

August 17, 2021

Mr. William E. Vaughan, AICP
City of Eagle Zoning Administrator
660 Civic Lane
Eagle, ID 83616

and

Nichoel Baird Spencer,
Director of Long Range Planning & Projects
660 Civic Lane
Eagle, ID 83616

Re: Spring Valley Planning Unit Master Plan #1 Submittal

Dear Mr. Vaughan and Ms. Baird-Spencer:

GWC Capital, LLC is pleased to submit the Spring Valley Planning Unit Master Plan #1 (“PUMP #1”) for Eagle City’s review and approval. These enclosed submittal materials are in accordance with Eagle City Code 11-4-74, Subsection C, Planning Unit Master Plan Application. The enclosed narrative and attached exhibits illustrate what portion of land within the overall Spring Valley project is included in this PUMP #1 boundary, the composition of land uses, infrastructure needed to support the proposed uses, community recreational amenities, public facilities, and phasing in which the improvements are anticipated to be completed.

This submittal structure first notes the information as requested in the Planning Unit Master Plan Application in italicized text followed by either a written explanation or reference to an exhibit graphically illustrating the requested information.

1. Project Narrative:

a) *Developer and Applicant:* GWC Capital, LLC
730 North 1500 West, Orem Utah
Attn: Brook Cole, Project Manager
801-592-6132
bcole@gwccap.com

Land Planner: Langvardt Design Group
336 West Broadway, Suite 110
Salt Lake City, UT 84101
Attn: Eric Langvardt
801-505-8090
eric@langvardtdesigngroup.com

Engineer: Alliance Consulting
2303 N. Coral Canyon Blvd, Suite 201,
Washington, UT 84780
Attn: Deloss Hammon
435-673-8060
DSH@allianceconsulting.us

b) *Ownership:*

- See attached **Exhibit A3** for the special warranty deed which includes all of the Spring Valley property in the name of GWC Capital, LLC
- See attached **Exhibit A4** for Title Insurance Report
- See attached **Exhibit A5** for Legal Description for PUMP #1 area

c) *Brief description of the project that also describes a history of previous project applications:*

- The Spring Valley project includes 6,017-acres of land located in the Eagle City foothills (see attached **Exhibit A1**). This is a comprehensive master planned community development which will be developed over a 20-to-30-year timespan and may include up to 7,160 residential units and 1,000,000 square feet of mixed-use commercial uses. The land was formally owned and entitled by M3 Eagle, LLC. The property was acquired, with an assignment of all previous Development Agreement entitlements, Community Infrastructure District entitlements, and utility provider agreements, from M3 Eagle, LLC by GWC Capital, LLC in March 2021.
- The vision for the Spring Valley project is to create a comprehensive master planned community designed to provide:
 - a variety of housing product types
 - create neighborhood and community centers that provide a variety of active and passive recreational amenities
 - mixed-use commercial areas with vertically and horizontally integrated retail, office, commercial, and residential uses
 - land for public and educational facilities
 - park and regional trail networks that are integrated into Eagle City’s overall recreational plan for the foothills area
- The Spring Valley project is divided into five (5) planning areas: Big Gulch, Northern Residential, Southern Residential, Southwestern Residential, and Highway Mixed-Use. Each is a “Planning Area,” and collectively referred to herein as “Planning Areas.” Each Planning Area’s pattern of development responds to its natural land features by locating uses and their intensity of use in appropriate locations based upon:
 - suitable topography
 - location within the overall Spring Valley project
 - proximity to existing and planned transportation and pedestrian corridors
 - creating commercial, employment, and recreational use centers centrally located within the project to enhance vehicular trip capture rates
 - providing a variety of housing, employment, and recreation options to create a true live/work environment
 - providing for regional and community open space
 - providing public facility sites for schools, police, fire, Emergency Medical Services (“EMS”), library, parks, and other civic uses

PUMP #1 includes 1,005.42 acres of land located in portions of the Big Gulch, North Residential, Southern Residential, and Southwestern Planning Areas as illustrated in **Exhibit A2**. Development with PUMP #1 includes:

- 746.60 acres in super pads/large parcels for 2,200 residential units and 150,000 square feet of mixed-use commercial space,
 - 12.10-acre parcel set aside for an elementary school, library, trail head or other public facility uses as determined by Eagle City
 - 2 potential fire, EMS or police station sites that could be up to 2 acres in size]
 - 2 potable well and 2 potable tank sites
 - 1 electrical power substation site and 1 gas service regulator station site
 - 342.48 acres of Reginal Open Space
 - 161.91 acres of Community Open Space, Trail Ways and Parks
 - Previous entitlement and approvals for the Spring Valley project completed by the previous owner (M3 Eagle, LLC) include:
 - Spring Valley Pre-Annexation Development Agreement RZ-19-06 (“PADA”), adopted by the City in November 2007
 - The Eagle City Council approved Hillside and Grading Standards (RZ- 19- 06 MOD1) on November 24, 2009
 - Community Infrastructure District amended in April 2012
 - Conditional Letter of Map Revision (“CLOMR”) from the Federal Emergency Management Agency (“FEMA”) on February 17, 2009 (An amendment was submitted in March 2013, and was approved by FEMA on November 8, 2013)
 - The overall project-wide Habitat Mitigation Plan was approved by the City Council on January 11, 2011
 - The Eagle City Council approved an amended and restated development agreement for Spring Valley (RZ- 19- 06 MOD2) on January 14, 2014, herein referred as "DA"
 - The City council approved the Spring Valley Development Standards on January 14, 2014, and by the adoption of Ordinance 710, established Eagle City Code Title 11 -15 Planned Developments, Chapter A—Spring Valley
 - The former M3 Eagle, LLC owners, initial 722.4-acre PUMP No. 1 was submitted and approved in September 2014 by Eagle City Council which included 232 acres to be immediately developed, 400 acres for future development, and 90.4 acres for a wastewater and reuse site
 - Spring Valley Subdivision No.1 Preliminary Plat (PP-06-12) was submitted and approved by Eagle City Council in November 2014 containing 217 lots (190 residential lots, 1 wastewater treatment lot, 1 domestic well, 22 common lots, and 3 future super parcel lots)
 - Spring Valley Subdivision No. 1 Preliminary Plat Extension of Time (PP-06-12) was requested and approved by City Council in November 2017
 - Spring Valley Subdivision No. 1 Preliminary Plat Extension of Time expired in November 2018
- d) *The PUMP is consistent with the existing and planned uses outlined in the PADA and the Spring Valley Master Plan. If the PUMP is not in substantial conformance with any component of the Spring Valley Master Plan, an*

amendment of the nonconforming component of the Master Plan shall be submitted contemporaneously with the PUMP application.

