TTN, LLC
Conditional Use Permit Application

To: Owyhee County Planning & Zoning
P.O. Box 128
Murphy, ID 83650

From: River Engineering
Idaho Power Company

On Behalf Of: TTN, LLC
Owyhee County, Idaho

Correspondence: Greg Orum, P.E.
Senior Engineer
GOrum@IdahoPower.com

Date: October 13, 2025

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General Information

Application

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 Gravel Pit

Idaho Power Company ATTN: Greg Orum	12562 Cattle Dr., Melba, ID 83641
APPLICANT/ APPLICANT REPRESENTATIVE	PROJECT ADDRESS/LOCATION
P.O. Box 70	6,7,8,17,18 01S 02W 12 01S 03W
MAILING ADDRESS	SECTION TOWNSHIP RANGE
Boise ID 83702	Does this parcel border dry land/range land? Y (N)
CITY STATE ZIP CODE	(If yes, please include fire mitigation measures on site plan)
208-388-5705 gorum@idahopower.com	RP01S02W066600, RP01S02W070150, RP01S02W086150 RP01S02W180010, RP01S02W182410, RP01S02W173001,RP01S02W173
TELEPHONE EMAIL OR FAX	TAX ASSESSOR'S PARCEL NUMBER(s)
Coy Nicholson	Agriculture and Multi-use
OWNER'S NAME	CURRENT ZONING OF THE SUBJECT PARCEL
P.O. Box 690	Agriculture
OWNER'S MAILING ADDRESS	CURRENT USE OF THE SUBJECT PARCEL
Meridian ID 83680	Gravel Source
CITY STATE ZIP CODE	PROPOSED USE
208-890-4595 coynicholson@ymail.com	N/A
OWNER'S PHONE NUMBER EMAIL OR FAX	TOTAL SQ FT OF ALL PROPOSED STRUCTURES

I DECLARE UNDER PENALTY OF PERJURY that I/we, Greg Orum, 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: 10/10/25 Signed: _____

Dated: _____ Signed: _____

On the 10 day of October, 2025 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.

KACI MARSHALL
COMMISSION # 20250192
NOTARY PUBLIC
STATE OF IDAHO
MY COMMISSION EXPIRES 1/13/2031

Notary Public _____

Residing at Ada County

Commission Expires: 1/13/2031

FOR ADMINISTRATIVE USE

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

Affidavit

AFFIDAVIT

STATE OF IDAHO)
COUNTY OF OWYHEE)

I, Greg Orum, 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.

APPLICANT SIGNATURE

P.O. Box 70
ADDRESS

Boise / ID / 83702
CITY/STATE/ZIP

208-388-5705
TELEPHONE

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

Cay Nicholson
OWNER SIGNATURE

Po Box 690
ADDRESS

Meridian, ID 83680
CITY/STATE/ZIP

208-890-4545
TELEPHONE

On the 10th day of October, 2025, before me, the undersigned Notary Public, personally appeared Ada County Cay Nicholson Greg Orum, 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.

KACI MARSHALL
COMMISSION # 20250192
NOTARY PUBLIC
STATE OF IDAHO
MY COMMISSION EXPIRES 1/13/2031

Kaci Marshall
Notary Public

Residing at Ada County
Commission Expires: 1/13/2031

Detailed Letter Describing the Request

Owyhee County Planning & Zoning
P.O. Box 128
Murphy, ID 83650

Re: Application for Conditional Use Permit (CUP) at TTN LLC

To the Owyhee County Planning & Zoning department:

On behalf of TTN LLC, Idaho Power Company (IPC) requests a conditional use permit (CUP) to remove gravels and related fill material at a site within Owyhee County's Agricultural Zone. The material will be temporarily stockpiled on-site at locations within the agricultural and multi-use zones. The material will be used for various river enhancement projects as part of the Snake River Stewardship Program (https://www.idahopower.com/energy-environment/environmental-stewardship/snake-river-stewardship-program/bayha-island-research-project/). Upon completion of gravel mining, the disturbed areas will be graded to match adjacent land, covered with topsoil, and put under irrigation as productive farmland.

The parcels impacted by proposed mining include RP01S02W066600, RP01S02W070150, and RP01S02W086150, and all three are zoned agricultural. Parcels impacted by proposed temporary access roads or stockpiles include the three parcels with mining activity as well as RP01S02W180010, RP01S02W182410, RP01S02W173001, and RP01S02W173010, which are all zoned multi-use. TTN LLC owns significant water rights associated with agricultural activity on their property, and those rights are shown in table 1. The points of diversion and wells, sourced from the Idaho Department of Water Resources, are shown in this report in the "irrigation maps" section, further below. Other detailed maps showing the proposed impact areas are also attached to this application.

Project Summary
Idaho Power Company, in cooperation with TTN LLC, intends to establish a temporary gravel mine on land near the Snake River. The gravels will be mined and stockpiled on-site, and the stockpiled material will be used over the next 5 – 20 years on river enhancement projects as part of the Snake River Stewardship Program. After mining, the impacted land will be graded to match adjacent elevations, topped with topsoil, and put under pivot irrigation. There will be a net increase in irrigated agricultural acreage after the mined areas are reclaimed.

The proposed mining site is approximately 140.5 acres, about half of which is currently under pivot irrigation. Maps of the proposed borrow pit locations and future pivots are shown in the detailed site plan included in this application. The four proposed stockpiling locations are sited to avoid TTN LLC property under cultivation using existing or planned irrigation infrastructure (see detailed site plan). These 4 stockpile sites cover approximately 66.5 acres, and they are also shown in the detailed site plan.

Table 1: Water rights owned by TTN LLC.

Priority Date	Owner	Water Right	Quantity [cfs]	Point Of Diversion	Source
12/24/1889	TTN LLC	57-277	10.0	503492	Reynolds Creek
2/15/1916	TTN LLC	57-2094D	0.32	335245	Reynolds Creek
6/1/1935	TTN LLC	57-1008	0.02	501935	Groundwater
12/31/1935	TTN LLC	57-10221	0.05	427346	Goundwater
12/20/1939	TTN LLC	57-2169	1.00	594619	Goundwater
12/20/1939	TTN LLC	57-2169	1.00	594620	Goundwater
12/20/1939	TTN LLC	57-2169	1.00	594621	Goundwater
12/20/1939	TTN LLC	57-2169	1.00	594622	Goundwater
12/20/1939	TTN LLC	57-10218	0.09	421641	Goundwater
12/20/1939	TTN LLC	57-2169	1.0	502058	Goundwater
11/12/1946	TTN LLC	2-2439	10.0	650311	Snake River
11/12/1946	TTN LLC	2-2439	10.00	650312	Snake River
12/15/1966	TTN LLC	2-2399	5.00	650450	Snake River
12/15/1966	TTN LLC	2-2399	5.00	650449	Snake River
1/7/1972	TTN LLC	2-7091	2.64	650309	Snake River
1/7/1972	TTN LLC	2-7091	2.64	650308	Snake River
4/1/1977	TTN LLC	57-10220	0.13	421642	Goundwater
4/1/1977	TTN LLC	57-10220	0.13	421643	Goundwater
8/7/1979	TTN LLC	57-10214	0.09	421638	Goundwater

Site Access, Herd District, Adjacent Lands, and Water Use

The site is accessible from State Highway 78 (Marsing Murphy Road) via Cattle Drive west of the highway 78-highway 45 junction. Cattle Drive is a private road owned and maintained by TTN LLC. The proposed site is not in a herd district. The northeastern boundary of the property is the Snake River. The land to the west is zoned agricultural and is part of Youngs Riverfront Ranch. There is a small residential parcel south of TTN LLC, owned by Verna and Fred Herold at 15196 State Hwy 78, and the state-owned boat ramp adjacent to the highway 45 Walters Ferry bridge. The rest of the property is bounded to the east and south by highways 45 and 78. Beyond the highways are more agricultural and multi-use lands. There is a domestic use well at TTN LLC, but it and the home that it serves are outside of the proposed mining and stockpiling areas. Other irrigation rights associated with TTN LLC are shown in table 1, and all water infrastructure and mapped surface waters are shown on the maps included with this application.

On behalf of IPC and TTN LLC, thank you for Owyhee County's consideration of this application.

Regards,
Greg Orum, P.E.

Senior Engineer
Idaho Power Company

Review Criteria 1 - 9

1. **Will the proposed use have adverse impacts on water supplies, both surface and underground?**
   Generally, gravel extraction and stockpiling at the proposed sites will not require a water source and would have no adverse impact on underground water supply. Topsoil will be removed and stockpiled, and after the completion of mining activity the land will be re-graded and put back to beneficial, irrigated agricultural use using existing water rights.

   During mining, TTN LLC or the contractor performing the work will implement best management practices that may include sediment fencing to contain sediment run-off, and dust will be proactively managed at the mining sites, temporary access roads, and stockpiles. If needed for dust abatement, IPC or TTN LLC will implement best management practices that may include water spraying at stockpiles, roads, and mining sites. If needed, a dust abatement temporary water right will be rented or transferred in use and then returned to agricultural use at the end of mining and stockpiling activity. Accordingly, the proposed use will not have an adverse impact on water supplies.

2. **Is the intended use necessary or desirable to the public convenience and welfare?**
   These gravels and fill material will support Snake River enhancement projects proposed by IPC as part of the Snake River Stewardship Program. Proposed projects from Walters Ferry bridge to Map Rock boat launch are adjacent to or just downstream of TTN LLC property and within close proximity to the proposed gravel site. These projects are designed to decrease river temperatures, deepen the navigable channel, and increase habitat for waterfowl, fish, and game. Using this local gravel source precludes the need to transport materials from existing Owyhee County or Canyon County gravel pits and helps to limit total truck traffic and miles driven on state and county roads. Accordingly, the proposed use may be desirable to the public convenience and welfare.

3. **Will the proposed use 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?**
   The gravel mining sites are located within active agricultural fields fully within TTN LLC property. Parcels adjacent to the mining sites are also agricultural in nature, limiting the number of residents in the immediate vicinity. Best management practices related to dust abatement and overland sediment flow will reduce any potential effects on Owyhee County citizens. Some of the proposed construction roads and stockpile locations are located near state highways 78 and 45, but these roads and stockpiles will be designed and treated to minimize fugitive dust that would reduce visibility. IPC will enact best management practices if dust becomes a hazard or nuisance. When possible and to limit the impact of noise on surrounding properties, the work will be done during daylight hours. After mining and extraction is complete, the land will be returned to irrigated agriculture, providing no long-term detriment to the viewsheds of adjacent landowners. Accordingly, the project will not create a hazard, nuisance, detriment or other injury to other property or people of the county.

4. **Will essential public services, or the general public health or safety, or the general public environment be negatively impacted by such use, or will there be a requirement of additional public funding in order to meet the needs created by the request?**
   The proposed use is isolated from the general public and will be a self-funded and self-sufficient operation. IPC will not require the use of essential public services or public funding to maintain and operate this project. After mining is complete, the land will be returned to agricultural use, providing no long-term risk to public services or general public health and safety.

5. **Will adequate sewer, water and drainage facilities, and utility and other services systems be provided by the applicant to accommodate said use?**
   The proposed use will not require sewer, drainage, utility, or other service systems. Mining and stockpiling activity will be specifically designed to avoid overland runoff in the event of rainstorms, and a temporary water right or temporary transfer in water right could be available for dust abatement or gravel cleaning. Accordingly, TTN LLC or its contractors will be able to provide adequate services to support the project.

6. **Does the geological base on which the use is to be placed support the proposed use?**
   The geologic base supports temporary access roads, and mining and stockpiling activity will be designed so that slopes are stable during all phases of construction. After mining is complete, the land will be returned to agriculture, for which it is well-suited. The National Cooperative Soil Survey indicates a strong likelihood of gravel materials in many of the proposed mining areas, and on-site investigation confirms there are sufficient gravel deposits suitable for use by IPC. The two pictures below show example shallow-depth gravel deposits at the eastern portion of the proposed mining area. For more information and the NRCS soils report, please see appendix A.

7. **Will the proposed site 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 habitat which might be harmed or interfered with by the proposed use)?**
The proposed sites are located in an area that has been actively farmed for decades. The public will be restricted from active mining and stockpiling sites to reduce the risk of accidents and protect private property. After mining and stockpiling activity is complete, the land will be returned to agricultural use, and associated wildlife and plant life will return. The project and activity will be designed and implemented to not negatively impact Owyhee County residents.

8. **Will the proposed use compliment, benefit, and is it compatible with the surrounding land uses?**
Temporary gravel extraction is fully compatible with surrounding land uses. As evidenced in aerial photography, a small gravel pit has existed in the east corner of the property since at least 1946. Additionally, a temporary gravel pit was proposed, accepted by the county, worked in the 2010s, and returned to irrigation on the adjacent Young Riverfront Ranch property. This proposal is similar, albeit on a larger scale.

   Crop production outside the sites will not be affected by pit development. After the gravel sources are removed, the sites will be reclaimed and put into beneficial, irrigated agricultural use. Over the long-term, the project will provide no net decrease in irrigated land and will result in a net increase in pivot-irrigated land, benefitting and complimenting the agricultural nature of this area.

9. **Should special conditions be imposed upon the proposed use which would so minimize any adverse impact as to justify the granting of the condition use permit?** IPC has applied for and received an approved reclamation plan permit, from IDL, and is working through the associated bonding process that ensures that the land will be reclaimed and returned to beneficial, agricultural use.

   A copy of the reclamation plan and permit can be found in Appendix B. Because IDL has approved the reclamation plan, IPC does not believe there is any undue burden, harm, or adverse impacts caused by this conditional use permit being granted. IPC will take responsibility, as outline in the reclamation plan, and IDL will initiate reclamation if IPC fails to do so properly.

Legal Documents

Current Deeds

Instrument # 309817
MURPHY OWYHEE, IDAHO
2021-10-13 12:56:51 No. of Pages: 4
Recorded for: TITLEONE BOISE
ANGELA BARKELL Fee: $15.00
Ex-Officio Recorder Deputy: map
Index To: DEED QUIT-CLAIM
Electronically Recorded by Simplifile

ACCOMMODATION RECORDING Quitclaim Deed

For value received, **Thomas T. Nicholson, a married man as his sole and separate property and Coy Nicholson, an unmarried man,**

Does hereby convey, release, remise, and forever quit claim unto

TTN, LLC, an Idaho limited liability company,

whose current address is PO Box 690, Meridian, Idaho 83680,

the following described premises:

See Exhibit A, attached hereto and incorporated herein.

To have and to hold the said premises, unto the said grantees, heirs and assigns forever.

Remainder of this page intentionally left blank.

Date: 10/11/2021

Thomas T. Nicholson

Coy Nicholson

State of Idaho, County of Ada, ss.

On this 11 day of October, in the year of 2021, before me, the undersigned, a Notary Public in and for said State, personally appeared Thomas T. Nicholson, known or identified to me to be the person(s) whose name(s) is subscribed to the within instrument and acknowledged to me that he executed the same.

Notary Public
Residing at: Boise ID
My Commission Expires: 05/31/25
(seal)

LINDA BOOTS
14855
NOTARY PUBLIC
STATE OF IDAHO
MY COMMISSION EXPIRES 05/31/2025

State of Idaho, County of Ada, ss.

On this 11 day of October, in the year of 2021, before me, the undersigned, a Notary Public in and for said State, personally appeared Coy Nicholson, 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 executed the same.

Notary Public
Residing at: Boise ID
My Commission Expires: 05/31/25
(seal)

LINDA BOOTS
14855
NOTARY PUBLIC
STATE OF IDAHO
MY COMMISSION EXPIRES 05/31/2025

Legal Description

Exhibit A

A parcel of land containing all of Government Lot 9 and the Southeast quarter of the Southwest quarter of Section 6, Township 1 South, Range 2 West, Boise Meridian, Owyhee County, Idaho.

All of Government Lots 1, 2, 3, 4 and 5 and the Southeast quarter, the Southwest quarter of the Northeast quarter, the East half of the Northwest quarter, the East half of the Southwest quarter and a portion of Government Lot 6 in Section 7, Township 1 South, Range 2 West, Boise Meridian, Owyhee County, Idaho.

All of Government Lots 5 and 6 of Section 8, Township 1 South, Range 2 West, Boise Meridian, Owyhee County, Idaho.

Portions of Government Lots 5 and 6 of Section 17, Township 1 South, Range 2 West, Boise Meridian, Owyhee County, Idaho.

All of the Northeast quarter of the Northeast quarter and the Northwest quarter of the Northeast quarter, and portions of the Southeast quarter of the Northeast quarter and the Northeast quarter of the Northwest quarter of Section 18, Township 1 South, Range 2 West, Boise Meridian, Owyhee County, Idaho.

And all of the Northeast quarter and the Northeast quarter of the Southeast quarter and a portion of the Southeast quarter of the Southeast quarter of Section 12, Township 1 South, Range 3 West of the Boise Meridian, Owyhee County, Idaho, said parcel being more particularly described as follows:

Beginning at an iron pipe marking the corner common to Sections 6 and 7, Township 1 South, Range 2 West and Sections 1 and 12, Township 1 South, Range 3 West; thence
North 89°47'55" East 1224.33 feet along the North line of Government Lot 3, Section 7 to a 2 inch aluminum cap set at the Northeast corner of said Lot 3; thence
North 00°31'38" East, 1319.76 feet along the West line of the Southeast quarter of the Southwest quarter of Section 6 to a 2 inch aluminum cap set at the Northwest corner of said Southeast quarter of the Southwest quarter; thence
North 89°47'39" East, 1573.35 feet along the North line of said Southeast quarter of the Southwest quarter and along the North line of Government Lot 9, Section 6 to a 2 inch aluminum cap set at the intersection of said line with the approximate meander line of the Southwest bank of the Snake River; thence along said approximate meander line the following courses:
South 30°21'54' East, 338.90 feet; thence
South 58°36'54' East, 872.05 feet; thence
South 34°36'54' East, 690.93 feet to the South line of said Section 6, said point marked by an aluminum reference marker set on the top of the high bluff; thence
South 73°22'37" West, 32.52 feet from said point; thence
South 15°53'40' East, 611.97 feet continuing along said meander line along the East line of Government Lot 2, Section 7; thence
South 31°11'39' East, 859.28 feet; thence along the East line of Government Lot 1, Section 7
South 38°31'56' East, 865.56 feet to the Northwest corner of Government Lot 5, Section 8, said point marked by a 2 inch aluminum cap witness corner set 90.56 feet Southerly on the high bluff; thence
South 34°28'14' East, 307.56 feet along the North line of Government Lot 5, Section 8 to a 5/8 inch pin; thence
South 34°55'08' East, 663.77 feet along the Northeast line of said Lot 5 to a 5/8 inch pin; thence
South 34°00'48' East, 650.94 feet along same to a 1/2 inch rebar; thence
South 14°35'07' East, 535.16 feet along same to a 5/8 inch pin; thence
South 14°45'25' East, 110.64 feet along same to the Northeast corner of Government Lot 6, Section 8; thence
South 14°45'25' East, 1363.79 feet along the East line of said Government Lot 6 to a 1/2 inch rebar set in the North line of Section 17; thence

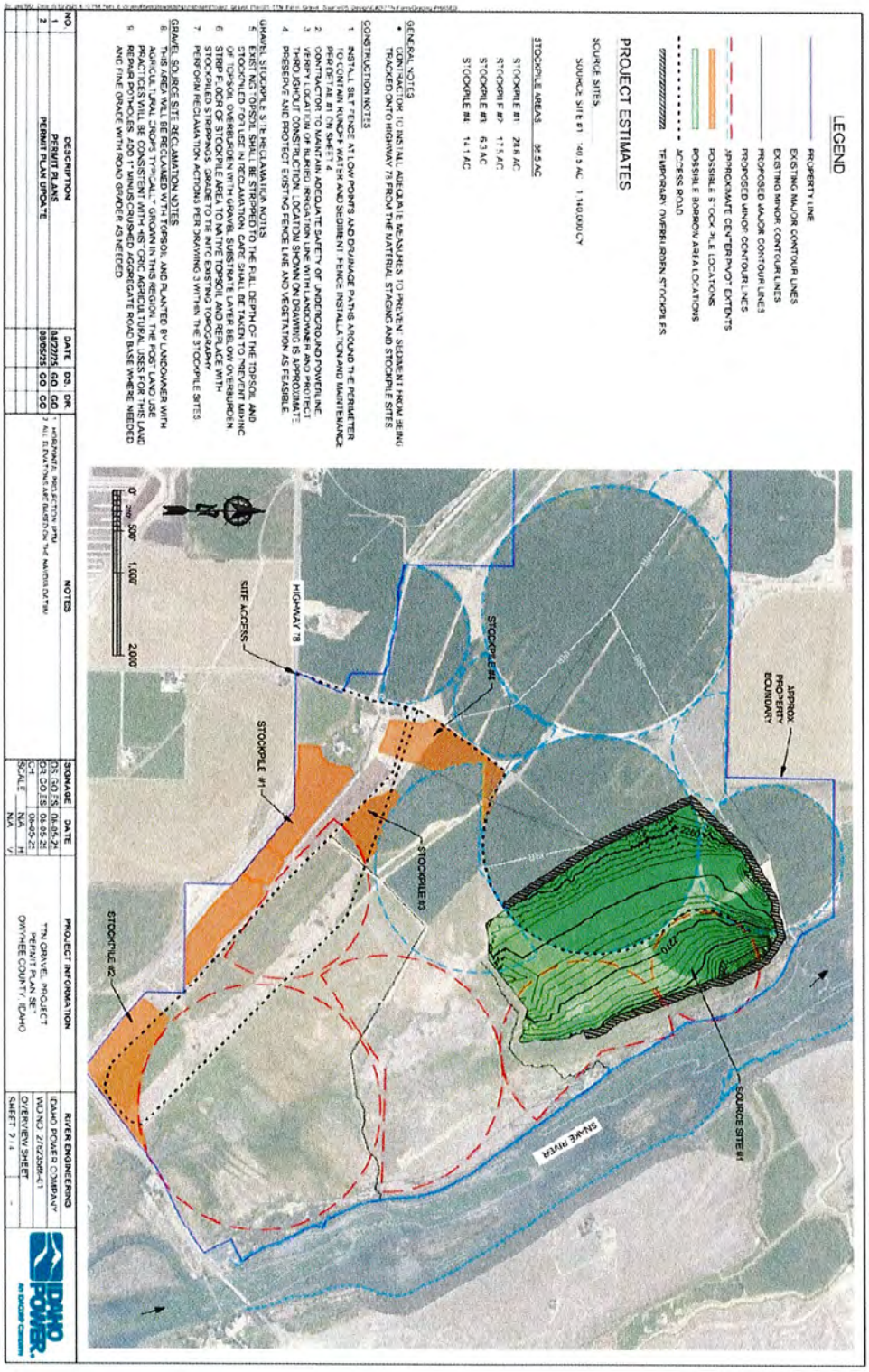
South 24°11'59" East, 556.64 feet along said meander line and along the Easterly line of Government Lot 5, Section 17 to a 1/2 inch rebar; thence leaving said meander line
South 64°18'05" West, 1339.63 feet along the Northwesterly line of a 42.216 acre parcel to a 1/2 inch rebar; thence
South 53°04'08" West, 1752.88 feet along said Northwesterly line to a 1/2 inch rebar set at the Northwesterly corner of said 42.216 acre parcel in the Northeasterly right of way line of State Highway No. 78; thence
North 52°33'50" West, 461.16 feet along said right of way line to a 1/2 inch rebar set in the West line of the Southeast quarter of the Northeast quarter of Section 18; thence
North 00°02'59" East, 516.95 feet along said West line to a 5/8 inch rebar set at the Southeast corner of the Northwest quarter of the Northeast quarter of said Section 17; thence
North 89°57'03" West, 1327.41 feet along the South line of said Northwest quarter of the Northeast quarter to a 1/2 inch rebar in the Southwest corner of same; thence
North 00°07'07" East, 496.98 feet along the West line of said Northwest quarter of the Northeast quarter to a 1/2 inch rebar set in said Northeasterly right of way line of State Highway No. 78; thence
North 52°33'50" West, 910.33 feet along said right of way line to a right of way marker set 40 feet left of Station 136+89.2 PT per plans S-3707(1), Idaho Transportation Department, dated March, 1954; thence along said right of way line Northwesterly along a curve to the left having a radius of 1472.39 feet, an arc length of 643.96 feet, a central angle of 25°03'32", a chord bearing of North 65°05'36" West and a chord distance of 638.84 feet to a point on the North line of Section 18; thence
South 89°51'24" West, 22.05 feet along said North section line to the Northwest corner of the Northeast quarter of the Northwest quarter of said Section 18; thence
South 89°51'24" West, 1292.88 feet along the South line of Section 7 to the Southwest corner of same; thence
North 00°05'44" West, 68.60 feet (North 74 feet) along the West line of said Section 7 to a 1/2 inch rebar; thence
North 18°06'05" East, 900.03 feet (North 18°12' East, 899.6 feet) to a 1/2 inch rebar; thence
North 76°02'55" West (North 75°57' West), 88.00 feet along the Southerly right of way line of an irrigation ditch (ditch relocated Northerly); thence continuing along said right of way line
North 62°25'55" West (North 62°20' East), 143.81 feet; thence
North 47°15'54" West (North 47°10' West), 93.17 feet to a 1/2 inch rebar in the West line of said Section 7; thence
North 46°51'54" West, 100.19 feet (North 46°46' West, 100.3 feet) along said ditch line in Section 12; thence
North 85°05'55" West (North 85° West), 210.40 feet; thence
North 85°02'55" West (North 84°57' West), 100.20 feet; thence
North 74°57'55" West (North 74°52' West), 176.10 feet; thence
North 84°45'55" West (North 84°40' West), 200.50 feet; thence
North 88°45'55" West (North 88°40' West), 100.00 feet; thence
South 88°52'05" West (South 88°58' West), 97.10 feet; thence
North 80°02'55" West (North 79°57' West), 151.70 feet; thence
South 81°54'05" West (South 82° West), 141.90 feet; thence
North 71°32'55" West (North 71°27' West), 85.00 feet; thence leaving said old ditch right of way line
North 13°14'09" West, 60.61 feet to the Southwest corner of the Northeast quarter of the Southeast quarter of Section 12; thence
North 00°02'54" East, 1324.20 feet along the West line of said Northeast quarter of the Southeast quarter to a 2 inch aluminum cap at the Northwest corner of said Northeast quarter of the Southeast quarter; thence
North 89°45'31" West, 1330.05 feet along the South line of the Northeast quarter of Section 12 to a 2 inch aluminum cap set at the Southwest corner of said Northeast quarter (center quarter corner of said Section 12); thence
North 00°11'53" East, 2642.17 feet along the West line of said Northeast quarter to an aluminum cap at the Northwest corner of said Northeast quarter of Section 12 (North quarter corner); thence
South 89°55'01" East, 2646.38 feet along the North line of said Section to the Point of Beginning.

Excepting any mobile homes located on the land.

Maps

Detailed Site Plan

See the folded insert for an 11" x 17" version of this site plan.



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Conditional Use Permit Application

To: Owyhee County Planning & Zoning
P.O. Box 128
Murphy, ID 83650

From: River Engineering
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On Behalf Of: TTN, LLC
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Correspondence: Greg Orum, P.E.
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Date: October 13, 2025

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☐ SINGLE FAMILY RESIDENCE ☐ COMMERCIAL ☐ SUBDIVISION ☐ CAFO ☐ INDUSTRIAL
☐ REZONE ☒ OTHER Gravel Pit

Idaho Power Company ATTN: Greg Orum
APPLICANT/ APPLICANT REPRESENTATIVE

P.O. Box 70
MAILING ADDRESS

Boise ID 83702
CITY STATE ZIP CODE

208-388-5705 gorum@idahopower.com
TELEPHONE EMAIL OR FAX

Coy Nicholson
OWNER'S NAME

P.O. Box 690
OWNER'S MAILING ADDRESS

Meridian ID 83680
CITY STATE ZIP CODE

208-890-4595 coynicholson@ymail.com
OWNER'S PHONE NUMBER EMAIL OR FAX

12562 Cattle Dr., Melba, ID 83641
PROJECT ADDRESS/LOCATION

6,7,8,17,18 01S 02W
12 01S 03W
SECTION TOWNSHIP RANGE

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

RP01S02W066600, RP01S02W070150, RP01S02W086150
RP01S02W180010, RP01S02W182410, RP01S02W173001, RP01S02W173
TAX ASSESSOR'S PARCEL NUMBER(s)

Agriculture and Multi-use
CURRENT ZONING OF THE SUBJECT PARCEL

Agriculture
CURRENT USE OF THE SUBJECT PARCEL

Gravel Source
PROPOSED USE

N/A
TOTAL SQ FT OF ALL PROPOSED STRUCTURES

I DECLARE UNDER PENALTY OF PERJURY that I/we, Greg Orum, 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 10/10/25 Signed: _____

Dated _____ Signed: _____

On the 10 day of October, 2025 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.

