

Conditional Use Permit Application

Idaho Power's Boardman to Hemingway Transmission Line Project

RP01N04W080000 (Blackstock Livestock)

Jeffrey Maffuccio, Facility Siting Coordinator
208-388-2402 or jmaffuccio@idahopower.com



December 1, 2023

Mary Huff, Director
Owyhee County Community Planning
Post Office Box 128
Murphy, Idaho 83650

Request for Conditional Use Permit Idaho Power's Boardman to Hemingway Transmission Line Project

Dear Mary,

Idaho Power Company (or Idaho Power) is pleased to file this Request for a Conditional Use Permit for consideration of new utility infrastructure. Idaho Power has experienced significant customer growth, along with significant grid constraints, in recent years. However, these trends were analyzed almost 20 years ago, with a transmission connection between the Pacific Northwest and Idaho being the most effective solution.

Since 2008, Idaho Power has worked to permit the Boardman to Hemingway (B2H) Project. In Owyhee County, the transmission line mostly crosses Federal land (BLM), and the BLM Record of Decision can be found here: <https://eplanning.blm.gov/eplanning-ui/project/68150/570>. The line's eastern terminus is inside the Hemingway Substation, located on parcel RP01S03W114203, and crosses three (3) additional private parcels in Owyhee County before crossing into Oregon. The western terminus of the project is in Boardman, Oregon. The private parcels that B2H cross are in the table below, with the highlighted parcels covered in this application:

Parcel	Name
RP01N04W080000	Blackstock Livestock
RP01S03W113602, RP01S03W110014	Brandau Family Trust
RP01S03W114203	Idaho Power Company

Approval of this request will allow Idaho Power to successfully serve customers with low-cost, reliable electricity. Idaho Power customers in Owyhee County, and across parts of Idaho and Oregon, will benefit greatly from this project. This new resource provides additional capacity to our growing region.

Within this application, you will find all items should be in order per the application form. Behind this letter is a Table of Contents to direct the reader to each tabbed section. Seven (7) hard copies, and one electronic copy, have been provided for your review. On behalf of Idaho Power, we appreciate your time and effort to review and consider this application. Please contact me with any questions or clarification, 208-388-2402 or jmaffuccio@idahopower.com.

Regards,

Jeffrey Maffuccio
Facility Siting Coordinator

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**Owyhee County
Planning & Zoning**

PO Box 128, Murphy, ID 83650

Phone (208) 495-2095 Fax (208) 495-2051

**Land Use Permit Application
Requiring Public Hearing**

☐ SINGLE FAMILY RESIDENCE ☐ COMMERCIAL ☐ SUBDIVISION ☐ CAFO ☐ INDUSTRIAL
☐ REZONE ☒ OTHER Electrical Transmission Line

Idaho Power Company, represented by Jeff Maffuccio
APPLICANT/ APPLICANT REPRESENTATIVE

PO BOX 70
MAILING ADDRESS

Boise Idaho 83707
CITY STATE ZIP CODE

208-388-2402 jmaffuccio@idahopower.com
TELEPHONE EMAIL OR FAX

Ted Blackstock, Blackstock Livestock
OWNER'S NAME

6754 Opaline Road
OWNER'S MAILING ADDRESS

Melba Idaho 83641
CITY STATE ZIP CODE

208-989-4580 tblackstock6754@gmail.com
OWNER'S PHONE NUMBER EMAIL OR FAX

N/A (approx. 1/2 mile south of Sommer Camp Rd)
PROJECT ADDRESS/LOCATION

08 01 N 04 W
SECTION TOWNSHIP RANGE

Does this parcel border dry land/range land? Y N
(If yes, please include fire mitigation measures on site plan)

RP01N04W08000
TAX ASSESSOR'S PARCEL NUMBER(s)

Agricultural
CURRENT ZONING OF THE SUBJECT PARCEL

Agricultural - grazing
CURRENT USE OF THE SUBJECT PARCEL

electrical transmission line
PROPOSED USE

TOTAL SQ. FT OF ALL PROPOSED STRUCTURES

I DECLARE UNDER PENALTY OF PERJURY that I/we, Jeff Maffuccio of Idaho Power, being duly sworn, depose and say that I/we am/are the applicant(s) in the foregoing application, that I/we have read the foregoing application and know the content thereof and state that the same is true and correct to the best of my knowledge. Furthermore, all information and data submitted to Owyhee County in support of my application is true and correct to the best of my knowledge. I/we acknowledge that by submitting this application a member or members of the planning and zoning commission may physically make a site visit to the proposed site and surrounding vicinity. I/we understand that this will be done at an unannounced time without conversation with owners, applicants, or the public.

Dated: 11/28/2023

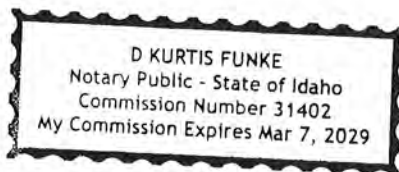
Signed: [Signature]

Dated: _____

Signed: _____

On the 28th day of November, 2023, before me, the undersigned Notary Public, personally appeared, known to me to be the person(s) whose name(s) is/are subscribed to the foregoing instrument, and acknowledged to me that s/he executed the same.

IN WITNESS WHEREOF, I have set my hand and seal the day and year as above written.



[Signature]
Notary Public

Residing at Caldwell, ID
Commission Expires: 3/7/2029

File No. _____ Rec'd by: _____ Date: _____ Pd. _____ Check No. _____

FOR ADMINISTRATIVE USE

AFFIDAVIT

STATE OF IDAHO)
COUNTY OF OWYHEE)

I, Jeff Maffuccio of Idaho Power, being duly sworn, depose and say that I am the applicant in the foregoing application, that I have read the foregoing application and know the content thereof and state that the same is true and correct to the best of my knowledge. Furthermore, all information and data submitted to Owyhee County in support of my application is true and correct to the best of my knowledge.

[Signature]
APPLICANT SIGNATURE

1221 W IDAHO ST
ADDRESS

BOISE IDAHO 83702
CITY/STATE/ZIP

208-385-2402
TELEPHONE

I, Ted Blackstock, the owner (if other than the applicant) of the real property involved in this application, do hereby consent to the filing of this application.

[Signature]
OWNER SIGNATURE

6754 Opaline Road
ADDRESS

Givens Hot Springs, ID 83641
CITY/STATE/ZIP

208-989-4580
TELEPHONE

On the 28th day of November, 2023, before me, the undersigned Notary Public, personally appeared Ted Blackstock, known to me to be the person(s) whose name(s) is/are subscribed to the foregoing instrument, and acknowledged to me that s/he executed the same.

IN WITNESS WHEREOF, I have set my hand and seal the day and year as above written.



Connie M Brandau
Notary Public

Residing at Wilson, ID 83641
Commission Expires: 10/06/2026



Owyhee County, Idaho

RIGHT TO FARM Disclosure Statement

- A. It is the intent of the Legislature of the State of Idaho pursuant to IDAHO CODE Title 22 Chapter 45, RIGHT TO FARM ACT to reduce the loss to the state of its agricultural resources by limiting the circumstances under which agricultural operations may be deemed to be a nuisance.
- B. It is the intent of the Owyhee County Board of Commissioners and the Planning and Zoning Commission to uphold, support, and enforce the RIGHT TO FARM ACT.
- C. The County of Owyhee fully supports and permits "agricultural operations" as defined in IDAHO CODE 22-4502, Definitions, when operated in accordance with generally recognized agricultural practices which includes conformity with Federal, State, and local laws and regulations and when not adversely affecting public health and safety.

I acknowledge Idaho's RIGHT TO FARM, and I accept the agricultural environment they protect and do agree to live within said environment.

Name: Blackstock Livestock

Name: _____

Address: 6754 Opaline Road, Melba, Idaho 83641

Legal: Section: 08 Township: 01 N Range: 04 W

Assessor's Parcel Number: RP01N04W08000

Jed S. Blackstock, president
Signature

11/28/23
Date

Signature

Date

STATE OF IDAHO, County of Owyhee ss.

On this 28th day of Nov., 2023, before me, the undersigned, a Notary Public in and for said State, personally appeared:

Jed S. Blackstock

Known or identified to me to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same.

Signature: Connie M. Brandau

Name: Connie M. Brandau

Residing at: Wilson, ID 83641

My Commission expires: 10/06/2026



Instrument # 316428
MURPHY, OWYHEE, IDAHO
2023-11-29 11:31:51 No. of Pages: 4
Recorded for: IDAHO POWER
ANGELA BARKELL Fee: \$19.00
Ex-Officio Recorder Deputy: map
Index To: EASEMENT
Electronically Recorded by Simplifile



PLEASE RETURN TO:

1221 W. Idaho St. (83702)
P.O. Box 70
Boise, ID 83707

IN 4W 8

Easement—Organization

Blackstock Livestock Inc

“Grantor(s)”, of Owyhee County, State of Idaho, do hereby grant and convey to IDAHO POWER COMPANY, a Corporation, with its principal office located at 1221 W. Idaho Street, Boise, Idaho, 83702 (P.O. Box 70, Boise, ID 83707), its licensees, successors, and assigns, (collectively, “Grantee”), for One Dollar and other valuable considerations, the receipt and sufficiency of which is hereby acknowledged, a permanent and perpetual easement and right of way, for the installation, erection, continued operation, maintenance, repair, alteration, inspection, and/or replacement of the following:

Overhead Facilities: Overhead electrical transmission, distribution and communication lines, including fiber optics, and circuits of Grantee, attached to poles or other supports, together with guys, cross-arms, supports, stabilizers and other attachments and incidental equipment thereon and appurtenances, (all of the foregoing collectively being referred to as the “Facilities”), together with the Grantee’s right to permit the attachment of the wires, fixtures, cables and conduits (all of the same being included within the definition of “Facilities”), over, on, and across the premises belonging to Grantor(s) in Owyhee County, State of Idaho, in the location described below.

