



PLANNING AND ZONING DEPARTMENT

TO: Dan Lister, Planning Supervisor, Canyon County Development Services

DATE: March 9, 2026

FROM: Doug Critchfield, Principal Planner

RE: **Case No. SD2026-0003:**
The owner, Shaunta Bernal, represented by Mason & Associates requests approval of the Bernal Landing Subdivision preliminary plat, a two-lot subdivision on Parcel R30550012. The parcel, approximately 5.3 acres, is zoned "R-R" (Rural Residential). The subject "Property" is located at 7218 Airport Road, Nampa, also referenced as a portion of the NE ¼ of Section 20, T3N, R1W, BM, Canyon County, Idaho.

The Property is in the Nampa Impact Area and is subject to comment by the City of Nampa for consideration by the Canyon County Board of Commissioners pursuant to the Joint Exercise of Power Agreement between the City of Nampa and Canyon County.

Nampa provides the following comments:

Findings of Fact

1. Future Land Use Map: The Property is designated 'Community Mixed Use' on the Nampa Comprehensive Plan Future Land Use Map. The 'Community Mixed Use' definition in the Nampa 2040 Comprehensive Plan states the following:

"5.6.7 Community Mixed Use (8.01+ Dwelling Units Per Acre [Gross])

The Community Mixed-Use designation is to specifically include commercial uses with a focus on providing communitywide needs and services and low-impact industrial uses. These areas should be sited along major transportation corridors and include public transportation access wherever feasible. At least **5 - 50% of the gross parcel area should be in high-density residential**. Land uses could include commercial retail, large grocery stores, box stores, hotels, services for apartment-dwellers, live/work, recreation, employment centers with various business operations, commercial or light industrial/industrial business park/business park land uses with an emphasis on office and workshop facilities with minimal yards, business campuses, etc."

2. The Property is further defined in the Highway 16 Specific Area Plan as 'Commercial Industrial Campus'. The definition in that plan states:

"Areas that provide for a variety of industrial, flex, and business uses that include single or clustered large mass building structures of 1-3 stories. Industrial Parks should provide for light industrial use with a campus-like atmosphere settings with uniform building standards, generous landscaping, pedestrian access and open space, and parking."

3. Nampa City Limits are 1.59-miles from the Property.

4. The proposal includes a subdivision of a 5.3-acre county lot into two lots. With residences, the density of the subdivision would be .37 dwelling units per acre. The minimum density in the comprehensive plan for this area is 8 dwelling units per acre. If these newly created lots are to be developed as commercial or industrial lots, then there is no density or lot sizing maximum or minimums applied. However, the comprehensive plan indicates that 5-50% of the original parcel should be developed in high density residential.
5. Nampa emphasizes adherence to the densities and land uses outlined in the Comprehensive Plan Future Land Use Map and Highway Specific Area Plan to create compatible and orderly development of the area in the future as the city expands.

Conclusion

Nampa does not oppose subdividing the original lot but does oppose the application of residential land uses in the subdivision that do not meet the density and housing type outlined in the Nampa 2040 Comprehensive Plan 'Community Mixed Use' land use designation and description, and the Highway 16 Specific Area Plan land use designation.

Sincerely,



Doug Critchfield,
Principal Planner, Long Range Planning
Planning & Zoning Department



EDC/file



March 9, 2026

Daniel Lister, Planner
Canyon County Development Services
111 N. 11th Ave., #310, Caldwell, ID 83605
[REDACTED]

Subject: Agency Notice SD2026-0003 / Bernal Landing

Dear Daniel Lister:

Thank you for the opportunity to respond to your request for comment. While DEQ does not review every project on a project-specific basis, we attempt to provide the best review of the information provided. DEQ encourages agencies to review and utilize the Idaho Environmental Guide to assist in addressing project-specific conditions that may apply. This guide can be found at:

<https://www2.deq.idaho.gov/admin/LEIA/api/document/download/15083>.

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

1. AIR QUALITY

- Please review IDAPA 58.01.01 for all rules on Air Quality, especially those regarding fugitive dust (58.01.01.651), and trade waste burning (58.01.01.600-617).
- For new development projects, all property owners, developers, and their contractors must ensure that reasonable controls to prevent fugitive dust from becoming airborne are utilized during all phases of construction activities per IDAPA 58.01.01.651.
- DEQ recommends the city/county require the development and submittal of a dust prevention and control plan for all construction projects prior to final plat approval. Dust prevention and control plans incorporate appropriate best management practices to control fugitive dust that may be generated at sites.
- Citizen complaints received by DEQ regarding fugitive dust from development and construction activities approved by cities or counties will be referred to the city/county to address under their ordinances.
- Per IDAPA 58.01.01.600-617, the open burning of any construction waste is prohibited. The property owner, developer, and their contractors are responsible for ensuring no prohibited open burning occurs during construction.
- For questions, contact David Luft, Air Quality Manager, at [REDACTED].

2. WASTEWATER AND RECYLED WATER

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

3. DRINKING WATER

- DEQ recommends verifying that there is adequate water to serve this project prior to approval. Please contact the water provider for a capacity statement, declining balance report, and willingness to serve this project.
- DEQ recommends verifying if the current and/or proposed drinking water system is a regulated public drinking water system. A drinking water system is a Public Water System (PWS) if it has at least 15 service connections or regularly serves an average of 25 or more people per day for at least 60 days per year (refer to the DEQ website at: <https://www.deq.idaho.gov/water-quality/drinking-water/>). For non-regulated systems, DEQ recommends annual testing for total coliform bacteria, nitrate, and nitrite.
- IDAPA 58.01.08 is the section of Idaho rules regarding public drinking water systems. Please review these rules to determine whether this or future projects will require DEQ approval.
- All projects for construction or modification of public drinking water systems require preconstruction approval.
- If any private wells will be included in this project, we recommend that they be tested for total coliform bacteria, nitrate, and nitrite prior to use and retested annually thereafter.
- DEQ recommends using an existing drinking water system whenever possible or construction of a new community drinking water system. Please contact DEQ to discuss this project and to explore options to both best serve the future residents of this development and provide for protection of groundwater resources.
- DEQ recommends cities and counties develop and use a comprehensive land use management plan which addresses the present and future needs of this area for adequate, safe, and sustainable drinking water. Please schedule a meeting with DEQ for further discussion and recommendations for plan development and implementation.
- For questions, contact Valerie Greear, Water Quality Engineering Manager at [REDACTED]
[REDACTED].