- The PUMP #1 conforms to and is consistent with the previously approved PADA and Spring Valley Master Plan’s vision, guiding elements, land planning, and engineering principles. There are no amendments being requested for nonconforming components. Specifically, the following Spring Valley Master Plan elements incorporated in PUMP #1’s development plan include:
 - The community’s pattern of development is anchored by a linear regional park and trailway system running the length of the Big Gulch land feature referenced herein as the “Big Gulch Trail Way”.
 - The highest intensity of uses are located in the Neighborhood Center where a mix of residential product types are located in super parcels 23-29 and mixed-use commercial uses are located in a portion of super parcels 28-29. The Neighborhood Center is located in the Big Gulch Planning Area east of Linder Road and south of Aerie Way. The intensity of residential density and product mix diversity decreases as the distance from this Neighborhood Center area increases moving westward toward Highway 16 in the Southern Planning Area and Southwest Planning Area and to the north on the hillsides in the Northern Planning area. The portion of land directly south of the Neighborhood Center, in the Southern Planning Area, adjacent to the Bureau of Land Management (“BLM”) land will be preserved as Regional and Community Open Space and contain a neighborhood park providing access to the Regional Open Space recreational trails and BLM recreational lands.
 - Distinct neighborhoods surrounding the Big Gulch Trail Way contain a variety of residential products corresponding to the natural land features and will be interconnected through a series of local streets, community, neighborhood, and pocket parks and additional trailways (where topography allows). Land located to the west of the Union Canal, in the Southwestern Planning area, is not included in PUMP #1. See **Exhibits D1-D5** for further land use designations for PUMP #1 and for the land area contained in PUMP #1 for each Planning Area.
 - The types of uses and their intensity of use/density have been located with regards to natural terrain/topography.
 - The residential densities allocated to each Planning Area and the are consistent with the overall Spring Valley targets and maximum density allowed for each Planning Area as outlined in the Development Agreement. The following table summarizes residential the residential units allocated to each Planning Area from PUMP #1 compared to the number of residential units and non-residential acres allowed in the Spring Valley Master Plan and calculates the remaining allowable density remaining for each Planning Area.

PUMP #1 Density Summary Table

		PUMP #1 Area (AC)	Maximum Density Allowed (Units)	PUMP #1 Density (Units)	Remaining Density (Units)
Southwestern Planning Area	Development Data	307.77	450	450	0
Southern Planning Area		154.01	2,109	192	1,917
Big Gulch Planning Area		267.42	3,335	1,136	2,199
Northern Planning Area		276.22	5,917	422	5,495
Totals		1,005.42	7,160	2,200	4,960

- The non-residential space located in the Neighborhood Center in the Big Gulch Planning Area on super parcels 28 and 29 contains 8.5 acres and up to 150,000 square feet. This non-residential density will include mixed-use commercial, office and retail uses. Additional non-residential space is intended to be added to this Neighborhood Center in subsequent PUMP plan going eastward in the Big Gulch planning area in future PUMP submittals.
- A portion of the Big Gulch Trail Way planned to ultimately run from State Highway 16 (SH-16) to Willow Creek Road will be completed in PUMP #1. The Big Gulch Trail Way and surrounding opens space areas will include a hierarchy of trail types and include active recreation amenities and passive open space areas. The Big Gulch Trail Way will serve as the main pedestrian mode of access connecting adjacent neighborhoods, the elementary school, trail heads, various community and neighborhood parks, and the Neighborhood Center together. The Big Gulch Trail Way is open for public use and will be owned and maintained by the Spring Valley Property Owner’s Association (“SVPOA”) until such time as either (i) Eagle City creates a regional recreation district or (ii) a recreation district is created by the Spring Valley Community Infrastructure District is. When a two regional recreational district is formed, the Big Gulch Trail Way will be dedicated to the regional recreation district. It is understood that the SVPOA will continue to provide long term financial support for operation and maintenance of regional recreation district facilities proportionate and commensurate with regional recreation district policies.
- There are approximately 504.39 acres of land designated as Regional Open Space and Community Open Space. This is a combination of Habitat Areas of Special Concern (HASC) preservation land, rehabilitated HASC lands, land for community, neighborhood and pocket parks, and the floodplain/riparian corridor. The overall open space provided within PUMP #1 equals 50.2% of the total land acreage in PUMP #1. This exceeds the 20% minimum requirement and the 40% open space targeted goal for the overall project.

- The PUMP #1 plan includes a variety of residential housing types including detached and attached single family, medium to large estate lots, and integrated stacked residential units in the Neighborhood Center.
 - There is one large Community Park, four Neighborhood Parks and several pocket parks in PUMP #1. These parks will be owned and maintained by the SVPOA to provide a variety of active and passive recreational spaces for the residence and guests of Spring Valley. The parks are located throughout PUMP #1 to provide convenient access to all residents that include:
 - One 21.17-acre Community Park (Parcel 17)
 - One 3.59-acre Neighborhood Park (Parcel 9)
 - One 5.71-acre Neighborhood Park (Parcel 16)
 - One 6.72-acre Neighborhood Park (Parcel 20)
 - One 3.72-acre Neighborhood Park (Parcel 27.2)
 - 5 pocket parks within individual neighborhoods of various sizes
 - 12.10 acres of land for Public Facility uses (which could include an elementary school, a library, a trail head or other uses as determined by Eagle City).
 - Two potential fire, EMS and/or police service station sites, consisting of 1 acre each, are identified and will be dedicated to either the Middleton/Star Fire District, Eagle Fire District, or Eagle City for these particular uses. Dedication of land and financial support as required in the Development Agreement to equip the fire facilities will be provided at a time when the service provider requests the parcel of land to be donated and the equipment is needed.
- e) *A tabulation of proposed residential units and non-residential acres in the Planning Unit compared to the number of units and non-residential acres allowed in the Spring Valley Master Plan and the applicable Planning Area in which the PUMP is located, including cumulative totals approved in connection with previous PUMPs. Such tabulation shall show the trend toward achieving the Planning Area requirement that fifty percent (50%) of all dwelling units in the Planning Area, sixty-five percent (65%) of all single-family detached lots less than five thousand (5,000) square feet in the Planning Area, and fifty percent (50%) of all single-family detached lots less than eight thousand (8,000) square feet in the Planning Area, will abut some form of Open Space.*
- See **Exhibit Q1** – Lot Open Space Adjacency Plan and the Lot Open Space Adjacency Table below illustrates how the proposed residential lot layouts in PUMP #1 intend to meet the Lot Open Space Adjacency trending pattern or exceed the minimum requirements.
 - Note: The lot open space adjacency calculations use the Eagle City Code and Ordinance 710 definitions for Open Space Adjacency.
 - Minimum Open Space requirements shall be recorded for each residential land use Parcel within the PUMP #1 boundary. The Master Developer will review proposed site plans, preliminary plats, and final plats to ensure that proposed percentages of lot open space adjacency trends are achieved.

Lot Open Space Adjacency Table

Total Dwelling Units	Required Overall Open Space Adjacency (%)	Required Overall Open Space Adjacency (Units)	Overall Open Space Adjacency Provided (%) in PUMP #1	Overall Open Space Adjacency Provided (Units) In PUMP #1
2,200	50.0%	1,100	73.5%	1,618
Single Family Detached Lots < 5,000 SF	Required Overall Open Space Adjacency (%)	Required Overall Open Space Adjacency (Units)	Overall Open Space Adjacency Provided (%) in PUMP #1	Overall Open Space Adjacency Provided (Units) in PUMP #1
264	65.0%	172	68.9%	182
Single Family Detached Lots < 8,000 SF	Required Overall Open Space Adjacency (%)	Required Overall Open Space Adjacency (Units)	Overall Open Space Adjacency Provided (%) in PUMP #1	Overall Open Space Adjacency Provided (Units) in PUMP #1
918	50.0%	459	66.1%	607

f) *A tabulation of the constrained (pre-mitigation) and unconstrained (post-mitigation) acreage for the PUMP and the Planning Areas.*

- See **Exhibit T** - Constrained Lands Plan and the Tables below for tabulations.

