



Board of Canyon County Commissioners
Hearing Date: October 17, 2024
Canyon County Development Services Department

AD2024-0046-APL / Mallard Appeal of Idaho Power Sub-station Approval

APPELLANT: Amy Mallard
PROPERTY OWNER: Idaho Power Company

REQUEST: The appellant is requesting the Board of County Commissioners overturn the Director's Decision and DENY the proposed utility facility, an Idaho Power Greenleaf Substation, at the NE corner of Top Road and Lower Pleasant Ridge Road, Greenleaf, Idaho.

LOCATION: The subject property, parcel R36328010 (2.65 acres), is located at the NE corner of Top Road and Lower Pleasant Ridge Road and is a portion of the SW $\frac{1}{4}$ of Section 22, Township 4N, Range 4W; BM; Canyon County, Idaho.

ANALYST: Deb Root, Principal Planner
REVIEWED BY: Carl Anderson, Planning Supervisor

DIRECTOR'S ADMINISTRATIVE DECISION: Approved with Conditions

SUMMARY:

The appellant, Amy Mallard, requests that the Board of County Commissioners overturn and DENY the Director's Administrative Decision approving AD2024-0046 for a Utility Facility at the specified location. The appeal was submitted by Amy Mallard within the appeal period. The Director's Administrative Decision was reviewed and signed by Carl Anderson, Planning Supervisor on July 23, 2024. The Notice of Decision was sent to property owners on July 25, 2024 providing for a 15 day appeal period from the date of the notice (ending August 9, 2024). The appellant submitted the required documentation including the master application, letter of appeal with exhibits, and fees on August 9, 2024.

The letter of appeal submitted by Ms. Mallard indicates that the proposed facility is not located a safe distance from existing residences due to EMF emissions. Additionally, property values and the ability to sell their property will be affected. She is also concerned about noise being emitted from the facility and finally that the facility will be unsightly with the agricultural scenic landscape being disrupted. She indicates that the facility should be located in the industrial area along Simplot Boulevard. See Exhibit I.b. for the detailed narrative submitted by Ms. Mallard.

The Appellant application and materials are contained in Exhibit I. The Director's Administrative Decision packet dated July 23, 2024 and all original supporting materials are contained in Exhibits II and III. Any additional agency & public comments received for the AD2024-0046-APL public hearing may be found in Exhibits IV & V. A draft version of the Board's Findings of Fact, Conclusions of Law & Order (FCO) may be found in Exhibit VI.

BOARD ACTION:

In accordance with CCZO §07-05-07: Appeal of Director Administrative Decision:

- (2) B. At a public hearing held in accordance with this article, the Board shall consider the decision of the Director and any additional evidence that may be offered by the public, applicant or director.
- (2) C. The Board may affirm, reverse or modify, in whole or in part, the Director's Decision.

EXHIBITS:**I. Application for Appeal AD2024-0046-APL**

- a. Checklist and Master Application
- b. Appellant Letter of Appeal
- c. Appellant Site Photos
- d. Environmental Impacts of Substations
- e. Opposition Petition (also Exhibit I in the original case file)

II. Director's Administrative Decision: AD2024-0046

- a. Staff Report AD2024-0046
- b. Signed FCOs dated July 23, 2024

III. Original Application Packet Materials for AD2024-0046

- a. Idaho Power Application Materials AD2024-0046
 - a.1. Site Plan
 - a.2. Survey
- b. Idaho Power Letter of Intent
 - b.1. Communication IP and Staff
 - b.2. IP provided photos of similar substation
 - b.3. Other original application materials (Master App, deeds, ck list, parcel tool)
- c. Golden Gate Highway District (GGHD/JUB)
- d. Idaho Power: Electric and Magnetic Fields (EMF brochure)
- e. Original and Amended Admin Division Documents
- f. Canyon County and Greenleaf Comprehensive Plan FLU designations
- g. Opposition Gordon Hill
- h. Opposition Richard Hill
- i. Opposition Conrad
- j. Opposition Neighborhood Petition

IV. Agency Comments AD2024-0046-APL Received by: October 7, 2024

- a. Golden Gate Highway District (GGHD/JUB) Exhibit C in AD2024-0046
- b. Southwest District Health; Received: August 19, 2024
- c. Canyon County DSD Engineering: September 9, 2024

V. Public Comments Received by: October 7, 2024

- a. Mr. Bruce Hume; Opposition Received: September 14, 2024
- b. Galen and Priscilla Smith; Support Received: September 20, 2024
- c. Ken Yellen; Support Received: September 23, 2024
- d. Brent Coles; Opposition October 7, 2024
- e. Idaho Power Letter of Response to AD2024-0046-APL October 7, 2024
- f. Idaho Power Appendix A: Additional Neighborhood Meeting-October 2, 2024
- g. Idaho Power Appendix B: Analysis of Electric and Magnetic Fields
- h. Idaho Power Appendix C: Photos of Idaho Power Distribution Substations
- i. Idaho Power Presentation Slides for October 17, 2024 hearing

VI. Draft—Findings of Fact, Conclusions of Law & Order (FCOs)

EXHIBIT I

Application for Appeal and Supporting Documents

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Board of County Commissioners

Case#: AD2024-0046-APL

Hearing dated: October 17, 2024



APPEAL OF DECISION

CHECKLIST

GENERAL APPEAL PROCEDURE CCZO - Section 07-05-05 or 07-05-07

THE FOLLOWING ITEMS MUST BE SUBMITTED WITH THIS APPLICATION TO BE DEEMED COMPLETE (PLEASE CHECK OFF THE ITEMS REQUIRED):

Description	Applicant	Staff
Master Application completed and signed	<i>[Signature]</i>	<i>provided</i>
Letter of Intent/Statement of Reason	<i>[Signature]</i>	<i>provided</i>
Fee: \$600.00	<i>[Signature]</i>	<i>CK 1761</i>
Fees are non-refundable		

*DISCLAIMER: The subject property shall be in compliance with the public nuisance ordinance, the building code and the zoning code before the Director can accept the application.

dr
8924
2:38 pm

RECEIVED
AUG 09 2024
BY: *Lo*



APPEAL OF DECISION APPLICATION

APPELLANT	NAME: <u>Amy Malard</u>
	MAILING ADDRESS: <u>20815 Lower Pleasant Ridge Rd, Greenleaf</u>
	PHONE: <u>907-351-8848</u> EMAIL: <u>alaskaduck@hotmail.com</u>
Property owner: <input type="checkbox"/> Other Appellant: <input checked="" type="checkbox"/>	
Signature: <u>[Signature]</u> Date: <u>8.9.24</u>	

REPRESENTATIVE: IF DIFFERENT FROM THE APPELLANT	NAME:	
	COMPANY NAME:	
	MAILING ADDRESS:	
	PHONE:	EMAIL:

SITE INFO	STREET ADDRESS: <u>Corner of Top Rd & Lower Pleasant Ridge Rd</u>
	PARCEL NUMBER: <u>R36328</u>
	PARCEL SIZE: <u>2.65 acre</u>

CASE NUMBER OF REQUESTED APPEAL:	<u>AD2024-0046</u>
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FOR DSD STAFF COMPLETION ONLY:

CASE NUMBER	<u>AD2024-0046-APL</u>	DATE RECEIVED:	<u>8-9-2024</u>
RECEIVED BY:	<u>DR</u>	APPLICATION FEE:	<u>CK CC CASH</u>

#1761 \$6000⁰⁰

August 7, 2024

Re: Appeal of Director Administrative Decision

Case File #: S2024-0046

Case Name: Idaho Power Greenleaf Substation

To Whom It May Concern:

I am writing this letter with the intent to appeal the Director's decision to approve the Idaho Power Greenleaf Substation proposed to be located on the corner of Lower Pleasant Ridge Road and Top Road.

As indicated by the letter received, a utility facility is allowed by Director Decision in an agricultural zone. However the said property is surrounded by residences and according to the letter, is designated for future residential in the City of Greenleaf's Comprehensive Plan. It appears that the ability for the Director to make the sole decision is a technicality due to the zoning at this point in time even though it is due to change.

The initial opposition letter that we signed with our fellow neighbors addressed concerns that I don't believe were given significant consideration.

Firstly, multiple online sources indicate 700 feet as the minimum safe distance from high voltage power lines. One particular site is emfcenter.com. The information is provided by Michael R Neuert, MA, BSME. The chart outlines safe distances from multiple sources of power. According to his site, 700-1000 feet is the minimum distance recommended. Our property at 20815 Lower Pleasant Ridge Road is approximately 300 feet from the proposed substation. My parents property on Top Road is approximately 200 feet away and has an unobscured view. There are multiple homes in the neighborhood that are even closer. Whether claims are correct or would be argued about EMF exposure, no one can deny that there is a stigma about the health hazards that electrical lines and substations pose so it doesn't matter if claims are said to be unsubstantiated in documentation provided by the very power company looking for the approval.

Secondly, we were told by multiple real estate agents that with a substation in place so close to our home, our value would certainly be decreased and may take much longer to sell. I concur with this assessment, having been a licensed real estate agent in the state of Alaska, as well as having worked in mortgage lending. The buyer pool would be reduced. Of the buyers left, there would surely be expectations of lower priced homes due to concern over the resale value when they themselves are faced with selling in the future. If there is still any doubt on this topic, do an internet search. There are plenty of people online worried about purchasing a home in close proximity to a substation and when asking for advice from realtors, the response is that while they may get the property cheaper, they will also get less for it when they sell and it may take much longer. I myself would never do it

EXHIBIT
I.b.

and now we are potentially dealing with it years after our purchase., through no choice of our own. If the substation needs to be close to a residential area to plan for future need, why not place where houses are not yet built. At least then homeowners are purchasing and are well aware it is in place and not forced to deal with it on an existing home. If it's approved, and we wanted to sell before it went in, we would still need to disclose it thereby still doing harm to the our properties value.

Thirdly, noise from substations can be heard from several hundred feet away and would detract from the nature sounds that we enjoy at present.

Lastly, the site of the substation is an eyesore and no 6 foot wall or landscape planted around it will make up for blocking the agricultural horizon we now enjoy. I would rather even see a subdivision in its' place due to the industrial look of the tower and the stigma surrounding electrical lines and towers. At least homes would take up less skyline.

As stated in the original opposition letter signed by our neighbors, there is industrial property half a mile away along Simplot Blvd. There are also many fields around that don't have homes in such close proximity. The idea that agricultural scenic landscape is to be disrupted and homeowners left to suffer the unsightly substation, potential health hazard, and diminished property values when alternative locations are so close, is appalling. In the letter dated July 25, 2024 from Canyon County Development Services Department under Conclusions of Law, #2 raises the question, "Will the proposed use be injurious to other property in the immediate vicinity and/or negatively change the essential character of the area." "The answer within the following paragraph states: "Although the proposed facility is a change to the current property and use, the facility does not change the essential character of the area nor will it be injurious to other properties in the immediate vicinity." I would strongly disagree and so others within the immediate vicinity. Decreased value would most definitely be of harm to surrounding properties. If it is the county's stance that this is not the case, I would propose that multiple non-biased, real estate agents submit proof of the county's statement through a comprehensive market analysis comparing homes in areas within 600 ft of an existing substation and equivalent properties with no substation in sight. As to the claim that it does not change the essential character of the area, I also contest that assessment. The essential character that we love about our home and surrounding area is a mix of agricultural and residential; homes that for the most part exist on large acre parcels. We have views of trees and hills, country fences and grazing livestock. We can smell the mint on cooler summer nights. When we purchased our home in Greenleaf, it felt reminiscent of the area we grew up in when Caldwell was surrounded by more farmland than subdivisions. We have been saddened to see the farmland backdrops disappear. We recognize that growth will continue and more homes will erect, however, the site of power lines and towers protruding well into the skyline and obscuring the natural view we currently enjoy will never be mitigated or blended in by a commercial concrete wall and a few planted trees and shrubs (unless of course those trees are thick and extend the height of the towers themselves). By simply stating that the proposed use will not be injurious or change the essential character of the area, is not proof as such.

I was one of the signatures obtained on the original petition by Naomi Putman. The signatures obtained were one per household. The number of signatures represented 37 households not individuals; meaning my 1 signature represents 2 opposed since I was representing my husband and myself. Our neighbors signed that petition to oppose the substation installation and although I am not going to go through the process as Naomi did for a second time on the same issue, I would ask that the original petition stand in the appeal and have included a copy. This letter is representative of concerns for all who live in the affected area.

I am including photos in my email that show the “essential character” from the front of my home as well as my parents property on Top Road to demonstrate how much that character would be altered with the addition of the proposed substation. I am also including a public service report released in Wisconsin by the Public Service Commission as evidence of what these substations mean in areas where people reside. Since substations appear the same from state to state and I couldn’t find a similar document for Idaho, I provided it for consideration.

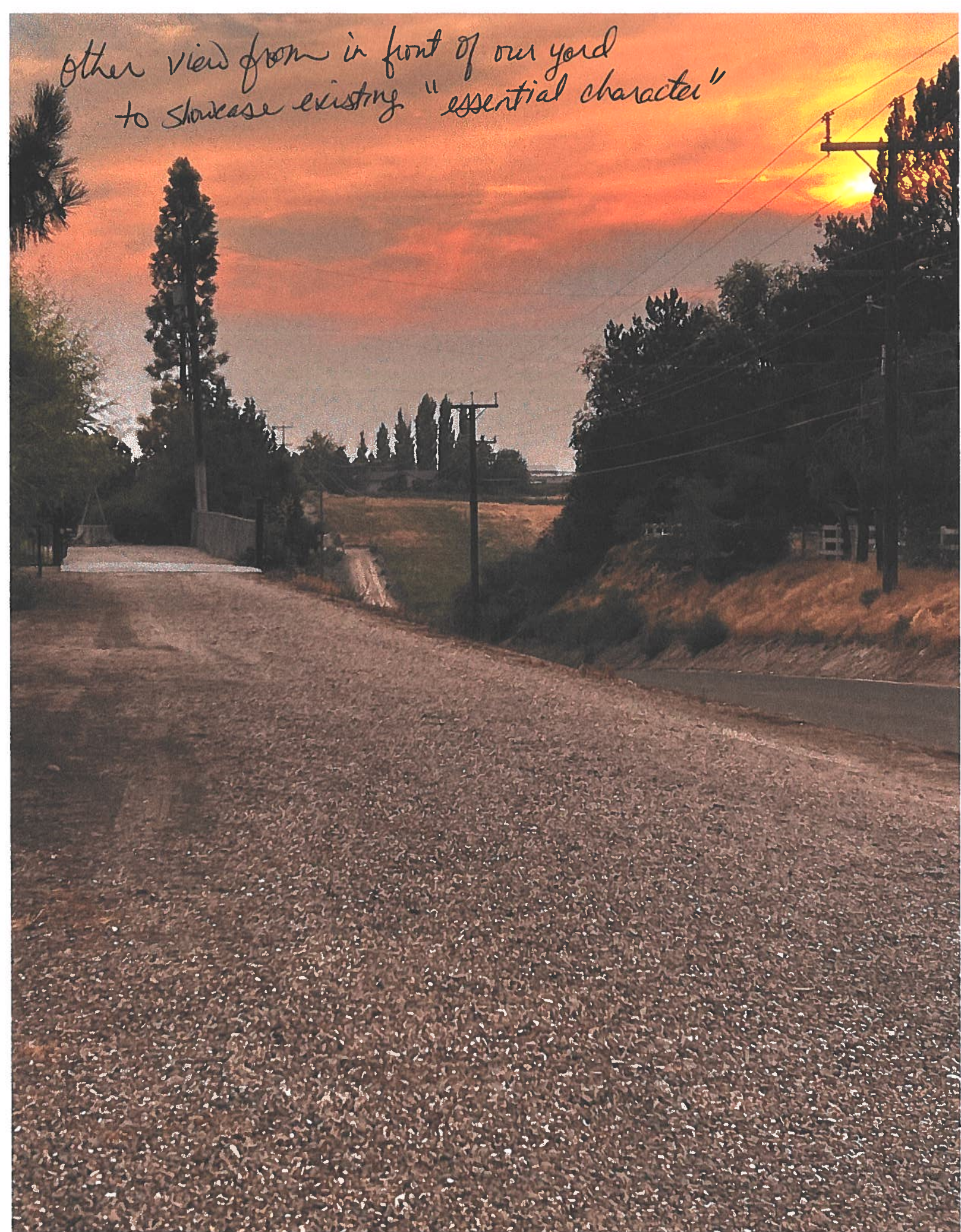
Sincerely,
Amy Mallard

* view is best
from yard
of our yard

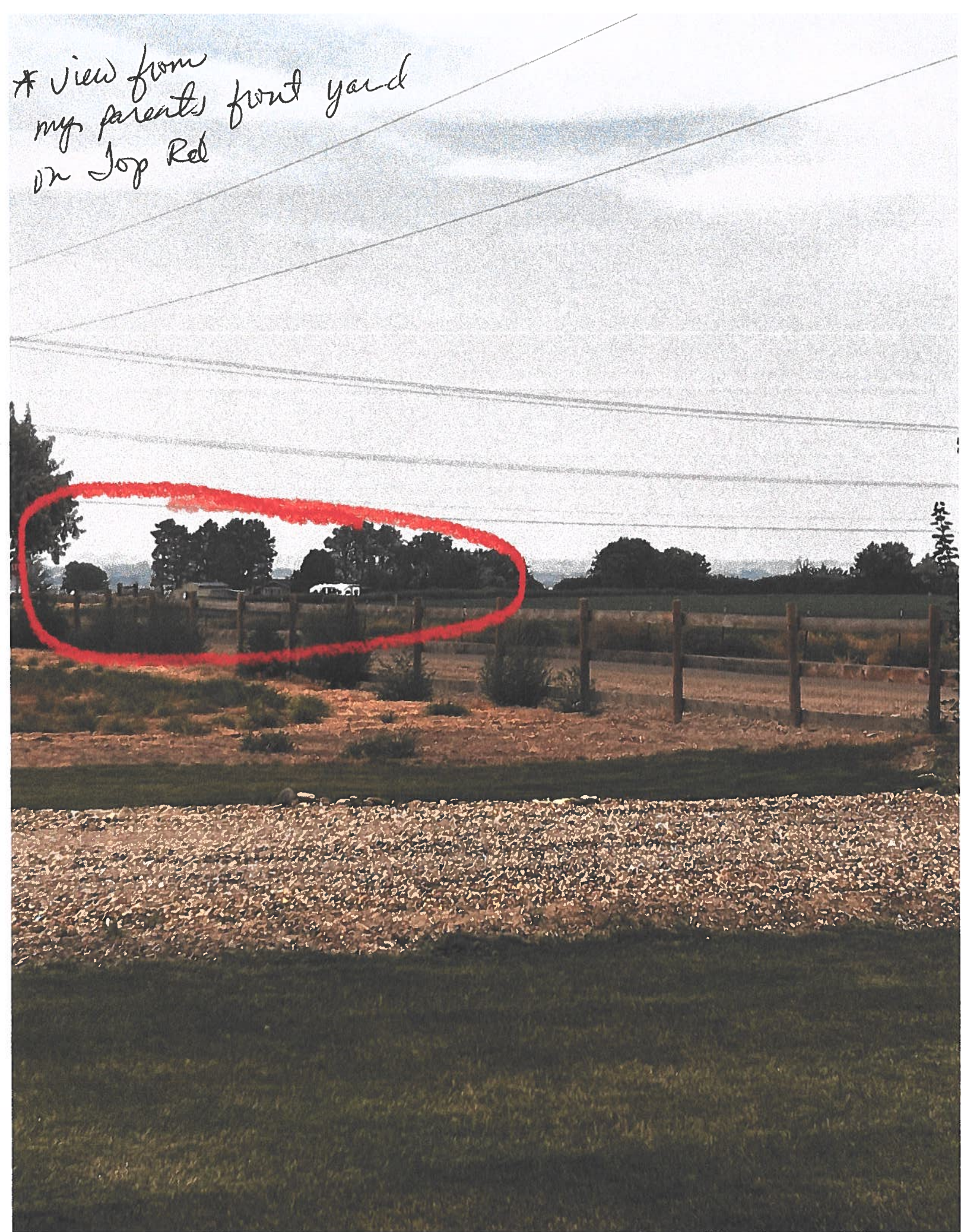


EXHIBIT
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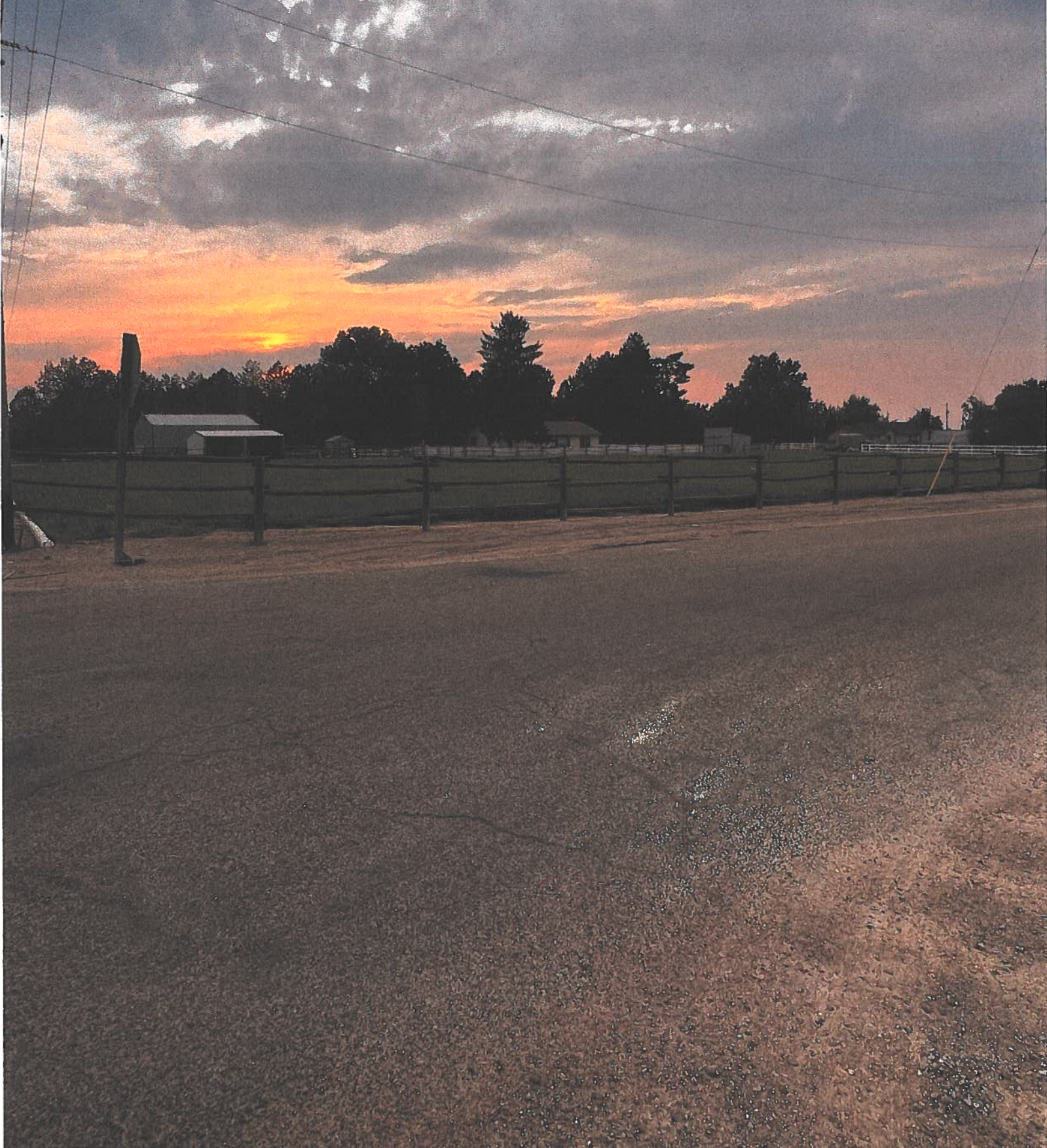
Other view from in front of our yard
to showcase existing "essential character"



* view from
my parents front yard
on Top Rd



* property across street
from my parents demonstrating
neighborhood "essential character"



← Substation proposed front yard
just behind front yard



Environmental Impacts Of Substations



Introduction

A substation is part of the electric grid and connects two or more transmission and/or distribution lines. Substations are designed to accomplish the following functions, although not all substations have all these functions:

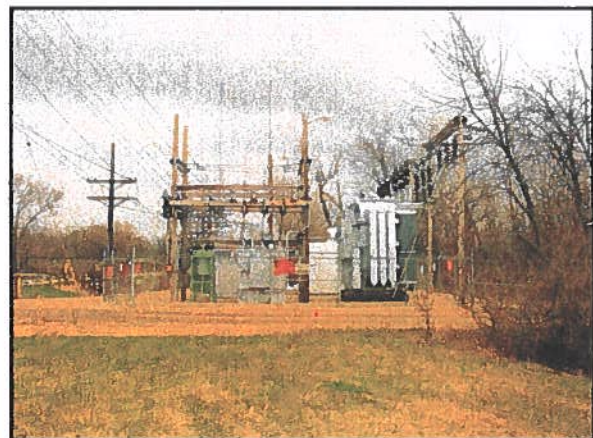
- Change voltage from one level to another
- Regulate voltage to compensate for system voltage changes
- Switch transmission and distribution circuits into and out of the grid system
- Measure electric power qualities flowing in the circuits
- Connect communication signals to the circuits
- Eliminate lightning and other electrical surges from the system
- Connect electric generation plants to the system
- Make interconnections between the electric systems of more than one utility
- Change alternating current to direct current or direct current to alternating current
- Control reactive kilovolt-amperes supplied to and the flow of reactive kilovolt-amperes in the circuits

Substations can range from simple to complex. A small substation of about 500 square feet may contain little more than a transformer and associated switches. Other substations are very large and may be several acres in size with several transformers and dozens of switches. Substations are built in all types of locations, within agricultural fields, in undeveloped areas, in urban areas, or amidst residential developments (Figure 1). Regardless of their size, substations have several common features, including a gravel pad with concrete foundations that support the necessary electrical equipment, a tall chain link fence surrounding the equipment for safety purposes, and an access road from the nearest public road.

