



State of Idaho

DEPARTMENT OF WATER RESOURCES

322 East Front Street • P.O. Box 83720 • Boise, Idaho 83720-0098
Phone: (208) 287-4800 • Fax: (208) 287-6700 • Web Site: www.idwr.idaho.gov

February 18, 2009

C. L. "BUTCH" OTTER
Governor

DAVID R. TUTHILL, JR.
Director

C. Lloyd Mahaffey/Erik Oaas
Southfork Landing, Inc.
1121 East State Street, Suite 107
Eagle, Idaho 83616

RE: Joint Application for Permit No. S65-20109
Coski Creek, Charters Creek, and South Fork Payette River

Dear Sirs:

This office has reviewed your above referenced application for a permit to alter the channel of Coski Creek, Charters Creek, and the South Fork Payette River and has prepared a decision as provided for in Section 42-3805, Idaho Code. The conditions set forth in this permit are intended to prevent degradation of water quality, protect fish and wildlife habitat and protect the long-term stability of the stream channel. If you cannot meet the conditions set forth in this permit, please contact this office for further consideration.

You may consider this letter a permit to excavate approximately 2490 cubic yards of stream substrate and discharge approximately 5935 cubic yards of clean gravel fill associated with Southfork Landing Inc. development including roadway crossings, realignment, and restoration of Coski Creek and Charters Creek, within Section 34, Township 09 North, Range 04 East, B.M., Boise County, Idaho.

Realignment of Coski Creek and Charters Creek will alter the current drainage characteristics. Coski Creek will become a tributary of Charters Creek and Charters Creek will then discharge into the South Fork Payette River.

Additionally, your mitigation plan entails excavation of up to 16,000 cubic yards of soil to stabilize an approximate 1570 linear foot (2.45 acre) section of eroding stream bank and establish contiguous wetland along the south bank of the South Fork Payette River.

Failure to adhere to the conditions as set forth herein can result in legal action as provided for in Section 42-3809, Idaho Code. The project is subject to the following Minimum Standards, Special, and General Conditions.

MINIMUM STANDARDS:

(These standards are established in the Administrative Rules of the Idaho Water Resources Board, Stream Channel Alteration Rules, IDAPA 37 Title 03 Chapter 07 dated July 1, 1993, and are enclosed with this permit.)

Rule 56 - Construction Procedures
Rule 62 - Culverts and Bridges

SPECIAL CONDITIONS:

- [1] All construction shall be completed in accordance with the descriptions & methods on the application and attachments, unless otherwise specified. Prior to construction, this department must approve any changes.**
- [2] Permittee shall conduct work along the South Fork Payette River associated with Mitigation Site 2-5 during low flow and in the dry.**
- [3] Permittee shall perform construction in the dry to minimize turbidity and protect water quality. A temporary cofferdam of non-erodible material shall be installed and properly functioning before work commences within Charters and Coski Creeks.**
- [4] Any discharge of water from dewatering may require a short-term activity exemption from Idaho Department of Environmental Quality (IDEQ). All construction activities shall be conducted in such a manner as to minimize turbidity and comply with Idaho water quality standards. If these standards cannot be maintained, the applicant shall contact the Boise office of IDEQ.**
- [5] All fuel, oil and other hazardous materials shall be stored and equipment refueled away from the stream channel to ensure that a spill will not enter the waterway.**
- [6] Permittee is responsible for all work done by any contractor and shall ensure any contractor who performs the work understands and follows all the terms and conditions of this authorization.**
- [7] Mitigation shall be accomplished as described in the Southfork Landing Compensatory Wetland Mitigation Plan, Mitigation Work Plan Supplement 2, Revised November 12, 2008.**
- [8] Permittee shall implement the Southfork Landing Compensatory Wetland Mitigation Plan, Mitigation Work Plan Supplement 2, Revised November 12, 2008 concurrent with or prior to completion of the construction authorized by this permit.**
- [9] Permittee shall provide annual monitoring reports for a minimum of five years after construction and shall construct and monitor the mitigation areas in**

accordance with the Southfork Landing Compensatory Wetland Mitigation Plan, Mitigation Work Plan Supplement 2, Revised November 12, 2008.

[10] This permit shall expire December 31, 2011.

GENERAL CONDITIONS:

1. This permit does not constitute any of the following:
 - a. An easement or right-of-way to trespass or work upon property belonging to others.
 - b. Other approval that may be required by Local, State, or Federal Government, unless specifically stated in the special conditions above.
 - c. Responsibility of the Department of Water Resources for damage to any properties due to work done.
 - d. Compliance with the National Flood Insurance Program, FEMA regulations or approval of the local Planning and Zoning authority.
2. In accordance with Idaho Code, Section 55-2201 - 55-2210, the applicant and/or his contractors must contact Digline statewide phone number 1-800-342-1585, Boise area 342-1585, not less than 3 working days prior to the start of any excavation for this project.
3. The permit holder or operator must have a copy of this permit at the alteration site, available for inspection at all times.
4. The Department of Water Resources may cancel this permit at any time that it determines such action is necessary to minimize adverse impact on the stream channel.

Conditions and construction procedures approved under this permit may not coincide with the proposal as submitted. Failure to adhere to conditions as set forth herein can result in legal action as provided for in Section 42-3809, Idaho Code.

If you object to the decision issuing this permit with the above conditions, you have fifteen days in which to notify this office in writing that you request a formal hearing on the matter. If an objection has not been received within fifteen days, the decision will be final under the provisions of IDAPA 37.03.07 (Rule 70).

Please contact Aaron Golart (208) 287-4941 if you have any questions regarding this matter.

Sincerely,



Aaron Golart

Stream Protection Program

cc: Boise County, IDEQ, IDFG, Idaho Rivers United, USACE

056. CONSTRUCTION PROCEDURES (Rule 56).

01. Conformance to Procedures. Construction shall be done in accordance with the following procedures unless specific approval of other procedures has been given by the Director. When an applicant desires to proceed in a manner different from the following, such procedures should be described on the application.

02. Operation of Construction Equipment. No construction equipment shall be operated below the existing water surface without specific approval from the Director except as follows: Forging the stream at one location only will be permitted unless otherwise specified; however, vehicles and equipment will not be permitted to push or pull material along the streambed below the existing water level. Work below the water which is essential for preparation of culvert bedding or approved footing installations shall be permitted to the extent that it does not create unnecessary turbidity or stream channel disturbance. Frequent forging will not be permitted in areas where extensive turbidity will be created.

03. Temporary Structures. Any temporary crossings, bridge supports, cofferdams, or other structures that will be needed during the period of construction shall be designed to handle high flows that could be anticipated during the construction period. All structures shall be completely removed from the stream channel at the conclusion of construction and the area shall be restored to a natural appearance.

04. Minimizing Disturbance of Area. Care shall be taken to cause only the minimum necessary disturbance to the natural appearance of the area. Streambank vegetation shall be protected except where its removal is absolutely necessary for completion of the work adjacent to the stream channel.

05. Disposal of Removed Materials. Any vegetation, debris, or other material removed during construction shall be disposed of at some location out of the stream channel where it cannot reenter the channel during high stream flows.

06. New Cut of Fill Slopes. All new cut or fill slopes that will not be protected with some form of riprap shall be seeded with grass and planted with native vegetation to prevent erosion.

07. Fill Material. All fill material shall be placed and compacted in horizontal lifts except as provided for in Rule 55.05.e. for uncompacted dike and levee construction. Areas to be filled shall be cleared of all vegetation, debris and other materials that would be objectionable in the fill.

08. Limitations on Construction Period. The Director may limit the period of construction as needed to minimize conflicts with fish migration and spawning, recreation use, and other uses.

062. CULVERTS AND BRIDGES (Rule 62).

01. Culverts and Bridges. Culverts and bridges shall be capable of carrying streamflows and shall not significantly alter conditions upstream or downstream by causing flooding, turbidity, or other problems. The appearance of such installations shall not detract from the natural surroundings of the area.

02. Location of Culverts and Bridges. Culverts and bridges should be located so that a direct line of approach exists at both the entrance and exit. Abrupt bends at the entrance or exit shall not exist unless suitable erosion protection is provided.

03. Ideal Gradient. The ideal gradient (bottom slope) is one which is steep enough to prevent silting but flat enough to prevent scouring due to high velocity flows. It is often advisable to make the gradient of a culvert coincide with the average streambed gradient.

a. Where a culvert is installed on a slope steeper than 20%, provisions to anchor the culvert in position will be required. Such provisions shall be included in the application and may involve the use of collars, headwall structures, etc. Smooth concrete pipe having no protruding bell joints or other irregularities shall have such anchoring provisions if the gradient exceeds 10 percent.

04. Size of Culvert or Bridge Opening. The size of the culvert or bridge opening shall be such that it is capable of passing design flows without overtopping the streambank or causing flooding or other damage.

a. Design flows shall be based upon the following minimum criteria:

Drainage Area	Design Flow Frequency
Less than 50 sq. mi.	25 years*
Over 50 sq. mi. or more	50 years or greatest flow of record, whichever is more

b. For culverts and bridges located on U.S. Forest Service or other federal lands, the sizing should comply with the Forest Practices Act as adopted by the federal agencies or the Department of Lands.

c. For culverts or bridges located in a community qualifying for the national flood issuance program, the minimum size culvert shall accommodate the 100 year design flow frequency.

d. If the culvert or bridge design is impractical for the site, the crossing may be designed with additional flow capacity outside the actual crossing structure, provided there is no increase in the Base Flood Elevation.