4. SURFACE WATER

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

5. SOLID WASTE, HAZARDOUS WASTE AND GROUNDWATER CONTAMINATION

- **Solid Waste.** No trash or other solid waste shall be buried, burned, or otherwise disposed of at the project site. These disposal methods are regulated by various state regulations including Idaho's Solid Waste Management Regulations and Standards (IDAPA 58.01.06), Rules and Regulations for Hazardous Waste (IDAPA 58.01.05), and Rules and Regulations for the Prevention of Air Pollution (IDAPA 58.01.01). Inert and other approved materials are also defined in the Solid Waste Management Regulations and Standards.
- **Hazardous Waste.** The types and number of requirements that must be complied with under the federal Resource Conservation and Recovery Act (RCRA) and the Idaho Rules and Standards for Hazardous Waste (IDAPA 58.01.05) are based on the quantity and type of waste generated. Every business in Idaho is required to track the volume of waste generated, determine whether each type of waste is hazardous, and ensure that all wastes are properly disposed of according to federal, state, and local requirements.
- **Water Quality Standards.** Site activities must comply with the Idaho Water Quality Standards (IDAPA 58.01.02) regarding hazardous and deleterious-materials storage, disposal, or accumulation adjacent to or in the immediate vicinity of state waters (IDAPA 58.01.02.800); and the cleanup and reporting of oil-filled electrical equipment (IDAPA 58.01.02.849); hazardous materials (IDAPA 58.01.02.850); and used-oil and petroleum releases (IDAPA 58.01.24.060 and 58.01.24.061). Petroleum releases must be reported to DEQ in accordance with IDAPA 58.01.24.060.01 and 58.01.24.061.04. Hazardous material releases to state waters, or to land such that there is likelihood that it will enter state waters, must be reported to DEQ in accordance with IDAPA 58.01.02.850.

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

6. ADDITIONAL NOTES

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

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

Sincerely,



Troy Smith
Regional Administrator

Dan Lister

From: D3 Development Services <[REDACTED]>
Sent: Monday, March 16, 2026 1:12 PM
To: Dan Lister
Subject: [External] RE: Agency Notice SD2026-0003 / Bernal Landing

Hello,

After careful review of the transmittal submitted to ITD on March 5, 2026, regarding, Bernal Landing , the Department has no comments or concerns to make at this time. This application does not meet thresholds for a Traffic Impact Study, nor does it pose any safety concerns. If you have any questions, please contact Kendra Conder at 208-334-8377 [/Kendra.Conder@itd.idaho.gov](mailto:Kendra.Conder@itd.idaho.gov)

Thank you

Mila Kinakh

D3 Planning and Development

From: Caitlin Ross <[REDACTED]>
Sent: Thursday, March 5, 2026 11:05 AM
To: [REDACTED]

Subject: Agency Notice SD2026-0003 / Bernal Landing

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

Please see the attached agency notice. The application can be viewed at <https://landhearingsagenda.canyoncounty.id.gov/DownloadDocument/721>. You are invited to provide written testimony or comments by **April 6, 2026**, although as of this point, no hearing date has been set. You will receive a separate notification when the hearing date has been set for this case. If the comment deadline is on a weekend or holiday, it will move to close of business, 5:00 p.m. the next business day.

The deadline for written testimony or additional exhibits is to ensure planners can consider the information as they develop their staff report and recommended findings. All items received by the deadline will also be placed in the hearing packet, allowing the hearing body adequate time to review the submitted information.

Please direct your comments or questions to Planner **Dan Lister** at [REDACTED]

Thank you,



Caitlin Ross

Hearing Specialist

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

Direct Line: 208-454-7463

Email: [REDACTED]

Website: www.canyoncounty.id.gov

Development Services Department (DSD)

Public office hours:

Monday, Tuesday, Thursday and Friday

8am – 5pm

Wednesday

1pm – 5pm

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

PUBLIC RECORD NOTICE: All communications transmitted within the Canyon County email system may be a public record and may be subject to disclosure under the Idaho Public Records Act and as such may be copied and reproduced by members of the public.



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ADMINISTRATIVE OFFICE
9 – 12th Avenue South Nampa, ID 83651

DATE: March 31, 2026

TO: Canyon County Development Services – Planning and Zoning

FROM: Elijah Effinger, Nampa Fire Protection District, Fire Marshal

APPLICANT: Shaunta Bernal

OWNER: Shaunta Bernal

PROJECT ADDRESS: 7218 Airport Road

RE: SD2026-0003 Bernal Landing Subdivision

This application is for The owner, Shaunta Bernal, represented by Mason & Associates requests approval of the Bernal Landing Subdivision preliminary plat, a two-lot subdivision on Parcel R30550012. The parcel, approximately 5.3 acres, is zoned "R-R" (Rural Residential). The subject property is located at 7218 Airport Road, Nampa, also referenced as a portion of the NE ¼ of Section 20, T3N, R1W, BM, Canyon County, Idaho

The Nampa Fire District does not oppose the application subject to compliance with all the following code requirements and conditions of approval.

Water Supply Comments:

Fire District required fire hydrants, access, and street identification shall be installed prior to construction or storage of combustible materials on site. Provisions may be made for temporary access and identification measures.