The general location of a substation is initially determined by transmission requirements and transmission line routing. The selection of a substation site involves the consideration of many

factors. Sufficient land area is required for installation of equipment with necessary clearances for electrical safety and for access to maintain large apparatus, such as transformers. The site should have room for expansion due to load growth or planned transmission additions. Potential environmental effects such as stormwater drainage, noise, and road traffic must also be considered.

Figure 1 A Variety of Substations in Different Settings



Types of Impacts Associated with Substations

The impacts related to the construction and operation of a new electric substation will depend on its size as well as the topography, land cover, and existing land use of the selected site. Some impacts are temporary; however, most of the community and environmental impacts are permanent. The extensive land clearing and excavation activities required for the substation foundation creates permanent changes to the land cover of the site. In addition, a permanent access road is needed to allow for long-term monitoring and maintenance. Larger substations may require stormwater detention ponds, berms, additional transmission structures constructed outside of the fenced area, and other landscape alterations. These changes and other impacts related to the construction and operation of electric substations are described below, separated into temporary and permanent impacts.

Temporary Construction Impacts

Prior to the construction of a substation, the entire area is cleared of vegetation and regraded. If nonsuitable soils are encountered, they are excavated and replaced.

Temporary impacts associated with the construction of a substation often include machinery noise, fugitive dust, and temporary disruptions in local electric-service. Substantial noise and airborne dust can be caused by the large equipment used to excavate the area of the substation pad and access road, concrete and gravel trucks that haul in materials for the foundation, and tractor trailers to bring in the electrical equipment. Short local electrical outages may be necessary to interconnect nearby transmission and/or distribution lines into the new substation.

Soil erosion and storm water runoff can also occur during construction when the existing vegetation is removed during foundation excavation, temporarily exposing bare ground. Installation of appropriate erosion control measures, such as silt fencing and straw logs should occur during construction and remain in place until the disturbed vegetation surrounding the fenced-in site has stabilized. The thick gravel pad that is laid down (within the fenced substation area) acts as an impermeable surface and increases runoff during rain events. Construction of permanent storm water ponds adjacent to the fenced area is a common practice, especially for larger substations, to mitigate the adverse effects of storm water runoff on water quality in nearby streams and wetlands.

Permanent Construction Impacts

The permanent impacts related to construction and operation of a new substation (or expansion of an existing substation) may be substantial depending on the location of the new site and its proximity to residences. Among the more important and long-lasting impacts are land use changes and habitat loss, changes to local aesthetics and viewsheds, noise, and lighting. These potential impacts, as well as several others, are discussed below in alphabetical order.

Aesthetics

The overall aesthetic impact of a new substation is highly dependent on the size and location of the facility. Smaller distribution substations can be camouflaged fairly easily with berms, fencing, or landscaping. Larger substations that interconnect transmission lines can appear quite industrial in nature. In rural settings, local property owners may not object to the facilities' strong visual impact. Within residential areas however, homeowners may find that the physical appearance of the transformers, switches and high fences of new substations detract from the character of the neighborhood. Because of the height of some substation equipment and the clearing necessary around the transmission facilities, it can be difficult to reduce the visual impact of transmission substations. Substation construction applications may include landscape plans and illustrations so that the public can understand how the new structures will look within the neighborhood when compared to adjacent land uses.

Cultural Resources

Cultural resources include archeological sites, historic buildings, and sacred places. Potential impacts to cultural resources could occur in two ways: 1) ground disturbing activities could result in the loss of or damage to archeological artifacts or unmarked burial sites; or 2) the views and site lines to or from an important historical site could be adversely affected by the physical presence of a new substation. Both of these potential impacts must be considered when an applicant is selecting its final site alternatives.

A statewide database of known cultural resources must be consulted, and the direction of the Wisconsin Historical Society must be followed if it appears that cultural resources might be affected by a proposed construction project.

Electromagnetic Fields

The electric and magnetic field (EMF) levels within the fenced area of a substation can be much higher than the surrounding area, especially at larger substations containing several transformers. However, these EMF levels decrease rapidly with distance from the transformers and other electrical equipment. Most of the time, EMF levels drop to the same as surrounding background levels at a distance of 100 to 200 feet from the fenced area.

Land Use and Habitat Loss

New substations located within residential neighborhoods or subdivisions may be perceived as an industrial land use, inconsistent with the aesthetics of the community. They have the potential to affect the character and desirability of the residential area unless adequately landscaped or designed to be less obtrusive. Some examples of substation landscaping or design include surrounding the substation with tree-covered berms, attractive wood fencing, or the use of low-profile facility designs.

Locating a substation in a rural area that is primarily agricultural could result in the loss of productive farmland. Utilities may purchase more land than is needed for the substation footprint. In these situations, once the substation and required infrastructures, like storm water ponds or access roads are constructed, the surrounding acreage is usually leased to a farm operator and returned to agricultural use.

New substation sites within existing wooded areas will result in the loss of trees and woodland habitat for birds and other wildlife. Substations constructed in grasslands may impact high quality bird habitat. Depending on the size and purpose of the substation, the area affected could vary from less than one acre to up to 10 acres.

Noise and Lighting

The noise produced by an operating substation can be quite loud to adjacent property owners. A constant humming or buzzing noise may be audible several hundred feet from the substation fence. The sound may be especially noticeable during nighttime hours when ambient noise levels are lower. A barrier of mature trees or tall soil berms between the substation and nearby residences can be helpful in partially reducing noise impacts.

The Role of the Public Service Commission

The Public Service Commission of Wisconsin (PSCW) regulates Wisconsin's utilities. A three-member board (the Commission) is appointed by the governor to make decisions for the agency based on analyses and information gathered by a technical staff with a wide range of expertise.

The PSCW staff analyzes a substation application to determine the degree of need for the project, its potential social and natural resource impacts, and the accuracy of the applicant's cost estimates. The applications detail the location of the sites and the types of construction or modifications to existing substations being proposed. They typically contain a variety of diagrams showing the location and arrangement of the principal substation components including lines, switches, circuit breakers, and transformers. The size and complexity of the proposed project determines whether and what type of review process is conducted by the PSCW.

Because of the high cost of electrical equipment placed in substations, the Commission is required to review the applications for the construction of most substations, including distribution substations built by local electric service providers (Wis. Admin. Code § PSC 112.05(3)). Most proposed substation construction requires a Certificate of Authority (CA) from the Commission. A substation application that is proposed as part of a larger construction project such as a high-voltage transmission line or generation facility will require either a CA or a Certificate of Public Convenience and Necessity (CPCN) from the Commission, depending on the total size of the proposed project. A public hearing is not usually required for applications requiring a CA, but may be requested by interested parties or members of the public. CPCN project applications always require a public hearing in the project area.

The Commission is responsible for making the final decisions about the proposed substation construction. The Commission decides whether the substation will be built, where it will be located, and under what conditions. If there is a hearing, the Commission reviews all hearing testimony from PSCW staff, the applicant, WDNR staff (if permits are required), full parties, organizations, and members of the public. The three Commissioners meet regularly in open meetings to decide cases before them. The public can observe any open meeting. At these open meetings, the Commission approves, denies, or modifies the proposed project. The Commission has the authority to order environmental protections or mitigation measures as a condition of construction.

Light pollution may present a nuisance in residential areas or diminish enjoyment of the night time sky in rural areas. Substations may have lights that operate all night long to discourage vandalism and unauthorized individuals. Newer downward-focused security lighting can help to avoid or reduce light pollution.

Public Safety

The installation of equipment within substations must meet the requirements of the Wisconsin Electrical Code. There are also strict safety requirements for personnel assigned to work in substations. To maintain safe conditions for the general public, all substations are fenced and have gates that must be locked at all times. Appropriate signage must also be posted that shows the owner of the substation, the hazardous nature of the substation, and contact information.

Threatened, Endangered, or Rare Species

Construction and operation of a substation could have direct impacts on rare species or their habitat if the substation is sited in an area with high-quality habitat suitable for protected species.

Applicants are required to consult with the Wisconsin Department of Natural Resources (WDNR) to determine if protected species or high-quality habitat are present on the site. In some cases, field surveys may be necessary. When these resources might be present, the utility is required to avoid or reduce possible impacts. Methods to avoid or minimize impacts may include choosing an alternative site, scheduling construction so as to avoid active breeding seasons, or other methods. An “incidental take” permit may be needed.

As described above in the land use discussion, substation construction can also result in the direct loss of grassland or woodland habitat for other non-listed birds, mammals, reptiles and other wildlife.

Vegetation Management

Buried beneath the gravel in a substation yard is a grid of wires that functions as the grounding for the high voltage equipment. In order to ensure safety for utility employees and the public, it is important to prevent this ground grid from being compromised by vegetation growth. For this reason substation yards are regularly maintained by using a variety of herbicides.

Wetlands/Waterways

Because of the need for a stable, level ground surface, new substations are rarely constructed within wetlands. If no other suitable alternatives are available, the environmental permitting requirements for siting a substation in a wetland include minimizing the amount of fill placed in a wetland and the impact on wetlands/waterways adjacent to the construction site. They might also include creating, restoring, or preserving additional wetland acreage on other sites. If wetlands or waterways are present near an upland substation site, it is likely that construction of a storm water pond to retain runoff from the substation site would be required.

The Public Service Commission of Wisconsin is an independent state agency that oversees more than 1,100 Wisconsin public utilities that provide natural gas, electricity, heat, steam, water and telecommunication services.



Public Service Commission of Wisconsin

P.O. Box 7854
Madison, WI 53707-7854

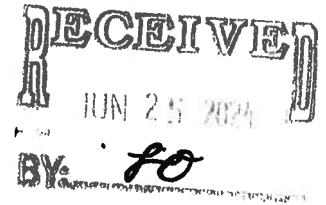
Telephone: 608-266-5481
Toll free: 888-816-3831
Consumer affairs: 608-266-2001 / 800-225-7729
TTY: 608-267-1479 / 800-251-8345
Fax: 608-266-3957

Website: psc.wi.gov

Electric16 (08/13)

June 19, 2024

Canyon County Development Services
111 North 11th Avenue, Suite 310
Caldwell, Idaho 83605



RE: Opposition Response to Notice of Application for a Utility Facility
Case File#: AD2024-0046
Case Name: Idaho Power Greenleaf Substation

To Whom It May Concern:

As the property owners addressed in the Canyon County Development Services letter dated June 11, 2024, we submit this letter as our notice of intent to oppose the proposed location of the Idaho Power Greenleaf Substation.

The area surrounding the intersection of Lower Pleasant Ridge Road and Top Road, while rural and agricultural, is also residential. Top Road between Lower Pleasant Ridge and Locust Hill Road is lined with homes. There are an additional number of homes located in close proximity to the aforementioned location, as your list of notified property owners will attest to.

Although there are homes that may not have "made the list" due to the 600 foot limitation, they have a site line to the proposed substation location. Per internet research of applicable real estate resources, it was not surprising to learn that homes located near an electrical substation experienced lower property values. Currently, many of us enjoy views of farmland and distant mountains. Should the substation be located as proposed, that view would be altered. For some, that substation would become the view.

Local realtors Cindy Oldenkamp and Josh Oldenkamp with the Windmere Powerhouse Group confirmed that an electrical substation located in an area close to homes would render the homes less desirable and would be detrimental to home values. Online sources state that properties may be devalued by 10-30% when in close proximity to high voltage lines.

While decreased property value is enough to warrant the objection of the substation, EMF is also a concern. Various sources indicate that a distance of 1300 feet or more is needed to limit exposure. Less distance causes more exposure than typically experienced in day to day life; this according to [EPA.gov](https://www.epa.gov). Limiting exposure is advised. Difficult to do if the source of EMF is in your front yard.

As stated previously, the area in question is rural and agricultural, as much of Greenleaf is. In the further, surrounding area there are large acreages where there are no homes within sight. State highway 19 is fronted by industrial enterprises and would make a more reasonable location versus building close to residential properties. Given the facts stated, we would

EXHIBIT
I.e.

request that Idaho Power Greenleaf Substation, as proposed, be denied and a more suitable location be found.

Thank you for your consideration in this matter.

Homeowner:

Name: DALLAS HUNGATE Signature: Dallas Hungate
Address: 20829 LOWER PLEASANT RIDGE ROAD, GREENLEAF, ID. 83626

Name: LINDA S. MIMS Signature: Linda S. Mims
Address: 20042 LOCUST HILL DR, GREENLEAF, ID. 83626

Name: Troy & Dianne Humbl Signature: Troy Humbl
Address: 20041 LOCUST Hill Dr. Greenleaf, ID 83626

Name: Gary Ahlert Signature: Gary Ahlert
Address: 20731 Muddy Puddle Ln Greenleaf ID 83626

Name: Kelly McBride Signature: Kelly McBride
Address: 20676 Muddy Puddle Ln Greenleaf ID 83626

Name: Stephanie McBride Signature: Stephanie McBride
Address: 20676 Muddy Puddle Ln Greenleaf ID 83626

Name: Josh Conrad Signature: Josh Conrad
Address: 20232 Locust Hill Dr. Greenleaf, ID 83626

Name: Bruce + Ramona Hume Signature: Ramona Hume
Address: 20220 Locust Hill Dr. Greenleaf, Idaho 83626

Name: Bonny V. Granado Signature: Bonny V. Granado
Address: 20092 LOCUST Hill DR. Greenleaf, ID 83626

Name: Clint Smith Signature: Clint Smith
Address: 19829 Top Rd. Greenleaf, ID 83626

Name: David Haskell Signature: David Haskell
Address: 19823 TOP RD Greenleaf ID 83626

Name: Victoria Bergman Signature: Victoria Bergman
Address: 19781 Top Rd Greenleaf Idaho 83626

Opposition Response to Notice of Application for a Utility Facility (continued)

Homeowner:

Name: Aaron Joelson Signature: [Signature]
Address: 19836 TOP ROAD Greenleaf ID 83626

Name: DENNIS ZATTIERO Signature: [Signature]
Address: 19832 Top Rd Greenleaf, ID, 83626

Name: Guadalupe G. Fry Signature: [Signature]
Address: 29539 Lower Pleasant Ridge Rd. Greenleaf ID 83626

Name: Brody Ferguson Signature: [Signature]
Address: 20083 Notus Rd, Greenleaf ID 83626

Name: Aleta Ferguson Signature: [Signature]
Address: 20083 Notus Rd Greenleaf ID 83626

Name: Kevin Mahler Signature: [Signature]
Address: 20192 Locust Hill Dr

Name: LESLIE THODE Signature: [Signature]
Address: 20191 LOCUST HILL DR. GREENLEAF, ID.

Name: Gordon Hill Signature: [Signature]
Address: 20255 Locust Hill Dr Greenleaf Id

Name: Kathleen Hill Signature: [Signature]
Address: 20255 Locust Hill Dr. Greenleaf ID

Name: Jim Dooty Signature: [Signature]
Address: 20771 Locust Hill Dr. Greenleaf Id 83626

Name: Todd Dickey Signature: [Signature]
Address: 20231 Top Rd. Greenleaf ID 83626

Name: Kelly Geissler Signature: [Signature]
Address: 20125 Top Rd Greenleaf ID 83626

Opposition Response to Notice of Application for a Utility Facility (continued)

Homeowner:

Name: Keith & Amy Mallard Signature: [Signature]
Address: 20815 Lower Pleasant Ridge Rd, Greenleaf, ID 83626

Name: Gary & Naomi Putman Signature: Naomi Putman
Address: 19979 Top Rd. Greenleaf, ID 83626

Name: Joseph SPIELMAN Signature: Joseph Spielman
Address: 20779 Lower Pleasant Ridge Rd. Greenleaf, ID

Name: Jeff & Debbie Smith Signature: Debbie Smith
Address: 19831 Top Road Greenleaf, ID 83626

Name: Dean Fry & Joan Signature: Dean Fry
Address: 20029 Notes Rd Greenleaf, ID 83626

Name: Roseann Coles Signature: Roseann Coles
Address: 20611 Lower Pleasant Ridge Greenleaf ID 83626

Name: Xavier Villa Signature: [Signature]
Address: 20150 Locust Hill Dr. Greenleaf, Idaho

Name: Jose Villa Signature: Jose Villa
Address: 20150 Locust Hill Drive Greenleaf, Idaho

Name: _____ Signature: _____
Address: _____

Name: _____ Signature: _____
Address: _____

Name: _____ Signature: _____
Address: _____

Name: _____ Signature: _____
Address: _____

June 24, 2024

Canyon County Development Services
111 North 11th Avenue, Suite 310
Caldwell, ID 83605

Re: (Additional response) Opposition Response to Notice of Application for a Utility Facility
Case File #: AC2024-0046
Case Name: Idaho Power Greenleaf Substaion

To Whom It May Concern:

While speaking to neighbors regarding the proposal for the Greenleaf Substation, we heard additional concerns regarding yet another project that would take away more farmland. In a time when farmland is being replaced by subdivisions and business parks, there is concern over what happens to food supplies. As stated in the opposition letter, alternative locations that don't take farmland or affect residential property value would be preferred.

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

Building Divsn Email: buildinginfo@canyoncounty.id.gov **Planning Divsn Email:** zoninginfo@canyoncounty.id.gov

Receipt Number: 83301

Date: 8/9/2024

Date Created: 8/9/2024

Receipt Type: Normal Receipt

Status: Active

Customer's Name: Keith & Amy Mallard

Comments: AD2024-0046-APL

Site Address: 0 LOWER PLEASANT RIDGE RD, Caldwell ID 83607 / Parcel Number: 36328000 0

CHARGES

<u>Item Being Paid For:</u>	<u>Application Number:</u>	<u>Amount Paid:</u>	<u>Prevs Pymnts:</u>	<u>Unpaid Amnt:</u>
Planning - Any Decision Appealed to the Board	AD2024-0046-APL	\$600.00	\$0.00	\$0.00

Sub Total: \$600.00

Sales Tax: \$0.00

Total Charges: \$600.00

PAYMENTS

<u>Type of Payment:</u>	<u>Check/Ref Number:</u>	<u>Amount:</u>
Check	1761	\$600.00

Total Payments: \$600.00

ADJUSTMENTS

Receipt Balance: \$0.00

EXHIBIT II

AD2024-0046 Director Decision Staff Review and

Signed FCOs Dated: July 23, 2024

-

Board of County Commissioners

Case# AD2024-0046-APL

Hearing date: October 17, 2024



Administrative Decision AD2024-0046

Idaho Power-Greenleaf Substation

Development Services Department

Applicant:

Idaho Power

Case File No.:

AD2024-0046

Representative:

Jeff Maffuccio

Staff:

Deb Root, 455-6034

Debbie.root@canyoncounty.id.gov

Tax ID:

R36328

Current Zone:

"A" (Agricultural)

Lot Size/Project Area:

Approximately 2.65 acres of parcel R36328 (24.47 ac)

Current Use:

Agricultural crop production

Applicable Zoning Land Use Regulations:

- 07-10-27
- 07-15-03
- 07-18-05 & 07

Notification

- June 11, 2024 – Agencies and Property Owners

Exhibits:

1. Findings, Conclusions, Conditions and Order
- See Case File AD2024-0046 for:
- A. Site Plan
 - B. Letter of Intent
 - C. GGHD Agency Review
 - D. EMF Brochure
 - E. AD2014-26 Land Division
 - F. CC/Greenleaf Future Land Use
 - G. Gordon Hill opposition
 - H. Harold Hill opposition
 - I. Jeremy & Julianne Conrad opp.
 - J. Naomi Putnam Petition opposition signed by 37 people

Request

Idaho Power is applying for a utility facility to be located on an approximate 2.65 acre portion of parcel R36328 (24.47 acres) at the northeast corner of the intersection of Top Road and Lower Pleasant Ridge Road. The facility is intended to provide improved electrical service to customers in the Greenleaf area. The proposed facility is located adjacent to an existing transmission line thereby reducing the requirement for additional transmission line construction to alternative property locations.

Background

The subject property is zoned "A" (Agricultural) and is currently in agricultural production. An Idaho Power transmission line is located on the north side of Lower Pleasant Ridge Road within the proposed substation property. Parcel R36328 (24.47 acres) is not an original parcel (AD2014-26) and the residential permits have been relocated onto properties to the north. The proposed land division amends AD2014-26 parcel R36328 to separate 2.65 acres from the agricultural only property and will not provide for a residential permit on either resulting property. The property is located adjacent to an agriculturally zoned subdivision, Locust Hills Subdivision, located to the west of Top Road. The nearest residence is located approximately 219 feet southwest of the proposed facility.

**Analysis**

A utility facility is allowed by Administrative Decision in an "A" (Agricultural) Zone per CCZO 07-10-27. The future land use of the property is designated as residential. The 24.47 acres subject property does not have a residential permit available (see AD2014-26). DSD notified property owners of record within 600 feet of the site and received letters of concern and opposition regarding the application from area property owners including Gordon Hill, Harold Hill and a petition signed by 37 persons and submitted by Naomi Putnam. The opposition cites loss of agricultural farmland, disruption of current scenic views, potential for lowered property values, industrial development in an agricultural and residential area, and health concerns regarding electromagnetic fields (hereafter EMF).

Idaho Power provided information regarding EMF inclusive of data from reputable studies and sources see case file Exhibit D. The area is a mix of residential and agricultural properties. The City of Greenleaf is located approximately 1326 feet from the intersection of Top Road and Lower Pleasant Ridge Road. Utility facilities are located where there is a need to service customers and growth which as stated in the application letter of intent will be accomplished here. There are not specific use standards for utility



Figure 1

facilities in the Canyon County Zoning Code, however, Idaho Power proposes to install drought tolerant landscaping and fencing during construction of the site. Landscaping similar to other facilities in the county is intended to break-up the visual aesthetic from the roadways. The facility pictured in Figure 1 is located at Lansing Lane and State Hwy 44 and provides for some berm elevations and sporadic shrubs and trees along three sides of the substation. Idaho Power is amenable to providing sight obscuring fencing around the perimeter of the facility. As shown in figure 1 the facilities are kept in

a weed free condition and neatly maintained. A site obscuring fence, typically is natural colored slats in the six or seven-foot chain link perimeter fence or precast concrete walls. This area of the county has a future land use designation of residential and the property is in close proximity to the City of Greenleaf and located within the city's area of impact. The county proposes that the fencing be pre-cast concrete similar to the facility at 16400 Idaho Center Blvd., Nampa, Idaho and shown in Figure 2. The wall may



Figure 2

be solid colored or variegated. Site obscuring fencing may increase site distance concerns at the intersection of Top Road and Lower Pleasant Ridge Road and should be addressed in the fencing and landscaping plan as conditioned herein. Solid fencing and landscaping of the perimeter is preferable as there is currently residential to the west and south of the subject property and expected future residential development

of the property immediately adjacent to the facility (see case file Exhibit F).

