, ID 83642  
(208) 888-7010 (phone) / (208) 888-7924 (FAX)

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

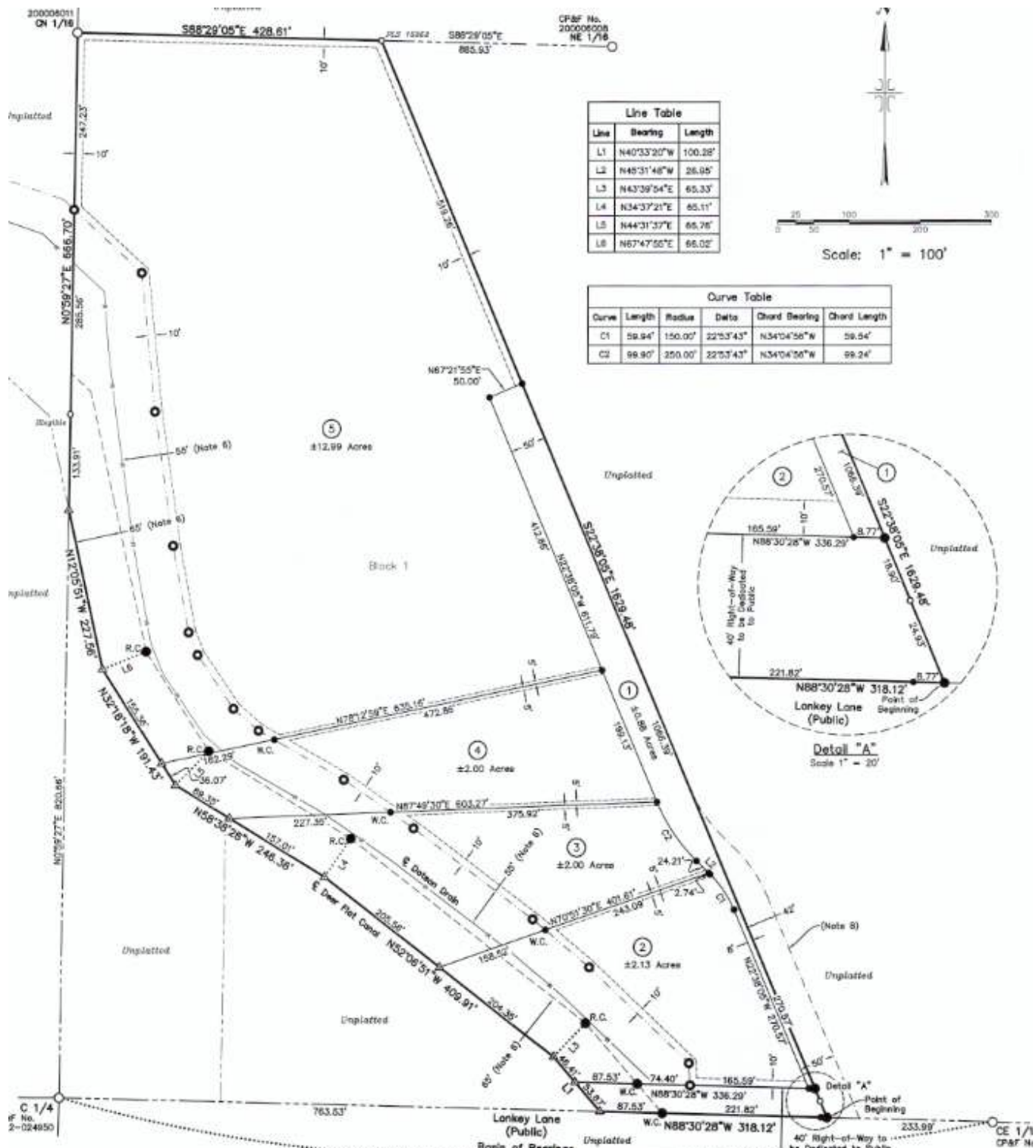
320 E. Corporate Dr, Suite 300, Meridian, ID 83642  
(208) 888-7010 (phone) / (208) 888-7924 (FAX)

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**



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, $Q_u$ , 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  $N\text{-value} \times 0.7$  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					<b>END OF TEST PIT @ 10.0'</b> <b>NO GROUNDWATER ENCOUNTERED</b>		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	USDA Soil Class: B-2
3	S	USDA Soil Class: Unsuitable (Heavy Compaction)					
4			MD	USDA Soil Class: B-1			
5	X				SM	Brown Silty SAND, Slightly Moist	MD
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'			
11	NO GROUNDWATER ENCOUNTERED						
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:

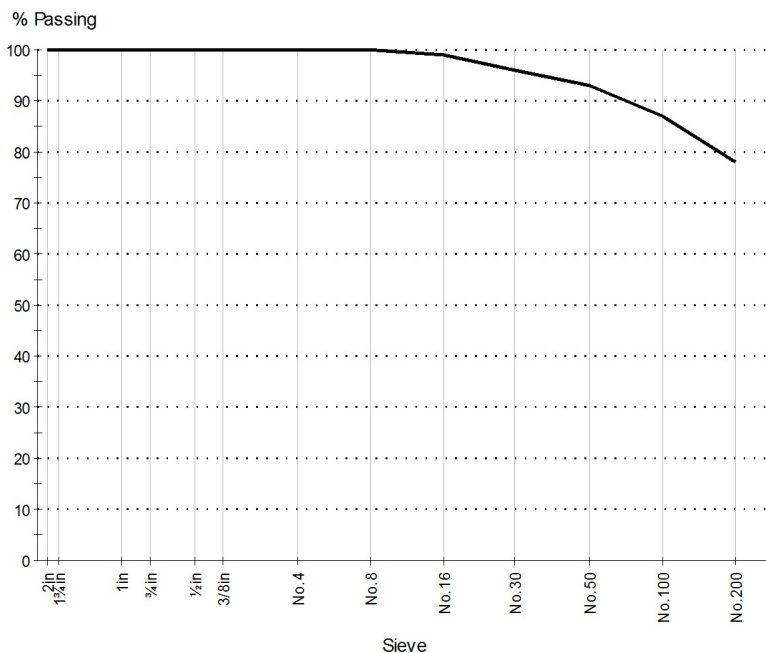
ML, Silt with sand

## 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:

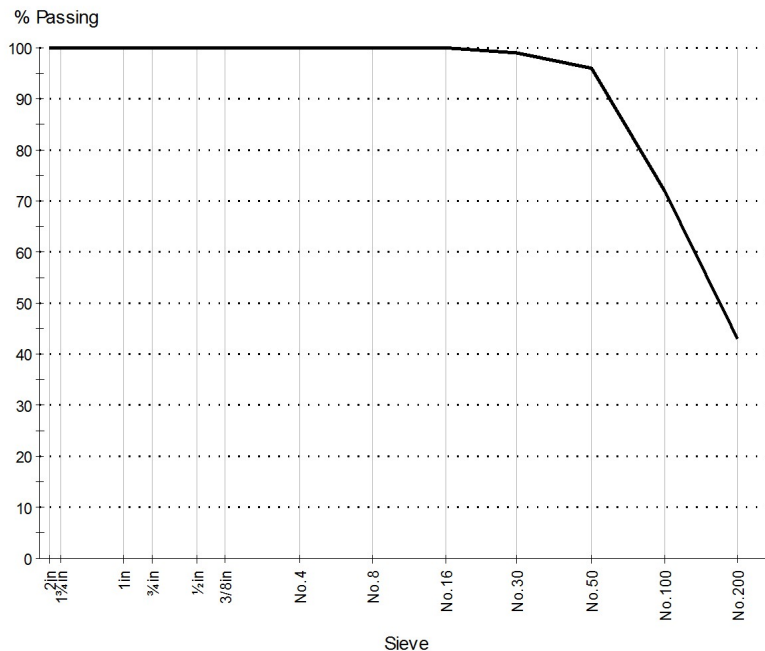
SM, Silty sand

## 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

**EXHIBIT B**

**Supplemental Documents**

Planning & Zoning Commission

Case# SD2021-0029

Hearing date: August 21, 2025

**R33161**

**PARCEL INFORMATION REPORT**

8/13/2025 12:42:06 PM

**PARCEL NUMBER: R33161**

**OWNER NAME: VIDALES REFUGIO M**

**CO-OWNER: VIDALES LUZ M**

**MAILING ADDRESS: 20298 LONKEY LN CALDWELL ID 83607**

**SITE ADDRESS: 20298 LONKEY LN**

**TAX CODE: 2310000**

**TWP: 3N RNG: 4W SEC: 03 QUARTER: NE**

**ACRES: 5.00**

**HOME OWNERS EXEMPTION: Yes**

**AG-EXEMPT: Yes**

**DRAIN DISTRICT: NOT In Drain Dist**

**ZONING DESCRIPTION: CR-RR / CONDITIONAL REZONE - RURAL RESIDENTIAL**

**HIGHWAY DISTRICT: GOLDEN-GATE HWY #3**

**FIRE DISTRICT: CALDWELL RURAL FIRE**

**SCHOOL DISTRICT: VALLIVUE SCHOOL DIST #139**

**IMPACT AREA: GREENLEAF**

**FUTURE LAND USE 2011-2022 : AG**

**FLU Overlay Zone Desc 2030: INTENSIVE AGRICULTURE OVERLAY**

**FLU RR Zone Desc 2030:**

**FUTURE LAND USE 2030: AG**

**IRRIGATION DISTRICT: BOISE PROJECT BOARD OF CONTROL \ WILDER IRRIGATION DISTRICT**

**FEMA FLOOD ZONE: X FLOODWAY: NOT In FLOODWAY FIRM PANEL:  
16027C0225G**

**WETLAND: Riverine \ Riverine**

**NITRATE PRIORITY: ADA CANYON**

**FUNCTIONAL Classification: NOT In COLLECTOR**

**INSTRUMENT NO. : 2025009989**

**SCENIC BYWAY: NOT In Scenic Byway**

**LEGAL DESCRIPTION: 03-3N-4W NE TX 96679 IN SWNE T71705**

**PLATTED SUBDIVISION:**

**SMALL CITY ZONING:**

**SMALL CITY ZONING TYPE:**



**DISCLAIMER:**

1. FEMA FLOOD ZONE REFERS TO THE DESIGNATED FEMA FLOOD AREAS. POSSIBLY ONE (1) OF SEVERAL ZONES - SEE FIRM PANEL NUMBER.
2. THIS FORM DOES NOT CALCULATE DATA FOR PARCELS INSIDE CITY LIMITS SO WATCH YOURSELVES.
3. WETLANDS CLASSIFICATION WILL POPULATE IF "ANY" PORTION OF SAID PARCEL CONTAINS A DELINEATED WETLAND.
4. COLLECTORS AND ARTERIALS ARE BASED ON THE SHERIFFS CENTERLINE WITH AN ADDITIONAL 100 FOOT BUFFER.

CANYON COUNTY ASSUMES NO LIABILITY FOR DIRECT, INDIRECT, SPECIAL, OR CONSEQUENTIAL DAMAGES RESULTING FROM THE USE OR MISUSE OF THIS PARCEL INFORMATION TOOL OR ANY OF THE INFORMATION CONTAINED HEREIN.

## R33161011 PARCEL INFORMATION REPORT

8/13/2025 12:42:49 PM

PARCEL NUMBER: **R33161011**

OWNER NAME: **VIDALES REFUGIO**

CO-OWNER: **VIDALES LUZ MARIA H/W**

MAILING ADDRESS: **20298 LONKEY LN CALDWELL ID 83607**

SITE ADDRESS: **0 LONKEY LN**

TAX CODE: **2310000**

TWP: **3N** RNG: **4W** SEC: **03** QUARTER: **NE**

ACRES: **15.30**

HOME OWNERS EXEMPTION: **No**

AG-EXEMPT: **Yes**

DRAIN DISTRICT: **NOT In Drain Dist**

ZONING DESCRIPTION: **CR-RR / CONDITIONAL REZONE - RURAL RESIDENTIAL**

HIGHWAY DISTRICT: **GOLDEN-GATE HWY #3**

FIRE DISTRICT: **CALDWELL RURAL FIRE**

SCHOOL DISTRICT: **VALLIVUE SCHOOL DIST #139**

IMPACT AREA: **GREENLEAF**

FUTURE LAND USE 2011-2022 : **AG**

FLU Overlay Zone Desc 2030: **INTENSIVE AGRICULTURE OVERLAY**

FLU RR Zone Desc 2030:

FUTURE LAND USE 2030: **AG**

IRRIGATION DISTRICT: **BOISE PROJECT BOARD OF CONTROL \ WILDER IRRIGATION DISTRICT**

FEMA FLOOD ZONE: **X FLOODWAY: NOT In FLOODWAY FIRM PANEL: 16027C0225G**

WETLAND: **Freshwater Emergent Wetland \ Riverine \ Riverine**

NITRATE PRIORITY: **ADA CANYON**

FUNCTIONAL Classification: **NOT In COLLECTOR**

INSTRUMENT NO. : **9505286**

SCENIC BYWAY: **NOT In Scenic Byway**

LEGAL DESCRIPTION: **03-3N-4W NE TX 95120 LS TX 96679 IN SWNE**

PLATTED SUBDIVISION:

SMALL CITY ZONING:

SMALL CITY ZONING TYPE:

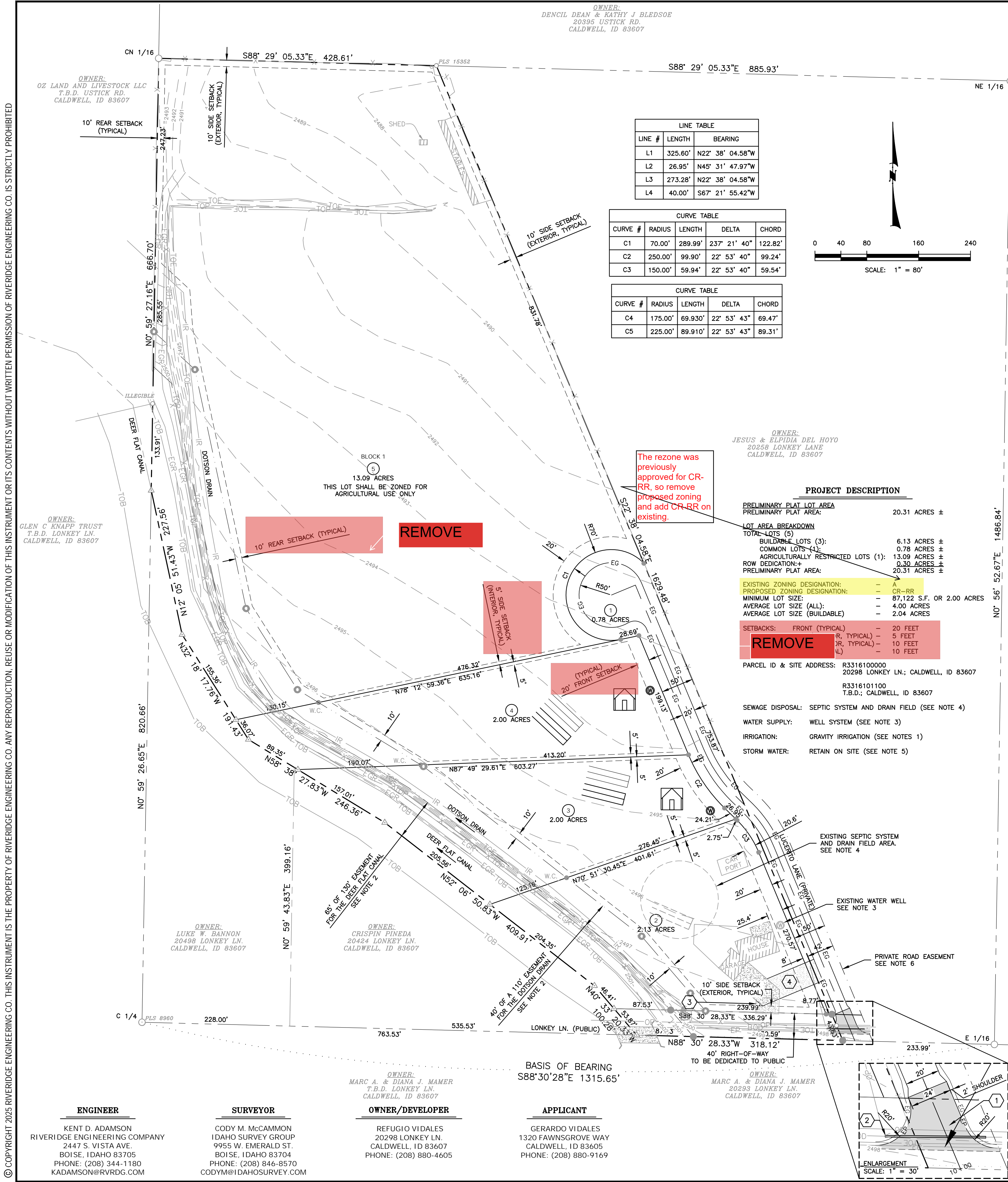


### DISCLAIMER:

1. FEMA FLOOD ZONE REFERS TO THE DESIGNATED FEMA FLOOD AREAS. POSSIBLY ONE (1) OF SEVERAL ZONES - SEE FIRM PANEL NUMBER.
2. THIS FORM DOES NOT CALCULATE DATA FOR PARCELS INSIDE CITY LIMITS SO WATCH YOURSELVES.
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**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 3/4" REBAR  
FOUND BRASS CAP  
FOUND COPPER CAP  
CALCULATED POINT ONLY  
SET CONTROL POINT  
LOT NUMBER  
PROPOSED RESIDENTIAL LOCATION  
PROPOSED RAIN FIELD LOCATION  
PROPOSED REPLACEMENT LOCATION