KACI MARSHALL
COMMISSION # 20250192
NOTARY PUBLIC
STATE OF IDAHO
MY COMMISSION EXPIRES 1/13/2031

_____
Notary Public

Residing at Ada County
Commission Expires: 1/13/2031

FOR ADMINISTRATIVE USE

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

Affidavit

AFFIDAVIT

STATE OF IDAHO)
COUNTY OF OWYHEE)

I, Greg Orum, 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.

APPLICANT SIGNATURE

P.O. Box 70
ADDRESS

Boise / ID / 83702
CITY/STATE/ZIP

208-388-5705
TELEPHONE

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

Cay Nicholson
OWNER SIGNATURE

Po Box 690
ADDRESS

Meridian, ID 83680
CITY/STATE/ZIP

208-890-4545
TELEPHONE

On the 10th day of October, 2025, before me, the undersigned Notary Public, personally appeared Ada County Cay Nicholson Greg Orum, 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.

KACI MARSHALL
COMMISSION # 20250192
NOTARY PUBLIC
STATE OF IDAHO
MY COMMISSION EXPIRES 1/13/2031

Kaci Marshall
Notary Public

Residing at Ada County
Commission Expires: 1/13/2031

Detailed Letter Describing the Request

Owyhee County Planning & Zoning
P.O. Box 128
Murphy, ID 83650

Re: Application for Conditional Use Permit (CUP) at TTN LLC

To the Owyhee County Planning & Zoning department:

On behalf of TTN LLC, Idaho Power Company (IPC) requests a conditional use permit (CUP) to remove gravels and related fill material at a site within Owyhee County's Agricultural Zone. The material will be temporarily stockpiled on-site at locations within the agricultural and multi-use zones. The material will be used for various river enhancement projects as part of the Snake River Stewardship Program (https://www.idahopower.com/energy-environment/environmental-stewardship/snake-river-stewardship-program/bayha-island-research-project/). Upon completion of gravel mining, the disturbed areas will be graded to match adjacent land, covered with topsoil, and put under irrigation as productive farmland.

The parcels impacted by proposed mining include RP01S02W066600, RP01S02W070150, and RP01S02W086150, and all three are zoned agricultural. Parcels impacted by proposed temporary access roads or stockpiles include the three parcels with mining activity as well as RP01S02W180010, RP01S02W182410, RP01S02W173001, and RP01S02W173010, which are all zoned multi-use. TTN LLC owns significant water rights associated with agricultural activity on their property, and those rights are shown in table 1. The points of diversion and wells, sourced from the Idaho Department of Water Resources, are shown in this report in the "irrigation maps" section, further below. Other detailed maps showing the proposed impact areas are also attached to this application.

Project Summary
Idaho Power Company, in cooperation with TTN LLC, intends to establish a temporary gravel mine on land near the Snake River. The gravels will be mined and stockpiled on-site, and the stockpiled material will be used over the next 5 – 20 years on river enhancement projects as part of the Snake River Stewardship Program. After mining, the impacted land will be graded to match adjacent elevations, topped with topsoil, and put under pivot irrigation. There will be a net increase in irrigated agricultural acreage after the mined areas are reclaimed.

The proposed mining site is approximately 140.5 acres, about half of which is currently under pivot irrigation. Maps of the proposed borrow pit locations and future pivots are shown in the detailed site plan included in this application. The four proposed stockpiling locations are sited to avoid TTN LLC property under cultivation using existing or planned irrigation infrastructure (see detailed site plan). These 4 stockpile sites cover approximately 66.5 acres, and they are also shown in the detailed site plan.

Table 1: Water rights owned by TTN LLC.

Priority Date	Owner	Water Right	Quantity [cfs]	Point Of Diversion	Source
12/24/1889	TTN LLC	57-277	10.0	503492	Reynolds Creek
2/15/1916	TTN LLC	57-2094D	0.32	335245	Reynolds Creek
6/1/1935	TTN LLC	57-1008	0.02	501935	Groundwater
12/31/1935	TTN LLC	57-10221	0.05	427346	Goundwater
12/20/1939	TTN LLC	57-2169	1.00	594619	Goundwater
12/20/1939	TTN LLC	57-2169	1.00	594620	Goundwater
12/20/1939	TTN LLC	57-2169	1.00	594621	Goundwater
12/20/1939	TTN LLC	57-2169	1.00	594622	Goundwater
12/20/1939	TTN LLC	57-10218	0.09	421641	Goundwater
12/20/1939	TTN LLC	57-2169	1.0	502058	Goundwater
11/12/1946	TTN LLC	2-2439	10.0	650311	Snake River
11/12/1946	TTN LLC	2-2439	10.00	650312	Snake River
12/15/1966	TTN LLC	2-2399	5.00	650450	Snake River
12/15/1966	TTN LLC	2-2399	5.00	650449	Snake River
1/7/1972	TTN LLC	2-7091	2.64	650309	Snake River
1/7/1972	TTN LLC	2-7091	2.64	650308	Snake River
4/1/1977	TTN LLC	57-10220	0.13	421642	Goundwater
4/1/1977	TTN LLC	57-10220	0.13	421643	Goundwater
8/7/1979	TTN LLC	57-10214	0.09	421638	Goundwater

Site Access, Herd District, Adjacent Lands, and Water Use

The site is accessible from State Highway 78 (Marsing Murphy Road) via Cattle Drive west of the highway 78-highway 45 junction. Cattle Drive is a private road owned and maintained by TTN LLC. The proposed site is not in a herd district. The northeastern boundary of the property is the Snake River. The land to the west is zoned agricultural and is part of Youngs Riverfront Ranch. There is a small residential parcel south of TTN LLC, owned by Verna and Fred Herold at 15196 State Hwy 78, and the state-owned boat ramp adjacent to the highway 45 Walters Ferry bridge. The rest of the property is bounded to the east and south by highways 45 and 78. Beyond the highways are more agricultural and multi-use lands. There is a domestic use well at TTN LLC, but it and the home that it serves are outside of the proposed mining and stockpiling areas. Other irrigation rights associated with TTN LLC are shown in table 1, and all water infrastructure and mapped surface waters are shown on the maps included with this application.

On behalf of IPC and TTN LLC, thank you for Owyhee County's consideration of this application.

Regards,
Greg Orum, P.E.

Senior Engineer
Idaho Power Company

Review Criteria 1 - 9

1. **Will the proposed use have adverse impacts on water supplies, both surface and underground?**
   Generally, gravel extraction and stockpiling at the proposed sites will not require a water source and would have no adverse impact on underground water supply. Topsoil will be removed and stockpiled, and after the completion of mining activity the land will be re-graded and put back to beneficial, irrigated agricultural use using existing water rights.

   During mining, TTN LLC or the contractor performing the work will implement best management practices that may include sediment fencing to contain sediment run-off, and dust will be proactively managed at the mining sites, temporary access roads, and stockpiles. If needed for dust abatement, IPC or TTN LLC will implement best management practices that may include water spraying at stockpiles, roads, and mining sites. If needed, a dust abatement temporary water right will be rented or transferred in use and then returned to agricultural use at the end of mining and stockpiling activity. Accordingly, the proposed use will not have an adverse impact on water supplies.

2. **Is the intended use necessary or desirable to the public convenience and welfare?**
   These gravels and fill material will support Snake River enhancement projects proposed by IPC as part of the Snake River Stewardship Program. Proposed projects from Walters Ferry bridge to Map Rock boat launch are adjacent to or just downstream of TTN LLC property and within close proximity to the proposed gravel site. These projects are designed to decrease river temperatures, deepen the navigable channel, and increase habitat for waterfowl, fish, and game. Using this local gravel source precludes the need to transport materials from existing Owyhee County or Canyon County gravel pits and helps to limit total truck traffic and miles driven on state and county roads. Accordingly, the proposed use may be desirable to the public convenience and welfare.

3. **Will the proposed use 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?**
   The gravel mining sites are located within active agricultural fields fully within TTN LLC property. Parcels adjacent to the mining sites are also agricultural in nature, limiting the number of residents in the immediate vicinity. Best management practices related to dust abatement and overland sediment flow will reduce any potential effects on Owyhee County citizens. Some of the proposed construction roads and stockpile locations are located near state highways 78 and 45, but these roads and stockpiles will be designed and treated to minimize fugitive dust that would reduce visibility. IPC will enact best management practices if dust becomes a hazard or nuisance. When possible and to limit the impact of noise on surrounding properties, the work will be done during daylight hours. After mining and extraction is complete, the land will be returned to irrigated agriculture, providing no long-term detriment to the viewsheds of adjacent landowners. Accordingly, the project will not create a hazard, nuisance, detriment or other injury to other property or people of the county.

4. **Will essential public services, or the general public health or safety, or the general public environment be negatively impacted by such use, or will there be a requirement of additional public funding in order to meet the needs created by the request?**
   The proposed use is isolated from the general public and will be a self-funded and self-sufficient operation. IPC will not require the use of essential public services or public funding to maintain and operate this project. After mining is complete, the land will be returned to agricultural use, providing no long-term risk to public services or general public health and safety.

5. **Will adequate sewer, water and drainage facilities, and utility and other services systems be provided by the applicant to accommodate said use?**
   The proposed use will not require sewer, drainage, utility, or other service systems. Mining and stockpiling activity will be specifically designed to avoid overland runoff in the event of rainstorms, and a temporary water right or temporary transfer in water right could be available for dust abatement or gravel cleaning. Accordingly, TTN LLC or its contractors will be able to provide adequate services to support the project.

6. **Does the geological base on which the use is to be placed support the proposed use?**
   The geologic base supports temporary access roads, and mining and stockpiling activity will be designed so that slopes are stable during all phases of construction. After mining is complete, the land will be returned to agriculture, for which it is well-suited. The National Cooperative Soil Survey indicates a strong likelihood of gravel materials in many of the proposed mining areas, and on-site investigation confirms there are sufficient gravel deposits suitable for use by IPC. The two pictures below show example shallow-depth gravel deposits at the eastern portion of the proposed mining area. For more information and the NRCS soils report, please see appendix A.

7. **Will the proposed site 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 habitat which might be harmed or interfered with by the proposed use)?**
The proposed sites are located in an area that has been actively farmed for decades. The public will be restricted from active mining and stockpiling sites to reduce the risk of accidents and protect private property. After mining and stockpiling activity is complete, the land will be returned to agricultural use, and associated wildlife and plant life will return. The project and activity will be designed and implemented to not negatively impact Owyhee County residents.

8. **Will the proposed use compliment, benefit, and is it compatible with the surrounding land uses?**
Temporary gravel extraction is fully compatible with surrounding land uses. As evidenced in aerial photography, a small gravel pit has existed in the east corner of the property since at least 1946. Additionally, a temporary gravel pit was proposed, accepted by the county, worked in the 2010s, and returned to irrigation on the adjacent Young Riverfront Ranch property. This proposal is similar, albeit on a larger scale.

   Crop production outside the sites will not be affected by pit development. After the gravel sources are removed, the sites will be reclaimed and put into beneficial, irrigated agricultural use. Over the long-term, the project will provide no net decrease in irrigated land and will result in a net increase in pivot-irrigated land, benefitting and complimenting the agricultural nature of this area.

9. **Should special conditions be imposed upon the proposed use which would so minimize any adverse impact as to justify the granting of the condition use permit?** IPC has applied for and received an approved reclamation plan permit, from IDL, and is working through the associated bonding process that ensures that the land will be reclaimed and returned to beneficial, agricultural use.

   A copy of the reclamation plan and permit can be found in Appendix B. Because IDL has approved the reclamation plan, IPC does not believe there is any undue burden, harm, or adverse impacts caused by this conditional use permit being granted. IPC will take responsibility, as outline in the reclamation plan, and IDL will initiate reclamation if IPC fails to do so properly.

Legal Documents

Current Deeds

Instrument # 309817
MURPHY, OWYHEE, IDAHO
2021-10-13 12:56:51 No. of Pages: 4
Recorded for: TITLEONE BOISE
ANGELA BARKELL Fee: $15.00
Ex-Officio Recorder Deputy: map
Index To: DEED QUIT-CLAIM
Electronically Recorded by Simplifile

ACCOMMODATION RECORDING Quitclaim Deed

For value received, **Thomas T. Nicholson, a married man as his sole and separate property and Coy Nicholson, an unmarried man,**

Does hereby convey, release, remise, and forever quit claim unto

TTN, LLC, an Idaho limited liability company,

whose current address is PO Box 690, Meridian, Idaho 83680,

the following described premises:

See Exhibit A, attached hereto and incorporated herein.

To have and to hold the said premises, unto the said grantees, heirs and assigns forever.

Remainder of this page intentionally left blank.

Date: 10/11/2021

Thomas T. Nicholson

Coy Nicholson

State of Idaho, County of Ada, ss.

On this 11 day of October, in the year of 2021, before me, the undersigned, a Notary Public in and for said State, personally appeared Thomas T. Nicholson, known or identified to me to be the person(s) whose name(s) is subscribed to the within instrument and acknowledged to me that he executed the same.

_____, Notary Public
Residing at: Boise ID
My Commission Expires: 05/31/25
(seal)

LINDA BOOTS
14855
NOTARY PUBLIC
STATE OF IDAHO
MY COMMISSION EXPIRES 05/31/2025

State of Idaho, County of Ada, ss.

On this 11 day of October, in the year of 2021, before me, the undersigned, a Notary Public in and for said State, personally appeared Coy Nicholson, 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 executed the same.

_____, Notary Public
Residing at: Boise ID
My Commission Expires: 05/31/25
(seal)

LINDA BOOTS
14855
NOTARY PUBLIC
STATE OF IDAHO
MY COMMISSION EXPIRES 05/31/2025

Legal Description

Exhibit A

A parcel of land containing all of Government Lot 9 and the Southeast quarter of the Southwest quarter of Section 6, Township 1 South, Range 2 West, Boise Meridian, Owyhee County, Idaho.

All of Government Lots 1, 2, 3, 4 and 5 and the Southeast quarter, the Southwest quarter of the Northeast quarter, the East half of the Northwest quarter, the East half of the Southwest quarter and a portion of Government Lot 6 in Section 7, Township 1 South, Range 2 West, Boise Meridian, Owyhee County, Idaho.

All of Government Lots 5 and 6 of Section 8, Township 1 South, Range 2 West, Boise Meridian, Owyhee County, Idaho.

Portions of Government Lots 5 and 6 of Section 17, Township 1 South, Range 2 West, Boise Meridian, Owyhee County, Idaho.

All of the Northeast quarter of the Northeast quarter and the Northwest quarter of the Northeast quarter, and portions of the Southeast quarter of the Northeast quarter and the Northeast quarter of the Northwest quarter of Section 18, Township 1 South, Range 2 West, Boise Meridian, Owyhee County, Idaho.

And all of the Northeast quarter and the Northeast quarter of the Southeast quarter and a portion of the Southeast quarter of the Southeast quarter of Section 12, Township 1 South, Range 3 West of the Boise Meridian, Owyhee County, Idaho, said parcel being more particularly described as follows:

Beginning at an iron pipe marking the corner common to Sections 6 and 7, Township 1 South, Range 2 West and Sections 1 and 12, Township 1 South, Range 3 West; thence
North 89°47'55" East 1224.33 feet along the North line of Government Lot 3, Section 7 to a 2 inch aluminum cap set at the Northeast corner of said Lot 3; thence
North 00°31'38" East, 1319.76 feet along the West line of the Southeast quarter of the Southwest quarter of Section 6 to a 2 inch aluminum cap set at the Northwest corner of said Southeast quarter of the Southwest quarter; thence
North 89°47'39" East, 1573.35 feet along the North line of said Southeast quarter of the Southwest quarter and along the North line of Government Lot 9, Section 6 to a 2 inch aluminum cap set at the intersection of said line with the approximate meander line of the Southwest bank of the Snake River; thence along said approximate meander line the following courses:
South 30°21'54' East, 338.90 feet; thence
South 58°36'54' East, 872.05 feet; thence
South 34°36'54' East, 690.93 feet to the South line of said Section 6, said point marked by an aluminum reference marker set on the top of the high bluff; thence
South 73°22'37" West, 32.52 feet from said point; thence
South 15°53'40' East, 611.97 feet continuing along said meander line along the East line of Government Lot 2, Section 7; thence
South 31°11'39' East, 859.28 feet; thence along the East line of Government Lot 1, Section 7
South 38°31'56' East, 865.56 feet to the Northwest corner of Government Lot 5, Section 8, said point marked by a 2 inch aluminum cap witness corner set 90.56 feet Southerly on the high bluff; thence
South 34°28'14' East, 307.56 feet along the North line of Government Lot 5, Section 8 to a 5/8 inch pin; thence
South 34°55'08' East, 663.77 feet along the Northeast line of said Lot 5 to a 5/8 inch pin; thence
South 34°00'48' East, 650.94 feet along same to a 1/2 inch rebar; thence
South 14°35'07" East, 535.16 feet along same to a 5/8 inch pin; thence
South 14°45'25' East, 110.64 feet along same to the Northeast corner of Government Lot 6, Section 8; thence
South 14°45'25' East, 1363.79 feet along the East line of said Government Lot 6 to a 1/2 inch rebar set in the North line of Section 17; thence

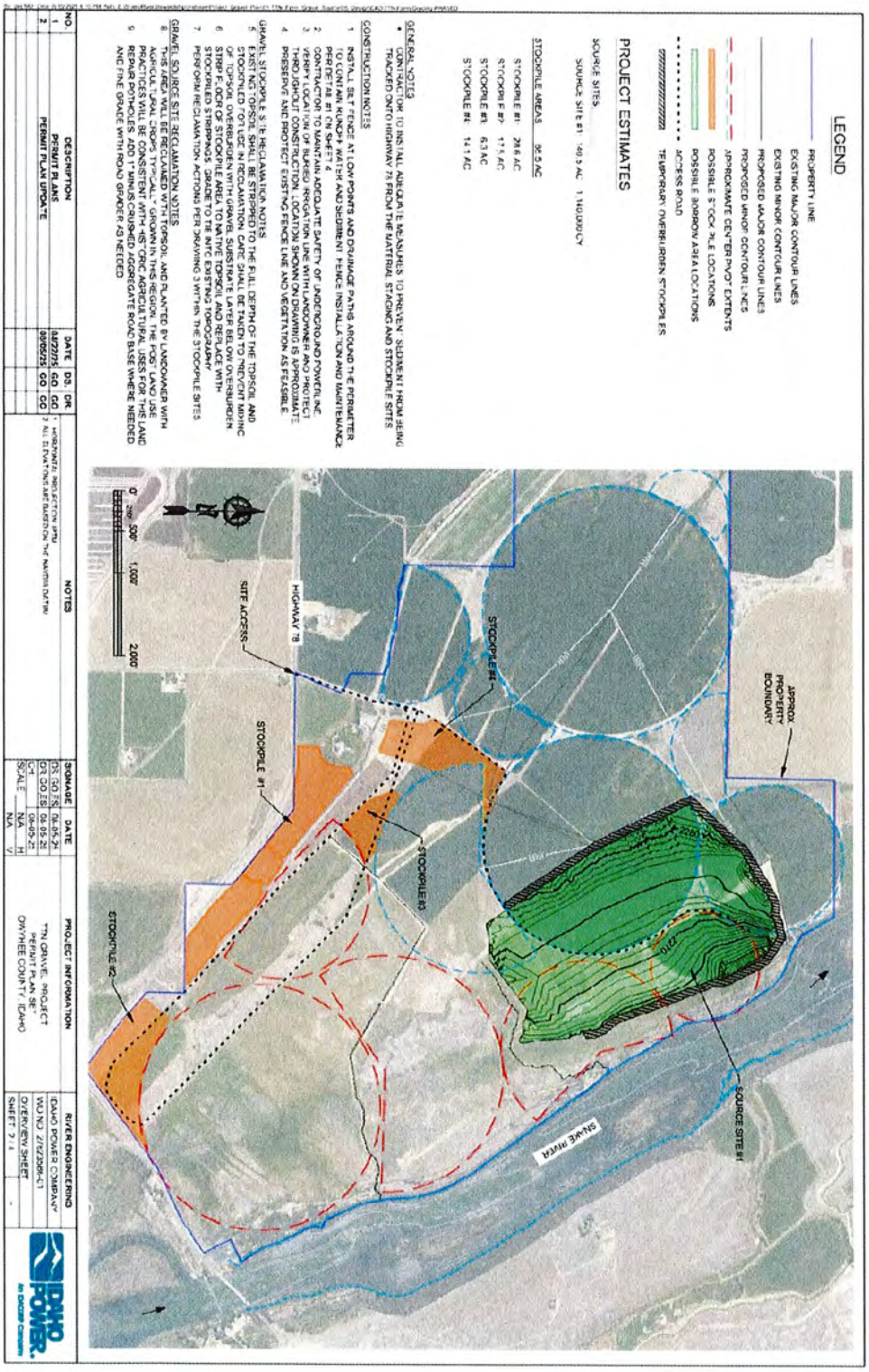
South 24°11'59" East, 556.64 feet along said meander line and along the Easterly line of Government Lot 5, Section 17 to a 1/2 inch rebar; thence leaving said meander line
South 64°18'05" West, 1339.63 feet along the Northwesterly line of a 42.216 acre parcel to a 1/2 inch rebar; thence
South 53°04'08" West, 1752.88 feet along said Northwesterly line to a 1/2 inch rebar set at the Northwesterly corner of said 42.216 acre parcel in the Northeasterly right of way line of State Highway No. 78; thence
North 52°33'50" West, 461.16 feet along said right of way line to a 1/2 inch rebar set in the West line of the Southeast quarter of the Northeast quarter of Section 18; thence
North 00°02'59" East, 516.95 feet along said West line to a 5/8 inch rebar set at the Southeast corner of the Northwest quarter of the Northeast quarter of said Section 17; thence
North 89°57'03" West, 1327.41 feet along the South line of said Northwest quarter of the Northeast quarter to a 1/2 inch rebar in the Southwest corner of same; thence
North 00°07'07" East, 496.98 feet along the West line of said Northwest quarter of the Northeast quarter to a 1/2 inch rebar set in said Northeasterly right of way line of State Highway No. 78; thence
North 52°33'50" West, 910.33 feet along said right of way line to a right of way marker set 40 feet left of Station 136+89.2 PT per plans S-3707(1), Idaho Transportation Department, dated March, 1954; thence along said right of way line Northwesterly along a curve to the left having a radius of 1472.39 feet, an arc length of 643.96 feet, a central angle of 25°03'32", a chord bearing of North 65°05'36" West and a chord distance of 638.84 feet to a point on the North line of Section 18; thence
South 89°51'24" West, 22.05 feet along said North section line to the Northwest corner of the Northeast quarter of the Northwest quarter of said Section 18; thence
South 89°51'24" West, 1292.88 feet along the South line of Section 7 to the Southwest corner of same; thence
North 00°05'44" West, 68.60 feet (North 74 feet) along the West line of said Section 7 to a 1/2 inch rebar; thence
North 18°06'05" East, 900.03 feet (North 18°12' East, 899.6 feet) to a 1/2 inch rebar; thence
North 76°02'55" West (North 75°57' West), 88.00 feet along the Southerly right of way line of an irrigation ditch (ditch relocated Northerly); thence continuing along said right of way line
North 62°25'55" West (North 62°20' East), 143.81 feet; thence
North 47°15'54" West (North 47°10' West), 93.17 feet to a 1/2 inch rebar in the West line of said Section 7; thence
North 46°51'54" West, 100.19 feet (North 46°46' West, 100.3 feet) along said ditch line in Section 12; thence
North 85°05'55" West (North 85° West), 210.40 feet; thence
North 85°02'55" West (North 84°57' West), 100.20 feet; thence
North 74°57'55" West (North 74°52' West), 176.10 feet; thence
North 84°45'55" West (North 84°40' West), 200.50 feet; thence
North 88°45'55" West (North 88°40' West), 100.00 feet; thence
South 88°52'05" West (South 88°58' West), 97.10 feet; thence
North 80°02'55" West (North 79°57' West), 151.70 feet; thence
South 81°54'05" West (South 82° West), 141.90 feet; thence
North 71°32'55" West (North 71°27' West), 85.00 feet; thence leaving said old ditch right of way line
North 13°14'09" West, 60.61 feet to the Southwest corner of the Northeast quarter of the Southeast quarter of Section 12; thence
North 00°02'54" East, 1324.20 feet along the West line of said Northeast quarter of the Southeast quarter to a 2 inch aluminum cap at the Northwest corner of said Northeast quarter of the Southeast quarter; thence
North 89°45'31" West, 1330.05 feet along the South line of the Northeast quarter of Section 12 to a 2 inch aluminum cap set at the Southwest corner of said Northeast quarter (center quarter corner of said Section 12); thence
North 00°11'53" East, 2642.17 feet along the West line of said Northeast quarter to an aluminum cap at the Northwest corner of said Northeast quarter of Section 12 (North quarter corner); thence
South 89°55'01" East, 2646.38 feet along the North line of said Section to the Point of Beginning.

Excepting any mobile homes located on the land.

