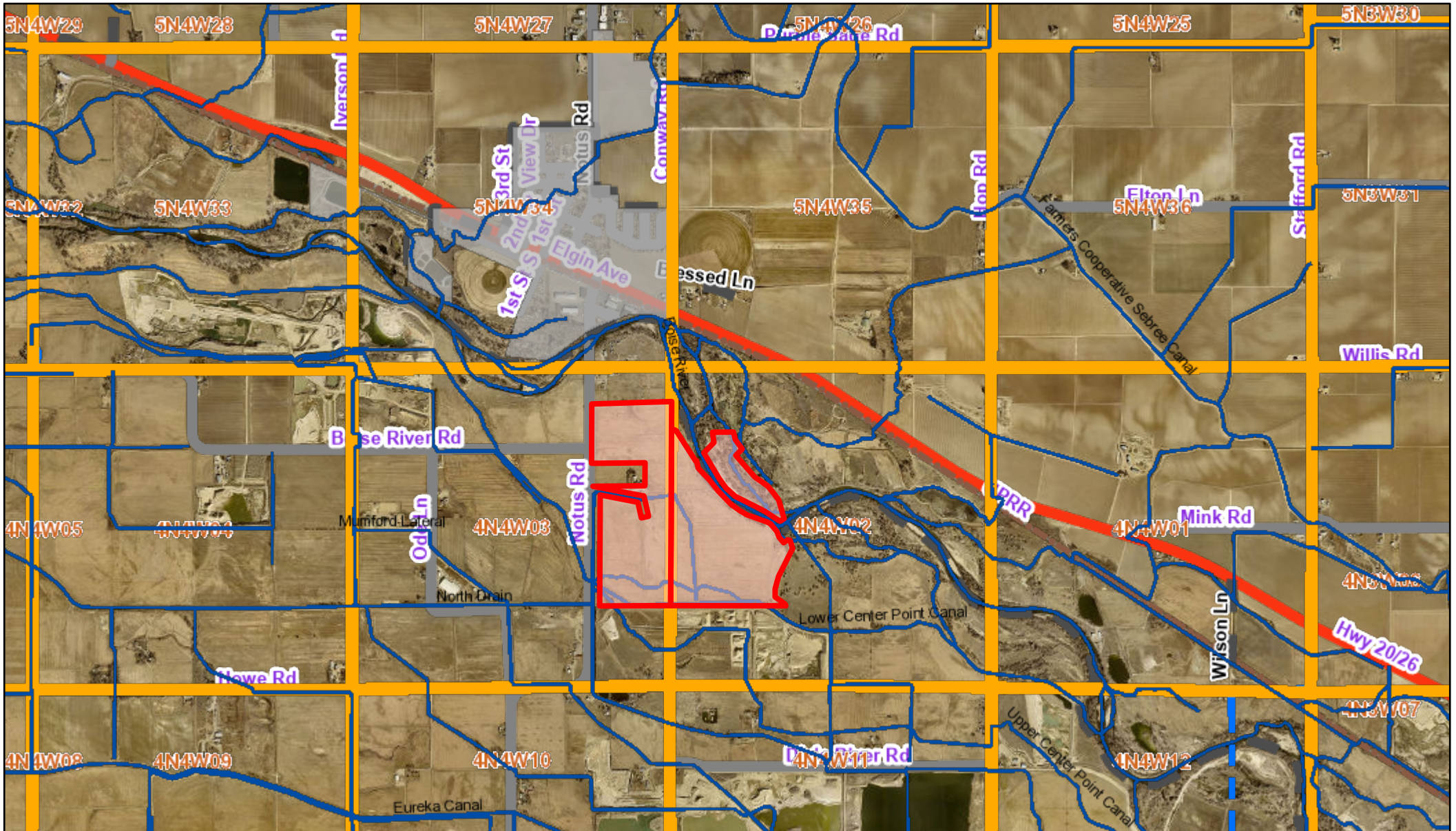
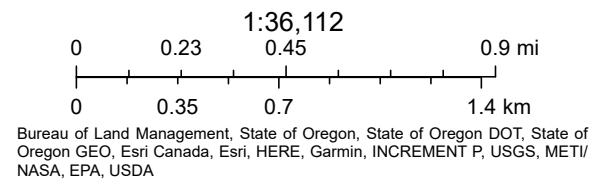


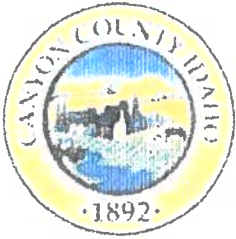
# Canyon County, ID Web Map



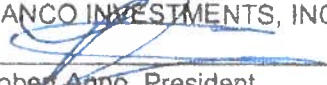
9/6/2023, 3:21:09 PM

- Multiple Parcel Search\_Query result
- City Limits
- Sections
- County Boundary
- Current Impact Area
- Hydro\_NHDFlowline
- RAILROAD
- CanyonCountyRoads
- Hwy
- Roads
- Rail-Trail
- CC\_PrivateRoads
- Red: Band\_1
- Green: Band\_2





# CONDITIONAL USE PERMIT PUBLIC HEARING - APPLICATION

PROPERTY OWNER	OWNER NAME: MIANCO LIMITED PARTNERSHIP
	MAILING ADDRESS: 3954 W. QUAIL RIDGE DR. BOISE 83703 - Rob Phil :- 567 S. ARCHSTONE WAY, BOISE, ID 83709-5218 (controler)
	PHONE: 208-341-601-8907      EMAIL: krobanno11@gmail.com
I consent to this application and allow DSD staff / Commissioners to enter the property for site inspections. If the owner(s) is a business entity, please include business documents, including those that indicate the person(s) who are eligible to sign. MIANCO INVESTMENTS, INC., an Idaho corporation	
Signature:  Date: 7-13-2023	
Robert Anno, President	

APPLICANT: IF DIFFERING FROM THE PROPERTY OWNER	APPLICANT NAME: Randy Wood a.k.a. DENNIS BOWER
	COMPANY NAME: NAMPA PAVING
	MAILING ADDRESS: 444 KARCHER ROAD, NAMPA, ID. 83687
	PHONE: 208-466-4051      EMAIL: randy@nampapaving.com

SITE INFO	STREET ADDRESS: Ø Notus Rd
	PARCEL NUMBER: R35939   R35938      02-4N-4W
	PARCEL SIZE:
	REQUESTED USE:
	FLOOD ZONE (YES/NO)      ZONING DISTRICT:

### FOR DSD STAFF COMPLETION ONLY:

CASE NUMBER	CU2023-0019	DATE RECEIVED:	9-6-23
RECEIVED BY:	Deb Root	APPLICATION FEE:	\$950.00      CK MO CC CASH

#14002402

# LAND USE WORKSHEET

PLEASE CHECK ALL THAT APPLY TO YOUR REQUEST:

## GENERAL INFORMATION

1. DOMESTIC WATER:  Individual Domestic Well  Centralized Public Water System  City

N/A – Explain why this is not applicable: CUP is not for residential use

How many Individual Domestic Wells are proposed? \_\_\_\_\_

2. SEWER (Wastewater)  Individual Septic  Centralized Sewer system

N/A – Explain why this is not applicable: CUP is not for residential use.

3. IRRIGATION WATER PROVIDED VIA:

Surface  Irrigation Well  None

4. IF IRRIGATED, PROPOSED IRRIGATION:

Pressurized  Gravity

5. ACCESS:

Frontage  Easement Easement width \_\_\_\_\_ Inst. # \_\_\_\_\_

6. INTERNAL ROADS:

Public  Private Road User's Maintenance Agreement Inst # \_\_\_\_\_

7. FENCING  Fencing will be provided (Please show location on site plan)

Type: Berms Height: \_\_\_\_\_

8. STORMWATER:  Retained on site  Swales  Ponds  Borrow Ditches

Other: SWPPP will be completed. Most stormwater will be retained on-site.

9. SOURCES OF SURFACE WATER ON OR NEARBY PROPERTY: (i.e. creeks, ditches, canals, lake)

North Drain, Lower Center Point Canal, Boise River

RESIDENTIAL USES

1. NUMBER OF LOTS REQUESTED: N/A

- Residential \_\_\_\_\_
- Commercial \_\_\_\_\_
- Industrial \_\_\_\_\_
- Common \_\_\_\_\_
- Non-Buildable \_\_\_\_\_

2. FIRE SUPPRESSION:

Water supply source: LAKES

3. INCLUDED IN YOUR PROPOSED PLAN?

- Sidewalks
- Curbs
- Gutters
- Street Lights
- None

NON-RESIDENTIAL USES

1. SPECIFIC USE: Sand & Gravel Extraction

2. DAYS AND HOURS OF OPERATION: Reference Letter of Intent

- Monday 7 AM to 7 PM
- Tuesday 7 AM to 7 PM
- Wednesday \_\_\_\_\_ to \_\_\_\_\_
- Thursday \_\_\_\_\_ to \_\_\_\_\_
- Friday \_\_\_\_\_ to \_\_\_\_\_
- Saturday \_\_\_\_\_ to \_\_\_\_\_
- Sunday \_\_\_\_\_ to \_\_\_\_\_

(Occasionally)  
(Occasionally)

3. WILL YOU HAVE EMPLOYEES?  Yes If so, how many? 4-7  No

4. WILL YOU HAVE A SIGN?  Yes  No  Lighted  Non-Lighted

Height: \_\_\_\_\_ ft Width: \_\_\_\_\_ ft Height above ground: \_\_\_\_\_ ft

What type of sign: \_\_\_\_\_ Wall \_\_\_\_\_ Freestanding \_\_\_\_\_ Other

5. PARKING AND LOADING:

How many parking spaces? 10

Is there is a loading or unloading area? Yes; reference Reclamation Plan & Letter of Intent

**ANIMAL CARE-RELATED USES**

1. MAXIMUM NUMBER OF ANIMALS: N/A

2. HOW WILL ANIMALS BE HOUSED AT THE LOCATION?

Building     Kennel     Individual Housing     Other N/A

3. HOW DO YOU PROPOSE TO MITIGATE NOISE? N/A

Building     Enclosure     Barrier/Berm     Bark Collars

4. ANIMAL WASTE DISPOSAL N/A

Individual Domestic Septic System     Animal Waste Only Septic System  
 Other: \_\_\_\_\_



June 14, 2023  
Syman Project No. 231308

Canyon County Development Services  
111 North 11<sup>th</sup> Ave., #140  
Caldwell, ID 83605

SUBJECT: Conditional Use Permit – Mianco Property  
Notus Rd.  
Caldwell, Idaho 83607

Dear Development Services,

I am writing on behalf of Nampa Paving & Asphalt Co. We are requesting a conditional use permit (CUP) to operate a sand and gravel pit on approximately 103-acres of the approximately 179-acre subject parcels. The subject parcels are R35939 and R35938. These parcels will be leased from the Mianco Limited Partnership by Nampa Paving and Asphalt Co. The growth in construction and public works projects in the Treasure Valley have increased the need for construction aggregates. The subject parcels will serve Canyon County's various construction and infrastructure related projects. Nampa Paving and Asphalt Co. was established in the early 1980s and has positioned itself as a leader in the construction industry in Idaho.

There are numerous aggregate operations in the surrounding area. Sunroc Construction and Materials operates a mine west of the subject parcels. Idaho Materials and Construction, Knife River Corporation, JMAC Resources, Thueson Construction Inc., and Western Construction Inc. operate aggregate mines South of the Mianco Property. Canyon Highway District No 4 owns land directly South of the proposed aggregate pit, where mining operations have occurred as well.

According to the Canyon County Assessor's property detail page, the Property Class is labeled as Irrigated Agricultural Land Vacant. The surrounding area is consistent with this Property Class. Primarily, the area consists of agricultural and pasture lands, as well as the prior mentioned aggregate mining and processing operations. The subject parcels are bordered to the East and Northeast by the Boise River and to the South by the Upper and Lower Center Point Canals. The subject parcels are bordered to the West by Notus Road.

Notus Road and Boise River Road will serve as access roads to the aggregate mine. With the numerous pits in the area, traffic will not be dramatically impacted, and vehicle types will be consistent with the traffic that is currently in the area. The pit access point will be directly east of the Boise River Road.

Historically, the subject parcels have been used as pastureland for grazing cattle. This is the current land use. The land will continue to be used as pastureland for cattle while the subject parcels are mined in three different phases. This will allow for concurrent beneficial land uses. The Mianco Property contains significant aggregate resources, as is proven by the many aggregate mines throughout the area. The subject parcels have high water tables. The United States Department of Agriculture's Web Soil Survey states that the groundwater is between 12 and 36 inches below ground surface. Web Soil Survey

also states that at 14 to 21 inches below ground surface, layers of sand and gravel start. The high groundwater will also result in little dust generation occurring during aggregate extraction. Due to high groundwater, aggregate extraction areas will need to be dewatered. Dewatering will be performed in accordance with all applicable laws and regulations. Due to the proximity of existing unnamed ditches, dewatering will occur without discharging to the Boise River, therefore avoiding potential impacts to the Boise River water quality or the river channel. Best management practices will ensure that dust generation from roadways will be limited, and berms will surround the mineable areas.

Operational hours under this CUP are desired from 7 AM to 7 PM, Monday through Saturday. Occasionally, there will be the need to operate the aggregate pit with successive shifts to maintain operations for 24 hours for several days. 24-hour operations will be due to conditions imposed on constructions projects that are centered around nighttime operations. These normal proposed operational hours will not deviate from agricultural and mining operations in the area. Processing activities at the site will include crushing and sorting of mined gravel material. If an asphalt hot plant is required in the future due to project locations, the proper permitting will be obtained, and plans will be updated accordingly. However, an asphalt hot plant is not anticipated for this site. Crushing of gravel will not occur after 7:00 PM or before 7:00 AM. We are requesting that the CUP be approved for a period of 15 years. Nampa Paving would like to commence mining operations as soon as possible. The number of employees anticipated on the Mianco Property is approximately 15 employees during peak operations. Parking locations are delineated on the site map, and the size of the parking area will be able to accommodate the number of employees during peak operations.

All applicable county setbacks will be met, as illustrated on our site plan. We have already considered the floodway during our design, which is illustrated on our site plan. Setbacks will be maintained from the floodway, and there will not be any mining operations or disturbances occurring in the floodway. The floodway base map was adapted to our site plan using Idaho Department of Water Resources Floodplain Management Map.

According to Canyon County's 2020 Comprehensive Plan's Nature Resource Component, Mineral Resource Policies should conform to the following:

1. Sand and gravel mining operations should be located to avoid potential adverse impacts to the river channel.
2. Encourage measures to provide for future use of an excavated site such as, but not limited to industrial, commercial, and residential development.
3. Encourage miner-extraction site design and operation so as to minimize noise, dust and increased traffic to extent reasonably practical.
4. Consideration should be given, but not limited to the following impacts: economic value of the ground, access to the ground, compatibility with surrounds, noise, traffic, visual aesthetics and flooding.
5. Encourage sand and gravel extraction and associated uses to mitigate adverse impacts on surrounding land uses and natural resources.
6. Mineral extraction sites should be designed to facilitate their reclamation for future use.

As illustrated in this narrative, in our site plan, and in the Mianco Property Reclamation Plan, mineral extraction at this location meets the applicable policies listed, while also meeting many of the 2020 Comprehensive Plan's Economic Development goals. The Mianco Property Reclamation Plan illustrates how the area will be responsibly reclaimed. At this time, the area is envisioned to be multiple ponds.



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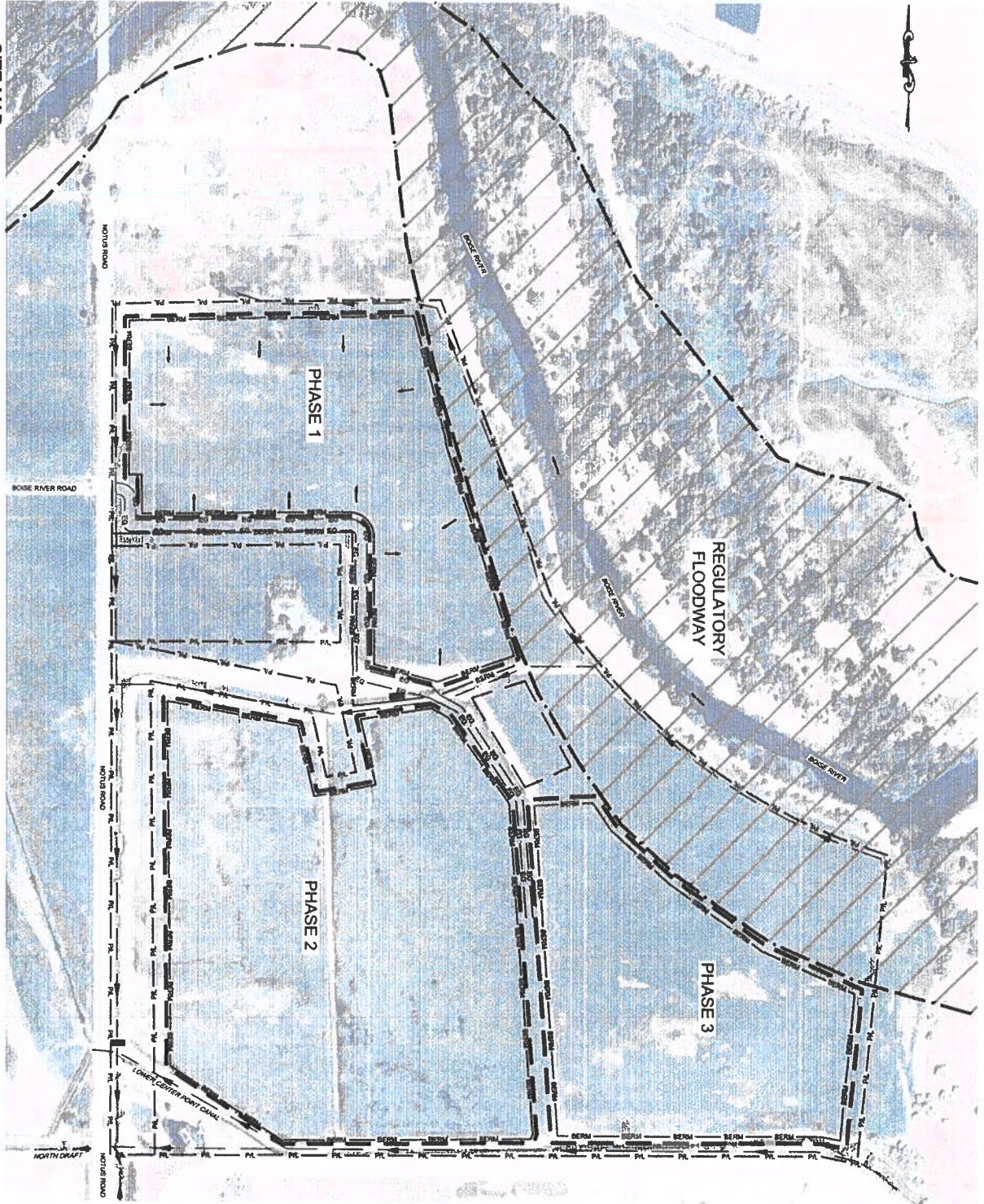
This property provides one of the needed sources for sand and gravel in Canyon County. Many of the sand and gravel resources in Canyon County are in this area, as is proven by the large number of aggregate mines nearby. The area is also ideal for the simple fact that there are very few residences in the immediate vicinity that will be impacted by additional mining operations. To accommodate the continued growth in Canyon County, construction aggregates will continue to be an essential resource. Nampa Paving and Asphalt company has been a responsible entity in mineral resource extraction. This property will serve to bring vital aggregate resources to the County, in a manner that is economically and environmentally beneficial.