Grantee is hereby also granted the perpetual right of ingress and egress over Grantor’s land as depicted in Exhibit B.2 for the full and complete use, occupation, and enjoyment of the easement hereby granted, and together with all rights and privileges incident thereto, including, but not limited to, (i) the right, at Grantee’s expense, to cut, trim, and remove trees, brush, bushes, sod, flowers, shrubbery, overhanging branches and other obstructions and improvements which may injure or interfere with Grantee’s use, occupation, or enjoyment of this easement, and (ii) the right, at Grantee’s expense, to install, construct, operate, inspect, alter, maintain, replace, improve and repair any and all aspects of Grantee’s Facilities on, over, through, and across the lands subject to this easement.

The location of the easement and right of way granted herein is described as follows:

Exhibits A.1-A.2-B.2

Grantor shall not alter the grade or elevation of the land within the right-of-way existing on the date hereof through excavations, grading, installation of berms, or other activities without the prior written approval of Grantee. Grantor shall not place nor build any structure(s) within the easement area **except fences** and except as otherwise approved by Grantee in writing.

This Easement shall run with the land and be binding upon the parties’ successors and assigns.

(Signature page immediately follows)

Checked by: _____
Work Order #: _____

Executed and delivered this 26 day of November, 2023.

Signature(s) of Grantor(s) (Include title where applicable):

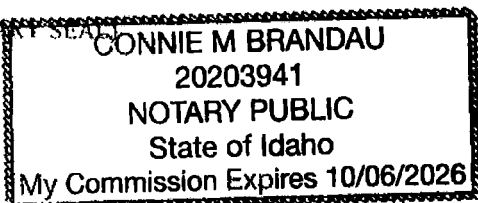
Jed S. Blackstock, president
Blackstock Livestock, Inc.

Corporate Verification

STATE OF Idaho
COUNTY OF Owyhee } ss.

I, Connie M. Brandau (Notary's Name), a notary public, do hereby certify that on this 26th day of November, 20 23, personally appeared before me Jed S. Blackstock, President (Individual's Name Including Title) and _____ (Individual's Name Including Title), who, being by me first duly sworn, declared that ~~he/she/they are respectively~~ he/she/they is the duly authorized person(s) of Blackstock Livestock, Inc. (Organization Name), that he/she/they signed the foregoing document, and acknowledged to me that he/she/they executed the same as the free act and deed on behalf of said organization.

(NOTARY SEAL)



Connie M. Brandau
Notary Public
My Commission Expires on 10/06/2026

Idaho Power Co. - Boardman to Hemmingway November 2, 2023
Blackstock Livestock, Inc Assessor's Parcel No. RP01N04W080000
Parametrix Project No. 317-2264-013, PH24 Owyhee County, Idaho

EXHIBIT A.1

POWER LINE EASEMENT

A 250-foot wide power line easement located in a portion of Government Lot 1 and a portion of the Southeast One Quarter of the Northeast One Quarter of Section 8, Township 1 North, Range 4 West, Boise Meridian, Owyhee County, Idaho, situated in a parcel of land described in Warranty Deed Instrument No. 147909, being 125 feet on either side of the following described centerline:

Commencing at the North One Quarter Corner of Section 6, Township 1 North, Range 4 West, Boise Meridian, thence South 45°37'28" East, a distance of 9,109 feet, more or less, to a point on the westerly line of said Government Lot 1 of Section 8, said point also being on the westerly line of the grantor's property and, being the **POINT OF BEGINNING**.

Thence leaving said westerly line, South 50°59'25" East, a distance of 1,681 feet, more or less, to the easterly line of the said Northeast One Quarter of Section 8, said point also being the easterly line of said grantor's property and being the **POINT OF TERMINATION**, said point of termination being North 72°32'38" West, a distance of 10,876 feet, more or less, from the Southeast Corner of Section 10, Township 1 north, Range 4 West, Boise Meridian.

The above-described easement centerline and sidelines shall be extended or shortened to the said grantor's westerly and easterly property lines.

The above-described easement contains 9.65 acres, more or less.

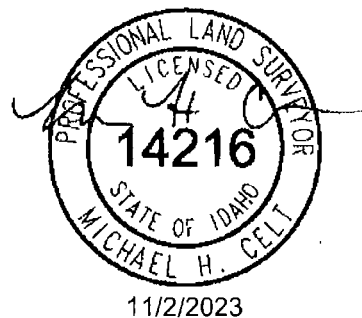
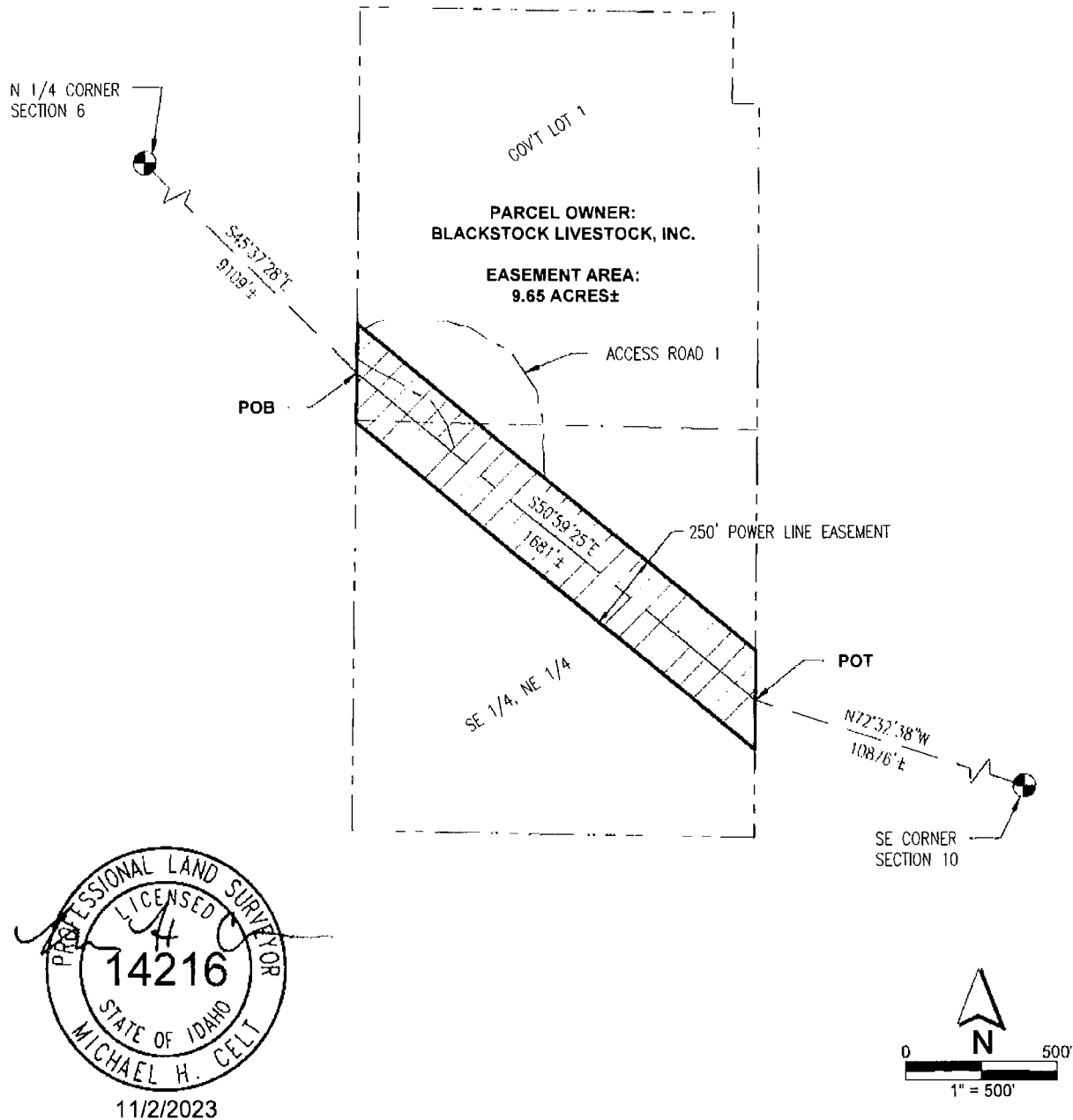


EXHIBIT A.2
LOCATED IN THE NE 1/4 OF SECTION 8,
TOWNSHIP 1 NORTH, RANGE 4 WEST, BOISE MERIDIAN,
OWYHEE COUNTY, IDAHO
2023



PROJECT: BOARDMAN TO HEMMINGWAY

BLACKSTOCK POWER LINE EASEMENT

DATE: NOVEMBER 2, 2023

Parametrix

316428

Prepared by, and
after recording return to:

Idaho Power Company
Corporate Real Estate
Land Acquisition Dept., Plaza II
P.O. Box 70
Boise, Idaho 83707

Instrument # 316429
MURPHY, OWYHEE, IDAHO
2023-11-29 11:39:19 No. of Pages: 8
Recorded for: IDAHO POWER
ANGELA BARKELL Fee: \$31.00
Ex-Officio Recorder Deputy: map
Index To: EASEMENT
Electronically Recorded by Simplifile

IN 4W 8

(Space above reserved for County Recorder's Use Only)

PERMANENT ACCESS ROAD EASEMENT

This Permanent Access Road Easement ("**Easement**") is made as of this 26
day of November, 2023 ("**Effective Date**"), between Blackstock Livestock
Inc. ("**Grantor**") and Idaho Power Company, an Idaho corporation ("**Grantee**").