	Pre-Mitigation Floodplain Area	Post-Mitigation Floodplain Area	Pre-Mitigation Slopes >30% Area	Mitigated Slopes >30% for Development Area
Southwestern Planning Area	90.02	16.25	9.16	1.05
Southern Planning Area	7.61	5.94	17.79	0.66
Big Gulch Planning Area	49.38	10.93	11.98	2.14
Northern Planning Area	0.00	0.00	28.92	6.63
Totals	147.01	33.12	67.85	10.48

	Existing HASC Area	HASC Preserved Area	HASC Upland Rehabilitated	HASC Riparian Rehabilitated
Southwestern Planning Area	307.77	99.37	23.10	16.25
Southern Planning Area	73.22	28.41	2.05	5.94
Big Gulch Planning Area	71.01	11.70	0.00	10.93
Northern Planning Area	1.68	0.00	0.00	0.00

g) *A vicinity map at a scale approved by the Administrator showing the relationship of the PUMP to the Spring Valley Master Plan and Eagle Comprehensive Plan.*

- See **Exhibits A1-** Regional Vicinity Map and **Exhibit A2** Planning Area Vicinity Map

2. Economic Impact Analysis:

a) *An Economic Impact Analysis & Demographic Forecast, dated October 25, 2006, and revised July 2007, by Idaho Economics was provided to the City in connection with the 2007 approval of Spring Valley. Thereafter, an update to the Economic Impact Analysis shall only be required with a PUMP application if a substantial change is proposed for the Spring Valley Master Plan such as an increase in the maximum density in Spring Valley.*

- An update to the Economic Impact Analysis prepared by Zions Bank Public Finance, was provided separately to the City on April 6th, 2021. At the request of the City, an Updated Economic Impact Analysis using Eagle City's approved land use values and Fiscal Impact Tool land absorption category classification table was submitted on July 21, 2014 and is attached as **Exhibit A6** and **Exhibit A7**.
- The updated Zions Bank Public Finance will be evaluated through Eagle City's Fiscal Impact Tool.

3. Planning Unit Master Land Use Plan - See **Exhibits D1**– Overall Land Use Plan for PUMP #1 and **Exhibits D2-D5** for each individual Planning Area providing the requested information for items a, b, c, d, e, and f below.

- A land use plan on a minimum sheet size of 11" x 17" but not greater than 24" x 36" at a scale appropriate to the sheet and legible enough to read all details and containing the following:*
- The Title block should be located in the lower right-hand corner along with the date of preparation, owner's name, address and phone number, and the name, address and phone number of the person(s) or firm(s) preparing the land use plan.*
- The name of the proposed Planning Unit.*
- North arrow and the scale of the drawing.*
- Location and acreage for each development parcel within the Planning Unit. Land use districts will be identified with different colors. Superpad/large parcels may be identified on the land use plan.*
- A summary table describing the land use, number of acres and/or units for each development parcel.*

- See **Exhibit V** – Spring Valley Master Developer Parcel Inventory Map

g) *Existing and proposed arterial and collector streets,*

- See **Exhibits D1-D5** and **Exhibit F**

- h) *Topography at 2-foot or other appropriate intervals referenced to a U.S.G.S. standard. This information could be shown on a separate exhibit.*
- See **Exhibit B** – Existing Topography.
- i) *Existing topographic characteristics showing slopes over 25% and the location and acres for development to be graded pursuant to the Grading Guidelines and Hillside Development Standards. This information may be shown on a separate exhibit and may be combined with the submittal listed immediately above.*
- See **Exhibit C** – Slope Analysis

4. Planning Unit Master Street & Circulation Plan - See Exhibit F and Exhibit G – Street and Circulation Plan and Street Sections providing the requested information unless noted differently below for:

- a) *A plan showing the arterial and collector roadway network.*
- b) *A street and circulation phasing plan.*
- c) *A Traffic Impact Study (TIS) of the Ada County Highway District (“ACHD”) traffic system within the PUMP and ITD traffic system adjacent to the PUMP for compliance with the Master Traffic Study and the ACHD Northwest Foothills Transportation Study.*
- The **Traffic Impact Study** (“TIS”) was delivered on May 24, 2021 separately to Eagle City, ACHD and ITD by Kittleson & Associates.
- d) *A narrative or evidence showing how this component of the PUMP #1 complies with the Spring Valley Master Streets & Circulation Plan with reference to traffic volumes associated with previously approved PUMP(s). The narrative shall include a description of the location of private roads and the number of residential units served by such private roads.*
- Master Streets & Circulation Plan information illustrating how PUMP #1 complies with the Spring Valley Master Streets and Circulation Plan includes the following roads to be developed in phases and sized as outlined in the TIS:
 - **Aerie Way** (serving the first 500 residential final platted units) is a new northern corridor minor arterial road beginning at SH-16, near mile marker 104, traversing eastward through the BLM land into the Spring Valley project will be the initial point of access. Eventually, Aerie Way, through multiple build-out phases in subsequent PUMP plan submittals, will be extended to Willow Creek Road and ultimately, in conjunction with other land owners, connect to Highway 55.
 - **Linder Road Extension** (to be built when more than 500 residential units are final platted and require a second point of access per ACHD policy) is a new minor arterial road that will be extended from its current terminating point at Homer Road through the BLM land north to the Spring Valley project boundary. The portion of Linder Road (minor arterial) located within the Spring Valley project boundary starting at the intersecting roundtable with Aerie Way going southward to the property boundary will be completed in Phase 1.
 - **Road A** (to be completed in Phase 1) a new collector road running from an intersecting point with the Linder Road Extension and will run westward to its terminating point at the wastewater treatment facility.