**NOTES**

1. PER IDAHO CODE 32-3805, ITS PROVISIONS THAT APPLY TO IRRIGATION WATER CONCERNING IRRIGATION RIGHTS, TRANSFER AND DISCLOSURE; THE PROPERTY LYING WITHIN THE BOUNDARIES OF THIS PLAT 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 AN EASEMENT FOR THE DOTSON DRAIN AND DEER 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 IDAHO DEPARTMENT OF ENVIRONMENTAL QUALITY, THE IDAHO DEPARTMENT OF WATER RESOURCES, SOUTHWEST DISTRICT HEALTH, AND CANYON COUNTY.

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 SVALES 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.

**VICINITY MAP**  
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.

**REVISIONS**

E-FILE NAME	DATE	DESIGNED	DRAWN	CHECKED	APPROVED
2024 RMRH ELL	2/28/2025				

NO. 1  
CANYON COUNTY COMMENTS

**ENGINEER**  
KENT D. ADAMSON  
RIVERIDGE ENGINEERING COMPANY  
2447 S. VISTA AVE.  
BOISE, IDAHO 83705  
PHONE: (208) 344-1180  
KADAMSON@RVRDG.COM

**SURVEYOR**  
CODY M. McCAMMON  
IDAHO SURVEY GROUP  
9055 W. EMERALD ST.  
BOISE, IDAHO 83704  
PHONE: (208) 846-8570  
CODYM@IDAHOSSURVEY.COM

**OWNER/DEVELOPER**  
REFUGIO VIDALES  
20298 LONKEY LN.  
CALDWELL, ID 83607  
PHONE: (208) 880-4605

**APPLICANT**  
GERARDO VIDALES  
1320 FAWNSGROVE WAY  
CALDWELL, ID 83605  
PHONE: (208) 880-9169

**PROFESSIONAL ENGINEER**  
KENT D. ADAMSON  
STATE OF IDAHO  
11745  
11745

**PROFESSIONAL ENGINEER**  
CODY M. McCAMMON  
STATE OF IDAHO  
11745  
11745

**ENGINEERING COMPANY**  
RIVERIDGE  
2447 S. Vista Ave.  
Boise, Idaho 83705  
(208) 344-1180  
www.rvrldg.com

**RANCH EL LUCERITO**

**SITE PLAN**

**DATE:** MARCH, 2025  
**PROJECT:** 23034  
**SHEET** 1 OF 2



January 10, 2022

Ms. Elizabeth Allen  
Canyon County Planner  
Development Services Department  
111 North 11<sup>th</sup> 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 11<sup>th</sup> Avenue, #310, Caldwell, ID 83605**

**▪ Engineering Division ▪**

**7/1/2025**

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

Dear Ms. Michelle,

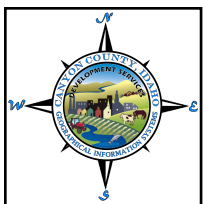
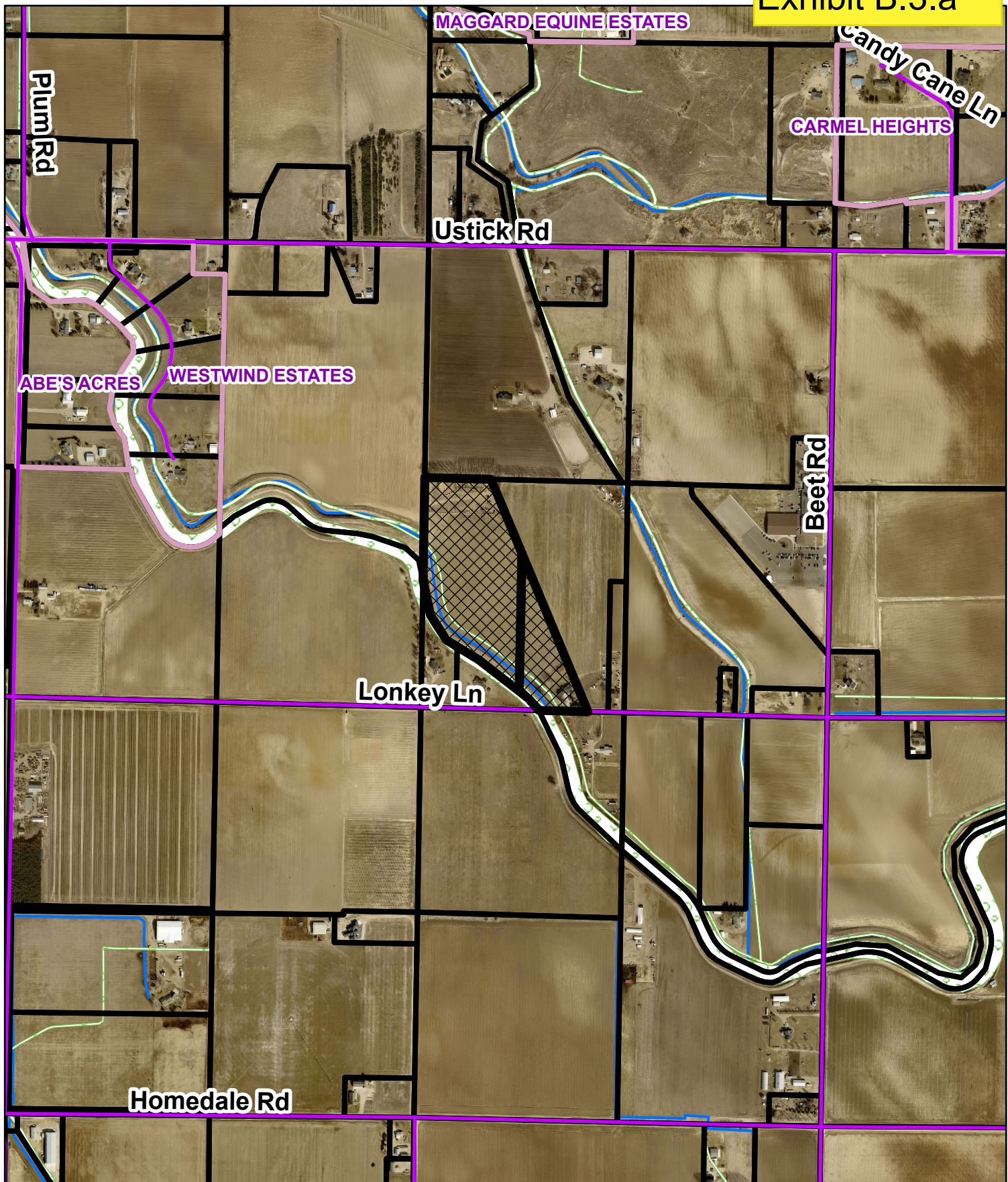
The Engineering Division has reviewed the updated Preliminary Plat for Ranch El Lucerito, dated June, 2025. Our review included evaluation of the applicant's submittals for conformance with **Canyon County Code – Article 17**, as well as prior engineering comments issued by Keller Associates on June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

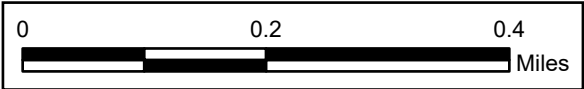
Any variances or waivers to Canyon County standards, ordinances, or policies must be specifically approved in writing by the County. Approval of this preliminary plat does not relieve the Registered Professional Land Surveyor or the Registered Professional Engineer of their respective responsibilities.