Fire hydrants, capable of producing the required fire flow, shall be located along approved fire lanes. Fire hydrant spacing shall meet the requirements of IFC table C105.1.1 (IFC 507.3, IFC B105.2, IFC C105).

Fire Access Comments:

Dead-end fire apparatus access roads exceeding 150 feet (45 720 mm) in length shall be provided with an approved area for turning around fire apparatus. (IFC 503.2.5)



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ADMINISTRATIVE OFFICE
9 – 12th Avenue South Nampa, ID 83651

Fire apparatus access roads shall extend to within 150 feet of all portions of the exterior walls of the first story of a building measured by an approved route around the exterior of the building or facility. (IFC 503.1.1)

Fire apparatus access roads shall have an unobstructed width of not less than 20 feet and an unobstructed vertical clearance of not less than 13 feet 6 inches. (IFC 503.2.1)

The minimum outside turning radius of a fire apparatus access road shall be 48 feet. The minimum inside turning radius shall be 28 feet. (IFC 503.2.4)

Fire apparatus access roads shall have an approved driving surface of asphalt, concrete or other approved driving surface and can support the imposed load of fire apparatus weighing at least 75,000 pounds. (IFC D102.1)

Fire apparatus access roads shall not exceed 10 percent in grade. (IFC D103.2)

Gates and Bollards shall comply with requirements of the IFC with designs being submitted to the Fire Code Official for approval. If gates are electronically operated, they shall be equipped with an automatic opening mechanism activated by the Opticom system. Manual gates shall be secured with a Knox brand padlock. See exhibit below for acceptable Bollard models manufactured by Maxiforce. (IFC 503.6, D103.5).

General Conditions

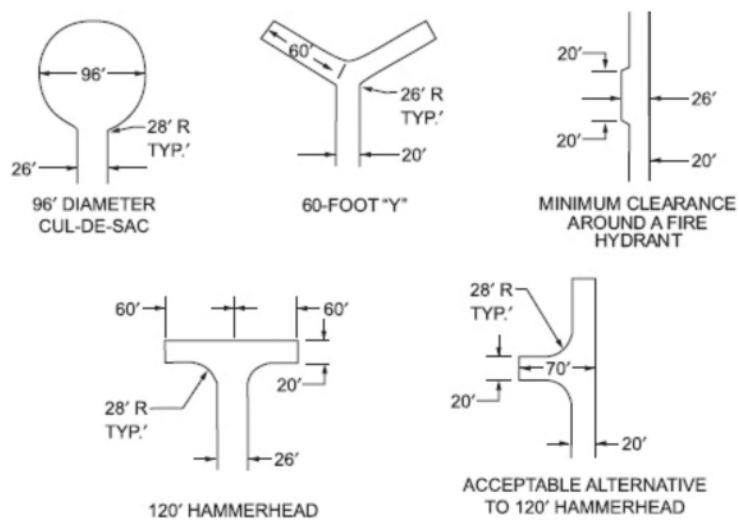
Specific building construction requirements of the International Building Code, International Fire Code and City of Nampa Code will apply. However, these provisions are best addressed by a licensed Architect at time of building permit application.

Emergency Response Time Analysis and Service Impact:

The Nampa Fire District Strategic Plan states the response objective for Nampa Fire District is to arrive to 90% of emergency medical incidents within 5 minutes of the alarm time, and within 5 minutes and 20 seconds to fire incidents. To accomplish these response time objectives requires that travel distances be

approximately 1 ½ miles from the nearest fire station. This development is located approximately 2 miles from Nampa Fire Station 5 with an approximate response time of 4 minutes.

Fire Apparatus Turnaround Design Options



For SI: 1 foot = 304.8 mm.

FIGURE D103.1 DEAD-END FIRE APPARATUS ACCESS ROAD TURNAROUND

Approved Bollards by Maxiforce



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ADMINISTRATIVE OFFICE
9 – 12th Avenue South Nampa, ID 83651



Collapsibles

MCSW-SS3-EZ

Operation: Wrench
Head Style: Std. Style 3
Body Style: Std. Rectangular
Base Style: EZ



Collapsibles

MCSW-SS2-EZ

Operation: Wrench
Head Style: Std. Style 2
Body Style: Std. Rectangular
Base Style: EZ



Collapsibles

MCSW-SS1-EZ

Operation: Wrench
Head Style: Std. Style 1
Body Style: Std. Rectangular
Base Style: EZ

Dan Lister

From: Eddy Thiel <[REDACTED]>
Sent: Thursday, March 5, 2026 1:24 PM
To: Dan Lister
Subject: [External] FW: Agency Notice SD2026-0003 / Bernal Landing
Attachments: Agency Response Requested Notification Form 2-23.pdf

Good Afternoon Dan,

Nampa Highway District #1 requires a preliminary plat be submitted to the Highway District with the associated review fee for a formal review per ACCHD Standards.

Airport Rd is classified as a Rural Principal Arterial Roadway. There is no direct access to arterial roadways by a private road per Section 3061.010.A. I assume that as they are platting they will be required to turn their driveway into a private road. Per our standards, they will need to apply for a variance to allow private road access to an arterial roadway.

Right-of-way dedication will be required along Airport Rd per Section 3030.010.

Without a plat to review these are the only comments we can offer at this time.

Let me know if you have any questions or comments.

Thank you,

Eddy

Eddy Thiel
ROW
[REDACTED]
4507 12th Ave. Rd. • Nampa, id 83686
TEL [REDACTED] • FAX [REDACTED]

From: Caitlin Ross <[REDACTED]>
Sent: Thursday, March 5, 2026 11:05 AM
To: [REDACTED]

Dan Lister

From: Anthony Lee <[REDACTED]>
Sent: Friday, March 6, 2026 7:30 AM
To: Dan Lister
Cc: Mitch Kiester
Subject: [External] RE: Agency Notice SD2026-0003 / Bernal Landing

Hi Dan,

As requested, please see the responses to the questions provided below.