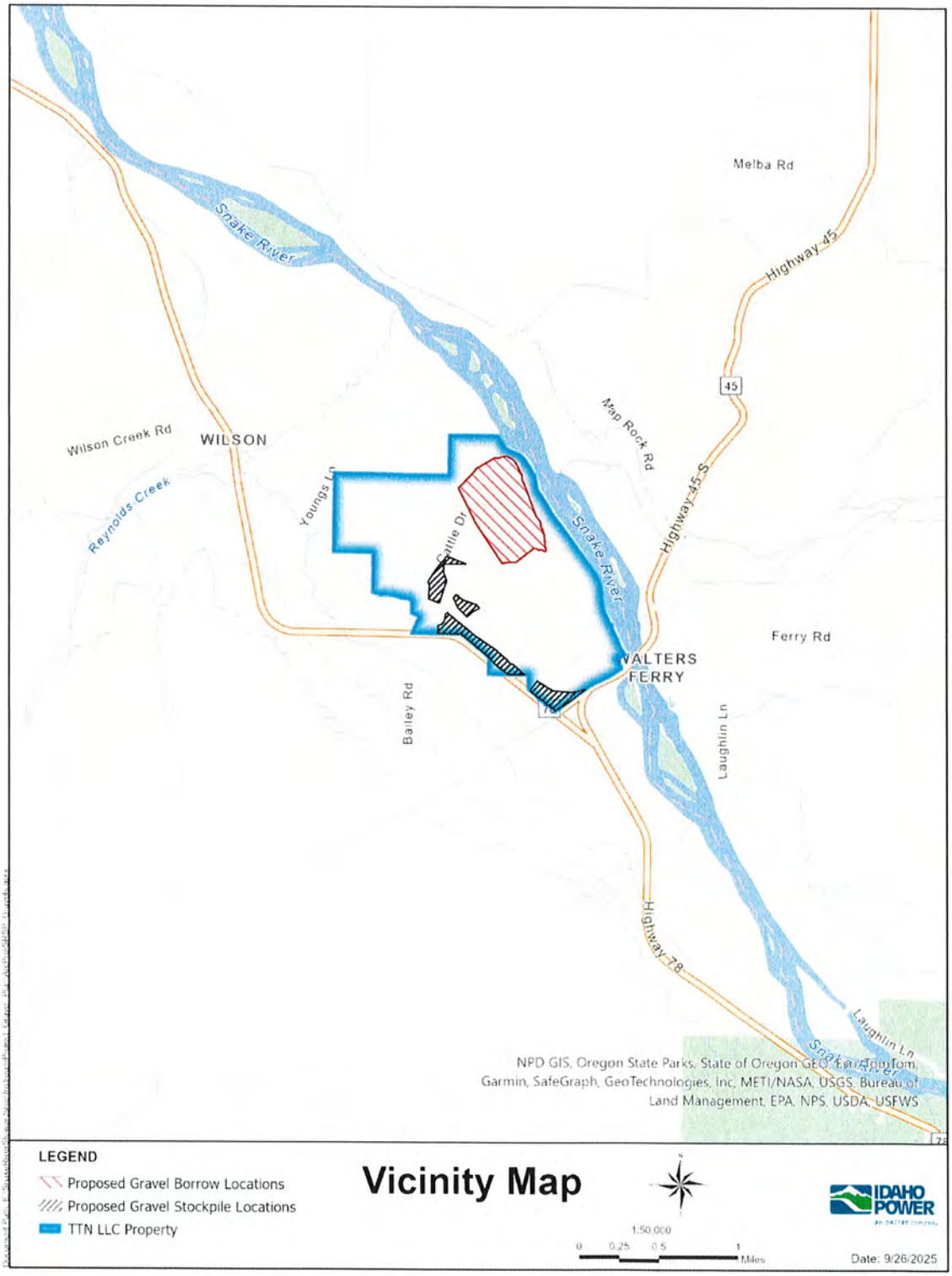
Maps

Detailed Site Plan

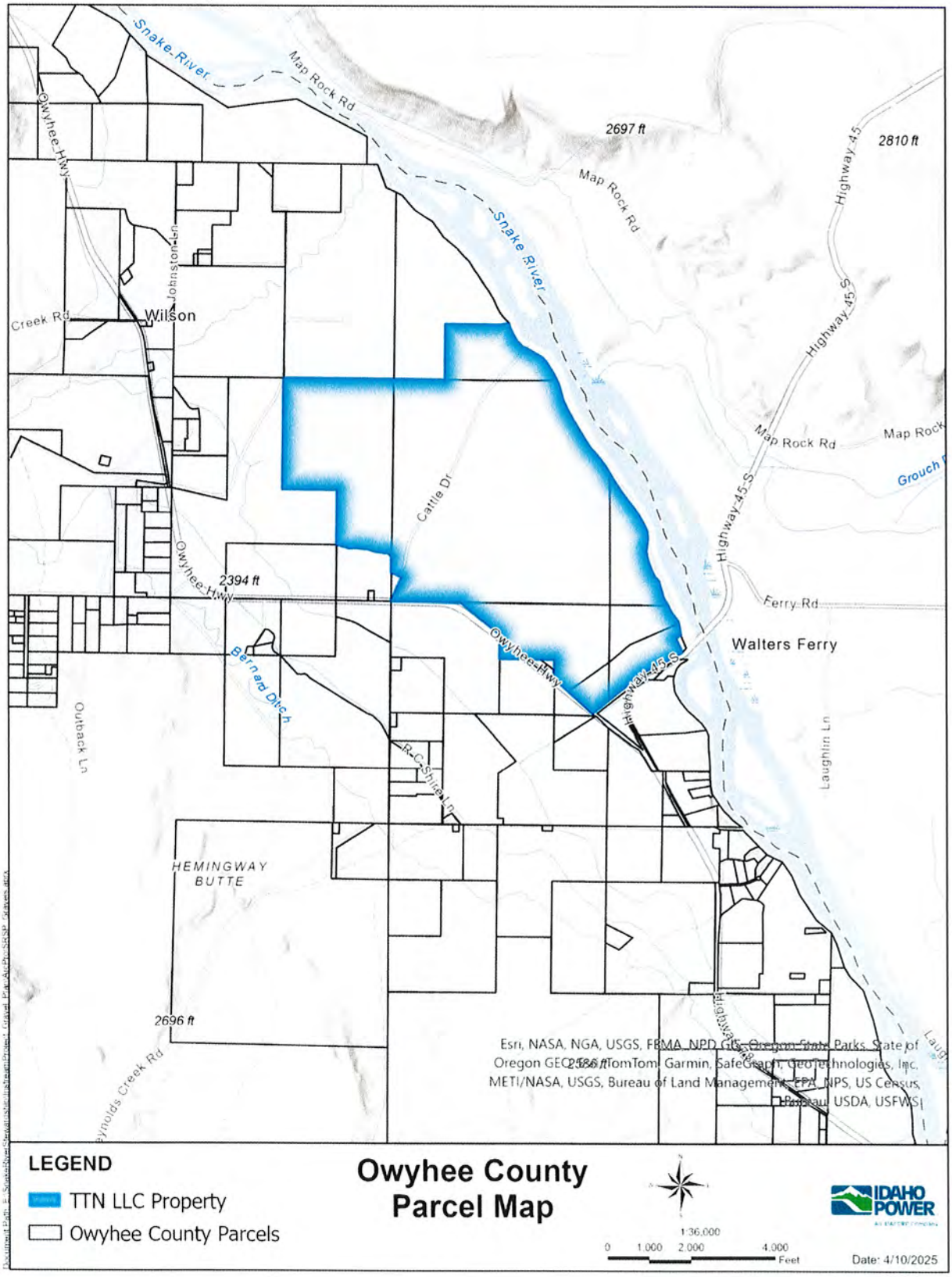
See the folded insert for an 11" x 17" version of this site plan.



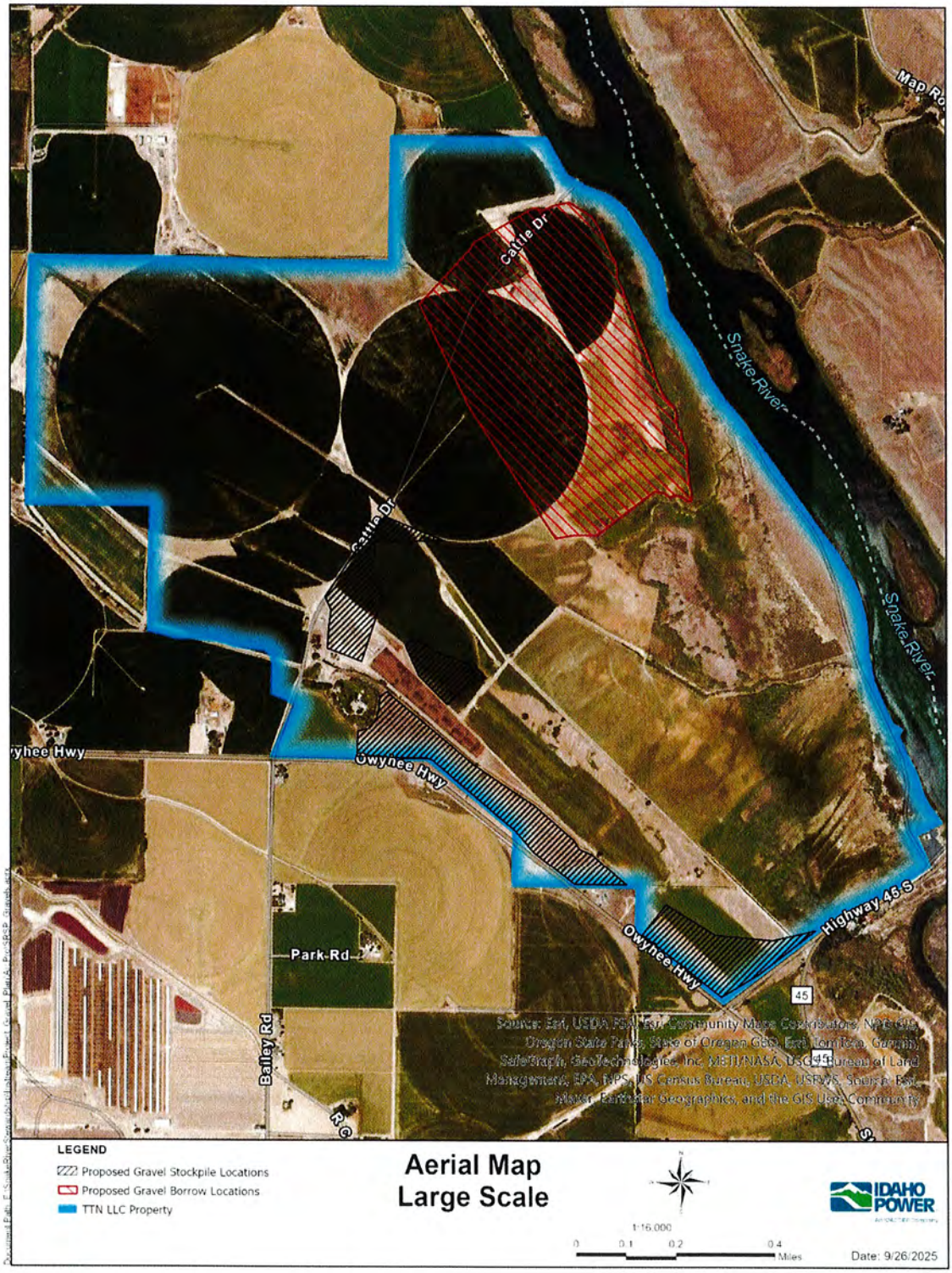
Vicinity Map



Assessor Parcel Map

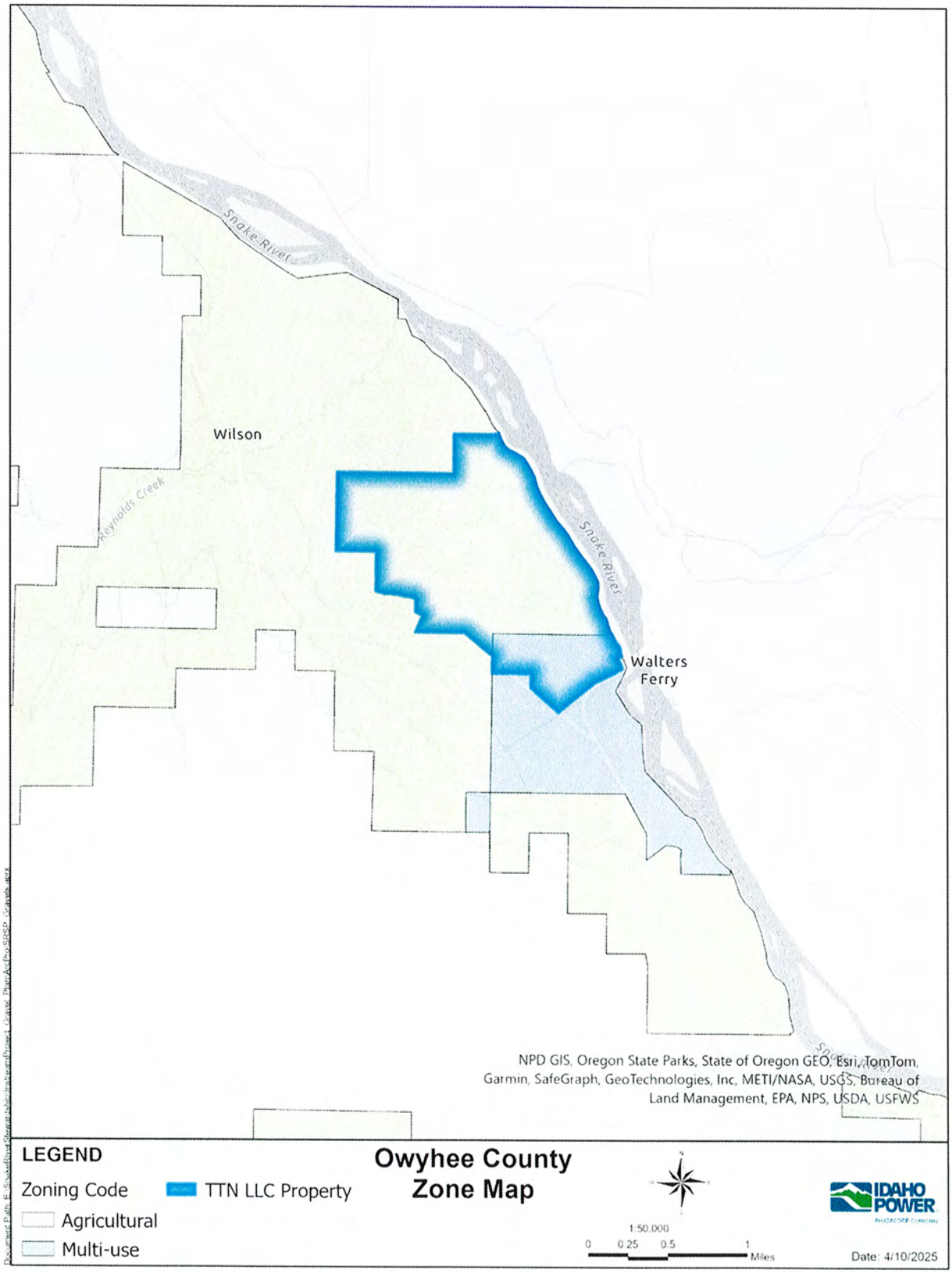


Aerial Maps

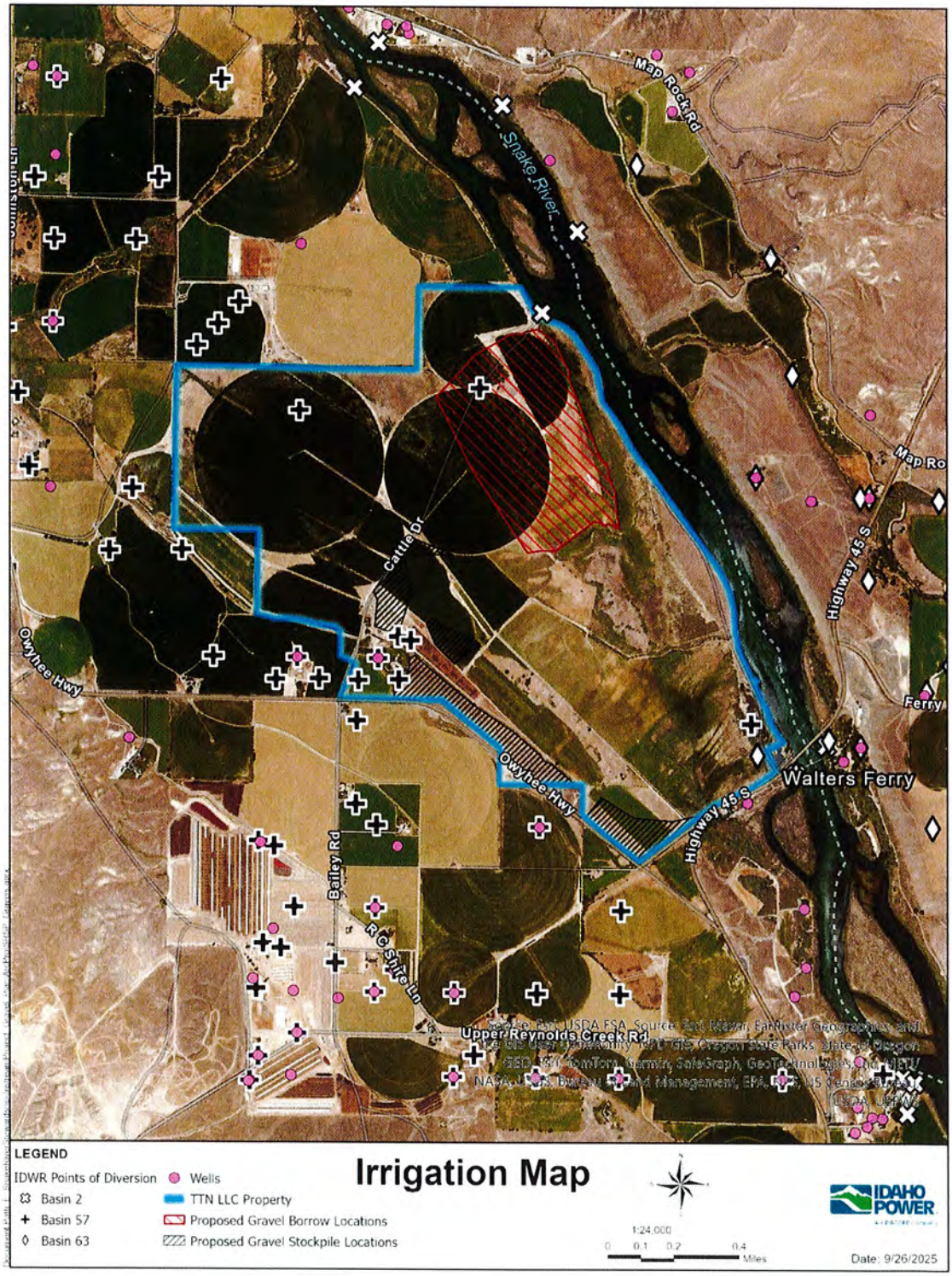

Cattle Dr
Snake River
Snake River
Owyhee Hwy
Owyhee Hwy
Owyhee Hwy
Highway 45 S
Park Rd
Bailey Rd
45
LEGEND
Proposed Gravel Stockpile Locations
Proposed Gravel Borrow Locations
TTN LLC Property
Aerial Map
Large Scale
1:16,000
0 0.1 0.2 0.4
Miles
IDAHO POWER
Date: 9/26/2025


Snake River
Highway 45
45
Wilson
Highway 45 S
Snake River
Ferry Rd
Owyhee Hwy
Walters Ferry
Highway 78
78
Source: Esri, USDA FSA, Source: Esri, Maxar, Earthstar Geographics, and the GIS User Community, NPD GIS, Oregon State Parks, State of Oregon GEO, Esri, TomTom, Garmin, SafeGraph, GeoTechnologies, Inc, METI/NASA, USGS, Bureau of Land Management, EPA, NPS, USDA
Snake River
LEGEND
Proposed Gravel Stockpile Locations
Proposed Gravel Borrow Locations
TTN LLC Property
Aerial Map
Small Scale
1:48,000
0 0.3 0.6 1.2 Miles
IDAHO POWER
Date: 9/26/2025

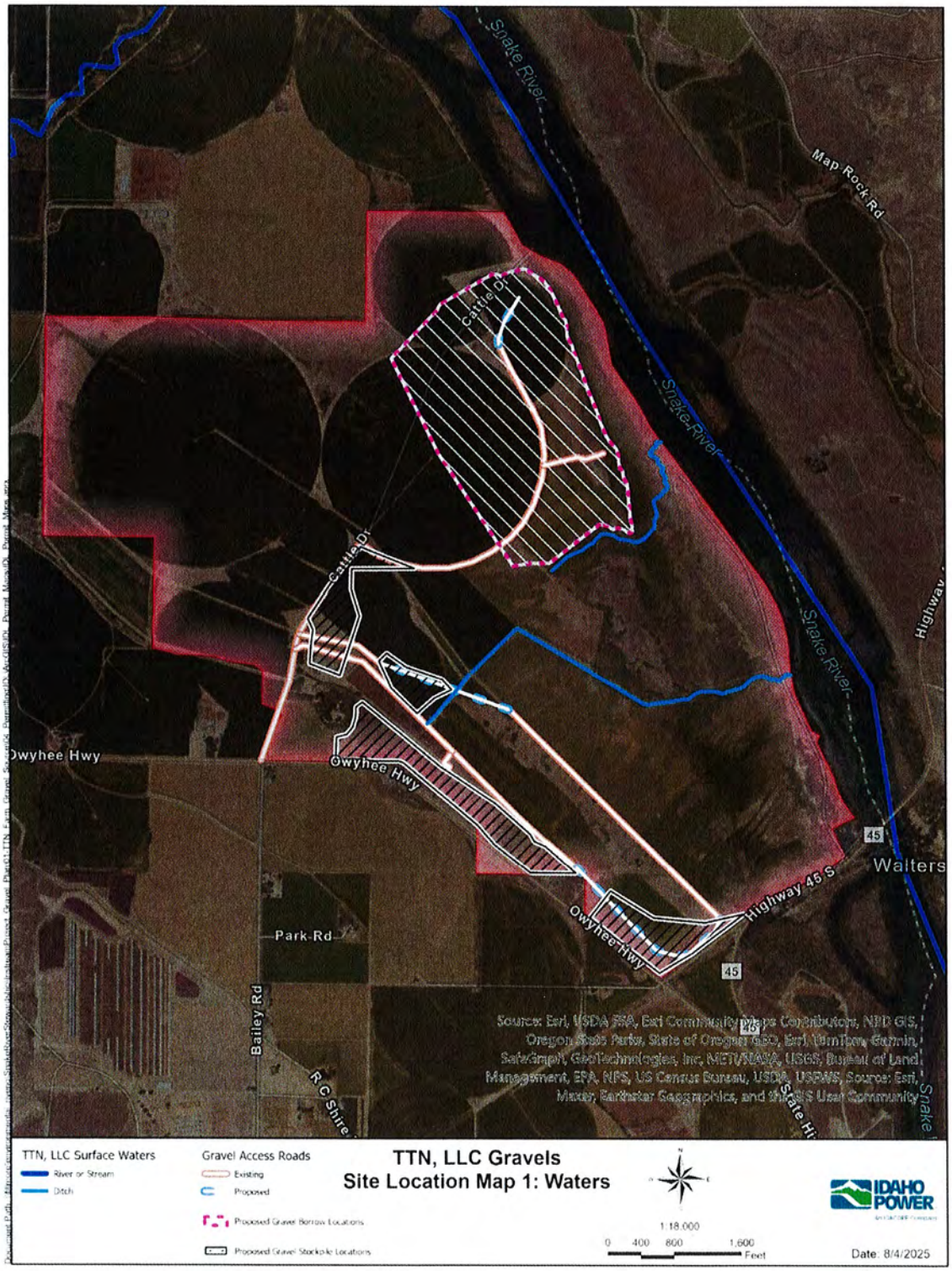
Zone Map


Snake River
Wilson
Reynolds Creek
Snake River
Walters Ferry
NPD GIS, Oregon State Parks, State of Oregon GEO, Esri, TomTom, Garmin, SafeGraph, GeoTechnologies, Inc, METI/NASA, USGS, Bureau of Land Management, EPA, NPS, USDA, USFWS
LEGEND
Zoning Code
TTN LLC Property
Agricultural
Multi-use
Owyhee County
Zone Map
1:50,000
0 0.25 0.5 1
Miles
IDAHO POWER
Date: 4/10/2025

Irrigation Map



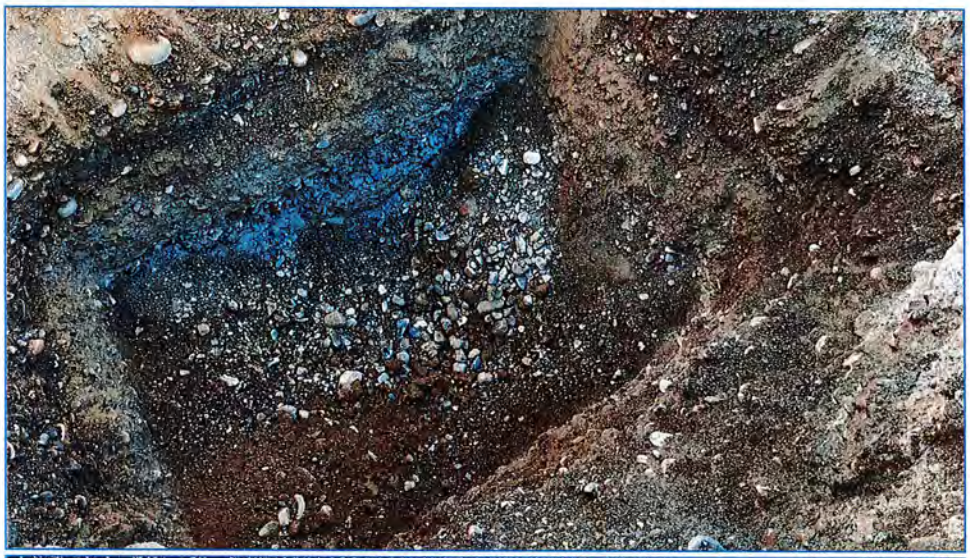
Waters

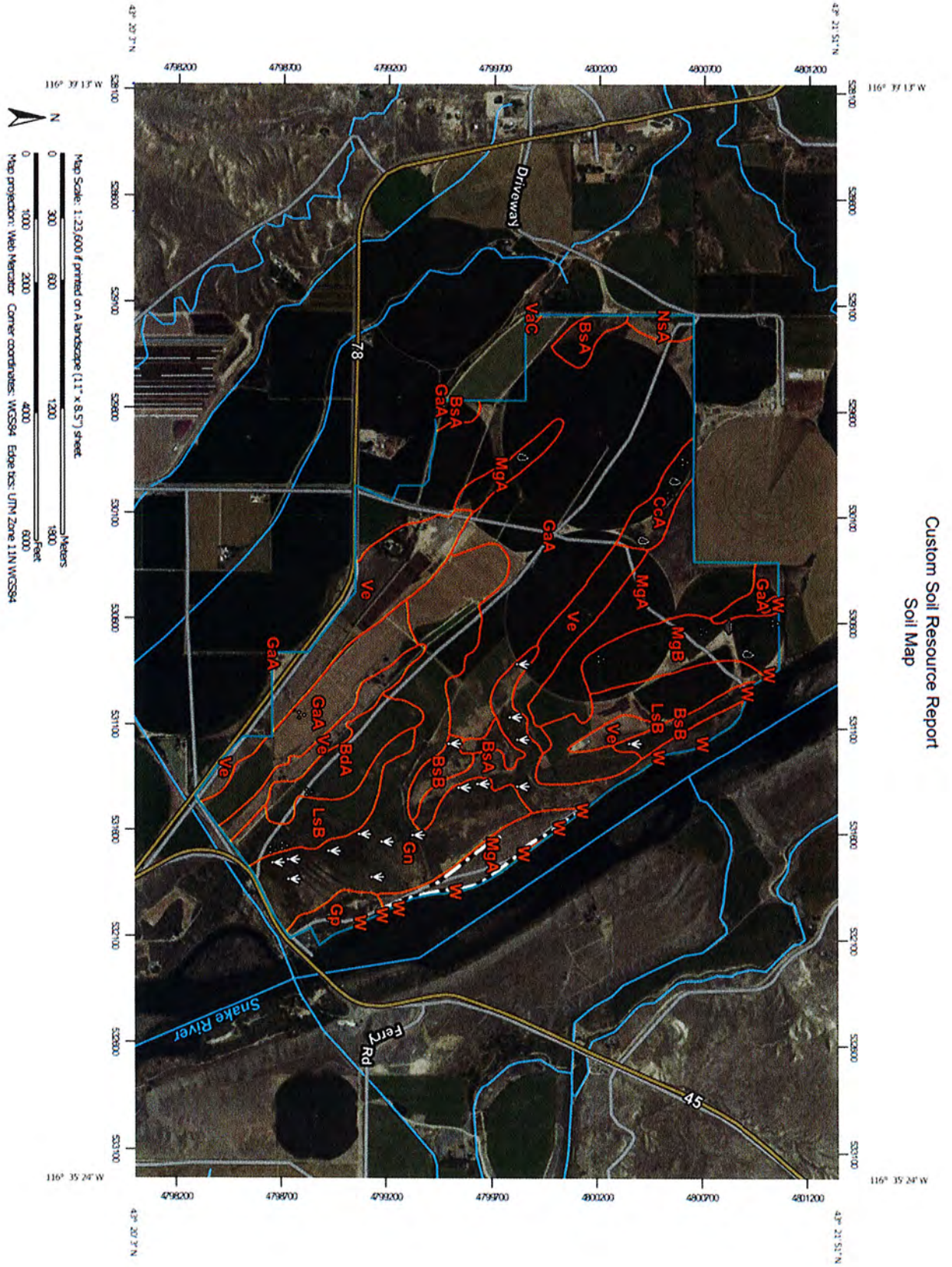

Snake River
Map Rock Rd
Cattle Dr
Snake River
Cattle Dr
Snake River
Highway
Owyhee Hwy
Owyhee Hwy
45
Walters
Highway 45 S
Owyhee Hwy
45
Park Rd
Bailey Rd
R C Shire
Source: Esri, USDA FSA, Esri Community Maps Contributors, NPD GIS, Oregon State Parks, State of Oregon GEO, Esri, TomTom, Garmin, SafeGraph, GeoTechnologies, Inc, METI/NASA, USGS, Bureau of Land Management, EPA, NPS, US Census Bureau, USDA, USFWS, Source: Esri, Maxar, Earthstar Geographics, and the GIS User Community
TTN, LLC Surface Waters
River or Stream
Ditch
Gravel Access Roads
Existing
Proposed
Proposed Gravel Borrow Locations
Proposed Gravel Stockpile Locations
TTN, LLC Gravels
Site Location Map 1: Waters
1:18,000
0 400 800 1,600
Feet
IDAHO POWER
Date: 8/4/2025

Environmental

Soil Classification

The soils at TTN LLC are generally loams, silt loams, and fine sandy loams with low slopes (0 – 3%) typical of productive agricultural land near the Snake River in southwest Idaho. A full soils report for TTN LLC generated using the NRCS online soil survey tool is attached as Appendix A. The map generated by this tool is shown below. In addition to various loams, the soil map also shows clusters of gravelly areas and maps 143.7 acres, or 12.7% of the TTN LLC property, as Cencove-Vanderhoff complex (Ve). This soil map unit Ve is described as "very rubbly" and has an expected surface area covered with cobbles, stones, or boulders of 70.0%. The presence of gravels and other desirable fill material has been confirmed by test pits dug on-site at the proposed mining areas, and example photos of those test pits are shown below.