Sincerely,  
Dalia Alnajjar  
Engineering Supervisor  
Canyon County Development Services

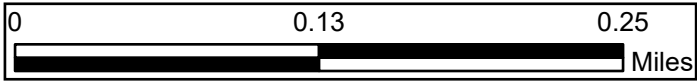
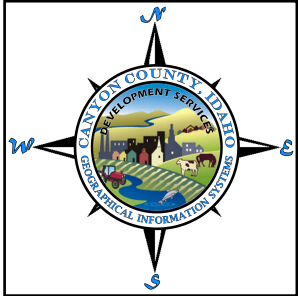
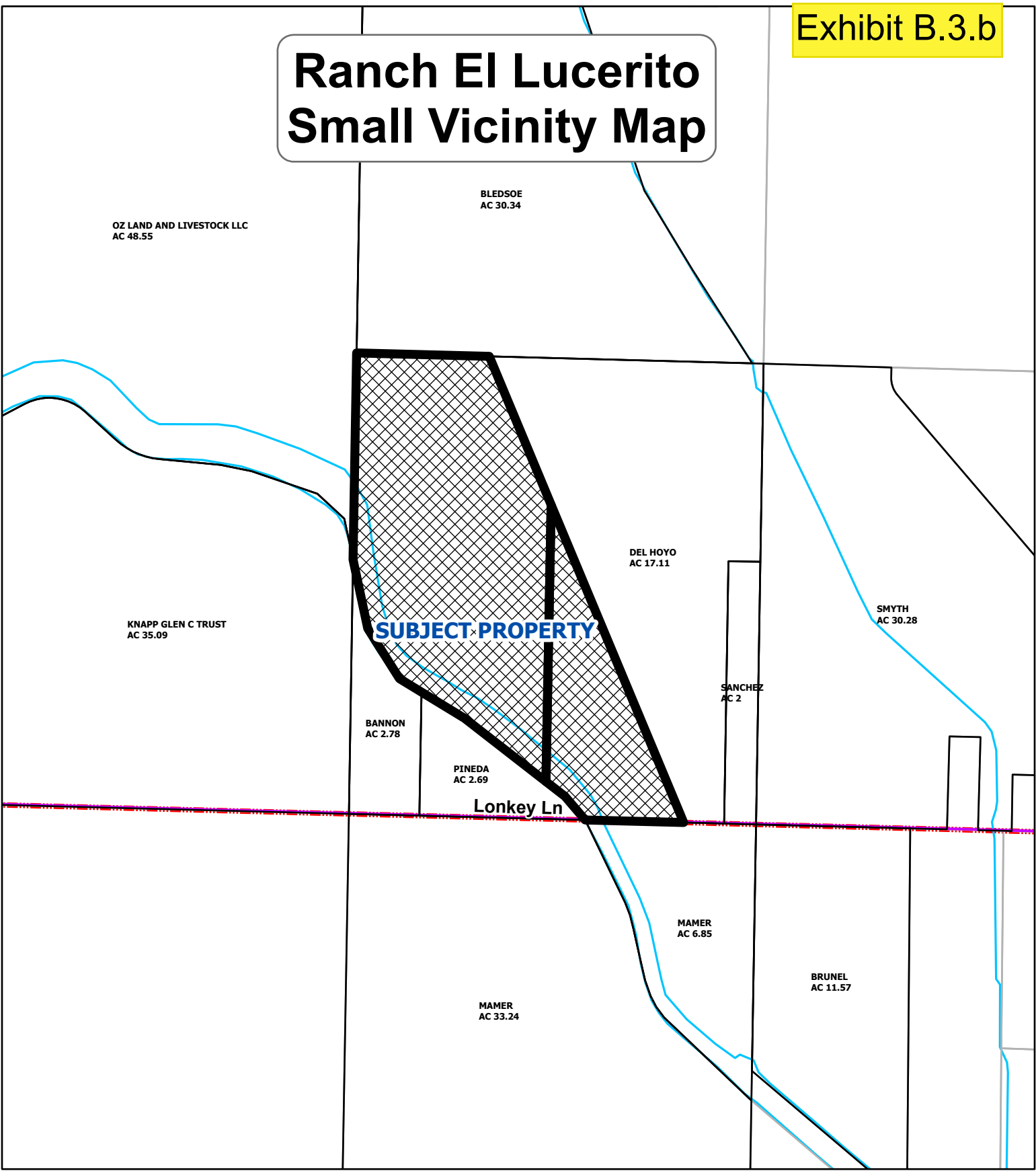


**Legend**

-  Wetlands
-  City\_Limits



# Ranch El Lucerito Small Vicinity Map





## 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: \_\_\_\_\_



2019-041248

RECORDED

09/04/2019 11:32 AM



00463081201900412480110114

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 11<sup>th</sup> Ave. #140 • Caldwell, Idaho • 83605 • Phone (208) 454-7458

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

### DEVELOPMENT AGREEMENT BETWEEN CANYON COUNTY AND APPLICANT

Agreement number: 19-128

**THIS AGREEMENT**, made and entered into this 4<sup>th</sup> 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 rezoned 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

Commissioner 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 14<sup>th</sup> 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.

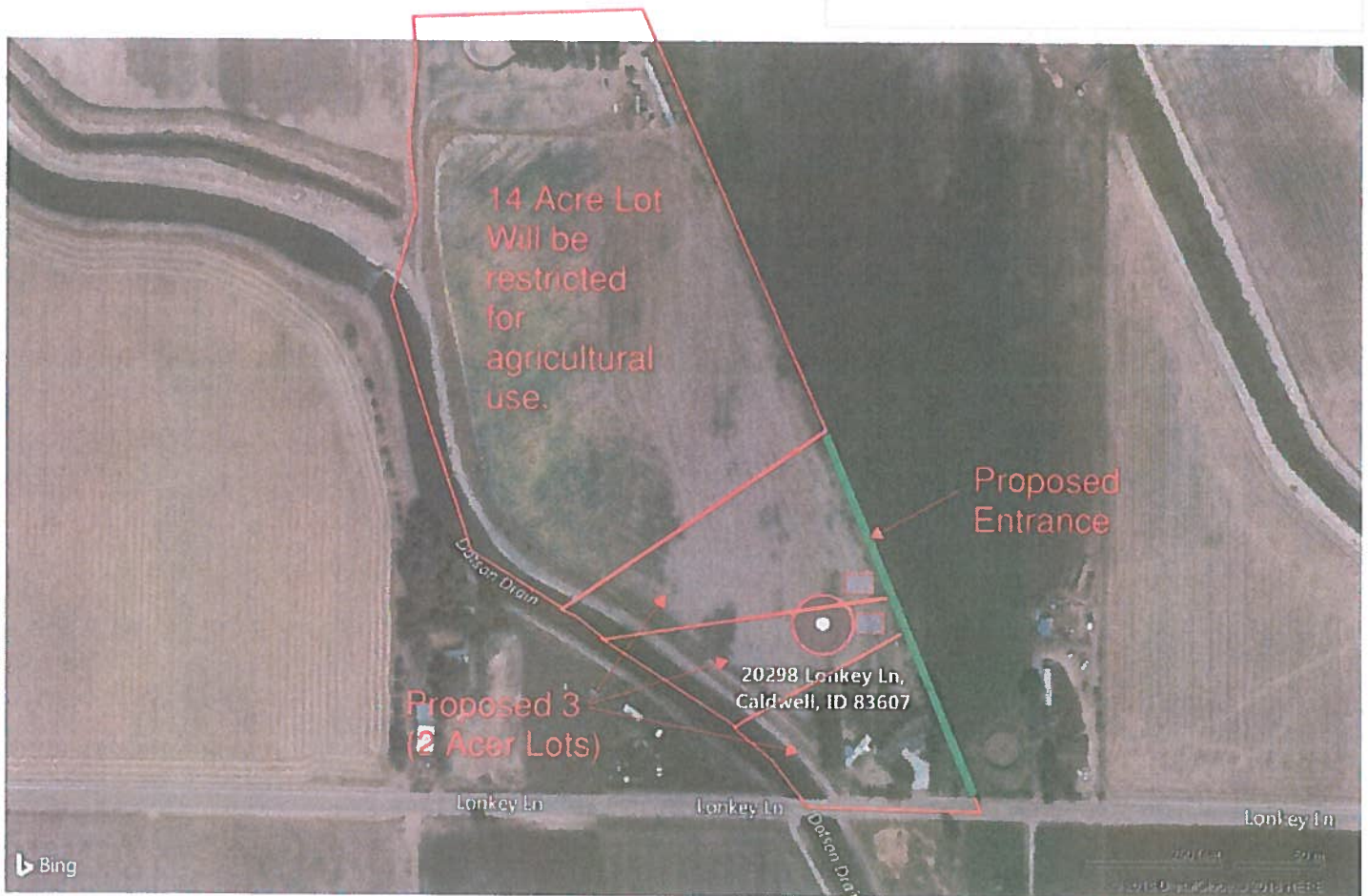
This parcel contains 20.30 acres more or less and is subject to a county road right-of-way along the south boundary and to an irrigation access and maintenance easement along the portion bounded by the said Deer Flat Low Line Canal.