- 1.) Will a Nutrient Pathogen Study be required? **A Nutrient Pathogen Study will not be required since it does not meet the conditions of SWDH's NP policy as proposed.**
- 2.) Will adequate sanitary systems be provided to accommodate the use? **It has not yet been determined whether adequate sanitary systems can be provided to accommodate the proposed use. Test holes are required to evaluate soil suitability for a subsurface sewage disposal system on each lot.**
- 3.) Any concerns about the request that needs to be addressed prior to final plat approval? **The applicant will need to schedule a pre-development meeting with SWDH to discuss this project as proposed.**

Let me know if you have any questions.

Thank you,



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

Anthony Lee, RS/BS | Land Development Senior

[REDACTED]

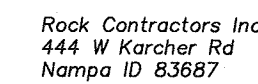
[REDACTED] | SWDH.org

[13307 Miami Ln., Caldwell, ID 83607](#)

From: Caitlin Ross <[REDACTED]>
Sent: Thursday, March 5, 2026 11:05 AM
To: [REDACTED]

A PART OF THE SW 1/4, NE 1/4, SECTION 20, T. 3N, R. 1W, B.M.
CANYON COUNTY, IDAHO
2026

Scale: 1"=40'

DRAINAGE FLOW A

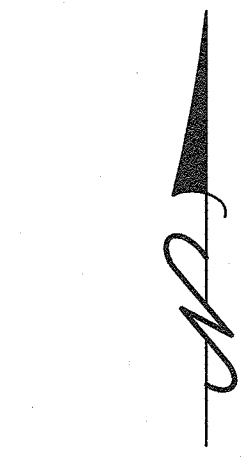
Will J. Mason

 April 23, 2026

**BERNAL LANDING
EXISTING FEATURES/ NO BUILD AREAS**

A PART OF THE SW 1/4, NE 1/4, SECTION 20, T. 3N, R. 1W, B.M.
CANYON COUNTY, IDAHO
2026

This Document, and the Concepts, Ideas and Design Incorporated herein are an instrument of professional services and are the Property of Mason and Associates, Inc., therefore they are not to be used in whole or part for any other project without the express Written Authorization of Mason and Associates, Inc.®



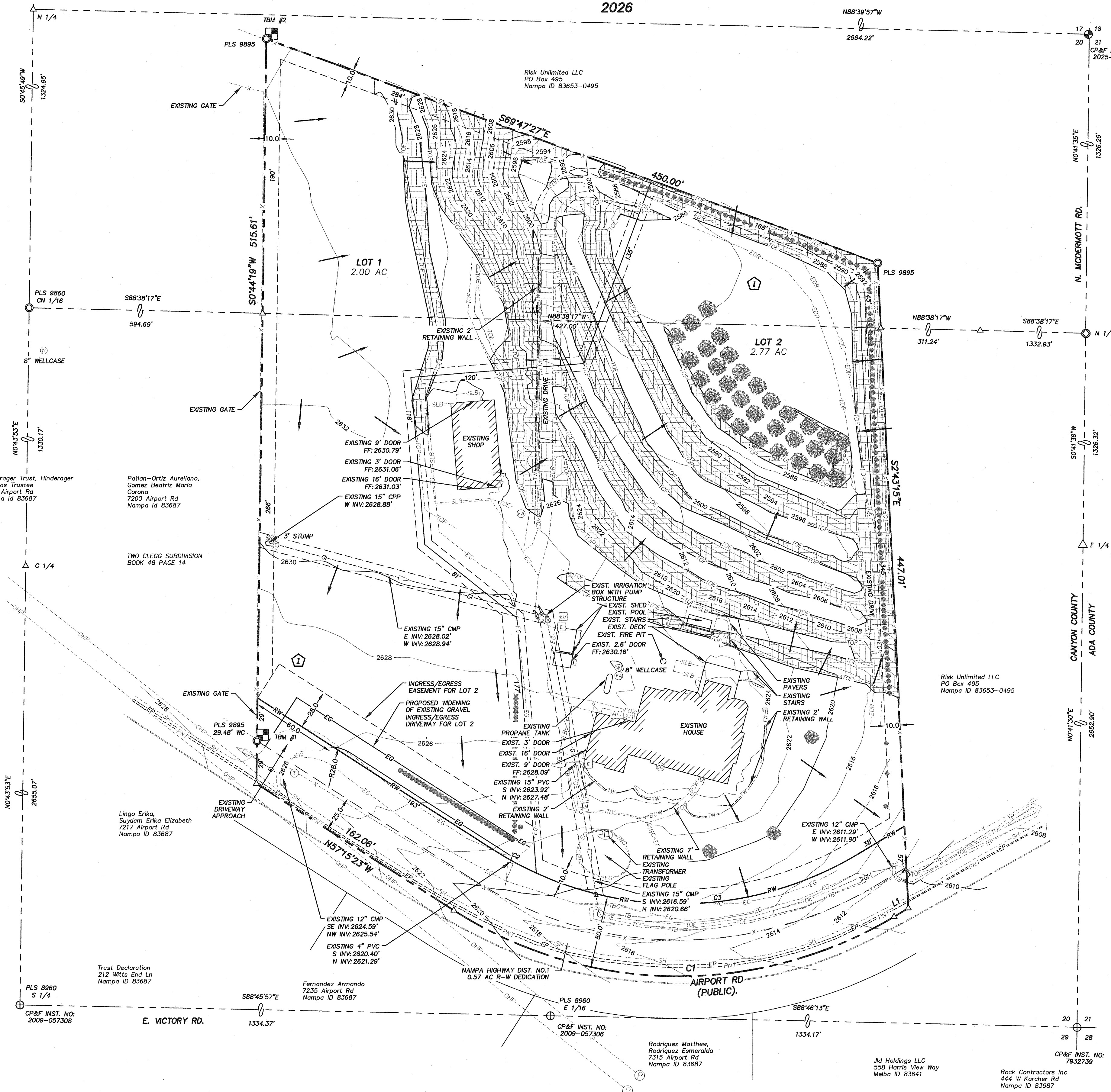
0 20 40 80
Scale: 1"=40'