Sincerely,

Adam Lyman  
PE, CPESC



**SITE MAP**  
1:200 (220'x110' FULL SIZE)



**LEGEND**

1. PROPERTY LINE	---
2. EXCAVATION PAVING	---
3. STOCKPILE/STORAGE	---
4. CANAL DITCH	---
5. STRUCTURES	---
6. BERM	---
7. LEVEL OF FLOODWAY	---
8. FLOODWAY	---

**CS-101**

DATE: 05/20/23  
 DRAWN BY: JIM MATTHEWS  
 CHECKED BY: JIM MATTHEWS  
 PROJECT: MIANCO PROPERTY

NO.	DATE	BY	DESCRIPTION

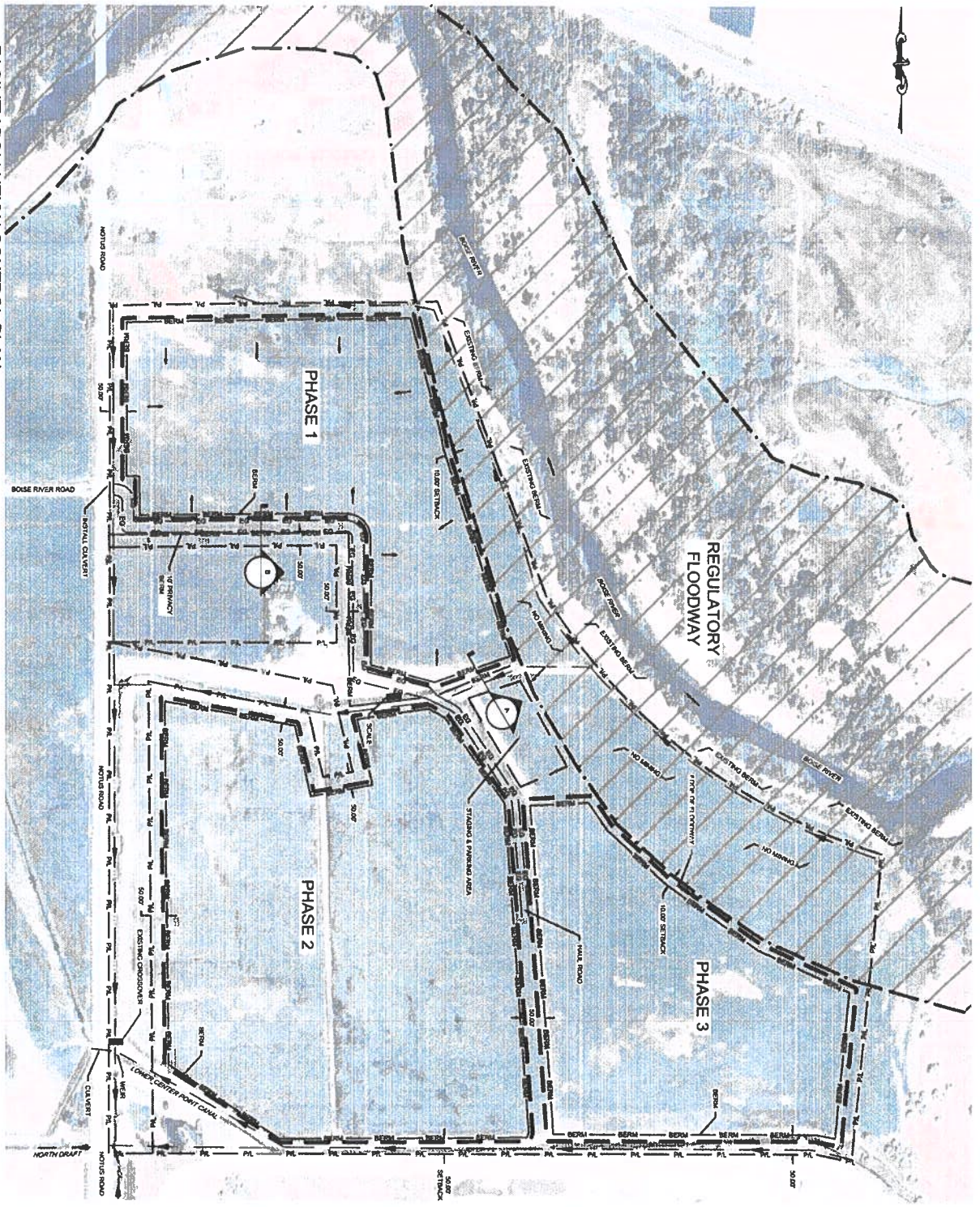
**SITE MAP**  
 MIANCO PROPERTY  
 MIANCO PROPERTY  
 CANYON COUNTY CALDWELL, IDAHO  
 NAMPA PAVING



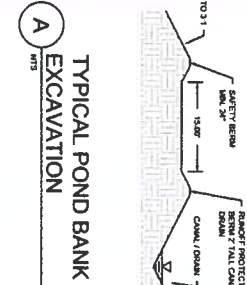
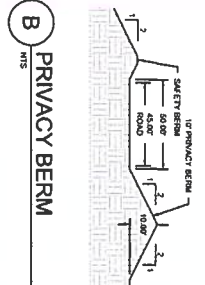
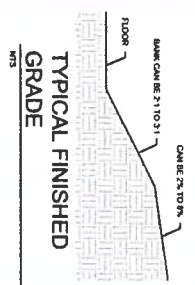
**SYMAN, LLC**  
 2101 De la Drive  
 Nampa, Idaho 83687  
 Phone (206) 287-8420

**FACILITY POLLUTION CONTROL PLAN**

1:200 (23.25' HORIZ. SCALE)



20' 0' 40' 80' 160' 320' 640' (SCALE IN FEET)



**LEGEND**

1. PROPERTY LINE	PL	PL
2. EXCAVATION PROTECTION	---	---
3. STORAGE STORAGE	---	---
4. CANAL DITCH	---	---
5. STRUCTURES	---	---
6. BERM	---	---
7. EDGE OF FLOODWAY	---	---
8. FLOODWAY	---	---

DATE: 2/10/2023  
 DRAWN BY: J. MATTHEWS  
 CHECKED BY: J. MATTHEWS  
 PROJECT NO: FP-101

NO.	DATE	BY	DESCRIPTION

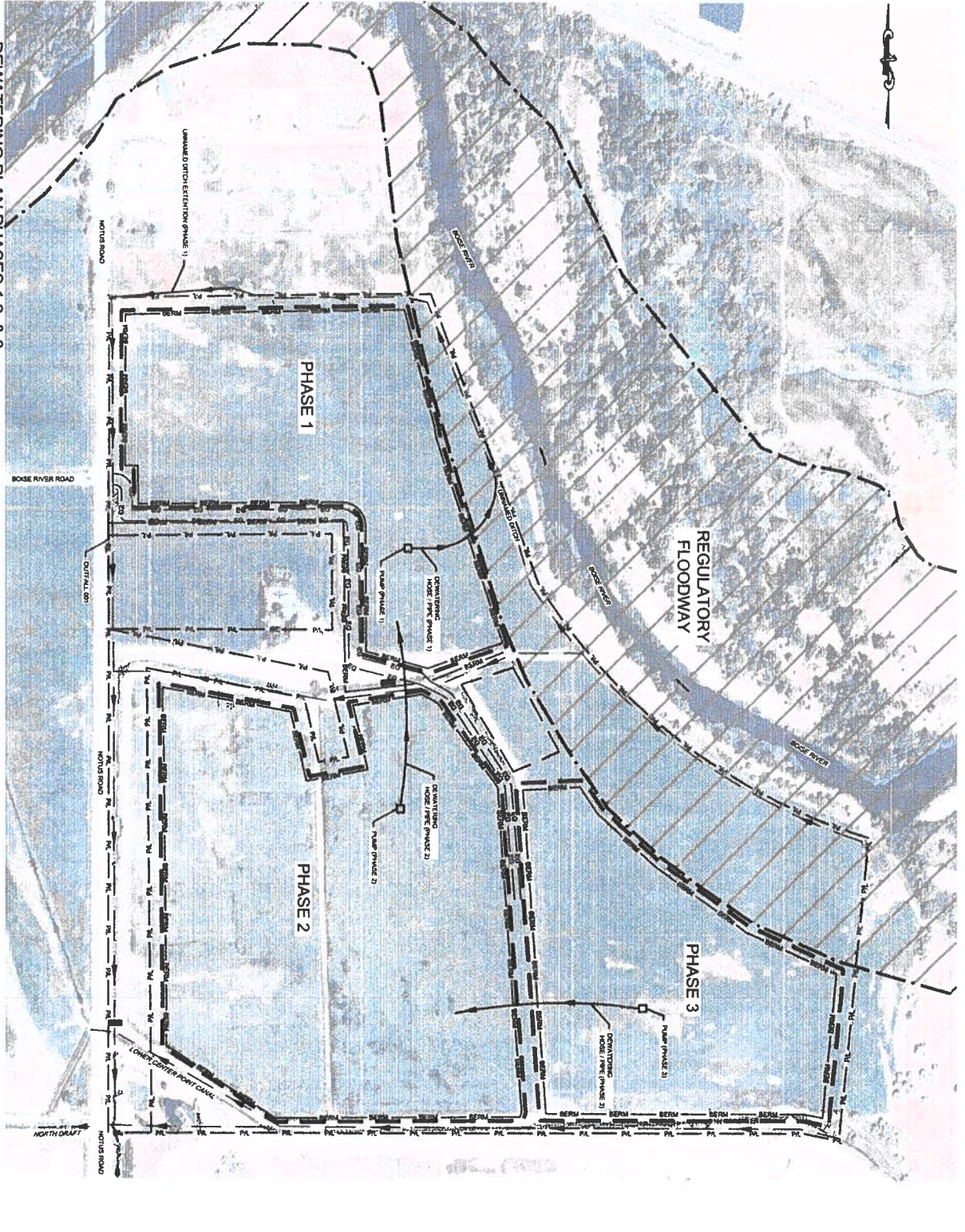
FACILITY PLAN  
 MIANCO PROPERTY  
 MIANCO PROPERTY  
 CANYON COUNTY CALDWELL, IDAHO  
 NAMPA PAVING



**SYMAN, LLC**  
 2101 Delta Drive  
 Nampa, Idaho 83687  
 Phone (206) 287-8420

**DEWATERING PLAN PHASES 1, 2, & 3**

1"=200' (SCALE IN FEET)



**LEGEND**

- 1. PROPERTY LINE
- 2. EXISTING PAVING
- 3. STOCKPILE / STORAGE
- 4. CANAL / DITCH
- 5. STRUCTURES
- 6. BERM
- 7. EDGE OF FLOODWAY
- 8. FLOODWAY

**DW-101**

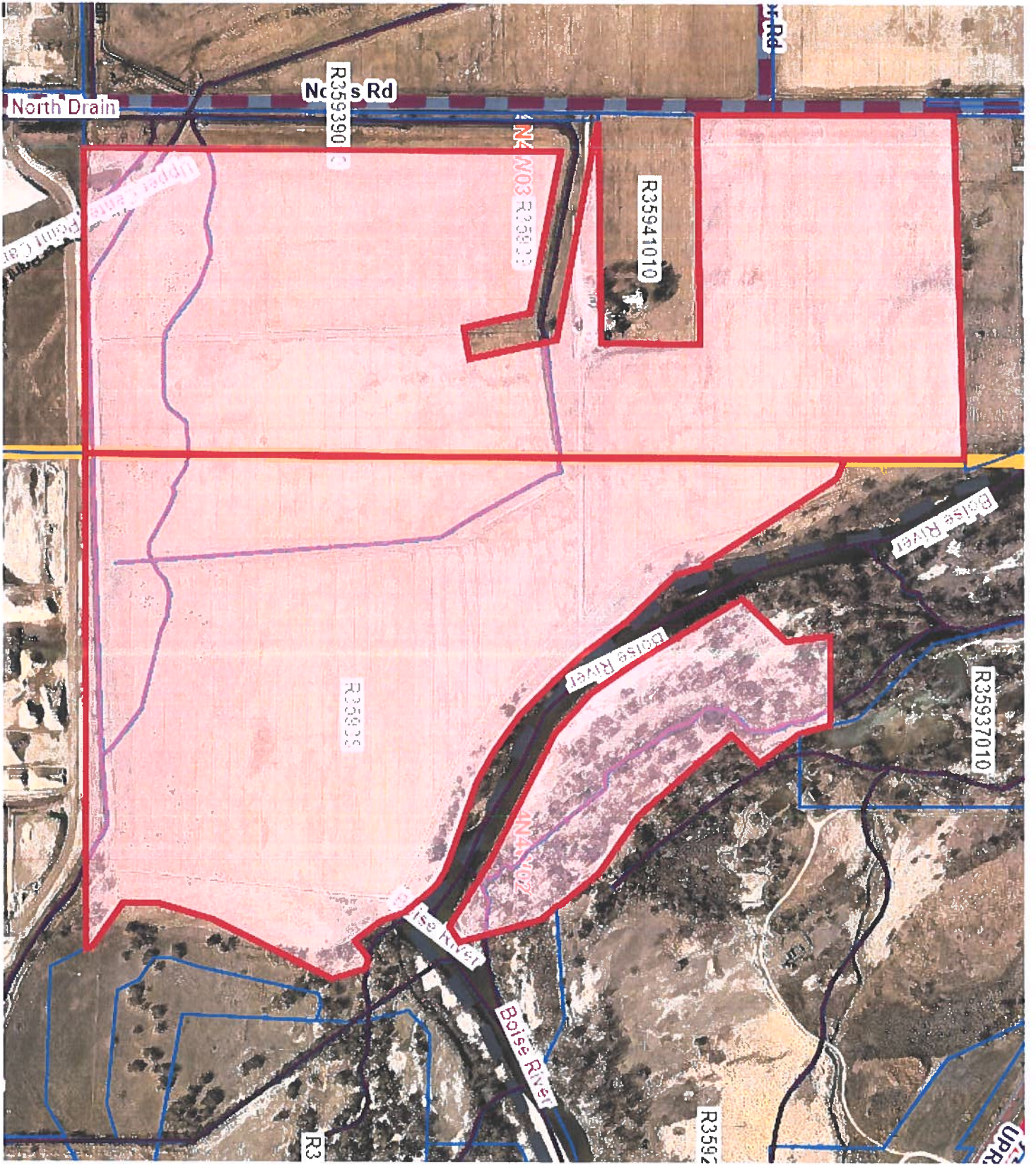
DATE: 6/6/2023  
 DRAWN BY: JIM MATTHEWS  
 CHECKED BY: JIM MATTHEWS  
 PROJECT: MIANCO PROPERTY

REVISION NO.	DATE	BY	DESCRIPTION

DEWATERING PLAN  
 MIANCO PROPERTY  
 MIANCO PROPERTY  
 CANYON COUNTY CALDWELL, IDAHO  
 NAMPA PAVING

**SYMAN, LLC**  
 2101 De la Drive  
 Nampa, Idaho 83687  
 Phone (206) 287-8420







**R35939**

**PARCEL INFORMATION REPORT**

9/6/2023 2:37:30 PM

**PARCEL NUMBER: R35939**

**OWNER NAME: MIANCO LIMITED PARTNERSHIP**

**CO-OWNER:**

**MAILING ADDRESS: 567 S ARCHSTONE WAY BOISE ID 83709**

**SITE ADDRESS: 0 NOTUS RD**

**TAX CODE: 1520000**

**TWP: 4N RNG: 4W SEC: 03 QUARTER: NE**

**ACRES: 83.53**

**HOME OWNERS EXEMPTION: No**

**AG-EXEMPT: Yes**

**DRAIN DISTRICT: DD6**

**ZONING DESCRIPTION: AG / AGRICULTURAL**

**HIGHWAY DISTRICT: GOLDEN-GATE HWY**

**FIRE DISTRICT: CALDWELL RURAL FIRE**

**SCHOOL DISTRICT: VALLIVUE SCHOOL DIST**

**IMPACT AREA: NOTUS**

**FUTURE LAND USE 2011-2022 : AG**

**FLU Overlay Zone Desc 2030:**

**FLU RR Zone Desc 2030:**

**FUTURE LAND USE 2030: AG**

**IRRIGATION DISTRICT: UPPER CENTER POINT DITCH CO \ LOWER CENTERPOINT DITCH CO**

**FEMA FLOOD ZONE: AE/X FLOODWAY: FLOODWAY FIRM PANEL: 16027C0208F**

**WETLAND: Freshwater Pond**

**NITRATE PRIORITY: NO Nitrate Prio**

**FUNCTIONAL Classification: Major Collector**

**INSTRUMENT NO. : 2008035105**

**SCENIC BYWAY: NOT In Scenic Byway**

**LEGAL DESCRIPTION: 03-4N-4W NE E1/2 NE AND SE LS TX 1, 7, 8, 06937, 98341, 07273 & LS RD, DRAIN, AND 25'STRIP W OF DRAIN**

**PLATTED SUBDIVISION:**

**SMALL CITY ZONING:**

**SMALL CITY ZONING TYPE:**



**DISCLAIMER:**

1. FEMA FLOOD ZONE REFERS TO THE DESIGNATED FEMA FLOOD AREAS. POSSIBLY ONE (1) OF SEVERAL ZONES - SEE FIRM PANEL NUMBER.
2. THIS FORM DOES NOT CALCULATE DATA FOR PARCELS INSIDE CITY LIMITS SO WATCH YOURSELVES.
3. WETLANDS CLASSIFICATION WILL POPULATE IF "ANY" PORTION OF SAID PARCEL CONTAINS A DELINEATED WETLAND.
4. COLLECTORS AND ARTERIALS ARE BASED ON THE SHERIFFS CENTERLINE WITH AN ADDITIONAL 100 FOOT BUFFER.