(NOTE: When flow data on a particular stream is unavailable, it is almost always safe to maintain the existing gradient and cross-section area present in the existing stream channel. Comparing the proposed crossing size with others upstream or downstream is also a valuable means of obtaining information regarding the size needed for a proposed crossing.)

e. Minimum clearance shall be at least one (1) foot at all bridges. This may need to be increased substantially in the areas where ice passage or debris may be a problem. Minimum culvert sizes required for stream crossings: (1) 18" diameter for culverts up to 70 feet long. (2) 24" diameter for all culverts over 70 feet long.

f. In streams where fish passage is of concern as determined by the director, an applicant shall comply with the following provisions and/or other approved criteria to ensure that passage will not be prevented by a proposed crossing.

g. Minimum water depth shall be approximately eight (8) inches for salmon and steelhead and at least three (3) inches in all other cases.

h. Maximum flow velocities for streams shall not exceed those shown in Figure 17 in Appendix XVIII (or see "Forms, Appendices, Charts, Graphs, Etc..." Idaho Administrative Bulletin, July 1, 1993, Volume 93-1, Page 37-202), for more than a 48-hour period. The curve used will depend on the type of fish to be passed.

i. Where it is not feasible to adjust the size or slope to obtain permissible velocities, the following precautions may be utilized to achieve the desired situation.

j. Baffles downstream or inside the culvert may be utilized to increase depth and reduce velocity. Design criteria may be obtained from the Idaho Fish and Game Department.

k. Where multiple openings for flow are provided, baffles or other measures used in one opening only shall be adequate provided that the opening is designed to carry the main flow during low-flow periods.

05. Construction of Crossings. When crossings are constructed in erodible material, upstream and downstream ends shall be protected from erosive damage through the use of such methods as dumped rock riprap, headwall structures, etc., and such protection shall extend below the erodible streambed and into the banks at least two (2) feet unless some other provisions are made

to prevent undermining.

a. Where fish passage must be provided, upstream drops at the entrance to a culvert will not be permitted and a maximum drop of 1 foot will be permitted at the downstream end if an adequate jumping pool is maintained below the drop.

b. Downstream control structures such as are shown in Figure 18 in Appendix XIX, (or see "Forms, Appendicies, Charts, Graphs, Etc..." Idaho Administrative Bulletin, July 1, 1993, Volume 93-1, Page 37-203), can be used to reduce downstream erosion and improve fish passage. They may be constructed with gabions, pilings and rock drop structures.

06. Multiple Openings. Where a multiple opening will consist of two or more separate culvert structures, they shall be spaced far enough apart to allow proper compaction of the fill between the individual structures. The minimum spacing in all situations shall be 1 foot. In areas where fish passage must be provided, only one opening shall be constructed to carry all low flows. Low flow baffles may be required to facilitate fish passage.

07. Areas to be Filled. All areas to be filled shall be cleared of vegetation, topsoil, and other unsuitable material prior to placing fill. Material cleared from the site shall be disposed of above the high water line of the stream. Fill material shall be reasonably well-graded and compacted and shall not contain large quantities of silt, sand, organic matter, or debris. In locations where silty or sandy material must be utilized for fill material, it will be necessary to construct impervious sections both upstream and downstream to prevent the erodible sand or silt from being carried away (see Figure 19 in Appendix XX or see "Forms, Appendicies, Charts, Graphs, Etc..." Idaho Administrative Bulletin, July 1, 1993, Volume 93-1, Page 37-204). Sideslopes for fills shall not exceed 1.5:1. Minimum cover over all culvert pipes and arches shall be 1 foot.

08. Installation of Pipe and Arch Culvert. All pipe and arch culverts shall be installed in accordance with manufacturer's recommendations.

a. The culvert shall be designed so that headwaters will not rise above the top of the culvert entrance unless a headworks is provided.

JOINT APPLICATION FOR PERMITS
U.S. ARMY CORPS OF ENGINEERS
IDAHO DEPARTMENT OF WATER RESOURCES
IDAHO DEPARTMENT OF LANDS

**DO NOT START WORK UNTIL YOU
 RECEIVE PERMITS FROM BOTH THE
 CORPS AND THE STATE**

This application may be used to apply for both a Department of the Army permit from the U.S. Army Corps of Engineers (Corps) and for State of Idaho permits. Department of the Army permits are required by Section 10 of the Rivers and Harbors Act of 1899 for any structures or work in or affecting navigable waters of the United States and by Section 404 of the Clean Water Act for discharges of dredged or fill material into waters of the United States, including their adjacent wetlands. State permits are required under the State of Idaho, Stream Channel Protection Act (Title 42, Chapter 38, Idaho Code) and the Idaho Lake Protection Act, Section 58-142 et. seq., Idaho Code. Route Uses: Information provided on this form will be used in evaluating the application. Disclosure of requested information is voluntary. If information is not provided, however, the permit application cannot be processed nor can permits be issued. Applicants should send this completed application, along with one set of good reproducible drawings showing the location and character of the proposed project, to both the Corps of Engineers and the State of Idaho. NOTE: DRAWINGS NO LARGER THAN 8-1/2 X 11 INCHES IN SIZE. The Applicant Information pamphlet provides instructions and a checklist for completing the drawings.

1. Corps of Engineers # _____ Date Received _____	2a. Department of Water Resources # <u>565-20109</u> Date Received <u>1-28-2009</u> Fee Rec'd By: <u>AG</u> Receipt # <u>W036540</u>	2b. Department of Lands # _____ Date Received _____ Fee Rec'd By: _____ Receipt # _____
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PLEASE TYPE OR PRINT

3. a. Applicant <u>Dynamis Group, LP/Southfork Homeowners Assn.</u>	4. a. Authorized Agent _____
b. Mailing Address <u>842 Winding Creek Dr.</u> <u>Eagle, ID 83616</u>	b. Mailing Address _____
c. Work Phone (208) <u>939-2808</u> Home () _____	c. Work Phone () _____ Home () _____
d. Fax Number <u>208 939-5606</u>	d. Fax Number _____
e. Email Address <u>lloyd@dynamisgroup.com</u>	e. Email Address _____

5. Location where proposed activity exists or will occur.	5. c. Tax Assessor's Description
a. Waterway <u>assorted wetlands</u> Tributary of <u>S. F. Payette</u>	Distance/Direction from nearest city/town _____
b. Distance/Direction from nearest city or town County/State <u>due west 1 mile from Garden Valley, Idaho 83622</u>	f. 1/4 1/4 Section Township Range <u>34 9 North 4 East</u>
c. Zip Code <u>Local jurisdiction (city or county) Boise County, Idaho</u>	g. UTM Coordinate Grid <u>11 4880700 582700</u>
d. Directions to the site <u>From Garden Valley, Idaho proceed SE on Highway 24 1 mile, turn south on Alder Creek Road 1000 feet.</u>	Zone Northing Easting

6. a. Describe Project (Work below the ordinary high water mark or in wetlands). Most fill locations are for road crossings. One fill area would be used to plug the lower portion of Coski Creek. Seven would be used for lot fill for homes and a lodge. Typical construction would consist of stripping wetland soil, stockpiling in an upland area for later use in mitigation areas, backfilling the area with gravel fill, culverts where indicated, and roadfill. Some fills may require a coffer dam or similar feature. Water would be pumped around the zones or would be allowed to flow overland. Standard erosion control best management practices would be used.

b. Construction methods and equipment Construction would utilize a hydraulic excavator, dump truck, front-end loader.
See above for additional information.

c. Length of project along the stream or extension into lake or reservoir: _____
 d. Size and flow capacity of proposed bridge or culvert and area of drainage served (sq. miles): (Idaho Department of Water Resources requirement.) _____

COMPLETE THE FOLLOWING FOR DISCHARGES OF DREDGED OR FILL MATERIAL

7. a. Volume dredged or fill material to be placed waterward of the ordinary high water mark (BOTH TEMPORARY AND PERMANENT)?	<u><35,000</u> (cubic yards)
b. Will fill be placed in wetlands? <u>yes</u> If yes, area: <u>3.19, PERM</u> (acres) Type of fill material: <u>clean gravel, topsoil, pvc</u> <u>1.41 acres of pond fill. 1.37 acres would be temporarily filled.</u>	(i.e. sand, rock, clay, concrete, etc.)
c. Will dredging be required waterward of the ordinary high water mark or in wetlands? <u>Yes</u> If yes, volume <u><7,000</u> (cubic yards)	
d. Type of dredged material: <u>Silt loam soil, gravel</u>	
e. Disposal site for dredged material: <u>Upland areas.</u>	Method of dredging: <u>Hydraulic excavator and dump truck.</u>
f. Method to control turbidity and sedimentation: <u>In addition to silt fence, construction would be done when surface water is low, if possible.</u>	
g. Is project located in a mapped floodway? <u>No</u> If yes, complete the Engineering "No-Rise" certification form.	

- 8.a. Purpose and intended use: Commercial _____ Public _____ Private ☒ Other _____ Describe _____
- b. Reason for project: home development, creek restoration and creation
9. Proposed Starting Date January 2009 Estimated Duration 2 years
10. List portions of the project that are complete with month and year of completion Grading of some interior roads, ongoing
Label this work on your drawings.

11. Names, addresses, and telephone numbers of all adjoining property owners, lessees, etc.

See Exhibit A.

☐ Check here if the alteration is located on endowment lands administered by the Idaho Department of Lands

12. LEGAL OWNER IF OTHER THAN APPLICANT

- a. Name See Exhibit B. d. Phone Work () _____
- b. Mailing Address _____ Home () _____
- c. City, State, Zip Code _____

13. List applications, approvals, or certifications from other Federal, state, or local agencies for work described in this application.

Issuing Agency	Type of Approval	Identification No.	Date of Application	Date of Approval
<u>See Exhibit C.</u>				

14. Has any agency denied approval for the proposed activity? Yes _____ No ☒ (If "Yes" explain)

15. Other comments/information:

A compensatory mitigation plan will be submitted under separate cover. A summary of fill and excavation activities is included.

This is a modification of the original permit to include the homeowner's association as co-applicant.

16. Application is hereby made for a permit or permits to authorize the activities described herein. I certify that I am familiar with the information contained in this application, and that to the best of my knowledge and belief, such information is true, complete, and accurate. I further certify that I possess the authority to undertake the proposed activities. I hereby grant to the agencies to which this application is made, the right to come upon the above-described location to inspect the proposed and completed work.