- **Equest Lane**, is an existing rural gravel road that will remain the point of access for the existing residential homesites located west of the Union Canal. This gravel road will be extended eastward to the wastewater treatment facility (to be completed in Phase 1). Equest Lane will be maintained by the SVPOA, at an emergency/secondary access road standard, to provide ingress/egress for emergency services and for public facility maintenance access if and when needed. The current Equest Lane road and intersection with Highway 16 will not be used as a public road access point or connecting route to serve PUMP #1 regular traffic access.
- Linder Road and Aerie Way are planned as future Minor Arterials as shown in the COMPASS 2040 Functional Classification Map. Due to the limited access permitted on the Linder Road extension through the BLM parcels, the Linder Road extension segment from Homer Road up to the intersection with Road A is being proposed as a two-lane minor arterial. The Linder Road extension will be widened to three lanes from the intersection with Road A up to the roundabout intersection with Aerie Way. Aerie Way is proposed as a 5-lane minor arterial from its starting point at its intersection with SH-16 and runs easterly through the project to and eventually through to Willow Creek Road as part of future PUMP applications and phases. The proposed number of lanes and designation for Aerie Way is consistent with the COMPASS 2040 expectations and anticipated traffic projections.
- As previously noted, the existing Equest Lane connection at SH-16 is anticipated to be used as an emergency access/maintenance route from SH-16 up to the vicinity of the wastewater treatment facility. This segment of Equest Lane would consist of an all-weather gravel road of appropriate width and construction to facilitate emergency resources and maintenance vehicles as well as to continue serving the existing homesites that are currently served from Equest Lane. As indicated in **Exhibit F**, starting in the vicinity of the Wastewater Treatment Plant (WWTP), to about 1,700 ft east of the WWTP, Road A is proposed to consist of a two-lane paved road with a local street designation. Starting at this point, continuing eastward, Road A will transition into a divided median collector road up to the intersection with Linder Road.
- The land west of the existing Farmers Union Canal is not included in the PUMP #1 boundary. No new residential units are proposed in this area. Control barriers will be installed at the end of Equest Lane, on east side of the canal near the wastewater treatment facility, to prevent public traffic from accessing the PUMP #1 area.
- All roads in PUMP #1 will be designated as public local roads and shall comply with the roadway typology requirements of the Development Agreement as depicted in **Exhibit G**. The road design standards and construction specifications will be in compliance with approved ADA County Highway Department (“ACHD”) standards. The proposed Street and Circulation Plan shown in **Exhibit F** is consistent with the Master Street & Circulation Plan for the project that is contained in the Development Agreement.
- **Phased Street and Circulation Improvements** - The TIS for PUMP #1 prepared by Kittleston Associates incorporated the overall anticipated density and uses proposed for PUMP #1 and reviewed any offsite impacts to the existing Idaho transportation Department (“ITD”) and ACHD circulation systems. The TIS recommends a phased approach to onsite street and circulation system improvements as PUMP #1 is developed and will be built according to the TIS in consultation with ACHD.
 - Phase 1 - The first phase of development within PUMP #1 access will be provided by Aerie Way. Following the final platting and recording of the first 500 residential lots, the Linder Road Extension or other secondary point of

access will be completed in conjunction with subsequent final plats of 501 or more residential lots in PUMP #1 being recorded.

- Right-of-Way Grants have been obtained for the road and trail segments of Linder Road and Aerie Way which cross through the Bureau of Land Management parcels. These Right of Way Grants are:
 - IDI-35854
 - IDI-36222
 - IDI-37523
 - IDI-37524

5. Planning Unit Master Potable Water Plan - See Exhibit H and Exhibit I – Master Potable Water Plans providing the requested information unless noted differently below for:

- a) *An updated Spring Valley Water Facility Plan will be provided if the PUMP application requires modifications to the existing Spring Valley Water Facility Plan. If the municipal transmission potable water system complies with the existing Spring Valley Water Facility Plan, an update is not necessary.*
 - b) *A plan showing the location and size of municipal transmission potable water system components, including both on- and off-site (that is, outside of the Planning Unit) municipal water mains (that is, not service lines), municipal wells, pump stations, pressure reducing stations and storage facilities needed to serve the Planning Unit.*
 - c) *A phasing plan for the construction of the necessary municipal transmission potable water system.*
 - d) *A narrative or evidence showing how this component of the PUMP complies with the Spring Valley Master Water Facility Plan and the Spring Valley Reasonably Anticipated Future Need “RAFN” water right.*
- Master Potable Water Plan information illustrating how PUMP #1 complies with the Spring Valley Master Potable Water Plan includes:
 - The master potable water plan for PUMP #1 is consistent with the existing approved Spring Valley Water Facility Plan with a few minor modifications. The minor modifications to the Spring Valley Water Facility Plan were reviewed and approved by Eagle City Water Department and Eagle City’s Engineer. A revised Preliminary Engineering Report for the Spring Valley Water Facility Plan was submitted to DEQ on July 1, 2021 for review and approval. The minor modifications to the Spring Valley Water Facility Plan include:
 - Given the varied terrain in the PUMP #1 area, the potable water system has been divided into two (2) water service pressure zones. The water service pressure zones will include the 2875 and 3005 zone. As illustrated in **Exhibit H**, the master potable water infrastructure serving PUMP #1 will be constructed in one phase consisting of two municipal wells, and two one-million-gallon concrete storage tanks. Tank #1 will service the 2875 pressure zone and Tank #2 will service the 3005 pressure zone. The source for the potable water will be provided from two previously approved and constructed municipal wells that are located within PUMP #1. The

water from the wells will be pumped through 16-inch lines and distribute water to the 2875 pressure zone, to Tank #1, and to Booster #1. Booster #1 will distribute water to the 3005 pressure zone and to Tank #2. Depending on flow requirements, distribution lines will generally be 8-inch to 16-inches in diameter. An 18-inch transmission main will be required for a portion of the line which brings water from Booster #1 to Tank #2. All lines will be sized to provide sufficient peak day and fire flows meeting Eagle City Water Department's standard requirements for this type of development pattern.

Distribution lines will be a minimum of 8-in diameter, and particular effort will be made to ensure transmission pipe diameters remain as small as possible in order to facilitate future maintenance as requested by Eagle Water Department. **Exhibit H** shows anticipated locations for future points of system connections for distribution line loops where necessary to provide sufficient pressure and flows throughout the development.

- The previously approved master potable water facility plan provided by the former developer, M3 Eagle, LLC, proposed providing only one main line for transmission and distribution from the two wells to a single tank, wherein larger pipe sizes and higher pressures would be used in the one main transmission/distribution line with individual pressure reducing valves ("PRVs") located at each lot or end user point of connection. The tank was proposed at an elevation of 3,020 feet with PRVs servicing the lower zones from the tank. The minor amendment to this Spring Valley master potable water facility plan proposed utilizes the well lines to distribute water service in the lowest zone while simultaneously filling Tank #1. Booster #1 will supply water from the lower zone to the upper zone. Distribution for the 3005 zone will be provided directly from Booster #1 which will simultaneously fill Tank #2. PRVs between the zones will be utilized to create a loop in the distribution system which will allow Tank #2 to also service the lower zone if Tank #1 is taken offline.
- There are ongoing discussions with the City of Eagle and Avimor Development regarding the creation of a comprehensive regional Eagle City water system for the foothill's that would connect all developments within the Eagle City foothill service area to the City of Eagle's existing potable water system. Generally, this system would include a common tank and transmission line that connects to the source wells in Spring Valley and Avimor to the City of Eagle Water system. These discussions are ongoing with City staff and surrounding foothill land owner representatives. In the event the regional foothill potable water system concept is implemented, Spring Valley will participate and alter the PUMP #1 master potable water plan improvements as necessary to be incorporated into the regional potable water system at the appropriate time.
- Potable water sources for PUMP #1 will be supplied under Idaho Department of Water Resources (IDWR) appropriation permit #63-32573. It is Spring Valley's intention to develop the water system master infrastructure in PUMP

#1's plans in a significant manner as to demonstrate significant progress toward proof of application for beneficial use as required in the permit conditions. Spring Valley will continue to work with the City of Eagle to ensure the proposed PUMP #1 potable water system complies with the existing approved Reasonably Anticipated Future Needs ("RAFN").