CANYON COUNTY ASSUMES NO LIABILITY FOR DIRECT, INDIRECT, SPECIAL, OR CONSEQUENTIAL DAMAGES RESULTING FROM THE USE OR MISUSE OF THIS PARCEL INFORMATION TOOL OR ANY OF THE INFORMATION CONTAINED HEREIN.

**R35938**

**PARCEL INFORMATION REPORT**

9/6/2023 2:37:47 PM

**PARCEL NUMBER: R35938**

**OWNER NAME: MIANCO LIMITED PARTNERSHIP**

**CO-OWNER:**

**MAILING ADDRESS: 567 S ARCHSTONE WAY BOISE ID 83709**

**SITE ADDRESS: 0 NOTUS RD**

**TAX CODE: 1280000**

**TWP: 4N RNG: 4W SEC: 02 QUARTER: SW**

**ACRES: 95.66**

**HOME OWNERS EXEMPTION: No**

**AG-EXEMPT: Yes**

**DRAIN DISTRICT: DD6**

**ZONING DESCRIPTION: AG / AGRICULTURAL**

**HIGHWAY DISTRICT: CANYON HWY**

**FIRE DISTRICT: CALDWELL RURAL FIRE**

**SCHOOL DISTRICT: VALLIVUE SCHOOL DIST**

**IMPACT AREA: NOTUS**

**FUTURE LAND USE 2011-2022 : AG**

**FLU Overlay Zone Desc 2030:**

**FLU RR Zone Desc 2030:**

**FUTURE LAND USE 2030: AG**

**IRRIGATION DISTRICT: CANYON HILL IRRIGATION DISTRICT**

**FEMA FLOOD ZONE: AE FLOODWAY: FLOODWAY FIRM PANEL: 16027C0208F**

**WETLAND: Freshwater Emergent Wetland**

**NITRATE PRIORITY: NO Nitrate Prio**

**FUNCTIONAL Classification: NOT In COLLECTOR**

**INSTRUMENT NO. : 2008035105**

**SCENIC BYWAY: NOT In Scenic Byway**

**LEGAL DESCRIPTION: 02-4N-4W SW TX 08361 IN W1/2**

**PLATTED SUBDIVISION:**

**SMALL CITY ZONING:**

**SMALL CITY ZONING TYPE:**



**DISCLAIMER:**

1. FEMA FLOOD ZONE REFERS TO THE DESIGNATED FEMA FLOOD AREAS, POSSIBLY ONE (1) OF SEVERAL ZONES - SEE FIRM PANEL NUMBER.
2. THIS FORM DOES NOT CALCULATE DATA FOR PARCELS INSIDE CITY LIMITS SO WATCH YOURSELVES.
3. WETLANDS CLASSIFICATION WILL POPULATE IF "ANY" PORTION OF SAID PARCEL CONTAINS A DELINEATED WETLAND.
4. COLLECTORS AND ARTERIALS ARE BASED ON THE SHERIFFS CENTERLINE WITH AN ADDITIONAL 100 FOOT BUFFER.

CANYON COUNTY ASSUMES NO LIABILITY FOR DIRECT, INDIRECT, SPECIAL, OR CONSEQUENTIAL DAMAGES RESULTING FROM THE USE OR MISUSE OF THIS PARCEL INFORMATION TOOL OR ANY OF THE INFORMATION CONTAINED HEREIN.



# LAND USE WORKSHEET

PLEASE CHECK ALL THAT APPLY TO YOUR REQUEST:

## GENERAL INFORMATION

1. **DOMESTIC WATER:**    Individual Domestic Well    Centralized Public Water System    City  
 N/A – Explain why this is not applicable: No discernable need.  
 How many Individual Domestic Wells are proposed? Zero

2. **SEWER (Wastewater)**    Individual Septic    Centralized Sewer system  
 N/A – Explain why this is not applicable: Using portable toilets.

3. **IRRIGATION WATER PROVIDED VIA:**  
 Surface    Irrigation Well    None

4. **IF IRRIGATED, PROPOSED IRRIGATION:** N/A  
 Pressurized    Gravity

5. **ACCESS:**  
 Frontage    Easement   Easement width \_\_\_\_\_ Inst. # \_\_\_\_\_

6. **INTERNAL ROADS:**  
 Public    Private   Road User's Maintenance Agreement Inst # N/A

7. **FENCING** N/A    Fencing will be provided (Please show location on site plan)  
Type: \_\_\_\_\_ Height: \_\_\_\_\_

8. **STORMWATER:**    Retained on site    Swales    Ponds    Borrow Ditches  
 Other: Syman, LLC

9. **SOURCES OF SURFACE WATER ON OR NEARBY PROPERTY:** (i.e. creeks, ditches, canals, lake)  
\_\_\_\_\_

**RESIDENTIAL USES**

**1. NUMBER OF LOTS REQUESTED:**

- Residential   0         Commercial   0         Industrial   0    
 Common   0         Non-Buildable   0

**2. FIRE SUPPRESSION:**

Water supply source:   Ponds  

**3. INCLUDED IN YOUR PROPOSED PLAN?**

- Sidewalks     Curbs     Gutters     Street Lights     None

**NON-RESIDENTIAL USES**

**1. SPECIFIC USE:**   Long-term mineral extraction  

**2. DAYS AND HOURS OF OPERATION:** See letter of intent for special circumstances.

- Monday        7am   to   6:30pm    
 Tuesday        7am   to   6:30pm    
 Wednesday        7am   to   6:30pm    
 Thursday        7am   to   6:30pm    
 Friday        7am   to   6:30pm    
 Saturday        7am   to   6:30pm    
 Sunday        7am   to   6:30pm

**3. WILL YOU HAVE EMPLOYEES?**  Yes If so, how many?   10 on site    No See letter of intent for special circumstances.

**4. WILL YOU HAVE A SIGN?**  Yes  No  Lighted  Non-Lighted

Height:        ft      Width:        ft.      Height above ground:        ft

What type of sign:        Wall        Freestanding        Other

**5. PARKING AND LOADING:**

How many parking spaces?   10  

Is there is a loading or unloading area?   N/A

**ANIMAL CARE-RELATED USES**

1. **MAXIMUM NUMBER OF ANIMALS:**     N/A    

2. **HOW WILL ANIMALS BE HOUSED AT THE LOCATION?**

Building     Kennel     Individual Housing     Other \_\_\_\_\_

3. **HOW DO YOU PROPOSE TO MITIGATE NOISE?**

Building     Enclosure     Barrier/Berm     Bark Collars

4. **ANIMAL WASTE DISPOSAL**

Individual Domestic Septic System     Animal Waste Only Septic System

Other: \_\_\_\_\_



## AGENCY ACKNOWLEDGMENT

Date: AUGUST 28, 2023  
Applicant: NAMPA PAVING  
Parcel Number: R-35938 + R-35939  
Site Address: \_\_\_\_\_

**SIGNATURES DO NOT INDICATE APPROVAL OR COMPLETION OF OFFICIAL REVIEW.**

The purpose of this form is to facilitate communication between applicants and agencies so that relevant requirements, application processes, and other feedback can be provided to applicants early in the planning process. Record of communication with an agency regarding the project can be submitted instead of a signature. After the application is submitted, impacted agencies will be sent a hearing notification by DSD staff and will have the opportunity to submit comments.

**Southwest District Health:**

Applicant submitted/met for informal review.

Date: 8/29/23 Signed: \_\_\_\_\_  
Authorized Southwest District Health Representative  
(This signature does not guarantee project or permit approval)

**Fire District:**

Applicant submitted/met for informal review.

Date: 8/29/23 Signed: Austin CFD \_\_\_\_\_  
Authorized Fire District Representative  
(This signature does not guarantee project or permit approval)

**Highway District:**

Applicant submitted/met for informal review.

Date: \_\_\_\_\_ Signed: \_\_\_\_\_  
Authorized Highway District Representative  
(This signature does not guarantee project or permit approval)

**Irrigation District:**

Applicant submitted/met for informal review.

Date: \_\_\_\_\_ Signed: \_\_\_\_\_  
Authorized Irrigation Representative  
(This signature does not guarantee project or permit approval)

**Area of City Impact**

Applicant submitted/met for informal review.

Date: 8/29/23 Signed: Scott Vollmer city clerk \_\_\_\_\_  
Authorized AOCI Representative  
(This signature does not guarantee project or permit approval)



## AGENCY ACKNOWLEDGMENT

Date: AUGUST 28, 2023  
Applicant: NAMPA PAVING  
Parcel Number: R-35938 + R-35939  
Site Address: \_\_\_\_\_

### **SIGNATURES DO NOT INDICATE APPROVAL OR COMPLETION OF OFFICIAL REVIEW.**

The purpose of this form is to facilitate communication between applicants and agencies so that relevant requirements, application processes, and other feedback can be provided to applicants early in the planning process. Record of communication with an agency regarding the project can be submitted instead of a signature. After the application is submitted, impacted agencies will be sent a hearing notification by DSD staff and will have the opportunity to submit comments.

#### **Southwest District Health:**

Applicant submitted/met for informal review.

Date: 8/30/23 Signed: Anthony Lee  
Authorized Southwest District Health Representative  
(This signature does not guarantee project or permit approval)

#### **Fire District:**

Applicant submitted/met for informal review.

Date: \_\_\_\_\_ Signed: \_\_\_\_\_  
Authorized Fire District Representative  
(This signature does not guarantee project or permit approval)

#### **Highway District:**

Applicant submitted/met for informal review.

Date: \_\_\_\_\_ Signed: \_\_\_\_\_  
Authorized Highway District Representative  
(This signature does not guarantee project or permit approval)

#### **Irrigation District:**

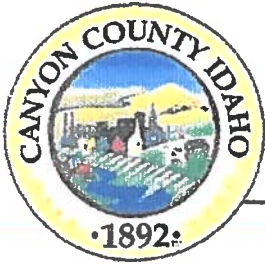
Applicant submitted/met for informal review.

Date: \_\_\_\_\_ Signed: \_\_\_\_\_  
Authorized Irrigation Representative  
(This signature does not guarantee project or permit approval)

#### **Area of City Impact**

Applicant submitted/met for informal review.

Date: \_\_\_\_\_ Signed: \_\_\_\_\_  
Authorized AOCI Representative  
(This signature does not guarantee project or permit approval)



# AGENCY ACKNOWLEDGMENT

Date: AUGUST 28, 2023  
 Applicant: NAMPA PARKING  
 Parcel Number: R-35435 & R-35959  
 Site Address: \_\_\_\_\_

**SIGNATURES DO NOT INDICATE APPROVAL OR COMPLETION OF OFFICIAL REVIEW.**

The purpose of this form is to facilitate communication between applicants and agencies so that relevant requirements, application processes, and other feedback can be provided to applicants early in the planning process. Record of communication with an agency regarding the project can be submitted instead of a signature. After the application is submitted, impacted agencies will be sent a hearing notification by DSD staff and will have the opportunity to submit comments.

**Southwest District Health:**

Applicant submitted/met for informal review.

Date: \_\_\_\_\_ Signed: \_\_\_\_\_  
 Authorized Southwest District Health Representative  
 (This signature does not guarantee project or permit approval)

**Fire District:**

District: \_\_\_\_\_

Applicant submitted/met for informal review.

Date: \_\_\_\_\_ Signed: \_\_\_\_\_  
 Authorized Fire District Representative  
 (This signature does not guarantee project or permit approval)

**Highway District:**

District: \_\_\_\_\_

Applicant submitted/met for informal review.

Date: 8-30-23 Signed: [Signature]  
 Authorized Highway District Representative  
 (This signature does not guarantee project or permit approval)

**Irrigation District:**

District: Notus-Panna Highway District #2

Applicant submitted/met for informal review.

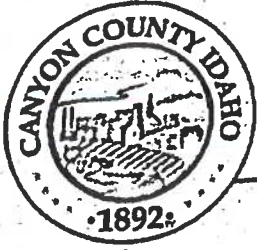
Date: \_\_\_\_\_ Signed: \_\_\_\_\_  
 Authorized Irrigation Representative  
 (This signature does not guarantee project or permit approval)

**Area of City Impact**

City: \_\_\_\_\_

Applicant submitted/met for informal review.

Date: \_\_\_\_\_ Signed: \_\_\_\_\_  
 Authorized AOCI Representative  
 (This signature does not guarantee project or permit approval)



# AGENCY ACKNOWLEDGMENT

Date: AUGUST 28, 2023  
 Applicant: NAMPA PAVING  
 Parcel Number: R-35938 & R-35959  
 Site Address: \_\_\_\_\_

**SIGNATURES DO NOT INDICATE APPROVAL OR COMPLETION OF OFFICIAL REVIEW.**  
 The purpose of this form is to facilitate communication between applicants and agencies so that relevant requirements, application processes, and other feedback can be provided to applicants early in the planning process. Record of communication with an agency regarding the project can be submitted instead of a signature. After the application is submitted, impacted agencies will be sent a hearing notification by DSD staff and will have the opportunity to submit comments.

### Southwest District Health:

Applicant submitted/met for informal review.

Date: \_\_\_\_\_ Signed: \_\_\_\_\_  
 Authorized Southwest District Health Representative  
 (This signature does not guarantee project or permit approval)

District: \_\_\_\_\_

### Fire District:

Applicant submitted/met for informal review.

Date: \_\_\_\_\_ Signed: \_\_\_\_\_  
 Authorized Fire District Representative  
 (This signature does not guarantee project or permit approval)

District: \_\_\_\_\_

### Highway District:

Applicant submitted/met for informal review.

Date: \_\_\_\_\_ Signed: \_\_\_\_\_  
 Authorized Highway District Representative  
 (This signature does not guarantee project or permit approval)

District: \_\_\_\_\_

### Irrigation District:

Applicant submitted/met for informal review.

Date: 9-1-23 Signed: Christie Wood Gumb  
 Authorized Irrigation Representative  
 (This signature does not guarantee project or permit approval)

City: \_\_\_\_\_

### Area of City Impact

Applicant submitted/met for informal review.

Date: \_\_\_\_\_ Signed: \_\_\_\_\_  
 Authorized AOCI Representative  
 (This signature does not guarantee project or permit approval)

DISCLAIMER: THIS ACKNOWLEDGMENT IS ONLY VALID SIX MONTHS FROM THE DATE ISSUED

**SOUTHWEST SUPERVISORY AREA**

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



DUSTIN MILLER, DIRECTOR  
EQUAL OPPORTUNITY EMPLOYER

**STATE BOARD OF LAND COMMISSIONERS**

*Brad Little, Governor*  
*Phil McGrane, Secretary of State*  
*Raúl R. Labrador, Attorney General*  
*Brandon D. Woolf, State Controller*  
*Debbie Critchfield, Sup't of Public Instruction*

August 23<sup>rd</sup>, 2023

Nampa Paving and Asphalt Company  
444 Karcher Rd  
Nampa, ID 83687

To whom it may concern,

This correspondence is notification that the following reclamation plan was approved on 8/23/2023:

PLAN NO.	ACRES	COUNTY	LEGAL DESCRIPTION
S603006	179	Canyon	T04N R04W Sec 2 SW1/4 Sec 3 NE1/4

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. **An initial reclamation bond in the amount of \$44,310.00 for up to 30 acres of disturbance will be submitted to and maintained with the Idaho Department of Lands prior to conducting surface mining 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), waste water 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 September 13, 2023, the stipulations will be considered as accepted.

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

Sincerely,

A handwritten signature in blue ink, appearing to read "Connor MacMahon", written in a cursive style.

Connor MacMahon  
Resource Supervisor—Lands and Waterways



June 19, 2023  
Syman Project No. 231308

Idaho Department of Lands  
ATTN: Connor MacMahon  
8355 W. State St.  
Boise, ID 83714

SUBJECT: Reclamation Plan – Mianco Property  
Notus Rd. & Boise River Rd.  
Caldwell, Idaho 83607

**Operations Description:**

The parcel is not currently undergoing any mining activities. Nampa Paving and Asphalt Co. plans to excavate three ponds on the property in three different phases. The property is approximately 179-acres with an estimated 104-acres being involved in the mining activities, including the excavations, staging, access, and stockpile areas. The gravel resources will be processed on-site and will be sold commercially or used in Nampa Paving’s construction projects. As the extraction of the mineral resources concludes, the preserved topsoil will be employed as a growth medium for the final reclamation vegetation. Moreover, the surplus overburden from the excavations will be utilized to construct slopes and form uneven pond banks, aiming to ultimately create amenity ponds for prospective public recreational activities.

A minimum 50-foot undisturbed buffer will be maintained around all sides of the property boundaries. The 50-foot buffer will be used for access and the stockpiling of overburden during construction of the ponds. A larger buffer from the property lines will be established on the east side of Phase 1 and Phase 3. This additional buffer will be established to protect the Boise River floodway. The floodway location was determined using Idaho Department of Water Resources Floodplain Management Map. The property and residence located at 23596 Notus Road lies in the center of the proposed mining activity site. This property will have a 10-foot-tall privacy berm constructed along the north and east of the property line.

The facility access road will be constructed directly adjacent the intersection of Notus Road and Boise River Road. The planned access road will run west to east along the southside of the Phase 1 berm. A scale will be installed along the access road, west of the privacy berm and adjacent to the staging area situated between Phase 1 and 3. The ponds will be located at various distances from the access point of the gravel pit. In relation to the access point of the pit, the Phase 1 pond is approximately 300 feet away, the Phase 2 pond is 2,000 feet away, and the Phase 3 pond is 1,300 feet away. As work progresses, additional access roads and haul routes may be constructed within the property. These roads will be constructed with gravel to limit dust, and during dry months, these roads will be watered to further minimize dust.