The property, R36328, is not an original parcel as a result of the former building permit relocation (AD2014-26) and does not have residential building permits available. The requested administrative land division amends AD2014-26 documenting the division of the 2.65 acre parcel for a utility facility from the agricultural only parcel, R36328. Currently no actual parcel divisions have occurred from the original 24.47 acre original. The result of the amended land division will be two (2) parcels on the original 24.47 acres in compliance with state and local codes and platting of the property is not required. Also, CCZO §07-17-03(3)E states that a lot or parcel created for the exclusive use of a public or private utility facility is exempt from subdivision requirements.

Decision of the Director:

Standard of Review for Director Decision §07-15-03 (7):

1. Compliance with granting a utility facility shall be within the discretion of the director following a full review of the facts as stated on the application and as received as a result of the required notification process. The burden of persuading the director to grant a permit is on the applicant. The

director shall consider the uses of the surrounding properties in the determination of the compatibility of the proposed utility facility with such uses.

2. Additional Conditions: The director may require additional land use related conditions as are necessary to protect the health, safety and welfare of the residents of parcels within six hundred (600) feet, as well as conditions that would protect the uses of surrounding properties.
3. The director shall give notice of the decision granting or denying the application, to those previously notified of the pending application.

Comments

Public Comments

Staff received public opposition from Gordon Hill, Harold Hill, Jeremy and JuliAnne Conrad, Naomi Putnam inclusive of a petition signed by 37 persons. The opposition cites loss of agricultural farmland, disruption of current scenic views, potential for lowered property values, industrial development in an agricultural and residential area, and health concerns regarding electromagnetic fields (hereafter EMF) see case file Exhibits G-J.

County Agency Comments

Staff informed the affected agencies and their responses are attached as Exhibit C.

Surrounding Area

Article 15 states that, “The Director shall consider the uses of the surrounding properties in the determination of the compatibility of the proposed utility facility with such uses.”

The property is currently in agricultural production. The surrounding land uses are ag-residential and agriculture. The city of Greenleaf is located a ¼ mile to the northwest on Top Road. To the west of Top Road there is large-lot residential development, Locust Hills Estates. There are sporadic small residential clusters to the north and east of the proposed project property with the nearest home being more than 200 feet from the parcel. The property is bounded on two sides by public roads and there is an existing Idaho Power transmission line along the south boundary of the property. The County’s future land use designation for this property is residential and a utility facility is permitted by Director’s Decision in the residential zones. The future land use designation is ‘Industrial’ one quarter mile to the east at Notus Road. The City of Greenleaf’s future land use designation for the subject property is ‘Agriculture’ and ‘Low Density Residential’ (see case file Exhibit F). The applicant indicates that the facility is intended to improve services to the Greenleaf area properties. Idaho Power has provided information regarding the EMF health concerns in case file Exhibit D. The utility facility as proposed will not increase traffic, noise, dust, nor is it anticipated to impact essential services. The proposed facility is compatible with existing rural residential and agricultural uses in the area.

Recommendation

Staff recommends that the Director approve the application, AD2024-0046, for a utility facility as conditioned and has attached findings for the Director’s consideration.

Staff recommends that the Director approve the amendment of AD2014-26 to create the 2.65 acre utility facility parcel on property R36328. The amendment does not provide for residential permits on the parcels if approved.



Findings of Fact, Conclusions of Law, Conditions of Approval and Order

AD2024-0046 Idaho Power Greenleaf Substation and amended land division AD2014-26

Findings

1. The property is zoned "A" Agricultural.
2. A utility facility is allowed by Director Decision in the agricultural zone.
3. The property has access to the public road system including Top Road and Lower Pleasant Ridge Road.
4. The property is located within the City of Greenleaf Area of Impact.
5. The future land use for the subject properties is residential in the Canyon County Comprehensive Plan (see case file Exhibit F).
6. The future land use for the subject property is designated agriculture and residential in the City of Greenleaf's Comprehensive Plan (see case file Exhibit F).
7. The proposed facility is to be constructed on approximately 2.65 acres of parcel R36328 as shown on site plan case file Exhibit A.
8. R36328 containing 24.47 acres is not an original parcel (AD2014-26) and the available residential permits have been relocated to cluster residential permits on properties to the north of this parcel. It is an 'agricultural only' parcel.
9. To divide the proposed facility property, 2.65 acres, from R36328 the director's decision includes review and approval for a land division amending AD2014-26. Approval of the division does not provide for a residential permit on either property.
10. The Idaho Power representative provided documentation with supporting research to address citizen health concerns regarding potential impacts related to electromagnetic fields (EMF) see case file Exhibit D.
11. Idaho Power represents that the facility is intended to improve services to the area and its residents.
12. The property is located adjacent to existing transmission lines.
13. The residences in the area are greater than 200 feet from the proposed facility.
14. Golden Gate Highway District expressed in case file Exhibit C that the applicant shall comply with ACCHD standards and permitting requirements at the time of development.
15. Upon completion (initial construction) of the facility, traffic impacts are expected to be minimal. The facility is expected to be fully fenced and only authorized Idaho Power personnel will have access to the facility.

Conclusions of Law

The Director finds and concludes the following regarding the Standards of Review for an Administrative Decision for a Utility Facility AD2024-0046 and Amendment to the land division decision AD2014-26.

1. Is the proposed use permitted in the zone by Administrative Decision?

Conclusion: The proposed use is permitted in the zone by administrative decision.

Finding: Canyon County Zoning Ordinance, Section 07-10-27 allows for a utility facility in accordance with Article 15.

2. Will the proposed use be injurious to other property in the immediate vicinity and/or negatively change the essential character of the area?

Conclusion: The proposed use will not be injurious to other property in the immediate vicinity and will not negatively change the essential character of the area.

Finding: The substation will not change the character of the area in the immediate vicinity of the property. The addition of the facility on the agricultural parcel of land will change the existing use of the 2.65 acres of land and it will add structures where none currently exist. The area property owners object to the facility

indicating the following concerns including loss of agricultural farmland, disruption of current scenic views, potential for lowered property values, industrial development (the utility facility) in an agricultural and residential area, and health concerns regarding electromagnetic fields (EMF). Utility facilities are provided for in the Canyon County code of ordinances by director's decision in all residential zones (§07-10-27) as a necessary element of providing services that residents expect of service providers inclusive of Idaho Power. The Canyon County 2030 Comprehensive Plan Chapter 7: Public Services, Facilities, and Utilities, Goal G7.01.00 states, "*Endeavor to continue providing reliable public services, public safety facilities, & public utilities that support existing developed areas and future growth.*" and policy, P7.01.04 stating, "*Encourage co-location and joint use of utility corridors and facilities.*" The proposed facility is to serve area properties and there is an existing transmission line corridor adjacent to the proposed facility. Chapter 13: National Interest Electric Transmission Corridors also supports the continued facility planning for energy services and utility facilities. Although the proposed facility is a change to the current property and use, the facility does not change the essential character of the area nor will it be injurious to other properties in the immediate vicinity.

3. Does legal access to the subject property for the development exist or will it exist at the time of final plat;

Conclusion: Legal access exists for the subject property from both Top Road and Lower Pleasant Ridge Road.

Finding: Access currently exists to the subject property from Top Road and Lower Pleasant Ridge Road. Golden Gate Highway District representatives responded to the agency request for comment indicating that the facility has access to the roadways and at the time of development shall comply with the requirements set forth in the ACCHD standards manual (see case file Exhibit C).

4. Amendment to AD2014-26 in accordance with CCZO §07-18-07 (3) and §07-17-03(3) E:

Conclusion: The subject property, R36328 (24.47 acres), is not an original parcel and is designated as agricultural only with no residential building permits available. The administrative residential development rights (permits) were relocated to contiguous properties to the north of the subject parcel for the purpose of clustering residential development and preserving viable farmland. The proposed use for the 2.65 acre parcel is for a utility facility is exempt from subdivision requirements per §07-17-03(3) E. and does not require a residential building permit. The remaining portion of R36328, approximately 21.82 acres, will remain in agricultural production with no residential building permits available without further jurisdictional approval.

Conditions of Approval:

1. The development shall comply with all applicable federal, state, and county laws, ordinances, rules and regulations that pertain to the subject property.
2. The development shall comply with the requirements of Golden Gate Highway District #3 at the time of development.
3. The development shall not disrupt or destroy existing irrigation facilities serving adjacent or adjoining properties (downstream/upstream users).
4. Idaho Power shall provide a landscape and fencing plan to DSD for review and approval prior to construction of the facility. The perimeter, of the subject facility shall be fenced with minimum six (6) foot tall pre-cast stamped concrete walls and be landscaped with drought tolerant landscaping (rock, trees, and shrubs) maintained in living condition to provide for an intermittent visual aesthetic barrier similar to the Idaho Power facility located at 16400 Idaho Center Blvd., Nampa, ID. (see staff report Figure 2). Care should be taken to ensure adequate site distance for traffic safety at the intersection of Top Road and Lower Pleasant Ridge Road is maintained.

5. Buildings to be located within the facility shall be permitted in accordance with building code requirements.
6. The applicant shall complete the administrative land division, amending AD2014-26, to reflect the division of parcel R36328, providing for the 2.65 acre utility facility parcel. An amended record of survey shall be recorded and provided to DSD and the amended land division application shall be recorded by the applicant upon DSD approval of the application.

Order

Based upon the Findings of Fact, Conclusions of Law and Conditions of Approval contained herein the Director **approves** Case #AD2024-0046 to construct a substation (utility facility) at the SW corner of parcel R36328 on approximately 2.65 acres subject to conditions of approval as enumerated herein.

APPROVED this 23rd day of July, 2024.

**DEVELOPMENT SERVICES DEPARTMENT
CANYON COUNTY, IDAHO**

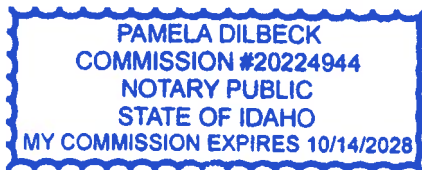

Carl Anderson, Planning Supervisor

State of Idaho)

SS

County of Canyon County)

On this 23rd day of July, in the year of 2024, before me Pamela Dilbeck, a notary public, personally appeared Carl Anderson, personally known to me to be the person whose name is subscribed to the within instrument, and acknowledged to me that he (she) executed the same.



Notary: Pamela Dilbeck

My Commission Expires: 10/14/2028

EXHIBIT III

AD2024-0046 Staff Report Packet Dated: July 23,2024

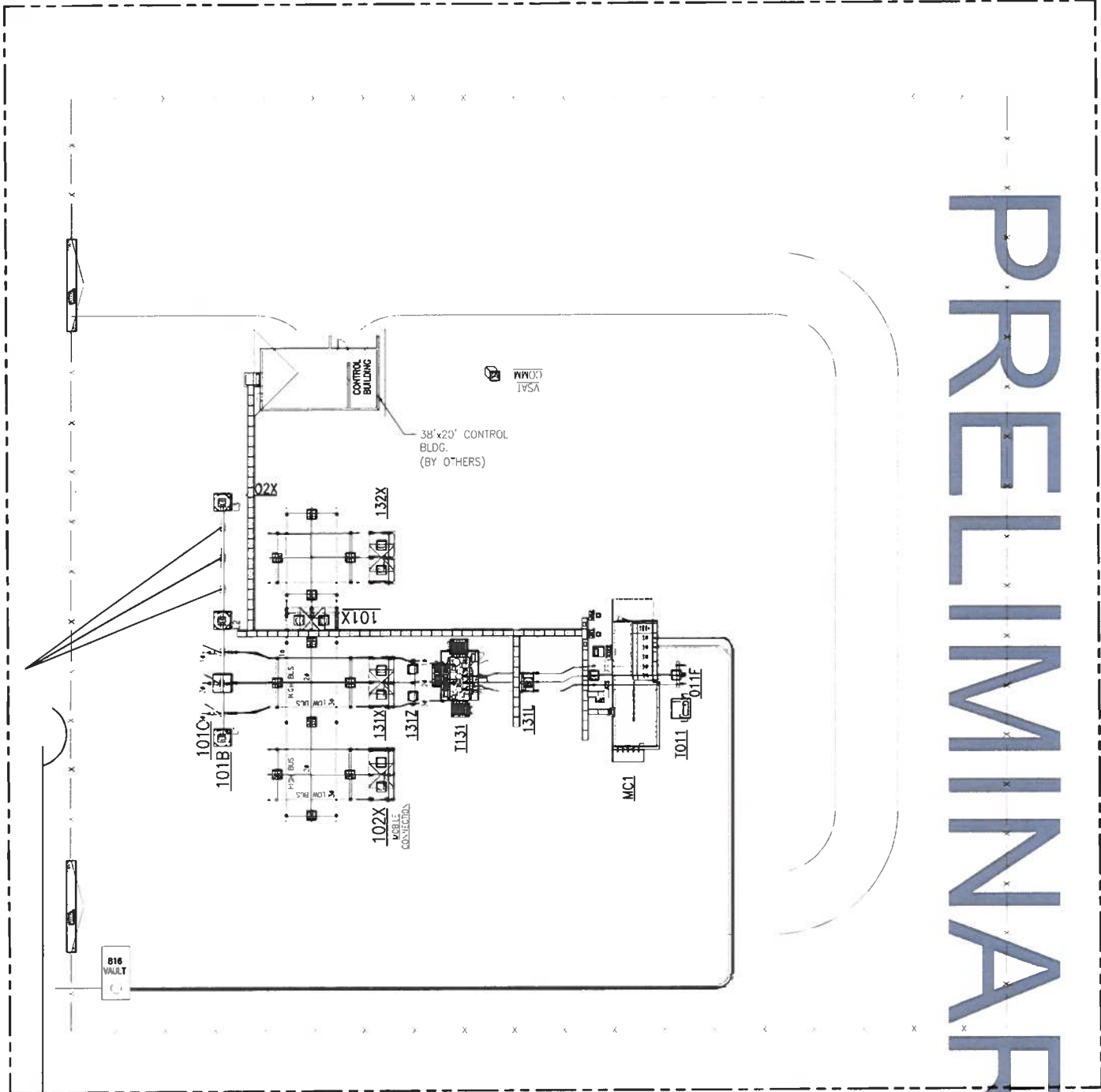
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Board of County Commissioners

Case# AD2024-0046-APL

Hearing date: October 17, 2024

PRELIMINARY



GENERAL NOTES:

1. CONTRACTOR IS RESPONSIBLE TO FURNISH FILL MATERIAL TO BACKFILL EXCAVATIONS AND DEPRESSIONS AND ENSURE THE YARD IS COMPLETED TO IPC SPECIFICATIONS 95-11-6-17 COMPLETION OF PROJECT
2. CONTRACTOR IS RESPONSIBLE TO FURNISH FINISH GRAVEL 4 INCHES THICK INSIDE STATION FENCE

GREENLEAF STATION		YARD PLAN	
DOHA POWER COMPANY BOISE, IDAHO		DATE: 01-05-2022	
SCALE: 1" = 15'-0"		APPROVED	
REV		21D-76605	
1		50	
21D-76605-1		21D-76605-1	
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21D-76605-100		21D-76605-100	

REVISION
05-08-2022
NEW STATION
PROJECT ID: HAW/220021
W.O. #273555412
1.0W/SP-1-23

EXHIBIT
III.a.1.

May 1, 2024

Sabrina Minshall, Director
Canyon County Development Services Department
111 North 11th Ave, #310
Caldwell, Idaho 83605

Request For Director's Decision: Greenleaf Substation

Dear Ms. Minshall,

Idaho Power requests your approval of a Director's Decision to build and operate a new "Utility Facility" (per CCZO 07-10-27) in Canyon County. The Utility Facility will be an electrical substation, named Greenleaf Substation, and is intended to provide improved electrical service to customers in Greenleaf, Idaho. A complete application, with attachments, are included for your review (per CCZO 07-15-03).

As part of the Director's Decision for this new substation, Idaho Power also requests the approval of a "Public Utility Land Division" (per CCZO 07-17-03D) to complete a transaction with the current landowner. Idaho Power is under contract with the landowner for a 2.65-acre property at the northeast corner of Lower Pleasant Ridge Road and Top Road.

Along with the Master Application, the following are included as attachments:

1. Utility Facility Checklist
2. Survey and Site Plan
3. Project Description
4. Property Deed

On behalf of Idaho Power, we appreciate your time and effort to review and consider this application. Please contact either Jeff or Chris with any questions or clarifications.

Regards,



Jeff Maffuccio
Facility Siting Coordinator
jmaffuccio@idahopower.com
208-388-2402



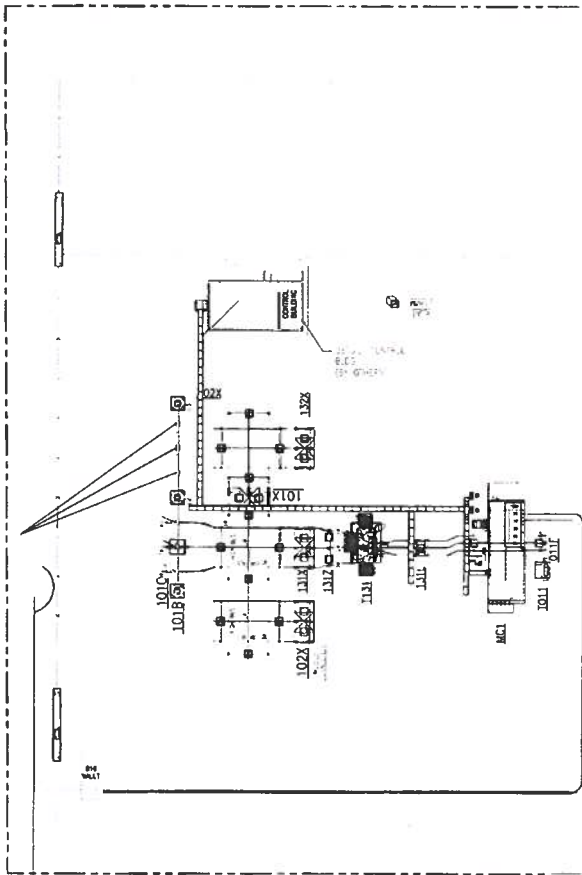
Chris Jacky
Senior Real Estate Specialist
cjacky@idahopower.com
208-388-2699



EXHIBIT
III.b

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

PRELIMINARY



CONTRA $\mathcal{A} = \{1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100\}$

GREENLEAF STATION		YARD PLAN	
IDARO POWER COMPANY BUIS. IDARO		IDARO	
SHEET 1' = 15' 0"		SHEET 210-75505	
DATE 11/15/07		DATE 11/15/07	
BY J. J. J. J.		BY J. J. J. J.	
SHEET 1		SHEET 50	

Project Description

Request for Director's Decision: Greenleaf Substation

Idaho Power is pleased to file this narrative to request a Director's Decision that is two-fold: approve a "Utility Facility", per Canyon County Zoning Ordinance (CCZO) 07-10-27, and approve a "Public Utility Land Division" per CCZO 07-17-03D. In general, this authorization would enable Idaho Power to move forward with the property acquisition, design, construction, and operation of an electrical substation in Canyon County. The new Greenleaf Substation will be located on the northeast corner of Lower Pleasant Ridge Road and Top Road.

Project Need

The Greenleaf area is currently served by substations located in Caldwell, Wilder, and Homedale (per Figure 1, below). As the area grows, those facilities will experience capacity strain and the Greenleaf Substation (starred in Figure 1, below) will alleviate that strain and improve the ability to meet any additional capacity needs of the area. An existing transmission line, along Lower Pleasant Ridge Road, will connect the Greenleaf Substation into the grid. Generally speaking, this site will improve reliability and increase capacity for customers across the northern half of Canyon County, now and in the long-term future.

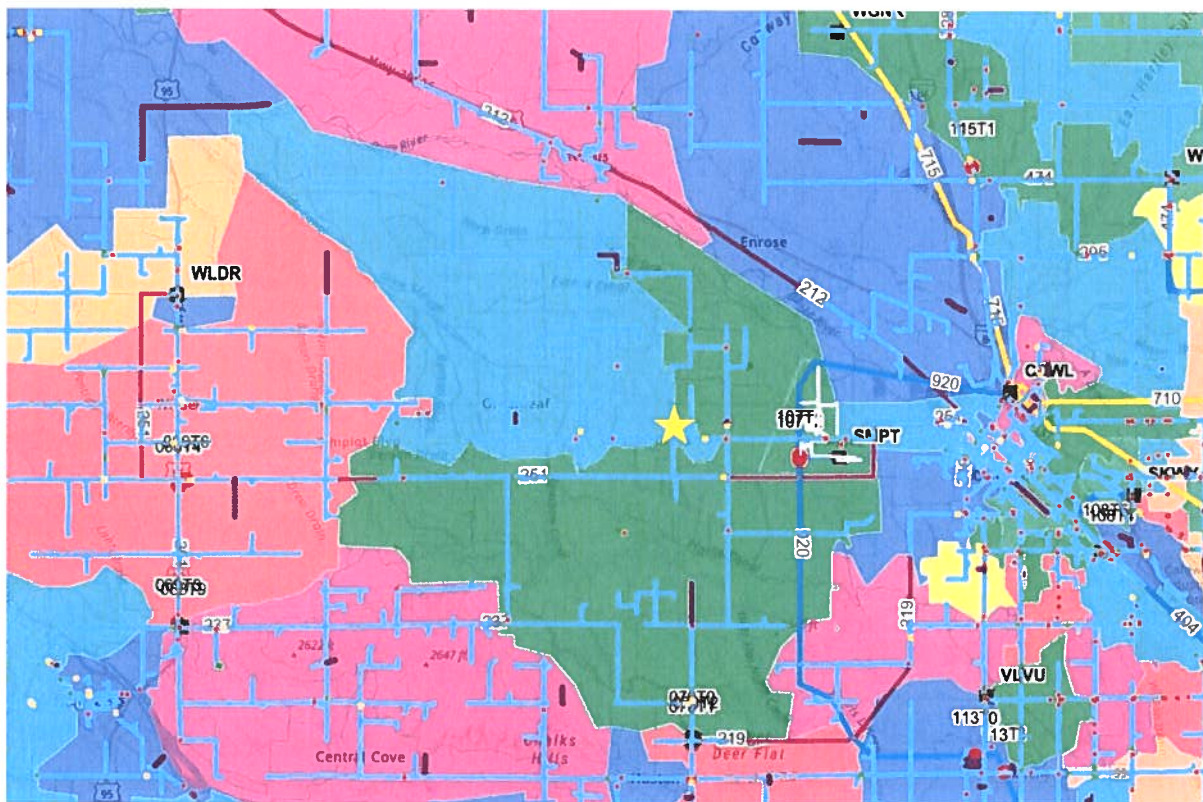


Figure 1. Regional area map with existing electrical infrastructure

Project Purpose

The Greenleaf Substation is similar, in function and layout, to other substations that Idaho Power owns and operates, such as the Willis Substation (shown in Figure 2, below) in Middleton, Idaho. The substation receives electricity (typically 69 or 138-kilovolts) from transmission lines and transforms the electricity into lower voltages (typically 12.5-kilovolts) that is carried to customers on distribution lines. The Greenleaf Substation will have the capacity to serve an equivalent of 8,000 homes or several large agricultural and industrial uses.



Figure 2. Example photos of a similar substation

Project Location

The Greenleaf Substation (starred in Figure 3, below) is proposed on the northeast corner of Lower Pleasant Ridge Road and Top Road, on a 2.65-acre portion of Parcel R3632800000. The property is currently zoned Agricultural. The property is located southeast of Greenleaf city limits and is in the Greenleaf city impact area.