LEGEND

- BENCHMARK (TBM)
- CALCULATED POINT
- FOUND ALUMINUM CAP MONUMENT
- FOUND BRASS CAP MONUMENT
- FOUND 5/8" IRON PIN
- RR SPIKE
- WITNESS CORNER
- DIRECTION OF FLOW
- EXISTING A/C
- EXISTING CLEANOUT
- EXISTING ELECTRICAL BOX
- EXISTING ELECTRIC METER
- EXISTING GATE VALVE
- EXISTING FAUCET
- EXISTING POWER POLE
- EXISTING TELEPHONE RISER
- EXISTING WELL
- EXISTING GAS SERVICE
- EXISTING POWER SERVICE
- EXISTING GRAVITY IRRIGATION BOX
- EXISTING TREE STUMP
- BUSH
- CONIFER TREE
- DECIDUOUS TREE
- SUBDIVISION BOUNDARY LINE
- SECTION LINE
- LOT LINE
- NATURAL GROUND CONTOUR LINE
- EXISTING DBL YELLOW PAINT STRIPE
- EXISTING EDGE OF GRAVEL
- EXISTING EDGE OF PAVEMENT
- EXISTING BACK OF WALK
- EXISTING FACE OF WALK
- EXISTING FENCE
- EXISTING GRAVITY IRRIGATION
- EXISTING OVERHEAD POWER
- EXISTING PAINT STRIPE
- EXISTING SHOULDER
- EXISTING TOE
- EXISTING SLAB
- EXISTING TOP OF BANK
- EXISTING TOP OF SLOPE
- EXISTING TOP OF WALL
- EXISTING TOP BACK ROLLED CURB
- EXISTING CONCRETE
- EXISTING EDGE DIRT ROAD
- RIGHT-OF-WAY
- EDGE GRAVEL ROAD
- NON-BUILD AREA
(SLOPES GREATER THAN 15%)
- DRAINAGE FLOW ARROW

Curve Table					
Curve #	Length	Radius	Delta	Chord Direction	Chord Length
C1	215.23	287.94	42°49'36"	S78°40'10"E	210.25
C2	105.15	287.81	20°56'01"	N69°27'28"E	104.57

Line Table		
Line #	Direction	Length
L1	N58°59'38"E	11.42



Professional Engineer
9212
WILLIAM J. MASON
April 23, 2026

DRAWING TITLE:		CLIENT:		JOB NO.		SHEET NO.	
BERNAL LANDING		SHAUNTA BERNAL		JY0825		2 OF 2	
7218 AIRPORT ROAD		7218 AIRPORT RD		JY0825PP			
EXISTING FEATURES/NO BUILD AREAS		Nampa, ID, 83687		SCALE:			
		(208) 695-0887		Vertical:			
		(208) 573-4873		Horizontal:			
				FIELD BOOK NO.			



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

Preliminary Plat Requirements Checklist (CCCO §07-17-09)

Applicant: Mason & Associates	Case Number: SD2026-0003
Subdivision Name: Bernal Landing Sub.	Plat Date: 4/23/2026 (2 nd Rev.)
Planning Review	
Scale of Drawing (No more than 1" = 100' unless approved by DSD before submission. Size of Drawing (No larger than 24' x 36"). <i>Obtain an electronic version of all submittals.</i> (CCZO 07-17-09(1)A).	
Review Comment: Compliant. 1"= 40'	
Proposed name of the subdivision and its location by section, township, and range (CCZO 07-17-09(1)B.1).	
Review Comment: Not compliant. Should be SW ¼, NE ¼, Section 20 2 nd Rev: Compliant.	
Name, address, and phone number of the developer (CCZO 07-17-09(1)B.3).	
Review Comment: Compliant.	
Name, address, and phone number of the person preparing the plat (CCZO 07-17-09(1)B.4).	
Review Comment: Compliant.	
North arrow (CCZO 07-17-09(1)B.5).	
Review Comment: Compliant.	
Date of preparation (CCZO 07-17-09(1)B.6)	
Review Comment: Compliant.	
Revision block showing dates if any revisions subsequent to the original preparation date. The revision block shall be part of the title block, which shall be placed along the right edge of the drawing sheet (CCZO 07-17-09(1)B.7).	
Review Comment: Compliant. 2 nd Rev: Add updates to the revision block.	
The vicinity map is drawn to scale, clearly showing the proposed subdivision location in relationship to adjacent subdivisions, main arterial routes, collector streets, etc. (CCZO 07-17-09(1)B.8).	
Review Comment: Not compliant. Vicinity map adjacent subdivisions Jaialdi Estates and Two Clegg Sub. 2 nd Rev: Compliant.	
Existing Conditions: Two-foot contours are shown unless otherwise approved; show all areas in excess of 15% slope (CCZO 07-17-09(1)C.1).	
Review Comment: Compliant.	
Existing Conditions: Location of water wells, streams, canals, irrigation laterals, private ditches, washes, lakes, or other water features; direction of flow; location and extent of known areas subject to inundation (CCZO 07-17-09(1)C.2).	
Review Comment: Compliant.	
Proposed Conditions: Location, widths, and names of all platted streets, railroads, utility rights of way of public record, public areas, permanent structures to remain, including water wells and municipal corporation lines within or adjacent to the tract (CCZO 07-17-09(1)C.3).	
Review Comment: Compliant.	
If the plat includes land for which multi-family, commercial, or industrial use is proposed, such areas shall be clearly designated together with existing zoning classification and status of zoning change, if any (CCZO 07-17-09(1)D.5).	
Review Comment: N/A	