6. Planning Unit Master Wastewater Plan - See Exhibit J – Master Wastewater Plan providing the requested information unless noted differently below for:

- a) *A plan showing the location, size, type and capacity of the backbone wastewater collection, transmission and treatment system components, including effluent and/or re-use storage, transmission and/or disposal facilities needed to serve the Planning Unit.*
- b) *A phasing plan for the construction of the necessary wastewater collection and re-use systems.*
- c) *A narrative or evidence showing how this component of the PUMP complies with the Spring Valley Master Wastewater Facility Plan, including a discussion of re-use goals and feasibility.*
 - The following Master Wastewater Plan information illustrates how PUMP #1 complies with the amended Spring Valley Master Wastewater Facility Plan and Preliminary Engineering Report as approved by Eagle Sewer District ("ESD" and the Idaho Department of Environmental Quality ("DEQ") on May 27, 2021. A copy of the State of Idaho Department of Environmental Quality Spring Valley Wastewater Treatment Plant – Facility Plan Amendment and Preliminary Engineering Report approval is attached as **Exhibit J-1**.
 - The approved Spring Valley Wastewater Facility Plan includes an onsite wastewater treatment plant (WWTP) that will ultimately generate treated Class A effluent to be stored and utilized for onsite irrigation uses. The effluent will be stored in irrigation ponds, primarily during the winter, and utilized for irrigation purposes during the warmer months. The approved wastewater facility plan calls for the WWTP to be built in phases to accommodate wastewater effluent flows as the development progress.
 - An evaluation of disposal options was completed as part of PUMP #1's wastewater facility plan in order to validate previous assumptions, ensure best practice disposal options are utilized, and to sync treatment methods with the timing of proposed sewage flows being generated by the project to support ongoing operations. As a result of the alternative disposal evaluation discussions with the ESD and the DEQ, it was decided that during the first phase of the WWTP operation, that a lagoon treatment method be used to generate Class C effluent that will be used for agricultural land application irrigation needs. The WWTP lagoon system treatment, storage, and piping systems would be developed in conjunction with the overall WWTP's layout, design, and reuse system that will continue to be developed in subsequent PUMP plans and converted to a mechanical system of treatment that would produce a Class A effluent which would be used to irrigate common area irrigation needs. This phased treatment approach and construction method is desirable considering the challenges associated with initializing and operating a WWTP plant with relatively small amounts of raw sewage flows generated in PUMP #1. When sewage flow rates from built residential and mixed-use commercial development in the project are sufficient to support a mechanical treatment system, Spring Valley will convert the lagoon treatment system to a mechanical treatment plant producing Class A effluent and remove the temporary agricultural land application system. We anticipate the WWTP conversion to occur when more than

2,200 residential units are constructed and supplying sewage flows to the WWTP. At with the current growth rate, this to occur in approximately five (5) to seven (7) years.

- The initial WWTP facility is located in the same area as previously approved by the former M3 Eagle, LLC owner in their initial Pump No. 1 approved pump plan and includes the following parameters:
 - Aerated treatment lagoons: max flow 0.57 MGD
 - Primary lagoons: volume of 1.7 MG, 4 cells, 0.24 ac. each @ 12' deep & 3-day detention
 - Secondary lagoon: volume of 1.15 MG, 0.73 ac. @ 8' operating depth & 2-day detention
 - Winter storage lagoons = 70 MGs; total of 14-acres, assuming 20' deep
 - Reuse system pumps and piping to temporary agricultural land application area (irrigate the alfalfa crop area is approximately 121 acres)
- The total winter storage requirements for PUMP #1 will be met by constructing approximately 14 acres of ponds adjacent to the WWTP. Treated effluent water will be land applied through a temporary agricultural irrigation system on an alfalfa field located east of PUMP #1 boundary and used for construction/grading activities instead of using potable water.
- The sanitary sewer collection system will consist of minimum 8-in pipes and will be designed and constructed to DEQ standards. The collection system will be gravity flow to the WWTP, with only a few potential low-pressure pumps required at individual homes. In consultation with ESD and DEQ, ESD has agreed to own and operate the WWTP to treat the effluent and Spring Valley will own and operate the reuse system.

7. Planning Unit Master Drainage Plan - See Exhibit K, Exhibit L and Exhibit M – Master Drainage Plan providing the requested information unless noted differently below for:

- a) *A plan showing the location and estimated size of major drainage channels and major retention/detention basins, and the location of existing major drainage ways and designated 100-year flood plains within the Planning Unit including background information and/or calculations.*
- b) *Location and acreage removed from the floodway pursuant to the FEMA-approved CLOMR.*
- c) *A narrative describing: proposed measures necessary to comply with the ACHD Storm Water Policy Manual for drainage located within ACHD rights-of-way; and the regional design of storm water management systems that mitigate flooding potential, including peak discharge reduction and storage facilities consistent with applicable ACHD or City requirements and the basis of design for flood protection for all structures.*
- d) *A narrative or evidence showing how this component of the PUMP complies with the Spring Valley Master Drainage Plan.*

Master Stormwater Management Plan information illustrating how PUMP #1 complies with the Spring Valley Master Potable Water Plan includes:

- Spring Valley PUMP #1 development area is entirely contained within the Big Gulch Creek drainage basin. This basin includes about 9,160 acres of tributary land upstream of SH-16, and is characterized by hilly terrain currently in natural condition with grass and sagebrush native vegetation. The PUMP #1 area includes approximately 1,050-acres of land to be developed within the lower reaches of Big Gulch Creek, immediately east of SH-16. Developed land within the PUMP #1 area utilizes a clustered neighborhood approach with a variety of single-family detached/attached residential uses, mixed-use multi-family residential/commercial, and institutional facilities being developed primarily in the flat areas within Big Gulch and atop adjacent ridge line fingers expanding out from Big Gulch. Community and neighborhood parks and trail corridors are scattered throughout the Big Gulch valley floor and ridge tops with large swaths of open space areas in the hillsides remaining undisturbed.
- Best Practice Stormwater Management within PUMP #1 will be accomplished using a combination of major and minor stormwater infrastructure facilities designed to effectively collect, convey, treat, reduce flow velocities, detain, and discharge storm water in a manner that complies with Ada County Highway District (ACHD) stormwater management requirements.
- Minor stormwater conveyance facilities will include storm sewer, roadside drainage channels, and street curb & gutter. Such facilities are required within PUMP #1 along the various tributaries that branch off from Big Gulch Creek. These facilities will be designed to convey the peak flow from the 100-yr storm event while maintaining the flood entirely within the street right-of-way or drainage easement. The primary conveyance system will be designed to accommodate the peak discharge of the 25-yr storm event while limiting ponding and maintaining minimum travel lanes in accordance with ACHD design standards. Detailed designs for these facilities will be completed when the construction drawings for the roadways, parks, residential and mixed-use commercial areas and public facility sites are developed. All post development discharge rates will be equal to or less than existing pre-development flow rates.
- Major stormwater conveyance infrastructure to be constructed within PUMP #1 area includes a proposed drainage channel that will generally follow the natural flow path of Big Gulch Creek. This drainage channel will be approximately 80-ft wide and will convey the peak flow from the 100-yr event, including off-site runoff entering the development from the upper reaches of Big Gulch Creek. Minor storm drain facilities from the various smaller tributaries along the creek will discharge directly into this channel. The 100-yr floodplain and floodway will be contained within the proposed channel, thus providing protection to the various properties adjacent to the channel.
- The proposed storm drain channel corridor is a major community amenity feature that is being developed as part of the project's overall linear park and railway system. The drainage channel corridor will include a multi-use trail built along the channel's banks, native riparian planting and small river stone dams, pedestrian bridges, various resting nodes, and multiple access points to and from adjacent community and neighborhood parks and trails.
- Peak runoff rate control and volume management for PUMP #1 will be accomplished by incorporating a large regional detention basin. This regional detention basin is proposed to be 76-acre-feet in size and will be located on the western boundary near