A. Grantor owns a parcel of real property located in Owyhee County Idaho, a
portion of which is more particularly described in **Exhibit A** attached hereto and made a
part hereof ("**Grantor's Property**").

B. Grantee desires an ingress/egress easement over Grantor's Property for
purposes of accessing Grantee's equipment and fixtures. Grantor agrees to grant an
access easement over Grantor's Property, for the benefit of Grantee's equipment, within
that portion of Grantor's Property as described in **Exhibit B.1** attached hereto and made
a part hereof ("**Easement Area**") and as shown in **Exhibit B.2** attached hereto and
made a part hereof ("**Map of Easement Area**"), pursuant to the terms hereof.

Now, therefore, for good and sufficient consideration, the receipt of which is
hereby acknowledged, the parties agree as follows:

1. **Description of Easement Area.** The parties acknowledge that the
property particularly described in Exhibit B.1 and shown in Exhibit B.2 includes the
Easement Area.

2. **Grant of Easement/Maintenance.** Grantor hereby grants to Grantee a
nonexclusive and permanent easement across the Easement Area for the sole purpose
of ingress and egress to Grantee's Property. Grantee will use the Easement Area for
vehicular access to and from Grantee's Property, including, without limitation, the
transportation of construction materials and equipment.

3. **Improvement of Easement Area.** If necessary for use of the Easement
Area, Grantee shall have the right, but not the obligation, to improve the Easement Area
at Grantee's expense. Once the Easement Area is improved, Grantee shall at its sole

expense maintain and repair the same. Grantor may fence parent parcel and will allow daisy chain lock by Grantee if needed. Grantee will make landowner whole for any crop damage or additional expenses created by Grantees access or ground disturbance related to the project. Rehabilitation of disturbed areas will be done at the sole cost and expense of Grantee in co-ordination with Grantor upon completion of construction.

4. **Compliance with Laws.** Grantee will comply with all federal, state, county, and municipal laws, ordinances, and/or regulations now or hereafter in effect from time to time as they pertain to Grantee's use of the Easement Area.

5. **Successors and Assigns.** This Easement and the covenants and agreements made herein shall inure to the benefit of, and be binding upon, Grantor and Grantee and their respective successors and assigns.

6. **Sale of Property/Notice.** Grantor acknowledges the importance of maintaining current notice information for this Easement and agrees to notify Grantee of any pending property sale, changes in ownership, or other property issues that may have an effect on the Easement Area. Grantor further agrees to notify any prospective purchasers of Grantor's Property of the existence of this Easement. Within ten (10) days of a change of ownership of Grantor's Property, Grantor shall provide to Grantee, pursuant to the provisions of Section 8, below, written notice of the new owner contact information.

7. **Notices.** All notices or other communications hereunder shall be deemed to have been properly given if in writing and: (a) upon delivery, if delivered in person, (b) one (1) business day after having been deposited for overnight delivery with any nationally-recognized overnight courier service, or (c) three (3) business days after having been deposited in any post office or mail depository regularly maintained by the U.S. Postal Service and sent by registered or certified mail, postage prepaid, return receipt requested, addressed to the respective party at its address set forth below:

Grantor:

Blackstock Livestock Inc.
by Ted S Blackstock president
16754 Opaline Rd
Garden Hot Springs Id
83641
Phone: (208) 184-4580

Grantee:

Idaho Power Company
Corporate Real Estate
Land Acquisition Dept., Plaza II
P.O. Box 70 (83707)
1221 W. Idaho Street
Boise, ID 83702
Phone: (208) 388-2200

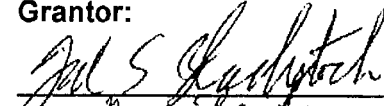
The above addresses for Grantor and Grantee shall be effective unless and until changed by five (5) days prior written notice given to the other party. The parties acknowledge and agree that the phone numbers and email addresses provided above

are for convenience purposes only and that notices hereunder must be personally delivered, or mailed as provided above.

9. **Recordation.** This Easement shall be recorded in the Real Property Records of Owyhee County, Idaho.

IN WITNESS WHEREOF, the parties have caused this Easement to be executed effective the day and year first set forth above.

Grantor:



President
Blackstock Livestock Inc.

By: _____

Print Name: Ted S Blackstock

Title: president

Date: 11/26/23

Grantee:

IDAHO POWER COMPANY,
AN IDAHO CORPORATION

By: _____


Andrew Farias
Corporate Services

Date: 11/29/2023

LIST OF EXHIBITS:

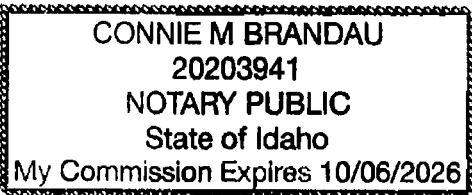
- Exhibit A-- Parent parcel
- Exhibit B.1 -- Description of Easement Area
- Exhibit B.2 -- Map of Easement Area

NOTARY ACKNOWLEDGMENT

STATE OF IDAHO)
) ss.
County of Owyhee)

On this 26th day of November, in the year 2023, before me, a
Notary Public in and for said State, personally appeared
Jed S. Blackstock, known or identified to me to be the
President of Blackstock Livestock LLC, the entity that
executed the foregoing instrument, and acknowledged to me that such entity executed
the same.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official
seal the day and year first above written.



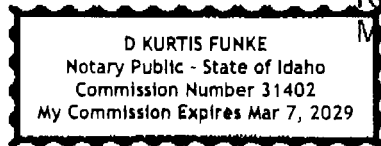
Connie M. Brandau
NOTARY PUBLIC
Residing at W. Lam, Idaho 83641
My commission expires: 10/06/2026

NOTARY ACKNOWLEDGMENT

STATE OF IDAHO)
) ss.
County of Ada)

On this 29th day of November, in the year 2023, before me, a Notary Public in and for said State, personally appeared Andrew Farias, known or identified to me to be the Corporate Real Estate Manager of **IDAHO POWER COMPANY**, an Idaho corporation, and the person who executed the foregoing instrument for and on behalf of said corporation, and acknowledged to me that such corporation executed the same.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day and year first above written.



D. K. Funke
NOTARY PUBLIC
Residing at Caldwell, ID
My commission expires: 3/7/29

EXHIBIT A

RP01N04W080000

Idaho Power Co. – Boardman to Hemmingway November 2, 2023
Blackstock Livestock, Inc Assessor's Parcel No. RP01N04W080000
Parametrix Project No. 317-2264-013, PH24 Owyhee County, Idaho

EXHIBIT B.1**ACCESS ROAD EASEMENT**Access Road 1:

A 50-foot wide access road easement located in a portion of Government Lot 1 and a portion of the Southeast One Quarter of the Northeast One Quarter of Section 8, Township 1 North, Range 4 West, Boise Meridian, Owyhee County, Idaho, situated in a parcel of land described in Warranty Deed Instrument No. 147909, being 25 feet on either side of the following described centerline:

Commencing at the North One Quarter Corner of Section 6, Township 1 North, Range 4 West, Boise Meridian, thence South 46°22'17" East, a distance of 9,025 feet, more or less, to a point on the northerly power line easement running across said grantor's property in said Section 8, said point being the **POINT OF BEGINNING**.

Thence leaving said northerly line, across said grantor's property in a southerly and easterly direction along an existing road 362 feet, more or less, to a point on the said northerly power line easement, and being the **POINT OF TERMINATION**, said point of termination being North 70°13'14" West, a distance of 11,751 feet, more or less, from the Southeast Corner of Section 10, Township 1 north, Range 4 West, Boise Meridian.

The above-described easement centerline and sidelines shall be extended or shortened to the said grantor's westerly property line and the said northerly power line easement.

The above-described easement contains 1.10 acres, more or less.