## **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**





**Director's Decision - AD2021-0096**  
**Road Lot Reduction**  
**Canyon County Code of Ordinances §07-10-03(1)D**  
*Canyon County Development Services Department*

**CASE NUMBER:** AD2021-0096  
**PARCEL NUMBER:** R33161, R33161011 and a portion of R3316010A  
**PROPERTY OWNER:** Refugio Vidales  
  
**PLANNER:** Michelle Barron, Principal Planner  
  
**DECISION:** APPROVED with conditions– see page 2.

TABLE OF CONTENTS:	Page #
1. Request	1
2. Property History	1
3. Findings	1
4. Decision	2
5. Exhibits	2

**1. REQUEST:**

Refugio Vidales. is requesting a road lot reduction for the private road as part of the preliminary plat application for Ranch El Lucerito subdivision. The applicant is requesting a reduction from sixty (60) feet to fifty (50) feet to accommodate for irrigation structures and existing structures on the parcel (**Exhibit A**). The parcels are zoned "CR-RR" (Rural Residential). An easement was recorded on March 7, 2025 across parcel R3316010A (Inst. #2025-007812). The balance of the 50' road lot is on the subject parcels.

**2. PROPERTY HISTORY:**

The subject property was once part of an original 39.41 acre parcel that was administratively divided in 1994 into two (2) parcels (Case No. LS2003-180). A conditional rezone was approved in September 2019 from "A" Agricultural to "CR-RR" with a development agreement (CR2019-0003 and DA19-128).

**3. FINDINGS:****Private Road and Driveway Requirements**

**CCCO §07-10-03(1)D) Width Reduction:** The width of a parcel's road frontage, easement, or private road may be reduced by the Director if the reduction demonstrates all of the following:

Compliant			County Ordinance and Staff Review	
Yes	No	N/A	Code Section	Analysis
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<b>07-10-03(1)D.1</b>	<b>Will the proposed reduction provide adequate access?</b>
			<b>Staff Analysis</b>	The requested 50' wide road lot will provide adequate access to serve the subdivision and parcel R3316010A. ( <b>Exhibit A.1</b> )
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<b>07-10-03(1)D.2</b>	<b>Do physical characteristics of the site require a width reduction?</b>
			<b>Staff Analysis</b>	There is an existing driveway on the adjacent parcel to the east (R33161010A) that will be removed and share this access for the Private Road. Due to the existing irrigation structures and the setbacks for the existing buildings, a 50' road lot is more appropriate. ( <b>Exhibit A.1</b> ) Golden Gate Highway District No. 3 intends to grant the applicant an approach permit with the requirement to

				improve the approach to a multiple residential approach onto Lonkey Lane. (Exhibit B.1)
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	07-10-03(1)D.3	<b>Would approval of the request cause injury, damage, or a safety hazard?</b>
			<b>Staff Analysis</b>	Approval of the request is not anticipated to create injury, damage, or safety hazards. A recorded road users maintenance agreement and recorded legal easement was submitted and signed by all affected property owners (Exhibit A.2).

#### 4. DECISION:

The application for the described easement reduction in accordance with CCCO §07-10-03(1)D is **APPROVED** subject to the following conditions of approval:

1. All development shall comply with all applicable federal, state, and county laws, ordinances, rules, and regulations that pertain to the property.
2. The private road shall be built to meet the minimum construction standards (CCCO §07-10-03(3)). The private road must be constructed before the Board of County Commissioners sign the Final Plat. Evidence shall be a certification from a licensed engineer submitted to DSD demonstrating that the construction meets CCCO §07-10-03(3).

  
Michelle Barron, Principal Planner

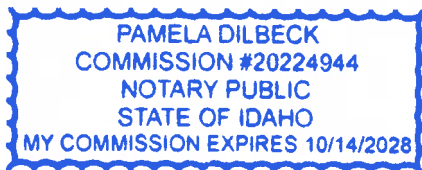
8/13/25  
Date

State of Idaho )

SS

County of Canyon County )

On this 13<sup>th</sup> day of August, in the year of 2025, before me Pamela Dilbeck, a notary public, personally appeared Michelle Barron, personally known to me to be the person(s) whose name(s) is (are) subscribed to the within instrument, and acknowledged to me that he (she)(they) executed the same.



Notary: Pamela Dilbeck  
My Commission Expires: 10/14/2028

#### 5. Exhibit:

- A. Master Application
  1. Site Plan
  2. Draft Road Users Maintenance Agreement
- B. Agency Comments
  1. Golden Gate Highway District No. 3

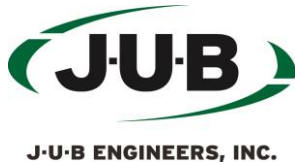
**EXHIBIT C**

**Agency Comments Received by: August 11, 2025**

Planning & Zoning Commission

Case# SD2021-0029

Hearing date: August 21, 2025



J-U-B COMPANIES

THE  
LANGDON  
GROUPGATEWAY  
MAPPING  
INC.

July 12, 2023

Canyon County Development Services Department (DSD)  
Attn: Ivan Kowalczyk, Planner  
111 North 11<sup>th</sup> 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 11<sup>th</sup> 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 1<sup>st</sup> 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 15<sup>th</sup> of each year. However, on a case by case basis, overhead utilities and utilities boring underneath a Project facility may be allowed after March 15<sup>th</sup> 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

**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 11<sup>th</sup> Ave. Suite 310

Caldwell, ID 83605

[bonnie.puleo@canyoncounty.id.gov](mailto: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\*\***

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**From:** Anthony Lee <[Anthony.Lee@phd3.idaho.gov](mailto:Anthony.Lee@phd3.idaho.gov)>  
**Sent:** Monday, July 10, 2023 4:30 PM  
**To:** Bonnie Puleo <[Bonnie.Puleo@canyoncounty.id.gov](mailto:Bonnie.Puleo@canyoncounty.id.gov)>  
**Cc:** Mitch Kiester <[Mitch.Kiester@phd3.idaho.gov](mailto: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](mailto:Anthony.Lee@phd3.idaho.gov) | **Healthier Together** | [www.swdh.org](http://www.swdh.org)



**From:** Bonnie Puleo <[Bonnie.Puleo@canyoncounty.id.gov](mailto:Bonnie.Puleo@canyoncounty.id.gov)>  
**Sent:** Monday, July 10, 2023 2:42 PM  
**To:** 'jenny.titus@vallivue.org' <[jenny.titus@vallivue.org](mailto:jenny.titus@vallivue.org)>; Lisa Boyd <[lisa.boyd@vallivue.org](mailto:lisa.boyd@vallivue.org)>; [joseph.palmer@vallivue.org](mailto:joseph.palmer@vallivue.org); Mitch Kiester <[Mitch.Kiester@phd3.idaho.gov](mailto:Mitch.Kiester@phd3.idaho.gov)>; Anthony Lee <[Anthony.Lee@phd3.idaho.gov](mailto:Anthony.Lee@phd3.idaho.gov)>; 'Irichard@cityofcaldwell.org' <[Irichard@cityofcaldwell.org](mailto:Irichard@cityofcaldwell.org)>; 'Alan Perry' <[aperry@cityofcaldwell.org](mailto:aperry@cityofcaldwell.org)>; 'Bob Watkins' <[bobw@gghd3.org](mailto:bobw@gghd3.org)>; Boise Project Board of Control <[tritthaler@boiseproject.org](mailto:tritthaler@boiseproject.org)>; GAshley <[gashley@boiseproject.org](mailto: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](mailto:ivan.kowalczyk@canyoncounty.id.gov)

Thank you,



**Bonnie Puleo**  
**Hearing Specialist**  
**Canyon County Development Services**  
111 No 11<sup>th</sup> Ave. Suite 310  
Caldwell, ID 83605  
[bonnie.puleo@canyoncounty.id.gov](mailto:bonnie.puleo@canyoncounty.id.gov)  
(208) 454-6631 *direct*  
**NEW** public office hours **effective January 3, 2023**  
Monday, Tuesday, Thursday and Friday  
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## Pre-Development Meeting

Name of Development: \_\_\_\_\_

Applicant: \_\_\_\_\_

---

P.E./P.G.:

All others in Attendance:

Date \_\_\_\_\_

Number of Lots or Flow: \_\_\_\_\_ Acreage of Proposed Development: \_\_\_\_\_

Location of Development: \_\_\_\_\_

Project in Area of Concern: Groundwater/Rock <10'

Level 1 NP Necessary for N:

LSAS/CSS Proposed:

BRO meeting for P or above:

---

Proposed Drinking Water: Individual ☐, City ☐, Community ☐, Public Water Supply ☐

BRO meeting for PWS, Com: \_\_\_\_\_

Information Distributed: SER ☐, NP Guidance ☐, Non-Domestic WW ap. ☐

Additional Comments:

Anthony Lee

Attach conceptual plan, if provided, or any other correspondence, and create a file for this information. The information will be helpful when responding to the county about permitting requirements and should be maintained with the subdivision file or commercial permit file when completed, for a complete written history of the project and SWDH involvement.