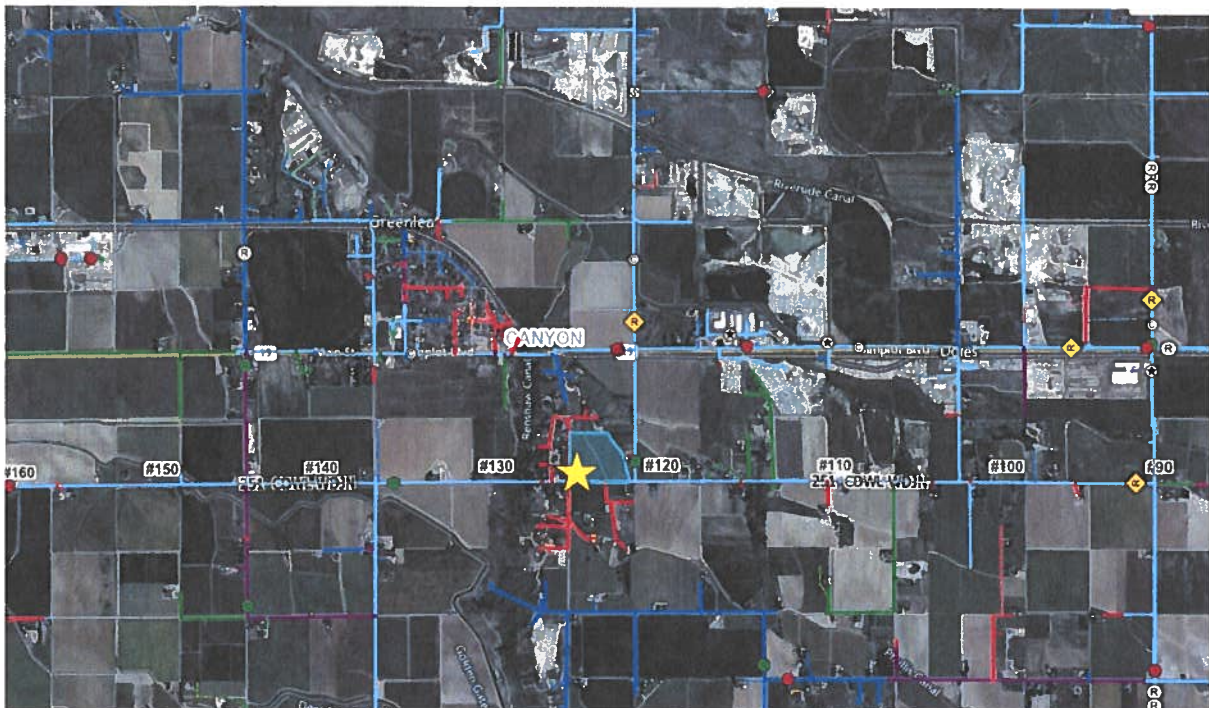


Figure 3. Regional area map with proposed site location

Property Description

The Greenleaf Substation site is proposed on a portion of the 24.48-acre subject property. Idaho Power requests the 2.65-acre portion (yellow box in Figure 4, below) be approved, for the use of a “Utility Facility”, and for smaller property as a “Public Utility Land Division”. The property is currently cultivated and irrigated. Idaho Power continues to work closely with the landowner, to acquire the 2.65 acres necessary for the Greenleaf Substation. Access for the substation would be along both Lower Pleasant Ridge Road and Top Road.



Figure 4. Aerial Photo with proposed property division

Project Impacts and Considerations

The Greenleaf Substation is in accordance with the articles of Chapters 2, 6, and 7 of the Canyon County Zoning Ordinance. Utility facilities are part of the landscape like other types of infrastructure that provide vital services for our communities. Based on recent growth and development, the new substation is required to meet the anticipated customer demand for electricity. This location puts the substation at an ideal location that will create no impacts to local essential and public services. Through the process, and prior to construction, Idaho Power will work to resolve concerns of neighbors. Idaho Power does not expect any significant impacts to natural, scenic, or historic features in the area are anticipated.

There will be no habitable buildings or lighting in the substation. Idaho Power plans to install fencing and drought-tolerant landscaping during construction of the site. For safety of the public, the substation will be completely enclosed only accessible by Idaho Power employees that are trained and employed to operate on, or in, an electrical substation. Idaho Power vehicles will be parked inside the substation.

Idaho Power will construct, operate, and maintain the Greenleaf Substation to all Federal, State, and local regulations and requirements. Construction may create noise and vibrations during daytime hours but once operation, the substation will not create any undesirable effects such as odors, fumes, or vibrations. Any operational noises will not exceed 65 dB (decibels) per the Code of Federal Registry Section 24.

Debbie Root

From: Maffuccio, Jeff <JMaffuccio@idahopower.com>
Sent: Friday, July 19, 2024 8:23 AM
To: Debbie Root; Jacky, Chris
Subject: [External] RE: Utility Facility

We're okay with a site-obscuring fencing and drought-tolerant landscaping. Slatted chain-link is preferred from a cost perspective but pre-cast concrete is also an option.

Jeff

From: Debbie Root <Debbie.Root@canyoncounty.id.gov>
Sent: Friday, July 19, 2024 8:18 AM
To: Maffuccio, Jeff <JMaffuccio@idahopower.com>; Jacky, Chris <CJacky@idahopower.com>
Subject: [EXTERNAL] Utility Facility

Chris and Jeff,

The manager reviewed my report and decision documents, I am working on the comments. He is requesting that there be opaque fencing surrounding the facility, his preference is a solid wall surrounding the facility with intermittent drought tolerant landscaping. We believe that the property surrounding the facility will be developed as residential and therefore the facility should be developed as if in a residential neighborhood. Concerns, thoughts, before I finalize conditions?

Deb Root, MBA
Canyon County Development Services
debbie.root@canyoncounty.id.gov
208-455-6034

Development Services Department (DSD)
NEW public office hours
Effective Jan. 3, 2023
Monday, Tuesday, Thursday and Friday
8am – 5pm
Wednesday
1pm – 5pm
**We will not be closed during lunch hour **

IDAHO POWER LEGAL DISCLAIMER

This transmission may contain information that is privileged, confidential and/or exempt from disclosure under applicable law. If you are not the intended recipient, you are hereby notified that any disclosure, copying, distribution, or use of the information contained herein (including any reliance thereon) is STRICTLY PROHIBITED. If you received this transmission in error, please immediately contact the sender and destroy the material in its entirety, whether in electronic or hard copy format. Thank you.

**EXHIBIT
III.b.1.**

Debbie Root

From: Maffuccio, Jeff <JMaffuccio@idahopower.com>
Sent: Tuesday, June 25, 2024 3:57 PM
To: Debbie Root
Cc: Jacky, Chris
Subject: [External] Re: opposition petition

Thank you for sharing this Deb. Idaho Power builds substations in a variety of land uses - rural residential, suburban, urban, industrial, commercial and agricultural. The use is strictly intended to serve those same customers. The structures won't be any height that far exceeds the existing transmission lines and we will landscape around the substation.

This location was chosen because of direct proximity to a transmission line. If another location is chosen, additional transmission lines will be necessary. That is the trade-off, along with finding suitable property - which we were challenged with doing.

With respect to EMF, we can work to provide actual results of any readings along the edge of a substation fence - but our standards and layouts are done in such a way to minimize any potential effects such that there are none to any nearby properties.

What can I provide you to help mitigate these concerns - studies, examples of landscaped substations? I spoke with the Mayor and he was supportive of this location and solution.

Thanks,

Jeff

From: Debbie Root <Debbie.Root@canyoncounty.id.gov>
Sent: Tuesday, June 25, 2024 3:44:28 PM
To: Maffuccio, Jeff <JMaffuccio@idahopower.com>
Subject: [EXTERNAL] opposition petition

Jeff, Please see attached opposition petition of area residents. Have a good day, Deb Root, MBA Canyon County Development Services debbie.root@canyoncounty.id.gov 208-455-6034 Development Services Department (DSD) NEW public office hours Effective

Jeff,

Please see attached opposition petition of area residents.

Have a good day,

Deb Root, MBA

Debbie Root

From: Maffuccio, Jeff <JMaffuccio@idahopower.com>
Sent: Wednesday, July 24, 2024 7:28 AM
To: Debbie Root; Jacky, Chris
Subject: [External] RE: AD2024-0046 Greenleaf Sub-station Decision
Attachments: Eldredge back.jpg; Eldredge corner.jpg; Eldredge front.jpg; Eldredge side.jpg

Deb, attached are some photos of a more similar-scale substation with the same wall and landscape type – in a suburban setting of Pocatello. In case neighbors are curious. I should have gotten these to you sooner.

Jeff

From: Debbie Root <Debbie.Root@canyoncounty.id.gov>
Sent: Tuesday, July 23, 2024 7:56 PM
To: Maffuccio, Jeff <JMaffuccio@idahopower.com>; Jacky, Chris <CJacky@idahopower.com>
Subject: [EXTERNAL] RE: AD2024-0046 Greenleaf Sub-station Decision

I also still have to send this out to property owners and they will have the option to APPEAL. I will get that done tomorrow and they will have 15 days from July 25 to appeal.

Deb Root, MBA
Canyon County Development Services
debbie.root@canyoncounty.id.gov
208-455-6034

Development Services Department (DSD)
NEW public office hours
Effective Jan. 3, 2023
Monday, Tuesday, Thursday and Friday
8am – 5pm
Wednesday
1pm – 5pm
**We will not be closed during lunch hour **

From: Debbie Root <Debbie.Root@canyoncounty.id.gov>
Sent: Tuesday, July 23, 2024 7:52 PM
To: 'Maffuccio, Jeff' <JMaffuccio@idahopower.com>; Jacky, Chris <CJacky@idahopower.com>
Cc: Debbie Root <Debbie.Root@canyoncounty.id.gov>
Subject: AD2024-0046 Greenleaf Sub-station Decision

Jeff and Chris,

Please find attached the signed decision for the Sub Station. We will have to complete the amended land division application when you complete the property transactions and provide me the survey of both affected properties along with metes and bounds descriptions for both parcels.

Have a good day,

Deb Root, MBA

Canyon County Development Services
debbie.root@canyoncounty.id.gov
208-455-6034

Development Services Department (DSD)
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Eldredge back



EXHIBIT
III.b.2.

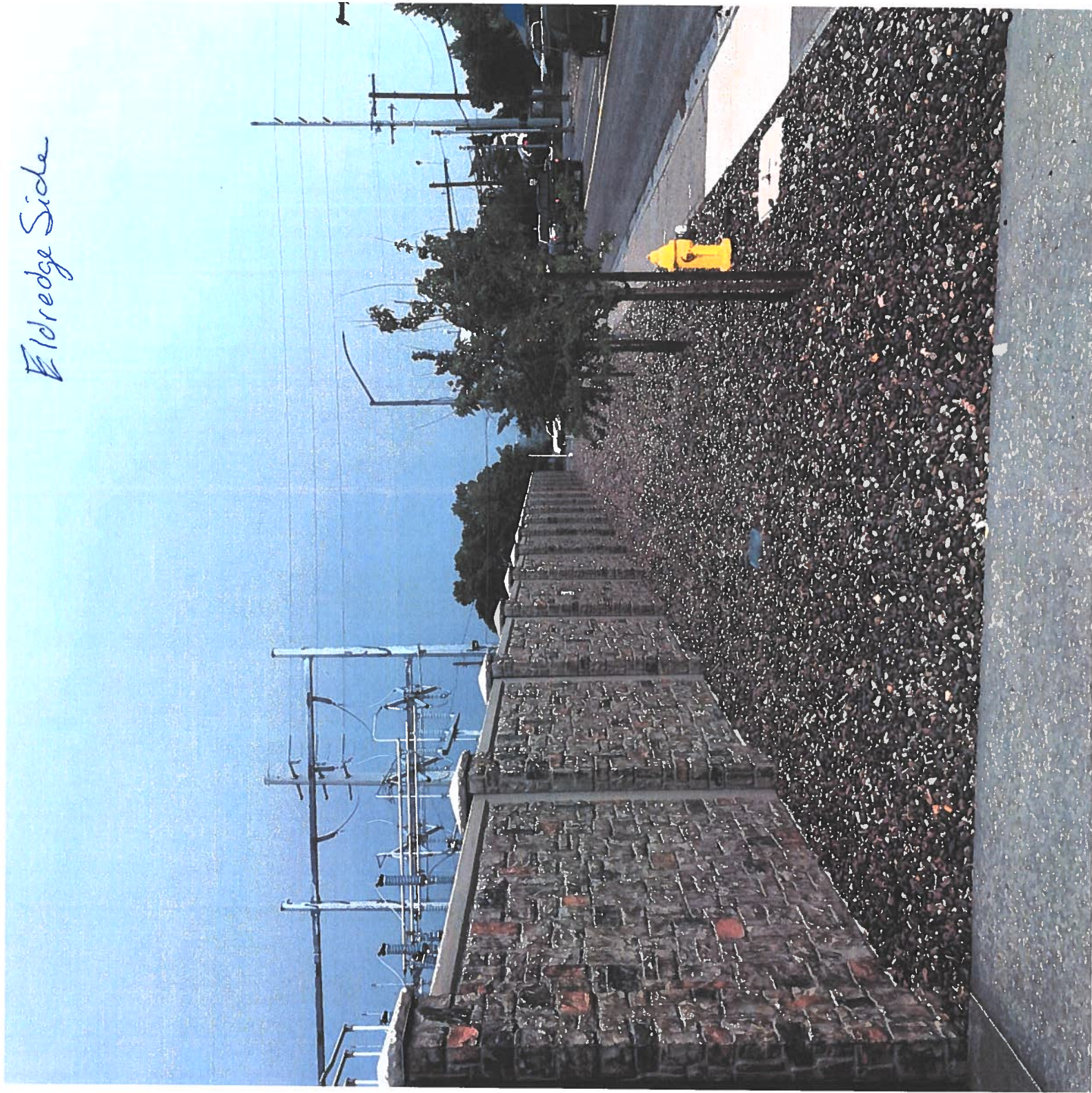
Eldredge Corner



Eldredge Front



Eldredge Side



MASTER APPLICATION**CANYON COUNTY DEVELOPMENT SERVICES DEPARTMENT**111 North 11th Avenue, #310, Caldwell, ID 83605zoninginfo@canyoncounty.id.gov

Phone: 208-454-7458

Fax: 208-454-6633



PROPERTY OWNER	OWNER NAME: Mike and/or Tracey Provost
	MAILING ADDRESS: 21140 Notus Road, Greenleaf Idaho 83626
	PHONE: 208-941-4153 EMAIL: mprovostfarms@gmail.com
I consent to this application and allow DSD staff / Commissioners to enter the property for site inspections. If owner(s) are a business entity, please include business documents, including those that indicate the person(s) who are eligible to sign. Signature: <u>Mike Provost</u> <u>Tracey Provost</u> Date: <u>4/25/2024</u>	

(AGENT) ARCHITECT ENGINEER BUILDER	CONTACT NAME: Chris Jacky - Senior Real Estate Specialist, <u>Jeff Maffuccio, Facility Siting Coordinator</u>
	COMPANY NAME: Idaho Power Company
	MAILING ADDRESS: 1221 W Idaho St, Boise, ID 83702 <u>or PO Box 70, 83707</u>
	PHONE: 208-388-2699 <u>(Chris)</u> EMAIL: <u>cjacky@idahopower.com</u> <u>208-388-2402 (Jeff)</u> <u>jmaffuccio@idahopower.com</u>

SITE INFO	STREET ADDRESS: 0 Lower Pleasant Ridge Road		
	PARCEL #: R3632800000	LOT SIZE/AREA: 24.476 acres	
	LOT:	BLOCK:	SUBDIVISION:
	QUARTER: SE 1/4 of the SW 1/4 SECTION: 22 TOWNSHIP: 4N RANGE: 4W		
	ZONING DISTRICT: FLOODZONE (YES/NO): No		

HEARING LEVEL APPS	<input type="checkbox"/> CONDITIONAL USE	<input type="checkbox"/> COMP PLAN AMENDMENT	<input type="checkbox"/> CONDITIONAL REZONE
	<input type="checkbox"/> ZONING AMENDMENT (REZONE)	<input type="checkbox"/> DEV. AGREEMENT MODIFICATION	<input type="checkbox"/> VARIANCE > 33%
	<input type="checkbox"/> MINOR REPLAT	<input type="checkbox"/> VACATION	<input type="checkbox"/> APPEAL
	<input type="checkbox"/> SHORT PLAT SUBDIVISION	<input type="checkbox"/> PRELIMINARY PLAT SUBDIVISION	<input type="checkbox"/> FINAL PLAT SUBDIVISION

DIRECTORS DECISION APPS	<input type="checkbox"/> ADMINISTRATIVE LAND DIVISION	<input type="checkbox"/> EASEMENT REDUCTION	<input type="checkbox"/> SIGN PERMIT
	<input type="checkbox"/> PROPERTY BOUNDARY ADJUSTMENT	<input type="checkbox"/> HOME BUSINESS	<input type="checkbox"/> VARIANCE 33% >
	<input type="checkbox"/> PRIVATE ROAD NAME	<input type="checkbox"/> TEMPORARY USE	<input type="checkbox"/> DAY CARE
	<input checked="" type="checkbox"/> OTHER DD Utility Facility <u>Public Utility Land Division</u>		

CASE NUMBER: <u>AD 2024-004</u>	DATE RECEIVED: <u>5/9/24</u>
RECEIVED BY: <u>[Signature]</u>	APPLICATION FEE: <u>\$1600</u> CK MO <input checked="" type="radio"/> CASH

SCANNEDP12024
0104

Revised 3/1/22

**EXHIBIT
III.b.3.**

UTILITY FACILITY CHECKLIST

CANYON COUNTY DEVELOPMENT SERVICES DEPARTMENT

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

zoninginfo@canyoncounty.id.gov Phone: 208-454-7458 Fax: 208-454-6633



THE FOLLOWING ITEMS MUST BE SUBMITTED WITH THIS CHECKLIST:

- ☒ Master Application completed and signed [application for Utility Facility and Public Utility Land Division attached](#)
- ☒ Site Plan 8 ½" x 11" showing the parcel, proposed facility, access, and any other improvements such as fencing, landscaping, and exterior light. [survey plan and site plan attached](#)
- ☒ Detailed letter fully describing the request [project narrative attached](#)
- ☒ Deed or evidence of property interest to all subject properties [deed of subject parcel attached](#)
- ☒ **\$600 non-refundable fee.** [Credit Card authorization form attached](#)

R36328

PARCEL INFORMATION REPORT

6/11/2024 8:48:12 AM

PARCEL NUMBER: R36328

OWNER NAME: PROVOST MIKE

CO-OWNER: PROVOST TRACEY

MAILING ADDRESS: 21140 NOTUS RD GREENLEAF ID 83626

SITE ADDRESS: 0 LOWER PLEASANT RIDGE RD

TAX CODE: 0620000

TWP: 4N RNG: 4W SEC: 22 QUARTER: SW

ACRES: 24.47

HOME OWNERS EXEMPTION: No

AG-EXEMPT: Yes

DRAIN DISTRICT: NOT In Drain Dist

ZONING DESCRIPTION: AG / AGRICULTURAL

HIGHWAY DISTRICT: GOLDEN-GATE HWY

FIRE DISTRICT: CALDWELL RURAL FIRE

SCHOOL DISTRICT: VALLIVUE SCHOOL DIST

IMPACT AREA: GREENLEAF

FUTURE LAND USE 2011-2022 : Res

FLU Overlay Zone Desc 2030:

FLU RR Zone Desc 2030:

FUTURE LAND USE 2030: Res

IRRIGATION DISTRICT: PIONEER IRRIGATION DISTRICT

FEMA FLOOD ZONE: X FLOODWAY: NOT In FLOODWAY FIRM PANEL: 16027C0216F

WETLAND: Riverine

NITRATE PRIORITY: ADA CANYON

FUNCTIONAL Classification: NOT In COLLECTOR

INSTRUMENT NO. : 2015013100

SCENIC BYWAY: NOT In Scenic Byway

LEGAL DESCRIPTION: 22-4N-4W SW TX 15167 IN SESW

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.

Book 81
Page 23

Instrument No. 86277

DEED OF RIGHT OF WAY.
Greenleaf, Ida. Feb. 11th, 1918.

WHEREAS, Certain of the inhabitants of Road District No. 10 of Canyon County, State of Idaho, taxable therein for road purposes, have petitioned in writing the Board of Commissioners of said Canyon County, Idaho, to lay out a public road therein, as set forth in their petition which said public road is proposed to be located as follows, to-wit:

Center line of fourty (40) ft. road:

Beginning at a point 20 ft. west of the S. E. corner of the SW $\frac{1}{4}$ of the SW $\frac{1}{4}$ of sec. 22 T4 N. R. 4 W. E. M.

thence North 1640 ft.
" N 18°-49' W 485 ft.
" N 14°-12' W 555 ft.

NOW, THEREFORE, in consideration of the location and establishment of said road, as above described, and of the benefits to accrue to us and each of us by such location, we, the undersigned, owners, occupants and claimants of land required for road purposes on the line of the foregoing designated route, hereby signify our approval of the locations of said road, and do hereby consent thereto; and we do hereby grant and dedicate the lands belonging to us and each of us as afore described, so far as the same may be required for such public road to the public and to said County of Canyon, in the State of Idaho, for use as a public road, and we hereby waive all claims for damage for and on account of the same.

IN WITNESS WHEREOF, We have set our hands and seals the day and year first above written.

WITNESS:

CONWAY H. BINARD (SEAL)
ERMA L. BINARD (SEAL)
WILL W. BINFORD (SEAL)
ETHEL S. BINFORD (SEAL)
(SEAL)
(SEAL)
(SEAL)
(SEAL)

STATE OF IDAHO :
County of Canyon : ss.

On this 11th day of Feb. in the year 1918, before me S. A. Mills, a Justice of the Peace in and for said county, personally appeared, Conway H. Binard, Erma L. Binard his wife, Will W. Binford and Ethel S. Binford, his wife known to me to be the persons whose names -- subscribed to the within 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 above written.

S. A. Mills
Justice of the Peace

STATE OF IDAHO :
County of Canyon : ss

I hereby certify that this instrument was filed for record at the request of Co. Commissioners at 51 minutes past 11 o'clock A. M. this 15 day of Feb. 1918.

Fees \$ None.

L. C. Knowlton,
Ex-Officio Recorder

DEED OF RIGHT OF WAY

WHEREAS, certain inhabitants of Canyon County, Idaho, have petitioned the Board of Commissioners of said County to lay out a public road therein, which said public road is proposed to be located in Section 22, Township 4 North, Range 4 West, Boise Meridian.

NOW THEREFORE, in consideration of the location and establishment of said road, and of the benefits to accrue to us and each of us by such location, we, the undersigned, owners, occupants and claimants of land required for road purposes on the line of the designated route, hereby signify our approval of the locations of said road, and do hereby consent thereto; and we do hereby grant and dedicate the following described land unto the public and unto the said County of Canyon, State of Idaho, for use as a public road, and we do hereby waive all claims for damage for and on account of the same, to wit:

The West 20 feet of the Southeast $\frac{1}{4}$ of the Southeast $\frac{1}{4}$ of Section 22, Township 4 North, Range 4 West, Boise Meridian.

IN WITNESS WHEREOF, We have set our hands and seals this 20th day of April, 1967.

WITNESS:

Ira I. Crozen
Paul B. Simpf

Dale Hunsard (SEAL)
Walter Hunsard (SEAL)

STATE OF IDAHO }
County of Canyon }

On this 20th day of April, 1967, before me, the undersigned, a Notary Public in and for said State, personally appeared the above named persons, known to me to be the persons whose names are subscribed to the within 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 above written.



C. D. Vanglyne
Notary Public for Idaho
Residing at: W. Elder, Ida.
My commission expires: 1-4-68

5940-18

Dale Gossard
et al

to

Canyon County

R & W Deed.

STATE OF IDAHO } ss.
County of Canyon }

I hereby certify that this instrument
was filed for record at the request of

Canyon County

APR 21 1967

58 111-1025-101 8 12 9

313 Deeds
136

Leona Taylor

27
97

Liles

111-1025-101

AFTER RECORDING MAIL TO:

Mike and Tracey Provost
21140 Notus Road
Greenleaf, Idaho 83626

2015-013100

RECORDED

04/15/2015 10:38 AM



0016089220160013100006068

CHRIS YAMAMOTO

CANYON COUNTY RECORDER

Pgs=6 DWLSON

\$25.00

DEED

PROVOST FARMS LLC

(Space Above For Recorder's Use)

GRANT DEED

For the consideration of ten dollars (\$10.00) and other good and valuable consideration, the receipt of which is hereby acknowledged, MIKE PROVOST and TRACEY PROVOST, husband and wife, ("Grantors"), grant, bargain, sell and convey MIKE PROVOST and TRACEY PROVOST ("Grantees"), whose current address is 21140 Notus Road, Greenleaf, Idaho 83626, and its successors and assigns forever, the following described real property:

That certain property known as Parcel 6 and more particularly described as follows:

See description of Parcel 6 attached hereto and made a part hereof by reference.

SUBJECT TO 20' Wide Utility Easement attached hereto and made a part hereof by reference.

SUBJECT TO the North Access & Utility Easement attached hereto and made a part hereof by reference.

SUBJECT TO the South Access & Utility Easement attached hereto and made a part hereof by reference.