If the proposed subdivision is part of a larger area intended for development, a development master plan of the entire area shall be provided (CCZO 07-17-09(1)D.6).
<u>Review Comment:</u> N/A
All roads must be labeled as either “private” or “public” behind or beneath the road name (CCZO 07-17-09(1)D.8). Private roads must be in a road lot (CCZO 07-17-09(1)D).
<u>Review Comment:</u> Airport Road is missing the label “public”. 2 nd Rev: Compliant.
- A statement as to the type of proposed sanitary sewage facilities (CCZO 07-17-09(1)E.1). - A statement as to the type of proposed water supply facilities (CCZO 07-17-09(1)E.2). - The utility easement width shall be a minimum of ten (10) feet from the exterior boundaries and five (5) feet from the interior boundaries. Utility easements shall be shown graphically on the plat (CCZO 07-17-09(1)E.5).
<u>Review Comment:</u> Compliant. See Plat notes 6, 7, & 13
Are the development agreement conditions met?
<u>Review Comment:</u> N/A
Check for applicable agency and city comments. These comments could have been made at the entitlement stage or after (CCZO 07-17-09(3), 07-17-31.B).
<u>Review Comment:</u> Sent agency notice 3/6. Check back 4/6
Any existing natural features that should be incorporated into the design of the subdivision (CCZO 07-17-27)?
<u>Review Comment:</u> The property appears to have graded slopes and a retaining wall and is located adjacent to an existing mining operation. Was the graded terraced slope over 15%? Did mineral extraction occur on the parcel without a permit? 2 nd Rev: Per the applicant (attached), it’s a decommissioned pond. Due to slopes of 15% or more, no development is proposed in the pond area. However, the proposed access into Lot 1 to get access to the back of Lot 2 is located on slopes 15% or greater. Therefore, either remove the access, or a condition will be added to provide a drainage and grading plan and to construct the access prior to final plat signatures. See condition #1.b.
GIS/Addressing Review
Check the name of the subdivision to ensure it’s available and check the location by section, township, range, and county to ensure it's correct (CCCO 07-17-09(1)B.1).
<u>Review Comment:</u> Compliant
Name, book, and page numbers of any recorded adjacent subdivisions having a common boundary with the tract (CCZO 07-17-09(1)C.4).
<u>Review Comment:</u> Compliant
Boundary dimensions of the tract (CCZO 07-17-09(1)C.7).
<u>Review Comment:</u> Compliant
Reference by dimension and bearing to a section corner or quarter section corner (CCZO 07-17-09(1)B.2).
<u>Review Comment:</u> Compliant
Names and addresses of adjoining property owners within three hundred (300) feet of the exterior boundary of the tract (CCZO 07-17-09(1)C.8).
<u>Review Comment:</u> Compliant
Check proposed and existing roads for consistency with CCCO Chapter 6, Article 5. Are all road names approved?
<u>Review Comment:</u> N/A; no road required
Engineering Review
Existing Conditions: Two-foot contours are shown unless otherwise approved; show all areas in excess of 15% slope (CCZO 07-17-09(1)C.1).
<u>Review Comment:</u> While contouring appears to be shown on the plan, the submitted application indicates that no lots contain slopes greater than 15%; however, the east portion of the property appears to have been previously disturbed/graded and should be evaluated more closely. Please provide more information. 2 nd review: Compliant. The preliminary plat (Sheet 2) includes crosshatch shading to designate non-buildable areas with slopes 15% on the northern/eastern portion of the property.

Existing Conditions: Location of water wells, streams, canals, irrigation laterals, private ditches, washes, lakes, or other water features; direction of flow; location and extent of known areas subject to inundation (CCZO 07-17-09(1)C.2).
<i>Review Comment: Please revise the plans to more clearly identify all existing water features, including irrigation facilities, swales/drainage paths, and flow direction. The submitted materials reference existing gravity irrigation and note that stormwater historically flows through swales, but the plans should more clearly label these features and indicate drainage direction for the record. If there are no streams, canals, or inundation areas on site, please note that on the plans. The property is served by Nampa & Meridian Irrigation District, and stormwater/access water flows through swales and is filtered through vegetation.</i> 2nd review: Compliant.
Proposed Conditions: Location, widths, and names of all platted streets, railroads, utility rights of way of public record, public areas, permanent structures to remain, including water wells and municipal corporation lines within or adjacent to the tract (CCZO 07-17-09(1)C.3).
<i>Review Comment: 2nd review: Compliant.</i>
Road layout including location, width, and proposed names of roads, alleys, pathways, easements, and roadway connections, if any, to an adjoining platted tract (CCZO 07-17-09(1)D.2).
<i>Review Comment: The letter of explanation indicates that both lots will use a shared driveway easement and that the existing driveway will need to be widened to accommodate future access to Lot 2. Please ensure this is reflected clearly on the plat and supporting access documents. See proposed condition #12</i>
Typical lot dimensions, including curvilinear data to scale; each lot numbered individually; the total number of lots by type and total (CCZO 07-17-09(1)D.2). See CCCO 07-17-25 regarding lot requirements.
<i>Review Comment: The preliminary plat appears to show two lots and lot labels; however, please confirm that all lot dimensions and any required curvilinear data are clearly shown and legible on the face of the plat.</i> 2nd Review: Curve C3 is labeled on the plat, but the curve table only includes C1 and C2. Please fix.
Location, width, and use of easements (CCZO 07-17-09(1)D.3).
<i>Review Comment: Please clearly identify all easements on the preliminary plat, including shared driveway access/ingress-egress easements, utility easements, irrigation easements, and any drainage/stormwater easements, as applicable. The submitted packet includes draft Water Users Agreement and Driveway Users Agreement documents, which support shared irrigation and access, but the corresponding easement locations, widths, and purposes should be clearly reflected on the plat.</i> 2nd review: Compliant Utility easements must also be shown graphically. Please fix.
Designation of all land to be dedicated or reserved for public use, with use indicated (CCZO 07-17-09(1)D.4).
<i>Review Comment: Please indicate whether any land is proposed to be dedicated or reserved for public use. If none, please note "No land is proposed for dedication or reservation for public use" on the preliminary plat or in the submittal narrative. Based on the submitted materials, this appears to be a two-lot residential short plat with shared private improvements rather than public dedications.</i> 2nd review: Compliant.
Appropriate information that sufficiently details the proposed development within any special development area, such as hillside, PUD, floodplain, cemetery, manufactured home, large-scale development, hazardous, and unique areas of development (CCZO 07-17-09(1)D.7). See CCZO 07-17-33.
<i>Review Comment: Historical aerial imagery indicates a former pond existed on the east portion of the parcel and appears to have been filled. Please clarify whether this area was previously excavated as part of mineral extraction, irrigation storage, stormwater retention, or another activity, and provide documentation describing how the pond was filled and graded. Confirm the grading did not alter drainage patterns.</i> 2nd review: Compliant.
Storm Water Disposal: A statement as to the type of storm water disposal facilities, which may include evidence that may be required relative to the design and operation of the proposed storm water system (CCZO 07-17-09(1)E.3). - Include a statement that all stormwater shall be retained on site, if appropriate - Consider any required protection for roadside swales during home construction and/or long-term protection from landscaping, roadside parking, regrading/filling swales, etc. - Maintenance easements for storm drain facilities treating drainage from public roads should be in place.