The mining operations on the site will involve the systematic removal of available topsoil and overburden from the active mining area. These excavated materials will then be stockpiled along the east perimeters of the site to form sight and sound berms. These berms will remain in place throughout the mining process, serving as visual and noise barriers. To mitigate erosion, the stockpiles will be shaped and seeded until they are required for the reclamation phase. Additionally, portions of the topsoil and overburden soil will be utilized to construct berms around the downslope areas of the ponds, providing effective erosion

Nampa Paving & Asphalt Co.  
June 19, 2023  
Syman Project No. 231308

control measures. Within the active mining area, the primary location for aggregate stockpiles will be designated.

The mining operations on the site will be focused on extracting a gravel layer situated approximately 30 feet below the existing surface. Based on the geological characteristics of the surrounding area, it is estimated that the depth of the gravel layer will range between 5 and 30 feet beneath the surface. Throughout the mining process, the operational slopes will adhere to the natural angle of repose of the soil, with a ratio of 2 to 1.

Aggregate processing equipment will be on site continuously. Processing equipment will consist of mechanical screens, a crusher, and multiple conveyors. Dozers, loaders, and excavators will also operate at the site as needed to move the in-situ aggregates to the processing equipment and load trucks at the site. Aggregates will be delivered offsite with trucks. Employee parking will be on site, typically within the 50-foot buffer between the ponds and the excavation.

Operational hours will occur according to the Canyon County conditional use permit. As illustrated on the Reclamation Plan Site Map, REC-101, the estimated area of disturbed land during the first year of operation is the entirety of Phase 1. This is approximately 30.2 -acres. The anticipated construction date for the Mianco Property is January 1, 2024. The planned reconstruction of the site is fifteen (15) years from the start date and therefore would be December 31, 2039. The estimated timeframe to reclaim the site would be between 90 and 180-days, and therefore would be abandoned, at the latest, June 30, 2039.

#### **Best Management Practices:**

The site operator will secure coverage under the Environmental Protection Agency's NPDES Multi-sector General Permit (MSGP) to address stormwater discharges associated with industrial activity. In compliance with the MSGP Sector J: Mineral Mining and Dressing, a Stormwater Pollution Prevention Plan (SWPPP) will be developed and regularly modified throughout the mining operations. Site inspections will be conducted as required by the MSGP, with specific focus on monitoring stormwater discharges. Water samples will be collected and analyzed to assess compliance with the applicable water quality standards outlined in Sector J.

An unnamed irrigation canal runs approximately 2,300-feet along the north and east property line, discharging from the site at the residence of 23596 Notus Road. This ditch will be utilized for dewatering activities anticipated during mining activities of Phase 1. The Lower Center Point Canal lines the southern property line and may be susceptible to sediment runoff during grubbing and construction of site berms. To safeguard these waterways against sediment and erosion, a range of Best Management Practices (BMPs) will be implemented. These BMPs will adhere to the guidelines provided by the Idaho Department of Environmental Quality (IDEQ) Catalog of Stormwater BMPs for Cities and Counties.

In the site preparation phase, topsoil will be removed, and stockpiles will be constructed along the site perimeter. These stockpiles will be seeded to form earthen berms. These berms will serve as a protective measure to prevent sediment and erosion from reaching the ditch. Settling ponds will be established to capture stormwater runoff and any wash water utilized by mining equipment. Great attention will be given to minimize trackout, and to achieve this, the site will feature a stabilized construction entrance and a stabilized road leading into the mine.

To control fugitive dust, regular watering of in-pit roads, access roads, and active work areas will be carried out using water trucks, sprinklers, and sprays. Stockpiles of overburden material will be located

Nampa Paving & Asphalt Co.  
June 19, 2023  
Syman Project No. 231308

outside of the mined area. Following the initial clearing and grubbing phase, the perimeter berms, consisting of topsoil, may contribute sediment through dust or stormwater discharges. Therefore, temporary seeding of the berms will be implemented to stabilize the soil post-excavation.

To ensure compliance with proper waste management practices, hazardous waste such as refuse, trash, and solids will not be burned, buried, or stored on site. A designated dumpster will be maintained for waste containment and proper disposal at a permitted landfill facility. Storage of petroleum products on the site for equipment fueling and maintenance purposes will be conducted with the implementation of appropriate BMPs. These measures will prevent petroleum products from entering open waterways or leaving the active site.

For future operations that may involve the utilization of an existing building for fuel and oil storage, a spill prevention and control countermeasure plan will be established and maintained on site. This plan will ensure compliance and proper handling of fuel and oil-related activities, protecting against potential spills or leaks.

#### **Receiving Waters:**

To prevent water runoff from the mining activities, berms will be implemented. However, due to the presence of shallow groundwater, dewatering will be necessary to extract the gravel. To minimize soil tracking off-site, the haul roads will be regularly watered, and efforts will be made to prevent equipment from entering muddy areas.

The dewatering process will be conducted in two phases. In Phase 1, dewatering will be carried out to facilitate initial mining operations and the excavation of a permanent pond. To allow sufficient time for sediment to settle, discharge will move through existing or constructed vegetated ditches in the active mining areas. The water will flow through the vegetated ditches and will eventually reach the unnamed irrigation that runs along Notus Road.

During Phases 2 and 3, mine dewatering will be accomplished by pumping water from the active mining area to a permanent sediment removal pond, which will be excavated during the initial year of operations. To enhance the rate of water infiltration and eliminate the need for further dewatering, surcharging of this pond will be implemented. However, if additional dewatering practices are necessary, clean water from this settling pond will be discharged into the unnamed irrigation canal. Strict monitoring of the discharged water will be undertaken to ensure compliance with state water quality standards. As illustrated on Reclamation Site Map, REC-101, upon abandonment of the site, there will be permanent ponds constructed at or near the 50-foot buffer area of each phase. This will allow access to complete reclamation work, and allow future access around each pond.

#### **Road Reclamation:**

Existing roadways and haul routes will undergo improvements, and new access roads connecting to Notus Rd. will be constructed, with updated design drawings. These new roadways will remain in place until mining operations have concluded. The roads situated between the ponds will either be transformed into pathways for future development or undergo soil compaction followed by ripping, topsoil application, and seeding. Subsequently, the access road into the site will be dismantled, and the subgrade soils will be ripped and re-vegetated.

Nampa Paving & Asphalt Co.  
June 19, 2023  
Syman Project No. 231308

**Re-Vegetation Plan:**

At the completion of mining activities, the perimeter of the pit will be blended into the surrounding grades to eliminate straight lines and abrupt changes in vegetation patterns or soil types. The pond is intended to serve as a recreational pond. Portions of the pond reclamation process will consist of preparing access points such as boat access and beaches.

The pit reclamation will consist of

- 1) Grading the pit floor to an approximately smooth surface.
- 2) Grading the pit slopes
- 3) Spreading salvaged topsoil on the disturbed area
- 4) Seeding the areas reclaimed

Salvaged topsoil will be stored in perimeter berms on the site. The berms will be vegetated during the mining activities. The stockpiled soil will be distributed over the re-shaped surfaces prior to re-seeding.

The seed will be spread over the surface at a rate of 21 pounds of pure live seed per acre. The seeding will take place between March 15 to September 1. The seed will be spread over the new topsoil with a mechanical spreader and harrowed into the soil or will be applied to the soil with the use of a seed drill. The seed used in the reclamation will be the following seed mix:

<u>Grasses</u>	<u>PLS Lbs/Acre</u>
Bluebunch Wheatgrass	5
Thickspike Wheatgrass	4
Big Bluegrass	3
Sandberg Bluegrass	3
Idaho fescue	3

<u>Forbs</u>	<u>PLS Lbs/Acre</u>
Bottlebrush Squirreltail	1
Western Yarrow	0.25
Fernleaf Biscuitroot	1
Blanket flower	0.75

All seed will be certified noxious weed free and will be inspected before application to be free of mold. It is recommended that the seed be less than one-year-old. Reclamation activities will be completed within 8 months of final mining activities.

**Reclamation of tailings, process, or sediment pond reclamation:**

All aggregates will be removed from the site or blended into the grading activities prior to placing any topsoil. Stockpiles of reject sand or other aggregates will be similarly incorporated into the final grading. Any temporary ponds (sediment ponds) that are not part of the final pond area will be filled prior to grading slopes.



## 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: Nampa Paving & Asphalt Co. d/b/a: N/A
2. ADDRESS: 444 Karcher Road  
CITY, STATE, ZIP CODE: Nampa, Idaho 83687
3. TELEPHONE and EMAIL: 707-921-9914 delfo@nampapaving.com  
(000-000-0000) (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:  
Sec 2, T4N, R4W, SW 1/4 & Sec 3, T4N, R4W, NE 1/4
7. ACREAGE and COUNTY(ies): 179 Canyon  
(Acres) (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: Sand & Gravel, August 2023
10. SITE NAME OR MINE NAME (if any): Mianco Property
11. TYPE OF MINING: (check applicable)  Surface  Underground  Both

**Fee: See Attached Schedule, page 3**

12. Please provide the following maps of your mining operation (Subsections 069.04 or 070.03 of IDAPA 20.03.02):
- a. A vicinity map prepared on a standard USGS 7.5' quadrangle map or equivalent.
  - 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.
  - c. On a site location 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.
    - ii. The approximate boundaries and acreage of the lands:
      1. That will become affected by the mining operation.
      2. That will be affected during the first year of operations.
 This map must be of appropriate scale for boundary identification.
    - 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.
    - iv. Location of all underground mine openings at the ground surface, if any.
    - v. The planned location of storage for fuel, equipment maintenance products, wastes, and chemicals utilized in the surface mining operation.
  - d. A surface and mineral control or ownership map of appropriate scale for boundary identification.
  - e. Scaled cross-sections of the mine showing surface profiles prior to mining, at maximum disturbance, and after reclamation.
13. A reclamation plan must be developed and submitted in map and narrative form (Subsections 069.05 or 070.04 of IDAPA 20.03.02). The reclamation plan must include the following information:
- 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.
  - 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.
  - c. A description of post-closure activities, if any, such as water handling and treatment.
  - d. Which roads will be reclaimed and a description of the reclamation.
  - 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.
  - f. Describe and show how tailings facilities and process or sediment ponds will be reclaimed.
  - 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.
  - 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.

APPLICANT SIGNATURE: \_\_\_\_\_

DATE: \_\_\_\_\_

*[Handwritten Signature]*  
6/18/23

**Fee: See Attached Schedule, page 3**

**Application Fee Schedule**

Acres are determined by the number entered in item 7 on the Application Form.

<b>Type of Plan</b>	<b>Fee (Dollars)</b>
Section 069* of IDAPA 20.03.02, Reclamation Plan 0 to 5 acres	Five hundred (\$500)
Section 069 of IDAPA 20.03.02, Reclamation Plan >5 to 40 acres	Six hundred (\$600)
Section 069 of IDAPA 20.03.02, Reclamation Plan over 40 acres	Seven hundred fifty (\$750)
Section 070** of IDAPA 20.03.02, Reclamation Plan 0 to 100 acres	One thousand (\$1,000)
Section 070 of IDAPA 20.03.02, Reclamation Plan >100 to 1000 acres	One thousand five hundred (\$1,500)
Section 070 of IDAPA 20.03.02, Reclamation Plan >1000 acres	Two thousand (\$2,000)
* Section 069 is for gravel pits, quarries, decorative stone sources, and simple industrial mineral mines	
** Section 070 is for hardrock, phosphate, and underground mines, and complex industrial mineral mines	



# Idaho Department of Lands Management Areas

**Priest Lake Supervisory Area**  
4053 Cavanaugh Bay Road  
Coolin, ID 83821  
(208) 443-2516

**Mica Supervisory Area**  
3258 West Industrial Loop  
Coeur d'Alene, ID 83815  
(208) 769-1577

**St. Joe Supervisory Area**  
1806 Main Avenue  
St. Maries, ID 83861  
(208) 245-4551

**Ponderosa Supervisory Area**  
3130 Highway 3  
Deary, ID 83823  
(208) 877-1121

**Craig Mountain Forest Protective District**  
P.O. Box 68,  
014 East Lorahama  
Craigmont, ID 83623  
(208) 924-5571

**Payette Lakes Supervisory Area**  
555 Danhard Lane  
McCall, ID 83638  
(208) 634-7125

**Southwest Supervisory Area**  
8355 West State Street  
Boise, ID 83714  
(208) 334-3488

**Kootenai Valley Forest Protective District**  
6327 Main Street  
Bonners Ferry, ID 83805  
(208) 267-5577

**Pend Oreille Supervisory Area**  
2550 Highway 2 West  
Sandpoint, ID 83864-7305  
(208) 263-5104

**Cataldo Forest Protective District**  
80 Hilltop Overpass Road  
Kingston, ID 83839  
(208) 682-4611

**Clearwater Supervisory Area**  
10230 Highway 12  
Orfino, ID 83544  
(208) 476-4587

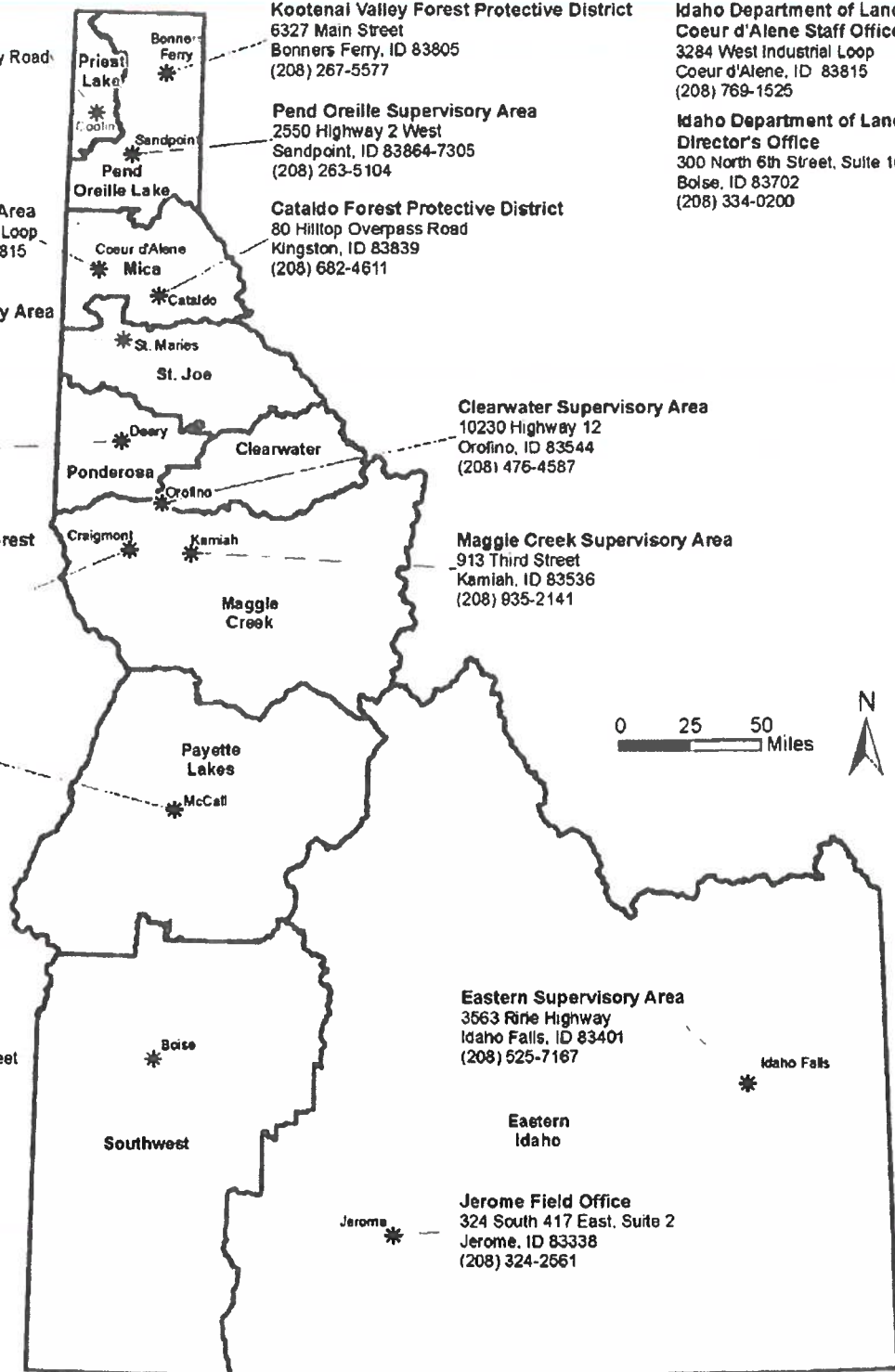
**Maggie Creek Supervisory Area**  
913 Third Street  
Kamiah, ID 83536  
(208) 835-2141