SUBJECT TO taxes and assessments for the year 2015, and all subsequent years, together with any and all existing easements, rights-of-way, reservations, restrictions and encumbrances of record, to any existing tenancies, to all zoning laws and ordinances, and to any state of facts an accurate survey or inspection of the premises would show.

This conveyance shall include any and all estate, right, title, interest, appurtenances, tenements, hereditaments, reversions, remainders, easements, rents, issues, profits, rights-of-way and water rights in anywise appertaining to the property herein described as well in law as in equity.

IN WITNESS WHEREOF, the Grantors have hereunto subscribed their names to this instrument this 11 day of April, 2015.



MIKE PROVOST




TRACEY PROVOST

STATE OF IDAHO)
) ss.
County of Canyon)

On this 11th day of April, 2015, before me a Notary Public, personally appeared MIKE PROVOST and TRACEY PROVOST, husband and wife, known or identified to me, to be the persons whose names are subscribed to the within 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 above written.





Notary Public
Residing at Nampa, Idaho

My Commission Expires: 8-18-18

**LEGAL DESCRIPTION FOR
MIKE & TRACEY PROVOST
PARCEL 6**

A parcel of land located in the Southwest 1/4 of Section 22, Township 4 North, Range 4 West, Boise Meridian, Canyon County, Idaho. Being further described as follows:

BASIS OF BEARINGS:

The South line of the Southeast 1/4 of the Southwest 1/4 of Section 22, Township 4 North, Range 4 West, Boise Meridian, taken as North 89°38'11" East and distance between monuments found to be 1327.55 feet.

BEGINNING at the Southwest corner of the Southeast 1/4 of the Southwest 1/4 of said Section 22;

thence along the West line of the Southeast 1/4 of the Southwest 1/4 of said Section 22 North 00°07'53" West a distance of 1,008.39 feet;
thence North 89°44'42" East a distance of 782.07 feet;
thence South 28°28'09" East a distance of 213.84 feet;
thence South 40°33'24" East a distance of 281.19 feet;
thence South 18°05'49" East a distance of 319.11 feet;
thence South 11°09'10" East a distance of 304.93 feet to the South line of the Southeast 1/4 of the Southwest 1/4 of said Section 22;
thence along said South line South 89°38'11" West a distance of 1,222.59 feet to the **POINT OF BEGINNING**.

Said Parcel containing 1,063,447 square feet or 24.41 acres, more or less and is subject to all existing easements and rights-of-ways of record or implied.

END OF DESCRIPTION

Russell E. Badgley, P.L.S. 12458
Timberline Surveying
847 Park Centre Way, Suite 3
Nampa, Idaho 83651
(208) 465-5687



**LEGAL DESCRIPTION FOR
MIKE & TRACEY PROVOST
20' WIDE UTILITY EASEMENT**

A 20' wide easement located in the Southwest 1/4 of Section 22, Township 4 North, Range 4 West, Boise Meridian, Canyon County, Idaho. Being further described as follows:

BASIS OF BEARINGS:

The South line of the Southeast 1/4 of the Southwest 1/4 of Section 22, Township 4 North, Range 4 West, Boise Meridian, taken as North 89°38'11" East and distance between monuments found to be 1327.55 feet.

Commencing at the Southwest corner of the Southeast 1/4 of the Southwest 1/4 of said Section 22;
thence along the West line of the Southeast 1/4 of the Southwest 1/4 of said Section 22 North 00°07'48" West a distance of 1,008.39 feet;
thence leaving said West line North 89°44'42" East a distance of 274.87 feet to the **POINT OF BEGINNING**;
thence North 11°10'50" West a distance of 343.10 feet;
thence North 30°25'25" West a distance of 445.51 feet;
thence North 19°35'59" West a distance of 422.87 feet;
thence North 10°46'02" West a distance of 414.36 feet;
thence South 76°23'23" East a distance of 21.96 feet;
thence South 10°46'02" East a distance of 403.75 feet;
thence South 19°35'59" East a distance of 419.43 feet;
thence South 30°25'25" East a distance of 447.01 feet;
thence South 11°10'50" East a distance of 350.35 feet;
thence South 89°44'42" West a distance of 20.37 feet to the **POINT OF BEGINNING**.

Said Easement containing 32,468 square feet or 0.75 acres, more or less and is subject to all existing easements and rights-of-ways of record or implied.

END OF DESCRIPTION

Russell E. Badgley, P.L.S. 12458
Timberline Surveying
847 Park Centre Way, Suite 3
Nampa, Idaho 83651
(208) 465-5687



**LEGAL DESCRIPTION FOR
MIKE & TRACEY PROVOST
NORTH ACCESS & UTILITY EASEMENT**

An easement located in the Southwest 1/4 of Section 22, Township 4 North, Range 4 West, Boise Meridian, Canyon County, Idaho. Being further described as follows:

BASIS OF BEARINGS:

The South line of the Southeast 1/4 of the Southwest 1/4 of Section 22, Township 4 North, Range 4 West, Boise Meridian, taken as North 89°38'11" East and distance between monuments found to be 1327.55 feet.

BEGINNING at a point on the easterly right-of-way of Top Road, from which the Southwest corner of the Southeast 1/4 of the Southwest 1/4 of said Section 22 bears South 03°10'33" East a distance of 1,939.88 feet;
thence along said right-of-way North 18°23'09" West a distance of 62.77 feet;
thence leaving said right-of-way North 88°41'37" East a distance of 69.22 feet;
thence South 01°18'23" East a distance of 60.00 feet;
thence South 88°41'37" West a distance of 50.78 feet to the **POINT OF BEGINNING**.

Said Parcel containing 3,600 square feet or 0.08 acres, more or less and is subject to all existing easements and rights-of-ways of record or implied.

END OF DESCRIPTION

Russell E. Badgley, P.L.S. 12458
Timberline Surveying
847 Park Centre Way, Suite 3
Nampa, Idaho 83651
(208) 465-5687



**LEGAL DESCRIPTION FOR
MIKE & TRACEY PROVOST
SOUTH ACCESS & UTILITY EASEMENT**

An easement located in the Southwest 1/4 of Section 22, Township 4 North, Range 4 West, Boise Meridian, Canyon County, Idaho. Being further described as follows:

BASIS OF BEARINGS:

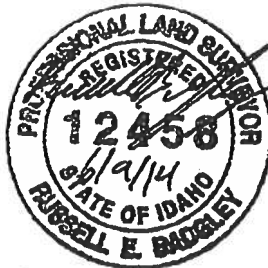
The South line of the Southeast 1/4 of the Southwest 1/4 of Section 22, Township 4 North, Range 4 West, Boise Meridian, taken as North 89°38'11" East and distance between monuments found to be 1327.55 feet.

BEGINNING at the Northwest corner of the Southeast 1/4 of the Southwest 1/4 of said Section 22 from which the Southwest corner of the Southeast 1/4 of the Southwest 1/4 of said Section 22 bears South 00°08'04" West a distance of 1320.98 feet;
thence along the North line of the Southeast 1/4 of the Southwest 1/4 of said Section 22 North 89°45'20" East a distance of 8.34 feet to the easterly right-of-way of Top Road;
thence along said right-of-way North 01°37'30" West a distance of 30.00 feet;
thence leaving said right-of-way North 89°45'20" East a distance of 275.36 feet;
thence South 00°15'57" East a distance of 30.00 feet;
thence South 11°10'02" East a distance of 30.55 feet;
thence South 89°45'20" West a distance of 288.90 feet to the West line of the Southeast 1/4 of the Southwest 1/4 of said Section 22;
thence along said West line North 00°08'04" West a distance of 30.00 feet to the **POINT OF BEGINNING**.

Said Easement containing 16,831 square feet or 0.39 acres, more or less and is subject to all existing easements and rights-of-ways of record or implied.

END OF DESCRIPTION

Russell E. Badgley, P.L.S. 12458
Timberline Surveying
847 Park Centre Way, Suite 3
Nampa, Idaho 83651
(208) 465-5687





J-U-B ENGINEERS, INC.

J-U-B COMPANIES



**THE
LANGDON
GROUP**



**GATEWAY
MAPPING
INC.**

June 12, 2024

Canyon County Development Services Dept.
Attn: Debbie A. Root, Principal Planner
111 N. 11th Ave., Ste 310
Caldwell, ID 83605
Phone: (208)455-6034
Email: debbie.root@canyoncounty.id.gov

RE: Case Name: Idaho Power Greenleaf Substation, Case Number: AD2024-0046, Parcel#: R36328

Dear Deb:

On behalf of the Golden Gate Highway District No. 3 (GGHD), J-U-B Engineers, Inc. has reviewed the subject application submitted to GGHD via email on June 11, 2024, for a Public Utility Land Division on 24.48-acres of property located on the northeast corner of Lower Pleasant Ridge Road and Top Road and is in the SW1/4 of Section 22, T4N, R4W, BM.

The existing use of the property is agricultural. The applicant is proposing to place an electrical substation (Greenleaf Substation) on 2.65 acres in the southwest corner of the site. Access will be from both Lower Pleasant Ridge Road and Top Road. The substation will be completely enclosed by fencing and only accessible by Idaho Power employees who are trained and employed to operate on or in an electrical substation. No further details on proposed access were provided.

Lower Pleasant Ridge Road and Top Road are under the jurisdiction of the GGHD with functional classifications per GGHD's 2024 Functional Classification Map of Major Collector and Local Road, respectively.

At this time, and based upon information provided with the application, the following findings and conditions of approval apply:

1. New accesses need to meet the Driveway Spacing Requirements of Section 3061.020 and the Standard Commercial Approach Drawing (ACCHD-106) of the 2022 Association of Canyon County Highway Districts Highway Standards & Development Procedures (ACCHD Standards).
2. The applicant must meet 2022 ACCHD Standards for approach permit applications.
3. A site visit by a GGHD representative is required to address possible sight distance issues, if any.

GGHD reserves the right to provide amended comments/conditions of approval in the event of application revision or when additional information becomes available.

GGHD requests Canyon County Development Services incorporate these comments into proposed Conditions of Approval for consideration/approval by Canyon County.

Respectfully,

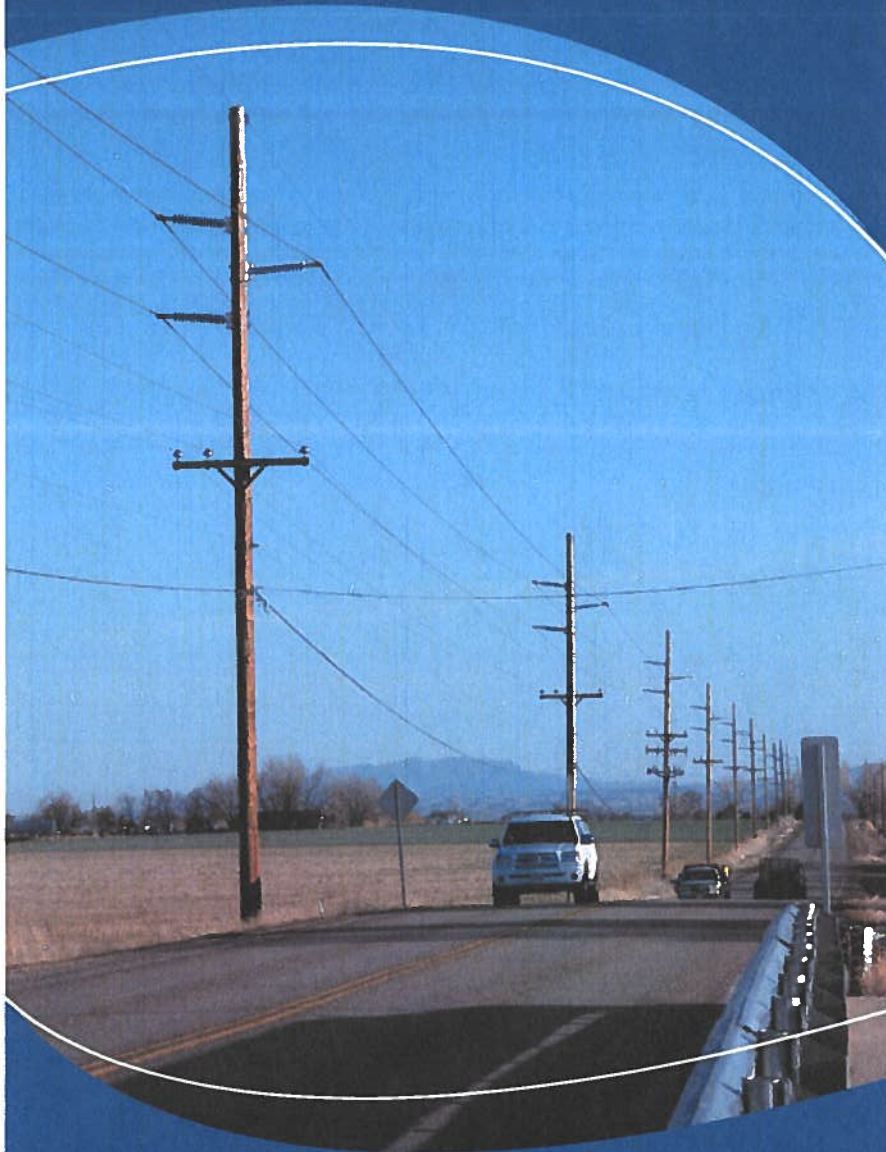
 Digitally signed by
Christopher Pettigrew
Date: 2024.06.13
07:34:21-06'00'

Christopher S. Pettigrew, P.E.
Transportation Services Group, Project Manager/Engineer

CC: Bob Watkins, GGHD Director of Highways



Electric and Magnetic Fields



The following information about electromagnetic fields (EMF) and their effects on health comes from scientists and researchers who have studied this phenomenon since the early 1970s.

EXHIBIT
III.d.





What are electromagnetic fields?

EMFs are invisible forces created by any electric charge. Electric fields are the result of the strength, or concentration, (voltage) of the electric charge. Magnetic fields are the result of the motion (current) of the charge. Together, these fields are referred to as electromagnetic fields.

EMFs are everywhere in modern society. Everyone is exposed to them in varying degrees. Electric currents deep in the earth's core produce the earth's strong magnetic field. And all power lines and electrical devices — appliances, cell phones, household wiring — produce EMFs.

The magnitude of EMFs decreases rapidly as you move farther from the source.

EMFs associated with electricity are considered extremely low frequency (ELF) fields because, at 60 Hertz (Hz), they are at the extreme low end of the electromagnetic spectrum.

How are EMFs measured?

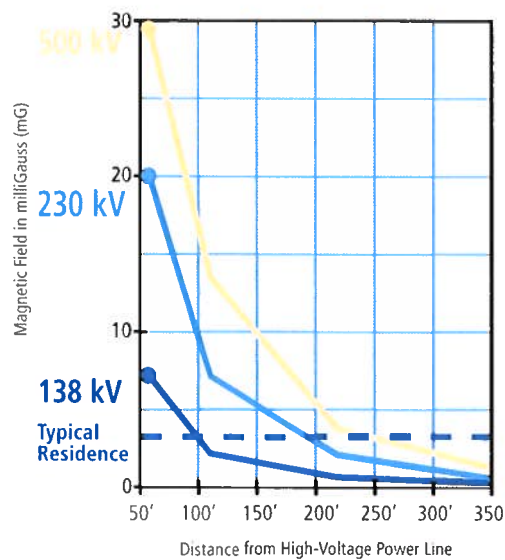
EMFs can be measured with instruments or calculated with computer programs. Electric fields are typically measured in volts per meter (V/m) or kilovolts per meter (kV/m). Magnetic fields are typically measured in milligauss (mG).

An EMF meter can measure the strength of electric and magnetic fields in a specific area for comparison purposes.

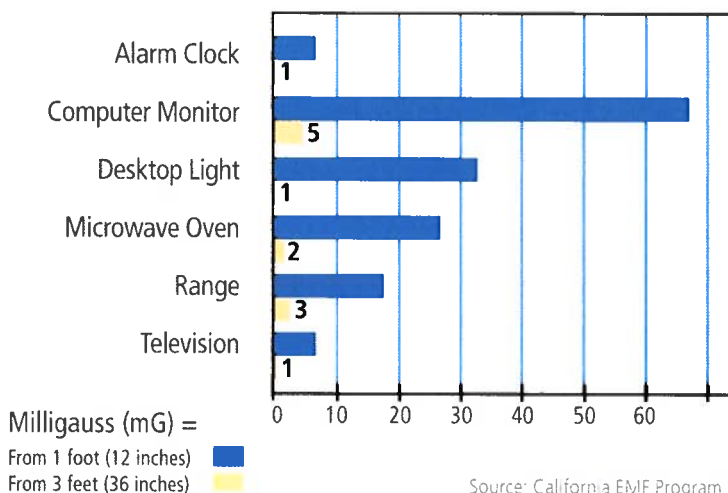
Magnetic fields and Distance

Depending on the type of line and its current, magnetic fields from power lines at a distance of 100 feet become less than those produced by the typical residence.

Magnetic fields and distance from high-voltage power lines in comparison to typical fields in residences that are not near high-voltage lines. Data is from the US National Research Council.



Examples of typical magnetic field strengths at specific distances (12" and 36") from appliance surfaces:



Source: California EMF Program



What are the known health effects of EMFs?

Researchers have studied ELF-EMFs since the early 1970s in response to questions about the possible health effects of EMFs near power lines. This research has not shown that long-term low-level exposure to ELF-EMFs has detrimental effects on health.

Major research on EMFs and potential health effects has been performed in the following four areas:

Epidemiology

Epidemiology is the science that looks for patterns in human diseases, such as cancer and leukemia. Epidemiological evidence of a link between ELF-EMF exposure and health effects ranges from weak or inconclusive to non-existent.

Animal Studies

These studies examined EMFs' biological effects on animals, such as rodents, to determine if exposure was linked to cancer. Studies were performed at a variety of exposure levels over several generations. Data did not show any connection between exposure to ELF-EMFs and increased likelihood of cancer.

Biological Studies

Generally, cancer is caused because cells or DNA have been damaged. Biological studies have not found any consistent evidence that ELF-EMF exposure damages either cells or DNA.

Clinical Studies

Clinical studies test the results of exposure in human volunteers to ELF-EMFs at levels higher than generally encountered in residential or work environments. Human responses have been detected at extremely high field strengths, but these responses are not generally associated with health hazards.

- The American Cancer Society reviewed a January 2000 study that did not find any association between EMFs and childhood cancer: "This was a nice, large, population-based study. It found no evidence of an association of EMF and acute lymphoclastic leukemia, all leukemias, central nervous system tumors, and all other malignant disease."
- A 1996 report by the National Research Council stated that "after examining more than 500 studies spanning 17 years of research, the committee said there is no conclusive evidence that EMFs play a role in the development of cancer, reproductive and developmental abnormalities, or learning and behavioral problems."
- A recent comprehensive study, by the Institute of Cancer Epidemiology — Danish Cancer Center in Denmark and published in the December 2006 Journal of the National Cancer Institute, evaluated cell phone records of more than 420,000 people between 1982 and 1995 to determine if EMFs from cell phones were associated with any increase in cancerous tumors or a heightened risk of leukemia. The study did not find any evidence of any link to cancer.
- The World Health Organization recommends caution when judging EMF-related reports by the media and other groups.

Are there any established electromagnetic field exposure limits in Idaho?

NO. Some states have them, but none have been established for Idaho. A great deal of animal testing and cell biology research has been conducted worldwide, but even exposure to very strong ELF-EMFs has never been identified as a cause of cancer or any other disease. Scientists, therefore, cannot identify any level of ELF-EMFs that are harmful. Since no level of exposure has been shown to be hazardous, the federal government has not adopted any environmental EMF-standards.

Some government and private organizations have issued advisory limits or guidelines. These limits or guideline ELF-EMF levels, however, are well above the low levels of EMF typically found in homes, schools and offices, or even the EMF exposures being studied in relation to childhood leukemia.

For example, the International Commission on Non-Ionizing Radiation Protection recommends limiting public exposure to magnetic fields of 2,000 mG or less. Most homes have average levels of 20 to 30 mG or less.



Frequently Asked Questions

Do EMF levels increase when the voltage of a line increases, like rebuilding a 69-kV line to 138 kV?

The magnetic field of a power line depends on the current in the line and the distance from it. When the voltage of a line is increased, it requires greater clearance and, thus, greater distance from the ground. And when voltage is doubled, as in this example, the current drops by half.

In fact, increasing a line's voltage from 69 kV to 138 kV can reduce magnetic field exposure by as much as two-thirds, due to increased distance from the ground and decreased current.

Do underground power lines limit EMFs?

Underground lines' maximum magnetic fields are generally stronger than from overhead lines, though intensities vary based on construction methods and other factors.

Should I have an EMF strength reading done?

If you have questions or concerns about EMFs that are not addressed here, please feel free to contact Idaho Power. We can measure EMFs in and around your home or business and discuss the results with you.

Should I limit my exposure to electrical appliances?

Research doesn't indicate any need to change the amount of time or the way people use electrical appliances.

Additional Resources on EMFs

National Institute of Environmental Health Sciences

U.S. Department of Health and Human Services

www.niehs.nih.gov/health/topics/agents/emf

World Health Organization Electromagnetic Fields

www.who.int/peh-emf/en

International Commission on Non-Ionizing Radiation Protection

www.icnirp.de/PubMost.htm

See Low-frequency reports

www.icnirp.org/en/frequencies/low-frequency/index.html

Government of Canada

Health Canada

www.canada.ca/en/health-canada/services/home-garden-safety/electric-magnetic-fields-power-lines-electrical-appliances.html

www.radiationsafety.ca/resources/factsheets/information-on-emf

National Cancer Institute

National Institutes of Health

www.cancer.gov/about-cancer/causes-prevention/risk/radiation/electromagnetic-fields-fact-sheet



Clean today. **Cleaner tomorrow.**
100% clean energy by 2045.



DSD Director Decision
Administrative Land Divisions
 Canyon County Code of Ordinances 12-008
 Article 18 §07-18-03 Relocation of Building
 Permits between Contiguous Parcels

2014-020421

RECORDED

06/09/2014 01:08 PM



00111816201400204210110114

CHRIS YAMAMOTO

CANYON COUNTY RECORDER
 Pgs=11 RECORD2 \$40.00
 MISC
 CHILD, JORDON

Case Number: LS-AD2014-26
Parcel # (s): R36328 & R36327011
Property Owner/Applicant(s): Mike Provost

Request: Mike Provost is requesting to transfer two building permits from Original parcel R36328 to parcel R36327011 with the intent of creating three residential parcels on R36327011 to cluster the houses on property that is not currently in agricultural production due to size, shape, and topography. Four letters of opposition were received from neighboring property owners.

Finding: The originating subject property, R36328, contains approx. 24.316 acres and is an original parcel (dated 1974) owned by Mike Provost. There is an administrative division available. The destination parcel owned by Mike Provost, R36327011 (approx. 8.57 acres) has one residential permit available and is contiguous to property owned by Mike Provost. Parcel R36329, owned by Mike Provost, lies between the originating and destination parcel. The destination property is not being withheld from agricultural production and the request meets the requirement for clustering of permits onto a portion of the destination parcel with the originating parcel to be agricultural only and remain in agricultural production.

This is the administrative division for R36328-- no residential permits are available without jurisdictional approval. No residential permits will remain on Originating parcel. Two development rights will be relocated from R36328 to R36327011, the Destination parcel, which will be divided into three parcels with residential building permits available.

Destination Parcel:

- Parcel 1: Approx. 2.50 acres more or less (ROS# 2014-020267)
- Parcel 2: Approx. 3.06 acres more or less
- Parcel 3: Approx. 3.00 acres more or less

Originating Parcel:

- Parcel 4: Approx. 24.41 acres more or less (Shown as Parcel 6 on ROS# 2014-020267): Originating Parcel, no residential permits available without further jurisdictional approval.

Decision: The application to complete an Article 18 Administrative Division with a building permit relocation is **APPROVED**. The development shall comply with all applicable federal, state, and county laws, ordinances, rules and regulations that pertain to the property. The Idaho Right to Farm Act (Idaho Code § 22-4503) applies to this land use decision.

Patricia Milson
 Director

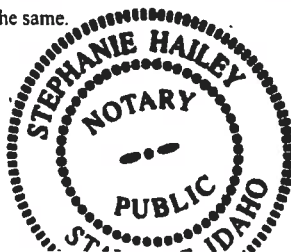
June 9, 2014
 Date

State of Idaho)

SS

County of Canyon County)

On this 9th day of June, in the year of 2014, before me Stephanie Hailey, a notary public, personally appeared Patricia Milson, personally known 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.