**Canyon County, 111 North 11<sup>th</sup> 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

**Michelle Barron**

**From:** Caitlin Ross  
**Sent:** Monday, July 21, 2025 10:25 AM  
**To:** Michelle Barron  
**Subject:** FW: [External] RE: Agency Notice SD2021-0029 / Ranch El Lucerito  
**Attachments:** Agency Notice SD2021-0029 Ranch El Lucerito\_BRO Comments.pdf

FYI – thanks!

Caitlin

---

**From:** BRO Admin <BRO.Admin@deq.idaho.gov>  
**Sent:** Monday, July 21, 2025 9:35 AM  
**To:** Caitlin Ross <Caitlin.Ross@canyoncounty.id.gov>  
**Cc:** Jennifer Lahmon <Jennifer.Lahmon@deq.idaho.gov>  
**Subject:** [External] RE: Agency Notice SD2021-0029 / Ranch El Lucerito

Please see the attached letter from Boise Regional DEQ Administration.

Sincerely,

**Carlene Oberg**

**Administrative Assistant I**

Idaho Department of Environmental Quality  
 1445 North Orchard Street Boise, Idaho 83706  
 P: (208) 373-0550 | [www.deq.idaho.gov](http://www.deq.idaho.gov)

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**From:** Caitlin Ross <[Caitlin.Ross@canyoncounty.id.gov](mailto:Caitlin.Ross@canyoncounty.id.gov)>  
**Sent:** Thursday, July 17, 2025 9:30 AM  
**To:** 'rcollins@cityofcaldwell.org' <[rcollins@cityofcaldwell.org](mailto:rcollins@cityofcaldwell.org)>; 'P&Z@cityofcaldwell.org' <[P&Z@cityofcaldwell.org](mailto:P&Z@cityofcaldwell.org)>; 'dgeyer@cityofcaldwell.org' <[dgeyer@cityofcaldwell.org](mailto:dgeyer@cityofcaldwell.org)>; 'jdodson@cityofcaldwell.org' <[jdodson@cityofcaldwell.org](mailto:jdodson@cityofcaldwell.org)>; 'mbessaw@cityofcaldwell.org' <[mbessaw@cityofcaldwell.org](mailto:mbessaw@cityofcaldwell.org)>; 'jenny.titus@vallivue.org' <[jenny.titus@vallivue.org](mailto:jenny.titus@vallivue.org)>; 'lisa.boyd@vallivue.org' <[lisa.boyd@vallivue.org](mailto:lisa.boyd@vallivue.org)>; 'joseph.palmer@vallivue.org' <[joseph.palmer@vallivue.org](mailto:joseph.palmer@vallivue.org)>; 'lrichard@cityofcaldwell.org' <[lrichard@cityofcaldwell.org](mailto:lrichard@cityofcaldwell.org)>; Alan Perry <[aperry@cityofcaldwell.org](mailto:aperry@cityofcaldwell.org)>; Knute Sandahl <[Knute.Sandahl@doi.idaho.gov](mailto:Knute.Sandahl@doi.idaho.gov)>; 'chopper@hwydistrict4.org' <[chopper@hwydistrict4.org](mailto:chopper@hwydistrict4.org)>; 'brandy.walker@centurylink.com' <[brandy.walker@centurylink.com](mailto:brandy.walker@centurylink.com)>; 'eingham@idahopower.com' <[eingham@idahopower.com](mailto:eingham@idahopower.com)>; 'easements@idahopower.com' <[easements@idahopower.com](mailto:easements@idahopower.com)>; 'arobins@idahopower.com' <[arobins@idahopower.com](mailto:arobins@idahopower.com)>; 'jessica.mansell@intgas.com' <[jessica.mansell@intgas.com](mailto:jessica.mansell@intgas.com)>; 'monica.taylor@intgas.com' <[monica.taylor@intgas.com](mailto:monica.taylor@intgas.com)>; 'Contract.Administration.Bid.Box@ziply.com' <[Contract.Administration.Bid.Box@ziply.com](mailto:Contract.Administration.Bid.Box@ziply.com)>; 'aflavel.bkirrdist@gmail.com' <[aflavel.bkirrdist@gmail.com](mailto:aflavel.bkirrdist@gmail.com)>; 'wilderirrigation10@gmail.com' <[wilderirrigation10@gmail.com](mailto:wilderirrigation10@gmail.com)>; Mitch Kiester <[mitch.kiester@phd3.idaho.gov](mailto:mitch.kiester@phd3.idaho.gov)>; 'anthony.lee@phd3.idaho.gov' <[anthony.lee@phd3.idaho.gov](mailto:anthony.lee@phd3.idaho.gov)>; 'gis@compassidaho.org' <[gis@compassidaho.org](mailto:gis@compassidaho.org)>; 'D3Development.services@itd.idaho.gov' <[D3Development.services@itd.idaho.gov](mailto:D3Development.services@itd.idaho.gov)>; 'niki.benyakhlef@itd.idaho.gov' <[niki.benyakhlef@itd.idaho.gov](mailto:niki.benyakhlef@itd.idaho.gov)>; Brian Crawforth <[Brian.Crawforth@canyoncounty.id.gov](mailto:Brian.Crawforth@canyoncounty.id.gov)>; Christine Wendelsdorf <[Christine.Wendelsdorf@canyoncounty.id.gov](mailto:Christine.Wendelsdorf@canyoncounty.id.gov)>; Michael Stowell <[mstowell@ccparamedics.com](mailto:mstowell@ccparamedics.com)>; Assessor Website

<[2cAsr@canyoncounty.id.gov](mailto:2cAsr@canyoncounty.id.gov)>; 'middletown.rich@gmail.com' <[middletown.rich@gmail.com](mailto:middletown.rich@gmail.com)>; Dalia Alnajjar <[Dalia.Alnajjar@canyoncounty.id.gov](mailto:Dalia.Alnajjar@canyoncounty.id.gov)>; Lucy Ostyn <[lucy.ostyn@canyoncounty.id.gov](mailto:lucy.ostyn@canyoncounty.id.gov)>; Tom Crosby <[Tom.Crosby@canyoncounty.id.gov](mailto:Tom.Crosby@canyoncounty.id.gov)>; Eric Arthur <[Eric.Arthur@canyoncounty.id.gov](mailto:Eric.Arthur@canyoncounty.id.gov)>; Kathy Husted <[kathy.husted@canyoncounty.id.gov](mailto:kathy.husted@canyoncounty.id.gov)>; GIS and Addressing Division <[GISAddressing@canyoncounty.id.gov](mailto:GISAddressing@canyoncounty.id.gov)>; BRO Admin <[BRO.Admin@deg.idaho.gov](mailto:BRO.Admin@deg.idaho.gov)>; IDWR File <[file@idwr.idaho.gov](mailto:file@idwr.idaho.gov)>; 'makline2@marathonpetroleum.com' <[makline2@marathonpetroleum.com](mailto:makline2@marathonpetroleum.com)>

**Subject:** Agency Notice SD2021-0029 / 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.

Dear Agencies,

Please see the attached agency notice regarding the scheduled Planning and Zoning Commission hearing on this project. We had previously requested your agency provide comments for the noticed land use application and if any agency comments were received, they were included in the Staff report. No response is required unless there is an update to your original comments.

This is the notification that a hearing date of **August 21, 2025** at 6:30 pm has been set for this case along with a final deadline of **August 11, 2025** for agency comments. If the comment deadline is on a weekend or holiday, it will move to close of business 5pm the next business day.