**Eastern Supervisory Area**  
3563 Rine Highway  
Idaho Falls, ID 83401  
(208) 525-7167

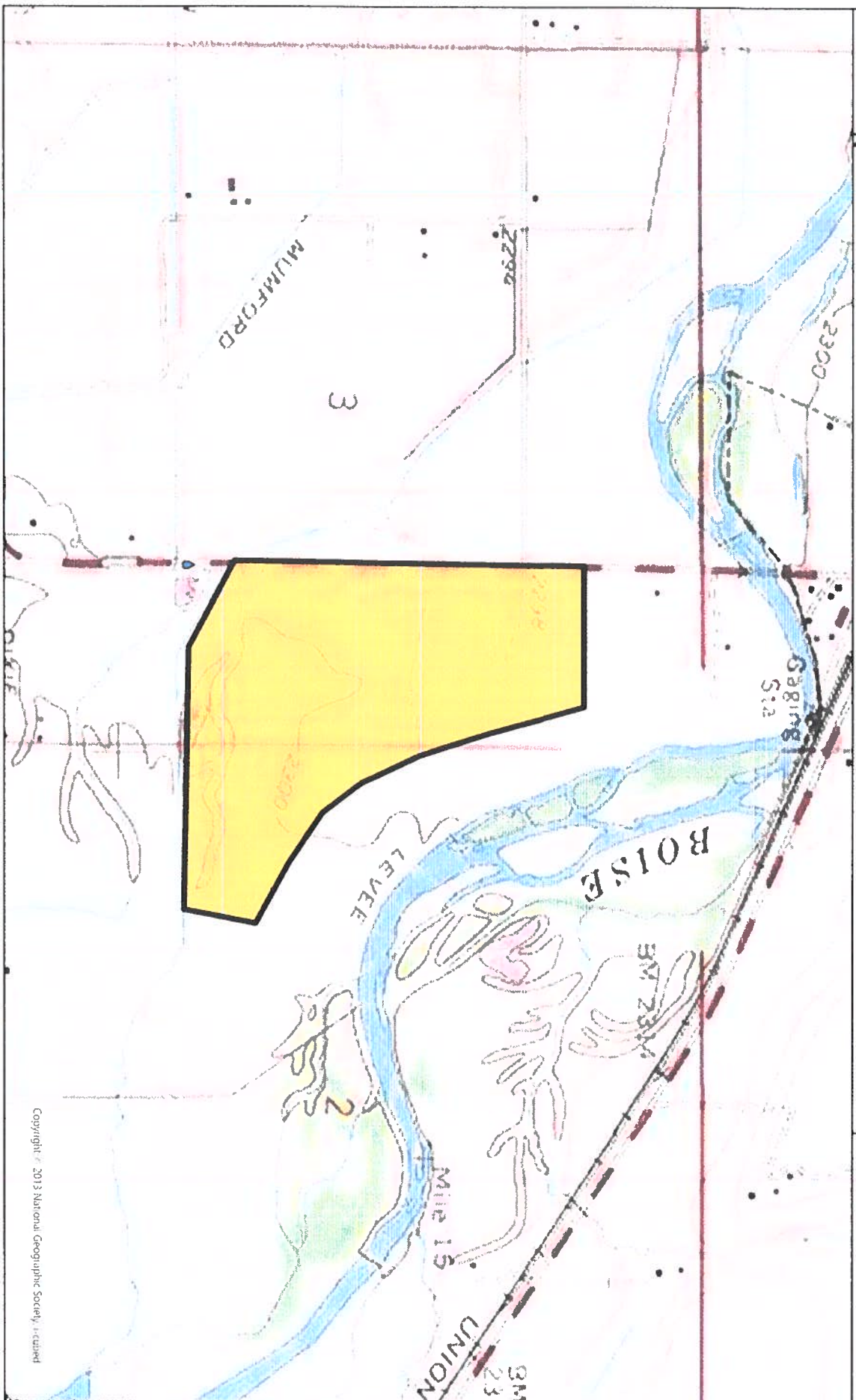
**Jerome Field Office**  
324 South 417 East, Suite 2  
Jerome, ID 83338  
(208) 324-2561



**Idaho Department of Lands  
Coeur d'Alene Staff Office**  
3284 West Industrial Loop  
Coeur d'Alene, ID 83815  
(208) 769-1525

**Idaho Department of Lands  
Director's Office**  
300 North 6th Street, Suite 103  
Boise, ID 83702  
(208) 334-0200



# TOPOGRAPHIC MAP



 Discharge Location / Outfall  
 Project Location

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**FIGURE 2**  
**2 OF 4**



FILE NUMBER  
211.000

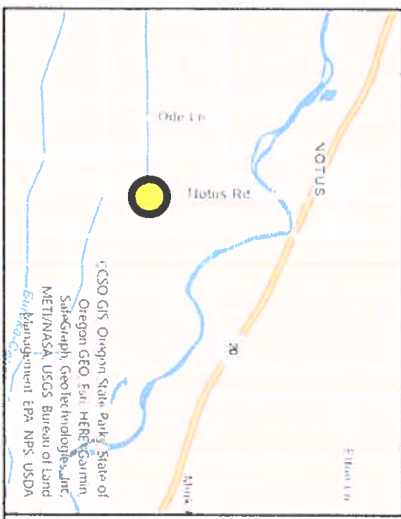
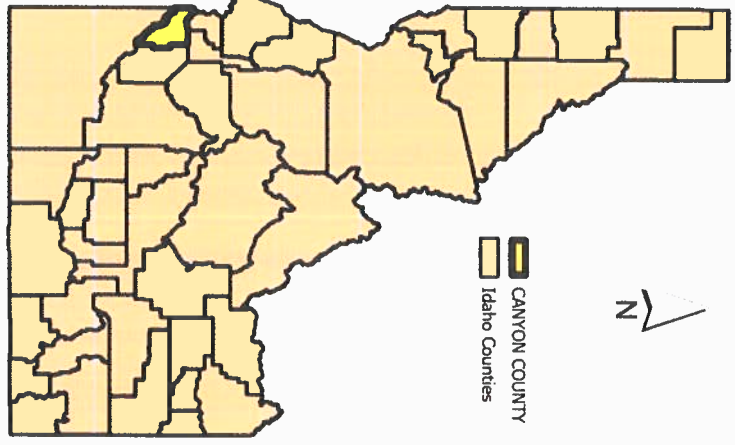
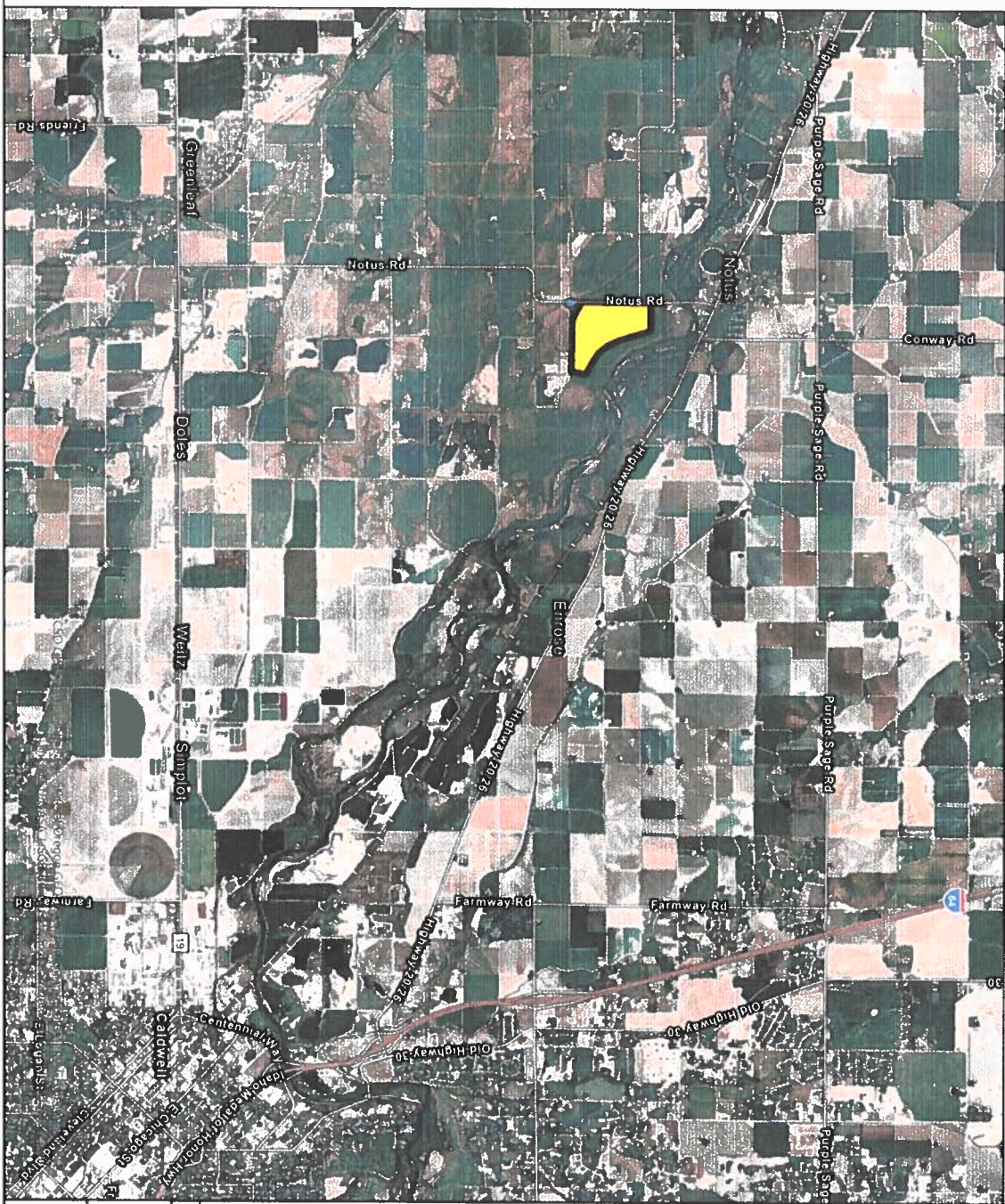
TOPOGRAPHIC MAP  
 MAILCO PROPERTY  
 NOTUS RD & BOISE RIVER RD  
 CALDWELL, CAYWON COUNTY, IDAHO  
 TIAMPA PAVING & ASPHALT CO




**SYMAN**  
 2101 DELTA DRIVE  
 TIAMPA, IDAHO 83687  
 PHONE (208) 287-8420

# MAINCO PROPERTY

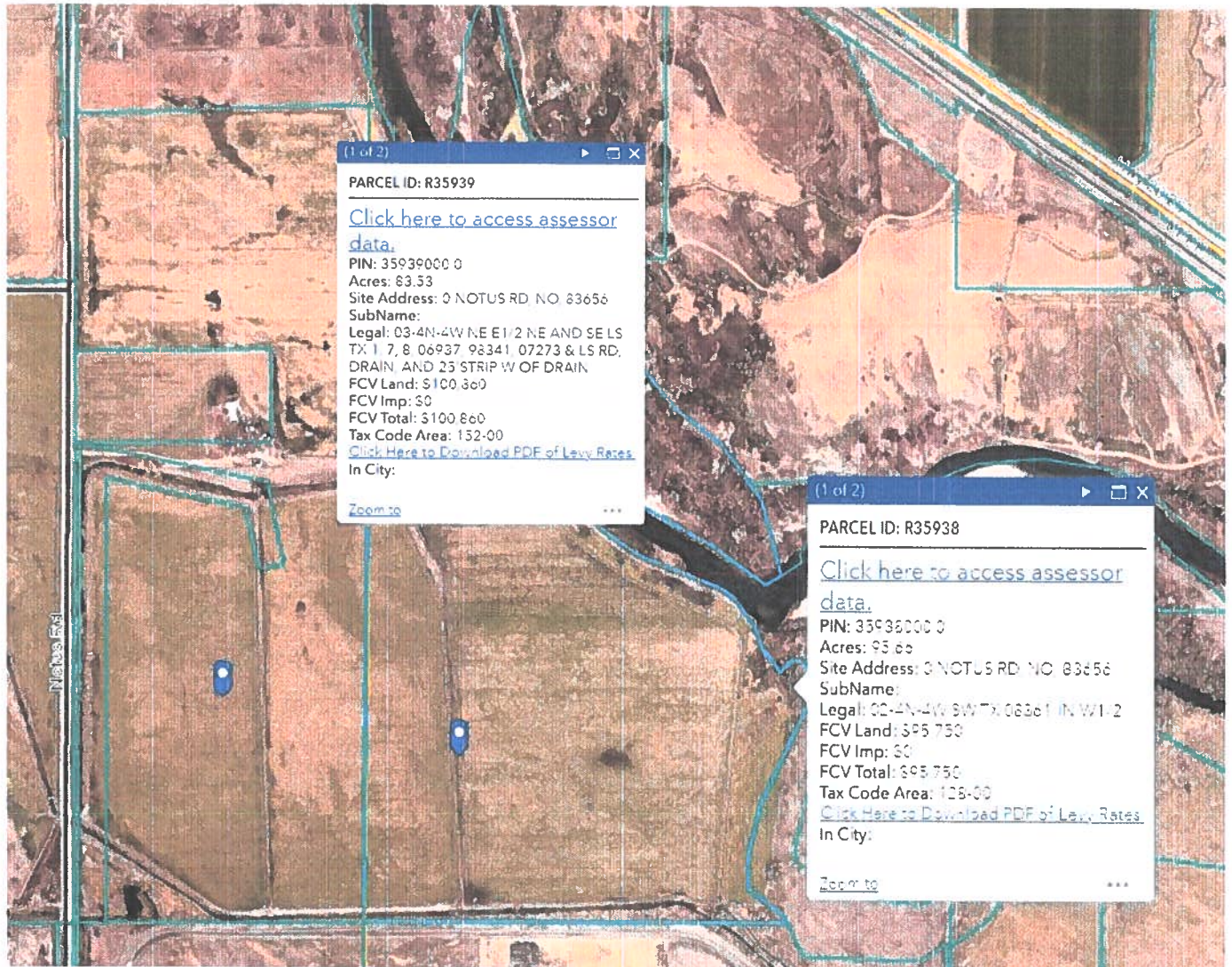
 Discharge Location / Outfall  
 Project Location



<p><b>FIGURE 1</b> 1 OF 4</p>	<p>                     VICINITY MAP                      MAINCO PROPERTY                      NOTUS RD &amp; BOISE RIVER RD                      CALDWELL CANYON COUNTY, IDAHO                      TAMPA PAVING &amp; ASPHALT CO                 </p>	 <p> <b>SYMAN</b>                      Erosion &amp; Sediment Control                 </p>	<p> <b>SYMAN</b>                      2101 DELTA DRIVE                      TAMPA, IDAHO 83687                      PHOTIE (208) 287-8420                 </p>
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Nampa Paving & Asphalt Co.  
June 19, 2023  
Syman Project No. 231308

### Canyon County Assessors Map





General Information

Owner: Mianco Limited Partnership  
Mailing Address: 567 S Archstone Way Boise Id 83709  
Property Address: 0 Notus Rd  
Neighborhood: 250000 Notus Farm

Parcel ID: 35939000 0  
Property Class: 101 Irrigated Ag Land Vacant  
Deeded Acres: 83.5300  
District: 152-00

Last updated: 6/19/2023 05:44:58 PM

Property Description

Description

03-4N-4W NE E1/2 NE AND SE LS TX 1, 7, 8, 06937, 98341, 07  
273 & LS RD, DRAIN, AND 25'STRIP W OF DRAIN

Transfer History

Instrument	Date	Owner	Grantee	Type
2008035105	10/27/08	Mills Zimri E	Mianco Limited Partnership	Multiple

Transfer History

Effective Year	Modifier	Override Amount	Percent	Exemption Expires	Total Value	Exemption Value	Net Taxable Value
----------------	----------	-----------------	---------	-------------------	-------------	-----------------	-------------------

No modifier data is available for this record.

Tax History

Tax Year	Description	Value
2023	Original	100,860
2022	Original	98,520

Tax History

Year	Reason	Land Value	Improvement Value	Total Value
2023	02- Assessment Update	100,860	0	100,860
2022	02- Assessment Update	98,520	0	98,520
2021	02- Assessment Update	91,240	0	91,240
2020	02- Assessment Update	86,540	0	86,540
2019	02- Assessment Update	87,330	0	87,330

◀ ◁ 1 2 3 4 5 ▶ ▷ 5 ▼ items per page

1 - 5 of 25 items

Land Type	Acres	Total Value
4AB0-3	78.08	\$100,720
19 Waste / Easement	3.76	\$0
DRY GRAZING	1.69	\$140

Property Record	Improvement ID	Use Code	Description	Year Built	Length (ft.)	Width (ft.)	Area	Area Units
No improvements data present.								

### Additional Commercial Info.

Property Record	Use Code	Description	Gross Square Footage
No additional commercial improvements data is present.			

Non-commercial floor area data is not available.

### Commercial Floor Area

No commercial floor area data exists.

Filing Date	Inactive Date	Sq Ft	Permit Description
No permits data is available.			



**Owner:** Mianco Limited Partnership  
**Mailing Address:** 567 S Archstone Way Boise Id 83709  
**Property Address:** 0 Notus Rd  
**Neighborhood:** 250000 Notus Farm

**Parcel ID:** 35938000 0  
**Property Class:** 101 Irrigated Ag Land Vacant  
**Deeded Acres:** 95.6600  
**District:** 128-00

Last updated: 6/19/2023 05:44:58 PM



**Description**

02-4N-4W SW TX 08361 IN W1/2



Instrument	Date	Owner	Grantee	Type
2008035105	10/27/08	Mills Zimri E	Mianco Limited Partnership	Multiple



Tax Year	Description	Value
2023	Original	95,750
2022	Original	93,490



Year	Reason	Land Value	Improvement Value	Total Value
2023	02- Assessment Update	95,750	0	95,750
2022	02- Assessment Update	93,490	0	93,490
2021	02- Assessment Update	86,530	0	86,530
2020	02- Assessment Update	82,040	0	82,040

Year	Reason	Land Value	Improvement Value	Total Value
2019	02- Assessment Update		82,780	0 82,780

◀ ◁ 1 2 3 4 5 ▶ ▷ 5 ▾ items per page

1 - 5 of 24 items

Land Type	Acres	Total Value
4AB0-3	73.15	\$94,360
19 Waste / Easement	6.00	\$0
DRY GRAZING	16.51	\$1,390

Property Record	Improvement ID	Use Code	Description	Year Built	Length (ft.)	Width (ft.)	Area	Area Units
No improvements data present.								

### Additional Commercial Info.

Property Record	Use Code	Description	Gross Square Footage
No additional commercial improvements data is present.			

Non-commercial floor area data is not available.

### Commercial Floor Area

No commercial floor area data exists.

Filing Date	Inactive Date	Sq Ft	Permit Description
No permits data is available.			



Client: Nampa Paving and Asphalt Co.



444 W. Karcher Rd.  
Nampa, ID. 83687

### Quotation

Project Number: 231308

Estimator:  
Estimator Phone:  
Estimator Email: a.lyman@symancompany.com

Project Name: Mainco Property  
Project Location: Notus Rd. & Boise River Rd., Caldwell, Idaho

Bid Date:

Scope of Work: The total acres involved in the mining is 179 acres. 75 acres will be preserved as setbacks and preserved riparian areas. About 104 will be disturbed to excavate the ponds and roadways. Of the 104 acres 81 acres will be ponds. We estimate with the pond banks included up to about acres 25 will need to be re-graded.