[Signature]
Signature of Applicant (ORIGINAL SIGNATURE REQUIRED)

C. Lloyd Mahaffey/Erik Oas
Printed Name

12-15-09 / 12-15-09
Date

17. If you wish to designate an authorized agent, complete Item 4, Item 16 and the following information.

I hereby designate _____ to act as my agent in matters related to this permit application. I understand that if a Federal permit is issued, I must sign the permit.

Original Signature of Authorized Agent	Date	Original Signature of Applicant	Date

18 U.S.C. Section 1001 provides that: Whoever, in any manner within the jurisdiction of any department or agency of the United States knowingly falsifies, conceals, or covers up by any trick, scheme, or device a material fact or makes any false, fictitious, or fraudulent statements or representations or makes or uses any false writing or document knowing same to contain any false, fictitious, or fraudulent statement or entry, shall be fined not more than \$10,000 or imprisoned not more than 5 years or both.

DO NOT SEND CORPS PROCESSING FEE WITH APPLICATION

SEND IDAHO DEPARTMENT OF WATER RESOURCES OR IDAHO DEPARTMENT OF LANDS FILING FEE WITH APPLICATION

Fills on Wetland, Open Water, and Jurisdictional Channels, S.F. Landing Phase 2

Public Notice Map Reference	Wetland ID	Delineation Area	Purpose	IDWR Jurisdiction	Linear Ft.	Acres	Volume, cu.yds.
Fill 1-Sheet #3	PEM1A-1	Charters Ranch	road fill - culvert	No	90	0.30	1681
Fill 2-Sheet #4	PEM1C-3- Charters Creek	Charters Ranch	road fill - culvert	Yes	55	0.02	90
Fill 3-Sheet #4	PEM1C-3- Charters Creek	Charters Ranch	upgrade existing culvert	Yes	48	0.01	65
Fill 4-Sheet #5	PEM1C3-4, PEM1A2	Charters Ranch	lot fill	Yes	1091	1.18	5706
Fill 5 - Sheet #5	PEM1A-2	Charters Ranch	stream creation	Yes	320	0.02	40
Fill 6 - Sheet #6	PEM1A-2, PEM1C-5	Charters Ranch	stream creation	No	170	0.04	65
Fill 7-Sheet #7	PEM1A-2	Charters Ranch	road fill	No		0.01	87
Fill 8-Sheet #5	PEM1A-2	Charters Ranch	lot fill	No		0.86	5522
Fill 9-Sheet #5	POW	Charters Ranch	lot fill	No		0.56	7262
Fill 11-Sheet #7	R2RB	Charters Ranch	road fill	No	295	0.07	237
Fill 12-Sheet #7	R2RB	Charters Ranch	road & lot fill	No	812	0.38	1218
Fill 13 -Sheet #5	POW	Charters Ranch	lot fill	No		0.85	10981
Fill 14 - Sheet #6	PEM1A2	Charters Ranch	road fill - culvert	No	50	0.19	620
Fill 15- Sheet #7	R2RB	Charters Ranch	lot fill	No	191	0.06	209
Fill 16-Sheet #8	PSS1F/PUB1H- Coski Ck.	Freedom Ranch	creek plug/control	Yes		0.00	34
Fill 17 - Sheet #9	PSS1J-2	Charters Ranch	stream creation, restoration	No	1040	0.03	1000
Fill 18 -	PSS1J-1	Freedom Ranch	transition pond	No	15	0.01	7
			Total wetland		4162	3.19	16582
			Total, including open water		3122	4.60	34819

Excavation of Wetland, S.F. Landing, Phase 2

Map Reference	Wetland ID	Delineation Area	Purpose			Acres	Volume
Exc1 - Sheet #4	PEM1C-3- Charters Creek	Charters Ranch	pond	Yes	100	0.10	2447
Exc2 - Sheet #5	PEM1C-4	Charters Ranch	pond	No		1.26	4050
Exc3 - Sheet #2	PEM1C-3-Coski Ck.	Charters Ranch	pond	Yes	266	0.01	43
			Total			1.37	6539

Temporary Fill Impacts

Map Reference	Wetland ID	Delineation Area	Purpose	IDWR Jurisdiction	Linear Ft.	Acres	Volume
Fill10t-Sheet #7	PEM1A-2	Charters Ranch	buried pipe, temp.	No	300	0.02	113
Fill 17t - Sheet #9	PSS1J-2	Charters Ranch	stream creation, restoration	No	1040	0.27	439
			Total		1340	0.29	552.3333

BACKGROUND AND JUSTIFICATION FOR WETLAND IMPACTS

Southfork Landing is an 868 acre, conservation oriented, planned unit development located in Boise County near the unincorporated area of Garden Valley. There has been a considerable planning effort expended to develop a beautiful residential community in this pristine setting, maintaining a concerted sensitivity to the property's unique character. The property is nestled along 3.5 miles of the South Fork of the Payette River's south shore. The majority of the property extends along the west side of the Alder Creek Bridge, but a small portion of the property is also located on the east side of Alder Creek Bridge. Past uses of the property have been primarily cattle ranching and limited agriculture practices.

The design for Southfork Landing was developed with 4 conservation goals in mind:

- Protect the South Fork of the Payette River, the wildlife, and the native vegetation
- Create a community that is synergistic with the environment, taking advantage of the natural beauty and improving areas that have been damaged through agricultural practices over the past decades.
- Develop a higher quality fishing experience through the development of privately managed streams and habitat improvements along the South Fork's river banks within the project
- Maintain and improve, where possible, the delineated wetlands existing on site

With these goals as a foundation, a master plan has been developed for Southfork Landing that includes a conservation corridor ranging from 100' to 200' along the entire length of the river. This corridor shall be protected from all development and encroachment in perpetuity. In addition to the conservation corridor along the river, the plan for Southfork Landing designates approximately 55 acres of delineated wetlands to be saved and protected in its natural state. Further, the master plan has been developed with approximately 420 acres of migration corridors and improved habitat for both deer and elk. These corridors also provide nice separation between residential lots, creating a tremendous rural feel. Fish habitat will be promoted within the proposed streams and ponds, and several river bank restoration projects are planned for both beautification and mitigation purposes. This work shall be in accordance with the Army Corps of Engineers requirements. The wetlands and the majority of the open space will be placed into conservation easements that shall be established by the developer.

Wetland delineation for the 868 acre Southfork Landing project was completed in November of 2005. Utilizing this delineation plan along with other site analyses, a master plan was developed and submitted to Boise County for both preliminary and final PUD approvals. In developing the master plan, avoidance of the wetlands was a top priority. While the design required several crossings of wetlands and some proposed ponds overlapped with the existing wetlands, avoidance of the majority of wetland areas on site was achieved.

During the master planning and PUD process with Boise County, it was made clear that the plan for the commercial area was extremely conceptual and that this area would be

modified to best serve the community as the project progressed with a focus on accommodating pedestrians and cyclists. Recently, a more detailed design process for the lodge and commercial area was undertaken. There were two main issues that needed to be addressed during this redesign. First was the need to make the lodge smaller in order to address public concerns about the size of the proposed and approved 50-room lodge. Second was the desire to better connect the existing historic mansion with the lodge and commercial area. Due to terrain, county design guidelines, and the need to provide adequate fire access to the mansion, complete avoidance of all wetlands was not possible.

With approximately 60% of the property remaining as protected, open, or common space for conservation purposes, the developer believes that its goal of an integrated, environmentally sensitive community will be met; however, this conservation approach has created challenges in the placement of both residential lots and the commercial area. Rather than take a more traditional approach of placing lots along the SF Payette River, this design creates "fingers" or rows of lots that are aligned perpendicular to the river. With the open space corridors in place, this configuration allows all lots in the main meadow to enjoy unimpeded views in all directions, and provides easy access to the river. This "finger" approach also allowed almost no impact to the one of the largest wetland areas on the site located west of the western most "finger"

As stated earlier, the goal for this design is to create a community and a successful community needs an activity center or gathering area. The proposed commercial area is tied to the historic mansion located on the site. Great care is being taken to protect and restore this mansion to its original condition. In turn it will be utilized as a small but important gathering place, surrounded by other planned facilities that will accommodate a central lodge and clubhouse along with some other commercial and community facilities.