Custom Soil Resource Report
Soil Map
Driveway
78
45
Ferry Rd
Snake River
VaC
NsA
BsA
GaA
MgA
CcA
Ve
MgB
W
BsB
LsB
BdA
Gn
Gp
Map Scale: 1:23,600 if printed on A landscape (11" x 8.5") sheet.
Meters
Feet
Map projection: Web Mercator Corner coordinates: WGS84 Edge tics: UTM Zone 11N WGS84

LEGEND

- PROPERTY LINE
- EXISTING MAJOR CONTOUR LINES
- EXISTING MINOR CONTOUR LINES
- PROPOSED MAJOR CONTOUR LINES
- PROPOSED MINOR CONTOUR LINES
- APPROXIMATE CENTER PIVOT EXTENTS
- POSSIBLE STOCK PILE LOCATIONS
- POSSIBLE BORROW AREA LOCATIONS
- ACCESS ROAD
- TEMPORARY OVERBURDEN STOCKPILES

PROJECT ESTIMATES

SOURCE SITES:

SOURCE SITE #1: 140.5 AC 1,140,000 CY

STOCKPILE AREAS: 66.5 AC

STOCKPILE #1: 28.6 AC
STOCKPILE #2: 17.5 AC
STOCKPILE #3: 6.3 AC
STOCKPILE #4: 14.1 AC

GENERAL NOTES

- CONTRACTOR TO INSTALL ADEQUATE MEASURES TO PREVENT SEDIMENT FROM BEING TRACKED ONTO HIGHWAY 78 FROM THE MATERIAL STAGING AND STOCKPILE SITES.

CONSTRUCTION NOTES

1. INSTALL SILT FENCE AT LOW POINTS AND DRAINAGE PATHS AROUND THE PERIMETER TO CONTAIN RUNOFF WATER AND SEDIMENT. FENCE INSTALLATION AND MAINTENANCE PER DETAIL #1 ON SHEET 4.
2. CONTRACTOR TO MAINTAIN ADEQUATE SAFETY OF UNDERGROUND POWERLINE.
3. VERIFY LOCATION OF BURIED IRRIGATION LINE WITH LANDOWNER AND PROTECT THROUGHOUT CONSTRUCTION, LOCATION SHOWN ON DRAWING IS APPROXIMATE.
4. PRESERVE AND PROTECT EXISTING FENCE LINE AND VEGETATION AS FEASIBLE.

GRAVEL STOCKPILE SITE RECLAMATION NOTES

5. EXISTING TOPSOIL SHALL BE STRIPPED TO THE FULL DEPTH OF THE TOPSOIL AND STOCKPILED FOR USE IN RECLAMATION. CARE SHALL BE TAKEN TO PREVENT MIXING OF TOPSOIL OVERBURDEN WITH GRAVEL SUBSTRATE LAYER BELOW OVERBURDEN.
6. STRIP FLOOR OF STOCKPILE AREA TO NATIVE TOPSOIL AND REPLACE WITH STOCKPILED STRIPPINGS. GRADE TO TIE INTO EXISTING TOPOGRAPHY.
7. PERFORM RECLAMATION ACTIONS PER DRAWING 3 WITHIN THE STOCKPILE SITES.

GRAVEL SOURCE SITE RECLAMATION NOTES

8. THIS AREA WILL BE RECLAIMED WITH TOPSOIL AND PLANTED BY LANDOWNER WITH AGRICULTURAL CROPS TYPICALLY GROWN IN THIS REGION. THE POST LAND USE PRACTICES WILL BE CONSISTENT WITH HISTORIC AGRICULTURAL USES FOR THIS LAND.
9. REPAIR POTHOLES, ADD 1" MINUS CRUSHED AGGREGATE ROAD BASE WHERE NEEDED, AND FINE GRADE WITH ROAD GRADER AS NEEDED.

	DESCRIPTION	DATE	DS.	DR.
1	PERMIT PLANS	04/22/25	GO	GO
2	PERMIT PLAN UPDATE	08/05/25	GO	GO

NOTES

1. HORIZONTAL PROJECTION: IPTM
2. ALL ELEVATIONS ARE BASED ON THE NAVD88 DATUM

SIGNAGE	DATE	
DS:GO,ES	08-05-25	
DR:GO,ES	08-05-25	
CH:	08-05-25	
SCALE:	N/A	H
	N/A	V

PROJECT INFORMATION

TTN GRAVEL PROJECT
PERMIT PLAN SET
OWYHEE COUNTY, IDAHO

RIVER ENGINEERING

IDAHO POWER COMPANY
WO NO: 27623586-01
OVERVIEW SHEET
SHEET: 2 / 4 --

IDAHO POWER
An IDACORP Company

United States Department of Agriculture

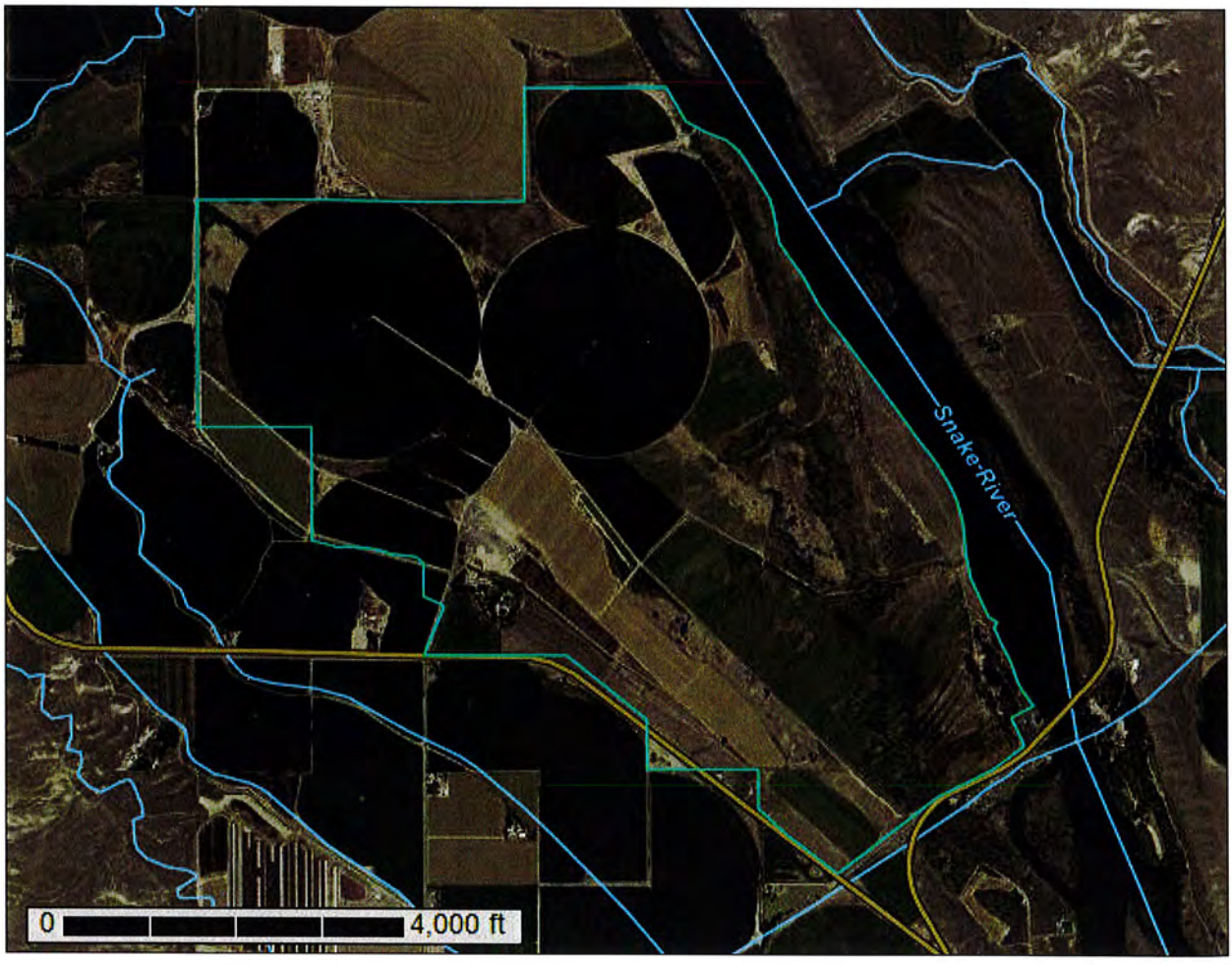
NRCS

Natural Resources Conservation Service

A product of the National Cooperative Soil Survey, a joint effort of the United States Department of Agriculture and other Federal agencies, State agencies including the Agricultural Experiment Stations, and local participants

Custom Soil Resource Report for Canyon Area, Idaho

TTN_LLC_poly



April 10, 2025

Preface

Soil surveys contain information that affects land use planning in survey areas. They highlight soil limitations that affect various land uses and provide information about the properties of the soils in the survey areas. Soil surveys are designed for many different users, including farmers, ranchers, foresters, agronomists, urban planners, community officials, engineers, developers, builders, and home buyers. Also, conservationists, teachers, students, and specialists in recreation, waste disposal, and pollution control can use the surveys to help them understand, protect, or enhance the environment.

Various land use regulations of Federal, State, and local governments may impose special restrictions on land use or land treatment. Soil surveys identify soil properties that are used in making various land use or land treatment decisions. The information is intended to help the land users identify and reduce the effects of soil limitations on various land uses. The landowner or user is responsible for identifying and complying with existing laws and regulations.

Although soil survey information can be used for general farm, local, and wider area planning, onsite investigation is needed to supplement this information in some cases. Examples include soil quality assessments (http://www.nrcs.usda.gov/wps/portal/nrcs/main/soils/health/) and certain conservation and engineering applications. For more detailed information, contact your local USDA Service Center (https://offices.sc.egov.usda.gov/locator/app?agency=nrcs) or your NRCS State Soil Scientist (http://www.nrcs.usda.gov/wps/portal/nrcs/detail/soils/contactus/?cid=nrcs142p2_053951).

Great differences in soil properties can occur within short distances. Some soils are seasonally wet or subject to flooding. Some are too unstable to be used as a foundation for buildings or roads. Clayey or wet soils are poorly suited to use as septic tank absorption fields. A high water table makes a soil poorly suited to basements or underground installations.

The National Cooperative Soil Survey is a joint effort of the United States Department of Agriculture and other Federal agencies, State agencies including the Agricultural Experiment Stations, and local agencies. The Natural Resources Conservation Service (NRCS) has leadership for the Federal part of the National Cooperative Soil Survey.

Information about soils is updated periodically. Updated information is available through the NRCS Web Soil Survey, the site for official soil survey information.

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Gp—Gravel pit 20
LsB—Letha fine sandy loam, 1 to 3 percent slopes 20
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How Soil Surveys Are Made

Soil surveys are made to provide information about the soils and miscellaneous areas in a specific area. They include a description of the soils and miscellaneous areas and their location on the landscape and tables that show soil properties and limitations affecting various uses. Soil scientists observed the steepness, length, and shape of the slopes; the general pattern of drainage; the kinds of crops and native plants; and the kinds of bedrock. They observed and described many soil profiles. A soil profile is the sequence of natural layers, or horizons, in a soil. The profile extends from the surface down into the unconsolidated material in which the soil formed or from the surface down to bedrock. The unconsolidated material is devoid of roots and other living organisms and has not been changed by other biological activity.

Currently, soils are mapped according to the boundaries of major land resource areas (MLRAs). MLRAs are geographically associated land resource units that share common characteristics related to physiography, geology, climate, water resources, soils, biological resources, and land uses (USDA, 2006). Soil survey areas typically consist of parts of one or more MLRA.

The soils and miscellaneous areas in a survey area occur in an orderly pattern that is related to the geology, landforms, relief, climate, and natural vegetation of the area. Each kind of soil and miscellaneous area is associated with a particular kind of landform or with a segment of the landform. By observing the soils and miscellaneous areas in the survey area and relating their position to specific segments of the landform, a soil scientist develops a concept, or model, of how they were formed. Thus, during mapping, this model enables the soil scientist to predict with a considerable degree of accuracy the kind of soil or miscellaneous area at a specific location on the landscape.

Commonly, individual soils on the landscape merge into one another as their characteristics gradually change. To construct an accurate soil map, however, soil scientists must determine the boundaries between the soils. They can observe only a limited number of soil profiles. Nevertheless, these observations, supplemented by an understanding of the soil-vegetation-landscape relationship, are sufficient to verify predictions of the kinds of soil in an area and to determine the boundaries.

Soil scientists recorded the characteristics of the soil profiles that they studied. They noted soil color, texture, size and shape of soil aggregates, kind and amount of rock fragments, distribution of plant roots, reaction, and other features that enable them to identify soils. After describing the soils in the survey area and determining their properties, the soil scientists assigned the soils to taxonomic classes (units). Taxonomic classes are concepts. Each taxonomic class has a set of soil characteristics with precisely defined limits. The classes are used as a basis for comparison to classify soils systematically. Soil taxonomy, the system of taxonomic classification used in the United States, is based mainly on the kind and character of soil properties and the arrangement of horizons within the profile. After the soil

scientists classified and named the soils in the survey area, they compared the individual soils with similar soils in the same taxonomic class in other areas so that they could confirm data and assemble additional data based on experience and research.

The objective of soil mapping is not to delineate pure map unit components; the objective is to separate the landscape into landforms or landform segments that have similar use and management requirements. Each map unit is defined by a unique combination of soil components and/or miscellaneous areas in predictable proportions. Some components may be highly contrasting to the other components of the map unit. The presence of minor components in a map unit in no way diminishes the usefulness or accuracy of the data. The delineation of such landforms and landform segments on the map provides sufficient information for the development of resource plans. If intensive use of small areas is planned, onsite investigation is needed to define and locate the soils and miscellaneous areas.

Soil scientists make many field observations in the process of producing a soil map. The frequency of observation is dependent upon several factors, including scale of mapping, intensity of mapping, design of map units, complexity of the landscape, and experience of the soil scientist. Observations are made to test and refine the soil-landscape model and predictions and to verify the classification of the soils at specific locations. Once the soil-landscape model is refined, a significantly smaller number of measurements of individual soil properties are made and recorded. These measurements may include field measurements, such as those for color, depth to bedrock, and texture, and laboratory measurements, such as those for content of sand, silt, clay, salt, and other components. Properties of each soil typically vary from one point to another across the landscape.

Observations for map unit components are aggregated to develop ranges of characteristics for the components. The aggregated values are presented. Direct measurements do not exist for every property presented for every map unit component. Values for some properties are estimated from combinations of other properties.

While a soil survey is in progress, samples of some of the soils in the area generally are collected for laboratory analyses and for engineering tests. Soil scientists interpret the data from these analyses and tests as well as the field-observed characteristics and the soil properties to determine the expected behavior of the soils under different uses. Interpretations for all of the soils are field tested through observation of the soils in different uses and under different levels of management. Some interpretations are modified to fit local conditions, and some new interpretations are developed to meet local needs. Data are assembled from other sources, such as research information, production records, and field experience of specialists. For example, data on crop yields under defined levels of management are assembled from farm records and from field or plot experiments on the same kinds of soil.

Predictions about soil behavior are based not only on soil properties but also on such variables as climate and biological activity. Soil conditions are predictable over long periods of time, but they are not predictable from year to year. For example, soil scientists can predict with a fairly high degree of accuracy that a given soil will have a high water table within certain depths in most years, but they cannot predict that a high water table will always be at a specific level in the soil on a specific date.

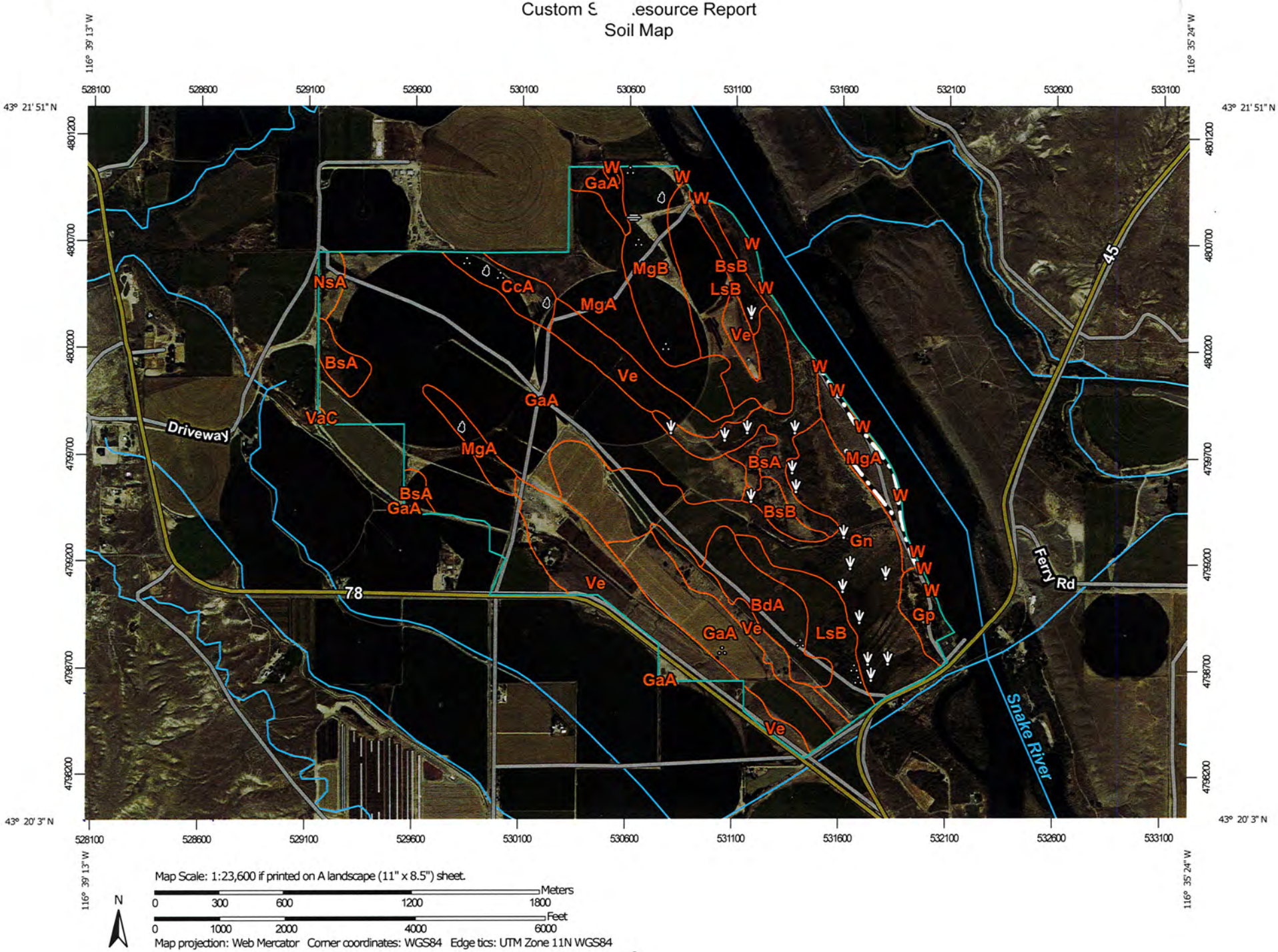
After soil scientists located and identified the significant natural bodies of soil in the survey area, they drew the boundaries of these bodies on aerial photographs and

identified each as a specific map unit. Aerial photographs show trees, buildings, fields, roads, and rivers, all of which help in locating boundaries accurately.

Soil Map

The soil map section includes the soil map for the defined area of interest, a list of soil map units on the map and extent of each map unit, and cartographic symbols displayed on the map. Also presented are various metadata about data used to produce the map, and a description of each soil map unit.

Soil Map


116° 39' 13" W
116° 35' 24" W
43° 21' 51" N
43° 20' 3" N
528100
528600
529100
529600
530100
530600
531100
531600
532100
532600
533100
4801200
4800700
4800200
4799700
4799200
4798700
4798200
W
GaA
MgB
BsB
LsB
NsA
CcA
MgA
Ve
BsA
VaC
Driveway
MgA
BsA
GaA
Ve
78
BsA
BsB
Gn
BdA
GaA
Ve
LsB
GaA
Ve
45
Ferry Rd
Gp
Snake River
Map Scale: 1:23,600 if printed on A landscape (11" x 8.5") sheet.
N
Meters
0 300 600 1200 1800
Feet
0 1000 2000 4000 6000
Map projection: Web Mercator Corner coordinates: WGS84 Edge tics: UTM Zone 11N WGS84

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
- Spoil Area
- Stony Spot
- Very Stony Spot
- Wet Spot
- Other
- Special Line Features

Water Features
- Streams and Canals

Transportation
- Rails
- Interstate Highways
- US Routes
- Major Roads
- Local Roads

Background
- Aerial Photography

MAP INFORMATION

The soil surveys that comprise your AOI were mapped at 1:20,000.

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: Canyon Area, Idaho
Survey Area Data: Version 21, Aug 22, 2024

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

Date(s) aerial images were photographed: Sep 9, 2023—Sep 14, 2023

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
BdA	Baldock loam, 0 to 1 percent slopes	37.4	3.3%
BsA	Bram silt loam, saline-alkali, 0 to 1 percent slopes	68.7	6.1%
BsB	Bram silt loam, saline-alkali, 1 to 3 percent slopes	24.1	2.1%
CcA	Cencove fine sandy loam, 0 to 1 percent slopes	18.4	1.6%
GaA	Garbutt silt loam, 0 to 1 percent slopes	380.1	33.6%
Gn	Grandview loam	168.4	14.9%
Gp	Gravel pit	14.7	1.3%
LsB	Letha fine sandy loam, 1 to 3 percent slopes	93.9	8.3%
MgA	Marsing loam, 0 to 1 percent slopes	116.2	10.3%
MgB	Marsing loam, 1 to 3 percent slopes	53.5	4.7%
NsA	Nyssaton silt loam, 0 to 1 percent slopes	7.9	0.7%
VaC	Vanderhoff loam, 3 to 7 percent slopes	0.7	0.1%
Ve	Cencove-Vanderhoff complex, very rubbly, 2 to 20 percent slopes	143.7	12.7%
W	Water	2.0	0.2%
Totals for Area of Interest		**1,129.7**	**100.0%**

Map Unit Descriptions

The map units delineated on the detailed soil maps in a soil survey represent the soils or miscellaneous areas in the survey area. The map unit descriptions, along with the maps, can be used to determine the composition and properties of a unit.

A map unit delineation on a soil map represents an area dominated by one or more major kinds of soil or miscellaneous areas. A map unit is identified and named according to the taxonomic classification of the dominant soils. Within a taxonomic class there are precisely defined limits for the properties of the soils. On the landscape, however, the soils are natural phenomena, and they have the characteristic variability of all natural phenomena. Thus, the range of some observed properties may extend beyond the limits defined for a taxonomic class. Areas of soils of a single taxonomic class rarely, if ever, can be mapped without including areas of other taxonomic classes. Consequently, every map unit is made

up of the soils or miscellaneous areas for which it is named and some minor components that belong to taxonomic classes other than those of the major soils.

Most minor soils have properties similar to those of the dominant soil or soils in the map unit, and thus they do not affect use and management. These are called noncontrasting, or similar, components. They may or may not be mentioned in a particular map unit description. Other minor components, however, have properties and behavioral characteristics divergent enough to affect use or to require different management. These are called contrasting, or dissimilar, components. They generally are in small areas and could not be mapped separately because of the scale used. Some small areas of strongly contrasting soils or miscellaneous areas are identified by a special symbol on the maps. If included in the database for a given area, the contrasting minor components are identified in the map unit descriptions along with some characteristics of each. A few areas of minor components may not have been observed, and consequently they are not mentioned in the descriptions, especially where the pattern was so complex that it was impractical to make enough observations to identify all the soils and miscellaneous areas on the landscape.

The presence of minor components in a map unit in no way diminishes the usefulness or accuracy of the data. The objective of mapping is not to delineate pure taxonomic classes but rather to separate the landscape into landforms or landform segments that have similar use and management requirements. The delineation of such segments on the map provides sufficient information for the development of resource plans. If intensive use of small areas is planned, however, onsite investigation is needed to define and locate the soils and miscellaneous areas.

An identifying symbol precedes the map unit name in the map unit descriptions. Each description includes general facts about the unit and gives important soil properties and qualities.

Soils that have profiles that are almost alike make up a *soil series*. Except for differences in texture of the surface layer, all the soils of a series have major horizons that are similar in composition, thickness, and arrangement.

Soils of one series can differ in texture of the surface layer, slope, stoniness, salinity, degree of erosion, and other characteristics that affect their use. On the basis of such differences, a soil series is divided into *soil phases*. Most of the areas shown on the detailed soil maps are phases of soil series. The name of a soil phase commonly indicates a feature that affects use or management. For example, Alpha silt loam, 0 to 2 percent slopes, is a phase of the Alpha series.

Some map units are made up of two or more major soils or miscellaneous areas. These map units are complexes, associations, or undifferentiated groups.

A *complex* consists of two or more soils or miscellaneous areas in such an intricate pattern or in such small areas that they cannot be shown separately on the maps. The pattern and proportion of the soils or miscellaneous areas are somewhat similar in all areas. Alpha-Beta complex, 0 to 6 percent slopes, is an example.

An *association* is made up of two or more geographically associated soils or miscellaneous areas that are shown as one unit on the maps. Because of present or anticipated uses of the map units in the survey area, it was not considered practical or necessary to map the soils or miscellaneous areas separately. The pattern and relative proportion of the soils or miscellaneous areas are somewhat similar. Alpha-Beta association, 0 to 2 percent slopes, is an example.

An *undifferentiated group* is made up of two or more soils or miscellaneous areas that could be mapped individually but are mapped as one unit because similar interpretations can be made for use and management. The pattern and proportion of the soils or miscellaneous areas in a mapped area are not uniform. An area can be made up of only one of the major soils or miscellaneous areas, or it can be made up of all of them. Alpha and Beta soils, 0 to 2 percent slopes, is an example.

Some surveys include *miscellaneous areas*. Such areas have little or no soil material and support little or no vegetation. Rock outcrop is an example.

Canyon Area, Idaho

BdA—Baldock loam, 0 to 1 percent slopes

Map Unit Setting

National map unit symbol: 2q01
Elevation: 2,000 to 4,500 feet
Mean annual precipitation: 6 to 12 inches
Mean annual air temperature: 46 to 54 degrees F
Frost-free period: 110 to 160 days
Farmland classification: Prime farmland if irrigated and reclaimed of excess salts and sodium

Map Unit Composition

Baldock and similar soils: 85 percent
Estimates are based on observations, descriptions, and transects of the mapunit.