the wastewater treatment facility, within an easement previously acquired from the BLM for detention facilities. The regional detention facility will effectively receive runoff from the proposed major drainage channel and attenuate the flow to downstream facilities at a rate at or below pre-development peak levels for the 100-year storm event.

- The proposed major stormwater conveyance channel and regional detention pond are generally consistent in concept, size, and location as contemplated in the previously approved PUMP stormwater management plans by the former developer, M3 Eagle. As part of the previous stormwater management plan review, Spring Valley obtained a Conditional Letter of Map Revision (“CLOMR”) from FEMA on February 17, 2009. An amendment was submitted in March 2013, and was approved by FEMA on November 8, 2013 based on a similar development pattern and intensity of use. Spring Valley intends to continue to use the previously approved CLOMR and provide any updates in a Letter of Map Revision (“LOMR”) once the major Big Gulch channel construction activities are complete. The one primary difference from the previously approved CLOMR and current storm water management plan is in location and alignment of the main drainage channel. The previously approved CLOMR drainage channel alignment was elevated up off valley floor to one of the outer benches of the Big Gulch valley. The current proposal restores the flow line of the drainage channel to follow the natural flow line of the Big Gulch valley more closely. However, the design intent generally remains the same, and the 100-yr floodplain and floodway will be entirely contained within the drainage channel and the proposed detention basin.
- The construction of the major Big Gulch channel will occur in one phase within the PUMP #1 boundary and will be coordinated with approvals from the City of Eagle Floodplain Manager. A subsequent LOMR will be obtained from FEMA with post construction, as-constructed, conditions as is typical with any LOMR filing.

8. Planning Unit Master Pressurized Irrigation Plan - See Exhibit N – Master Pressurized Irrigation Plan providing the requested information unless noted differently below for:

- a) An updated Spring Valley Master Pressurized Irrigation Plan will be provided if the PUMP application requires modifications to the existing Spring Valley Master Pressurized Irrigation Plan. If the pressurized irrigation system complies with the existing Spring Valley Master Pressurized Irrigation Plan, an update is not necessary.*
- b) Description of the irrigation measures to be used for the PUMP including groundwater, potable water and reuse. Evidence of sufficient means/rights to provide irrigation.*
- c) A narrative or evidence showing how this component of the PUMP complies with the Spring Valley Master Pressurized Irrigation Plan.*

Master Pressurized Irrigation Plan information illustrating how this PUMP #1 complies with the Spring Valley Master Pressurized Irrigation Plan includes:

- The pressure irrigation system will consist of pumps, storage reservoirs, and gravity pressure components. At build out, the system will provide irrigation to support the irrigation needs in the Regional OS/Park (ROS) and Community OS/Park (COS) areas indicated on **Exhibit N – Master Pressurized Irrigation Plan**. The pressure irrigation system will include a pump station at the waste-water treatment facility and a main transmission line beginning at the waste-water treatment facility storage ponds and extend the length of the linear regional parkway/trail system located in the Big Gulch valley up to

the northeast boundary of the PUMP #1. Distribution lines that tee off this main transmission line will be installed as needed to provide service to the designated common area irrigation areas. When totally built out, the PUMP #1 irrigation system is intended to utilize a combination of water sources, including treated effluent from the Wastewater Treatment Plant (re-use water), groundwater from the existing onsite irrigation wells, and potable water from the municipal water system.

- Initially, as discussed in the Sewer Master Plan section above, PUMP #1 will use a lagoon treatment method for the first 2,200 residential units and 150,000 square feet of mix-use commercial space generating a Class C type of effluent or re-use water. The Class C effluent is not suitable for irrigating common areas open to the public. While the temporary lagoon treatment facility is in use, the Class C effluent will be land applied on an alfalfa field located to the northeast of PUMP #1 and utilized for construction water and dust control purposes. As a result, it is anticipated that re-use water will not be available for irrigation purposes in PUMP #1.
- After PUMP #1's 2,200 residential units and 150,000 square feet of mixed-use commercial space are constructed and concurrent with the WWTP facility being converted to a mechanical treatment process producing Class A effluent, the irrigation water will then be used to irrigate common public areas and continued to be used for construction and dust control purposes. Once the treatment plant is converted and producing Class A effluent, there will be enough reuse water to irrigate approximately 150-acres of common areas. The system will be designed in such a way that when the Class A effluent is available, the existing pressure irrigation piping system will be disinfected and connected to common area irrigation distribution piping systems. The temporary land applied irrigation system will be removed.
- As shown in **Exhibit N**, two large storage ponds will be constructed adjacent to the WWTP. The storage ponds are designed to store approximately 247-acre ft during the non-growing season which is sufficient to support the flows generated in PUMP #1's uses. A pump station located at the storage pond outlet will pump the reuse water through the transmission line and eventually transfer re-use water up to future reservoirs located in higher pressure zones outside of PUMP #1 in future development areas. The pump station at the storage reservoirs indicated in **Exhibit N** will pressurize the system in the PUMP #1 area. Any future storage reservoirs will be incorporated into the system when appropriate, making the final system similar to the potable water system with storage at strategic locations in the optimal pressure zones.
 - Until the Class A effluent is available for irrigation, the source will be a single connection the potable water system. The location of this temporary connection is indicated on **Exhibit N**. Once the Class A effluent is available, this connection will be disconnected. It is understood that the irrigation system cannot be connected to the potable water system in way that would facilitate any commingling of the potable and re-use water.