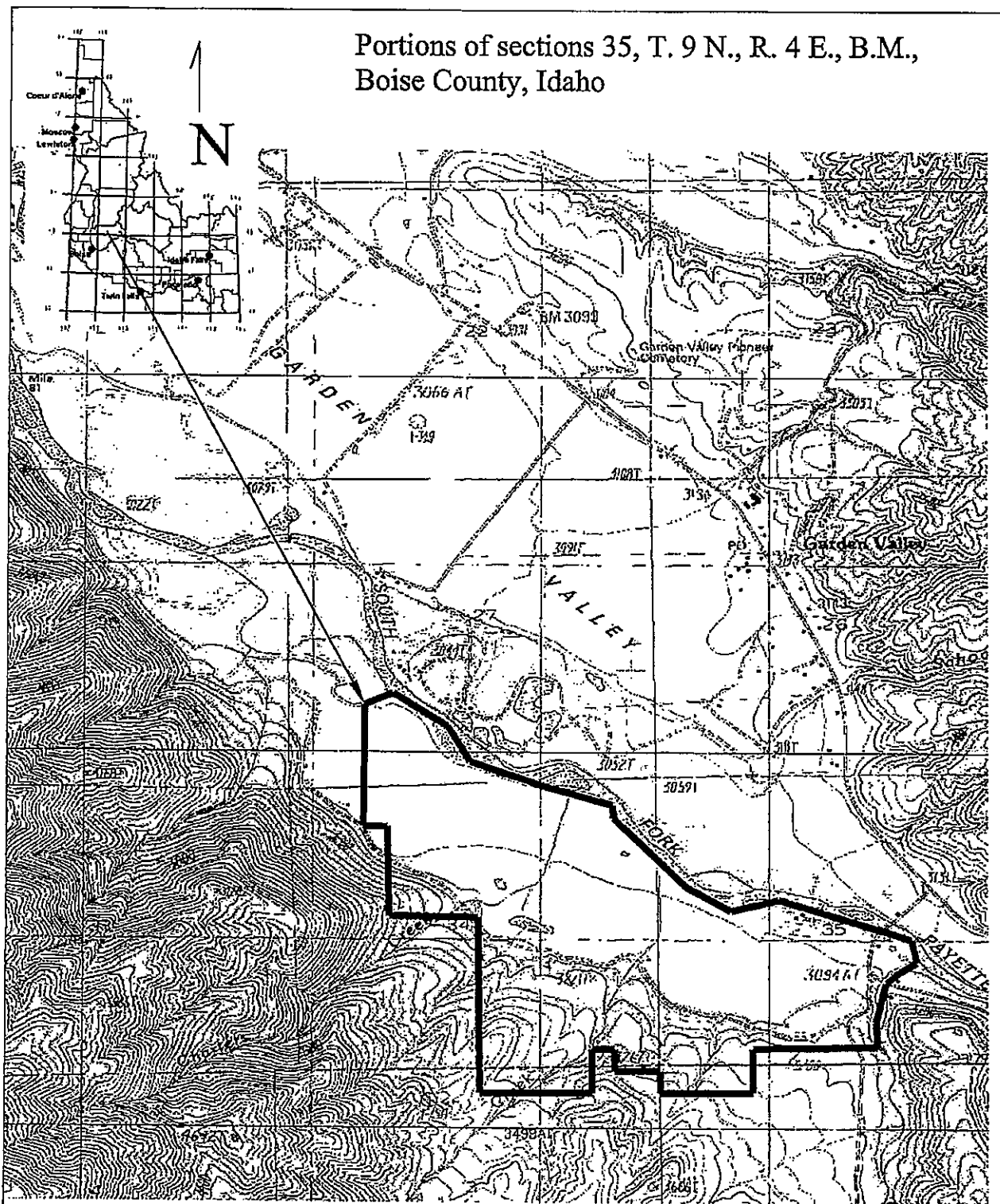
The mansion is located on top of a hill next to the Charters Creek drainage, which flows past the mansion and into a scarred section of the meadow below. This area below the mansion is an ideal spot for the commercial facilities for several reasons. First, the two main roads which travel from east to west funnel into this area. Second, it is in immediate proximity to the historic mansion, a critical part of the theme for Southfork Landing as well as a historic structure for which the developers are committed to protect and implement. Third, this location is the geographic center of the project, allowing easy access by all residents of the community. Finally, due to the tremendous amount of preserved area and open space, locations for this commercial area were extremely limited without going to great measures to remove timber and create huge excavation scars on adjacent hillsides.

Several design concepts were explored for the lodge and commercial areas. As water amenities for irrigation, aesthetic and habitat purposes are key components of this project, a large pond system has been implemented throughout the design. The lodge area is no exception to this idea. A large pond has been incorporated into the community center capturing water from Charters Creek and continuing distribution to the existing wetland areas moving from south to north. Different configurations of this pond were explored.

An integrated pond creates the most aesthetic value to this area, providing recreational opportunities as well as being a visual amenity.

Avoidance was sought after in all cases; however, the majority of wetland areas that are being affected by this proposed design have been created through irrigating practices and through the failure of an old earthen dam. A former landowner built a pond into which the creek flowed and exited at a point determined by the landowner. The north levy collapsed and the creek found a path around the levy. The current route is not the natural route. These areas through development will be greatly improved, developing a commercial center that will be maintaining wetlands where possible and implementing new water amenities throughout.

In summary, an extreme amount of forethought and planning have gone into the design of this project. In designing the master plan, avoidance of wetlands was a top priority. Of the 60 acres of delineated wetlands, 55.3 acres are earmarked to remain undisturbed. We appreciate your attention to these matters.



Southfork Landing
Vicinity Map

File No. NWW-052100186
Dynamis Group, LP
South Fork Payette River
Boise Co., Idaho
Sheet 1 of 12

PLAN
VIEW



 PSS11-2 Existing wetland

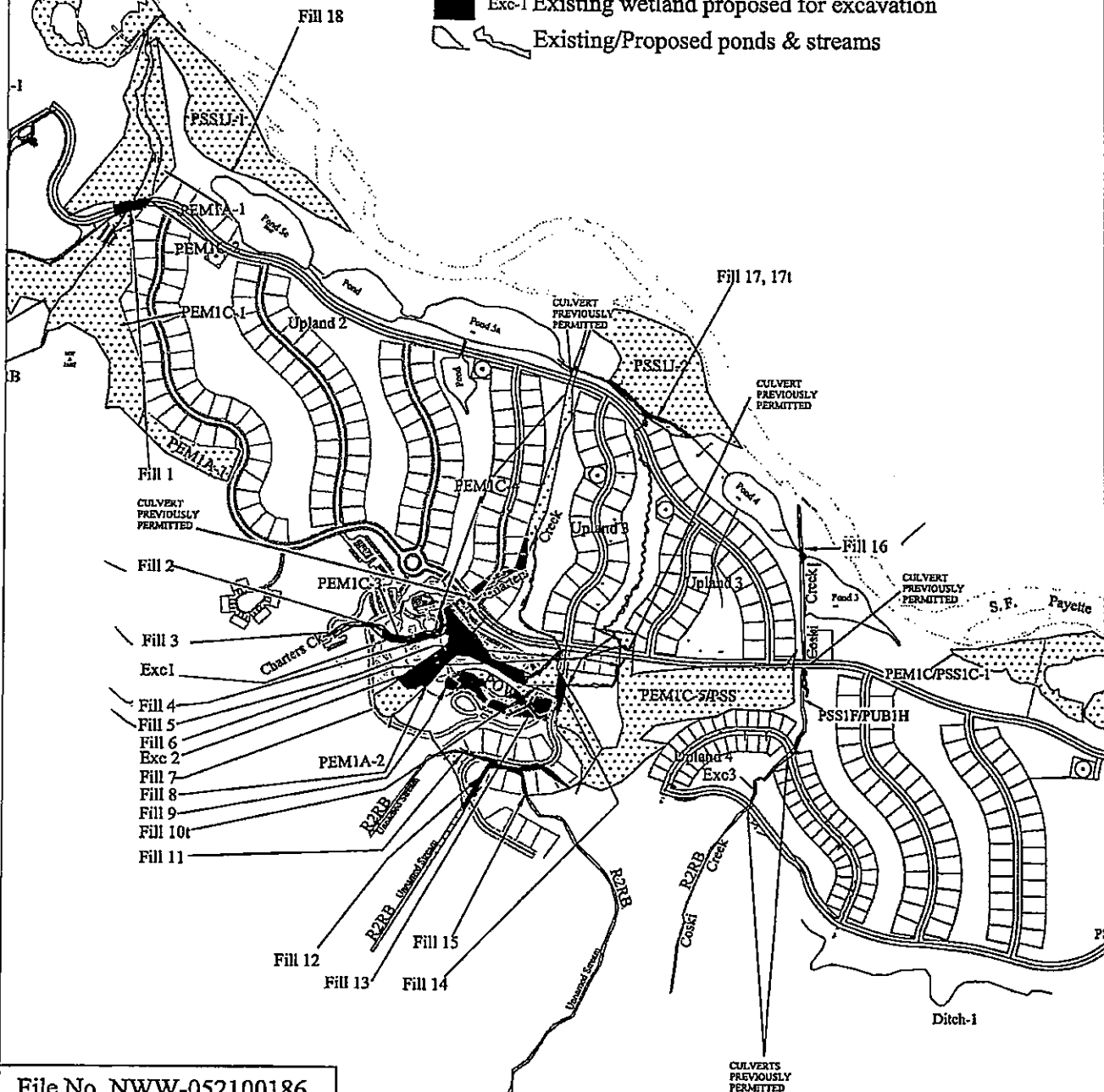
Fill 1	Proposed Fill
1	1
2	2
3	3
4	4
5	5
6	6
7	7
8	8
9	9
10	10
11	11
12	12
13	13
14	14
15	15
16	16
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79	79
80	80
81	81
82	82
83	83
84	84
85	85
86	86
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89	89
90	90
91	91
92	92
93	93
94	94
95	95
96	96
97	97
98	98
99	99
100	100