Please direct your comments or questions to Planner **Michelle Barron** at [michelle.barron@canyoncounty.id.gov](mailto:michelle.barron@canyoncounty.id.gov).

Thank you,



**Caitlin Ross**

Hearing Specialist

Canyon County Development Services Department  
111 N. 11<sup>th</sup> Ave., #310, Caldwell, ID 83605

Direct Line: 208-454-7463

Email: [Caitlin.Ross@canyoncounty.id.gov](mailto:Caitlin.Ross@canyoncounty.id.gov)

Website: [www.canyoncounty.id.gov](http://www.canyoncounty.id.gov)

Development Services Department (DSD)

**NEW** public office hours

**Effective Jan. 3, 2023**

Monday, Tuesday, Thursday and Friday

8am – 5pm

Wednesday

1pm – 5pm

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

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July 21, 2025

Michelle Barron, Planner  
111 North 11<sup>th</sup> Ave.  
Ste. 310  
Caldwell, Idaho, 83605  
[michelle.barron@canyoncounty.id.gov](mailto:michelle.barron@canyoncounty.id.gov)

Subject: Agency Notice SD2021-0029 Ranch El Lucerito

Dear Ms. Barron:

Thank you for the opportunity to respond to your request for comment. While DEQ does not review projects on a project-specific basis, we attempt to provide the best review of the information provided. DEQ encourages agencies to review and utilize the Idaho Environmental Guide to assist in addressing project-specific conditions that may apply. This guide can be found at:  
<https://www.deq.idaho.gov/public-information/assistance-and-resources/outreach-and-education/>.

The following information does not cover every aspect of this project; however, we have the following general comments to use as appropriate:

**1. AIR QUALITY**

- Please review IDAPA 58.01.01 for all rules on Air Quality, especially those regarding fugitive dust (58.01.01.651), and open burning (58.01.01.600-617).
- IDAPA 58.01.01.614 sets out the rules for prescribed burning in Idaho. Please ensure all prescribed burning is done in compliance with the rules, and in compliance with the 2010 Operations Guide of the Montana/Idaho Airshed Group.

For questions, contact David Luft, Air Quality Manager, at 373-0550.

## **2. WASTEWATER AND RECYCLED WATER**

- DEQ recommends verifying that there is adequate sewer to serve this project prior to approval. Please contact the sewer provider for a capacity statement, declining balance report, and willingness to serve this project.
- IDAPA 58.01.16 and IDAPA 58.01.17 are the sections of Idaho rules regarding wastewater and recycled water. Please review these rules to determine whether this or future projects will require DEQ approval. IDAPA 58.01.03 is the section of Idaho rules regarding subsurface disposal of wastewater. Please review this rule to determine whether this or future projects will require permitting by the district health department.
- All projects for construction or modification of wastewater systems require preconstruction approval. Recycled water projects and subsurface disposal projects require separate permits as well.
- DEQ recommends that projects be served by existing approved wastewater collection systems or a centralized community wastewater system whenever possible. Please contact DEQ to discuss the potential for development of a community treatment system along with best management practices for communities to protect ground water.
- DEQ recommends that cities and counties develop and use a comprehensive land use management plan, which includes the impacts of present and future wastewater management in this area. Please schedule a meeting with DEQ for further discussion and recommendations for planning development and implementation.

For questions, contact Valerie Greear, Water Quality Engineering Manager at (208) 373-0550.

## **3. DRINKING WATER**

- DEQ recommends verifying that there is adequate water to serve this project prior to approval. Please contact the water provider for a capacity statement, declining balance report, and willingness to serve this project.
- IDAPA 58.01.08 is the section of Idaho rules regarding public drinking water systems. Please review these rules to determine whether this or future projects will require DEQ approval.
- All projects for construction or modification of public drinking water systems require preconstruction approval.
- DEQ recommends verifying if the current and/or proposed drinking water system is a regulated public drinking water system (refer to the DEQ website at: <https://www.deq.idaho.gov/water-quality/drinking-water/>). For non-regulated systems, DEQ recommends annual testing for total coliform bacteria, nitrate, and nitrite.
- If any private wells are included in this project, we recommend that they be tested for total coliform bacteria, nitrate, and nitrite prior to use and retested annually thereafter.
- DEQ recommends using an existing drinking water system whenever possible or construction of a new community drinking water system. Please contact DEQ to discuss this project and to explore options to both best serve the future residents of this development and provide for protection of groundwater resources.
- DEQ recommends cities and counties develop and use a comprehensive land use management plan which addresses the present and future needs of this area for adequate, safe, and sustainable drinking water. Please schedule a meeting with DEQ for further discussion and recommendations for planning development and implementation.

For questions, contact Valerie Greear, Water Quality Engineering Manager at (208) 373-0550.

#### 4. SURFACE WATER

- Please contact DEQ to determine whether this project will require an Idaho Pollutant Discharge Elimination System (IPDES) Permit. A Multi-Sector General Permit from DEQ may be required for facilities that have an allowable discharge of storm water or authorized non-storm water associated with the primary industrial activity and co-located industrial activity. For questions, contact James Craft, IPDES Compliance Supervisor, at (208) 373-0144.
- If this project is near a source of surface water, DEQ requests that projects incorporate the best construction management practices (BMPs) to assist in the protection of Idaho's water resources. Additionally, please contact DEQ to identify BMP alternatives and to determine whether this project is in an area with Total Maximum Daily Load stormwater permit conditions.
- The Idaho Stream Channel Protection Act requires a permit for most stream channel alterations. Please contact the Idaho Department of Water Resources (IDWR), Western Regional Office, at 2735 Airport Way, Boise, or call (208) 334-2190 for more information. Information is also available on the IDWR website at: <https://idwr.idaho.gov/streams/stream-channel-alteration-permits.html>
- The Federal Clean Water Act requires a permit for filling or dredging in waters of the United States. Please contact the US Army Corps of Engineers, Boise Field Office, at 10095 Emerald Street, Boise, or call 208-345-2155 for more information regarding permits.

For questions, contact Lance Holloway, Surface Water Manager, at (208) 373-0550.

#### 5. SOLID WASTE, HAZARDOUS WASTE AND GROUND WATER CONTAMINATION

- **Solid Waste.** No trash or other solid waste shall be buried, burned, or otherwise disposed of at the project site. These disposal methods are regulated by various state regulations including Idaho's Solid Waste Management Regulations and Standards (IDAPA 58.01.06), Rules and Regulations for Hazardous Waste (IDAPA 58.01.05), and Rules and Regulations for the Prevention of Air Pollution (IDAPA 58.01.01). Inert and other approved materials are also defined in the Solid Waste Management Regulations and Standards
- **Hazardous Waste.** The types and number of requirements that must be complied with under the federal Resource Conservation and Recovery Act (RCRA) and the Idaho Rules and Standards for Hazardous Waste (IDAPA 58.01.05) are based on the quantity and type of waste generated. Every business in Idaho is required to track the volume of waste generated, determine whether each type of waste is hazardous, and ensure that all wastes are properly disposed of according to federal, state, and local requirements.
- **Water Quality Standards.** Site activities must comply with the Idaho Water Quality Standards (IDAPA 58.01.02) regarding hazardous and deleterious-materials storage, disposal, or accumulation adjacent to or in the immediate vicinity of state waters (IDAPA 58.01.02.800); and the cleanup and reporting of oil-filled electrical equipment (IDAPA 58.01.02.849); hazardous materials (IDAPA 58.01.02.850); and used-oil and petroleum releases (IDAPA 58.01.02.851 and 852). Petroleum releases must be reported to DEQ in accordance with IDAPA 58.01.02.851.01 and 04. Hazardous material released to state waters, or to land such that there is likelihood that it will enter state waters, must be reported to DEQ in accordance with IDAPA 58.01.02.850.

- **Ground Water Contamination.** DEQ requests that this project comply with Idaho's Ground Water Quality Rules (IDAPA 58.01.11), which states that "No person shall cause or allow the release, spilling, leaking, emission, discharge, escape, leaching, or disposal of a contaminant into the environment in a manner that causes a ground water quality standard to be exceeded, injures a beneficial use of ground water, or is not in accordance with a permit, consent order or applicable best management practice, best available method or best practical method."

For questions, contact Matthew Pabich, Waste & Remediation Manager, at (208) 373-0550.