Notary: Stephanie Hailey

My Commission Expires: June 19, 2019

EXHIBIT
 III.e.



RECORD OF SURVEY FOR MIKE & TRACEY PROVOST

A PORTION OF THE SOUTHWEST 1/4, OF SECTION 22,
TOWNSHIP 4 NORTH, RANGE 4 WEST, B.M.,
CANYON COUNTY, IDAHO
-2014-

2014-020267

RECORDED
06/06/2014 03:40 PM

CHRIS YAMAMOTO
CANYON COUNTY RECORDER
1310

PLAT RECORD
TOWNSHIP SURVEYING



SCALE 1"=150'

RECORD DATA

PLAT NO. 2013014806
BOOK NO. 2006051872
DEED NO. 2013014806

NARRATIVE:

The survey was made at the request of Mike Provost to create Parcel 1 and Parcel 2 from Parcel 8 to create Parcel 2 and 3. Parcel 8 is a farm parcel, with no longer have building permits and will need to be approved by the county to receive building permits in the future. Record of survey was made to create Parcel 1 and Parcel 2 from Parcel 8. A brass cap was found at east corner and the line between the CS 1116 corner and the CS 1116 corner was assigned to the found brass cap.

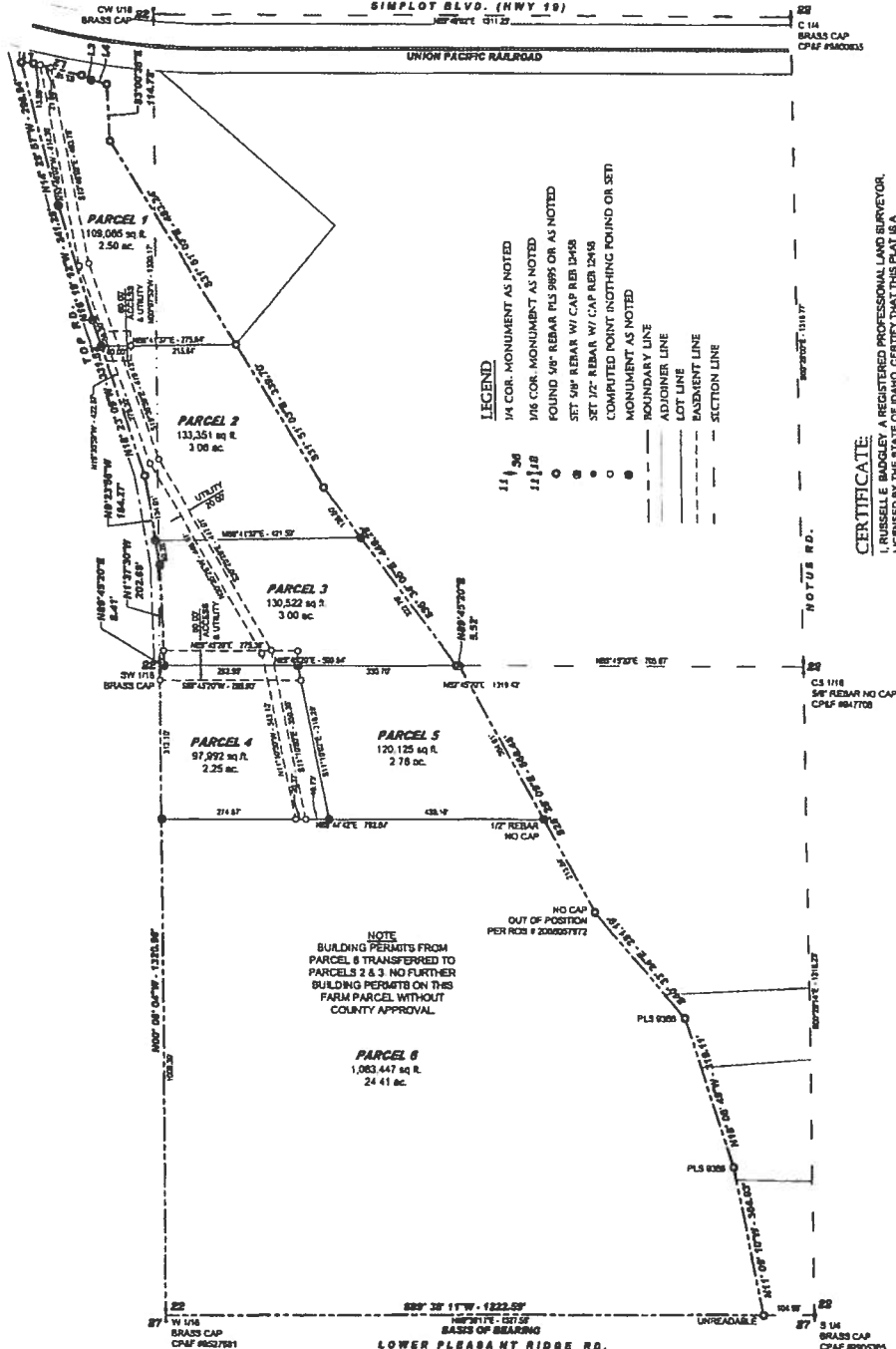
BASIS OF BEARING:

The basis of the Southwest 1/4 of the Southwest 1/4 of Section 22, Township 4 North, Range 4 West, Boise Meridian, is North 69°28'11" East and distance between monuments found to be 127.56 feet.

Line #	Length	Direction
L1	23.72	S88°44'24"E
L2	100.87	S76°23'23"E
L3	21.55	S68°33'54"E
L4	32.87	S75°19'17"E



TIMBERLINE SURVEYING
841 PARCENTE WAY, SUITE 2, Nampa, Idaho 83855
P: 208-465-5687 F: 208-465-5680
FIDELITY SURVEYING, INC. (Member of the Fidelity Group)
JOB NO. 11000
SHEET: 1 OF 1
INDEX NO. 444-20-20-00-00



LEGEND

- 1/4 COR. MONUMENT AS NOTED
- 1/8 COR. MONUMENT AS NOTED
- FOUND 5/8" REBAR W/ CAP REB 13458
- SET 5/8" REBAR W/ CAP REB 13458
- SET 1/2" REBAR W/ CAP REB 13458
- COMPUTED POINT (NOTHING FOUND OR SET)
- MONUMENT AS NOTED
- BOUNDARY LINE
- ADJOINER LINE
- LOT LINE
- EASEMENT LINE
- SECTION LINE

CERTIFICATE

I, RUSSELL E. BADGLEY, A REGISTERED PROFESSIONAL LAND SURVEYOR, LICENSED BY THE STATE OF IDAHO, CERTIFY THAT THIS PLAT IS A REASONABLY ACCURATE REPRESENTATION OF A SURVEY AS MADE BY ME OR UNDER MY DIRECT SUPERVISION.



Russell E. Badgley P.L.S. 12458

DISCLAIMER
The surveying engineer is responsible for the accuracy of the survey. The surveying engineer is not responsible for the accuracy of the information provided by the client. The surveying engineer is not responsible for the accuracy of the information provided by the client.

75.

**LEGAL DESCRIPTION FOR
MIKE & TRACEY PROVOST
PARCEL 6**

A parcel of land located in the Southwest 1/4 of Section 22, Township 4 North, Range 4 West, Boise Meridian, Canyon County, Idaho. Being further described as follows:

BASIS OF BEARINGS:

The South line of the Southeast 1/4 of the Southwest 1/4 of Section 22, Township 4 North, Range 4 West, Boise Meridian, taken as North 89°38'11" East and distance between monuments found to be 1327.55 feet.

BEGINNING at the Southwest corner of the Southeast 1/4 of the Southwest 1/4 of said Section 22;

thence along the West line of the Southeast 1/4 of the Southwest 1/4 of said Section 22 North 00°07'53" West a distance of 1,008.39 feet;

thence North 89°44'42" East a distance of 782.07 feet;

thence South 28°28'09" East a distance of 213.84 feet;

thence South 40°33'24" East a distance of 281.19 feet;

thence South 18°05'49" East a distance of 319.11 feet;

thence South 11°09'10" East a distance of 304.93 feet to the South line of the Southeast 1/4 of the Southwest 1/4 of said Section 22;

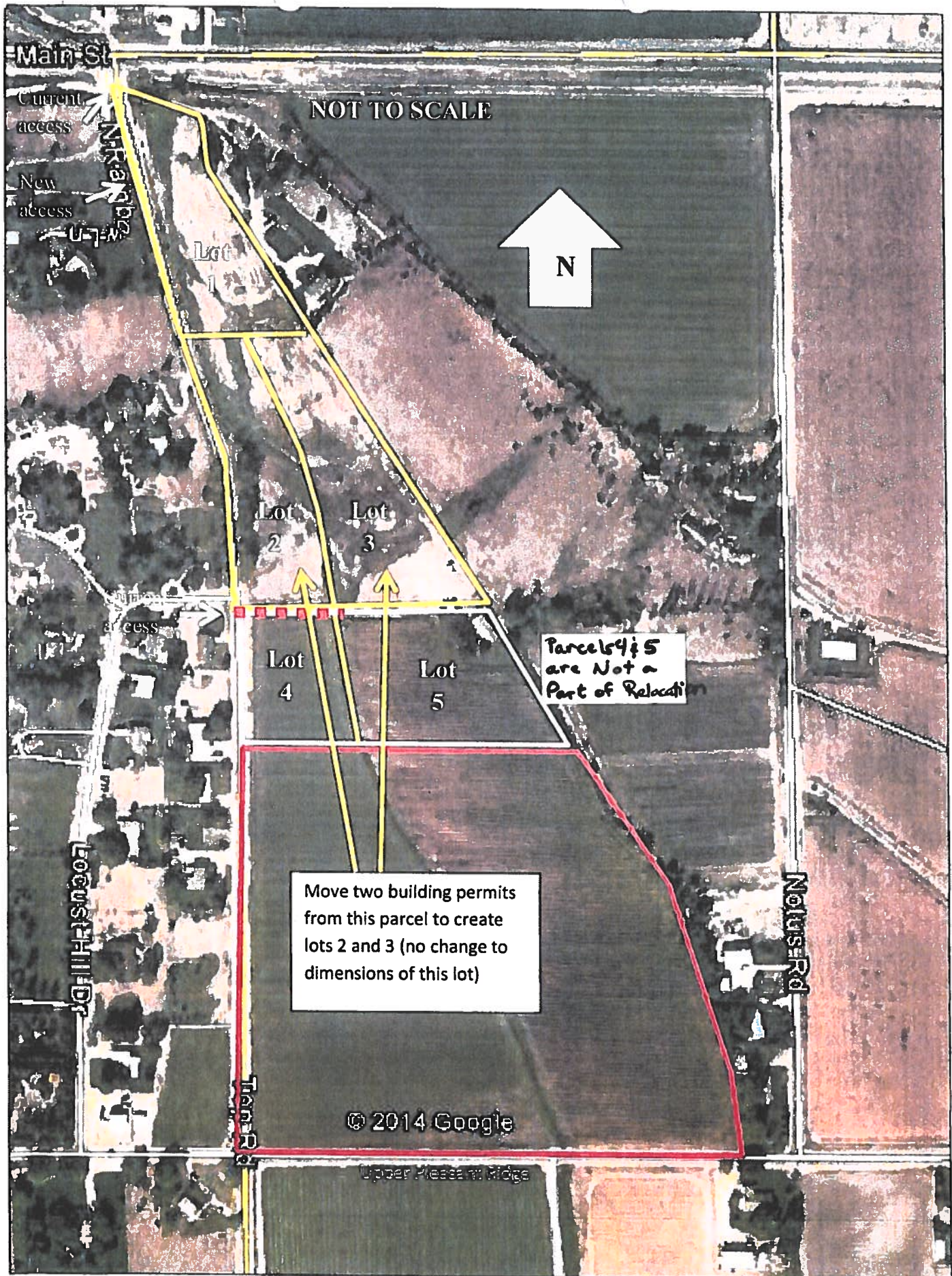
thence along said South line South 89°38'11" West a distance of 1,222.59 feet to the **POINT OF BEGINNING**.

Said Parcel containing 1,063,447 square feet or 24.41 acres, more or less and is subject to all existing easements and rights-of-ways of record or implied.

END OF DESCRIPTION

Russell E. Badgley, P.L.S. 12458
Timberline Surveying
847 Park Centre Way, Suite 3
Nampa, Idaho 83651
(208) 465-5687





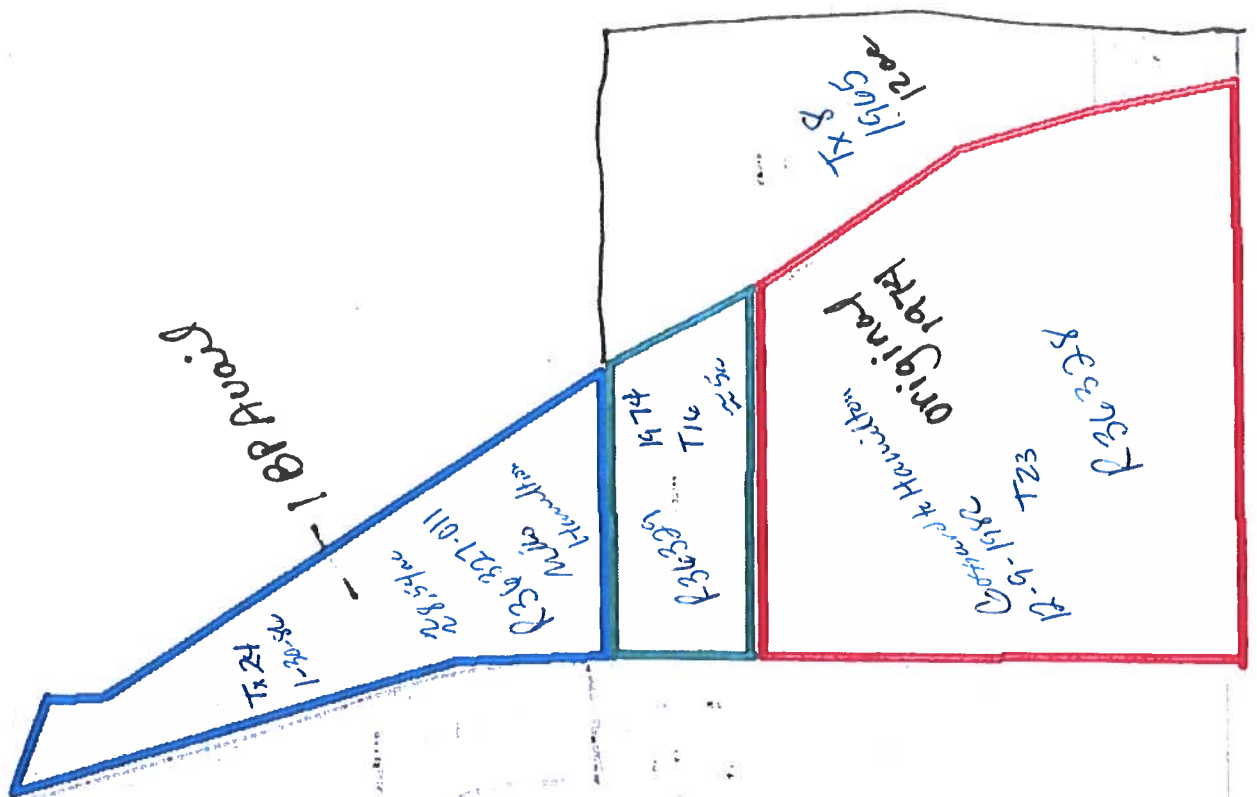
NOT TO SCALE

N

Parcels 4 & 5
are Not a
Part of Relocation

Move two building permits
from this parcel to create
lots 2 and 3 (no change to
dimensions of this lot)

© 2014 Google



Inst #0601940

SIMPLOT

STATE OF IDAHO

13

R36340
T5

R36336
T17A

R36335
T17

R36334

1332010

R36335010
T17E

R36339
T17D

R36338
T17D

R36337010
T17C

R36337
T17B

R24020

R24019

R24014 R24012010

R36329

R36327012
T04253

R36327011
T24

R36327
T04660

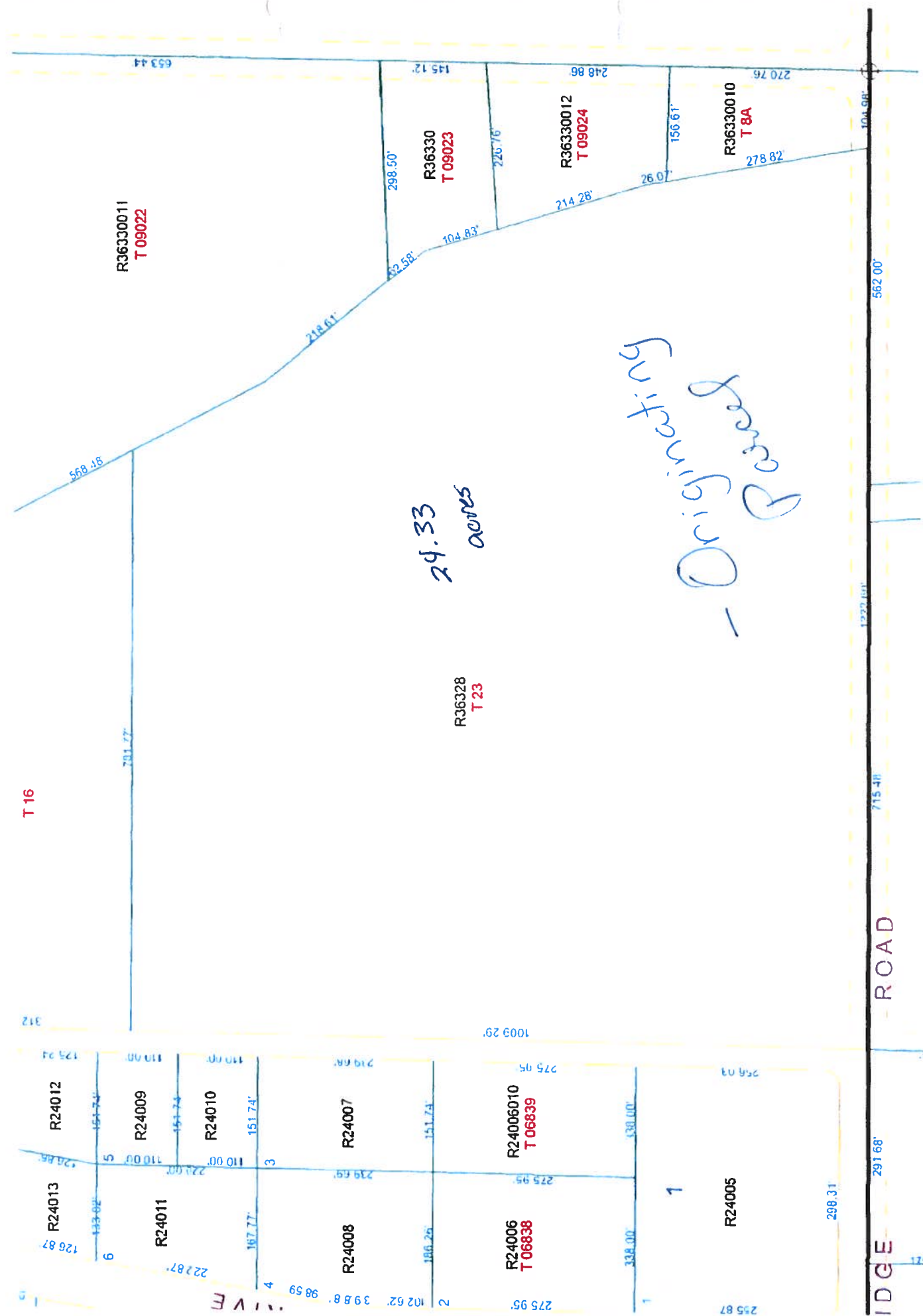
ROAD

TOP

8.56 acres

Parcel
Destination





**LEGAL DESCRIPTION FOR
MIKE & TRACEY PROVOST
NORTH ACCESS & UTILITY EASEMENT**

An easement located in the Southwest 1/4 of Section 22, Township 4 North, Range 4 West, Boise Meridian, Canyon County, Idaho. Being further described as follows:

BASIS OF BEARINGS:

The South line of the Southeast 1/4 of the Southwest 1/4 of Section 22, Township 4 North, Range 4 West, Boise Meridian, taken as North 89°38'11" East and distance between monuments found to be 1327.55 feet.

BEGINNING at a point on the easterly right-of-way of Top Road, from which the Southwest corner of the Southeast 1/4 of the Southwest 1/4 of said Section 22 bears South 03°10'33" East a distance of 1,939.88 feet;
thence along said right-of-way North 18°23'09" West a distance of 62.77 feet;
thence leaving said right-of-way North 88°41'37" East a distance of 69.22 feet;
thence South 01°18'23" East a distance of 60.00 feet;
thence South 88°41'37" West a distance of 50.78 feet to the **POINT OF BEGINNING**.

Said Parcel containing 3,600 square feet or 0.08 acres, more or less and is subject to all existing easements and rights-of-ways of record or implied.

END OF DESCRIPTION

Russell E. Badgley, P.L.S. 12458
Timberline Surveying
847 Park Centre Way, Suite 3
Nampa, Idaho 83651
(208) 465-5687



**LEGAL DESCRIPTION FOR
MIKE & TRACEY PROVOST
SOUTH ACCESS & UTILITY EASEMENT**

An easement located in the Southwest 1/4 of Section 22, Township 4 North, Range 4 West, Boise Meridian, Canyon County, Idaho. Being further described as follows:

BASIS OF BEARINGS:

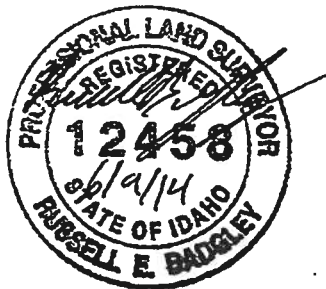
The South line of the Southeast 1/4 of the Southwest 1/4 of Section 22, Township 4 North, Range 4 West, Boise Meridian, taken as North 89°38'11" East and distance between monuments found to be 1327.55 feet.

BEGINNING at the Northwest corner of the Southeast 1/4 of the Southwest 1/4 of said Section 22 from which the Southwest corner of the Southeast 1/4 of the Southwest 1/4 of said Section 22 bears South 00°08'04" West a distance of 1320.98 feet;
thence along the North line of the Southeast 1/4 of the Southwest 1/4 of said Section 22 North 89°45'20" East a distance of 8.34 feet to the easterly right-of-way of Top Road;
thence along said right-of-way North 01°37'30" West a distance of 30.00 feet;
thence leaving said right-of-way North 89°45'20" East a distance of 275.36 feet;
thence South 00°15'57" East a distance of 30.00 feet;
thence South 11°10'02" East a distance of 30.55 feet;
thence South 89°45'20" West a distance of 288.90 feet to the West line of the Southeast 1/4 of the Southwest 1/4 of said Section 22;
thence along said West line North 00°08'04" West a distance of 30.00 feet to the **POINT OF BEGINNING**.

Said Easement containing 16,831 square feet or 0.39 acres, more or less and is subject to all existing easements and rights-of-ways of record or implied.

END OF DESCRIPTION

Russell E. Badgley, P.L.S. 12458
Timberline Surveying
847 Park Centre Way, Suite 3
Nampa, Idaho 83651
(208) 465-5687



**LEGAL DESCRIPTION FOR
MIKE & TRACEY PROVOST
20' WIDE UTILITY EASEMENT**

A 20' wide easement located in the Southwest 1/4 of Section 22, Township 4 North, Range 4 West, Boise Meridian, Canyon County, Idaho. Being further described as follows:

BASIS OF BEARINGS:

The South line of the Southeast 1/4 of the Southwest 1/4 of Section 22, Township 4 North, Range 4 West, Boise Meridian, taken as North 89°38'11" East and distance between monuments found to be 1327.55 feet.

Commencing at the Southwest corner of the Southeast 1/4 of the Southwest 1/4 of said Section 22;

thence along the West line of the Southeast 1/4 of the Southwest 1/4 of said Section 22 North 00°07'48" West a distance of 1,008.39 feet;

thence leaving said West line North 89°44'42" East a distance of 274.87 feet to the **POINT OF BEGINNING**;

thence North 11°10'50" West a distance of 343.10 feet;

thence North 30°25'25" West a distance of 445.51 feet;

thence North 19°35'59" West a distance of 422.87 feet;

thence North 10°46'02" West a distance of 414.36 feet;

thence South 76°23'23" East a distance of 21.96 feet;

thence South 10°46'02" East a distance of 403.75 feet;

thence South 19°35'59" East a distance of 419.43 feet;

thence South 30°25'25" East a distance of 447.01 feet;

thence South 11°10'50" East a distance of 350.35 feet;

thence South 89°44'42" West a distance of 20.37 feet to the **POINT OF BEGINNING**.