Fill 18(t) Temporary Fill

Exc-1 Existing wetland proposed for excavation



Existing/Proposed ponds & streams

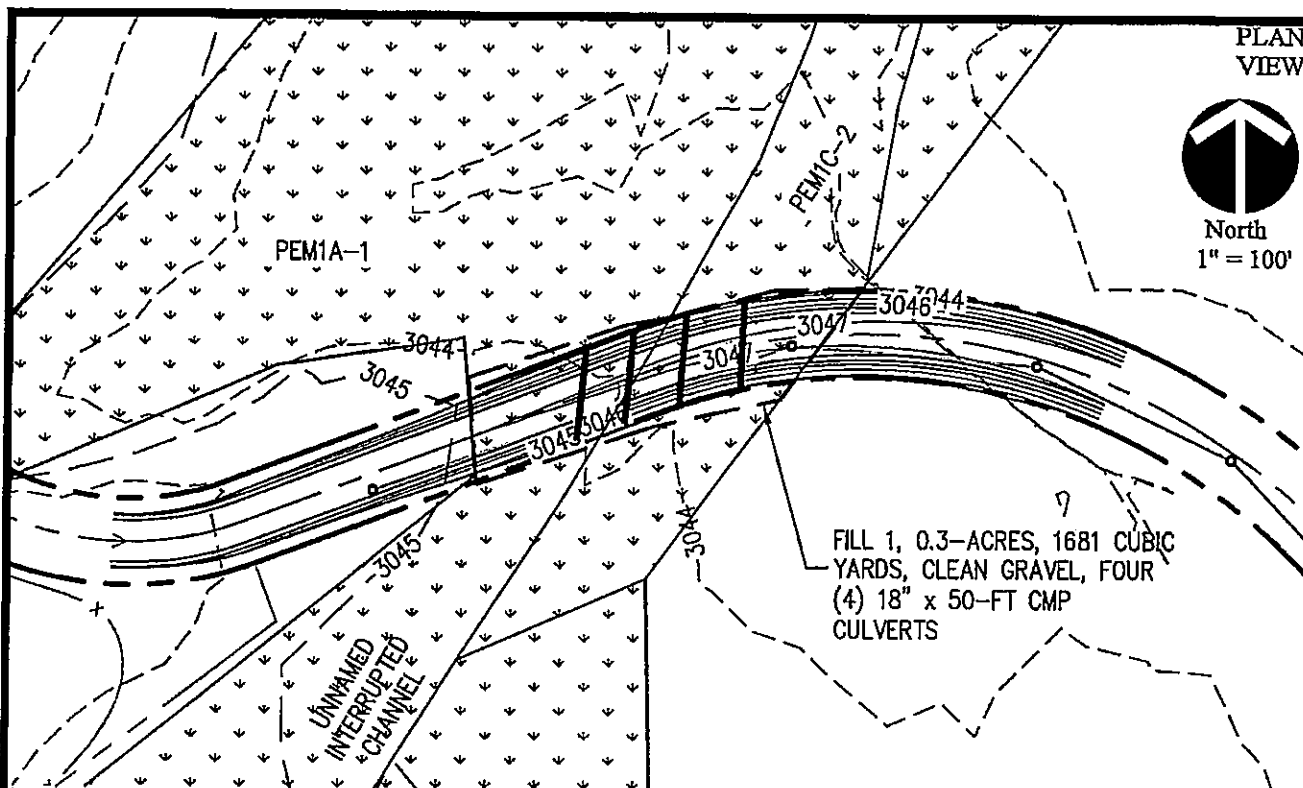


File No. NWW-052100186
Dynamis Group, LP
South Fork Payette River
Boise Co., Idaho
November 12, 2008
Sheet 2 of 12

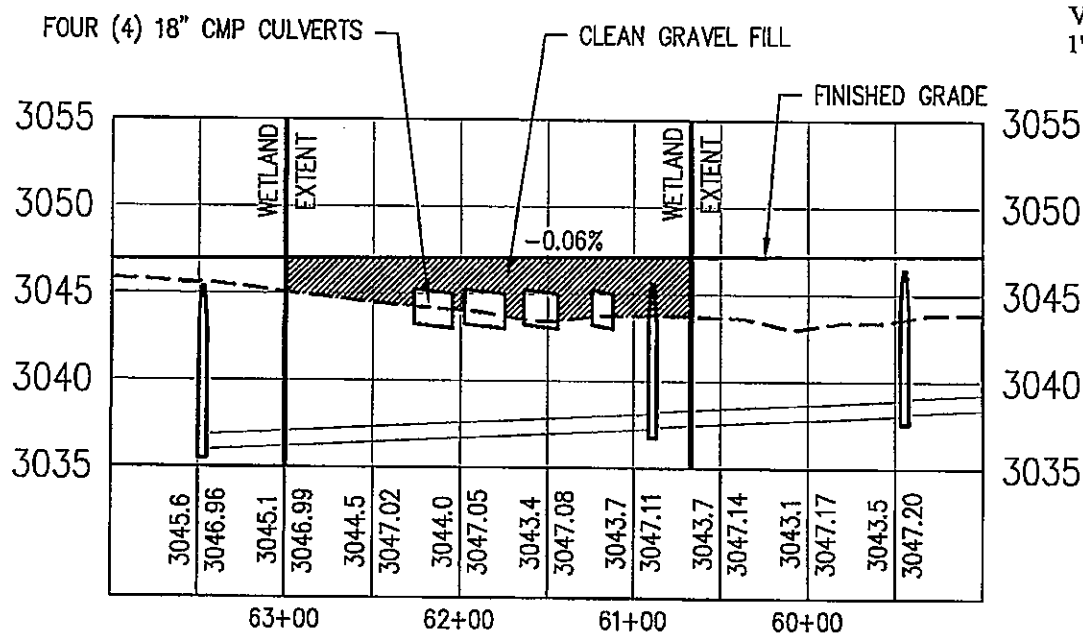
PLAN
VIEW



North
1" = 100'



SECTION
VIEW
1" = 100'



Legend

Existing wetland FILL

File No. NWW-052100186
Dynamis Group, LP
South Fork Payette River
Boise Co., Idaho
Sheet 3 of 12



North
1" = 60'

Fill 2. 0.02 acres, 90 cy,
CMP Arch Culvert, clean
gravel.

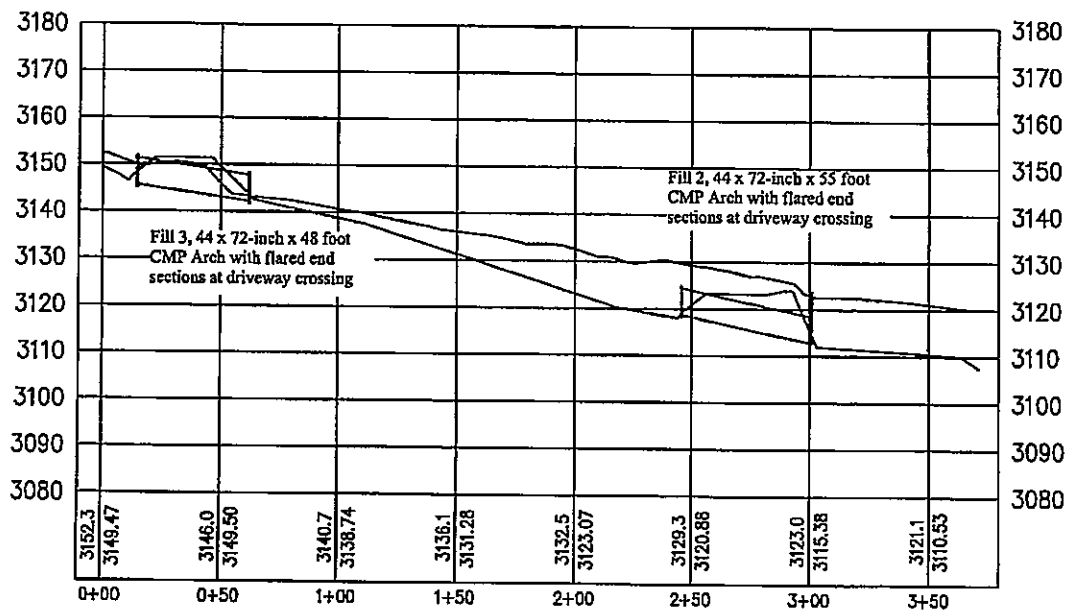
Fill 3. 0.01 acres, 65 cy,
CMP Arch Culvert, clean
gravel.

Exc 1, 0.10
acres, 2447 cy.

PLAN
VIEW

Proposed
Pond

CHARTERS CREEK PROFILE

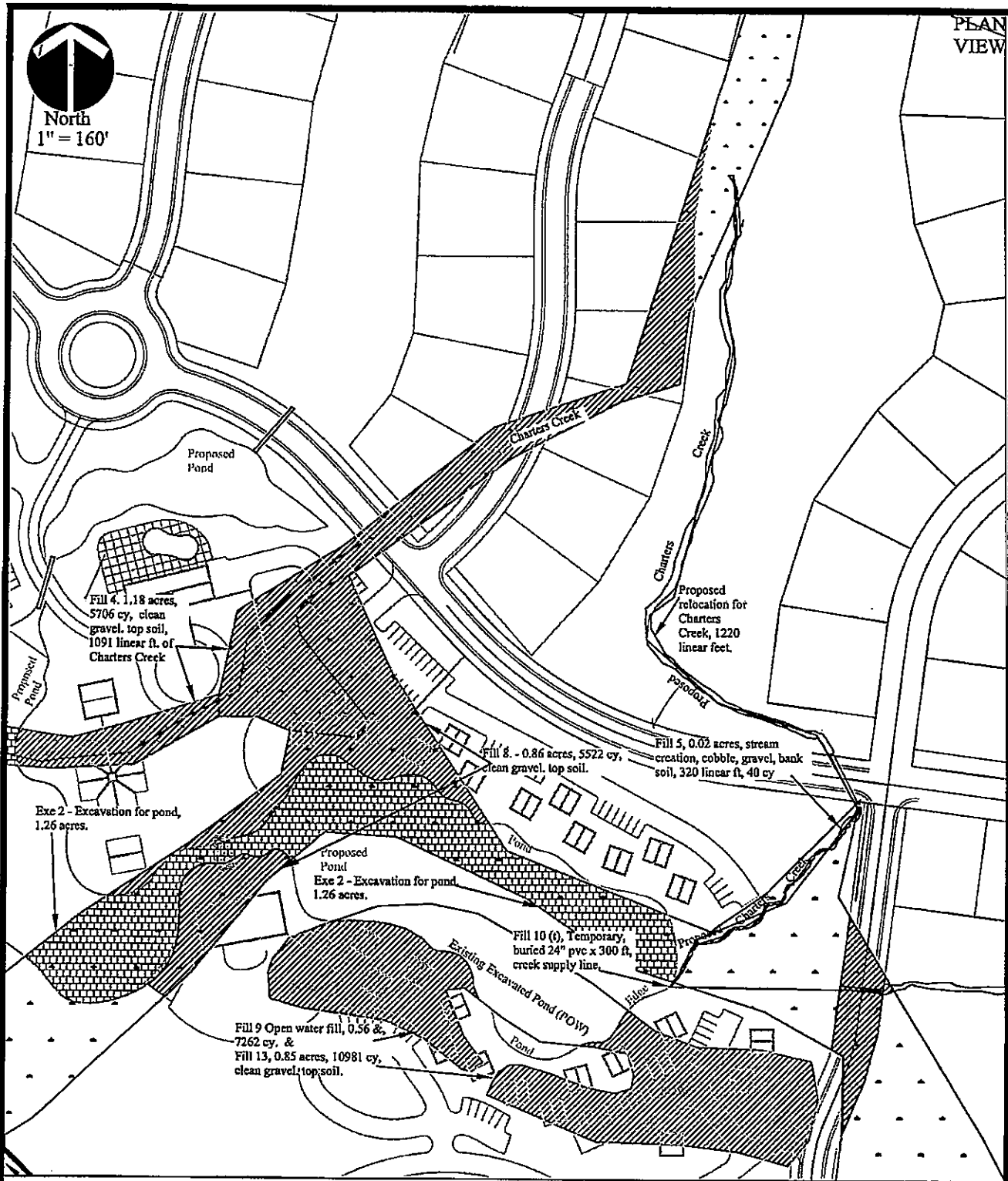


Legend

- Existing wetland
- Proposed Fill
- Exc-1 Existing wetland proposed for excavation
- Proposed ponds/streams