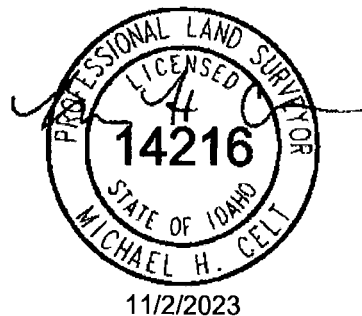
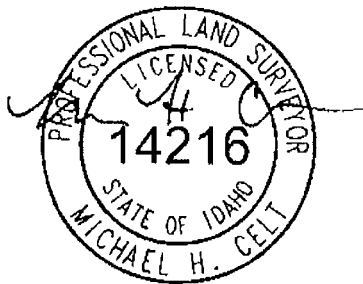
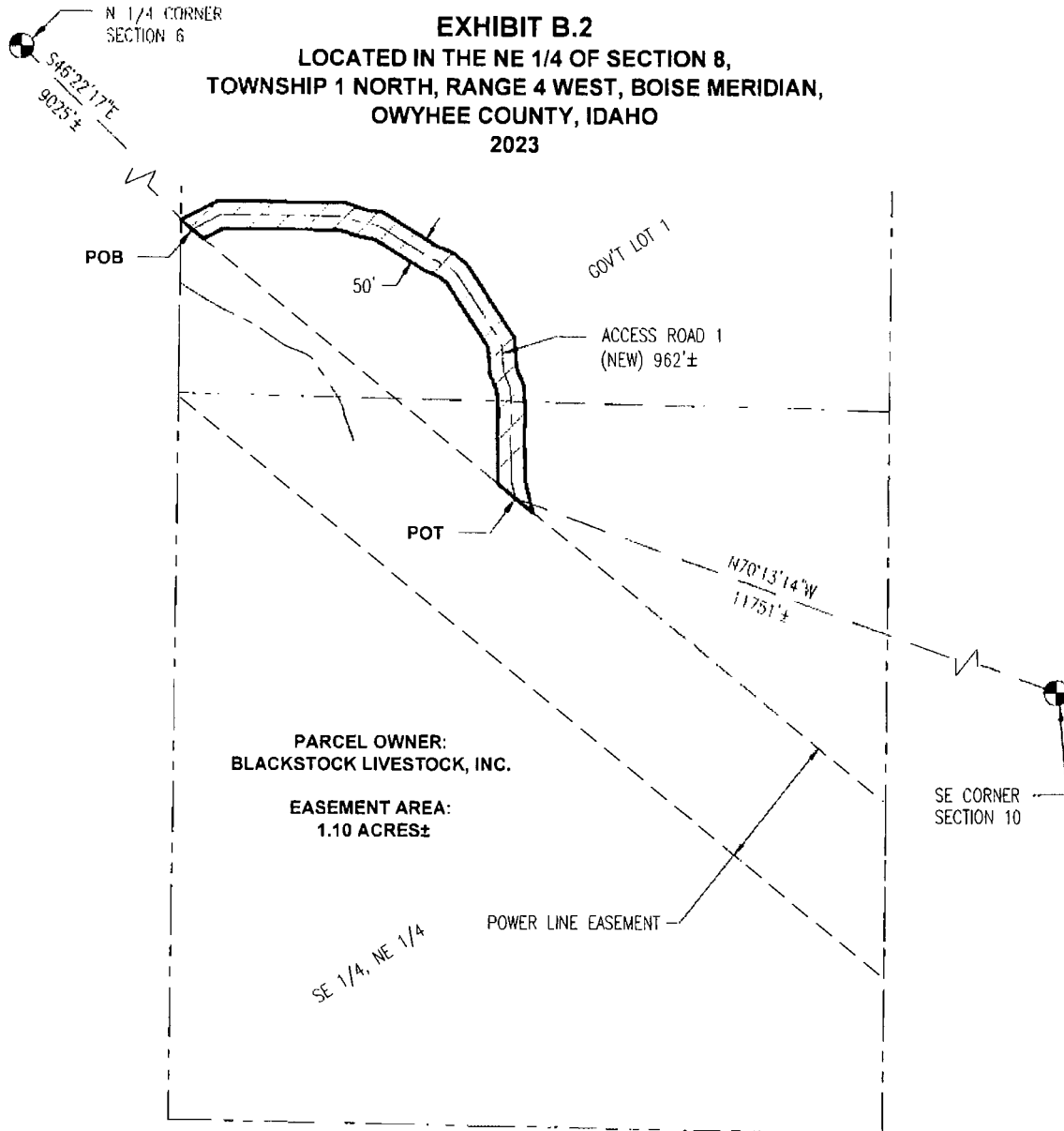
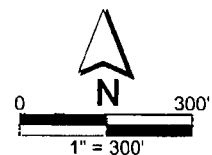


EXHIBIT B.2
LOCATED IN THE NE 1/4 OF SECTION 8,
TOWNSHIP 1 NORTH, RANGE 4 WEST, BOISE MERIDIAN,
OWYHEE COUNTY, IDAHO
2023



11/2/2023



PROJECT: BOARDMAN TO HEMMINGWAY

BLACKSTOCK ACCESS ROAD 1 EASEMENT

DATE: NOVEMBER 2, 2023

Parametrix

316429

Request for Conditional Use Permit Idaho Power's Boardman to Hemingway Transmission Line Project

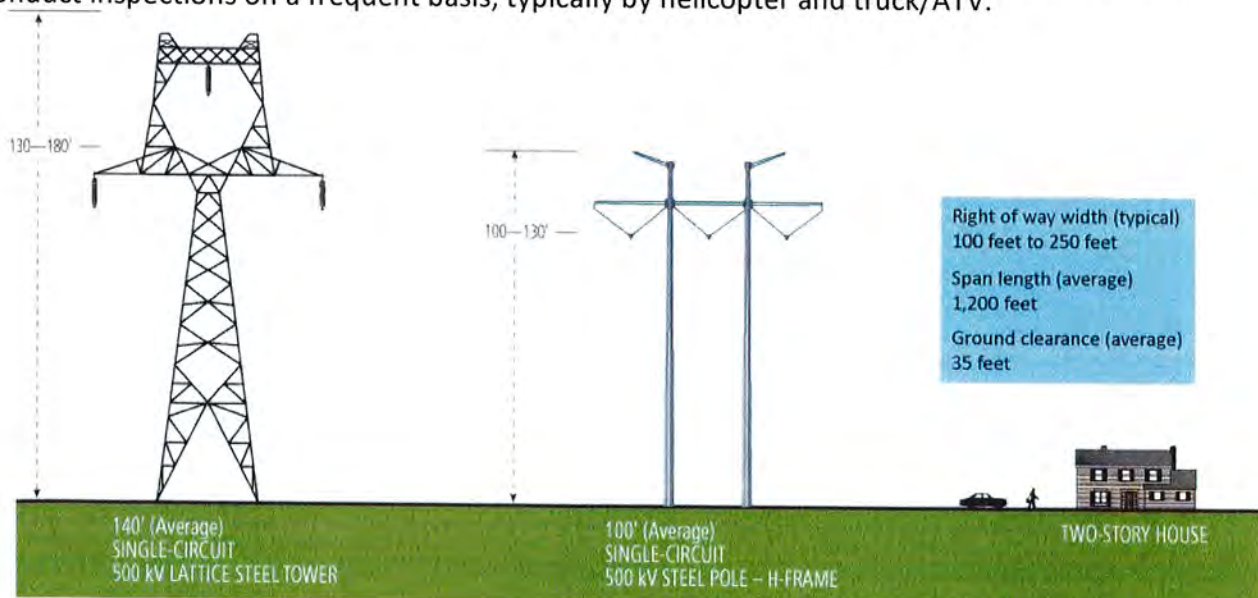
This narrative is an attachment to the Conditional Use Permit (CUP) Application for the proposed Idaho Power Boardman to Hemingway Transmission Line Project, or B2H Project. Idaho Power believes that this project complies with Owyhee County code as reviewed in *Attachment 2b. Application Review Criteria*. This narrative provides an overview of the transmission line project, and is an abridged version of what was submitted, and approved under Case Number Z23-12, for the CUP to construct B2H across Idaho Power and Brandau Family Trust properties, as identified below:

Parcel	Name
RP01N04W080000	Blackstock Livestock
RP01S03W113602, RP01S03W110014	Brandau Family Trust
RP01S03W114203	Idaho Power Company

Project Features

The B2H Project consists of steel lattice towers, which support the triple-bundle conductor that electricity will travel along. Towers are typically spaced every 500 to 1200 feet apart, depending on terrain and topography. There will be two (2) structures across Blackstock Livestock's property.

The Project requires private easements for the line, which are negotiated with landowners. Access roads to the line are necessary for construction and infrequent maintenance needs. Idaho Power will conduct inspections on a frequent basis, typically by helicopter and truck/ATV.



1. *Exactly how and where the parcel is legally accessed.*

Idaho Power will utilize public roads to the private property and then, with agreement from the landowner, utilize existing roads or blade new roads for overland travel to each structure.

2. *If the access will require crossing over private property other than your own, a recorded easement to the subject parcel must be provided in your submitted application.*

Access require crossing over a private property, which is not owned by Idaho Power, will be included in the terms of each easement. Idaho Power intends to use existing roads to access structures.

3. *Whether or not the subject parcel is in a herd district. If you are in a herd district, livestock must be fenced in by the owner. If you are not in a herd district (open range), it is each individual's responsibility to fence out livestock.*

This item is not applicable to Idaho Power's request and no changes will occur due to the B2H Project.

4. *A description of the surrounding land uses of all property bordering the subject parcel in all directions: north, east, south, and west (example: rangeland, irrigated farm ground, dry lot, residential development, etc.).*

The subject parcel crossed by the project is Rangeland, and is surrounded by Rangeland or BLM land.

5. *Describe source of domestic water and ownership (example: private well, shared well and with whom, community water system).*

This item is not applicable to Idaho Power's request and no changes will occur due to the B2H Project.

6. *If there is irrigation water allocated to the property, provide a letter from the applicable irrigation district advising of the number of water shares and description of the point(s) of diversion.*

This item is not applicable to Idaho Power's request and no changes will occur due to the B2H Project.

Request for Conditional Use Permit Idaho Power's Boardman to Hemingway Transmission Line Project

This project review is an attachment to the Conditional Use Permit Application for the proposed Idaho Power Boardman to Hemingway Transmission Line Project, or B2H Project.

1. Whether the intended use is necessary or desirable to the public convenience and welfare.

Utility facilities are part of our landscape, just like other types of infrastructure that provide vital services for our communities. The B2H Project will provide a major source of electrical service to customers in Owyhee County, the Treasure Valley and across southern Idaho. This source will be low-cost, reliable, and readily available to serve residences, manufacturers, irrigators at all times of year. On January 10, 2023, Idaho Power filed a Certificate of Public Convenience and Necessity (CPCN) with the Idaho Public Utility Commission, [IPC-E-23-01 \(https://puc.idaho.gov/case/Details/6975\)](https://puc.idaho.gov/case/Details/6975), and on June 29 the Idaho PUC approved the CPCN, which allows Idaho Power to construct B2H Project.

2. Whether the proposed use may create a hazard, nuisance, detriment or other injury to other property in the immediate vicinity or to the health or safety to the citizens of the county in general.

Idaho Power operates and maintains its system in a safe and reliable manner. This use is not expected to cause additional hazards to property or citizen. There will be no smoke, fumes, glare, or odor. A transmission line has no moving parts or motors.

Idaho Power expects there to be a temporary increase in traffic during construction, mostly along existing roads as shown in attached maps. This traffic will include trucks and cranes for foundation work, steel tower standup, and pulling and tensioning the wire. Helicopters will be used in construction. Idaho Power will coordinate with Owyhee County and Idaho Transportation Department to develop any necessary traffic control plans along County and State roads and highways.