ITEM	QUANTITY	UNITS	DESCRIPTION	UNIT PRICE	TOTAL
Re-Grading	25	Days	Flatten existing stockpiles and spread topsoil over disturbed areas	\$ 4,500.00	\$ 112,500.00
Mobilization	2	LS	Mobilize equipment to the site	\$ 1,500.00	\$ 3,000.00
Clean Up	3	LS	Remove debris or equipment left by operation	\$ 850.00	\$ 2,550.00
Seeding	40	Acre	Apply noxious weed free native seed blend at 21 lb/acre with fertilizer per acre	\$ 890.00	\$ 35,600.00

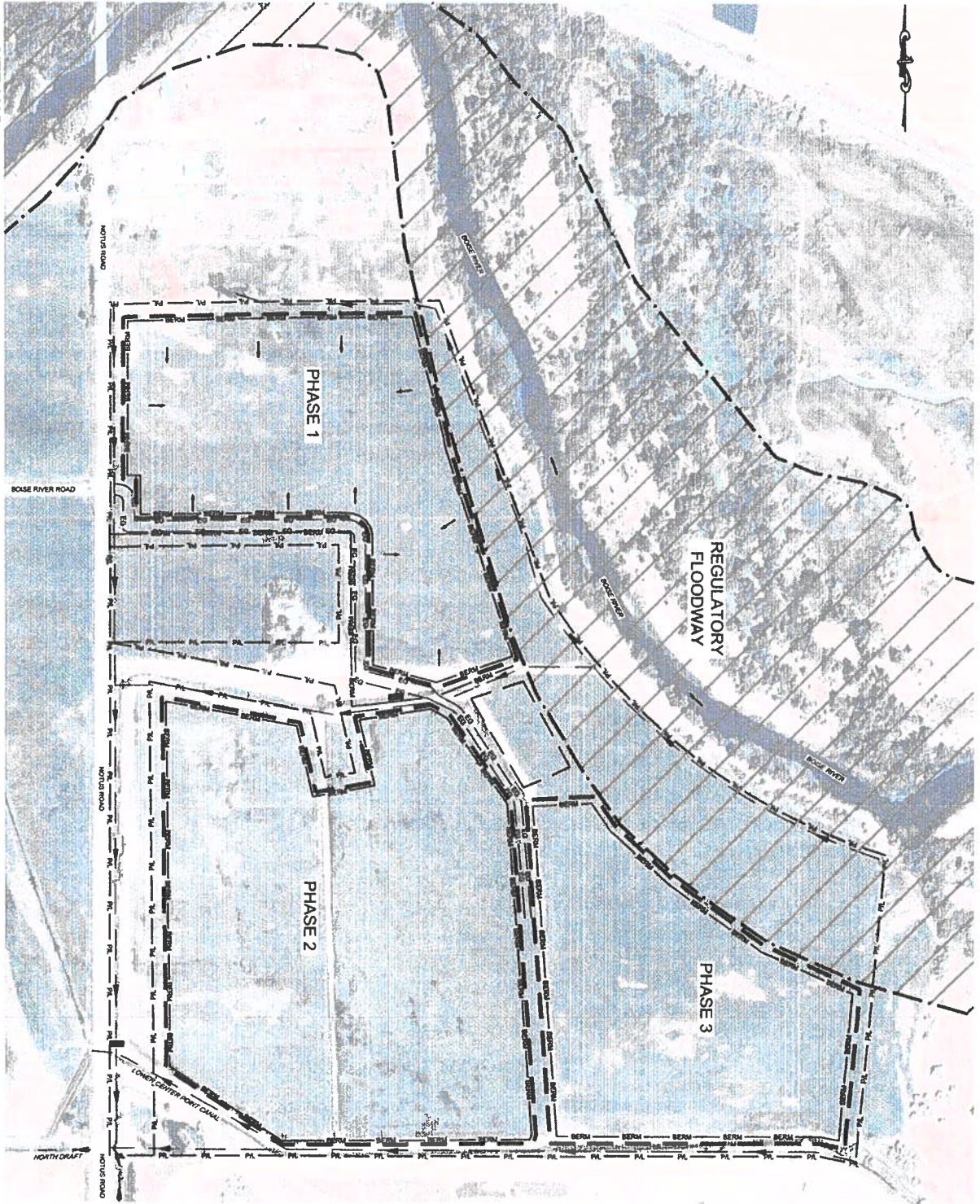
**MATERIAL TOTAL \$ 153,650.00**

1. Re-grading includes flatten stockpiles, grade site near to pre-development elevations, spread topsoil over disturbed areas up to the edge of water, and drill seed the topsoiled areas with native grass seed.

**END OF QUOTATION**

**SITE MAP**

DATE PLOTTED: 06/20/23



**LEGEND**

- 1. PROPERTY LINE
- 2. EXCAVATION PERMITS
- 3. STOCKPILE / STORAGE
- 4. CANAL / DITCH
- 5. STRUCTURES
- 6. BERM
- 7. EDGE OF FLOODWAY
- 8. FLOODWAY

CS-101

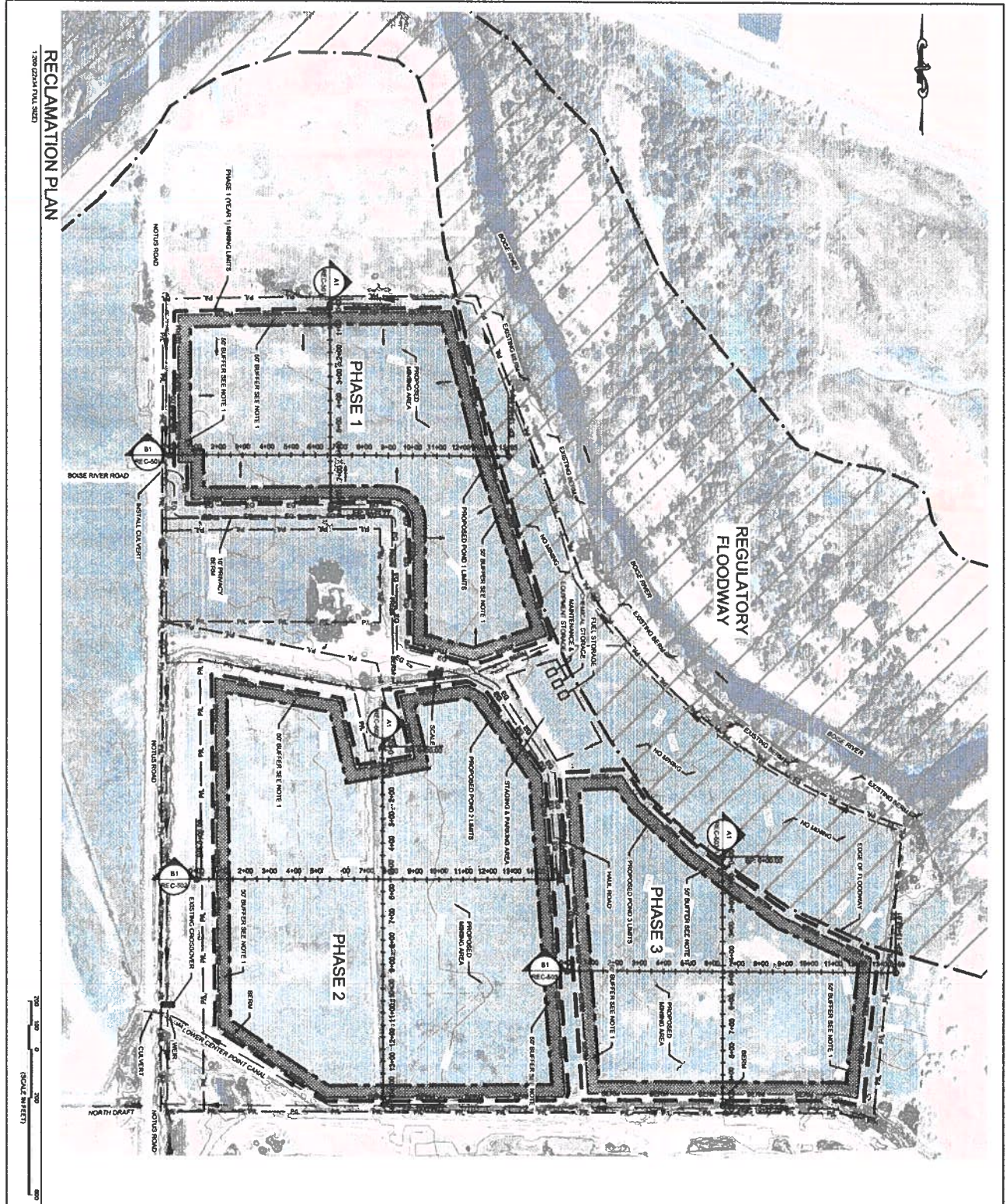
DATE PLOTTED: 06/20/23  
 DRAWN BY: J. MATTHEWS  
 CHECKED BY: J. MATTHEWS  
 DATE: 06/20/23

NO.	DATE	BY	DESCRIPTION

SITE MAP  
 MIANCO PROPERTY  
 MIANCO PROPERTY  
 CANYON COUNTY CALDWELL, IDAHO  
 NAMPA PAVING



**SYMAN, LLC**  
 2101 Delta Drive  
 Nampa, Idaho 83687  
 Phone (208) 287-8420



**RECLAMATION PLAN**  
1:200 (22x34 IN. FULL SIZE)



**LEGEND**

- 1. PROPERTY LINE
- 2. EXCAVATION PHASING
- 3. STORAGE STORAGE
- 4. CANAL, DITCH
- 5. STRUCTURES
- 6. FIRM
- 7. EDGE OF FLOODWAY
- 8. FLOOD LIMITS
- 9. FLOODWAY
- 10. EXISTING

**NOTES**

1. THE 27 BUFFER, SHALL NEED TO BE RE-OPERATED AT THE COMPLETION OF EACH PHASING PHASE.
2. EXISTING
3. PROPOSED
4. EXISTING CONCRETE
5. EXISTING
6. EXISTING
7. EXISTING
8. EXISTING
9. EXISTING
10. EXISTING

**PHASING AREAS**

PHASE 1 (TEAM 1)	303 ACRES
PHASE 2 (TEAM 2)	315 ACRES
PHASE 3 (TEAM 3)	243 ACRES

**SYMAN, LLC**  
2101 Delta Drive  
Nampa, Idaho 83687  
Phone (208) 287-8420

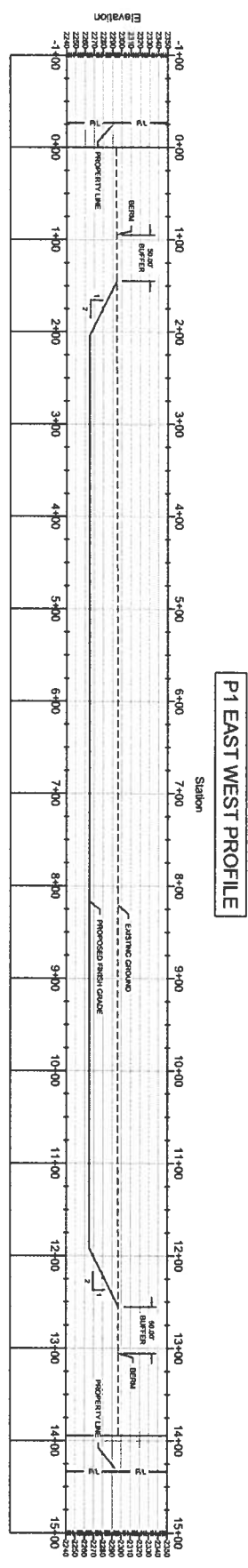


RECLAMATION PLAN  
MIANCO PROPERTY  
MIANCO PROPERTY  
CANYON COUNTY CALDWELL, IDAHO  
NAMPA PAVING

NO.	DATE	BY	DESCRIPTION

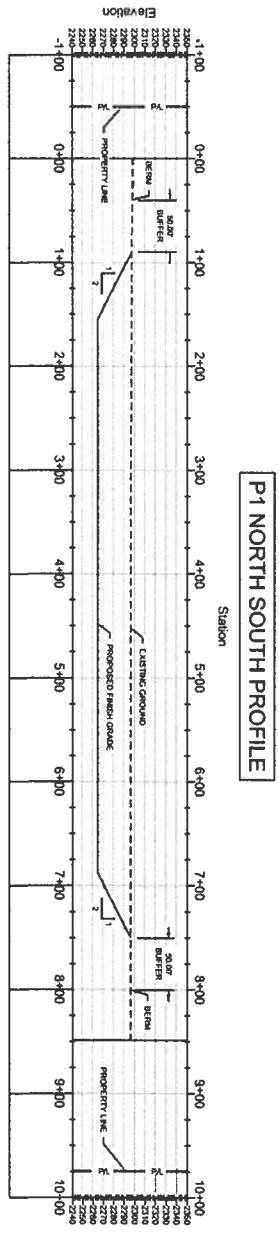
REC-101  
JIM MATTHEWS  
7/14/2023

**B1**  
PHASE 1 EAST WEST PROFILE



**P1 EAST WEST PROFILE**

**A1**  
PHASE 1 NORTH SOUTH PROFILE



**P1 NORTH SOUTH PROFILE**

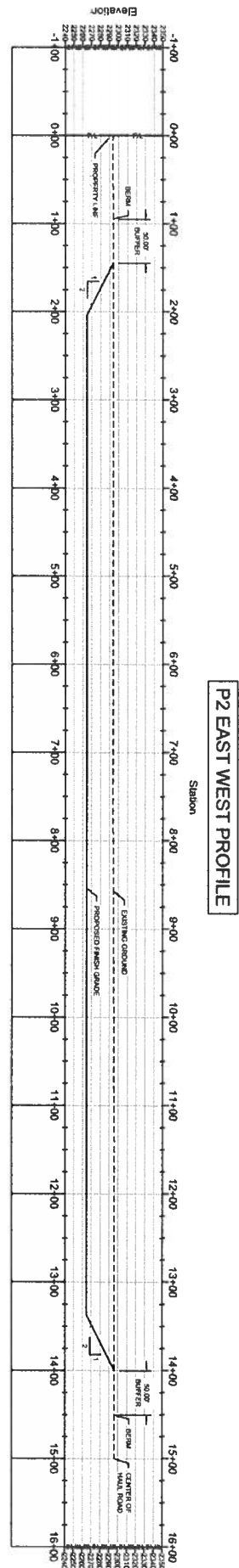
REC-501

REVISIONS			
NO.	DATE	BY	DESCRIPTION

FACILITY PLAN  
 MIANCO PROPERTY  
 MIANCO PROPERTY  
 CANYON COUNTY CALDWELL, IDAHO  
 NMPA PAVING

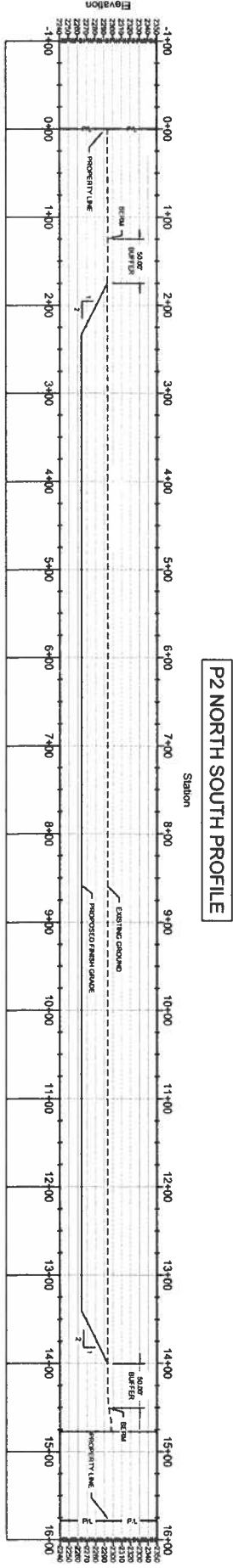


**SYMAN, LLC**  
 2101 Delta Drive  
 Nampa, Idaho 83887  
 Phone (208) 287-8420



P2 EAST WEST PROFILE

B1  
M/S PHASE 2 EAST WEST PROFILE



P2 NORTH SOUTH PROFILE

A1  
M/S PHASE 2 NORTH SOUTH PROFILE

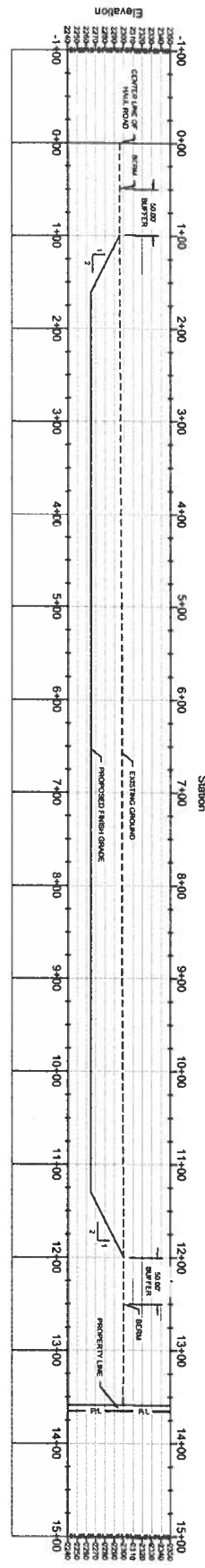
NO.	DATE	BY	DESCRIPTION

FACILITY PLAN  
 MIANCO PROPERTY  
 MIANCO PROPERTY  
 CANYON COUNTY CALDWELL, IDAHO  
 NAMPA PAVING



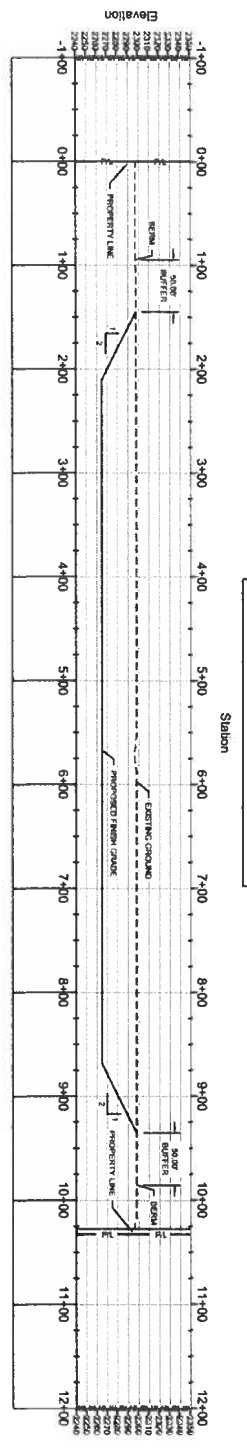
**SYMAN, LLC**  
 2101 Delta Drive  
 Nampa, Idaho 83887  
 Phone (208) 287-8420