File No. NWW-052100186
Dynamis Group, LP
South Fork Payette River
Boise Co., Idaho
Sheet 4 of 12

PLAN
VIEW



Legend

- Existing wetland
- Fill
- Proposed Fill
- Exc-1 Existing wetland proposed for excavation
- Proposed ponds/streams

File No. NWW-052100186
Dynamis Group, LP
South Fork Payette River
Boise Co., Idaho
Sheet 5 of 12

PLAN
VIEW



North
1" = 100'

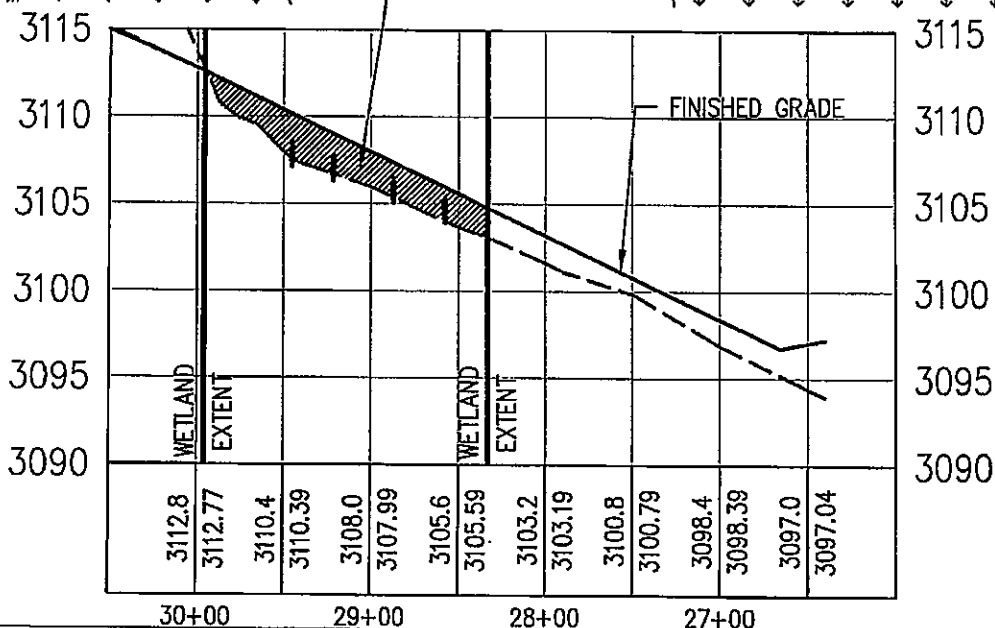
FILL 6, 0.04 AC, STREAM
CREATION, COBBLE, GRAVEL,
BANK SOIL, 170-LF, 65-CY

CULVERT PREVIOUSLY
PERMITTED

FOUR (4) 18" CMP CULVERTS

FILL 14, 0.19-AC, 620-CY
GEOTEXTILE LINED GRAVEL TO
MAINTAIN GROUND-WATER
MOVEMENT

ROAD PRISM APPROX. 4-FT IN DEPTH x 30-FT.
GRAVEL FILL WRAPPED IN GEOTEXTILE TO
PROMOTE GROUNDWATER FLOW. BOTTOM OF
TRENCH SEALED WITH CLAY IF NEEDED.



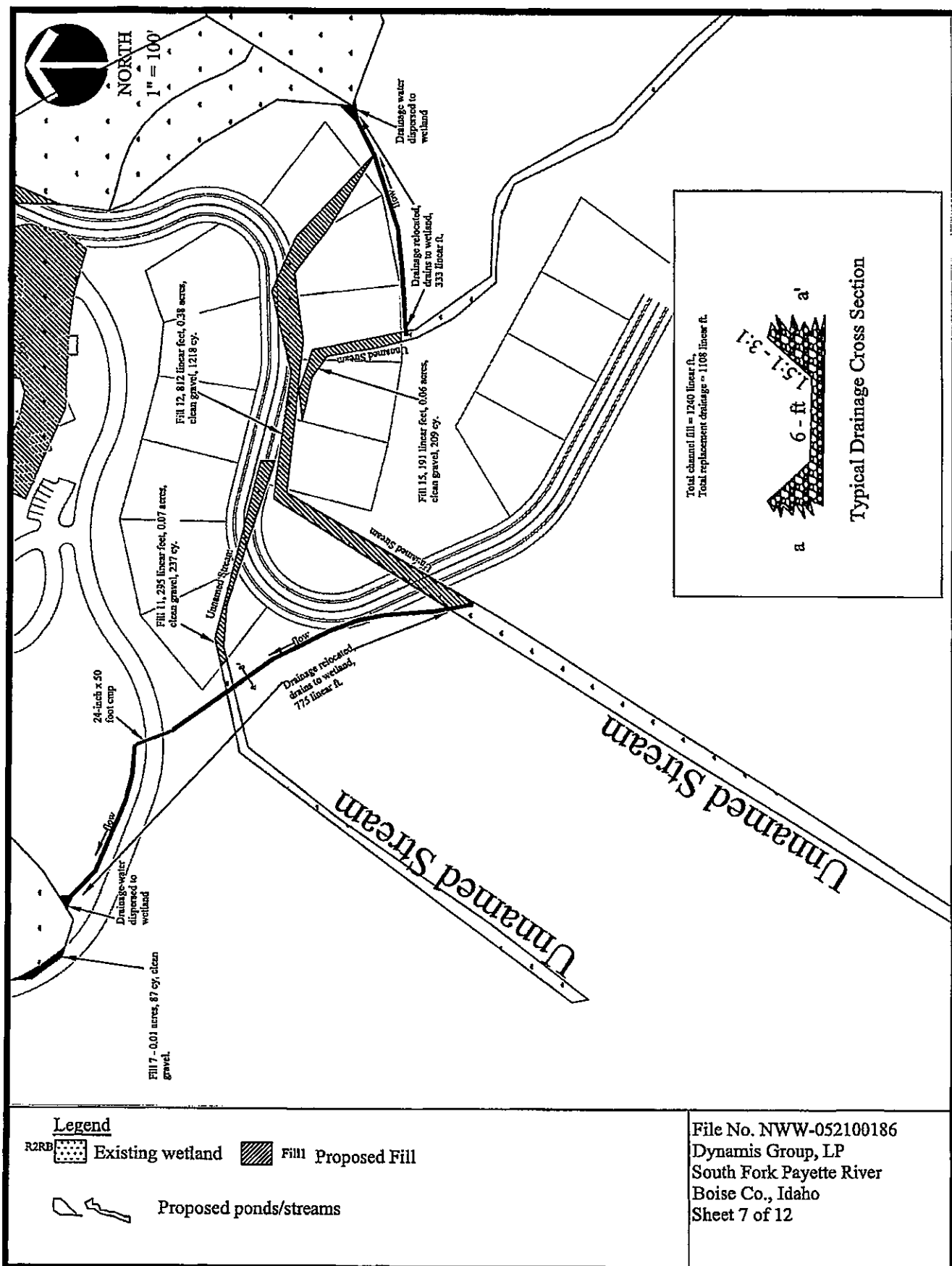
SECTION
VIEW
1" = 100'

Legend

Existing wetland FILL

Proposed ponds/streams

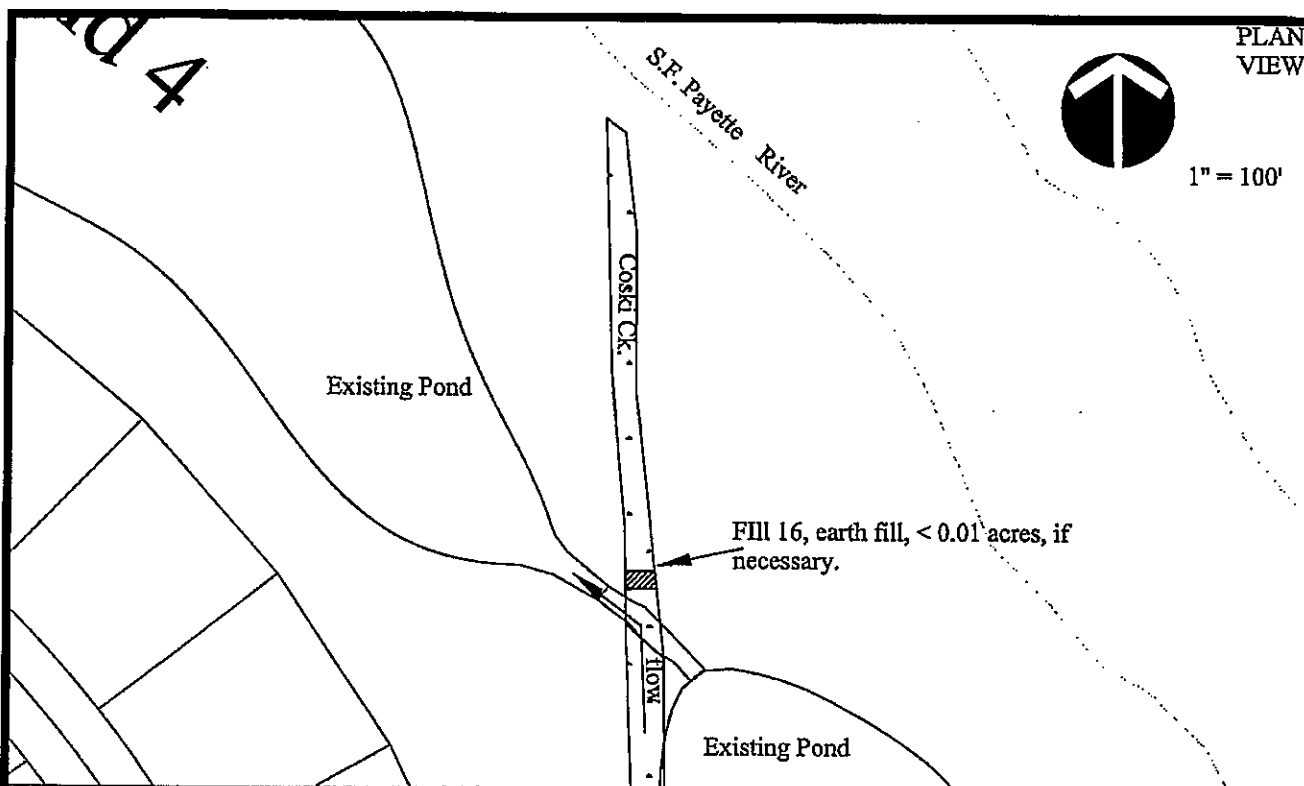
File No. NWW-052100186
Dynamis Group, LP
South Fork Payette River
Boise Co., Idaho
Sheet 6 of 12