3. Whether essential public services, or the general public health or safety, or the general public environment may be negatively impacted by such use or whether there may be a requirement of additional public funding in order to meet the needs created by the requested use.

There will be no impact on existing public services or facilities, as listed above. As a regulated utility, Idaho Power is responsible for providing, and coordinating, such services to its facilities.

4. *Whether adequate sewer, water and drainage facilities, and utility and other service systems are to be provided by the applicant to accommodate said use.*

There will be no impact on these utility providers and their facilities, as listed above. As a regulated utility, Idaho Power is responsible for providing, and coordinating, such services to its facilities.

5. *Whether the proposed use may have adverse impact on water supplies, both surface and underground.*

There will be no impact on water supplies, including any canals or ditches that are crossed by the transmission line. Idaho Power has sited towers away from any water supplies and any overhead wire crossing over a canal or ditch will not impact the facility.

6. *Whether the geological base on which the use is to be placed may or may not support the proposed use.*

Idaho Power has conducted geotechnical investigations and designed the tower foundations to be accommodated any type of geological base, to ensure the towers are adequately supported.

7. *Whether the proposed use at the site may endanger human health, animal life and plant life in the surrounding area and/or the county in general. (i.e. species of animals or plants, or their habitats which might be harmed or interfered with by the proposed use.)*

Idaho Power intends to construct and operate this facility with the least impact possible to the surrounding area, habitats, and residences. Based on thorough investigations through the BLM's NEPA process, Idaho Power does not expect there to be significant adverse impacts on the County. Any impacts will be mitigated through consultation with agencies and landowners. If any unexpected impacts occur, Idaho Power will maintain responsibility to take corrective actions to resolve issues.

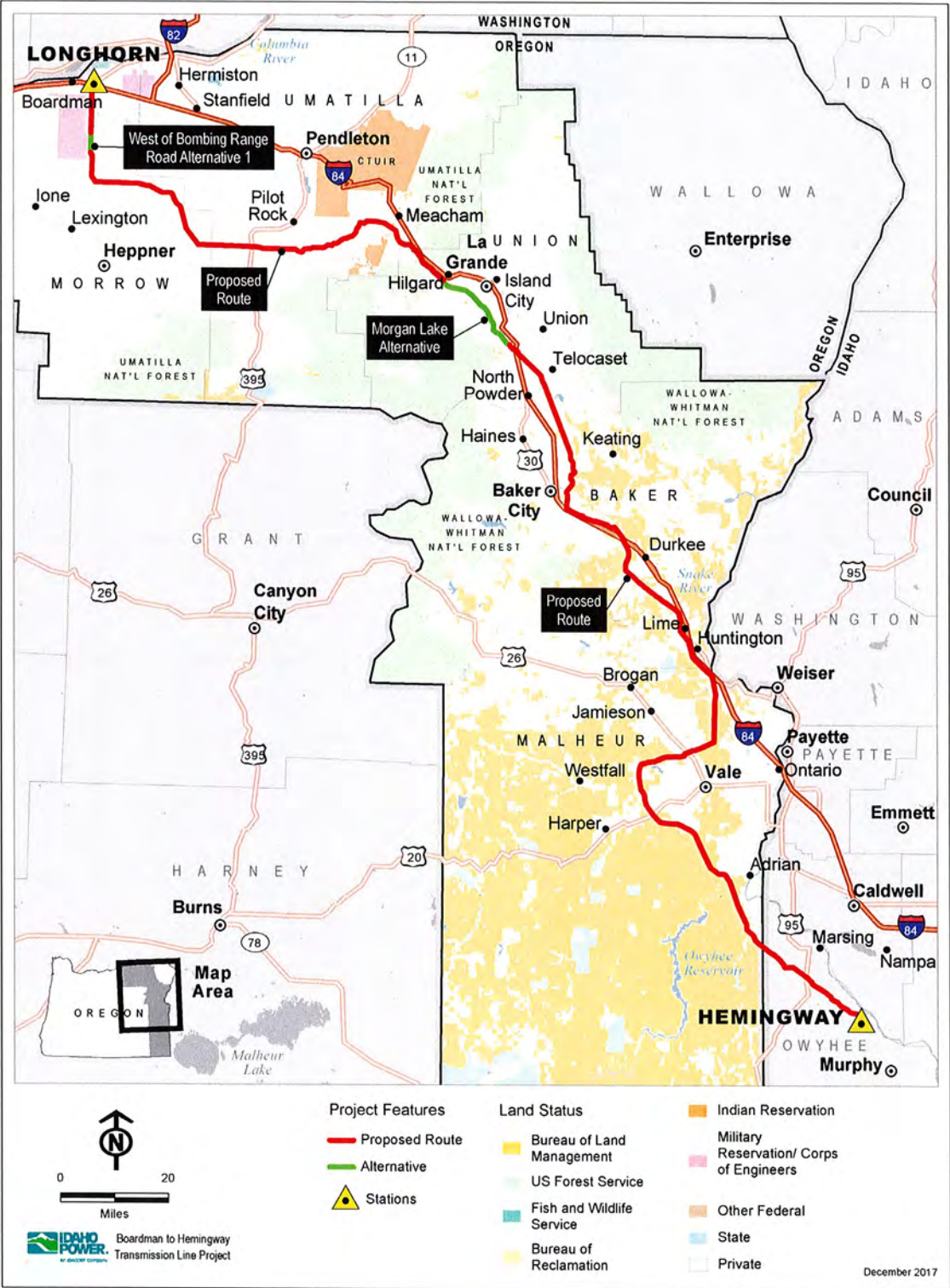
8. *Whether the proposed use compliments, benefits, and is compatible with the surrounding land uses.*

The proposed transmission line does not impede or is not incompatible with surrounding land uses. The B2H Project has been routed in such a manner to avoid impacts to the affected properties and surrounding land uses, while still being a unique proposed use. The towers are typically 160' tall, with visual being the only real impact to surrounding land uses. The transmission line will provide benefits to Idaho Power customers, including the landowners, as a whole with continued fair-priced electricity. As with all of its facilities and lines, Idaho Power will work to ensure the proposed use does not create further deterioration to the surrounding land uses.

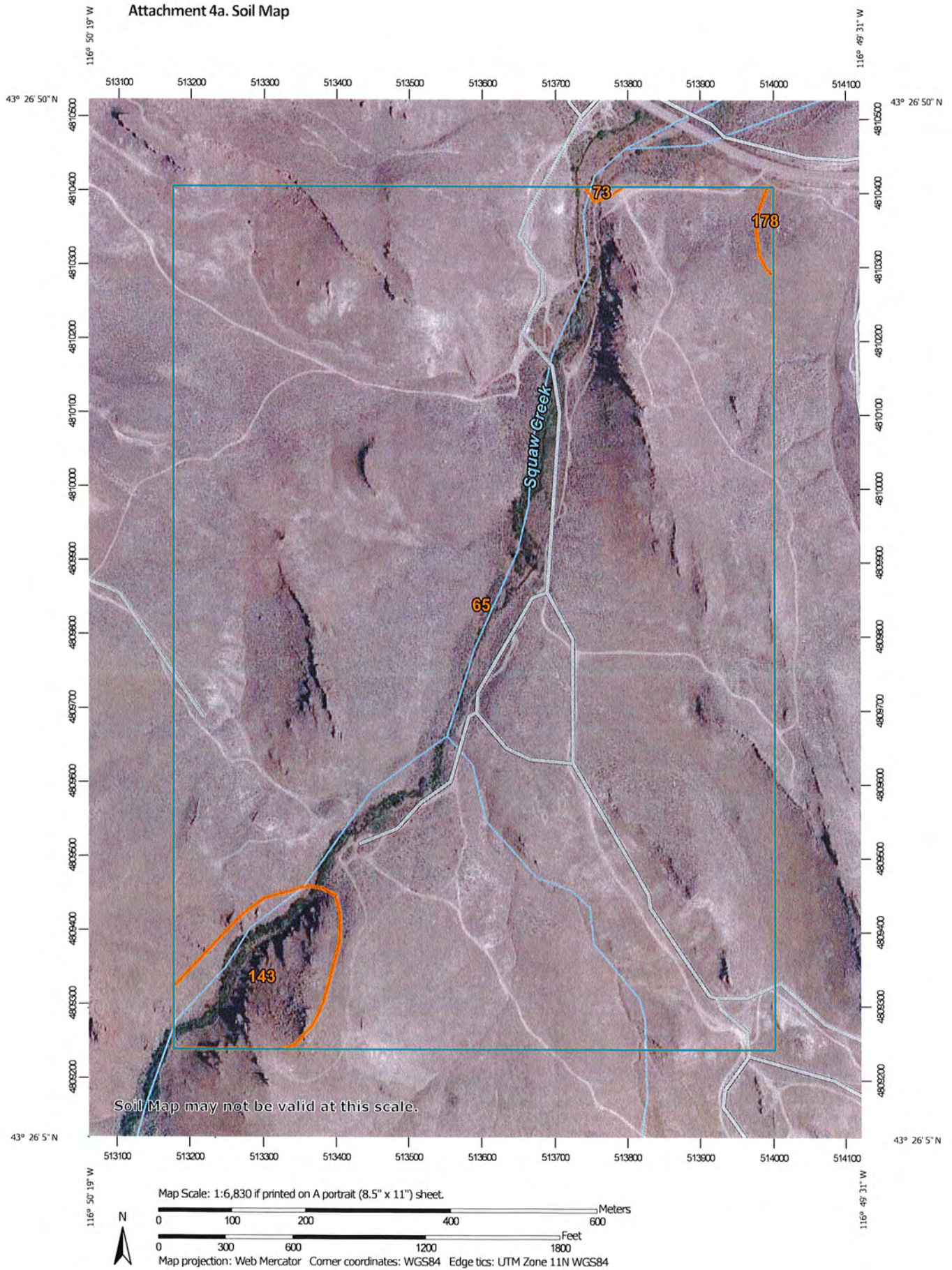
9. *Whether special conditions could be imposed upon the proposed use which would so minimize any adverse impact as to justify the granting of the conditional use permit.*

As described above, no adverse impacts are expected to result from the installation of this transmission line. Idaho Power is always willing to work on solutions if adverse impacts arise once a project is constructed and in operation. That allows our engineers and professionals to identify the issue and seek a mutually beneficial solution with all affected parties.