REC-502  
 J. MATTHEWS  
 J. MATTHEWS  
 J. MATTHEWS



P3 EAST WEST PROFILE

B1 PHASE 3 EAST WEST PROFILE



P3 NORTH SOUTH PROFILE

A1 PHASE 3 NORTH SOUTH PROFILE

**SYMAN, LLC**  
 2101 Delle Drive  
 Nampa, Idaho 83887  
 Phone (208) 287-8420



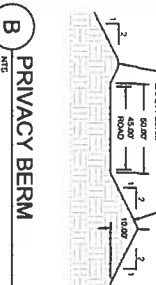
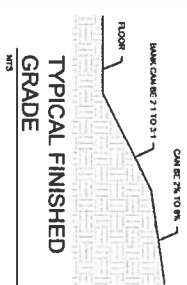
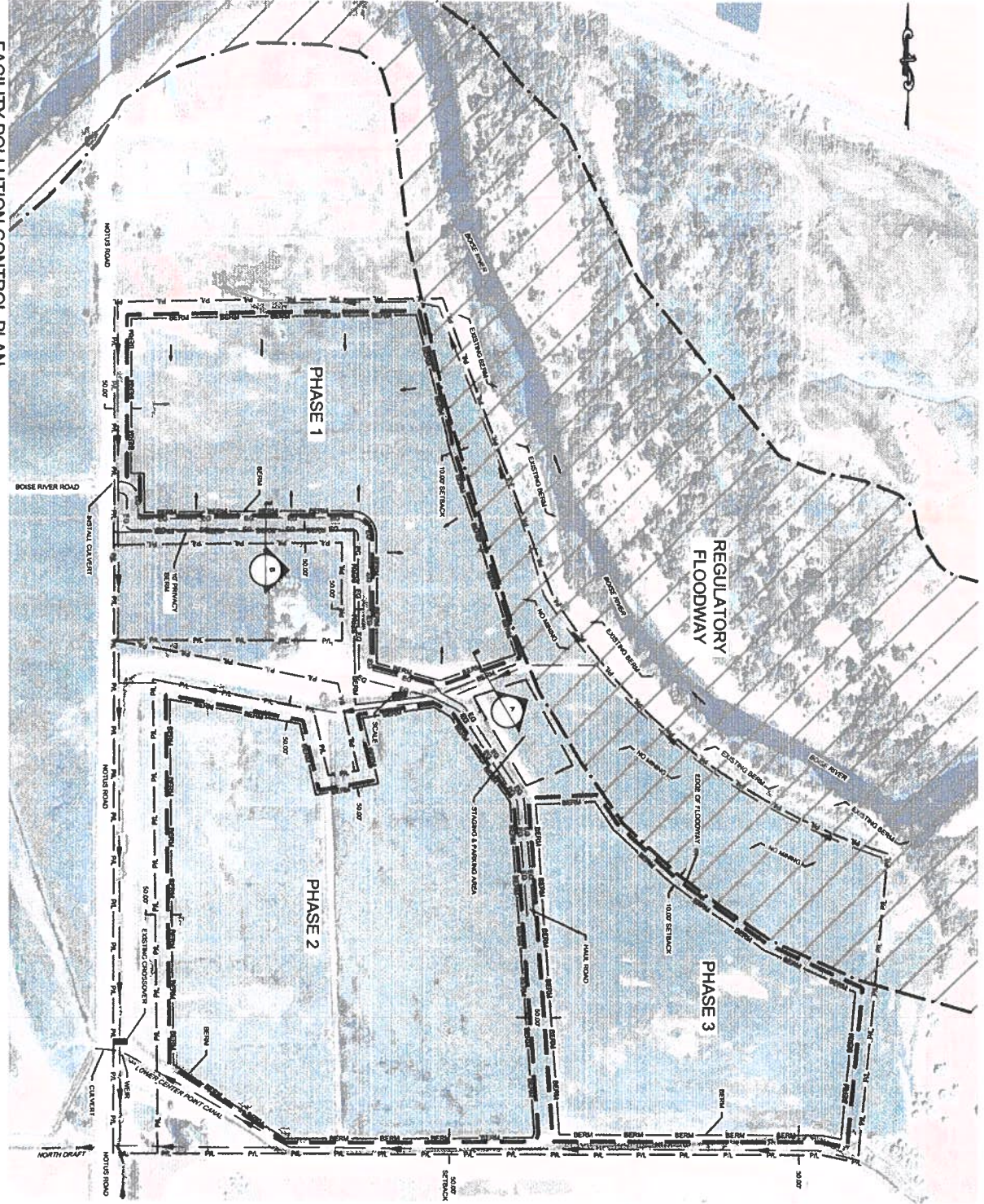
FACILITY PLAN  
 MIANCO PROPERTY  
 MIANCO PROPERTY  
 CANYON COUNTY CALDWELL, IDAHO  
 NAMPA PAVING

REVISIONS			
NO.	DATE	BY	DESCRIPTION

REC-503

**FACILITY POLLUTION CONTROL PLAN**

SCALE IN FEET



**LEGEND**

1. PROPERTY LINE	---
2. EXCAVATION PERMITS	---
3. STOCKPILE STORAGE	---
4. CANAL / DITCH	---
5. STRUCTURES	---
6. BERM	---
7. EDGE OF FLOODWAY	---
8. FLOODWAY	---

<p>DATE PLOTTED: 6/9/2023 1:03:54 PM</p> <p>PLotted BY: JIM MATTHEWS</p> <p>DATE PLOTTED: 6/9/2023 1:03:54 PM</p> <p>PLotted BY: JIM MATTHEWS</p> <p>DATE PLOTTED: 6/9/2023 1:03:54 PM</p> <p>PLotted BY: JIM MATTHEWS</p> <p>DATE PLOTTED: 6/9/2023 1:03:54 PM</p> <p>PLotted BY: JIM MATTHEWS</p>	<p>REVISIONS</p> <table border="1"> <tr> <th>NO.</th> <th>DATE</th> <th>BY</th> <th>DESCRIPTION</th> </tr> <tr> <td> </td> <td> </td> <td> </td> <td> </td> </tr> <tr> <td> </td> <td> </td> <td> </td> <td> </td> </tr> <tr> <td> </td> <td> </td> <td> </td> <td> </td> </tr> <tr> <td> </td> <td> </td> <td> </td> <td> </td> </tr> </table>	NO.	DATE	BY	DESCRIPTION																
NO.	DATE	BY	DESCRIPTION																		

FACILITY PLAN  
MIANCO PROPERTY  
MIANCO PROPERTY  
CANYON COUNTY CALDWELL, IDAHO  
NAMPA PAVING

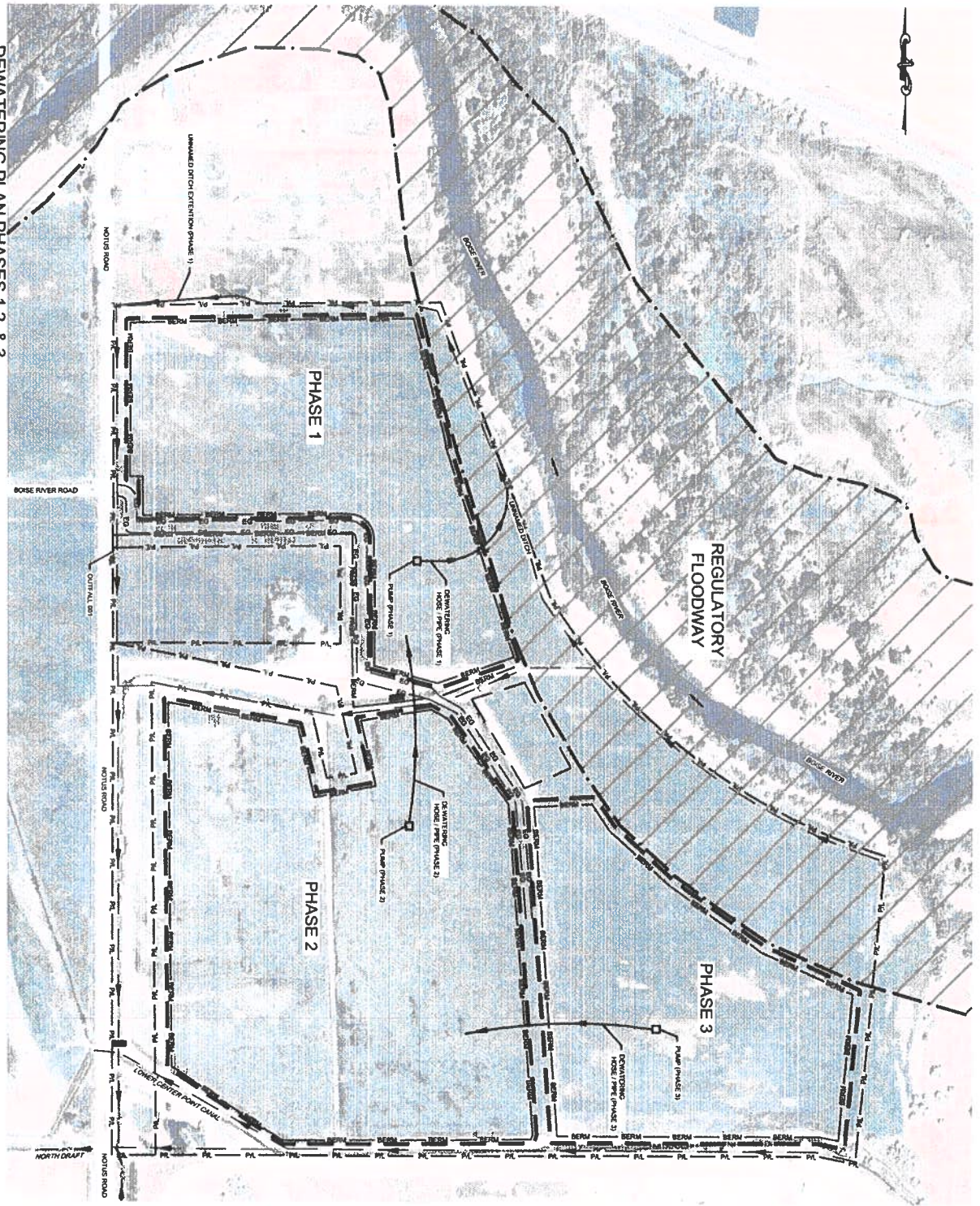
**SYMAN, LLC**

2101 Delle Drive  
Nampa, Idaho 83887  
Phone (208) 287-8420

FP-101

**DEWATERING PLAN PHASES 1, 2, & 3**

1:500 (20'x34" FULL SIZE)



**LEGEND**

1. PROPERTY LINE	PL	PL
2. EXCAVATION PAVING	---	---
3. STOCKPILE / STORAGE	---	---
4. CANAL / DITCH	---	---
5. STRUCTURES	---	---
6. BERM	---	---
7. EDGE OF FLOODWAY	---	---
8. FLOODWAY	---	---

<p>DATE: 2/1/2023</p> <p>BY: JIM MATTHEWS</p> <p>SCALE: 1:500</p>	<p>REVISIONS</p> <table border="1"> <tr> <th>NO.</th> <th>DATE</th> <th>BY</th> <th>DESCRIPTION</th> </tr> <tr> <td> </td> <td> </td> <td> </td> <td> </td> </tr> <tr> <td> </td> <td> </td> <td> </td> <td> </td> </tr> <tr> <td> </td> <td> </td> <td> </td> <td> </td> </tr> </table>	NO.	DATE	BY	DESCRIPTION												
NO.	DATE	BY	DESCRIPTION														

DEWATERING PLAN  
MIANCO PROPERTY  
MIANCO PROPERTY  
CANYON COUNTY CALDWELL IDAHO  
NAMPA PAVING

**SYMAN, LLC**

2101 Delta Drive  
Nampa, Idaho 83687  
Phone (208) 287-8420

DW-101



2008035105

RECORDED

2008 JUN 27 PM 2 43

WILLIAM P. HURST  
CANYON CNTY RECORDER

BY

*J. Miano*  
REQUEST: *Fisher, Pasch + Alldomen*  
TYPE: *Rec* FEE: *3.00*

**CORRECTION TO QUITCLAIM DEED**

FOR VALUE RECEIVED, **ZIMRI E. MILLS** and **MAIZIE M. MILLS**, husband and wife,  
hereby convey, release and forever quitclaim unto **MIANCO LIMITED PARTNERSHIP**,  
an Idaho limited partnership, whose current address is 6272 W. Baron Lane, Boise,  
Idaho 83703, the premises located in Canyon County, State of Idaho, more particularly  
described on EXHIBIT A attached hereto and made a part hereof as though fully set  
forth herein;

Together with their appurtenances.

*Zimri E. Mills*  
Zimri E. Mills

Dated: June 17, 2008

*Maizie M. Mills*  
Maizie M. Mills

Dated: June 17, 2008

This Correction to Quitclaim Deed is to: (1) correct the legal description; and (2) the signatories; to that certain Quitclaim Deed dated December 11, 2007 and recorded as Instrument No. 2007080497 on December 13, 2007, records of Canyon County, Idaho.

STATE OF IDAHO )  
                              ) ss.  
County of Ada        )

On this 17<sup>th</sup> of June, 2008, before me, the undersigned, a Notary Public in and for said State, personally appeared **ZIMRI E. MILLS** and **MAIZIE M. MILLS**, husband and wife, known or identified to me to be the persons whose names are subscribed to the within and foregoing instrument and acknowledged to me that they executed the same.

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



*Diane M. Hampshire*  
\_\_\_\_\_  
Notary Public

Commission Expires: July 5, 2008

*Exhibit A*

*Legal Description of Real Property*

**RECORDER SCAN**

**SECTION 2:**

The following describes a parcel of real property lying in Government Lot 8, Government Lot 9 and the Northwest Quarter of the Southwest Quarter (NW1/4SW1/4) of Section 2, Township 4 North, Range 4 West, Boise Meridian, Canyon County, Idaho, being more particularly described as follows:

**COMMENCING** at the Southwest corner of said Section 2, **THENCE**, along the West line of said Section 2, N00°32'40"E, 1315.40 feet, to the Southwest corner of the Northwest Quarter of the Southwest Quarter (NW1/4SW1/4) of said Section 2, also being the South 1/16 Corner of said Section 2 and Section 3, the **POINT OF BEGINNING**;

**THENCE**, continuing along said West line of Section 2, N00°32'40"E, 1315.40 feet, to the West One Quarter corner of said Section 2, also being the Southwest Corner of Government Lot 8 of said Section 2;

**THENCE**, continuing along said West line of Section 2, N00°32'40"E, 1315.40 feet to the North 1/16 Corner of said Section 2 and Section 3;

**THENCE**, continuing along said West line of Section 2, N00°32'40"E, 262.07 feet, to the left bank of the original meander line of 1868, of the Boise River, also being the Northwest Corner of Government Lot 8, as shown on Record of Survey, Instrument Number 200043364;

**THENCE**, departing said West line of Section 2, and along said left bank of the original meander line of 1868, of the Boise River, the following courses and distances:

S65°11'57"E, 75.97 feet;

S32°41'57"E, 594.00 feet;

N44°18'03"E, 17.22 feet to the intersection of said left bank of the original meander line of 1868 and the existing left bank of the Boise River, hereinafter described as "**POINT A**";

N44°18'03"E, 175.45 feet to the intersection of said left bank of the original meander line of 1868 and the existing right bank of the Boise River;

THENCE, leaving said existing right bank of the Boise River, but continuing along said original meander line, N44°18'03"E, 236.34 feet;

THENCE, continuing along said original meander line, N07°41'57"W, 171.60 feet;

THENCE, continuing along said original meander line, N89°48'03"E, 344.33 feet to the intersection of the Westerly line described in Court Order Document Number 015439, Instrument Number 988477, also shown on Record of Survey, Instrument Number 851723;

THENCE, departing said original meander line, and along said Westerly line of said Court Order, the following courses and distances;

S14°19'37"E, 126.40 feet,

S36°38'15"E, 190.83 feet,

S45°00'00"W, 150.00 feet,

S41°16'55"E, 470.84 feet,

S55°04'12"E, 266.64 feet,

S39°10'17"E, 190.36 feet,

THENCE, departing said Westerly line of said Court Order, S16°48'03"W, 6.16 feet to the intersection of the left bank of the original meander line of 1868;

THENCE, along said left bank of the original meander line of 1868, the following courses and distances;

S39°11'57"E, 89.10 feet;

S16°11'57"E, 321.59 feet, to the existing right bank of the Boise River;

S16°11'57"E, 368.25 feet, to the existing left bank of the Boise River, as shown on Record of Survey, Instrument Number 200043364

S16°11'57"E, 135.19 feet;

S26°48'03"W, 508.20 feet,

S15°48'03"W, 217.80 feet,

S00°11'57"E, 132.00 feet,

S54°11'57"E, 198.00 feet,

S26°11'57"E, 32.34 feet to the Southeast Corner of Government Lot 9;

THENCE, departing said original meander line of 1868, and along the South line of said Government Lot 9, N89°53'25"W, 582.63 feet to the Southwest Corner of said Government Lot 9, also being the Southeast Corner of the Northwest Quarter of the Southwest Quarter (NW1/4SW1/4) and also being the Southwest 1/16 Corner of said Section 2;

THENCE, along the South line of said Northwest Quarter of the Southwest Quarter, N89°53'24"W, 1315.83 feet to the **POINT OF BEGINNING**, comprising 102.78 acres, more or less.