Review Comment: The submittal states that excess stormwater has historically been retained on site and continues to flow through swales, with filtration through vegetation. Please add a clear statement on the plans describing the proposed stormwater management approach and confirm that stormwater will be retained on site, if that is the intent. Also identify any existing or proposed roadside swales, their function, and any protection/maintenance responsibilities. If any swales or facilities are treated to runoff from public roads, maintenance easements may be required. Additional detail may be needed to demonstrate that the proposed lot split will not adversely affect existing drainage patterns.

2nd review: Compliant.

- **Irrigation System:** A statement as to the proposed irrigation system, which may include evidence as may be required relative to the design and operation of any proposed irrigation system (CCZO 07-17-09(1)E.4).
 - o *Irrigation Supply and Distribution Systems: The developer shall disclose, pursuant to Idaho Code section 31-3805, and file as part of the preliminary plat with DSD, evidence that an adequate irrigation supply and distribution system to serve the land within the plat to be recorded will be provided and must include consideration of using existing water rights that go with the land being platted. Such evidence shall include, but not be limited to, the following:*
 - *Copies of the plans of the proposed distribution system for the lots and areas to be served in the proposed development; and copies of the community association's or similar organization's documents, which may be required precedent to the establishment of an irrigation distribution system within the proposed development. See CCZO 07-17-29(2).*

Review Comment: The submitted materials state that irrigation is provided by Nampa & Meridian Irrigation District, that the gravity irrigation system is centrally located, and that irrigation is to remain as is. Draft Water Users Agreement materials were also included. Please ensure the final submittal includes sufficient documentation showing how irrigation water will be delivered to each lot, who will maintain the system, and any required easements or ownership documents associated with the shared system.

2nd review: Compliant. Water Users Agreement; see proposed condition #9.

- Review city engineering comments if located in the area of city impact. Also, review affected agency comments and studies regarding subdivision improvement requirements (CCZO 07-17-09(3)).

Review Comment: Meet

- Based on the review, recommend necessary improvements (CCZO 07-17-31(B)2).

Review Comment: Historical aerial imagery indicates a former pond existed on the east portion of the parcel and appears to have been filled. Please clarify whether this area was previously excavated as part of mineral extraction, irrigation storage, stormwater retention, or another activity, and provide documentation describing how the pond was filled and graded.

2nd review: Compliant.

Conclusion

Planning: ☐ Approved, ☒ Approved with conditions, or ☐ Denied

Comments: See minor correction in purple (above and below).

- 1) Label all elements. Utility and irrigation easements are missing labels.
- 2) The shared driveway easement should be amended to a private road lot, and a private road should be established if each lot wants a secondary dwelling. If not, the shared driveway can remain, but secondary dwellings will be prohibited until the plat is amended to include a private road lot.
- 3) The shared driveway access easement is only 28' wide. It must be 60' wide unless an easement reduction is approved. Please submit an easement reduction. **Dan Lister, Principal Planner, 7/14/26.**

GIS/Addressing: ☒ Approved, ☐ Approved with conditions, or ☐ Denied

Comments: See comments on GIS/Addressing review. **Tony Almeida, GIS Manager, 7/14/26.**

Engineering: ☐ Approved, ☒ Approved with conditions, or ☒ Denied

Comments:

- Clarify and label all drainage paths, swales, and flow directions.
- Verify whether any areas exceed a 15% slope and provide additional hillside/grading information if required.

- Clearly show all easements and confirm their widths and uses, including shared driveway, irrigation, utility, and drainage easements.
- Provide adequate irrigation supply and distribution documentation for both lots.
- Confirm whether driveway widening or other access improvements will be required for Lot 2 and show those improvements on the plans, if applicable. The letter of explanation states that the existing driveway will need to be widened when the future right-of-way is taken.

Please provide a clearer PDF of the preliminary plat, as the current version is difficult to read.