Said Easement containing 32,468 square feet or 0.75 acres, more or less and is subject to all existing easements and rights-of-ways of record or implied.

END OF DESCRIPTION

Russell E. Badgley, P.L.S. 12458
Timberline Surveying
847 Park Centre Way, Suite 3
Nampa, Idaho 83651
(208) 465-5687



**LEGAL DESCRIPTION FOR
MIKE & TRACEY PROVOST
PARCEL 1**

A parcel of land located in the Southwest 1/4 of Section 22, Township 4 North, Range 4 West, Boise Meridian, Canyon County, Idaho. Being further described as follows:

BASIS OF BEARINGS:

The South line of the Southeast 1/4 of the Southwest 1/4 of Section 22, Township 4 North, Range 4 West, Boise Meridian, taken as North 89°38'11" East and distance between monuments found to be 1327.55 feet.

BEGINNING at a point on the easterly right-of-way of Top Road, from which the Southwest corner of the Southeast 1/4 of the Southwest 1/4 of said Section 22 bears South 03°24'55" East a distance of 1,970.18 feet;

thence along said right-of-way the following Three (3) courses;

North 18°23'09" West a distance of 56.20 feet;

North 16°19'12" West a distance of 241.28 feet;

North 14°29'57" West a distance of 298.84 feet;

thence leaving said right-of-way South 85°44'24" East a distance of 25.73 feet;

thence South 76°23'23" East a distance of 100.67 feet;

thence South 65°33'54" East a distance of 21.55 feet;

thence South 75°19'17" East a distance of 32.83 feet;

thence South 03°00'38" East a distance of 114.78 feet;

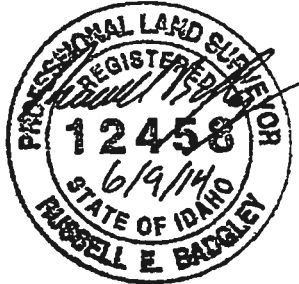
thence South 31°51'03" East a distance of 483.24 feet;

thence South 88°41'37" West a distance of 275.64 feet to the **POINT OF BEGINNING**.

Said Parcel containing 109,085 square feet or 2.50 acres, more or less and is subject to all existing easements and rights-of-ways of record or implied.

END OF DESCRIPTION

Russell E. Badgley, P.L.S. 12458
Timberline Surveying
847 Park Centre Way, Suite 3
Nampa, Idaho 83651
(208) 465-5687



**LEGAL DESCRIPTION FOR
MIKE & TRACEY PROVOST
PARCEL 2**

A parcel of land located in the Southwest 1/4 of Section 22, Township 4 North, Range 4 West, Boise Meridian, Canyon County, Idaho. Being further described as follows:

BASIS OF BEARINGS:

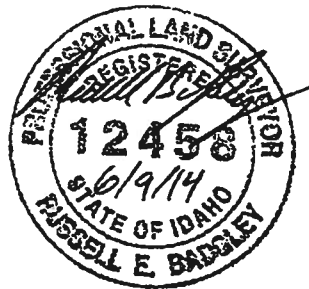
The South line of the Southeast 1/4 of the Southwest 1/4 of Section 22, Township 4 North, Range 4 West, Boise Meridian, taken as North 89°38'11" East and distance between monuments found to be 1327.55 feet.

BEGINNING at a point on the easterly right-of-way of Top Road, from which the Southwest corner of the Southeast 1/4 of the Southwest 1/4 of said Section 22 bears South 03°24'55" East a distance of 1,970.18 feet;
thence leaving said right-of-way North 88°41'37" East a distance of 275.64 feet;
thence South 31°51'03" East a distance of 339.70 feet;
thence South 36°34'05" East a distance of 126.50 feet;
thence South 88°41'37" West a distance of 421.59 feet to a point on said right-of-way;
thence along said right-of-way the following Two (2) courses;
 North 09°23'56" West a distance of 134.01 feet;
 North 18°23'09" West a distance of 275.32 feet to the **POINT OF BEGINNING**.

Said Parcel containing 133,351 square feet or 3.06 acres, more or less and is subject to all existing easements and rights-of-ways of record or implied.

END OF DESCRIPTION

Russell E. Badgley, P.L.S. 12458
Timberline Surveying
847 Park Centre Way, Suite 3
Nampa, Idaho 83651
(208) 465-5687



**LEGAL DESCRIPTION FOR
MIKE & TRACEY PROVOST
PARCEL 3**

A parcel of land located in the Southwest 1/4 of Section 22, Township 4 North, Range 4 West, Boise Meridian, Canyon County, Idaho. Being further described as follows:

BASIS OF BEARINGS:

The South line of the Southeast 1/4 of the Southwest 1/4 of Section 22, Township 4 North, Range 4 West, Boise Meridian, taken as North 89°38'11" East and distance between monuments found to be 1327.55 feet.

COMMENCING at the Southwest corner of the Southeast 1/4 of the Southwest 1/4 of said Section 22;

thence along the West line of the Southeast 1/4 of the Southwest 1/4 of said Section 22 North 00°08'04" West to the Northwest corner of Southeast 1/4 of the Southwest 1/4 of said Section 22;

thence leaving said West line and along the North line of the Southeast 1/4 of the Southwest 1/4 of said Section 22 North 89°45'20" East a distance of 8.41 feet to the **POINT OF BEGINNING** on the easterly right-of-way of Top Road;

thence leaving said North line and along said right-of-way the following Two (2) courses;

North 01°37'30" West a distance of 202.69 feet;

North 09°23'56" West a distance of 50.26 feet;

thence leaving said right-of-way North 88°41'37" East a distance of 421.59 feet;

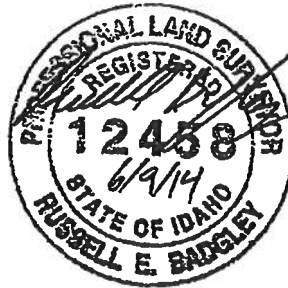
thence South 36°34'05" East a distance of 322.79 feet to the North line of the Southeast 1/4 of the Southwest 1/4 of said Section 22 ;

thence along said North line South 89°45'20" West a distance of 599.84 feet to the **POINT OF BEGINNING**.

Said Parcel containing 130,522 square feet or 3.00 acres, more or less and is subject to all existing easements and rights-of-ways of record or implied.

END OF DESCRIPTION

Russell E. Badgley, P.L.S. 12458
Timberline Surveying
847 Park Centre Way, Suite 3
Nampa, Idaho 83651
(208) 465-5687





AMENDED DECISION
DSD Director Decision
Administrative Land Divisions
Canyon County Code of Ordinances Article 18
Relocation of Building Permits between Contiguous
Parcels

2024-024887

RECORDED

08/08/2024 08:16 AM

RICK HOGABOAM

CANYON COUNTY RECORDER

Pgs=7 EHOWELL

\$28.00

TYPE: MISC

IDAHO POWER

ELECTRONICALLY RECORDED

Case Number: AD2024-0077
AMENDENDING-AD2014-26

Parcel # (s): R36328 & R36327011

Property Owner/Applicant(s):
Mike Provost and Tracy Provost

AMENDMENT: Idaho Power is requesting to divide Parcel R36328 into two parcels for the purpose of creating a 2.65 acre parcel for the development of a utility facility. The application for the utility facility, AD2024-0046, was approved on July 23, 2024. The administrative division for parcel R36328 was utilized with this parcel as the originating parcel from which two residential permits were relocated through the original application AD2014-26. This application is considered an amendment to AD2014-26. No residential permits are available to the property. The request by Idaho Power for a utility facility parcel will result in parcel R36328 being divided into two non-residential parcels identified as parcels 7 & 8 below.

Original Request: In 2018 Mike Provost requested to transfer two residential building permits from Original parcel R36328 (24 plus acres) to parcel R36327011 with the intent of creating three residential parcels on R36327011 clustering the houses on property that is not currently in agricultural production due to size, shape, and topography. Four letters of opposition were received from neighboring property owners. **AMENDMENT:** *A 2.65 acre utility facility parcel (non-residential) is requested to be separated from parcel R36328 (agricultural only).*

Original §07-18-09 Finding: The originating subject property, R36328, contains approximately 24.316 acres and is an original parcel (dated 1974) owned by Mike Provost. There is an administrative division available. The destination parcel owned by Mike Provost, R36327011 (approx. 8.57 acres) has one residential permit available and is contiguous to property owned by Mike Provost. Parcel R36329, owned by Mike Provost, lies between the originating and destination parcel. The destination property is not being withheld from agricultural production and the request meets the requirement for clustering of permits onto a portion of the destination parcel with the originating parcel to be agricultural only and remain in agricultural production. **The proposed 2.65 acre parcel for an Idaho Power utility facility will be split from the originating parcel R36328. The resulting parcels will not have a residential building permits available. Platting is not required as there will only be two resulting parcels on the original parcel and as the use, utility facility, is exempt from platting pursuant to CCZO §07-17-03(3)D.**

AD2014-26 is amended as indicated below for parcel R36328. No residential permits remain on Originating parcel, R36328. Two development rights have been relocated from R36328 to R36327011, the Destination parcel, which will be divided into three parcels with residential building permits available. (see ROS# 2014-020267)

Destination Parcel:

Parcel 1: Approx. 2.50 acres more or less (now parcel #R36327011A)

Parcel 2: Approx. 3.06 acres more or less (now parcel #R36327011)

Parcel 3: Approx. 3.00 acres more or less (now parcel #R36327011B)

AMENDING Originating Parcel: (formerly shown as Parcel 6 on ROS#2014-020267) and is amended as shown on ROS#2024-023009:

Parcel 6 (R36328): Approx. 24.41 acres more or less to be amended as follows:

Parcel 7: Approx. 21.299 acres, agricultural only no residential building permits available.

Parcel 8: Approx. 2.651 acres, agricultural only for use as an Idaho Power utility facility

Conditions of Approval:

1. The development shall comply with all applicable federal, state, and county laws, ordinances, rules and regulations that pertain to the property.
2. The Idaho Right to Farm Act (Idaho Code § 22-4503) applies to this land use decision.

Decision: The application AD2024-0077, a request to **AMEND AD2014-26**, an Article 18 Administrative Division with a building permit relocation, is **APPROVED**.



Carl Anderson, Planning Supervisor

7-30-24

Date

State of Idaho)

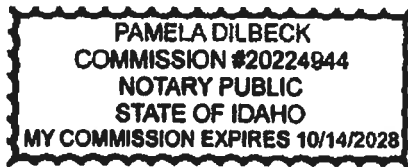
SS

County of Canyon County)

On this 30th day of July, in the year of 2024, before me Pamela Dilbeck, a notary public, personally appeared Carl Anderson, personally known 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.

Notary: Pamela Dilbeck

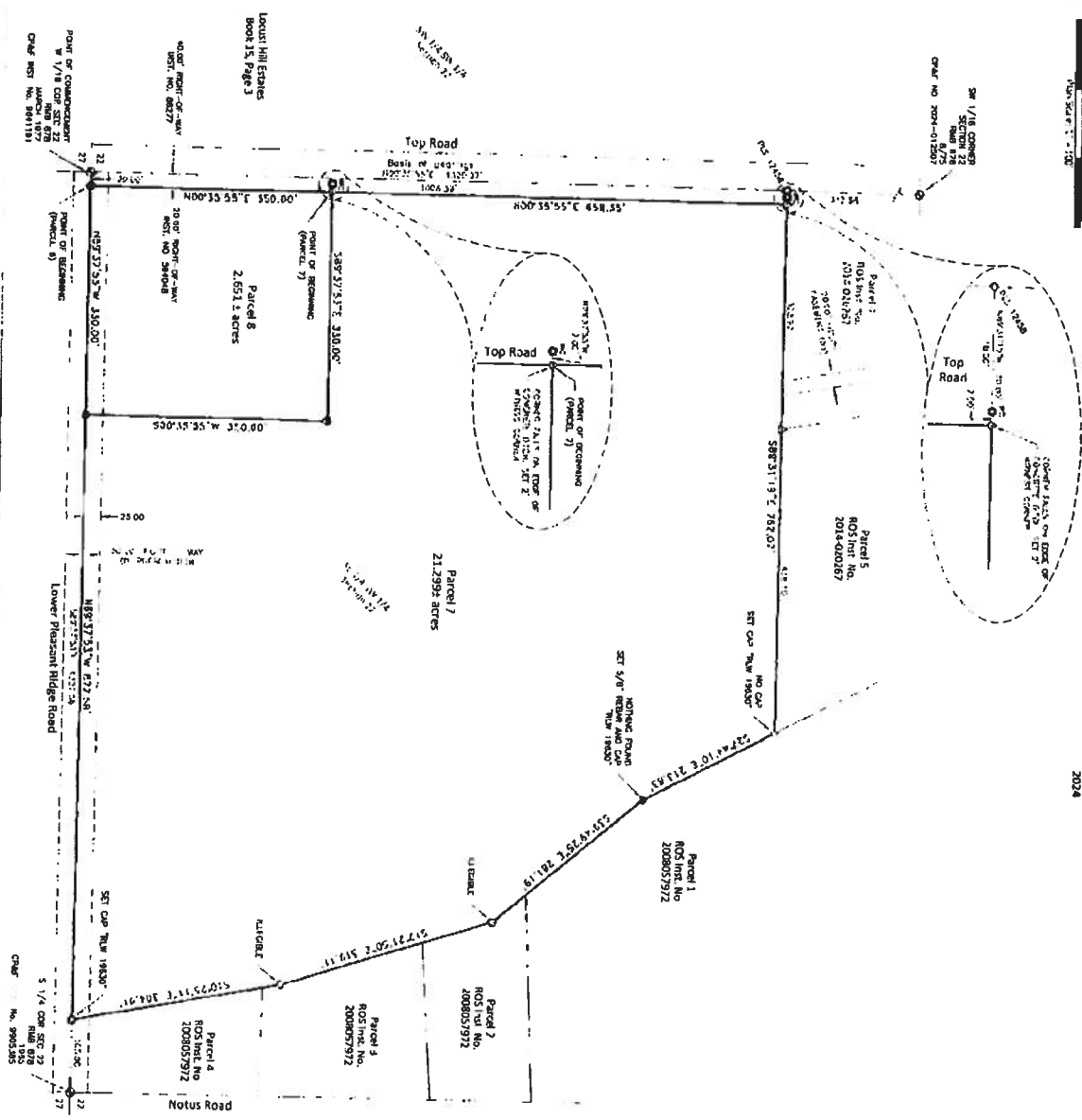
My Commission Expires: 10/14/2028





A PARCEL OF LAND SITUATED IN THE SE 1/4 OF THE SW 1/4 OF SECTION 22, TOWNSHIP 4 NORTH, RANGE 4 WEST, BOISE MERIDIAN, CANYON COUNTY, IDAHO
2024

2024



② ROUND BROSS CUP AS NOTED
 ③ ROUND 5/8" REBAR AS NOTED
 ④ SET 3/8" REBAR MARKED "NEW 19830"
 ⑤ SET 3/8" REBAR MARKED "MC NEW 19830"
 ⑥ ROUND 1/2" REBAR AS NOTED
 A CALCULATED POWER

- SECTION LINE
ADJACENT PARCEL LINE
NE:1/4:34:1N
EASEMENT LINE AS NOTED

B1	RECORDS OF SURVEY MIST NO 2014-020267, RECORDS OF CANYON COUNTY, IDAHO
B2	RECORDS OF SURVEY MIST NO 2008057972, RECORDS OF CANYON COUNTY, IDAHO
B3	CHARTER DEED, MIST NO 2015-013100, PROCEEDINGS OF CANYON COUNTY, IDAHO

- 1 NO ATTEMPT WAS MADE TO SHOW ALL PHYSICAL FACTORS, DISCREPANCIES, AND/OR INSTANTS OF RECORD
- 2 THIS SURVEY WOULD ACCORDANCE TO CANYON COUNTY PUBLIC UTILITY LAND DIVISION NUMBER A02024-5046
- 3 NO BUILDINGS EXISTED ON THE SUBJECT LOTS AT THE TIME OF THIS SURVEY.

[illegible]

RE: ABOVE. IN ORDER TO GET A FULL AND COMPLETE
REPORT ON THE CASE OF CHASE AND HIS PARTIAL
FROM AN ACTIVE SOURCE WITH AN INSIDE KNOWLEDGE OF THE
SITUATION AND AN ACCURATE REPRESENTATION OF THE
FACTS OF THE CASE PLEASE ADVISE THE SOURCE
OF THE INFORMATION.



April 16, 2024
Project No. 24-072
Parcel "7" Legal Description

Parcel "7"

A parcel of land situated in a portion of the Southeast 1/4 of the Southwest 1/4 of Section 22, Township 4 North, Range 4 West, Boise Meridian, City of Caldwell, Canyon County, Idaho, and being more particularly described as follows:

Commencing at a Brass Cap marking the Southwest corner of said Southeast 1/4 of the Southwest 1/4, from which the Northwest corner of said Southeast 1/4 of the Southwest 1/4 bears N00°35'55"E a distance of 1,320.97 feet;
Thence following the southerly line of said Southeast 1/4 of the Southwest 1/4, S89°37'53"E a distance of 20.00 feet to the Southeast corner of Right-of-Way Deed Instrument No. 594048
Thence leaving said southerly line and following the easterly line of said Instrument No. 594048, (said line being parallel with and distant 20.00 feet from the westerly line of said Southeast 1/4 of the Southwest 1/4), N00°35'55"E a distance of 350.00 feet to the **POINT OF BEGINNING**;

Thence following said easterly line, N00°35'55"E a distance of 658.35 feet to the southerly boundary of Parcel 4 of Record of Survey Instrument No. 2014-020267;

Thence leaving said easterly line and following said southerly boundary, S89°31'19"E a distance of 323.97 feet to the southwest corner of Parcel 5 of said Record of Survey;

Thence following the southerly boundary of said Parcel 5, S89°31'19"E a distance of 438.10 feet to the westerly boundary of Record of Survey Instrument No. 2008057972;

Thence leaving said southerly boundary and following said westerly boundary the following four (4) courses:

1. S27°44'10"E a distance of 213.83 feet;
2. S39°49'25"E a distance of 281.19 feet;
3. S17°21'50"E a distance of 319.11 feet;
4. S10°25'11"E a distance of 304.91 feet to the southerly line of said Southeast 1/4 of the Southwest 1/4;

Thence following said southerly line, N89°37'53"W a distance of 872.58 feet;

Thence leaving said southerly line, N00°35'55"E a distance of 350.00 feet;

Thence N89°37'53"W a distance of 330.00 feet to the **POINT OF BEGINNING**.

Said parcel contains 21.299 acres, more or less, and is subject to all existing easements and/or rights-of-way of record or implied.

All subdivisions, deeds, records of surveys, and other instruments of record referenced herein are recorded documents of the county in which these described lands are situated in.



April 9, 2024
Project No. 24-072
Parcel "8" Legal Description

Parcel "8"

A parcel of land situated in a portion of the Southeast 1/4 of the Southwest 1/4 of Section 22, Township 4 North, Range 4 West, Boise Meridian, City of Caldwell, Canyon County, Idaho, and being more particularly described as follows:

Commencing at a Brass Cap marking the Southwest corner of said Southeast 1/4 of the Southwest 1/4, from which the Northwest corner of said Southeast 1/4 of the Southwest 1/4 bears N00°35'55"E a distance of 1,320.97 feet; Thence following the southerly line of said Southeast 1/4 of the Southwest 1/4, S89°37'53"E a distance of 20.00 feet to the Southeast corner of Right-of-Way Deed Instrument No. 594048, said point being the **POINT OF BEGINNING**;

Thence leaving said southerly line and following the easterly line of said Instrument No. 594048, (said point being parallel with and distant 20.00 feet from the westerly line of said Southeast 1/4 of the Southwest 1/4), N00°35'55"E a distance of 350.00 feet;

Thence leaving said easterly line, S89°37'53"E a distance of 330.00 feet;

Thence S00°35'55"W a distance of 350.00 feet to the southerly line of said Southeast 1/4 of the Southwest 1/4;

Thence following said southerly line, N89°37'53"W a distance of 330.00 feet to the **POINT OF BEGINNING**.

Said parcel contains 2.651 acres, more or less, and is subject to all existing easements and/or rights-of-way of record or implied.

All subdivisions, deeds, records of surveys, and other instruments of record referenced herein are recorded documents of the county in which these described lands are situated in.



AFTER RECORDING MAIL TO:

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

ELECTRONICALLY RECORDED - DO NOT
REMOVE THE COUNTY STAMPED FIRST
PAGE AS IT IS NOW INCORPORATED AS
PART OF THE ORIGINAL DOCUMENT.

414 8855-TD/MC

Space above for Recorder's use, only.

2024-024300

RECORDED

08/02/2024 08:53 AM

RICK HOGABOAM
CANYON COUNTY RECORDER

Pgs=5 JWINSLOW

\$15.00

TYPE: DEED

FIRST AMERICAN TITLE AND ESCROW

ELECTRONICALLY RECORDED

WARRANTY DEED

For Value Received, **Michael R Provost, also shown of record as Mike Provost and Tracey L Provost, also shown of record as Tracey Provost, husband and wife**, hereinafter referred to as Grantor, does hereby grant, bargain, sell and convey unto **Idaho Power Company, an Idaho corporation**, hereinafter referred to as Grantee, whose current address is 1221 W. Idaho St., Boise, Idaho, 83702, the following described premises, situated in **Canyon County, Idaho**, to-wit:

LEGAL DESCRIPTION: Real property in the County of Canyon, State of Idaho, described in **Exhibit A**, attached hereto and made a part hereof:

TO HAVE AND TO HOLD said premises, with all appurtenances thereto, including without limitation all water rights, unto said Grantee, and to the Grantee's successors and assigns, forever. Grantor does hereby covenant to and with Grantee that Grantor is the owner in fee simple of said premises, that said premises are free from all encumbrances except current year's taxes, levies and assessments, and those exceptions to title insurance listed on **Exhibit B** attached hereto and made a part hereof, and that Grantor will warrant and defend the same from all claims whatsoever.

[Signatures appear on next page.]

GRANTOR:

By: 
Mike Provost

By: 
Tracey Provost

List of Exhibits:

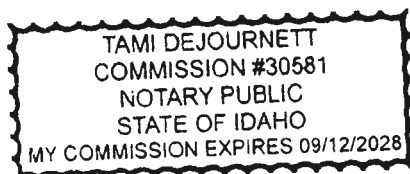
Exhibit A – Description of the Property

Exhibit B – Exceptions to Title

STATE OF Idaho)
COUNTY OF Blaine) SS.

On this 30 day of July, 2024, before me, a Notary Public in and for said State, personally appeared **Mike Provost and Tracey Provost** known or identified to me to be the person who executed the foregoing instrument and acknowledged to me that he executed the same freely and voluntarily for the uses and purposed therein mentioned.

In witness whereof, I have hereunto set my hand and affixed my official seal the day and year in this certificate first above written.



Notary Public for the State of Idaho
Residing at: menomonie, ID
My Commission Expires: 9-12-2028

Exhibit A

Description of the Property

A parcel of land situated in a portion of the Southeast 1/4 of the Southwest 1/4 of Section 22, Township 4 North, Range 4 West, Boise Meridian, City of Caldwell, Canyon County, Idaho, and being more particularly described as follows:

Commencing at a Brass Cap marking the Southwest corner of said Southeast 1/4 of the Southwest 1/4, from which the Northwest corner of said Southeast 1/4 of the Southwest 1/4 bears N00°35'55"E a distance of 1,320.97 feet;

Thence following the southerly line of said Southeast 1/4 of the Southwest 1/4, S89°37'53"E a distance of 20.00 feet to the Southeast corner of Right-of-Way Deed Instrument No. 594048, said point being the **POINT OF BEGINNING**;

Thence leaving said southerly line and following the easterly line of said Instrument No. 594048, (said point being parallel with and distant 20.00 feet from the westerly line of said Southeast 1/4 of the Southwest 1/4), N00°35'55"E a distance of 350.00 feet;

Thence leaving said easterly line, S89°37'53"E a distance of 330.00 feet;

Thence S00°35'55"W a distance of 350.00 feet to the southerly line of said Southeast 1/4 of the Southwest 1/4;

Thence following said southerly line, N89°37'53"W a distance of 330.00 feet to the **POINT OF BEGINNING**.