**EXCEPTING THEREFROM** the following described parcel of real property, being the area between the existing right bank and the existing left bank of the Boise River, of the above described parcel:

**BEGINNING** at the aforementioned **POINT "A"**;

**THENCE**, departing said existing left bank of the Boise River, and along the left bank of the original meander line of 1868, N44°18'03E, 175.45 feet, to the existing right bank of the Boise River;

**THENCE**, departing said original meander line, and along said existing right bank of the Boise River the following courses and distances:

S30°50'50"E, 483.66 feet;

S35°24'10"E, 201.90 feet,

S47°49'55"E, 201.90 feet,

S63°44'55"E, 339.19 feet,

S62°15'58"E, 210.86 feet,

S57°23'02"E, 180.82 feet,

S57°28'02"E, 113.27 feet;

N57°02'31"E, 78.64 feet to the intersection of the left bank of the original meander line of 1868;

**THENCE**, departing said existing right bank of the Boise River, and along the left bank of the original meander line of 1868, S16°11'57"E, 368.25 feet, to the existing left bank of the Boise River;

**THENCE**, departing said left bank of the original meander line of 1868, and along said existing left bank of the Boise River, the following courses and distances:

N80°45'27"W, 45.16 feet,

S52°24'14"W, 82.35 feet,

N38°37'11"W, 121.03 feet,

N19°59'27"W, 97.39 feet,

N40°38'07"W, 124.96 feet,

N40°47'16"W, 39.97 feet,

N62°08'36"W, 63.35 feet,

N70°14'02"W, 353.65 feet,

N59°36'20"W, 139.65 feet,

N54°30'27"W, 173.49 feet,

N44°04'21"W, 308.18 feet,

N38°10'31"W, 227.09 feet,

N43°34'12"W, 265.14 feet,

**THENCE**; N13°30'40"W, 129.92 feet, to the **POINT OF BEGINNING**. Comprising 7.46 acres, more or less.

**SUBJECT TO:** All easements or reservations appearing on the above-described parcel of real property.

The above described parcel of real property is comprised of 95.32 net acres, more or less.

**SECTION 3:**

The following describes a parcel of real property lying in the East 1/2 of Section 3, Township 4 North, Range 4 West, Boise Meridian, Canyon County, Idaho, being more particularly described as follows:

A portion of Government Lot 1, and the Southeast Quarter of the Northeast Quarter (SE1/4NE1/4), and the Northeast Quarter of the Southeast Quarter (NE1/4SE1/4),

**EXCEPTING THEREFORM:** The following parcels located in Section 3, Township 4 North, Range 4 West, Boise Meridian, Canyon County, Idaho, and being more particularly described as follows.

This parcel is situated in Government Lot 1 of Section 3, Township 4 North, Range 4 West of the Boise Meridian and in a portion of Accretion Land above the Mean High Water Line on the riverside of a man made dike situated in Section 2 and Section 3, Township 4 North, Range 4 West of the Boise Meridian and is more particularly described as follows:

**BEGINNING** at the Northwest corner of said Government lot 1;  
**THENCE;** North 89°45'00" East, along the North Boundary of said Government Lot 1, a distance of 1209.90 feet to a point on the riverside of a man made dike,  
**THENCE;** traversing a line along the Mean High Water line of the Boise River on the riverside of a man made dike, South 05°21'02" East, a distance of 102.89 feet;  
South 11°47'49" East, a distance of 243.98 feet,  
South 19°16'46" East, a distance of 240.82 feet,  
**THENCE;** leaving said mean high water line, South 88°33'33" West, a distance of 1353.38 feet, to a point on the West boundary of said Government Lot 1,  
**THENCE;** North 00°23'27" East, along said Westerly Boundary, a distance of 597.35 feet to the **POINT OF BEGINNING**.

**ALSO EXCEPTING THEREFROM:**

A portion of said Southeast Quarter of the Northeast Quarter of said Section 3 heretofore conveyed by Ed Mumford and Alta Mumford to Drainage District Number 6, of Canyon County, State of Idaho, by Deed dated April 29, 1939 and recorded August 16, 1940, in Book 138 of Deeds at page 626, records of Canyon County, Idaho, to wit:

A Parcel of Land 120.00 feet in width in said Southeast Quarter of the Northeast Quarter of said Section 3, being more particularly described as follows: A strip of ground lying 60.00 feet wide on each side of the following described center line, to wit:

**BEGINNING** at a point on the South line of the Southeast Quarter of the Northeast Quarter of Section 3, Township 4 North, Range 4 West of the Boise Meridian, which point is 85.00 feet East of the Southwest corner of said Southeast Quarter of the Northeast Quarter;  
**THENCE;** North parallel to the West line of said Southeast Quarter of the Northeast Quarter 616.00 feet ,

**THENCE;** South 79°10' East, 744.00 feet,  
**THENCE;** South 13°10' East 300.00 feet to a point which is North 184.00 feet and West 423.00 feet from the Southeast corner of said Southeast Quarter of the Northeast Quarter.

**ALSO EXCEPTING THEREFROM:**

This parcel is a portion of the Southeast Quarter of the Northeast Quarter of Section 3, Township 4 North, Range 4 West, Boise Meridian, Canyon County, Idaho, as conveyed by Quitclaim Deed, Instrument Number 8923304, records of Canyon County, Idaho, and being more particularly described as follows:

**COMMENCING** at the Northwest corner of Government Lot 1 of said Section 3,  
**THENCE;** South 00°26'37" West along the Westerly boundary of said Government Lot 1 and said Southeast Quarter of the Northeast Quarter a distance of 1,570.91 feet to the **TRUE POINT OF BEGINNING:**

**THENCE;** North 89°29'17" East a distance of 362.02 feet,  
**THENCE;** South 00°26'37" West, parallel with said Westerly boundary a distance of 379.00 feet,  
**THENCE;** South 89°29'17" West, a distance of 362.02 feet to a point on said Westerly boundary,  
**THENCE;** North 00°26'37" East, along said Westerly boundary a distance of 379.00 feet to the true **POINT OF BEGINNING.**

This parcel is subject to a 28.00 foot wide ingress and egress easement along the Southerly boundary.

**ALSO EXCEPTING THEREFROM**

This parcel is a portion of the Southeast Quarter of the Northeast Quarter of Section 3, Township 4 North, Range 4 West, Boise Meridian, Canyon County, Idaho, as conveyed by Quitclaim Deed Instrument Number 8923304, records of Canyon County, Idaho, and being more particularly described as follows.

**COMMENCING** at the Northwest corner of Government Lot 1 of said Section 3,  
**THENCE;** South 00°26'37" West along the Westerly Boundary of said Government Lot 1 and said Southeast Quarter of the Northeast Quarter, a distance of 1,570.91 feet,  
**THENCE;** North 89°29'17" East a distance of 362.02 feet to the true **POINT OF BEGINNING:**

**THENCE;** continuing North 89°29'17" East a distance of 518.35 feet,  
**THENCE;** South 00°26'37" West parallel with said Westerly boundary a distance of 379.00 feet,  
**THENCE;** South 89°29'17" West a distance of 518.35 feet,  
**THENCE;** North 00°26'37" East parallel with said Westerly boundary a distance of 379.00 feet to the true **POINT OF BEGINNING.**

This parcel includes a 28.00 foot wide ingress and egress easement described as follows:

**COMMENCING** at the Northwest corner of Government Lot 1 of said Section 3:



**THENCE;** South 00°26'37" West along the Westerly Boundary of said Government Lot 1 and the Westerly boundary of the Southeast Quarter of the Northeast Quarter of said Section 3 a distance of 1,921.91 feet to the true **POINT OF BEGINNING** of said easement.

**THENCE;** North 89°29'17" East a distance of 362.00 feet,

**THENCE;** South 00°26'37" West a distance of 28.00 feet,

**THENCE;** South 89°29'17" West a distance of 362.02 feet,

**THENCE;** North 00°26'37" West a distance of 28.00 feet to the true **POINT OF BEGINNING;**

**SUBJECT TO:** A 52.00 foot wide ingress and egress easement, more particularly described as follows:

This parcel is a portion of the Southeast Quarter of the Northeast Quarter of Section 3, Township 4 North, Range 4 West Boise Meridian, Canyon County, Idaho, and is more particularly described as follows:

**COMMENCING** at the Northwest corner of Government Lot 1 of said Section 3;

**THENCE;** South 00°26'37" West along the Westerly boundary of said Government Lot 1, and said Southeast Quarter of the Northeast Quarter a distance of 1,949.91 feet to the true **POINT OF BEGINNING;**

**THENCE;** North 89°29'17" East a distance of 880.37 feet,

**THENCE;** South 00°26'37" West parallel with said Westerly boundary a distance of 52.00 feet,

**THENCE;** South 89°29'17" West a distance of 880.37 feet to a point on said Westerly boundary,

**THENCE;** North 00°26'37" East, along said Westerly boundary a distance of 52.00 feet to the true **POINT OF BEGINNING.**

**ALSO EXCEPTING THEREFROM:**

A portion of said Northeast Quarter of the Southeast Quarter of said Section 3, heretofore conveyed by Ed Mumford and Alta Mumford to Drainage District Number 6 of the County of Canyon in the State of Idaho, by Deed dated April 29, 1939, and recorded August 16, 1940 in Book 138 of Deeds, page 627, records of Canyon County, Idaho, to-wit:

A Parcel 120.00 feet in width lying in the Northeast Quarter of the Southeast Quarter of said Section 3, more particularly described as follows, to-wit: A strip of ground lying 60.00 feet wide on each side of the following described center line, to-wit:

**BEGINNING** at a point on the South line of the Northeast Quarter of the Southeast Quarter of Section 3, Township 4 North, Range 4 West of the Boise Meridian in Canyon County, Idaho, which point is 85.00 feet east of the Southwest corner of the said Northeast Quarter of the Southeast Quarter of said Section 3,

**THENCE;** North parallel to the West line of said Northeast Quarter of the Southeast Quarter 1,310.00 feet more or less to a point on the North line of said Northeast Quarter of the Southeast Quarter, which point is 85.00 feet East of the Northwest corner of said Northeast Quarter of the Southeast Quarter.

**SUBJECT TO:** All easements or reservations appearing on the above-described parcel of real property.

The above described parcel of real property in Section 3, is comprised of 84.53 acres, more or less.

The total combined acreage for the above described parcels or real property located in Section 2 and Section 3, is comprised of 179.85 acres more or less.



# CANYON COUNTY DEVELOPMENT SERVICES

111 North 11<sup>th</sup> Avenue, Caldwell, ID 83605 Phone: 208-454-7458 Fax: 208-454-6633



## NEIGHBORHOOD MEETING SIGN UP SHEET CANYON COUNTY ZONING ORDINANCE §07-01-15

Applicants shall conduct a neighborhood meeting for any proposed variance, conditional use, zoning ordinance map amendment, expansion, or extension of nonconforming uses requiring a public hearing.

### SITE INFORMATION

Site Address: **T.B.O. NOTUS ROAD** Parcel Number: **35939 + 35938**  
 City: **NOTUS AREA** State: **ID.** ZIP Code:  
 Notices Mailed Date: **MARCH 30, 2023** Number of Acres: **160+-** Current Zoning: **Ag**  
 Description of the Request: **Gravel Extraction + Batch PLANT + CRUSHING**

### APPLICANT / REPRESENTATIVE INFORMATION

Contact Name: **ALAN MILLS**  
 Company Name: **MILLS & COMPANY REALTY**  
 Current address: **Box 206**  
 City: **MIDDLETON ID.** State: **ID** ZIP Code: **83644**  
 Phone: **208-880-0525** Cell: **880-0525** Fax:  
 Email: **millsco realty@msn.com**

### MEETING INFORMATION

DATE OF MEETING: **4/11/23** MEETING LOCATION: **NOTUS COMMUNITY CENTER**  
 MEETING START TIME: **6:00 P.M.** MEETING END TIME: **6:30 P.M.**

### ATTENDEES:

NAME (PLEASE PRINT)	SIGNATURE:	ADDRESS:
1. <b>ALAN MILLS</b>	<i>[Signature]</i>	<b>P.O. Box 206 Middleton Id.</b>
2. <b>Randy Wood</b>	<i>[Signature]</i>	<b>444 W. Karcher Rd Nampa 83687</b>
3. <b>Bob Watkins</b>	<i>[Signature]</i>	<b>Golden Gate Highway Dist #:</b>
4. <b>CACHE WOOD</b>	<i>[Signature]</i>	<b>444 W. Karcher Rd.</b>
5. <b>JENN TOXEL</b>	<i>[Signature]</i>	<b>NPHD #2</b>
6. <b>Rob Aho</b>	<i>[Signature]</i>	<b>Boise / Notus</b>
7. <b>Aaron Plummer</b>	<i>[Signature]</i>	<b>23596, Notus Rd 919-5978</b>
8. <b>Erica Evancic</b>	<i>[Signature]</i>	<b>11807 W Stillwater Dr. Boise B371</b>
9. <b>BRUCE BAUNE</b>	<i>[Signature]</i>	<b>CH04</b>
10. <b>Daniel BOWER</b>	<i>[Signature]</i>	<b>10421 Phensent Ln. Nampa ID</b>
11.		<b>83644</b>

NAME (PLEASE PRINT)	SIGNATURE:	ADDRESS:
12.		
13.		
14.		
15.		
16.		
17.		
18.		
19.		
20.		

**NEIGHBORHOOD MEETING CERTIFICATION:**

I certify that a neighborhood meeting was conducted at the time and location noted on this form and in accordance with Canyon County Zoning Ordinance § 07-01-15.

APPLICANT/REPRESENTATIVE (Please print):

ALAN MILLS

APPLICANT/REPRESENTATIVE (Signature): 

DATE: 4, 11, 23

March 30, 2023

Dear Neighbor,

We are in the process of submitting an application for a Conditional Use Permit to Canyon County Development Services, for mineral extraction, crusher and batch plant. One of the requirements necessary prior to submitting the application is to hold a "neighborhood meeting" to notify neighbors of our intentions.

The property is located on Notus Road directly east of Boise River Road and contains parcel numbers 35939 and 35938.

This meeting is for informational purposes. This is not a public hearing. Once our application has been submitted and processed, a public hearing date will be scheduled. Prior to the scheduled date you will receive an official notification from Canyon County regarding the Public Hearing via postal mail, newspaper publication, and or a display on the property for which the Conditional Use Permit is applied.

**The meeting information is as follows:**

**Date: Tuesday, April 11, 2023**

**Time: 6:00 pm**


**Location: Notus Community Center 389 1<sup>st</sup> Street Notus, ID 83656**

We look forward to the neighborhood meeting and encourage you to attend. At that time, we will answer any questions you may have.

**Please do not call Canyon County Development Services regarding this meeting. This is a PRE-APPLICATION requirement and we have NOT submitted the application for consideration at this time. The County currently has no information on this project. If you have any questions prior to the meeting, please contact one of the following people.**

Randy Wood 208-989-4053      Alan Mills 208-880-0525

Sincerely,



---

Alan Mills

On behalf of MIANCO Limited Partnership

CANYON HWY DIST NO 4  
15435 HWY 44  
CALDWELL ID 83607

~~MIANCO LIMITED PARTNERSHIP  
567 S ARCHSTONE WAY  
BOISE ID 83709~~

MIANCO LIMITED PARTNERSHIP  
567 S ARCHSTONE WAY  
BOISE ID 83709

DAZI AUTO LLC  
PO BOX 1004  
MIDDLETON ID 83644

AARON PLAIN  
23596 NOTUS RD  
CALDWELL ID 83605

BURCH CO LLC  
22977 NOTUS RD  
CALDWELL ID 83607

TBC LAND HOLDING LLC  
PO BOX 140298  
BOISE ID 83714

KENNETH WOOD  
PO BOX 459  
GREENLEAF ID 83626

JACK PARSON  
2350 S 1900 W STE 100  
OGDEN UT 84401

GOLDEN GATE HIGHWAY DIST NO  
3  
500 GOLDEN GATE AVE  
WILDER ID 83676

~~DAZI AUTO LLC  
PO BOX 1004  
MIDDLETON ID 83644~~

DRAKE INVESTMENTS LLC  
1125 W TWO RIVERS LN  
EAGLE ID 83616

CLEMENTS CONCRETE CO  
730 N 1500 W  
OREM UT 84057

~~CLEMENTS CONCRETE CO  
730 N 1500 W  
OREM UT 84057~~

~~CANYON HWY DIST NO 4  
NOTUS PARMA HWY DIST NO 2  
15435 HWY 44  
CALDWELL ID 83607~~

~~DRAKE INVESTMENTS LLC  
1125 W TWO RIVERS LN  
EAGLE ID 83616~~

~~MIANCO LIMITED PARTNERSHIP  
567 S ARCHSTONE WAY  
BOISE ID 83709~~

~~DAZI AUTO LLC  
PO BOX 1004  
MIDDLETON ID 83644~~

~~AARON PLAIN  
23596 NOTUS RD  
CALDWELL ID 83605~~

~~TBC LAND HOLDING LLC  
PO BOX 140298  
BOISE ID 83714~~

**Canyon County Development Services**

111 N. 11th Ave. Room 310, Caldwell, ID 83605  
(208) 454-7458

**Building Division Email:** buildinginfo@canyoncounty.i    **Planning Division Email:** zoninginfo@canyoncounty.id

**Receipt Number:** 80434

**Date:** 9/6/2023

**Date Created:** 9/6/2023                      **Receipt Type:** Normal Receipt                      **Status:** Active  
**Customer's Name:** Nampa Paving  
**Comments:** CU2023-0019

**CHARGES**

<u>Item Being Paid For:</u>	<u>Application Number:</u>	<u>Amount Paid:</u>	<u>Prevs Pymnts:</u>	<u>Unpaid Amnt:</u>
Planning - Conditional Use Permit	CU2023-0019	\$950.00	\$0.00	\$0.00
<b>Sub Total:</b>		\$950.00		
<b>Sales Tax:</b>		\$0.00		
<b>Total Charges:</b>		\$950.00		

**PAYMENTS**

<u>Type of Payment:</u>	<u>Check/Ref Number:</u>	<u>Amount:</u>
Check	140024024	\$950.00
<b>Total Payments:</b>		\$950.00

**ADJUSTMENTS**

**Receipt Balance:** \$0.00