9. Planning Unit Master Public Facilities Plan - See Exhibit W – Master Public Facilities Plan providing the requested information unless noted differently below for:

- a) *A plan showing the locations of public facilities including schools, fire and police stations, a library and other civic facilities, and public utility easements and facilities.*

- b) *A narrative or evidence showing how this component of the PUMP complies with the Spring Valley Master Public Facilities Plan.*
 - c) *Evidence from public facility providers to the effect such provider(s) will serve the Planning Unit.*
- Master Public Facilities information illustrating how this PUMP #1 complies with the Spring Valley Master Public Facilities Plan includes:
 - A 12.10-acre parcel of land (Parcel 13) is designated for Public Facility uses. The primary intended uses for this parcel could include an elementary school for the West Ada County School District, a library for Eagle City, a trail head for public access to the adjacent BLM lands for recreation purposes, or other public facility needs as may be determined by Eagle City. Parcel 13's location is in the center of PUMP #1's land mass area and is adjacent to the Big Gulch trail way corridor to providing convenient access to the surrounding residential uses who are most likely to use the elementary school services. This Public Facility parcel of land would be made available with full access and utility services stubbed to the parcel in the first phase of development. Ultimate build out and final uses will be determined by Eagle City and West Ada County School District based on their individual needs and timing.
 - Two public water well sites and two tank sites (easements included where needed) will be provided to Eagle City to facilitate potable water services to PUMP #1 and future phases of the development.
 - A power substation site is designated (**See Exhibit O – Power and Gas Service**) within the overall Spring Valley project with an easement from PUMP #1 area to the substation site.
 - A 31.63-acre WWTP site is located near the western boundary of PUMP #1 in the same location as was previously approved in the former ME Eagle, LLC owner's PUMP No. 1 approval.
 - Two preferred fire/EMS and or police station sites are identified. Each site can accommodate up to two acres in size if needed (one acre for fire/EMS and one acre for police.) Either one or both sites will be dedicated to the service provider at the date and time facilities to support these services are needed. Currently PUMP #1's land area is located entirely within the Middleton/Star Fire District service area. According to Chief Timinsky of the Middleton/Star Fire District, there is no immediate need to build and staff a fire service station to serve the PUMP #1. Fire and emergency services will be provided primarily from Middleton/Star First District's existing facilities and its planned Station 55 facility to be built and opened in 2023 near the intersection of Highway 16 and Floating Feather Way.

The two potential future locations for fire/EMS and or police service station are shown on **Exhibit W** and located:

- at the intersection of Aerie Way and Highway 16
- at the intersection of Road A and Linder Road

10. Planning Unit Master Parks, Trails & Open Space Plan - See Exhibit P – Master Parks, Trails and Open Space Plan providing the requested information unless noted differently below for:

- a) *A plan showing the locations and sizes of public and private common areas outside of a development parcel, which may include neighborhood, regional and community parks, lakes and ponds, floodways, drainage ways and dry gulches, natural open space, and other open space and recreation areas, including a description of what amenities are provided.*
- b) *A tabulation of Open Space acreage by Regional Open Space, Community Open Space (including Open Space within neighborhoods or parcels) and other Open Space (including on-lot Open Space) including cumulative totals in connection with previous PUMPs.*
- c) *Golf course locations.*
 - A golf course is not included in PUMP #1
- d) *Location of vineyards and other agricultural areas.*
 - These items are not included in PUMP #1
- e) *Location of regional and community pathway and trail facilities, including typical pathway and trail cross-sections, materials and trail signage.*
- f) *Identification of who will own and maintain the regional and community parks, trails and open space facilities.*
- g) *A phasing plan for the construction of the regional and community parks, trails and Open Spaces within the Planning Unit.*
- h) *A narrative or evidence showing how this component of the PUMP complies with the Spring Valley Master Parks, Trails & Open Space Plan.*
- i) *Discussion of the funding mechanism proposed in connection with the maintenance of Regional Open Space.*
 - The appropriate funding mechanism is still under consideration between the City and GWC, LLC.
- j) *A letter of recommendation from the Eagle Parks and Pathway Committee for all facilities to be dedicated, operated and/or maintained by and to the City.*
 - This item is not applicable at this time and is still under consideration.
- Master Parks, Trails and Open Space Plan information illustrating how this PUMP #1 complies with the Spring Valley Master Parks, Trails and Open Space Plan includes:
 - PUMP #1 includes over 50% of its land mass in open space, exceeding the targeted goal of 40% to be conserved in various forms of regional and community open space areas as well as large swaths of undisturbed open space areas to be preserved surrounding development parcels.
 - The open space lands include a large central community park with recreation amenities, several neighborhood and pocket parks, trails, regional open spaces, and community open spaces that are consistent with the Spring Valley Master

Plan guiding documents. The master parks, trails and open space plan is organized using a hub and spoke type of system to create interconnectivity and convenient pedestrian and non-vehicular access to each major recreational amenity as well as multiple access points to adjacent BLM recreational lands.

- The main central hub feature is the Big Gulch Trail Way system located on both the north and south sides of the Big Gulch drainage corridor encompassing approximately 12,500 LF. This Big Gulch corridor will include a 14' wide multi-purpose regional trail running the entire length of the corridor. Potential connecting points are identified where this regional trail systems could be linked to the adjacent BLM recreation lands to the south of the project as well as future points of connection where the Big Gulch will be extended to State Highway 16 to the west and Willow Creek Road to the east in subsequent PUMP plans and phases.

The spokes linking to the main Big Gulch Trail Way hub feature include:

- 21.17-acre community park located near the Linder Road Extension and Aerie Way crossroads. This community park will include a public trailhead accessing the regional trail and community trails within the project area, a swimming pool, sport courts, clubhouse and related facilities
- Four smaller neighborhood parks, each being a minimum of 3-acres in size as required by the development agreement. These neighborhood parks will provide a variety of recreational uses including playgrounds, play lawns, trails and pathways, and gathering pavilions. The neighborhood park planned in the Big Gulch and Southern planning Area adjacent to the Village Center is expected to be the future overall project's recreational focal point. This neighborhood park will anchor the surrounding mixed-use commercial shops and restaurants, outdoor dining and gathering plazas planned for parcels 28 and 29. The neighborhood park will include ponds, trail access to the Big Gulch regional trail system, an amphitheater, a chair lift providing mountain biking and hiking access to the top of the ridge south of the village center, as well as future connections to BLM lands, and a magic carpet lift to service a snow hill tubing amenity in the winter months.
- Multiple pocket parks and trail connections scattered throughout PUMP #1 to provide residents convenient access to the recreational amenities or trailways connecting to the larger neighborhood and community and regional Big Gulch trail systems.
- To ensure that the project's open space goals are met, each parcel within PUMP #1 will be required to provide the following minimum regional and/or community open space areas. The Master Developer will review future plat submittals to ensure each super parcel open space area requirements are being met as shown in the following table.

PUMP #1 Parcel	Parcel Use	Minimum Open Space Required within Parcel	Regional Open Space	Community Open Space
5	ROS	27.35	27.35	
7	Development	11.68	10.85	0.83
7.1	ROS	8.41	8.41	
8	Development	58.03	53.71	4.32
9	Neighborhood Park	3.59		3.59
9.1	ROS	3.87	3.87	
10	Development	5.03	2.54	2.49
11	Development	4.72	2.91	1.81
11.1	ROS	4.43	4.43	
12	Development	26.80	21.34	5.46
12.1	ROS	10.11	10.11	
13	School	5.00		5.00
14	Development	15.89	13.79	2.10
14.1	ROS	2.51	2.51	
15.1	Development	28.00	18.69	9.31
15.2	Development	15.84	11.84	4.00
16	Neighborhood Park	5.71		5.71
17	Comm Park	21.17		21.17
18	Development	31.97	27.32	4.65
19	Development	45.25		45.25
19.1	ROS	12.39	12.39	
19.2	ROS	0.00	0.00	
20	Neighborhood Park	6.72		6.72
21	Development	8.51		8.51
21.1	ROS	8.92	8.92	
21.2	ROS	2.49	2.49	
22	Development	18.29		18.29
23	Development	2.66		2.66
23.1	ROS	4.22	4.22	
24	Development	1.93		1.93
24.1	ROS	9.81	9.81	
24.2	ROS	69.85	69.85	
25	Development	2.23		2.23
25.1	ROS	7.19	7.19	
26	Development	0.76		0.76
27	Development	0.00		
27.1	ROS	1.36	1.36	
27.2	Neighborhood Park	3.72		3.72
28	Development	0.60		0.60
29	Development	0.80		0.80
29.1	ROS	6.58	6.58	
Totals		504.39	342.48	161.91