- **Correction of the two-lot/three-lot inconsistency.**
- **Shared driveway and Fire District approvals prior to building permit issuances. See condition #12 below.**
- **Missing C3 curve data. Provide revised plat.**
- **Complete easement and public dedication information.**
- **Water Users Agreement. See Condition #9 below**

Dalia Alnajjar, Principal Engineer 7/28/26

Recommended Conditions of Approval

1. All subdivision improvements (public or private roads, irrigation, and drainage swales/basins) and amenities shall be bonded or completed prior to the Board of County Commissioners' signature on the final plat.
 - a. A stormwater management plan shall be submitted prior to final plat signature by the Board. The plan shall address: Short-term construction protections (e.g., roadside swale protection during homebuilding), and Long-term O&M (via CC&Rs or other enforceable mechanisms) to ensure the continued function of drainage systems.
 - b. An engineered grading and drainage plan prepared by a licensed engineer for hillside development shall be submitted for access to the rear of Lot 2 through Lot 1 via an easement.
2. Finish grades at subdivision boundaries shall match existing finish grades. Runoff shall be maintained on subdivision property unless otherwise approved.
3. Development shall comply with the requirements of the local highway district. Evidence shall include the highway district's signature on the final plat.
4. Development shall comply with irrigation district requirements. A letter from Nampa Meridian Irrigation District/Boise Project Board of Control approving the final plat shall be submitted prior to the Board of County Commissioners' signature on the final plat.
5. Development shall comply with Southwest District Health requirements. Evidence shall be Southwest District Health's signature on the final plat.
6. Development shall comply with Fire District requirements. Evidence shall include written correspondence from the Fire District before the Board of County Commissioners' signature on the final plat.
7. Before the Board signs the final plat, an easement or common lot shall be added to provide a United States Postal Service community mailbox unless waived by the United States Postal Service.
8. The final plat shall highlight areas where slopes over 15% exist and note on the final plat that all development (structures, mining, dredging, filling, grading, excavation, or drilling) on slopes 15% or greater is prohibited. Any changes requiring hillside development will be reviewed per CCCO Section 07-17-33(1) through the replat process.
9. Prior to final plat signature by the Board, water users' and road users' maintenance agreements must be recorded and added as a plat note on the final plat.
10. The 28' shared access requires an approved easement reduction application prior to final plat signature by the Board. If the easement reduction is denied, the final plat must be amended to show a 60' shared access easement.

11. The proposed easement can only serve two primary dwellings. Since a private road lot is not proposed per 07-17-31, secondary residences per CCCO 07-10-27 and 07-14-25 are prohibited. A re-plat is required to establish a private road and to allow secondary residences.
12. Prior to building permit issuance on Lot 1, a construction permit must be approved for the construction of the shared driveway per CCCO 07-10-03.
13. The final plat shall include a note which states: Current and future property owners understand they are choosing to live adjacent to an existing mining operation, which may include noise, smells, dust, vibrations, traffic impacts, and lights that may be a nuisance to residential uses.



Professional Engineers, Land Surveyors and Planners

924 3rd St. So., Suite B, Nampa, ID 83651

Ph ([REDACTED])

e-mail: [REDACTED]

April 21, 2026

Michelle Barron, Planner
Canyon County Development Services Department
111 North 11th Ave #310
Caldwell, ID 83605
[REDACTED]

Re: Bernal Landing Subdivision Preliminary Plat Application / Case No. SD2026-0003

Mrs. Barron:

The following information is in response to your February 24, 2026 review for Bernal Landing Subdivision Preliminary Plat Application:

Preliminary Plat:

1. Proposed subdivision location section, quadrant has been updated.
2. Vicinity map is drawn at a scale of 1"=500' and shows the subdivision location in relationship to adjacent subdivisions, respectively "Two Clegg Subdivision" and "Jaialdi Estates Subdivision," main arterial routes, collector streets, drains and canals in proximity to the property.
3. Airport Road labeled as a public road.
4. The northern portion of the property exhibits graded slopes exceeding 15%, which are attributable to historical use as an agricultural drainage pond used for field drainage. Following the subdivision and sale of this parcel from the original holding, the basin was decommissioned. The sloped area has since been intentionally re-contoured to enhance aesthetic appeal and create garden areas. The work was shallow and intended only for gardening, avoiding deep disturbance and did not alter drainage patterns. There is no known history of mineral extraction here.
5. Note added for adjoining property to the West to show as Two Clegg Subdivision, as recorded in Book 48, Page 14, Canyon County Public Records.
6. Names and addresses of adjoining property owners within 300 feet of the exterior boundary added.



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7. Per the Engineering Review, hatching was added to show slopes greater than 15%. The northern portion of the property exhibits graded slopes exceeding 15%, which are attributable to historical use as an agricultural drainage pond used for field drainage. Following the subdivision and sale of this parcel from the original holding, the basin was decommissioned. The sloped area has since been intentionally re-contoured to enhance aesthetic appeal and create garden areas. The work was shallow and intended only for gardening, avoiding deep disturbance and did not alter drainage patterns. There is no known history of mineral extraction here.
8. Plans revised to enhance visibility of all existing water features and direction of water flow on parcel.
9. Lot lines and curves are labeled.
10. Nampa Highway District right-of-way to be dedicated as shown.
11. Stormwater runoff on the private drive will be conveyed as historically has been through a vegetated swale. All storm water will be retained on site as historically has been through vegetation and existing berming in locations along property line. The lot split will not affect the current drainage patterns.
12. Irrigation on the property is proposed to remain the same. It has existing gravity irrigation with a pump system and an irrigation box that is centrally located front center of the property. This system currently serves the entire property and the owner wishes to keep this system as is. It will be governed by a shared users agreement between Lot 1 and Lot 2, Block 1.
13. A shared irrigation users agreement will be provided.
14. The shared approach will remain at its current location. Lot 1, Block 1 will access the lot at that location. Lot 2, Block 1 will construct a driveway in a 28' ingress/egress easement.

Please let me know if you have any questions or need additional information.

Sincerely,

A handwritten signature in blue ink that reads 'William J. Mason'. The signature is written in a cursive, flowing style.

William J. Mason, P.E.
Mason & Associates, Inc.