Description of Baldock

Setting

Landform: Stream terraces, flood plains
Down-slope shape: Linear
Across-slope shape: Linear
Parent material: Mixed alluvium

Typical profile

Ak - 0 to 16 inches: loam
Bk - 16 to 27 inches: loam
C - 27 to 60 inches: fine sandy loam

Properties and qualities

Slope: 0 to 1 percent
Depth to restrictive feature: More than 80 inches
Drainage class: Somewhat poorly drained
Capacity of the most limiting layer to transmit water (Ksat): Moderately high to high (0.57 to 2.00 in/hr)
Depth to water table: About 24 to 36 inches
Frequency of flooding: None
Frequency of ponding: None
Calcium carbonate, maximum content: 15 percent
Maximum salinity: Very slightly saline to moderately saline (2.0 to 8.0 mmhos/cm)
Available water supply, 0 to 60 inches: High (about 9.1 inches)

Interpretive groups

Land capability classification (irrigated): 3e
Land capability classification (nonirrigated): 6c
Hydrologic Soil Group: C
Ecological site: R011XY001ID - Loamy 8-12 PZ
Hydric soil rating: No

BsA—Bram silt loam, saline-alkali, 0 to 1 percent slopes

Map Unit Setting

National map unit symbol: 2q06
Elevation: 2,000 to 4,800 feet
Mean annual precipitation: 8 to 11 inches
Mean annual air temperature: 45 to 52 degrees F
Frost-free period: 100 to 160 days
Farmland classification: Not prime farmland

Map Unit Composition

Bram, saline-alkali, and similar soils: 90 percent
Estimates are based on observations, descriptions, and transects of the mapunit.

Description of Bram, Saline-alkali

Setting

Landform: Lakebeds, flood plains, fan remnants, river valleys
Down-slope shape: Linear
Across-slope shape: Linear
Parent material: Mixed alluvium and/or lacustrine deposits

Typical profile

A - 0 to 17 inches: silt loam
Bk - 17 to 52 inches: silt loam
C - 52 to 65 inches: fine sandy loam

Properties and qualities

Slope: 0 to 1 percent
Depth to restrictive feature: More than 80 inches
Drainage class: Somewhat poorly drained
Capacity of the most limiting layer to transmit water (Ksat): Moderately high (0.20 to 0.60 in/hr)
Depth to water table: About 36 to 72 inches
Frequency of flooding: None
Frequency of ponding: None
Calcium carbonate, maximum content: 25 percent
Maximum salinity: Moderately saline to strongly saline (8.0 to 16.0 mmhos/cm)
Sodium adsorption ratio, maximum: 20.0
Available water supply, 0 to 60 inches: Moderate (about 6.9 inches)

Interpretive groups

Land capability classification (irrigated): 6s
Land capability classification (nonirrigated): 6s
Hydrologic Soil Group: C
Ecological site: R011XY001ID - Loamy 8-12 PZ
Hydric soil rating: No

BsB—Bram silt loam, saline-alkali, 1 to 3 percent slopes

Map Unit Setting

National map unit symbol: 2q07
Elevation: 2,000 to 4,800 feet
Mean annual precipitation: 8 to 11 inches
Mean annual air temperature: 45 to 52 degrees F
Frost-free period: 100 to 160 days
Farmland classification: Not prime farmland

Map Unit Composition

Bram, saline-alkali, and similar soils: 90 percent
Estimates are based on observations, descriptions, and transects of the mapunit.

Description of Bram, Saline-alkali

Setting

Landform: Terraces, drainageways
Down-slope shape: Linear
Across-slope shape: Linear
Parent material: Mixed alluvium and/or lacustrine deposits

Typical profile

A - 0 to 17 inches: silt loam
Bk - 17 to 52 inches: silt loam
C - 52 to 65 inches: fine sandy loam

Properties and qualities

Slope: 1 to 3 percent
Depth to restrictive feature: More than 80 inches
Drainage class: Somewhat poorly drained
Capacity of the most limiting layer to transmit water (Ksat): Moderately high (0.20 to 0.60 in/hr)
Depth to water table: About 36 to 72 inches
Frequency of flooding: None
Frequency of ponding: None
Calcium carbonate, maximum content: 25 percent
Maximum salinity: Moderately saline to strongly saline (8.0 to 16.0 mmhos/cm)
Sodium adsorption ratio, maximum: 20.0
Available water supply, 0 to 60 inches: Moderate (about 6.9 inches)

Interpretive groups

Land capability classification (irrigated): 6s
Land capability classification (nonirrigated): 6s
Hydrologic Soil Group: C
Ecological site: R011XY001ID - Loamy 8-12 PZ
Hydric soil rating: No

CcA—Cencove fine sandy loam, 0 to 1 percent slopes

Map Unit Setting

National map unit symbol: 2q09
Elevation: 2,000 to 4,500 feet
Mean annual precipitation: 7 to 11 inches
Mean annual air temperature: 45 to 52 degrees F
Frost-free period: 110 to 170 days
Farmland classification: Prime farmland if irrigated

Map Unit Composition

Cencove and similar soils: 85 percent
Estimates are based on observations, descriptions, and transects of the mapunit.

Description of Cencove

Setting

Landform: Terraces, fan remnants
Down-slope shape: Linear
Across-slope shape: Linear
Parent material: Mixed alluvium

Typical profile

Ap - 0 to 9 inches: fine sandy loam
Bk - 9 to 32 inches: fine sandy loam
2C - 32 to 60 inches: gravelly sand

Properties and qualities

Slope: 0 to 1 percent
Depth to restrictive feature: More than 80 inches
Drainage class: Well drained
Capacity of the most limiting layer to transmit water (Ksat): High (2.00 to 6.00 in/hr)
Depth to water table: More than 80 inches
Frequency of flooding: None
Frequency of ponding: None
Calcium carbonate, maximum content: 30 percent
Maximum salinity: Nonsaline to very slightly saline (0.0 to 2.0 mmhos/cm)
Available water supply, 0 to 60 inches: Low (about 5.9 inches)

Interpretive groups

Land capability classification (irrigated): 3e
Land capability classification (nonirrigated): 6c
Hydrologic Soil Group: A
Ecological site: R011XY010ID - Calcareous Loam 7-10 PZ ATCO-PIDE4/ACHY-ACTH7
Hydric soil rating: No

GaA—Garbutt silt loam, 0 to 1 percent slopes

Map Unit Setting

National map unit symbol: 2q14
Elevation: 2,000 to 5,400 feet
Mean annual precipitation: 6 to 10 inches
Mean annual air temperature: 45 to 52 degrees F
Frost-free period: 100 to 165 days
Farmland classification: Prime farmland if irrigated

Map Unit Composition

Garbutt and similar soils: 85 percent
Estimates are based on observations, descriptions, and transects of the mapunit.

Description of Garbutt

Setting

Landform: Terraces, fan remnants
Down-slope shape: Linear
Across-slope shape: Linear
Parent material: Silty alluvium and/or lacustrine deposits and/or loess

Typical profile

A - 0 to 5 inches: silt loam
C - 5 to 60 inches: silt loam

Properties and qualities

Slope: 0 to 1 percent
Depth to restrictive feature: More than 80 inches
Drainage class: Well drained
Capacity of the most limiting layer to transmit water (Ksat): Moderately high to high (0.57 to 2.00 in/hr)
Depth to water table: More than 80 inches
Frequency of flooding: None
Frequency of ponding: None
Calcium carbonate, maximum content: 15 percent
Maximum salinity: Nonsaline to very slightly saline (0.0 to 2.0 mmhos/cm)
Available water supply, 0 to 60 inches: High (about 10.9 inches)

Interpretive groups

Land capability classification (irrigated): 2e
Land capability classification (nonirrigated): 6c
Hydrologic Soil Group: B
Ecological site: R011XY009ID - Silty 7-10 PZ KRLA2/ACHY
Hydric soil rating: No

Gn—Grandview loam

Map Unit Setting

National map unit symbol: 2q1b
Elevation: 2,000 to 4,500 feet
Mean annual precipitation: 6 to 8 inches
Mean annual air temperature: 45 to 52 degrees F
Frost-free period: 120 to 170 days
Farmland classification: Prime farmland if irrigated and reclaimed of excess salts and sodium

Map Unit Composition

Grandview and similar soils: 100 percent
Estimates are based on observations, descriptions, and transects of the mapunit.

Description of Grandview

Setting

Landform: Terraces, fan remnants
Down-slope shape: Linear
Across-slope shape: Linear
Parent material: Mixed alluvium

Typical profile

Ap - 0 to 5 inches: loam
Bk - 5 to 38 inches: clay loam
Bz - 38 to 60 inches: loam

Properties and qualities

Slope: 0 to 1 percent
Depth to restrictive feature: More than 80 inches
Drainage class: Moderately well drained
Capacity of the most limiting layer to transmit water (Ksat): Moderately low to moderately high (0.06 to 0.20 in/hr)
Depth to water table: About 42 to 60 inches
Frequency of flooding: None
Frequency of ponding: None
Calcium carbonate, maximum content: 30 percent
Maximum salinity: Slightly saline to strongly saline (4.0 to 16.0 mmhos/cm)
Sodium adsorption ratio, maximum: 5.0
Available water supply, 0 to 60 inches: High (about 11.3 inches)

Interpretive groups

Land capability classification (irrigated): 4e
Land capability classification (nonirrigated): 6c
Hydrologic Soil Group: C
Ecological site: R011XY010ID - Calcareous Loam 7-10 PZ ATCO-PIDE4/ACHY-ACTH7
Hydric soil rating: No

Gp—Gravel pit

Map Unit Composition

Pits, gravel: 100 percent
Estimates are based on observations, descriptions, and transects of the mapunit.

Description of Pits, Gravel

Typical profile

C - 0 to 60 inches: gravel, cobbles

Interpretive groups

Land capability classification (irrigated): None specified
Land capability classification (nonirrigated): 8
Hydric soil rating: Unranked

LsB—Letha fine sandy loam, 1 to 3 percent slopes

Map Unit Setting

National map unit symbol: 2q25
Elevation: 2,000 to 3,500 feet
Mean annual precipitation: 8 to 12 inches
Mean annual air temperature: 46 to 52 degrees F
Frost-free period: 140 to 160 days
Farmland classification: Not prime farmland

Map Unit Composition

Letha and similar soils: 95 percent
Estimates are based on observations, descriptions, and transects of the mapunit.

Description of Letha

Setting

Landform: Stream terraces, channels, terraces
Down-slope shape: Linear
Across-slope shape: Linear
Parent material: Mixed alluvium

Typical profile

A - 0 to 5 inches: fine sandy loam
C1 - 5 to 40 inches: fine sandy loam
2C2 - 40 to 58 inches: sand

Properties and qualities

Slope: 1 to 3 percent
Depth to restrictive feature: More than 80 inches
Drainage class: Somewhat poorly drained
Capacity of the most limiting layer to transmit water (Ksat): Moderately high to high (0.57 to 2.00 in/hr)

Depth to water table: About 36 to 48 inches
Frequency of flooding: None
Frequency of ponding: None
Calcium carbonate, maximum content: 15 percent
Maximum salinity: Slightly saline to moderately saline (4.0 to 8.0 mmhos/cm)
Sodium adsorption ratio, maximum: 8.0
Available water supply, 0 to 60 inches: Moderate (about 6.5 inches)

Interpretive groups

Land capability classification (irrigated): 3e
Land capability classification (nonirrigated): 6c
Hydrologic Soil Group: B
Ecological site: R011XA007ID - Semiwet Saline Meadow SAVE4/DISP
Hydric soil rating: No

MgA—Marsing loam, 0 to 1 percent slopes

Map Unit Setting

National map unit symbol: 2q2d
Elevation: 2,200 to 4,500 feet
Mean annual precipitation: 7 to 11 inches
Mean annual air temperature: 45 to 52 degrees F
Frost-free period: 110 to 170 days
Farmland classification: Prime farmland if irrigated

Map Unit Composition

Marsing and similar soils: 85 percent
Estimates are based on observations, descriptions, and transects of the mapunit.

Description of Marsing

Setting

Landform: Terraces
Down-slope shape: Linear
Across-slope shape: Linear
Parent material: Mixed alluvium

Typical profile

Ap - 0 to 9 inches: loam
Bk - 9 to 23 inches: loam
2C - 23 to 60 inches: gravelly coarse sand

Properties and qualities

Slope: 0 to 1 percent
Depth to restrictive feature: More than 80 inches
Drainage class: Well drained
Capacity of the most limiting layer to transmit water (Ksat): Moderately high to high (0.57 to 2.00 in/hr)
Depth to water table: More than 80 inches
Frequency of flooding: None
Frequency of ponding: None
Calcium carbonate, maximum content: 15 percent

Maximum salinity: Nonsaline to very slightly saline (0.0 to 2.0 mmhos/cm)
Available water supply, 0 to 60 inches: Low (about 5.7 inches)

Interpretive groups
Land capability classification (irrigated): 2e
Land capability classification (nonirrigated): 6c
Hydrologic Soil Group: B
Ecological site: R011XY016OR - Sandy 8-11 PZ
Hydric soil rating: No

MgB—Marsing loam, 1 to 3 percent slopes

Map Unit Setting
National map unit symbol: 2q2f
Elevation: 2,200 to 4,500 feet
Mean annual precipitation: 7 to 11 inches
Mean annual air temperature: 45 to 52 degrees F
Frost-free period: 110 to 170 days
Farmland classification: Prime farmland if irrigated

Map Unit Composition
Marsing and similar soils: 90 percent
Estimates are based on observations, descriptions, and transects of the mapunit.

Description of Marsing

Setting
Landform: Fans, terraces
Down-slope shape: Linear
Across-slope shape: Linear
Parent material: Mixed alluvium

Typical profile
Ap - 0 to 9 inches: loam
Bk - 9 to 23 inches: loam
2C - 23 to 60 inches: gravelly coarse sand

Properties and qualities
Slope: 1 to 3 percent
Depth to restrictive feature: More than 80 inches
Drainage class: Well drained
Capacity of the most limiting layer to transmit water (Ksat): Moderately high to high (0.57 to 2.00 in/hr)
Depth to water table: More than 80 inches
Frequency of flooding: None
Frequency of ponding: None
Calcium carbonate, maximum content: 15 percent
Maximum salinity: Nonsaline to very slightly saline (0.0 to 2.0 mmhos/cm)
Available water supply, 0 to 60 inches: Low (about 5.7 inches)

Interpretive groups
Land capability classification (irrigated): 2e
Land capability classification (nonirrigated): 6c

Hydrologic Soil Group: B
Ecological site: R011XY016OR - Sandy 8-11 PZ
Hydric soil rating: No

NsA—Nyssaton silt loam, 0 to 1 percent slopes

Map Unit Setting

National map unit symbol: 2q2z
Elevation: 2,200 to 2,700 feet
Mean annual precipitation: 7 to 12 inches
Mean annual air temperature: 48 to 52 degrees F
Frost-free period: 145 to 170 days
Farmland classification: Prime farmland if irrigated

Map Unit Composition

Nyssaton and similar soils: 95 percent
Estimates are based on observations, descriptions, and transects of the mapunit.

Description of Nyssaton

Setting

Landform: Terraces
Down-slope shape: Linear
Across-slope shape: Linear
Parent material: Lacustrine deposits and/or loess and/or silty alluvium

Typical profile

Ap - 0 to 11 inches: silt loam
Bk - 11 to 60 inches: silt loam

Properties and qualities

Slope: 0 to 1 percent
Depth to restrictive feature: More than 80 inches
Drainage class: Well drained
Capacity of the most limiting layer to transmit water (Ksat): Moderately low to moderately high (0.06 to 0.20 in/hr)
Depth to water table: More than 80 inches
Frequency of flooding: None
Frequency of ponding: None
Calcium carbonate, maximum content: 20 percent
Maximum salinity: Nonsaline to very slightly saline (0.0 to 2.0 mmhos/cm)
Available water supply, 0 to 60 inches: High (about 12.0 inches)

Interpretive groups

Land capability classification (irrigated): 3e
Land capability classification (nonirrigated): 6c
Hydrologic Soil Group: C
Ecological site: R011XY009ID - Silty 7-10 PZ KRLA2/ACHY
Hydric soil rating: No

VaC—Vanderhoff loam, 3 to 7 percent slopes

Map Unit Setting

National map unit symbol: 2q55
Elevation: 2,000 to 5,500 feet
Mean annual precipitation: 7 to 10 inches
Mean annual air temperature: 45 to 52 degrees F
Frost-free period: 110 to 160 days
Farmland classification: Farmland of statewide importance, if irrigated

Map Unit Composition

Vanderhoff and similar soils: 95 percent
Estimates are based on observations, descriptions, and transects of the mapunit.

Description of Vanderhoff

Setting

Landform: Terraces
Down-slope shape: Linear
Across-slope shape: Linear
Parent material: Alluvium and/or loess and/or colluvium over residuum weathered from siltstone and/or mudstone and/or tuff

Typical profile

A - 0 to 5 inches: loam
Bk - 5 to 30 inches: loam
Cr - 30 to 40 inches: bedrock

Properties and qualities

Slope: 3 to 7 percent
Depth to restrictive feature: 20 to 40 inches to paralithic bedrock
Drainage class: Well drained
Capacity of the most limiting layer to transmit water (Ksat): Moderately high to high (0.57 to 2.00 in/hr)
Depth to water table: More than 80 inches
Frequency of flooding: None
Frequency of ponding: None
Calcium carbonate, maximum content: 25 percent
Maximum salinity: Nonsaline to slightly saline (0.0 to 4.0 mmhos/cm)
Sodium adsorption ratio, maximum: 5.0
Available water supply, 0 to 60 inches: Low (about 4.8 inches)

Interpretive groups

Land capability classification (irrigated): 4e
Land capability classification (nonirrigated): 6c
Hydrologic Soil Group: C
Ecological site: R011XY010ID - Calcareous Loam 7-10 PZ ATCO-PIDE4/ACHY-ACTH7
Hydric soil rating: No

Ve—Cencove-Vanderhoff complex, very rubbly, 2 to 20 percent slopes

Map Unit Setting

National map unit symbol: 2q59
Elevation: 2,000 to 5,500 feet
Mean annual precipitation: 7 to 11 inches
Mean annual air temperature: 45 to 52 degrees F
Frost-free period: 110 to 170 days
Farmland classification: Not prime farmland

Map Unit Composition

Cencove, very rubbly, and similar soils: 55 percent
Vanderhoff, very rubbly, and similar soils: 45 percent
Estimates are based on observations, descriptions, and transects of the mapunit.

Description of Cencove, Very Rubbly

Setting

Landform: Terraces, fan remnants
Down-slope shape: Linear
Across-slope shape: Linear
Parent material: Mixed alluvium

Typical profile

Ap - 0 to 9 inches: fine sandy loam
Bk - 9 to 32 inches: fine sandy loam
2C - 32 to 60 inches: gravelly sand

Properties and qualities

Slope: 2 to 20 percent
Surface area covered with cobbles, stones or boulders: 70.0 percent
Depth to restrictive feature: More than 80 inches
Drainage class: Well drained
Capacity of the most limiting layer to transmit water (Ksat): High (2.00 to 6.00 in/hr)
Depth to water table: More than 80 inches
Frequency of flooding: None
Frequency of ponding: None
Calcium carbonate, maximum content: 30 percent
Maximum salinity: Nonsaline to very slightly saline (0.0 to 2.0 mmhos/cm)
Available water supply, 0 to 60 inches: Low (about 5.9 inches)

Interpretive groups

Land capability classification (irrigated): None specified
Land capability classification (nonirrigated): 8
Hydrologic Soil Group: A
Ecological site: R011XY010ID - Calcareous Loam 7-10 PZ ATCO-PIDE4/ACHY-ACTH7
Hydric soil rating: No

Description of Vanderhoff, Very Rubbly

Setting

Landform: Terraces
Down-slope shape: Linear
Across-slope shape: Linear
Parent material: Alluvium and/or loess and/or colluvium over residuum weathered from siltstone and/or mudstone and/or tuff

Typical profile

A - 0 to 5 inches: loam
Bk - 5 to 30 inches: loam
Cr - 30 to 40 inches: bedrock

Properties and qualities

Slope: 2 to 20 percent
Surface area covered with cobbles, stones or boulders: 70.0 percent
Depth to restrictive feature: 20 to 40 inches to paralithic bedrock
Drainage class: Well drained
Capacity of the most limiting layer to transmit water (Ksat): Moderately high to high (0.57 to 2.00 in/hr)
Depth to water table: More than 80 inches
Frequency of flooding: None
Frequency of ponding: None
Calcium carbonate, maximum content: 25 percent
Maximum salinity: Nonsaline to slightly saline (0.0 to 4.0 mmhos/cm)
Sodium adsorption ratio, maximum: 5.0
Available water supply, 0 to 60 inches: Low (about 4.8 inches)

Interpretive groups

Land capability classification (irrigated): None specified
Land capability classification (nonirrigated): 8
Hydrologic Soil Group: C
Ecological site: R011XY010ID - Calcareous Loam 7-10 PZ ATCO-PIDE4/ACHY-ACTH7
Hydric soil rating: No

W—Water

Map Unit Composition

Water: 100 percent
Estimates are based on observations, descriptions, and transects of the mapunit.

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Correspondence

Applicant Letter Requesting Comments

Reynolds Irrigation District
P.O. Box 12
Melba, ID 83641

Dear interested parties;

TTN LLC is applying for a conditional use permit from Owyhee County to remove and use gravels and associated fill material from two sites near Walter's Ferry shown in the attached map. Idaho Power Company is planning to purchase those gravels to support river enhancement projects as part of the Snake River Stewardship Project. TTN LLC intends to reclaim the gravel mining sites to pivot-irrigated agriculture after mining is complete. IPC submits this letter to your respective offices on behalf of TTN LLC seeking comments on the proposal pursuant to Owyhee County conditional use permitting requirements.

The Snake River Stewardship Program has three planned projects in close proximity to the proposed gravel sites, including projects at Ware Island, Blind Island, and Hermit Island. Using local gravel sources limits the need to transport materials on public highways, potentially limits the volume of truck traffic on secondary roads, and reduces noise and dust associated with trucking. The gravel borrow site is located on a mix of unirrigated rangeland and pivot-irrigated cropland. If the project is approved, some additional acreage of the unirrigated rangeland will be put under cultivation using pivot irrigation, and there is a planned net increase in irrigated acreage. The mining and associated stockpiles are anticipated to support 5 – 20 years of Snake River Stewardship project construction.

The proposed use will not require sewer, drainage, utility, or other service systems. Water sources are available from TTN LLC to provide for dust abatement or gravel cleaning if needed during the life of the project. It is not anticipated that gravel extraction will reach a depth that may affect groundwater. Crop production adjacent to the site will not be affected by gravel pit development. The project site will be accessed at the existing intersection of State Highway 78 and Cattle Drive, a private road owned and maintained by TTN LLC.

Please provide your comments regarding the potential project effects to your respective District's services by November 14, 2025. For your convenience, please feel free to contact me by email at gorum@idahopower.com or by telephone at (208) 388-5705.

Regards,

Greg Orum, P.E.
Senior Engineer

Enc: Proposed Site Map

Idaho Transportation Department
P.O. Box 8028
Boise, ID 83707

Dear interested parties;

TTN LLC is applying for a conditional use permit from Owyhee County to remove and use gravels and associated fill material from two sites near Walter's Ferry shown in the attached map. Idaho Power Company is planning to purchase those gravels to support river enhancement projects as part of the Snake River Stewardship Project. TTN LLC intends to reclaim the gravel mining sites to pivot-irrigated agriculture after mining is complete. IPC submits this letter to your respective offices on behalf of TTN LLC seeking comments on the proposal pursuant to Owyhee County conditional use permitting requirements.

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Regards,

Greg Orum, P.E.
Senior Engineer

Enc: Proposed Site Map

Owyhee County Road & Bridge
District #1
P.O. Box 128
Murphy, ID 83650

Dear interested parties;

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The proposed use will not require sewer, drainage, utility, or other service systems. Water sources are available from TTN LLC to provide for dust abatement or gravel cleaning if needed during the life of the project. It is not anticipated that gravel extraction will reach a depth that may affect groundwater. Crop production adjacent to the site will not be affected by gravel pit development. The project site will be accessed at the existing intersection of State Highway 78 and Cattle Drive, a private road owned and maintained by TTN LLC.

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Regards,

Greg Orum, P.E.
Senior Engineer

Enc: Proposed Site Map

Reynolds Creek Water District 57R
9902 Wilson Cemetery Lane
Wilson, ID 83641

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The proposed use will not require sewer, drainage, utility, or other service systems. Water sources are available from TTN LLC to provide for dust abatement or gravel cleaning if needed during the life of the project. It is not anticipated that gravel extraction will reach a depth that may affect groundwater. Crop production adjacent to the site will not be affected by gravel pit development. The project site will be accessed at the existing intersection of State Highway 78 and Cattle Drive, a private road owned and maintained by TTN LLC.

Please provide your comments regarding the potential project effects to your respective District's services by November 14, 2025. For your convenience, please feel free to contact me by email at gorum@idahopower.com or by telephone at (208) 388-5705.

Regards,

Greg Orum, P.E.
Senior Engineer

Enc: Proposed Site Map

Murphy/Reynolds/Wilson Fire District
11606 State Hwy 78
Melba, ID 83641

Dear interested parties;

TTN LLC is applying for a conditional use permit from Owyhee County to remove and use gravels and associated fill material from two sites near Walter's Ferry shown in the attached map. Idaho Power Company is planning to purchase those gravels to support river enhancement projects as part of the Snake River Stewardship Project. TTN LLC intends to reclaim the gravel mining sites to pivot-irrigated agriculture after mining is complete. IPC submits this letter to your respective offices on behalf of TTN LLC seeking comments on the proposal pursuant to Owyhee County conditional use permitting requirements.

The Snake River Stewardship Program has three planned projects in close proximity to the proposed gravel sites, including projects at Ware Island, Blind Island, and Hermit Island. Using local gravel sources limits the need to transport materials on public highways, potentially limits the volume of truck traffic on secondary roads, and reduces noise and dust associated with trucking. The gravel borrow site is located on a mix of unirrigated rangeland and pivot-irrigated cropland. If the project is approved, some additional acreage of the unirrigated rangeland will be put under cultivation using pivot irrigation, and there is a planned net increase in irrigated acreage. The mining and associated stockpiles are anticipated to support 5 – 20 years of Snake River Stewardship project construction.