## 6. ADDITIONAL NOTES

- If an underground storage tank (UST) or an aboveground storage tank (AST) is identified at the site, the site should be evaluated to determine whether the UST is regulated by DEQ. EPA regulates ASTs. UST and AST sites should be assessed to determine whether there is potential soil and ground water contamination. Please call DEQ at (208) 373-0550, or visit the DEQ website <https://www.deq.idaho.gov/waste-management-and-remediation/storage-tanks/leaking-underground-storage-tanks-in-idaho/> for assistance.
- If applicable to this project, DEQ recommends that BMPs be implemented for any of the following conditions: wash water from cleaning vehicles, fertilizers and pesticides, animal facilities, composted waste, and ponds. Please contact DEQ for more information on any of these conditions.

We look forward to working with you in a proactive manner to address potential environmental impacts that may be within our regulatory authority. If you have any questions, please contact me, or any of our technical staff at (208) 373-0550.

Sincerely,

A handwritten signature in blue ink, appearing to read "Troy G. Smith". The signature is stylized with a large, sweeping initial "T" and "S".

Troy Smith  
Regional Administrator

**Michelle Barron**

**From:** Caitlin Ross  
**Sent:** Wednesday, July 23, 2025 1:06 PM  
**To:** Michelle Barron  
**Subject:** FW: [External] RE: Agency Notice SD2021-0029 / Ranch El Lucerito

FYI – thanks!

Caitlin

---

**From:** D3 Development Services <D3Development.Services@itd.idaho.gov>  
**Sent:** Wednesday, July 23, 2025 11:25 AM  
**To:** Caitlin Ross <Caitlin.Ross@canyoncounty.id.gov>  
**Subject:** [External] RE: Agency Notice SD2021-0029 / Ranch El Lucerito

Hello,

After careful review of the transmittal submitted to ITD on July 17, 2025 regarding, SD2021-0029/Ranch El Lucerito, the Department has no comments or concerns to make at this time. If you have any questions please contact Niki Benyakhlef at (208) 334-8337/ [Niki.Benyakhlef@itd.idaho.gov](mailto:Niki.Benyakhlef@itd.idaho.gov).

Thank you

*Mila Kinakh*

D3 Planning and Development

---

**From:** Caitlin Ross <[Caitlin.Ross@canyoncounty.id.gov](mailto:Caitlin.Ross@canyoncounty.id.gov)>  
**Sent:** Thursday, July 17, 2025 9:30 AM  
**To:** 'rcollins@cityofcaldwell.org' <[rcollins@cityofcaldwell.org](mailto:rcollins@cityofcaldwell.org)>; 'P&Z@cityofcaldwell.org' <[P&Z@cityofcaldwell.org](mailto:P&Z@cityofcaldwell.org)>; 'dgeyer@cityofcaldwell.org' <[dgeyer@cityofcaldwell.org](mailto:dgeyer@cityofcaldwell.org)>; 'jdodson@cityofcaldwell.org' <[jdodson@cityofcaldwell.org](mailto:jdodson@cityofcaldwell.org)>; 'mbessaw@cityofcaldwell.org' <[mbessaw@cityofcaldwell.org](mailto:mbessaw@cityofcaldwell.org)>; 'jenny.titus@vallivue.org' <[jenny.titus@vallivue.org](mailto:jenny.titus@vallivue.org)>; 'lisa.boyd@vallivue.org' <[lisa.boyd@vallivue.org](mailto:lisa.boyd@vallivue.org)>; 'joseph.palmer@vallivue.org' <[joseph.palmer@vallivue.org](mailto:joseph.palmer@vallivue.org)>; 'lrichard@cityofcaldwell.org' <[lrichard@cityofcaldwell.org](mailto:lrichard@cityofcaldwell.org)>; 'aperry@cityofcaldwell.org' <[aperry@cityofcaldwell.org](mailto:aperry@cityofcaldwell.org)>; 'knute.sandahl@doi.idaho.gov' <[knute.sandahl@doi.idaho.gov](mailto:knute.sandahl@doi.idaho.gov)>; 'chopper@hwydistrict4.org' <[chopper@hwydistrict4.org](mailto:chopper@hwydistrict4.org)>; 'brandy.walker@centurylink.com' <[brandy.walker@centurylink.com](mailto:brandy.walker@centurylink.com)>; 'eingram@idahopower.com' <[eingram@idahopower.com](mailto:eingram@idahopower.com)>; 'easements@idahopower.com' <[easements@idahopower.com](mailto:easements@idahopower.com)>; 'arobins@idahopower.com' <[arobins@idahopower.com](mailto:arobins@idahopower.com)>; 'jessica.mansell@intgas.com' <[jessica.mansell@intgas.com](mailto:jessica.mansell@intgas.com)>; 'monica.taylor@intgas.com' <[monica.taylor@intgas.com](mailto:monica.taylor@intgas.com)>; 'Contract.Administration.Bid.Box@ziply.com' <[Contract.Administration.Bid.Box@ziply.com](mailto:Contract.Administration.Bid.Box@ziply.com)>; 'aflavel.bkirrdist@gmail.com' <[aflavel.bkirrdist@gmail.com](mailto:aflavel.bkirrdist@gmail.com)>; 'wilderirrigation10@gmail.com' <[wilderirrigation10@gmail.com](mailto:wilderirrigation10@gmail.com)>; 'mitch.kiester@phd3.idaho.gov' <[mitch.kiester@phd3.idaho.gov](mailto:mitch.kiester@phd3.idaho.gov)>; 'anthony.lee@phd3.idaho.gov' <[anthony.lee@phd3.idaho.gov](mailto:anthony.lee@phd3.idaho.gov)>; 'gis@compassidaho.org' <[gis@compassidaho.org](mailto:gis@compassidaho.org)>; D3 Development Services <[D3Development.Services@itd.idaho.gov](mailto:D3Development.Services@itd.idaho.gov)>; Niki Benyakhlef <[Niki.Benyakhlef@itd.idaho.gov](mailto:Niki.Benyakhlef@itd.idaho.gov)>; Brian Crawforth <[Brian.Crawforth@canyoncounty.id.gov](mailto:Brian.Crawforth@canyoncounty.id.gov)>; Christine Wendelsdorf <[Christine.Wendelsdorf@canyoncounty.id.gov](mailto:Christine.Wendelsdorf@canyoncounty.id.gov)>; Michael Stowell <[mstowell@ccparamedics.com](mailto:mstowell@ccparamedics.com)>; Assessor Website <[2cAsr@canyoncounty.id.gov](mailto:2cAsr@canyoncounty.id.gov)>; 'middletown.rich@gmail.com' <[middletown.rich@gmail.com](mailto:middletown.rich@gmail.com)>; Dalia Alnajjar <[Dalia.Alnajjar@canyoncounty.id.gov](mailto:Dalia.Alnajjar@canyoncounty.id.gov)>; Lucy Ostyn <[lucy.ostyn@canyoncounty.id.gov](mailto:lucy.ostyn@canyoncounty.id.gov)>; Tom Crosby

<[Tom.Crosby@canyoncounty.id.gov](mailto:Tom.Crosby@canyoncounty.id.gov)>; Eric Arthur <[Eric.Arthur@canyoncounty.id.gov](mailto:Eric.Arthur@canyoncounty.id.gov)>; Kathy Husted <[kathy.husted@canyoncounty.id.gov](mailto:kathy.husted@canyoncounty.id.gov)>; GIS and Addressing Division <[GISAddressing@canyoncounty.id.gov](mailto:GISAddressing@canyoncounty.id.gov)>; 'BRO.Admin@deq.idaho.gov' <[BRO.Admin@deq.idaho.gov](mailto:BRO.Admin@deq.idaho.gov)>; 'file@idwr.idaho.gov' <[file@idwr.idaho.gov](mailto:file@idwr.idaho.gov)>; 'makline2@marathonpetroleum.com' <[makline2@marathonpetroleum.com](mailto:makline2@marathonpetroleum.com)>

**Subject:** Agency Notice SD2021-0029 / Ranch El Lucerito

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Dear Agencies,

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Please direct your comments or questions to Planner **Michelle Barron** at [michelle.barron@canyoncounty.id.gov](mailto:michelle.barron@canyoncounty.id.gov).

Thank you,



**Caitlin Ross**

Hearing Specialist

Canyon County Development Services Department

111 N. 11<sup>th</sup> Ave., #310, Caldwell, ID 83605

Direct Line: 208-454-7463

Email: [Caitlin.Ross@canyoncounty.id.gov](mailto:Caitlin.Ross@canyoncounty.id.gov)

Website: [www.canyoncounty.id.gov](http://www.canyoncounty.id.gov)

Development Services Department (DSD)

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**Effective Jan. 3, 2023**

Monday, Tuesday, Thursday and Friday

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1pm – 5pm

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

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