B2H Project Route



Attachment 4a. Soil Map



MAP LEGEND

- Area of Interest (AOI)

Area of Interest (AOI)
- Soils

Soil Map Unit Polygons

Soil Map Unit Lines

Soil Map Unit Points
- Special Point Features

Blowout

Borrow Pit

Clay Spot

Closed Depression

Gravel Pit

Gravelly Spot

Landfill

Lava Flow

Marsh or swamp

Mine or Quarry

Miscellaneous Water

Perennial Water

Rock Outcrop

Saline Spot

Sandy Spot

Severely Eroded Spot

Sinkhole

Slide or Slip

Sodic Spot
- Water Features

Streams and Canals
- Transportation

Rails

Interstate Highways

US Routes

Major Roads

Local Roads
- Background

Aerial Photography
- Spot Area

Stony Spot

Very Stony Spot

Wet Spot

Other

Special Line Features

MAP INFORMATION

The soil surveys that comprise your AOI were mapped at 1:24,000.

Warning: Soil Map may not be valid at this scale.

Enlargement of maps beyond the scale of mapping can cause misunderstanding of the detail of mapping and accuracy of soil line placement. The maps do not show the small areas of contrasting soils that could have been shown at a more detailed scale.

Please rely on the bar scale on each map sheet for map measurements.

Source of Map: Natural Resources Conservation Service
Web Soil Survey URL:
Coordinate System: Web Mercator (EPSG:3857)

Maps from the Web Soil Survey are based on the Web Mercator projection, which preserves direction and shape but distorts distance and area. A projection that preserves area, such as the Albers equal-area conic projection, should be used if more accurate calculations of distance or area are required.

This product is generated from the USDA-NRCS certified data as of the version date(s) listed below.

Soil Survey Area: Owyhee County Area, Idaho
Survey Area Data: Version 21, Sep 2, 2022

Soil map units are labeled (as space allows) for map scales 1:50,000 or larger.

Date(s) aerial images were photographed: Jul 31, 2020—Aug 2, 2020

The orthophoto or other base map on which the soil lines were compiled and digitized probably differs from the background imagery displayed on these maps. As a result, some minor shifting of map unit boundaries may be evident.

Map Unit Legend

Map Unit Symbol	Map Unit Name	Acres in AOI	Percent of AOI
65	Graveya-Ratsnest-Rock outcrop association, 3 to 35 percent slopes	228.8	95.9%
73	Hardtrigger-Goose Creek loams, 1 to 5 percent slopes	0.2	0.1%
143	Rock outcrop-Xerollic Haplargids complex, very steep	9.1	3.8%
178	Tindahay-Royal-Badland complex, 1 to 90 percent slopes	0.5	0.2%
Totals for Area of Interest		238.6	100.0%

January 10, 2023

Owyhee County Assessor
PO Box 128
Murphy, Idaho 83650

Request for Agency Comment Idaho Power's Boardman to Hemingway Transmission Line Project

To whom it may concern;

Idaho Power is preparing a Conditional Use Permit application, on the Boardman to Hemingway (B2H) Transmission Line Project, for consideration by the Owyhee County Planning and Zoning Commission. This project will provide a long-lasting benefit to Idaho Power customers, and the Northwest region as a whole. This 298-mile line connects between the Hemingway Substation, in Owyhee County, and the planned Longhorn Substation in Boardman, Oregon. 24 miles of the project are located in Owyhee County, mostly on BLM land. Three (3) Owyhee County property owners will be directly affected by the project, including Idaho Power. Please see the attached maps and drawings.

Since 2006, Idaho Power has worked towards the authorization of this project. The BLM issued their Record of Decision in 2017 and granted a Right of Way Permit in 2018. The Project will include lattice steel structures, which hold the triple-bundle conductor necessary for electricity to travel between Boardman and the Hemingway Substation. Access to the project will utilize existing roads and gates, no new roads or ditch crossing are planned. There are no public services necessary for this project.

Please provide any comments, below. If you have questions or would like to meet, please contact me at 208-388-2402 or jmaffuccio@idahopower.com. More project information can be found at www.idahopower.com/b2h. Thank you for your time and consideration on this matter.

Regards,



Jeff Maffuccio
Facility Siting Coordinator

Comments: _____



January 10, 2023

Idaho State Dept. of Agriculture
PO Box 7249
Boise, ID 83707

Request for Agency Comment Idaho Power's Boardman to Hemingway Transmission Line Project

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Regards,



Jeff Maffuccio
Facility Siting Coordinator

Comments: _____

January 10, 2023

Idaho Dept. of Fish & Game
Southwest Regional Office
15950 N Gate Blvd.
Nampa, ID 83687

Request for Agency Comment Idaho Power's Boardman to Hemingway Transmission Line Project


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Regards,



Jeff Maffuccio
Facility Siting Coordinator

Comments: _____

January 10, 2023

Idaho Transportation Dept.
Aeronautics Division
3483 Rickenbacker St.
Boise, ID 83705

Request for Agency Comment Idaho Power's Boardman to Hemingway Transmission Line Project

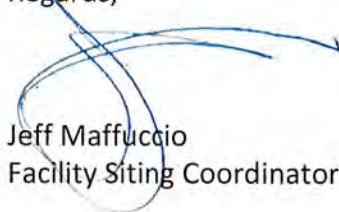
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Regards,



Jeff Maffuccio
Facility Siting Coordinator

Comments: _____

January 10, 2023

Owyhee County Road & Bridge
District #1
PO Box 128
Murphy, ID 83650

Request for Agency Comment Idaho Power's Boardman to Hemingway Transmission Line Project

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Regards,



Jeff Maffuccio
Facility Siting Coordinator

Comments: _____

RECORD OF DECISION FOR THE BOARDMAN TO HEMINGWAY TRANSMISSION LINE PROJECT

DOI-BLM-ORWA-V000-2012-0016-EIS
OROR-065375, OROR-065375-01
IDI-036029, IDI-036029-01



November 2017

Idaho State Director's Recommendation

I recommend approval of an electric transmission line Right-of-Way grant (IDI-036029 and IDI-036029-01) to Idaho Power Company, subject to terms, conditions, stipulations, and environmental protection measures developed by the U.S. Department of Interior and identified in this Record of Decision, including appendices, and the Plan of Development developed by Idaho Power Corporation that is appended to this Record of Decision.



Timothy Murphy
Idaho State Director

Executive Summary

This Record of Decision (ROD) reflects the decision of the United States (U.S.) Department of the Interior (DOI) Bureau of Land Management (BLM) to approve a Right-of-Way (ROW) grant and associated Resource Management Plan (RMP) amendments for the Boardman to Hemingway Transmission Line Project (B2H Project). This ROD is issued consistent with the requirements of Title II and Title V of the Federal Land Policy and Management Act (FLPMA), 43 United States Code (U.S.C.) §§ 1712-1723 (Title II) and 1761-1771 (Title V), other applicable laws, and associated implementing regulations.

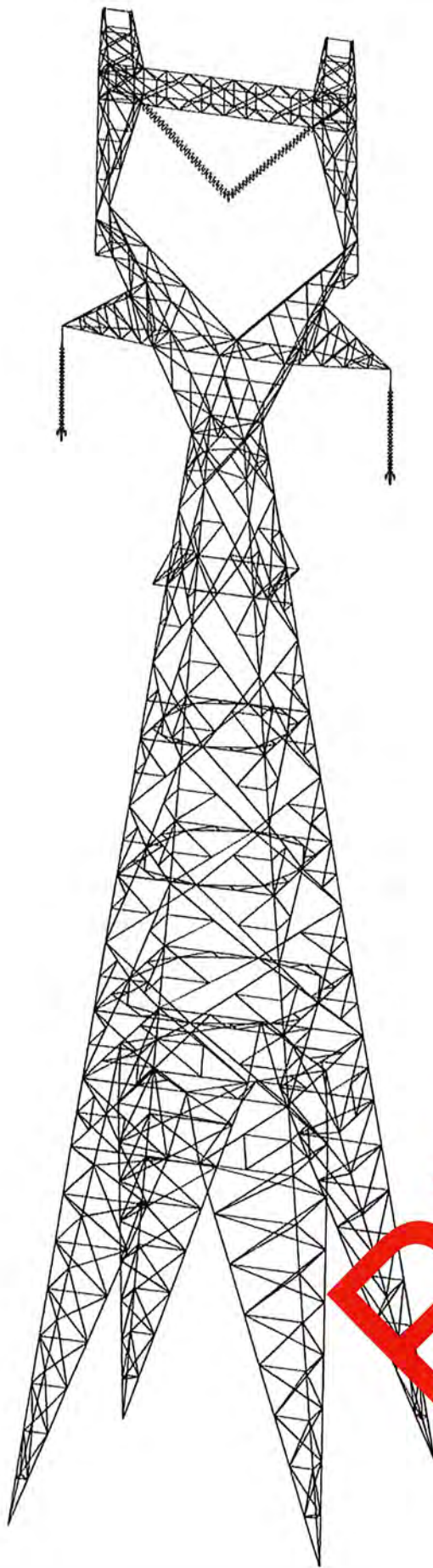
The issuance of a ROW for the B2H Project for a specific route and other decisions in this ROD apply only to BLM-administered lands. Other jurisdictional agencies will make decisions or issue authorizations in accordance with their respective authorities. Further, prior to construction, Oregon's Energy Facility Siting Council (EFSC) must find that the route for the B2H Project ultimately identified in the Application for Site Certificate, on all lands in Oregon, complies with applicable EFSC siting standards and issue a site certificate for the B2H Project. The EFSC will consider county plans in its evaluation of the Applicant's application for a site certificate. In making the decision, EFSC considers not only its own standards but also the applicable rules and ordinances of State and local agencies. EFSC's decision is binding on all State and local agencies whose permits are addressed in EFSC's review.