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Regards,

Greg Orum, P.E.
Senior Engineer

Enc: Proposed Site Map

Army Corps of Engineers Regulatory Division
720 Park Blvd
Suite 245
Boise, ID 83712

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Regards,

Greg Orum, P.E.
Senior Engineer

Enc: Proposed Site Map

Owyhee Soil & Water Conservation District
C/O Administrative Asst. Gina Millard
250 N. Bruneau HWY
Marsing, ID 83639

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Regards,

Greg Orum, P.E.
Senior Engineer

Enc: Proposed Site Map

EPA, Idaho Operations Office
950 W Bannock St
Suite 900
Boise, ID 83702

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Regards,

Greg Orum, P.E.
Senior Engineer

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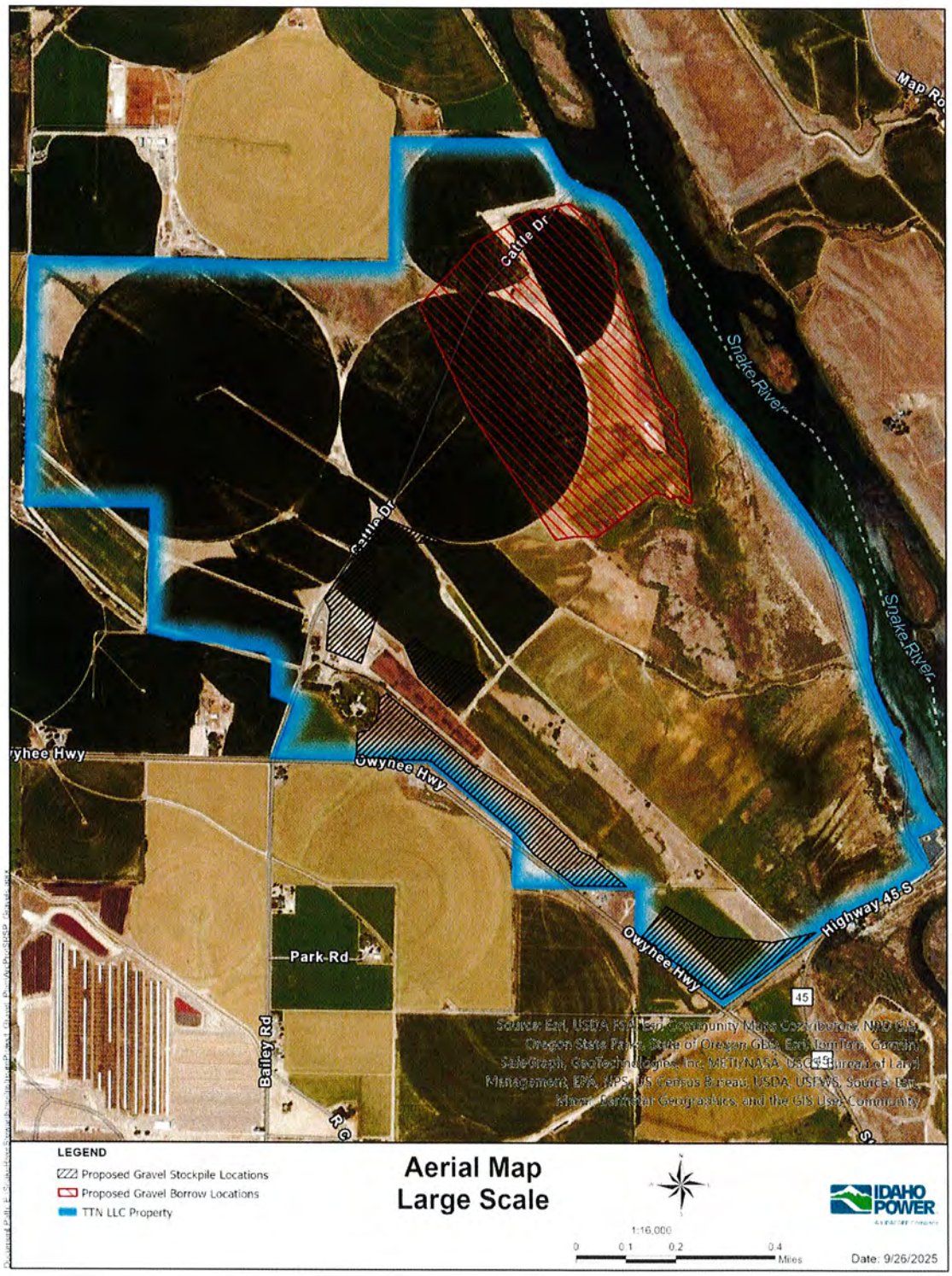
Map Rd
Cattle Dr
Snake River
Cattle Dr
Snake River
yhee Hwy
Owynee Hwy
Highway 45 S
Owynee Hwy
Park Rd
Bailey Rd
45
LEGEND
Proposed Gravel Stockpile Locations
Proposed Gravel Borrow Locations
TTN LLC Property
Aerial Map
Large Scale
1:16,000
0 0.1 0.2 0.4 Miles
IDAHO POWER
Date: 9/26/2025

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MELBA, ID 836041

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BOISE, ID 83707

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City, State, ZIP+4®
MURPHY, ID 83650

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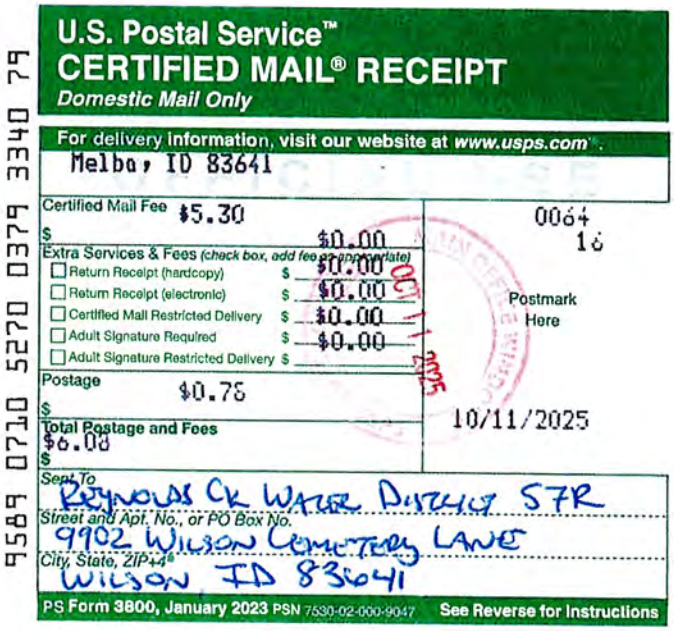

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☐ Adult Signature Restricted Delivery $
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9902 WILSON CEMETERY LANE
City, State, ZIP+4®
WILSON, ID 836041

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City, State, ZIP+4®: MELBA, ID 83641

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City, State, ZIP+4®: BOISE, ID 83712

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Marsing, ID 83639

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Street and Apt. No., or PO Box No.: 250 N. BRUNEAU HWY
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Street and Apt. No., or PO Box No.: 950 W. BANNOCK ST STE. 900
City, State, ZIP+4®: BOISE, ID 83702

PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions

Fire District Comments

Irrigation District Comments

Road District Comments

Transportation Department Comments

Army Corps of Engineers Comments

Idaho Department of Lands Comments

Appendix A:

Right to Farm

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: Idaho Power Company, ATTN: Greg Orum

Name: _____

Address: P.O. Box 70, Boise, ID 83702

Legal: Section: 6,7,8,17,18 Township: 01S Range: 02W

Assessor's Parcel Number: RP01S02W066600, RP01S02W070150, RP01S02W086150 RP01S02W180010, RP01S02W182410, RP01S02W173001, RP01S02W173010

Signature — Date: 10/14/25

Signature — Date

WHITNEY ANN WOOD
Notary Public - State of Idaho
Commission Number 20212288
My Commission Expires May 6, 2027

STATE OF IDAHO, County of Owyhee ss.

On this 14th **day of** October, 20 25, **before me, the undersigned, a Notary Public in and for said State, personally appeared:**

_____

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: Whitney Ann Wood
Name: Whitney Ann Wood
Residing at: Ada County
My Commission expires: May 6, 2027

Approved IDL Reclamation Plan

See attached plan and approval letter.

SOUTHWEST SUPERVISORY AREA
8355 West State Street
Boise ID 83714-6071
Phone (208) 334-3488
Fax (208) 853-6372

IDAHO DEPARTMENT OF LANDS

DUSTIN MILLER, DIRECTOR
EQUAL OPPORTUNITY EMPLOYER

September 19, 2025

Idaho Power Company
1221 W Idaho St
Boise, ID 83702

To whom it may concern,

This correspondence is notification that the following reclamation plan was approved on 9/19/2025:

PLAN NO.	ACRES	COUNTY	LEGAL DESCRIPTION
S603029	217.3	Owyhee	T01S R02W Pts Section 6, 7, 8, 17, 18; T01S R03W Pts Sec 12

The plan was granted approval subject to the following terms and conditions:

1. All refuse, chemical and petroleum products and equipment shall be stored and maintained in a designated location, 100 feet away from any surface water and disposed of in such a manner as to prevent their entry into a waterway.

2. State water quality standards will be maintained at all times during the life of the operation. Should a violation of water quality standards occur, mining operations will cease immediately, corrective action will be taken, and the Department of Environmental Quality will be notified.

3. Erosion and non-point source pollution shall be minimized by careful design of the site access and implementing Best Management Practices, which may include, but are not limited to:

   a. Diverting all surface water flows around the mining operation.
   b. Removing and stockpiling vegetation and slash, except merchantable timber, for use in erosion control and reclamation.
   c. Removing and stockpiling all topsoil or suitable plant growth material for use in reclamation.

4. A reclamation bond in the amount of $640,443 for 217.3 acres of disturbance will be submitted to and maintained with the Idaho Department of Lands prior to conducting surface operations.

5. If the reclamation plan is not bonded within 18 months of approval, or if no operations are conducted within three years, the department may withdraw this plan. This shall not prevent the operator from re-applying for reclamation plan approval.

6. Acceptance of this permit does not preclude the operator from obtaining other necessary permits and approvals from state and federal authorities, i.e. Storm Water Pollution Prevention Plan (SWPPP), wastewater generation and/or air quality permits, consultation with the National Oceanic and Atmospheric Administration Fisheries, U.S. Army Corps of Engineers 404 Permit and Stream Channel Alteration Permits for each production process.

8. At the beginning of each calendar year the operator or plan holder shall notify the director of any increase in the acreage of affected lands which will result from the planned surface mining activity within the next twelve (12) months. A correlative increase in the bond will be required for an increase in affected acreage.

Please note -- pursuant to Idaho Code section 47-1512(a), operations cannot commence until the bond established in Stipulation No. 4 is submitted to this department. Failure to submit payment before mining commences may subject you to legal action by the state pursuant to Idaho Code section 47-1513(d), which may include issuance of an order by the district court to temporarily restrain your mining operations without prior notice to you.

If the department does not receive a written notice of objection from you regarding these stipulations by October 3, 2025, the stipulations will be considered as accepted.

If you have any questions, you may contact me at the above address or telephone number.

Sincerely,

Connor MacMahon
Lands Resource Specialist—Minerals

Application for Reclamation Plan

Date: 15 August 2025

To: IDL Southwest Supervisory Area
8355 West State St
Boise, ID 83714

From: Greg Orum, Senior Engineer
Colten Elkin, Hydrologist

Subject: **TTN, LLC Application for Reclamation Plan**

To the Idaho Department of Lands Mining Application Reviewer:

On behalf of Idaho Power Company and TTN, LLC, I submit this reclamation plan for a proposed gravel mine near Walters Ferry in Owyhee County. The proposed project will remove topsoil from gravellous deposits left by the Bonneville flood and ancestral Snake River, extract and stockpile gravels on-site, and replace the topsoil to put the land under pivot irrigation and reclaim it to agricultural use. Idaho power plans to use the extracted and stockpiled gravels for future construction of Snake River Stewardship Program instream projects on the Snake River. After gravel extraction, the impacted borrow sites will be returned to or put under new pivot irrigation, and the same will happen with stockpile locations after Idaho Power has removed the materials. The agreement between TTN, LLC and Idaho Power Company runs through 1 January 2046, by which date the entire impacted mining and stockpiling area will have been reclaimed to agricultural use typical to this part of Idaho.

Included in this application package are the reclamation plan maps and narrative required by IDL form MNR-019, as well as additional draft engineering drawings that aid in visualizing the proposed site. Idaho Power and TTN, LLC are proud to present this reclamation plan and mining project to ensure the future of both the Snake River Stewardship Program and the agricultural character of TTN, LLC property. Please contact us with any comments or questions.

Best,

Greg Orum, P.E.
Senior Engineer
Idaho Power Company
GOrum@IdahoPower.com

IDAHO DEPARTMENT OF LANDS

APPLICATION FOR RECLAMATION PLAN APPROVAL

Reclamation Plan Number: ____

GENERAL INFORMATION

The Idaho Mined Land Reclamation Act, Title 47, Chapter 15, Idaho Code requires the operator of a surface mine, a new underground mine, or an existing underground mine that expands the July 1, 2019 surface disturbance by 50% or more to obtain an approved reclamation plan and financial assurance. Fees are charged as shown on the attachment.

When an applicant is mining on lands administered by the U.S. Forest Service or Bureau of Land Management, it is necessary to obtain the proper federal approvals in addition to the Department of Lands. Each agency's application requirements are similar, but not exactly the same. Please review both state and federal application requirements, and develop one plan which meets the requirements of all the agencies involved.

If ponds or lakes are created during the mining process and will remain after reclamation is completed, the Idaho Department of Water Resources (IDWR) requires the operator or landowner to obtain a water right. If a water right cannot be obtained prior to a plan being submitted, then the reclamation plan must include backfilling to an elevation above the local ground water table. Bond calculations must include those backfilling costs.

After the reclamation plan has been finalized, an electronic copy or five (5) hard copies of the application package must be submitted to the appropriate Area office of the Idaho Department of Lands. When the application is received, the appropriate federal or state agencies will be notified of the application. The department shall deliver to the operator, if weather permits and the plan is complete, the notice of rejection or notice of approval of the plan within sixty (60) days after the receipt of the reclamation plan or amended plan.

All reclamation plan applications will be processed in accordance with Section 080 of the Rules Governing Mined Land Reclamation (IDAPA 20.03.02) and applicable Memorandums of Understanding with state and federal agencies.

APPLICATION INFORMATION

1. NAME: GREG ORUM d/b/a: IDAHO POWER COMPANY
2. ADDRESS: 1221 W IDAHO ST
   CITY, STATE, ZIP CODE: BOISE, ID 83702
3. TELEPHONE and EMAIL: 208-388-5705 (000-000-0000) GORUM@IDAHOPOWER.COM (e.g. john.doe@email.com)
4. DESIGNATED IN-STATE AGENT AND ADDRESS: (if Company's main place of business is 'out of state')
   N/A
5. PROOF OF BUSINESS REGISTRATION (if applicable): If applicant is a business, please attach proof of registration with the Idaho Secretary of State.
6. LEGAL DESCRIPTION (Section, Township, and Range) TO THE QUARTER-QUARTER SECTION:
   SEE NEXT PAGE
7. ACREAGE and COUNTY(ies): 217.3 (Acres) OWYHEE (e.g. Ada through Washington)
8. OWNERSHIP: (check applicable)
   ☒ Private ☐ U.S. Forest Service ☐ Bureau of Land Management ☐ Idaho Department of Lands
9. COMMODITY TYPE, PROPOSED START-UP DATE: GRAVELS
10. SITE NAME OR MINE NAME (if any): TTN, LLC GRAVELS
11. TYPE OF MINING: (check applicable) ☒ Surface ☐ Underground ☐ Both

Fee: See Attached Schedule, page 3

Legal Description to the Quarter-Quarter Section

The surface mining and related activity (roads, stockpiling, etc.) will take place on the following areas, all of which are owned by TTN, LLC in Owyhee County, ID and are relative to the Boise Meridian:

A parcel of land containing all of government lot 9 and the southeast quarter of the southwest quarter of section 6, township 1 south, range 2 west.

All of government lots 1, 2, 3, 4, and 5 and the southeast quarter, the southwest quarter of the northeast quarter, the east half of the northwest quarter, the east half of the southwest quarter, and a portion of government lot 6 in section 7, township 1 south, range 2 west.

All of the northeast quarter and the northeast quarter of the southeast quarter and a portion of the southeast quarter of the southeast quarter of section 12, township 1 south, range 3 rest.

All of government lots 5 and 6 of section 8, township 1 south, range 2 west.

Portions of government lots 5 and 6 of section 17, township 1 south, range 2 west.

All of the northeast quarter of the northeast quarter and the northwest quarter of the northeast quarter, and portions of the southeast quarter of the northeast quarter and the northeast quarter of the northwest quarter of section 18, township 1 south, range 2 west.

12. Maps of the Mining Operation

A. A vicinity map prepared on a standard USGS 7.5' quadrangle map or equivalent.

Shown on map 1 and on engineering drawing draft sheet ("sheet") 1/4. The proposed area is on the Owyhee County bank of the Snake River just downstream of the Walters Ferry bridge (Idaho highway 45).

B. A site map which adequately shows the location of existing roads, access roads, and main haul roads which would be constructed or reconstructed for the operation. Also, list the approximate dates for construction, reconstruction, and abandonment.

Shown on map 2 and on sheet 2/4. The site already has legal access from Idaho highway 78 via the private Cattle Drive at the entrance to TTN, LLC property. Construction is slated to begin in late 2025, and the landowner agreement between TTN, LLC and Idaho Power Company runs through 1 January 2046. It is anticipated that the gravel borrow location will be depleted and reclaimed by 2029, with the stockpile locations to follow over the life of the landowner agreement. Many of the roads that will be used already exist in good condition and are wide enough to support agricultural machinery and mining equipment. The alignment of small segments of proposed new roads was created in consultation with the property owner and takes into account plans for new pivot installation after mining and stockpiling is complete. For reclamation calculations, the width of new roads will be 20 ft with a 12 ft travel lane and 4 ft shoulders per ITD recommendations. While this reclamation plan includes costs for reclaiming roads in the calculations, the owner intends to continue using most of the roads as farm track for accessing fields, infrastructure, and ranchland.

C. On a site map, show the following:

i. The approximate location and names, if known, of drainages, streams, creeks, or bodies of water within 1,000 feet of the surface mining operation.

Shown on map 3. The only named water body within 1000 ft of the proposed mining area is the Snake River. Grouch Drain, a tributary of the Snake in Canyon County, is across the river more than 1000 ft away, and Reynolds Creek, a large tributary heading in Owyhee County, is about 4500 ft away from mining activity measured at its closest point. There are also two ditches on and adjacent to TTN, LLC property shown on map 3.

ii. The approximate boundaries and acreage of the lands that will become affected by the mining operation and that will be affected during the first year of operations.

Shown on map 4 and on sheet 2/4. The total disturbed area is 217.3 acres including borrow sites, gravel stockpile locations, temporary topsoil stockpile locations, and roads. During the first year, it's anticipated that the maximum disturbed acreage will include all or a portion of borrow site 1, stockpile sites 1, 2, 3, and 4, and their

associated access roads for a maximum total of 217.3 acres. Depending on construction sequencing, the actual disturbed acreage during the first year of construction could be significantly smaller.

iii. The planned configuration of all pits, mineral stockpiles, overburden piles, topsoil stockpiles, sediment ponds, and tailings facilities that will be developed by the mining operation.

Shown in map 4 and in greater detail in sheets 2/4 and 3/4. See the associated notes and cross sections on sheet 3/4 for more information on the plan for that specific borrow site.

iv. Location of all underground mine openings at the ground surface, if any.

Not applicable. This is exclusively a surface mining operation.

v. The planned location for storage of fuel, equipment maintenance products, wastes, and chemicals utilized in the surface mining operation.

Called out in the notes of map 4 and visible in sheet 2/4, these items will be stored in the existing yard adjacent to stockpile location 4. TTN, LLC has recently installed a weigh station adjacent to this location used to track mining truck output for payments, making it convenient to house fuel, equipment products, and related items. The existing use as an equipment and storage yard and significant distance to a mapped surface water or ditch (1200 ft at the closest point) also factored into choosing this location.

D. A surface and mineral control or ownership map of appropriate scale for boundary identification.

Shown in map 5. Please note that the State of Idaho owns land below the ordinary high-water mark of the Snake River.

E. Scaled cross-sections of the mine showing surface profiles prior to mining, at maximum disturbance, and after reclamation.

Shown in sheet 3/4.

13. Reclamation Plan Narrative

A. On a drainage control map show and list the best management practices which will be utilized to control erosion on or from the affected lands.

The drainages can be seen on map 3 and relevant elevation contours can be seen on map 5 and on sheets 2/4 and 3/4. The best management practices and other erosion and sediment control methods used are described in detail in sheet 4/4. In short, Idaho Power Company, TTN, LLC, and any contractors used during mining operations will implement a defense-in-depth approach to sediment management using fabricated sediment fences and straw wattles. The specifics of installation are site-, soil-, and grade-specific, and industry best practices and engineering tables will be followed to control any movement of sediment towards a water drainage.

B. A description of foreseeable, site specific water quality impacts from mining operations and proposed water management activities or BMPs to comply with water quality requirements.

Sedimentation is the primary water quality impact to be expected from the proposed gravel mining operation. To manage and prevent sedimentation, work will follow best management practices including using fabricated sediment fencing and straw wattles to restrict sediment flow into bodies of water. The Snake River in this area is already a fairly turbid stream, and TTN, LLC and Idaho Power will do our utmost to not contribute additional sediment yield from the disturbed areas under the proposed mining plan.

C. A description of post-closure activities, if any, such as water handling and treatment.

The land will be reclaimed to agricultural use. Sheet 2/4 shows a mock-up of future pivot irrigation planned by TTN, LLC. With that in mind, while some areas will be reclaimed to their current unirrigated ranchland use or wheel-line irrigation, many impacted areas will be reclaimed to new irrigated acreage once properly graded. There are no anticipated post-closure impacts to water quality or quantity, as the planned post-reclamation use is nearly identical to the existing use.

D. Which roads will be reclaimed and a description of the reclamation.

Many of the roads used for proposed mining activity already exist for field, ranchland, and infrastructure access. After mining activity has ended, TTN, LLC would like to increase the area under pivot irrigation rather than wheel line, flood irrigation, or handline. Sheet 2/4 shows the layout of potential future pivots after mining activity has ended. The roads that fall within future pivots will be reclaimed to agriculture or realigned to run on the outside edge of the pivot for field and infrastructure access. For the roads reclaimed, the seeding mix, seeding density, and amount of irrigation water applied will be at the discretion of TTN, LLC, although it will be typical of agriculture in the area and could consist of corn, alfalfa,

grass hay, or similar products. That said, for bonding and reclamation cost purposes in response to 13.H., the full area of roads used in mining are included in the cost estimate. Idaho Power chose to include all roads in case TTN, LLC alter their future pivot locations and more road is reclaimed to agriculture than currently planned.

E. A revegetation plan which identifies how topsoil or other growth medium will be salvaged, stored and replaced in order to properly revegetate the area. Identify soil types, the slope of the reclaimed areas, and precipitation rates. Based on this information, identify the seed species, the seeding rates, the time and method of planting the soil, and fertilizer and mulch requirements.

After mining and stockpiling activity is done in an area, that location will be reclaimed to irrigated agriculture typical of this part of Idaho. Based on the NRCS web soil survey map, the soils in the borrow site locations are the Cencove-Vanderhoff complex with 2 – 20 percent slopes (Ve), Marsing loam with 0 – 1 percent slopes (MgA), and Marsing loam with 1 – 3 percent slopes (MgB). Ve has significant gravel and cobble deposits expressed at the surface, while MgA and MgB are both considered to be prime farmland when irrigated by the US Department of Agriculture.

At all locations, the topsoil will be stripped off and stockpiled at the temporary overburden sites shown on sheet 3/4. When mining and grading is complete, this topsoil will be reapplied and used for irrigated agriculture. Post-mining grading plans call for slopes of 0 – 3 percent. Based on PRISM 30-year precipitation data, this area receives about 10 inches of precipitation per year, although the water load on the irrigated, reclaimed land will be much higher. In order to maintain operational flexibility, TTN, LLC will have final determination as to the replanted species, seeding rates, time and method of planting the soil, and fertilizer application on reclaimed ground. That said, it will be typical of agriculture of the area and consistent with historic use as irrigated, agricultural lands.

F. Describe and show how tailings facilities and process or sediment ponds will be reclaimed.

Not applicable. This project will not create tailings facilities and process or sediment ponds. Stripped topsoil will be used in reclamation, and all material excavated below the topsoil to the minimum elevation will be stockpiled and used in future Idaho Power Company projects.

G. Dimensions of underground mine openings at the surface and description of how each mine opening will be secured to eliminate hazards to human health and safety.

Not applicable. This will be a surface mine and will not have underground mine openings.

H. For operations over five (5) acres, estimate the actual cost of third-party reclamation including direct and indirect costs for mobilization, re-grading, seed, fertilizer, mulch, labor, materials, profit,

overhead, insurance, bonding, administration, and any other pertinent costs as described in IDAPA 20.03.02.120.

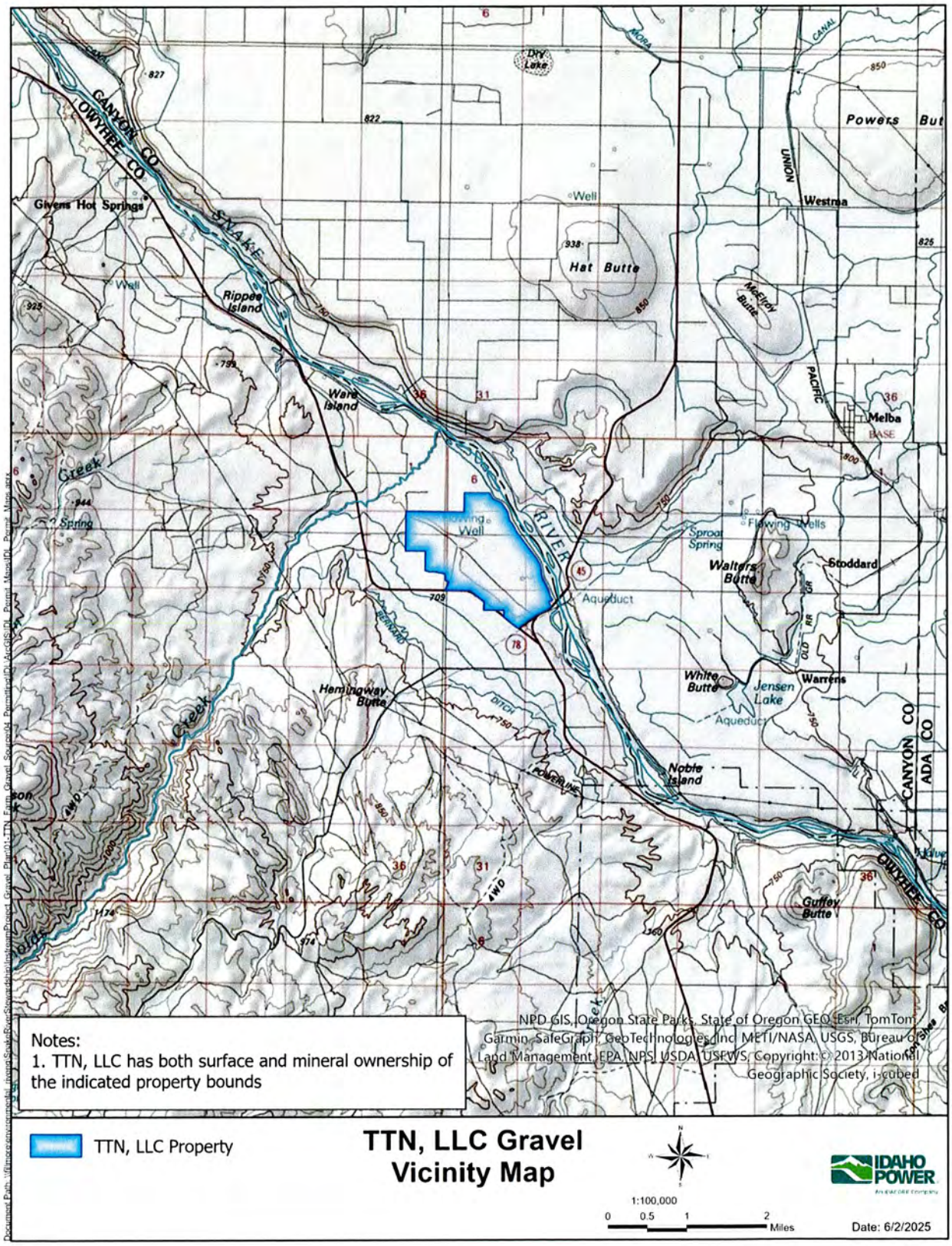
The high-end reclamation cost estimate of the 2016 Youngs Riverfront Ranch approved IDL Reclamation Plans (Plan Nos. S602934, S602935) were $1800 per acre with a $5000 mobilization cost. This included re-grading, seed, fertilizer, mulch, labor, materials, profit, overhead, insurance, bonding, administration, and other pertinent costs. See Exhibit A for the cited reclamation plan's cost breakdown.

Youngs Riverfront Ranch is adjacent to TTN Farms, and the reclamation plan called for a return to agricultural use, so costs are expected to be comparable in this location. Using the national Mortensen Construction Cost Index from 2016 (117.7) to 2025 (190.3), an increase of 61.9%, the per acre cost becomes $2910 with a one-time mobilization cost of $8100. Over the maximum disturbed area of 217.3 acres, that comes to a total reclamation cost estimate of $640,443.