11. Environmental Design

- a) *Landscape - An exhibit or exhibits showing landscape areas that will use upland or riparian landscape palettes included in Title 11A Chapter 3. The exhibit shall also include the location of formal versus informal street sections as defined in Title 11A Chapter 3.*

- PUMP #1 will comply with the directive to establish a “Foothills Landscape” as detailed in Ordinance 710 Chapter 3. See **Exhibit R** which identifies the general areas and types of landscape designations meeting the requirements including:
 - The lands surrounding the modified floodplain channel will be re-vegetated to establish a riparian landscape throughout the Big Gulch linear regional park corridor.
 - Revegetation of disturbed upland natural areas outside the riparian corridor and adjacent to residential development areas will use native species including a seed mix containing native grasses, sage brush and other native wildflowers.
 - Community, Neighborhood, and Pocket Parks will be landscaped with a combination of existing native species and more impact resistant vegetation in heavy use/impact areas including trees, shrubs, groundcovers, perennials and turf as detailed in the Ordinance 710.
 - The location for Formal and Informal Streetscape types are identified on **Exhibit R**. The plan generally proposes for neighborhood streets located on flatter terrain, primarily located within the Big Gulch valley, to provide a formal streetscape pattern where sidewalks are detached from the street with tree lined park strips on both sides of the roadway. The neighborhood streets located in the “foothill” terrain or those that only contain larger detached single family lots are proposed to provide informal streetscapes with attached walks and landscape placed more randomly within lot front yards.
- b) *Signage - An exhibit showing the location of the proposed community signs for the PUMP identified in Title 11A Chapter 3. Approval of the PUMP signage plan does not waive the requirement for all community signs to comply with the location, size and spacing standards of Title 11A Chapter 3 and/or the Community Master Sign Plan once approved by the City, and, if the Community Master Sign Plan has not been approved by the City, then City Code.*
- See **Exhibit R** illustrating community entry, community amenity, street, directional signage, trailways, and trailhead conceptual signage design. These signage concepts utilize the previously depicted signage as illustrated in the Development Agreement.
- c) *Habitat Mitigation Plan - Location of any Areas of Special Concern, and if present, a narrative or evidence of showing how the PUMP complies with the Spring Valley Habitat Mitigation Plan.*
- See **Exhibit U** which identifies the location of Habitat Areas of Special Concern (HASC) within PUMP #1 and see **Exhibit S** for a detailed description of Spring Valley’s stated Goals and Objectives for Habitat Mitigation Plan compliance wherein the goal is to provide and preserve substantial portions of the Project in various forms of open space for wildlife utilization by maintaining at least 50% of the areas within the HASC as open space.
 - The table below delineates the HASC lands contained in each Planning Area as well as calculating the HASC lands in each Planning Area that are being preserved in their existing context and the areas within the HASC proposed to be rehabilitated.

	Existing HASC Area	HASC Preserved Area	HASC Upland Rehabilitated	HASC Riparian Rehabilitated
Southwestern Planning Area	307.77	99.37	23.10	16.25
Southern Planning Area	73.22	28.41	2.05	5.94
Big Gulch Planning Area	71.01	11.70	0.00	10.93
Northern Planning Area	1.68	0.00	0.00	0.00
Totals	453.68	139.48	25.15	33.12

- The total Open Space provided within the PUMP #1 HASC area is 202.16 acres. This is trending at a pace of 44.6% towards the goal of 50% for the overall HASC lands in the project. The intent is to preserve and conserve a larger percentage of the remaining HASC lands located outside PUMP #1’s boundary (Southwestern Planning Area as well the Southern Planning Area - Little Gulch area) in subsequent PUMP plans and in doing so will achieve or exceed the overall project goal of 50%.

11. Super Pad/Large Parcel Plan - See **Exhibit V** – Master Developer Parcel Inventory Map illustrating the land use type, location, size, and maximum density allowed in each super pads/large parcel as requested below. A super pad/large parcel preliminary plat, **Parcel Plat Spring Valley Phase 1** is included as part of this submittal for approval as part of this PUMP #1 application with all platting to be conducted in compliance with Title 11A Chapter 13 of Eagle City Code. Developer understands super pads/parcels are not considered buildable lots until re-platted and reviewed for compliance with Title 11A Chapter 13 of Eagle City Code.

- A plan showing the conceptual locations and sizes of super pads/large parcels for sale and transfer for further development. The plan should include timing and phasing of platting. The conceptual location and sizes of super pads/large parcels may be identified on the land use plan.*
 - All platting of such super pads/large parcels shall be conducted in compliance with Title 11A Chapter 13 of Eagle City Code.*
 - Super pads/large parcels are not considered buildable lots until re-platted and reviewed for compliance with Title 11A Chapter 13 of Eagle City Code.*
- The PUMP #1 super pads/large parcels will be developed in multiple phases, see **Exhibit E- Phasing Plan**. The master community roadways, utilities, and adjacent community open space/recreational areas to support the super pads/parcel in-tract local roadways, utilities, parks, and recreational amenities anticipate being completed in the following manner:
 - Phase 1:
 - WWTP Plant, two wells, two water tanks, and Big Gulch CLMOR and LMOR.
 - Aerie Way Road from Highway 16 through the roundabout to entry point with Parcel 21
 - Linder Road from the roundabout to the property boundary

- Road A from the intersection of Linder Road to the terminating point at the WWTP.
- Equest Road emergency/maintenance access connection from Highway 16 to connection point with Road A
- Superpad/large parcels WWPT 4, 5, 7, 7.1, 8, 9, 9.1, 10, 15.2, 21, and 22.
- Note: The infrastructure to support Parcel 13's internal development will be stubbed to the parcel limits as part of the Road A improvements in Phase 1. However, internal Parcel 13 subdivision improvements supporting the proposed public facilities is undetermined at this time and will be dependent on each public agency's need.
- Phase 2:
 - Linder Road Extension from Spring Valley property line south to Homer Road
 - Superpad/large parcels 11, 11.1, 12, 13, 14, 14.1 15.1, 16, 18.
- Phase 3:
 - Arie Way from Parcel 21 access point to eastern end of PUMP #1
 - Parcels 17, 17, 19, 19.1, 23, 23.1, 24, 24.1, 25, 25.1, 26, 27, 28, 29 and 29.1.
- Parcel 6 is omitted intentionally.

Respectfully Submitted,

Brook Cole

Brook Cole, Chief Planner and Project Manger
GWG Capital, LLC