PLAN
VIEW



1" = 100'

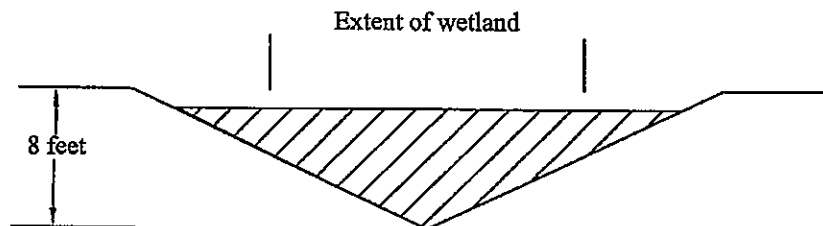


The use of a control will be determined after discussions with Idaho Fish and Game and Idaho Department of Water Resources.

SECTION
VIEW

1" = 10'

Fill material will be clean earth fill, gravel, geotextile, clay and riprap.



Existing wetland Proposed Fill

Proposed ponds/streams

File No. NWW-052100186
Dynamis Group, LP
South Fork Payette River
Boise Co., Idaho
Sheet 8 of 12

PLAN
VIEW

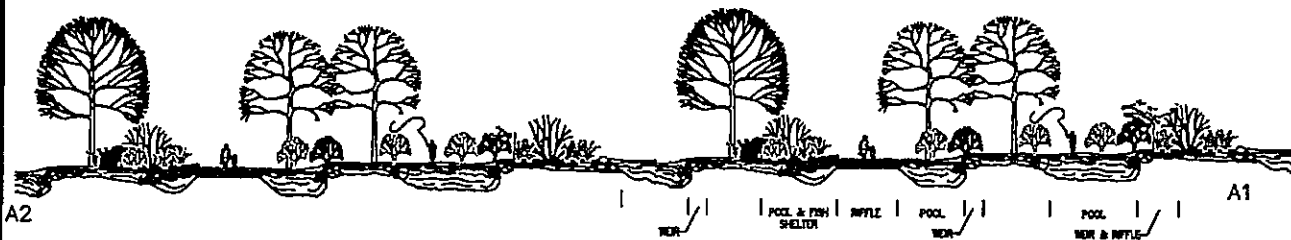
Fill 17, 0.03 acres,
1040 linear ft., cobble,
gravel, woody debris
for creek,
Fill 17t, 0.27 acres,
vegetation material
existing soil for
adjacent floodplain.



Trees & shrubs in existing wetland zone are not dense
and are currently regenerating due to grazing removal.
Creek would be located to avoid disturbing shrubs
wherever possible. Banks of the creek would be
planted with native pole stock taken from the site.

1" = 50'

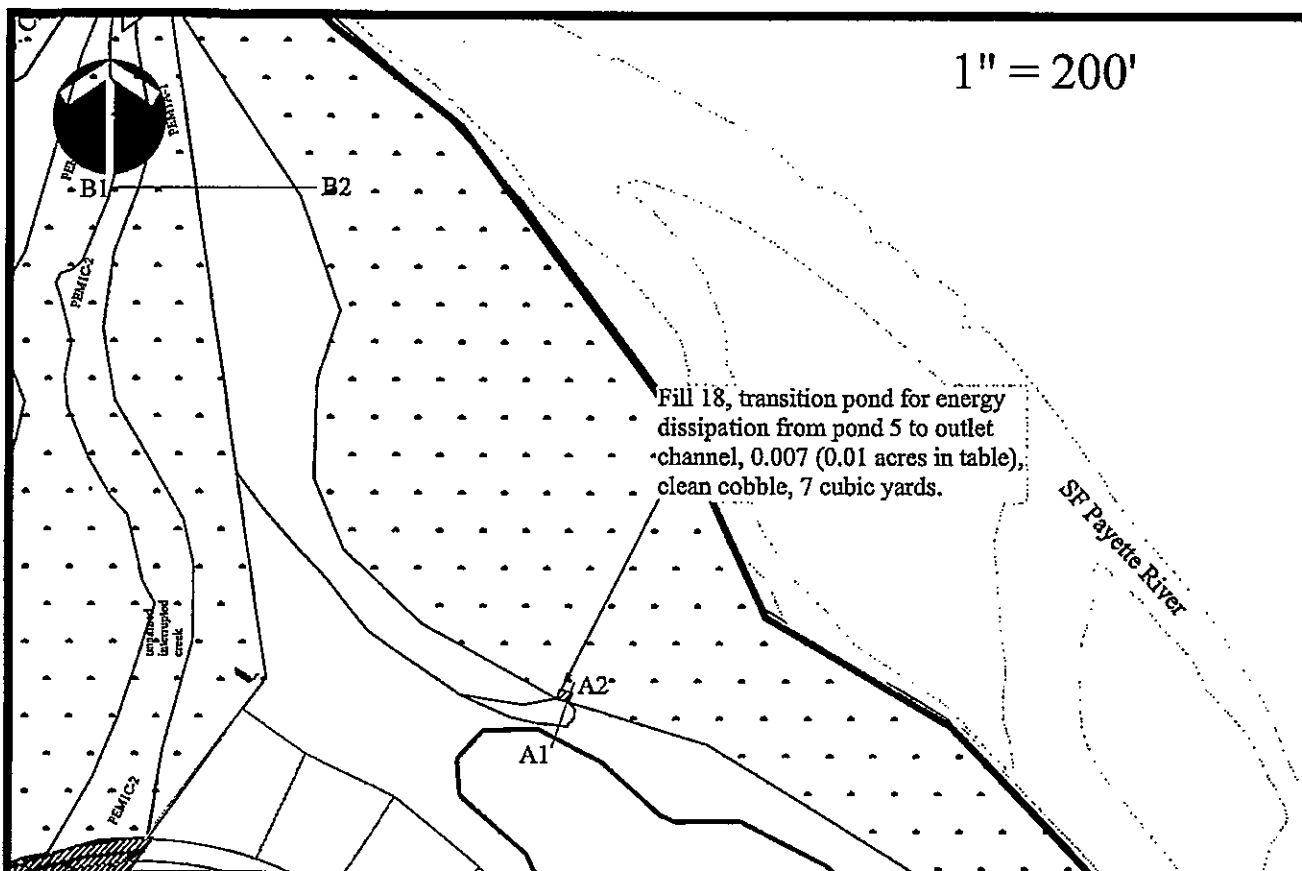
The grade through this zone would be approximately 0.3 percent and would
steepen to as much as 0.7 percent between A2 and pond 5a.



TYPICAL MITIGATION PROFILE VIEW

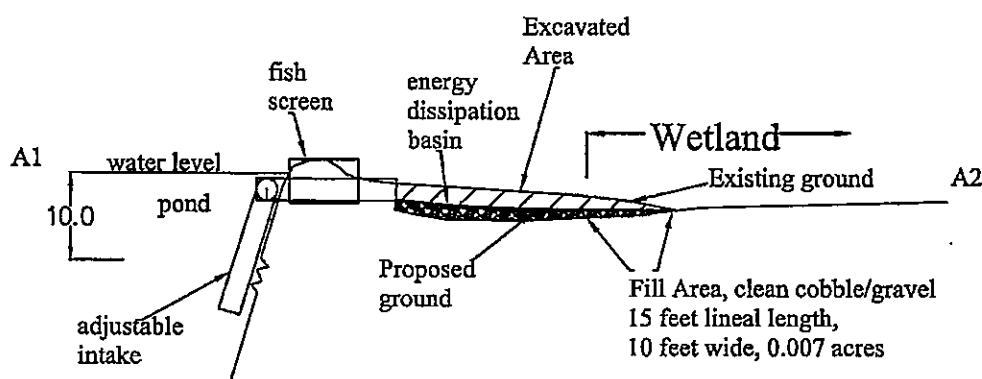
- Fill 18t Proposed Temporary Fill
- Existing wetland
- Fill 18 Proposed Fill
- Proposed ponds/streams

File No. NWW-052100186
Dynamis Group, LP
South Fork Payette River
Boise Co., Idaho
Sheet 9 of 12



1" = 20 feet

Note: Fish screen & inlet designs are not completed.



Pond outlet, fish screen, transition basin

Existing wetland

Fill 18 Proposed Fill

Proposed ponds/streams

File No. NWW-052100186
Dynamis Group, LP
South Fork Payette River
Boise Co., Idaho
11/12/2008
Sheet 10 of 12

Proposed Mitigation

PLAN
VIEW



North

400 feet

LEGEND



PSS17-2
Existing wetland



Existing/Proposed ponds & streams



404 Permit Mitigation Site, Supplement 2

Mitigation Site
2-3, Supplement 2,
1.62 acres

Mitigation Site 2-5,
Supplement 2,
2.45 acres

Mitigation Site 2-4,
Supplement 2
1.34 acres

Mitigation Site 2-1,
replaces previously
permitted Site 1-1,
1.56 acres.