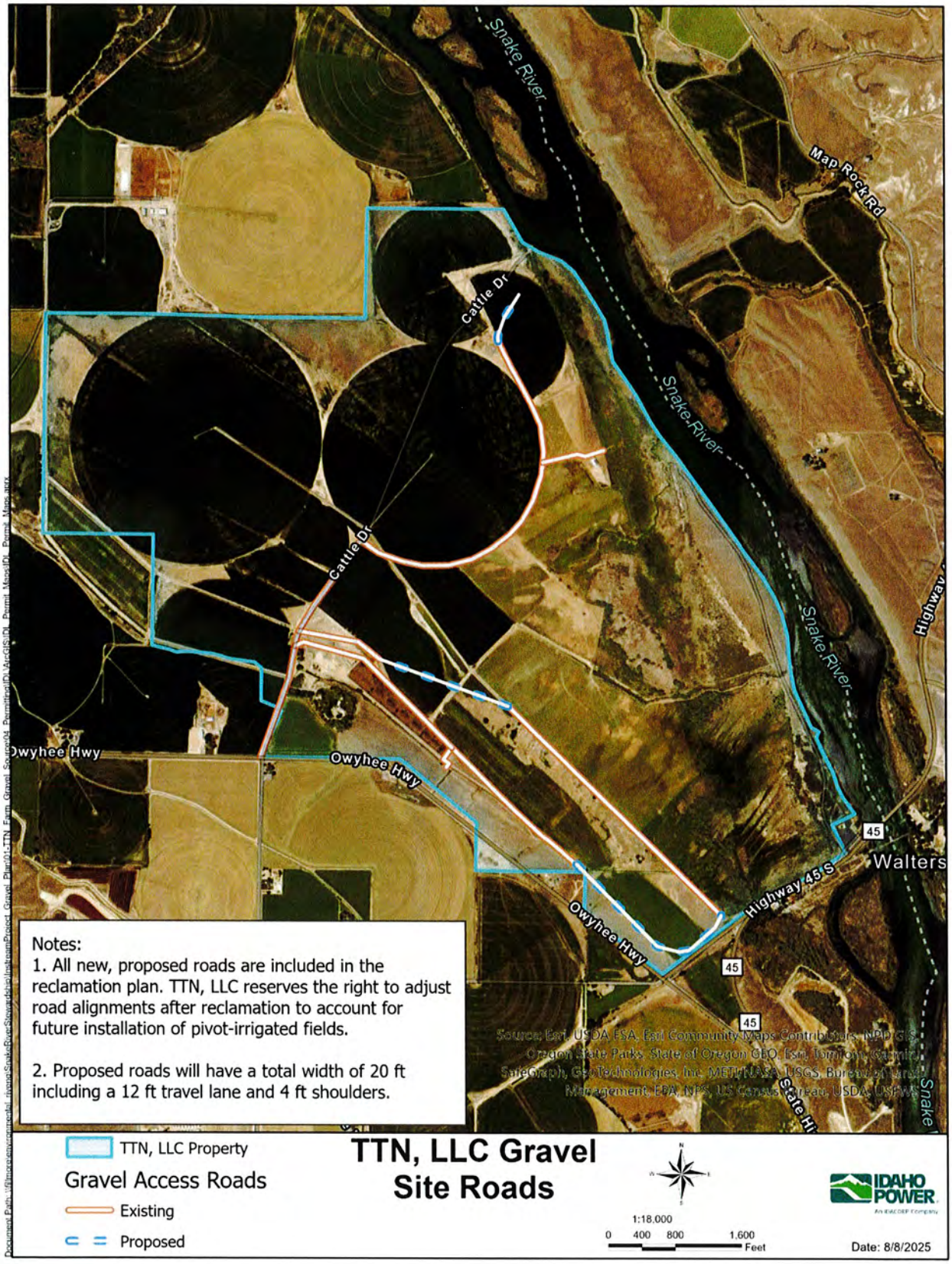
Applicant Signature: _____ **Date:** 8/8/25

Attached is a fee of seven hundred and fifty dollars ($750) per Section 069 of IDAPA 20.03.02, Reclamation Plan over 40 acres for gravel pits.

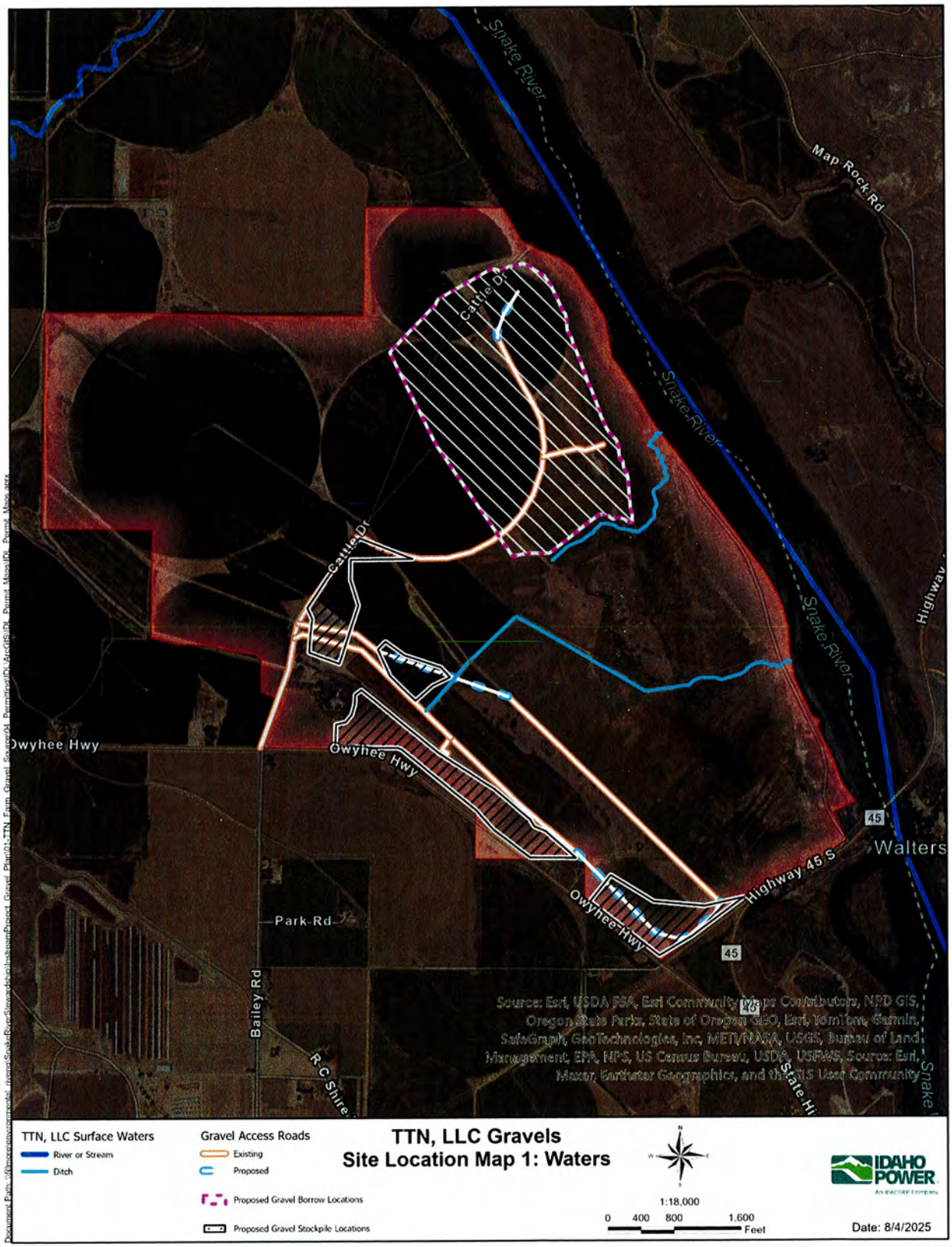
Map 1


Notes:
1. TTN, LLC has both surface and mineral ownership of the indicated property bounds
TTN, LLC Property
TTN, LLC Gravel
Vicinity Map
1:100,000
0 0.5 1 2 Miles
Date: 6/2/2025
NPD GIS, Oregon State Parks, State of Oregon GEO, Esri, TomTom, Garmin, SafeGraph, GeoTechnologies, Inc, METI/NASA, USGS, Bureau of Land Management, EPA, NPS, USDA, USFWS, Copyright: © 2013 National Geographic Society, i-cubed
Dry Lake
Givens Hot Springs
Rippee Island
Ware Island
Hat Butte
Powers Butte
Westreo
Melba
Walters Butte
Stoddard
Hemingway Butte
White Butte
Jensen Lake
Warrens
Noble Island
Gulley Butte
McElroy Butte
Flowing Well
Sprout Spring
Aqueduct
Well
Spring
Creek
SNAKE RIVER
CANYON CO
OWYHEE CO
ADA CO
UNION
PACIFIC
OLD OR
POWERLINE
DITCH
4WD

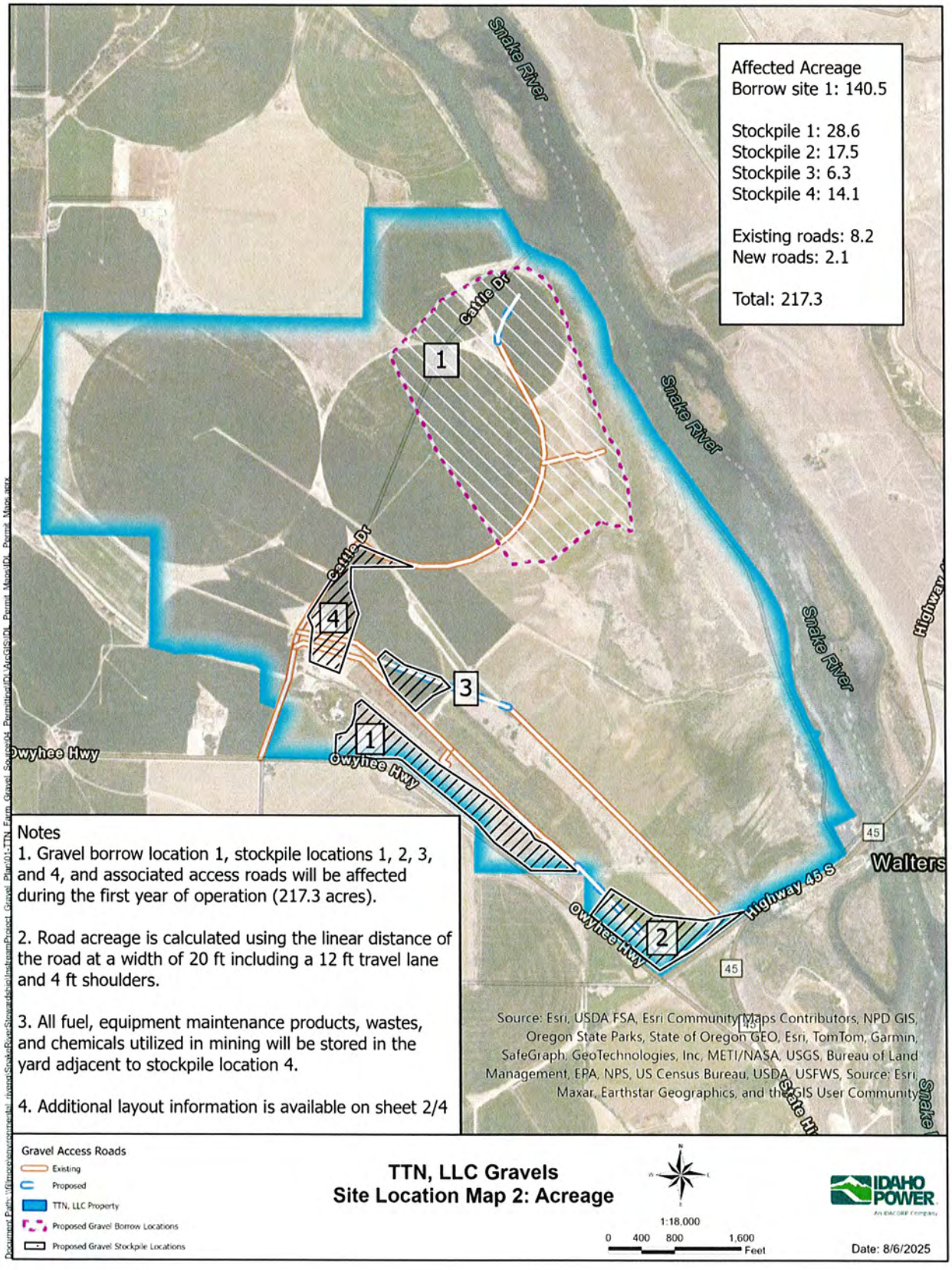
Map 2


Snake River
Map Rock Rd
Cattle Dr
Snake River
Cattle Dr
Snake River
Highway
Owyhee Hwy
Owyhee Hwy
45
Walters
Highway 45 S
Owyhee Hwy
45
45
Notes:
1. All new, proposed roads are included in the reclamation plan. TTN, LLC reserves the right to adjust road alignments after reclamation to account for future installation of pivot-irrigated fields.
2. Proposed roads will have a total width of 20 ft including a 12 ft travel lane and 4 ft shoulders.
TTN, LLC Property
Gravel Access Roads
Existing
Proposed
TTN, LLC Gravel Site Roads
1:18,000
0 400 800 1,600
Feet
Date: 8/8/2025

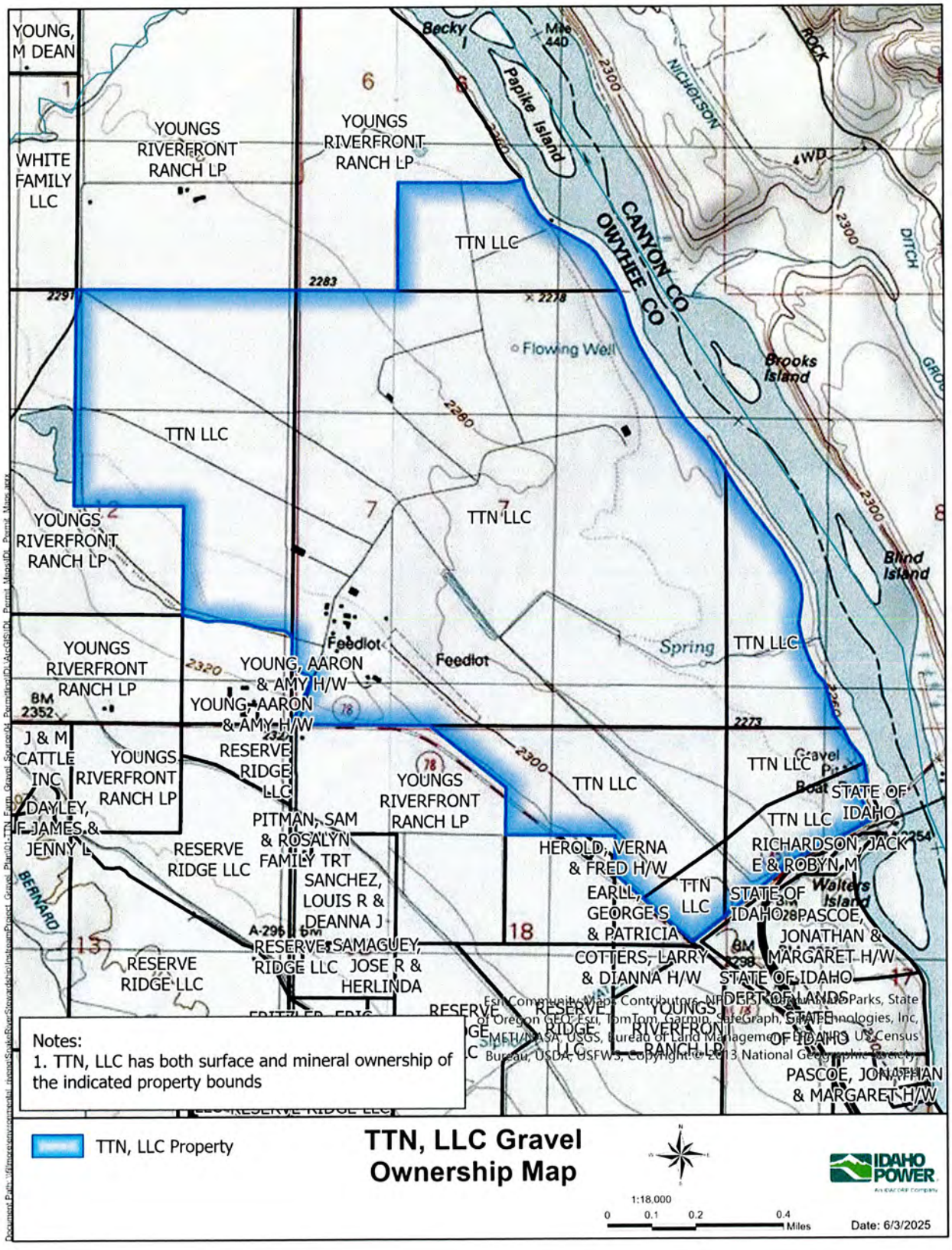
Map 3


Snake River
Map Rock Rd
Cattle Dr
Snake River
Cattle Dr
Snake River
Highway
Owyhee Hwy
Owyhee Hwy
45
Walters
Highway 45 S
Owyhee Hwy
45
Park Rd
Bailey Rd
R C Shire
45
Source: Esri, USDA FSA, Esri Community Maps Contributors, NPD GIS, Oregon State Parks, State of Oregon SEO, Esri, TomTom, Garmin, SafeGraph, GeoTechnologies, Inc, METI/NASA, USGS, Bureau of Land Management, EPA, NPS, US Census Bureau, USDA, USFWS, Source: Esri, Maxar, Earthstar Geographics, and the GIS User Community
TTN, LLC Surface Waters
River or Stream
Ditch
Gravel Access Roads
Existing
Proposed
Proposed Gravel Borrow Locations
Proposed Gravel Stockpile Locations
TTN, LLC Gravels
Site Location Map 1: Waters
1:18,000
0 400 800 1,600
Feet
IDAHO POWER
Date: 8/4/2025

Map 4

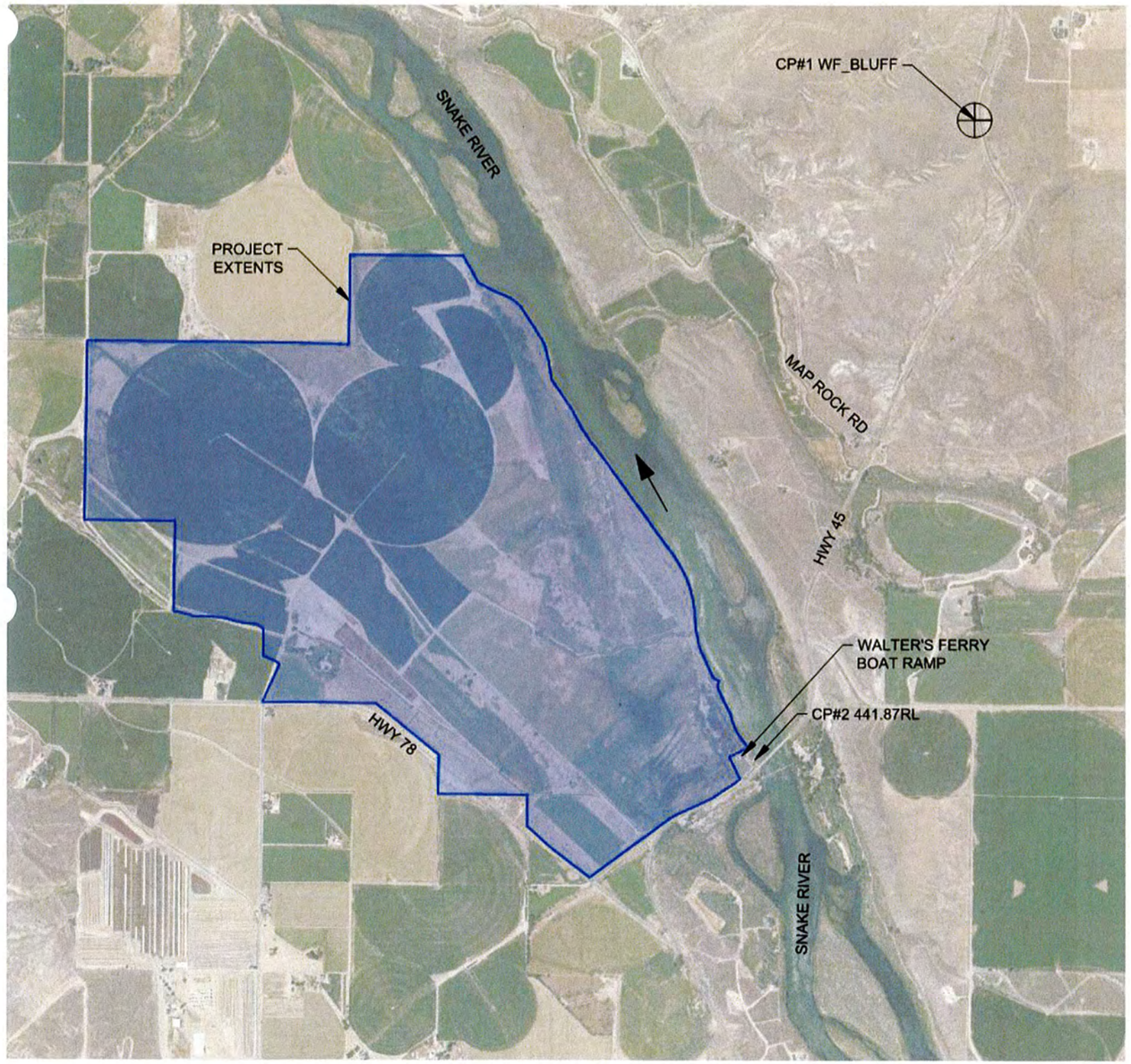

Affected Acreage
Borrow site 1: 140.5
Stockpile 1: 28.6
Stockpile 2: 17.5
Stockpile 3: 6.3
Stockpile 4: 14.1
Existing roads: 8.2
New roads: 2.1
Total: 217.3
Snake River
Cattle Dr
Owyhee Hwy
Highway 45 S
Walters
Notes
1. Gravel borrow location 1, stockpile locations 1, 2, 3, and 4, and associated access roads will be affected during the first year of operation (217.3 acres).
2. Road acreage is calculated using the linear distance of the road at a width of 20 ft including a 12 ft travel lane and 4 ft shoulders.
3. All fuel, equipment maintenance products, wastes, and chemicals utilized in mining will be stored in the yard adjacent to stockpile location 4.
4. Additional layout information is available on sheet 2/4
Source: Esri, USDA FSA, Esri Community Maps Contributors, NPD GIS, Oregon State Parks, State of Oregon GEO, Esri, TomTom, Garmin, SafeGraph, GeoTechnologies, Inc, METI/NASA, USGS, Bureau of Land Management, EPA, NPS, US Census Bureau, USDA, USFWS, Source: Esri, Maxar, Earthstar Geographics, and the GIS User Community
Gravel Access Roads
Existing
Proposed
TTN, LLC Property
Proposed Gravel Borrow Locations
Proposed Gravel Stockpile Locations
TTN, LLC Gravels
Site Location Map 2: Acreage
1:18,000
0 400 800 1,600 Feet
Date: 8/6/2025

Map 5


YOUNG, M DEAN
WHITE FAMILY LLC
YOUNGS RIVERFRONT RANCH LP
TTN LLC
CANYON CO
OWYHEE CO
Papike Island
Becky
Mile 440
NICHOLSON
ROCK
DITCH
Flowing Well
Brooks Island
Blind Island
Spring
Feedlot
YOUNG, AARON & AMY H/W
J & M CATTLE INC
DAYLEY, F JAMES & JENNY L
RESERVE RIDGE LLC
PITMAN, SAM & ROSALYN FAMILY TRT
SANCHEZ, LOUIS R & DEANNA J
SAMAGUEY, JOSE R & HERLINDA
HEROLD, VERNA & FRED H/W
EARLL, GEORGE S & PATRICIA
COTTERS, LARRY & DIANNA H/W
STATE OF IDAHO
RICHARDSON, JACK E & ROBYN M
PASCOE, JONATHAN & MARGARET H/W
Gravel Pit
Boat
Walters Island
BERNARD
Notes:
1. TTN, LLC has both surface and mineral ownership of the indicated property bounds
TTN, LLC Property
TTN, LLC Gravel Ownership Map
1:18,000
0 0.1 0.2 0.4 Miles
Date: 6/3/2025
IDAHO POWER

TTN GRAVEL PROJECT

PROJECT SITE: SECS. 7, 8, 17, 18, T. 1S, R. 2W, B.M.



VICINITY MAP
NTS

DRAWING INDEX

1.0 COVER SHEET
2.0 OVERVIEW SHEET
3.0 SITE 1 - PLAN AND PROFILE VIEWS
4.0 EROSION AND SEDIMENT CONTROL PLAN SHEET

DIRECTIONS TO PROJECT SITE

FROM BOISE IDAHO TAKE I-84 W TOWARD NAMPA/ONTARIO. TAKE EXIT 42 TO 10 MILE ROAD AND THEN TAKE A SLIGHT LEFT ONTO S TEN MILE ROAD (1.3 MILES). AT THE TRAFFIC CIRCLE, TAKE THE 2ND EXIT AND STAY ON S TEN MILE ROAD (1 MILE). AT THE NEXT TRAFFIC CIRCLE, TAKE THE 1ST EXIT ONTO W AMITY ROAD (3 MILES). AT THE NEXT TRAFFIC CIRCLE, TAKE THE 3RD EXIT ONTO S ROBINSON ROAD (4.1 MILES). THEN TURN RIGHT ONTO DEER FLAT ROAD (4 MILES) AND LEFT ONTO 1D-45 S (11.8 MILES). CROSS THE BRIDGE OVER THE SNAKE RIVER AND THE PROPERTY IS ON THE NORTH SIDE OF THE ROAD.

SPATIAL REFERENCE

HORIZONTAL PROJECTION: IPC COORDINATE SYSTEM
HORIZONTAL DATUM: NAD83
VERTICAL DATUM: NAVD88 (GEOID03)

PROJECT CONTROL POINT INFORMATION

CP ##	PT NAME	NORTHING	EASTING	ELEV. (FT)	DESCRIPTION
CP #1	WF_BLUFF	828186.70	1350314.13	2656.28	BRC PLUG HWY 45 RW
CP #2	441.87RL	818765.78	1347082.08	2250.84	BRC PLUG WF RAMP

DISCLAIMER:
THIS DRAWING IS NOT A FORMAL SURVEY AND ONLY PROVIDES GEOGRAPHIC REPRESENTATION OF IDAHO POWER RIGHT OF WAY GRANT IN RELATION TO IDAHO POWER LINES, FACILITIES, AND EXISTING PROPERTY BOUNDARIES.

	DESCRIPTION	DATE	DS.	DR.
1	PERMIT PLANS	4/22/25	GO	GO
2	PERMIT PLAN UPDATE	08/05/25	GO	GO

NOTES
1. HORIZONTAL PROJECTION: IPTM
2. ALL ELEVATIONS ARE BASED ON THE NAVD88 DATUM

SIGNAGE	DATE
DS:GO,ES	08-05-25
DR:GO,ES	08-05-25
CH:	08-05-25
SCALE: N/A H	
N/A V	

PROJECT INFORMATION
TTN GRAVEL PROJECT
PERMIT PLAN SET
OWYHEE COUNTY, IDAHO

RIVER ENGINEERING
IDAHO POWER COMPANY
WO NO: 27623586-01
COVER SHEET
SHEET: 1 / 4 --

IDAHO POWER. An IDACORP Company

LEGEND

- PROPERTY LINE
- EXISTING MAJOR CONTOUR LINES
- EXISTING MINOR CONTOUR LINES
- PROPOSED MAJOR CONTOUR LINES
- PROPOSED MINOR CONTOUR LINES
- APPROXIMATE CENTER PIVOT EXTENTS
- POSSIBLE STOCK PILE LOCATIONS
- POSSIBLE BORROW AREA LOCATIONS
- ACCESS ROAD
- TEMPORARY OVERBURDEN STOCKPILES

PROJECT ESTIMATES

SOURCE SITES:

SOURCE SITE #1: 140.5 AC 1,140,000 CY

STOCKPILE AREAS: 66.5 AC

STOCKPILE #1: 28.6 AC
STOCKPILE #2: 17.5 AC
STOCKPILE #3: 6.3 AC
STOCKPILE #4: 14.1 AC

GENERAL NOTES

- CONTRACTOR TO INSTALL ADEQUATE MEASURES TO PREVENT SEDIMENT FROM BEING TRACKED ONTO HIGHWAY 78 FROM THE MATERIAL STAGING AND STOCKPILE SITES.