After extensive environmental analysis, consideration of public comments, and compliance with all Federal laws and policies, it is the decision of the BLM to approve the B2H Project and the associated RMP amendments as explained below. Specifically, this ROD authorizes a ROW grant for the construction, operation, and maintenance of the transmission line and associated facilities proposed by Idaho Power Company. It also approves land use plan amendments to the BLM Baker and Southeastern Oregon RMPs.

The B2H Project includes the construction of a 293-mile, single circuit 500-kilovolt (kV) alternating current transmission system. The B2H Project will connect the northern terminus, the Longhorn Substation proposed by Bonneville Power Administration (BPA), approximately 4 miles east of the city of Boardman in Morrow County, Oregon, to the existing Hemingway Substation, near the city of Melba in Owyhee County, Idaho. The impacts of this action were analyzed in the Final Environmental Impact Statement (EIS) for the B2H Project (published in the *Federal Register* on November 28, 2016).

The BLM's approval will take the form of a 30-year ROW grant, issued in conformance with Title V of FLPMA and the BLM's implementing regulations found at 43 Code of Federal Regulations (C.F.R.) Part 2800. The BLM will also issue a temporary (i.e., short-term) ROW grant for areas to be used only during construction for a period of 10 years. Activities associated with completion of the Notice to Proceed (NTP) requirements for construction of the B2H Project must commence within 5 years after the effective date of the ROW. The BLM has the discretion to renew a ROW grant if doing so is in the public interest, subject to applicable legal requirements.

The route alignment approved by this ROD (referred to as the Selected Alternative) follows the Agency Preferred Alternative in the Final EIS. The permanent facilities authorized by the ROW grant include:



CONDUCTOR

3 - ACSR/TW "DESCHUTES" PER PHASE.
RATED TENSILE STRENGTH (RTS) = 36,400 LBS. PER SUBCONDUCTOR
CONSTRAINT TENSIONS:
17,000 LBS. @ 1/2-8-0in PER SUBCONDUCTOR
10,190 LBS. @ 0-0-30in PER SUBCONDUCTOR

GROUND WIRE

2 - 1/2" EXTRA HIGH STRENGTH GALVANIZED STEEL.
RATED STEEL STRENGTH = 26,900 LBS.
CONSTRAINT TENSIONS:
9,500 LBS. @ 1/2-8-0in
5,380 LBS. @ 0-0-30in

OPGW FIBER OPTIC

2 - 0.591 OPGW FIBER OPTIC CABLES.
RATED TENSILE STRENGTH = 24,280 LBS.
CONSTRAINT TENSIONS:
9,500 LBS. @ 1/2-8-0in
4,860 LBS. @ 0-0-30in

ADSS FIBER OPTIC

1 - ADSS 72 FIBER CH7 CABLE.
RATED TENSILE STRENGTH = 12,850 LBS.
CONSTRAINT TENSIONS:
7,000 LBS. @ 1/2-8-0in
2,600 LBS. @ 0-0-30in

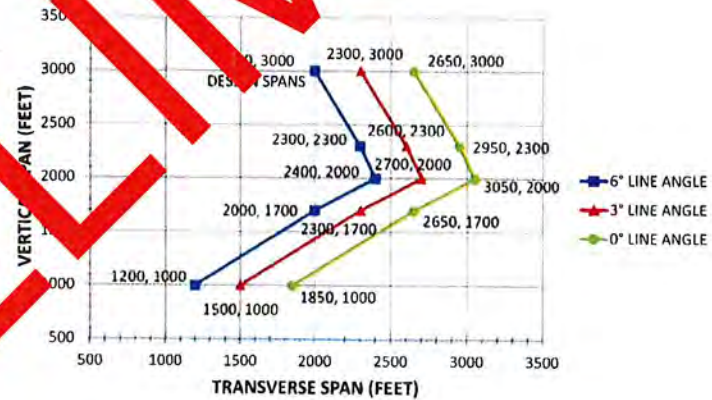
BODY / LEG COMBINATIONS

60' BODY WITH 5'-0" TO 35'-0" LEGS IN 2'-6" INCREMENTS
80' BODY WITH 5'-0" TO 47'-6" LEGS IN 2'-6" INCREMENTS
100' BODY WITH 5'-0" TO 50'-0" LEGS IN 2'-6" INCREMENTS
120' BODY WITH 5'-0" TO 50'-0" LEGS IN 2'-6" INCREMENTS

CONDUCTOR CLEARANCE

MAXIMUM SWING AT 6psf WIND = 45"
MAXIMUM SWING AT 2psf WIND = 30"
CONDUCTOR SLOPE = 15° TO 25° DOWN
CLEARANCE TO STEEL AT 6psf INSULATOR SWING = 97"
CLEARANCE TO STEEL AT 6psf WINDING INSULATOR SWING = 115"
CLEARANCE TO SURFACE OF WORKING AND CLIMBING SPACE AT 2psf INSULATOR SWING = 126"

TOWER UTILIZATION CAPACITY (1/2" ICE ZONE)



DESIGN SPANS

1/2" ICE ZONE
THIS TOWER IS DESIGNED FOR A VERTICAL SPAN OF 3000', A TRANSVERSE SPAN OF 2000', AND A LINE ANGLE OF 0 TO 6 DEGREES.

3/4" ICE ZONE
THIS TOWER IS DESIGNED FOR A VERTICAL SPAN OF 2200', A TRANSVERSE SPAN OF 1500', AND A LINE ANGLE OF 0 TO 6 DEGREES.

THE TOWER WAS ALSO CHECKED WITH LOADS CALCULATED BASED ON THE SPANS SHOWN IN THE CHARTS ABOVE. ULTIMATE CONNECTION LOADS SHOWN IN THE MEMBER SIZE TABLE REPRESENT THE MAXIMUM LOAD FOR ALL SPAN COMBINATIONS.

TENSION AND COMPRESSION CAPACITY:

ASCE 10-15

MAXIMUM KL/r OF MEMBERS:

TOWER LEGS = 120
MAIN COMPRESSION MEMBERS IN CROSSARMS AND GROUND WIRE PEAKS = 150
OTHER COMPRESSION MEMBERS = 200
REDUNDANTS = 250
TENSION ONLY MEMBERS = 450

MATERIAL

STRUCTURAL STEEL - ASTM A572 GRADE 50

ALL MEMBERS AND PLATES ARE DESIGNED USING ASTM A572 GRADE 50 UNLESS OTHERWISE NOTED.

MINIMUM SIZE OF MATERIAL

PLATES 1/4" A572 L1 1/2x1 1/2x3/16
ALL REDUNDANTS L1 1/2x1 1/2x3/16 (EXCEPT AS NOTED)

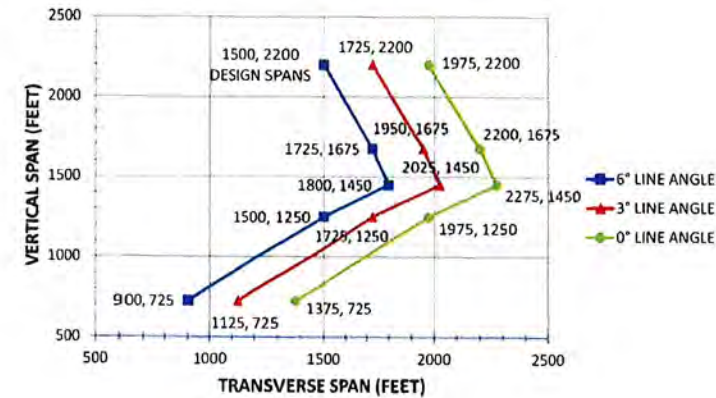
COATING

HOT DIP GALVANIZED PER ASTM A123. DULLING AS SPECIFIED FOR SPECIFIC PROJECT. ANCHOR BOLT NUTS AND WASHERS TO BE GALVANNEAL AS SPECIFIED FOR SPECIFIC PROJECT.

CONNECTIONS

HOT DIPPED GALVANIZED BOLTS ARE 5/8" DIAMETER A325 TYPE 1 WITH LOCKNUT. BEARING, BOLT SHEAR, AND BOLT TENSION ARE TO BE DESIGNED FOLLOWING THE REQUIREMENTS DEFINED IN ASCE 10-15.