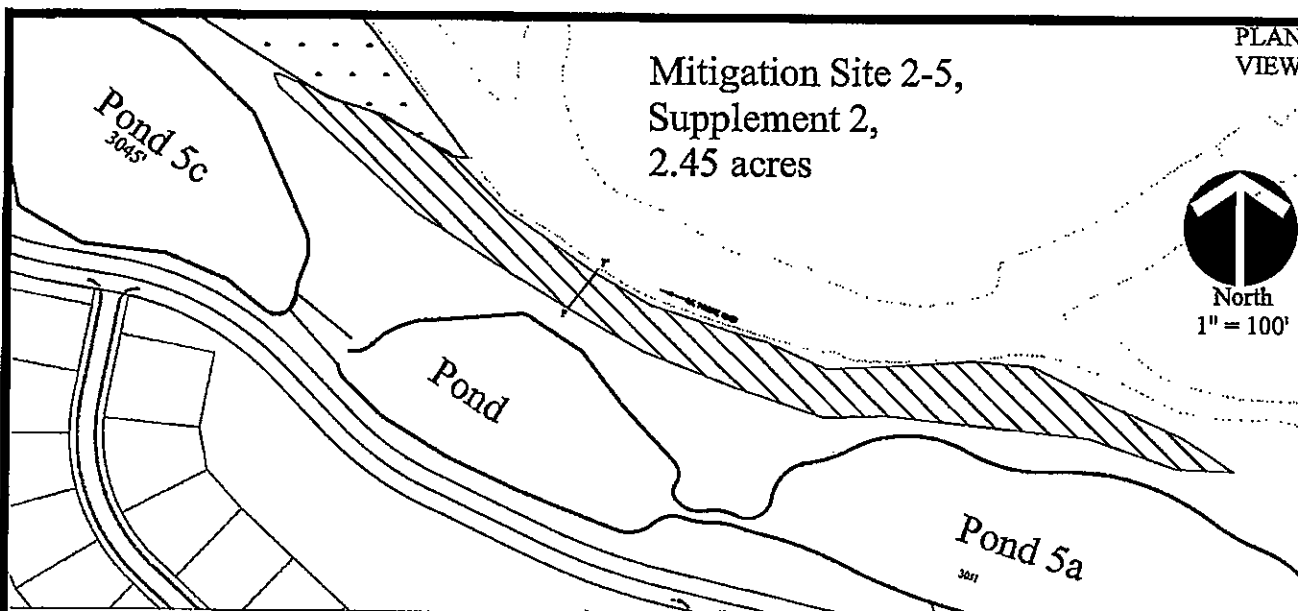
Mitigation Site 2-6,
Supplement 2
1.29 acres

Mitigation Site 2-2,
Supplement 2,
2.94 acres

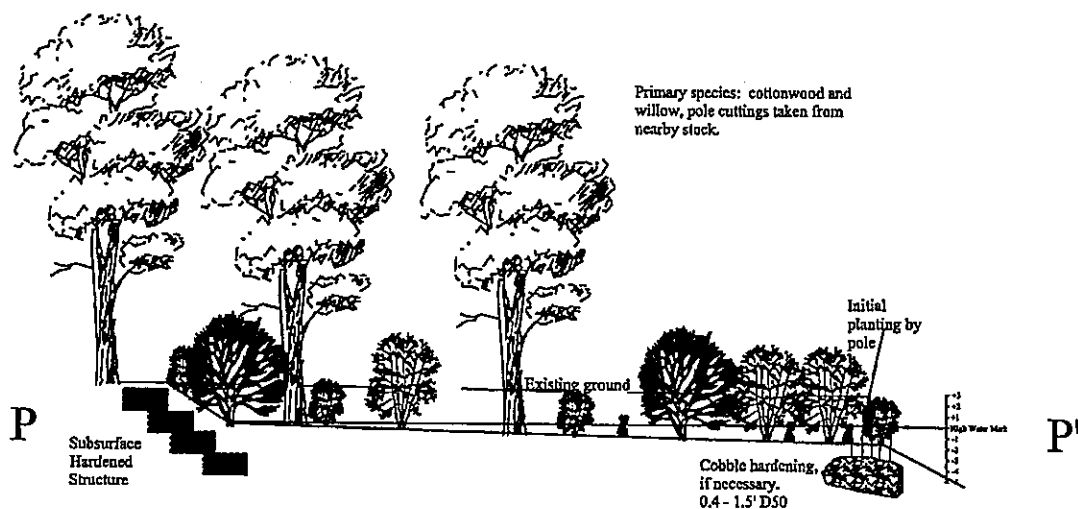
File No. NWW-052100186
Dynamis Group, LP
South Fork Payette River
Boise Co., Idaho
11/12/2008
Sheet 11 of 12

PLAN
VIEW

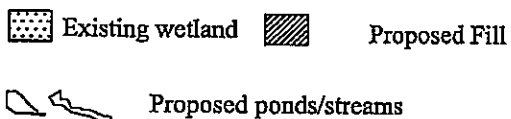
Mitigation Site 2-5,
Supplement 2,
2.45 acres



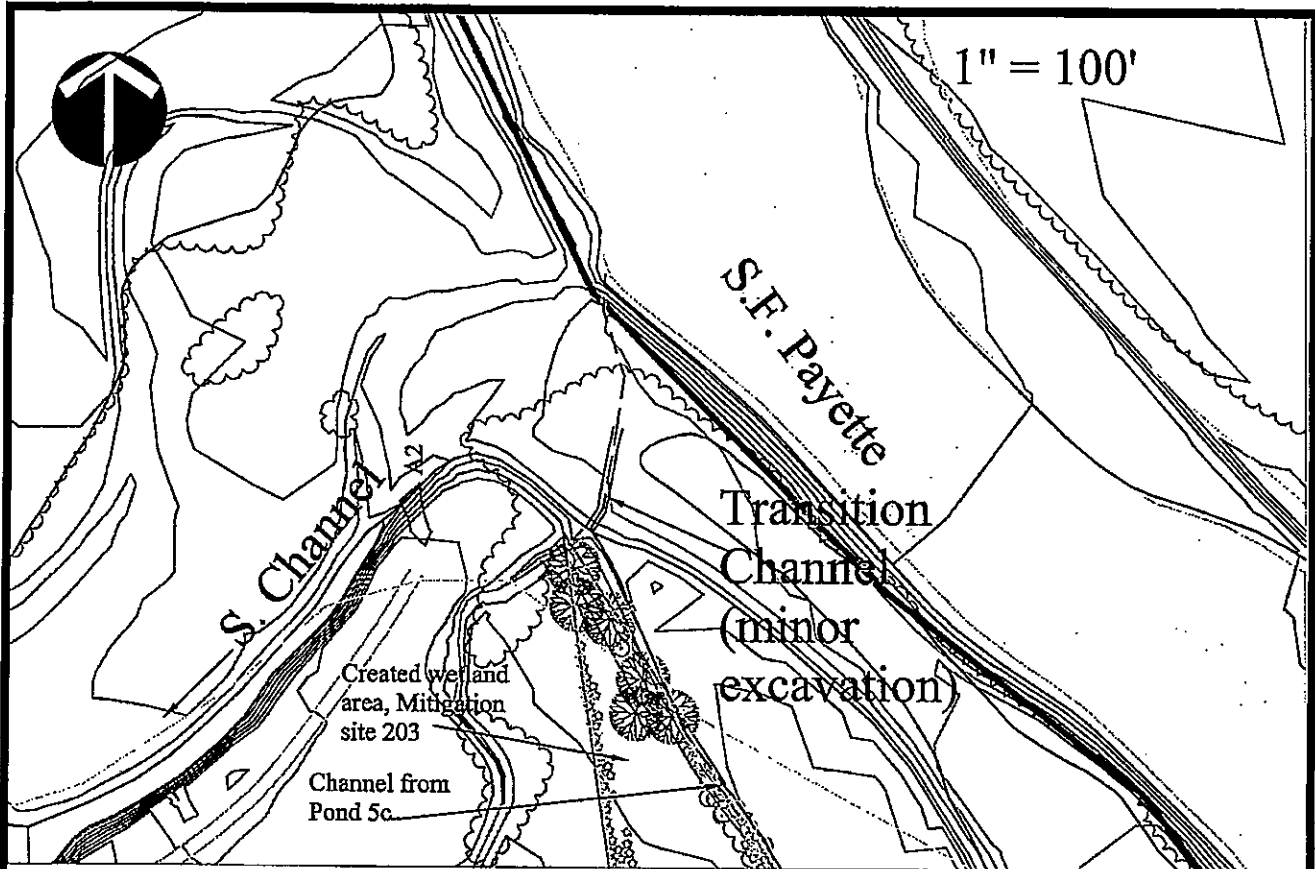
1 inch = 16 feet



Typical S.F. Payette River Wetland Restoration and Bank Stabilization



File No. NWW-052100186
Dynamis Group, LP
South Fork Payette River
Boise Co., Idaho
Sheet 12 of 12



A transition channel would be excavated to deliver water to the S.F. Payette and bypassing the South Channel. There is an existing channel coming from the southwest that historically extended to the S.F. Payette that would need to be entered from the created wetland area requiring some minor excavation (< 10 cy) to provide a general path for the water to flow. No material would be placed below the normal high water mark. The water would be allowed to clean out the old channel and naturally revegetate. No alteration to the South Channel would be done so water normally entering the South Channel during normal high flows would continue to do so. Additional water from the created wetland would flow to the S.F. Payette when the S. F. water elevation is lower than the transition channel water level and not to the South Channel.



Proposed ponds/streams

File No. NWW-052100186
Dynamis Group, LP
South Fork Payette River
Boise Co., Idaho
01/13/09
Sheet 13