CONSTRUCTION NOTES

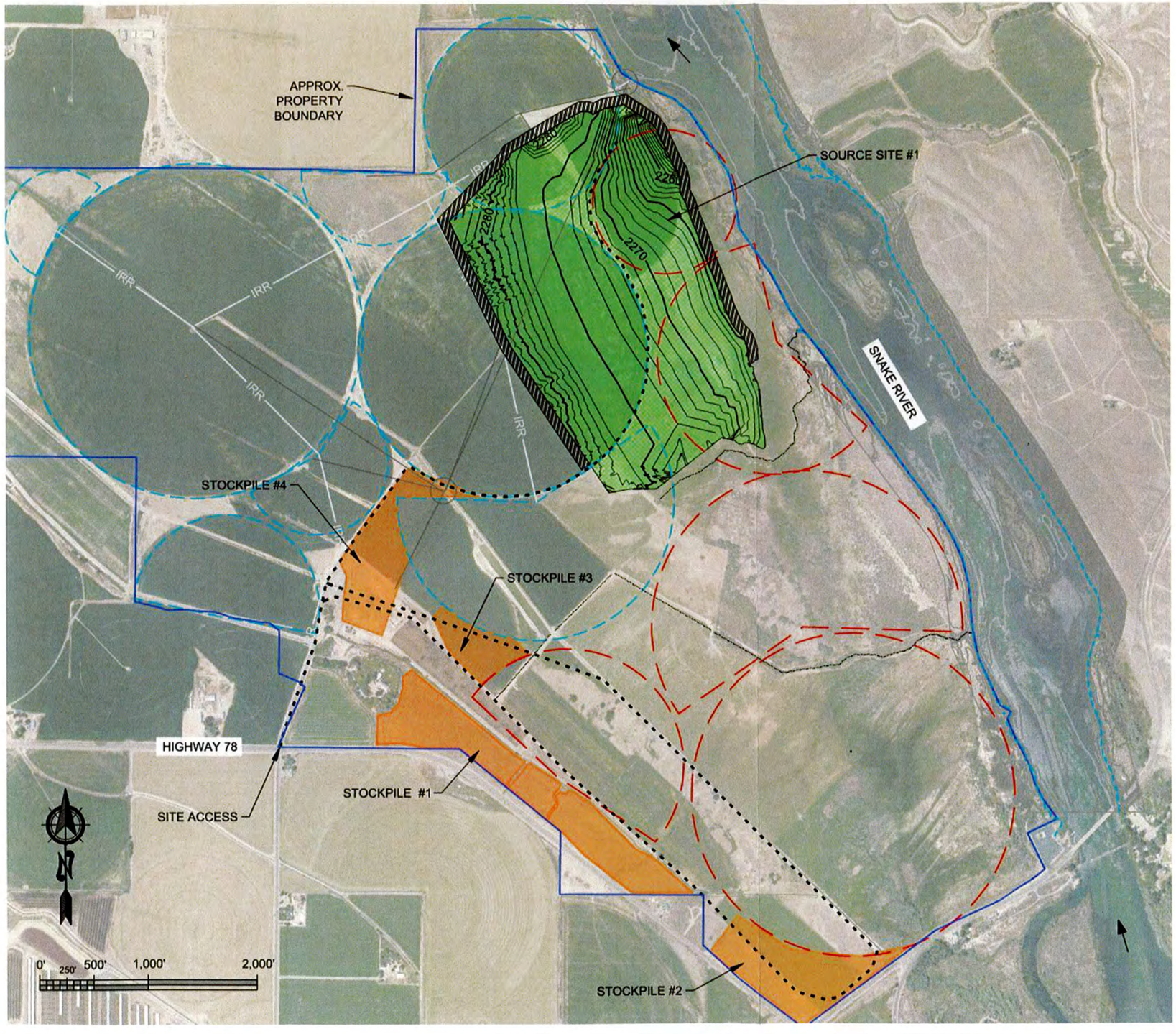
1. INSTALL SILT FENCE AT LOW POINTS AND DRAINAGE PATHS AROUND THE PERIMETER TO CONTAIN RUNOFF WATER AND SEDIMENT. FENCE INSTALLATION AND MAINTENANCE PER DETAIL #1 ON SHEET 4.
2. CONTRACTOR TO MAINTAIN ADEQUATE SAFETY OF UNDERGROUND POWERLINE.
3. VERIFY LOCATION OF BURIED IRRIGATION LINE WITH LANDOWNER AND PROTECT THROUGHOUT CONSTRUCTION, LOCATION SHOWN ON DRAWING IS APPROXIMATE.
4. PRESERVE AND PROTECT EXISTING FENCE LINE AND VEGETATION AS FEASIBLE.

GRAVEL STOCKPILE SITE RECLAMATION NOTES

5. EXISTING TOPSOIL SHALL BE STRIPPED TO THE FULL DEPTH OF THE TOPSOIL AND STOCKPILED FOR USE IN RECLAMATION. CARE SHALL BE TAKEN TO PREVENT MIXING OF TOPSOIL OVERBURDEN WITH GRAVEL SUBSTRATE LAYER BELOW OVERBURDEN.
6. STRIP FLOOR OF STOCKPILE AREA TO NATIVE TOPSOIL AND REPLACE WITH STOCKPILED STRIPPINGS. GRADE TO TIE INTO EXISTING TOPOGRAPHY.
7. PERFORM RECLAMATION ACTIONS PER DRAWING 3 WITHIN THE STOCKPILE SITES.

GRAVEL SOURCE SITE RECLAMATION NOTES

8. THIS AREA WILL BE RECLAIMED WITH TOPSOIL AND PLANTED BY LANDOWNER WITH AGRICULTURAL CROPS TYPICALLY GROWN IN THIS REGION. THE POST LAND USE PRACTICES WILL BE CONSISTENT WITH HISTORIC AGRICULTURAL USES FOR THIS LAND.
9. REPAIR POTHOLES, ADD 1" MINUS CRUSHED AGGREGATE ROAD BASE WHERE NEEDED, AND FINE GRADE WITH ROAD GRADER AS NEEDED.



	DESCRIPTION	DATE	DS.	DR.
1	PERMIT PLANS	04/22/25	GO	GO
2	PERMIT PLAN UPDATE	08/05/25	GO	GO

NOTES
1. HORIZONTAL PROJECTION: IPTM
2. ALL ELEVATIONS ARE BASED ON THE NAVD88 DATUM

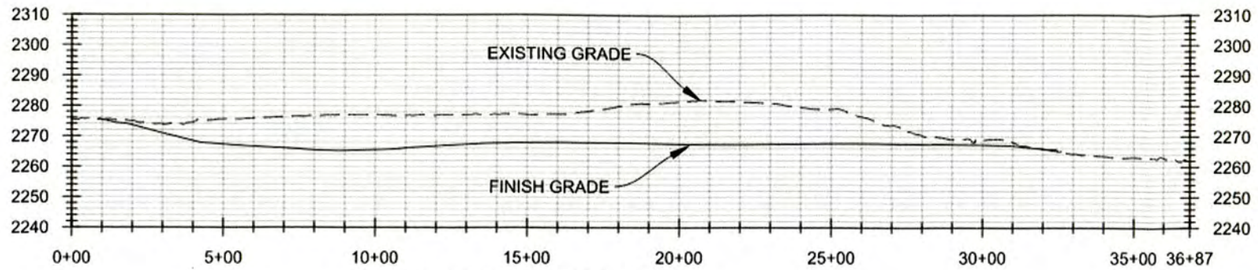
SIGNAGE	DATE
DS:GO,ES	08-05-25
DR:GO,ES	08-05-25
CH:	08-05-25
SCALE:	N/A H
	N/A V

PROJECT INFORMATION
TTN GRAVEL PROJECT
PERMIT PLAN SET
OWYHEE COUNTY, IDAHO

RIVER ENGINEERING
IDAHO POWER COMPANY
WO NO: 27623586-01
OVERVIEW SHEET
SHEET: 2 / 4 --

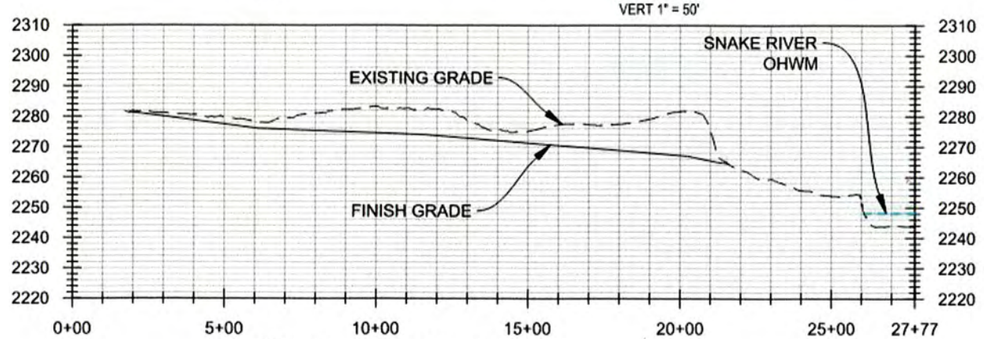
IDAHO POWER. An IDACORP Company

By: dbo1901 Date: 8/15/2025 4:10 PM Path: S:\SnakeRiverStewardship\Instream\Project_Gravel_Plan\01-TTN_Farm_Gravel_Source\05_Design\CAD\TTN-Farm-Grading-PHASED



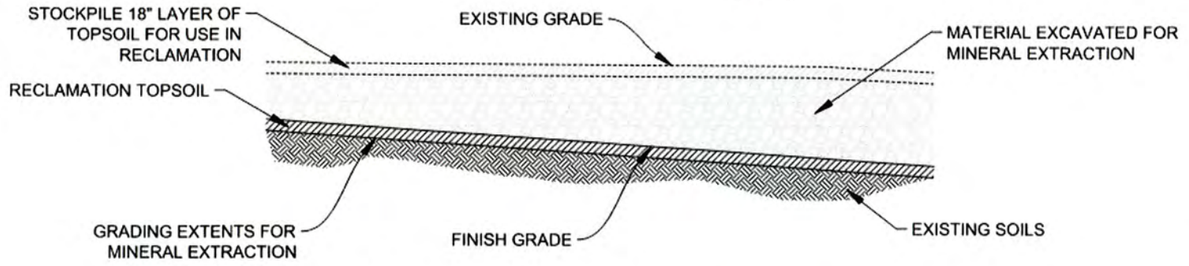
1 **CROSS SECTION**

HORIZ 1" = 500'
VERT 1" = 50'



2 **CROSS SECTION**

HORIZ 1" = 500'
VERT 1" = 50'



3 **RECLAMATION DETAIL**

N.T.S.

GENERAL NOTES

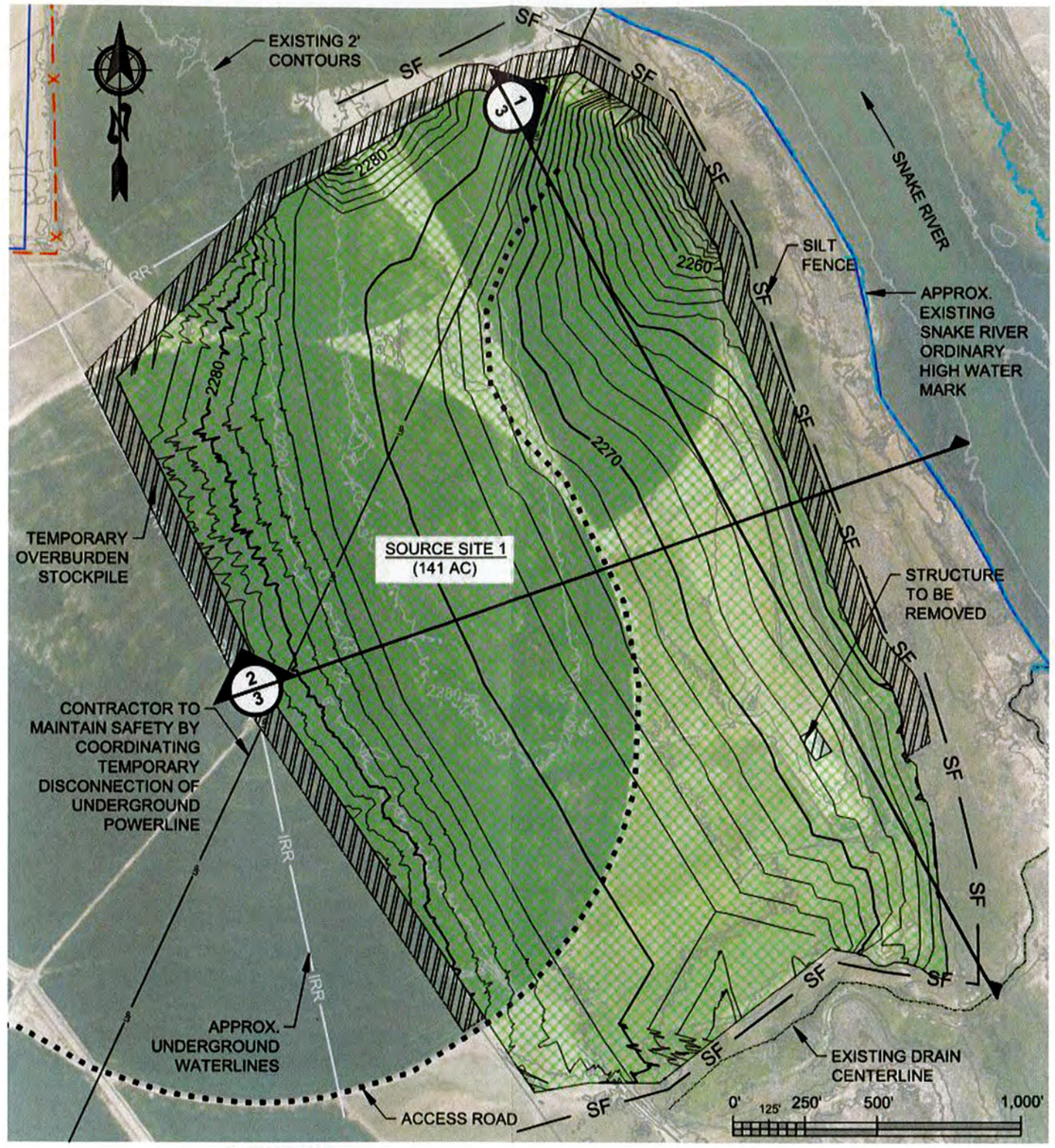
1. CONTRACTOR TO IMPLEMENT AND MAINTAIN EROSION AND SEDIMENT CONTROL MEASURES IN ACCORDANCE WITH ALL APPLICABLE REGULATORY REQUIREMENTS AND INDUSTRY BEST MANAGEMENT PRACTICES. EROSION/SEDIMENT CONTROL MEASURES SHALL BE INSTALLED BETWEEN ANY AREA OF EARTH DISTURBANCE AND THE WATER. EROSION AND SEDIMENT CONTROL MEASURES MUST BE MAINTAINED UNTIL CONSTRUCTION IS COMPLETED AND THE DISTURBED GROUND IS STABLE.
2. FINAL RECLAMATION TO BE MINIMUM 18" OF TOPSOIL FROM TOPSOIL STRIPPINGS. ADDITIONAL REQUIRED TOPSOIL TO BE IMPORTED FROM TOPSOIL STOCKPILED AT VARIOUS IRRIGATION SETTLING PONDS LOCATED ON PROPERTY.

EROSION CONTROL - CONSTRUCTION NOTES

1. INSTALL SILT FENCE AT LOW POINTS AND DRAINAGE PATHS AROUND THE PERIMETER TO CONTAIN RUNOFF WATER AND SEDIMENT. FENCE INSTALLATION AND MAINTENANCE PER DETAIL 1 ON SHEET 5.
2. EXISTING TOPSOIL SHALL BE STRIPPED TO THE FULL DEPTH OF THE TOPSOIL AND STOCKPILED FOR USE IN RECLAMATION. CARE SHALL BE TAKEN TO PREVENT MIXING OF TOPSOIL OVERBURDEN WITH GRAVEL SUBSTRATE LAYER BELOW OVERBURDEN.
3. PERFORM SITE RECLAMATION OF GRAVEL SOURCE SITE PER RECLAMATION NOTES THIS SHEET.

GRAVEL SOURCE SITE RECLAMATION NOTES

1. THIS AREA WILL BE RECLAIMED WITH TOPSOIL AND PLANTED BY LANDOWNER WITH AGRICULTURAL CROPS TYPICALLY GROWN IN THIS REGION. THE POST LAND USE PRACTICES WILL BE CONSISTENT WITH HISTORIC AGRICULTURAL USES FOR THIS LAND.



LEGEND

SF — SILT FENCE	UP — EX. UNDERGROUND POWERLINE
EX. IRRIGATION LINE	TEMPORARY OVERBURDEN STOCKPILE
BUILDING STRUCTURE	MATERIAL EXTRACTION AREA
— X — FENCE	2280 EXISTING MAJOR CONTOUR LINES
ACCESS ROAD	EXISTING MINOR CONTOUR LINES
PROPERTY LINE	2270 PROPOSED MAJOR CONTOUR LINES
	PROPOSED MINOR CONTOUR LINES

	DESCRIPTION	DATE	DS.	DR.
1	PERMIT PLANS	04/22/25	GO	GO
2	PERMIT PLAN UPDATE	08/05/25	GO	GO

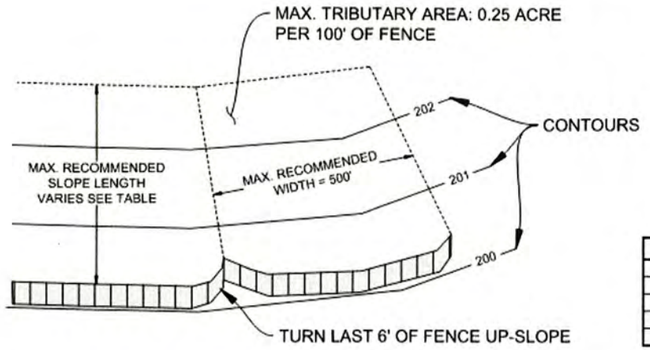
NOTES
1. HORIZONTAL PROJECTION: IPTM
2. ALL ELEVATIONS ARE BASED ON THE NAVD88 DATUM

SIGNAGE	DATE
DS:GO,ES	08-05-25
DR:GO,ES	08-05-25
CH:	08-05-25
SCALE: N/A H	
N/A V	

PROJECT INFORMATION
TTN GRAVEL PROJECT
PERMIT PLAN SET
OWYHEE COUNTY, IDAHO

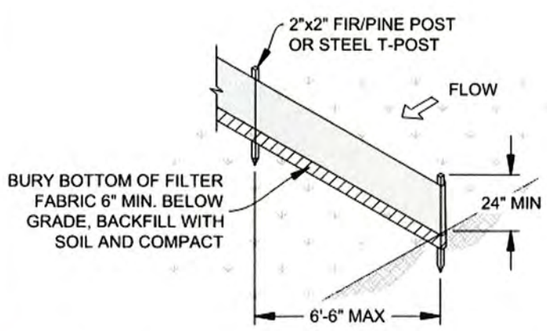
RIVER ENGINEERING
IDAHO POWER COMPANY
WO NO: 27623586-01
SITE 1 PLAN AND PROFILE
SHEET: 3 / 4 --

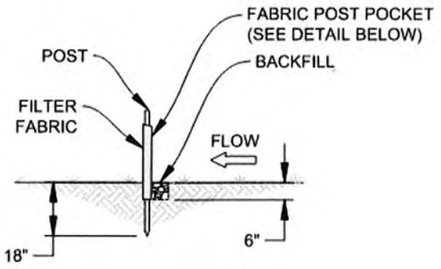
IDAHO POWER. An IDACORP Company



SILT FENCE SPACING TABLE			
SLOPE	SILTY SOIL	CLAY SOIL	SANDY SOIL
1H:1V	50-FT	75-FT	100-FT
2H:1V	75-FT	100-FT	125-FT
4H:1V	100-FT	125-FT	150-FT
10H:1V OR FLATTER	125-FT	150-FT	200-FT

TYPICAL PREFABRICATED SEDIMENT FENCE LAYOUT

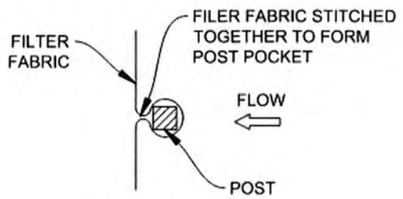




SECTION
MINIMUM INSTALLATION

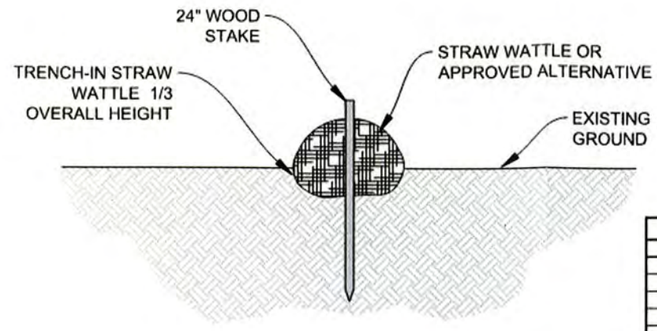
TYPICAL FABRICATED SEDIMENT FENCE LAYOUT

NOTES:
1. INSPECT AND REPAIR FENCE AFTER EACH STORM EVENT AND REMOVE SEDIMENT WHEN NECESSARY.
2. REMOVE SEDIMENT FROM THE UPSLOPE SIDE OF SILT FENCES WHEN ACCUMULATION HAS REACHED ½ OF THE EFFECTIVE HEIGHT OF BARRIER.
3. REMOVED SEDIMENT SHALL BE DEPOSITED TO AN AREA THAT WILL NOT CONTRIBUTE SEDIMENT OFF-SITE AND CAN BE PERMANENTLY STABILIZED.
4. SEDIMENT FENCE SHALL BE PLACED ON SLOPE CONTOURS TO MAXIMIZE PONDING EFFICIENCY.
5. STITCHED POCKETS TO BE INSTALLED ON UPHILL SIDE OF SLOPE.
6. CONSULT THE STORM WATER POLLUTION PROTECTION PLAN (SWPPP) FOR MORE SILT FENCE DETAILS AND REQUIREMENTS.



DETAIL
FABRIC POST POCKET

1 TYPICAL SILT FENCE INSTALLATION



STRAW WATTLE SPACING TABLE				
	WATTLE SIZE			
SLOPE	6"	9"	12"	20"
1H:1V	5-FT	10-FT	15-FT	20-FT
2H:1V	10-FT	20-FT	30-FT	40-FT
3H:1V	15-FT	30-FT	45-FT	60-FT
4H:1V OR FLATTER	20 FT	40 FT	60 FT	80 FT

2 TYPICAL STRAW WATTLE INSTALLATION

EROSION AND SEDIMENT CONTROL NOTES:

BEST MANAGEMENT PRACTICES
SOURCE: THE IDAHO CONSTRUCTION SITE EROSION AND SEDIMENT CONTROL FIELD GUIDE 2014

STAGING AREAS
1. STORE CONSTRUCTION MATERIALS DELIVERED IN BAGS OR BOXES ON PALLETS. COVER BAGGED/BOXED MATERIALS ON NON-WORKING DAYS AND PRIOR TO RAIN EVENTS TO PROTECT MATERIALS FROM WIND AND PRECIPITATION.
2. HAZARDOUS MATERIALS/WASTE - STORE OIL, GASOLINE, AND ANY OTHER HAZARDOUS SUBSTANCES IN DRUMS AND BAGS ON PALLETS UNDERCOVER AND IN SECONDARY CONTAINMENT. STORAGE OF LARGER FUEL CONTAINERS REQUIRES SECONDARY CONTAINMENT WITH THEIR ORIGINAL PRODUCT LABELS. RESTRICT ACCESS TO STORAGE AREAS TO PREVENT VANDALISM.
3. SOLID WASTES - PROPERLY DISPOSE OF SOLID WASTE (COLLECTED SEDIMENT, CONSTRUCTION AND DEMOLITION DEBRIS, AND OTHER WASTES).
4. PORTABLE TOILETS - DO NOT LOCATE PORTABLE TOILETS NEAR DRAINAGE FACILITIES, WATER BODIES, OR IN AREAS THAT WILL COLLECT WATER. CHECK TOILET WASTE STORAGE AND DISPOSAL PROCEDURES WEEKLY. ENSURE THAT THE TOILETS ARE MAINTAINED IN GOOD WORKING ORDER AND WASTES ARE TRANSPORTED OFFSITE BY A LICENSED SERVICE. STAKE TOILETS OR OTHERWISE SECURE TO GROUND.
5. STOCKPILE MANAGEMENT - INSTALL TEMPORARY BARRIERS AROUND STOCKPILE PERIMETERS TO PREVENT CONTACT WITH STORM WATER RUNOFF WHEN NECESSARY. TEMPORARY BARRIERS CAN BE BERMS, DIKES, SILT FENCES, OR SANDBAG BARRIERS. PROTECT ALL ACTIVE STOCKPILES WITH SEDIMENT BARRIERS PRIOR TO RAIN EVENTS.

MINIMIZE LAND DISTURBANCE
1. MAINTAIN NATIVE VEGETATION TO THE MAXIMUM EXTENT PRACTICAL. PRESERVE NATURAL FORMATIONS, EXISTING TREES, AND GRADES TO MAXIMUM EXTENT PRACTICAL.

MAINTENANCE
1. MAINTAIN ALL TEMPORARY EROSION CONTROL BMPS AS NEEDED TO ASSURE CONTINUED PERFORMANCE.
2. REMOVE BRUSH AND OTHER DEBRIS THAT MAY NEGATIVELY IMPACT THE EFFECTIVENESS OF TEMPORARY EROSION CONTROL BMPS WHEN NECESSARY.
3. REMOVE ROCK OR SEDIMENT ACCUMULATING BEHIND BMPS REGULARLY.
4. REPAIR ALL STRUCTURES THAT HAVE BECOME DISLODGED OR DAMAGED AS SOON AS POSSIBLE AND PRIOR TO THE NEXT STORM EVENT.
5. TAKE CORRECTIVE ACTION BY CLOSE OF NEXT FULL WORKING DAY IF A CONTROL IS NOT FUNCTIONING PROPERLY OR IMMEDIATELY IF THERE IS A MUDDY OR PROHIBITED DISCHARGE FROM THE CONSTRUCTION SITE.
6. KEEP STORMWATER PERMIT DOCUMENTATION ON-SITE OR WITHIN REASONABLE ACCESS TO THE SITE.
7. KEEP RECORDS OF INSPECTION OBSERVATIONS, MAINTENANCE ACTIVITIES AND CORRECTIVE ACTIONS TAKEN.
8. STABILIZE ALL PORTIONS OF THE SITE.

INSPECTIONS
1. INSPECT ALL EROSION AND SEDIMENT CONTROLS AT A MINIMUM TWICE A DAY AND WITHIN 24 HOURS OF THE END OF A STORM EVENT OF 0.25 INCHES OR GREATER.
2. VISUALLY EXAMINE ANY WATER WITHIN THE LIMITS OF DISTURBANCE FOR THE PRESENCE OF SUSPENDED SEDIMENT, TURBIDITY, DISCOLORATION, AND OIL SHEEN.
3. CONTRACTOR WILL BE RESPONSIBLE FOR WATER QUALITY MONITORING AND FOLLOWING ALL APPLICABLE WATER QUALITY LAWS AND STANDARDS.

AFTER CONSTRUCTION
1. REMOVE TEMPORARY CONTROLS.
2. REMOVE ALL SEDIMENT CONTROL STRUCTURES PRIOR TO FILING A NOTICE OF TERMINATION.
3. FILE A NOTICE OF TERMINATION WHEN FINAL STABILIZATION HAS BEEN ACHIEVED.

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