TOWER UTILIZATION CAPACITY (3/4" ICE ZONE)



NO.	R	00231487	REVISION	BY	DATE	APPROVED
C - CONTRACT CONSTRUCTION, FA - FORCE ACCOUNT, R - RECORD						
DSGN	J.C. NUNO	UNITED STATES DEPARTMENT OF ENERGY BONNEVILLE POWER ADMINISTRATION HEADQUARTERS, PORTLAND, OREGON 500 KV SINGLE CIRCUIT TRANSMISSION TOWER MWT = 51,000 LBS. TYPE 248B DESIGN CRITERIA				
DRWN	J.C. NUNO					
CHKD	D.M. HESSE					
REVW	M.D. NELSON					
CNCR						
APPR	D.E. O'CLAIRE					
DATE	5-27-2016	Serial	326108	Source	LFS	Size
		Sheet	A1	1 of 11	0	Revision

Attachment 3d. Parcel Map
Boardman to Hemingway

LEGEND

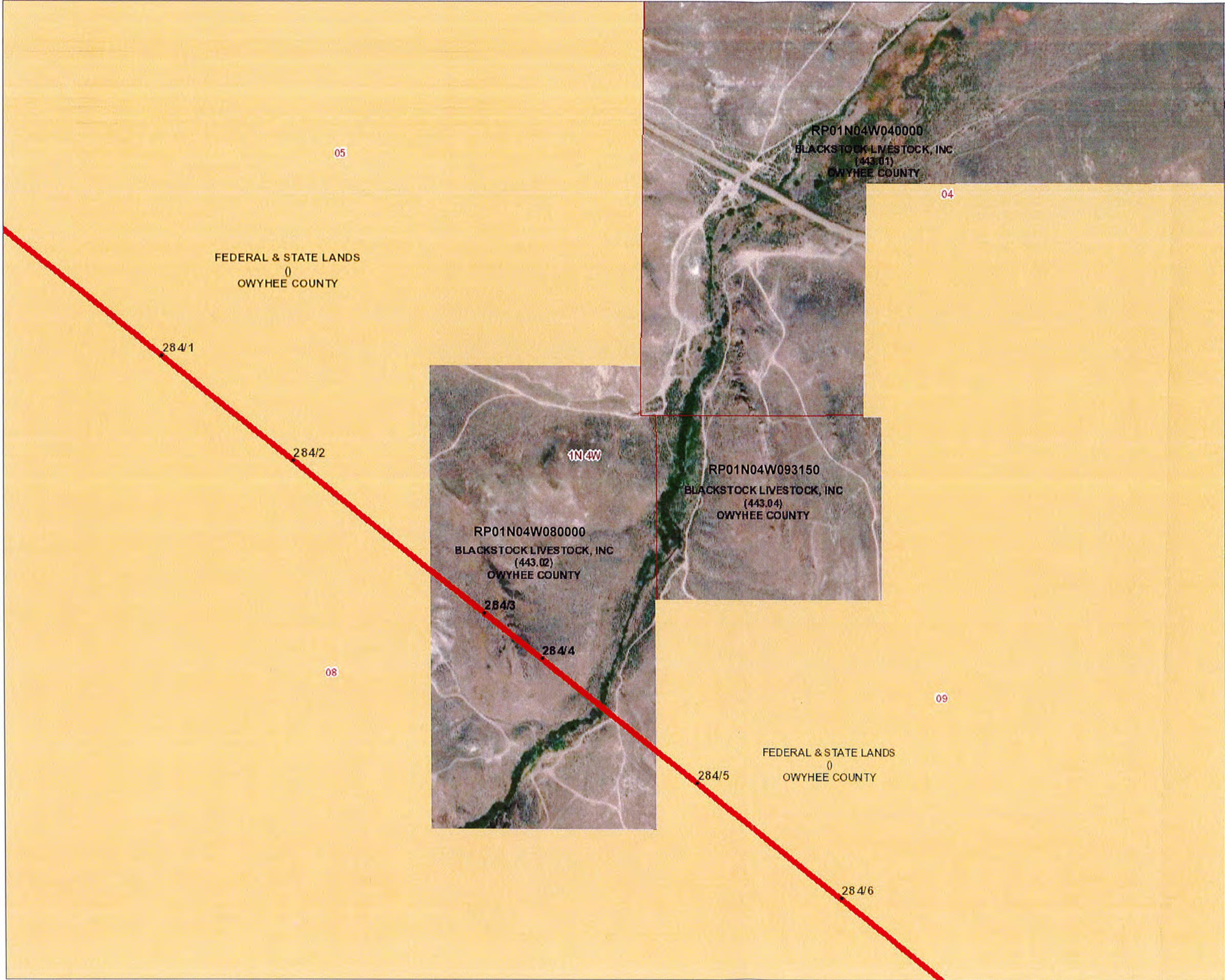
- Structures
- Routes
- Public Lands
 - Bonneville
 - Power Administration
 - Bureau of Indian Affairs
 - Bureau of Land Management
 - Bureau of Reclamation
 - City Government
 - County Government
 - State Government
 - U.S. Dept of Defense
 - U.S. Forest Service
- Township_Range
- Section
- All County Parcels (2022)
- Parcel

Disclaimer: For Internal Discussion Purposes Only. Not for Public Review or Comment.
Map Date: 11/30/2023





An IDACORP Company

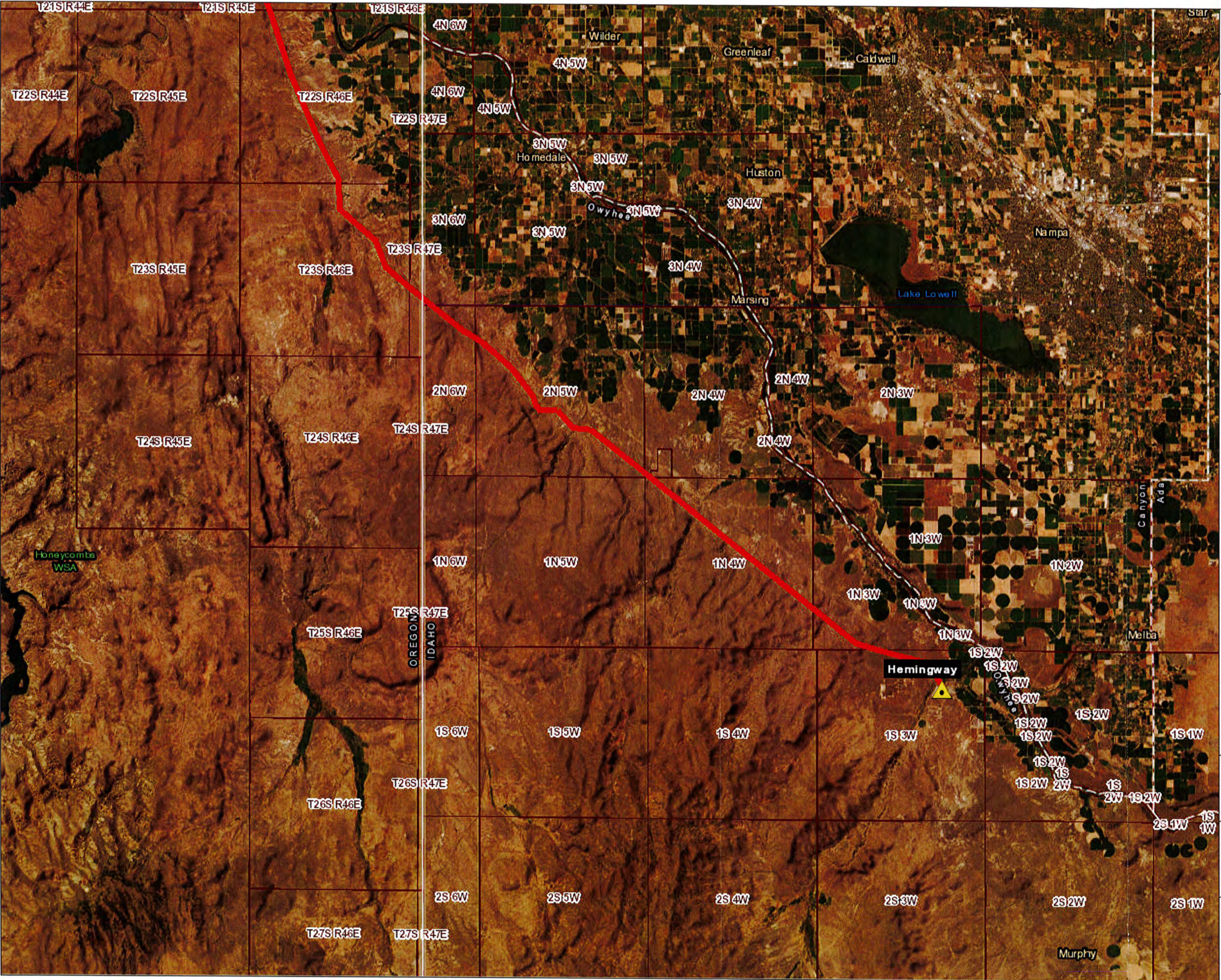


Attachment 3c. Aerial Map
Boardman to Hemingway

LEGEND

- Station
- Routes
- Township_Range
- Parcel

Disclaimer: For Internal Discussion Purposes
Only. Not for Public Review or Comment.
Map Date: 1/10/2023



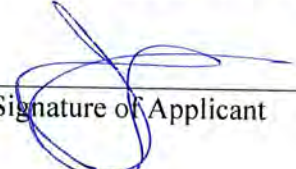
ACKNOWLEDGEMENT OF APPLICANT

I, Jeff Maffuccio of Idaho Power, the undersigned applicant do hereby understand, acknowledge and agree that the fee in the amount of \$ 3,000 which I am submitting to the Owyhee County Planning and Zoning Department associated with application file # _____, is **non-refundable**.

I further understand, acknowledge and agree that **no portion of such fee shall be returned** unless the application is withdrawn and a request for refund is made in writing by me, or my legal representative, within seven (7) days of application submittal.

I further acknowledge that by requesting a Conditional Use Permit, I am asking that I be excused from the law as it pertains to the subject parcel(s) of my application. This is not a request that is taken lightly by the Planning & Zoning Commission. Applications for conditional use permits are subject to a public hearing and the request can be approved or denied. I understand that there is no expectation of an approval.

Dated this 28 day of NOVEMBER, 2023.



Signature of Applicant

Witnessed:  Rachelle King

Date: 11-28-2023 11-30-23