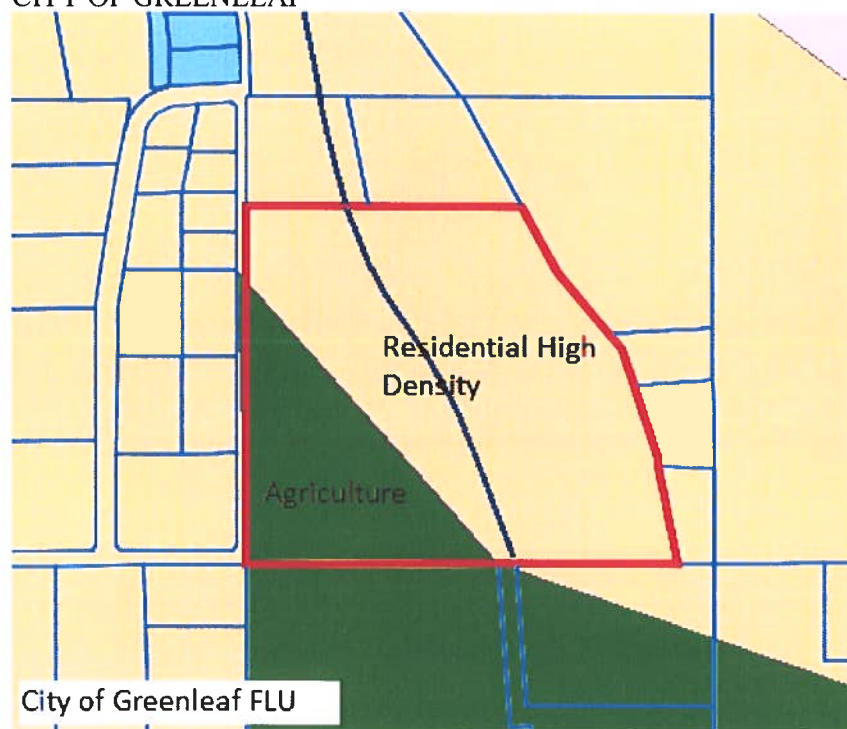
Said parcel contains 2.651 acres, more or less, and is subject to all existing easements and/or rights-of-way of record or implied.

Exhibit B to Warranty Deed

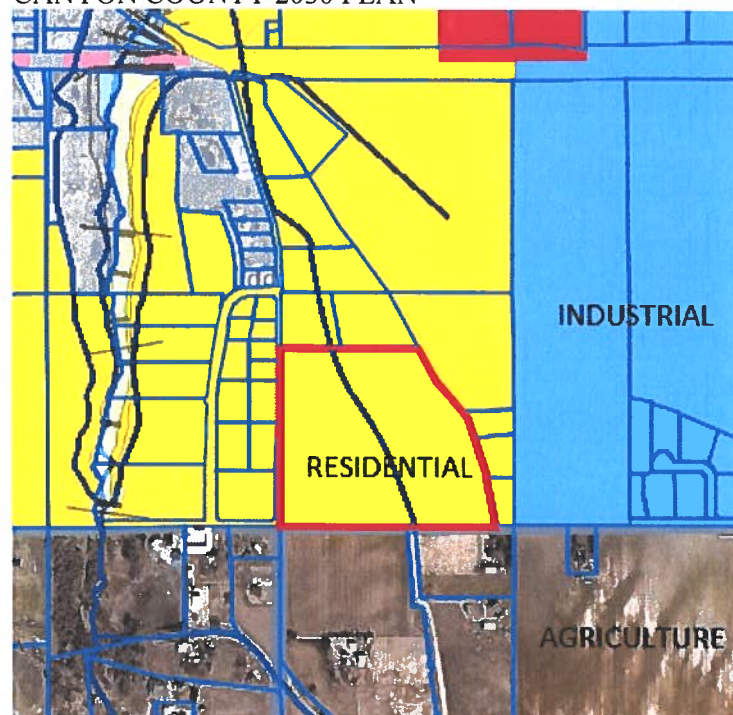
Exceptions to Title

9. General and Special Taxes for the year 2024, an accruing lien not due or payable until the fourth Monday in November 2024 when the bills are issued, the first half of which is not delinquent until after December 20, 2024.
10. Any tax, fee, assessments or charges as may be levied by Pioneer Irrigation District.
11. Right of way for Lower Pleasant Ridge Road and Top Road.
12. Rights of way for ditches, tunnels and telephone and transmission lines constructed by authority of the United States as granted to the United States under provisions of Section 58-604, Idaho Code.
13. Except mineral or water rights, claims or title to mineral or water.
14. Right of Way Deed recorded February 11, 1918 as Instrument No. 86277, records of Canyon County, Idaho.
15. Right of Way Deed recorded April 21, 1967 as Instrument No. 594048, records of Canyon County, Idaho
16. Easement, including terms and provisions contained therein:
Recording Information: 735541
In Favor of: Idaho Power Company
For: power lines
17. All matters disclosed by a record of survey recorded June 6, 2014 under recording no. 2014-020264.
19. Matters as shown on ALTA survey prepared by KM Engineering, dated April 17, 2024, Project No. 24-072, which are as follows: Ditches on the Westerly and Southerly boundary of property, gravity irrigation line and structure on property.

EXHIBIT F:
COMPREHENSIVE PLAN DESIGNATION
CITY OF GREENLEAF



CANYON COUNTY 2030 PLAN



Debbie Root

From: Gordon Hill <hilltopx@outlook.com>
Sent: Monday, June 17, 2024 4:29 PM
To: Debbie Root
Subject: [External] Greenleaf Substation proposal

Canyon County Planning and Zoning,

I am writing to oppose the construction of the Idaho Power Greenleaf substation. The area where this would be built is an agriculture and residential area. Not only would it lower our property values it would destroy our scenic views. I understand the need for system upgrades as the growth is overwhelming our communities, but locating an industrial workspace across the street from our homes is not the correct decision. There are plenty of properties located along Highway 19 that are already zoned commercial or industrial, that would be the proper place for a power substation.

Sincerely,
Gordon Hill

EXHIBIT
III.g.



Debbie Root

From: Harold Hill <diggerdickhill@gmail.com>
Sent: Monday, June 17, 2024 4:58 PM
To: Debbie Root
Subject: [External] Greenleaf Substation

Dear Canyon County,

I am writing to inform you of my opposition to the Greenleaf Substation. This is a terrible idea to locate an industrial work station across the road from a neighborhood surrounded by farm fields. We are losing too much agricultural ground as it is, but to replace it with a substation would be almost criminal.

There are many other properties that are already zoned commercial or industrial, just drive down Highway 19. Please take the time to research other places for this substation, it is probably needed, but only if it fits in with the surrounding properties.

Thanks, H. Richard Hill

EXHIBIT
III.h.



RECEIVED
▶ JUL 09 2024 ◀
RECEIVED

To: Canyon County Development Services

Re: Idaho Power Greenleaf Substation

We are completely against the request for Idaho Power to build a utility facility in Greenleaf located at Top Road and Lower Pleasant Ridge Road.

Building this facility will have a dramatic negative effect on home values in the area. This power facility will take the country beauty out of our enjoyment. Residents of Greenleaf enjoy the beautiful countryside, agriculture and neighborly way of life that has been known for many years. There also brings the question of possible health issues a utility facility may cause.

There should be restrictions on where any power facility can be located and one of those being a large distance from residential areas. Let me ask you, would you want this built within 600 feet of your home? Within 600 feet of your peace and quiet place of rest? Within 600 feet of your blessed and enjoyed home you share with friends and family?

Please do not approve this substation to be built.

Thank you,

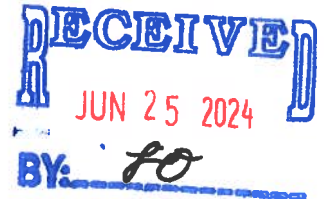
Jeremy and JuliAnne Conrad

EXHIBIT
III.i.



June 19, 2024

Canyon County Development Services
111 North 11th Avenue, Suite 310
Caldwell, Idaho 83605



RE: Opposition Response to Notice of Application for a Utility Facility
Case File#: AD2024-0046
Case Name: Idaho Power Greenleaf Substation

To Whom It May Concern:

As the property owners addressed in the Canyon County Development Services letter dated June 11, 2024, we submit this letter as our notice of intent to oppose the proposed location of the Idaho Power Greenleaf Substation.

The area surrounding the intersection of Lower Pleasant Ridge Road and Top Road, while rural and agricultural, is also residential. Top Road between Lower Pleasant Ridge and Locust Hill Road is lined with homes. There are an additional number of homes located in close proximity to the aforementioned location, as your list of notified property owners will attest to.

Although there are homes that may not have "made the list" due to the 600 foot limitation, they have a site line to the proposed substation location. Per internet research of applicable real estate resources, it was not surprising to learn that homes located near an electrical substation experienced lower property values. Currently, many of us enjoy views of farmland and distant mountains. Should the substation be located as proposed, that view would be altered. For some, that substation would become the view.

Local realtors Cindy Oldenkamp and Josh Oldenkamp with the Windmere Powerhouse Group confirmed that an electrical substation located in an area close to homes would render the homes less desirable and would be detrimental to home values. Online sources state that properties may be devalued by 10-30% when in close proximity to high voltage lines.

While decreased property value is enough to warrant the objection of the substation, EMF is also a concern. Various sources indicate that a distance of 1300 feet or more is needed to limit exposure. Less distance causes more exposure than typically experienced in day to day life; this according to [EPA.gov](https://www.epa.gov). Limiting exposure is advised. Difficult to do if the source of EMF is in your front yard.

As stated previously, the area in question is rural and agricultural, as much of Greenleaf is. In the further, surrounding area there are large acreages where there are no homes within sight. State highway 19 is fronted by industrial enterprises and would make a more reasonable location versus building close to residential properties. Given the facts stated, we would

EXHIBIT
III.j.
also submitted
with appeal



request that Idaho Power Greenleaf Substation, as proposed, be denied and a more suitable location be found.

Thank you for your consideration in this matter.

37 persons listed

Homeowner:

- ① Name: DALLAS HUNGATE Signature: Dallas Hungate
Address: 20829 LOWER PLEASANT RIDGE ROAD, GREENLEAF, ID. 83626
- ② Name: LINDA S. MIMS Signature: Linda S. Mims
Address: 20042 LOCUST HILL DR, GREENLEAF, ID. 83626
- ✓ ③ Name: Troy & Dianne Humbl Signature: Troy Humbl
Address: 20041 Locust Hill Dr. Greenleaf ID 83626
- ④ Name: Cary Ahlve Signature: Cary Ahlve
Address: 20731 Muddy Puddle Ln Greenleaf ID 83626
- ⑤ Name: Kelly McBride Signature: Kelly McBride
Address: 20676 Muddy Puddle Ln Greenleaf ID 83626
- ⑥ Name: Stephanie McBride Signature: Stephanie McBride
Address: 20676 Muddy Puddle Ln Greenleaf ID 83626
- ⑦ Name: Orin Conrad Signature: Orin Conrad
Address: 20232 Locust Hill Dr. Greenleaf, ID 83626
- ✓ ⑧ Name: Bruce & Ramona Hume Signature: Ramona Hume
Address: 20220 Locust Hill Dr. Greenleaf, Idaho 83626
- ⑨ Name: Bonny V. Grant Signature: Bonny V. Grant
Address: 20092 Locust Hill Dr. Greenleaf, ID 83626
- ⑩ Name: Clint Smith Signature: Clint Smith
Address: 19829 Top Rd. Greenleaf, ID 83626
- ⑪ Name: David Haskell Signature: David Haskell
Address: 19823 Top Rd Greenleaf ID 83626
- ⑫ Name: Victoria Bergman Signature: Victoria Bergman
Address: 19781 Top Road Greenleaf Idaho 83626

Opposition Response to Notice of Application for a Utility Facility (continued)

Homeowner:

- (13) Name: Arvon Joelson Signature: [Signature]
Address: 19836 Top Road Greenleaf ID 83626
- (14) Name: DENNIS ZATTIERS Signature: [Signature]
Address: 19832 Top Rd Greenleaf, Id. 83626
- (15) Name: Madalene G Fry Signature: [Signature]
Address: 20539 Lower Pleasant Ridge Rd. Greenleaf ID 83626
- (16) Name: Brody Ferguson Signature: [Signature]
Address: 20083 Notus Rd, Greenleaf ID 83626
- (17) Name: Aleta Ferguson Signature: [Signature]
Address: 20083 Notus Rd Greenleaf Id. 83626
- (18) Name: Kevin Mahler Signature: [Signature]
Address: 20192 Locust Hill Dr
- (19) Name: LESLIE THODE Signature: [Signature]
Address: 20191 LOCUST HILL DR. GREENEAF, ID.
- (20) Name: Gordon Hill Signature: [Signature]
Address: 20255 Locust Hill Dr Greenleaf Id
- (21) Name: Kathleen Hill Signature: [Signature]
Address: 20255 Locust Hill Dr Greenleaf ID
- (22) Name: Jim Douty Signature: [Signature]
Address: 20771 Locust Hill Dr Greenleaf Id 83626
- (23) Name: Todd Dickay Signature: [Signature]
Address: 20231 Top Rd. Greenleaf ID 83626
- (24) Name: Kelly Geissler Signature: [Signature]
Address: 20125 Top Rd Greenleaf ID 83626

Opposition Response to Notice of Application for a Utility Facility (continued)

Homeowner:

- ✓ (25) Name: Keith & Amy Mallard Signature: [Signature]
Address: 20815 Lower Pleasant Ridge Rd, Greenleaf, ID 83626
- ✓ (26) Name: Gary & Naomi Putman Signature: Naomi Putman
Address: 19979 Top Rd. Greenleaf, ID 83626
- (27) Name: Joseph SPIELMAN Signature: Joseph Spielman
Address: 20779 Lower Pleasant Ridge Rd. Greenleaf, ID
- ✓ (28) Name: Jeff & Debbie Smith Signature: Debbie Smith
Address: 19831 Top Road Greenleaf, ID 83626
- (29) Name: Dean Fry & Joan Signature: Dean Fry
Address: 20029 Notes Rd Greenleaf, ID 83626
- (30) Name: Roseann Gles Signature: Roseann Gles
Address: 20611 Lower Pleasant Ridge Greenleaf ID 83626
- (31) Name: Xavier Villa Signature: [Signature]
Address: 20150 Locust Hill Dr. Greenleaf - Idaho
- (32) Name: Jose Villa Signature: Jose Villa
Address: 20150 Locust Hill Drive Greenleaf, Idaho
- Name: _____ Signature: _____
Address: _____
- Name: _____ Signature: _____
Address: _____
- Name: _____ Signature: _____
Address: _____
- Name: _____ Signature: _____
Address: _____

June 24, 2024

Canyon County Development Services
111 North 11th Avenue, Suite 310
Caldwell, ID 83605

Re: (Additional response) Opposition Response to Notice of Application for a Utility Facility
Case File #: AC2024-0046
Case Name: Idaho Power Greenleaf Substaion

To Whom It May Concern:

While speaking to neighbors regarding the proposal for the Greenleaf Substation, we heard additional concerns regarding yet another project that would take away more farmland. In a time when farmland is being replaced by subdivisions and business parks, there is concern over what happens to food supplies. As stated in the opposition letter, alternative locations that don't take farmland or affect residential property value would be preferred.

EXHIBIT IV.

Agency Comments Received by: October 7, 2024

-

Board of County Commissioners

Case# AD2024-0046-APL

Hearing date: October 17, 2024



J-U-B ENGINEERS, INC.

J-U-B COMPANIES



**THE
LANGDON
GROUP**



**GATEWAY
MAPPING
INC.**

June 12, 2024

Canyon County Development Services Dept.
Attn: Debbie A. Root, Principal Planner
111 N. 11th Ave., Ste 310
Caldwell, ID 83605
Phone: (208)455-6034
Email: debbie.root@canyoncounty.id.gov

RE: Case Name: Idaho Power Greenleaf Substation, Case Number: AD2024-0046, Parcel#: R36328

Dear Deb:

On behalf of the Golden Gate Highway District No. 3 (GGHD), J-U-B Engineers, Inc. has reviewed the subject application submitted to GGHD via email on June 11, 2024, for a Public Utility Land Division on 24.48-acres of property located on the northeast corner of Lower Pleasant Ridge Road and Top Road and is in the SW1/4 of Section 22, T4N, R4W, BM.

The existing use of the property is agricultural. The applicant is proposing to place an electrical substation (Greenleaf Substation) on 2.65 acres in the southwest corner of the site. Access will be from both Lower Pleasant Ridge Road and Top Road. The substation will be completely enclosed by fencing and only accessible by Idaho Power employees who are trained and employed to operate on or in an electrical substation. No further details on proposed access were provided.

Lower Pleasant Ridge Road and Top Road are under the jurisdiction of the GGHD with functional classifications per GGHD's 2024 Functional Classification Map of Major Collector and Local Road, respectively.

At this time, and based upon information provided with the application, the following findings and conditions of approval apply:

1. New accesses need to meet the Driveway Spacing Requirements of Section 3061.020 and the Standard Commercial Approach Drawing (ACCHD-106) of the 2022 Association of Canyon County Highway Districts Highway Standards & Development Procedures (ACCHD Standards).
2. The applicant must meet 2022 ACCHD Standards for approach permit applications.
3. A site visit by a GGHD representative is required to address possible sight distance issues, if any.

GGHD reserves the right to provide amended comments/conditions of approval in the event of application revision or when additional information becomes available.

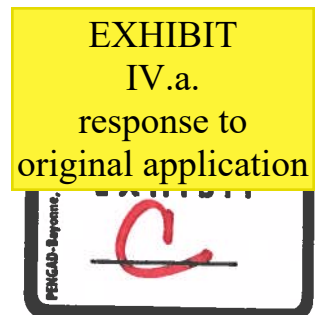
GGHD requests Canyon County Development Services incorporate these comments into proposed Conditions of Approval for consideration/approval by Canyon County.

Respectfully,

Digitally signed by
Christopher Pettigrew
Date: 2024.06.13
07:34:21-06'00'

Christopher S. Pettigrew, P.E.
Transportation Services Group, Project Manager/Engineer

CC: Bob Watkins, GGHD Director of Highways



Debbie Root

From: Anthony Lee <Anthony.Lee@swdh.id.gov>
Sent: Monday, August 19, 2024 1:51 PM
To: Debbie Root
Subject: [External] RE: Agency Notification AD2024-0046-APL Mallard

Hi Debbie,

Will a Nutrient Pathogen Study be required? Does not apply to this project.

Will adequate sanitary systems be provided to accommodate the use? No septic systems are proposed for this project.

Any concerns about the use or request for rezoning? If so, are there any conditions or mitigation measures recommended to ensure the requested rezone minimizes potential impacts to the surrounding area and nearby city? No concerns about the use for rezoning as long as the proposal does not impact an existing septic system.

I would have the applicant reach out to SWDH to discuss this project.

Let me know if you have any questions.

Thank you,



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

Anthony Lee, RS/BS | Land Development Senior
o 208.455.5384 | c 208.899.1285 | f 208.455.5300
anthony.lee@swdh.id.gov | SWDH.org
13307 Miami Ln., Caldwell, ID 83607

From: Amber Lewter <Amber.Lewter@canyoncounty.id.gov>

Sent: Friday, August 16, 2024 4:57 PM

To: 'clerk@greenleaf-idaho.us' <clerk@greenleaf-idaho.us>; 'amy@civildynamics.net' <amy@civildynamics.net>; 'jenny.titus@vallivue.org' <jenny.titus@vallivue.org>; 'lisa.boyd@vallivue.org' <lisa.boyd@vallivue.org>; 'joseph.palmer@vallivue.org'; 'lrichard@cityofcaldwell.org' <lrichard@cityofcaldwell.org>; 'aperry@cityofcaldwell.org' <aperry@cityofcaldwell.org>; 'knute.sandahl@doi.idaho.gov' <knute.sandahl@doi.idaho.gov>; 'bobw@gghd3.org' <bobw@gghd3.org>; 'office@gghd3.org' <office@gghd3.org>; 'brandy.walker@centurylink.com' <brandy.walker@centurylink.com>; 'eingram@idahopower.com' <eingram@idahopower.com>; 'easements@idahopower.com' <easements@idahopower.com>; 'mkelly@idahopower.com' <mkelly@idahopower.com>; 'monica.taylor@intgas.com' <monica.taylor@intgas.com>; 'jessica.mansell@intgas.com' <jessica.mansell@intgas.com>; 'contract.administration.bid.box@ziply.com' <contract.administration.bid.box@ziply.com>; 'kirk@pioneerirrigation.com' <kirk@pioneerirrigation.com>



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

▪ Engineering Division ▪

September 9, 2024

0 TOP ROAD, GREENLEAF, ID 83626

RE: Engineering Review of Idaho Power Substation (Case #AD2024-0046)

Dear Debbie,

I have reviewed the staff report for the proposed Idaho Power Substation, here are my recommendations:

1. **Traffic Safety:** The proposed substation does not negatively impact traffic safety, particularly at the intersection of Lower Pleasant Ridge Road and Top Road. Measures should be implemented to maintain safe sight distances and mitigate any potential traffic hazards. **Recommendation:** Coordination with the Golden Gate Highway District is advised.
2. **Drainage:** The substation's design should incorporate effective stormwater management practices to safeguard the local environment. **Recommendation:** Please consult with the Pioneer Irrigation District to verify that stormwater runoff will not adversely impact nearby irrigation canals or agricultural land.
3. **Maintenance:** Regular maintenance of the substation site is imperative. The facility should be managed to avoid negative impacts on adjacent properties, including ensuring that landscaping and fencing are maintained properly and that the site remains free of weeds and debris.
4. **Noise, Dust, and Environmental Concerns:** The operations at the substation may generate noise, dust, and other environmental impacts that need to be addressed. **Recommendation:** Coordination with the Idaho Department of Environmental Quality (DEQ) is necessary to ensure compliance with environmental regulations.

In conclusion, while the proposed substation can proceed, careful attention must be given to the above factors to ensure that it operates smoothly and does not have adverse effects on the surrounding area.





Development Services Department



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

▪ Engineering Division ▪

Sincerely,



Dalia Alnajjar
Engineering Supervisor
Canyon County Development Services
P(208) 454-7459
F(208) 454-6633
E: dalia.alnajjar@canyoncounty.id.gov

EXHIBIT V.

Public Comments Received by: October 7, 2024

-

Board of County Commissioners

Case# AD2024-0046-APL

Hearing date: October 17, 2024

RECEIVED

SEP 17 2024

Sept 14, 2024

RECEIVED

Dear Directors,

I am Bruce Hume property owner of 2020 Laurel Hill Dr + my lower .39 Acres is on Top Rd. I have lived here for 27 years. This is a farming community all these years. Before I came here and hopefully long after. There is no place for this proposed power sub station in this community! I am planning for my daughter + family to build on my lower .39 acre on top Rd and do not want to look at a monster power station period! You need to move this proposed station to 6 miles of Industrial Parkway Between Caldwell + Greerleaf, not in a housing community ^{our} let alone ~~our~~ farming community. Our property values will drop $\frac{1}{2}$ half of what it's worth if this goes into affect! ~~No Farms no food for the future!~~ The former has raised crops to feed cows, pigs, chickens, which ends up on our kitchen tables! Relocate! Sincerely Bruce Hume

on Aug 19

Directors
Decision

Case No. AD 2024-0046/APL

PS. if this goes into affect I demand a \$100⁰⁰ a month power bill credit for all homes ~~of~~ within a mile North South, West, East of the proposed site as an impact fee back to us the local property owners for the remaining time we own our properties.

Bruce Hume



RECEIVED

▶ SEP 20 2024 ◀

RECEIVED

Canyon County Development Services Department
111 North 11th Avenue, Suite 310
Caldwell, Idaho 83605

September 12, 2024

Dear Sirs,

RE: Case No. AD2024-0046-APL

As property owners just 1/8 mile west of the proposed power substation we would like to state that we support the substation being built on the corner of Top Road and Lower Pleasant Ridge Road, as it was proposed with appropriate landscaping around it.

Sincerely,

Gaylen Smith
Priscilla Smith

Gaylen & Priscilla Smith
20067 Locust Hill Drive
Greenleaf, Idaho 83626



Debbie Root

From: Ken <smoken24@gmail.com>
Sent: Monday, September 23, 2024 1:32 PM
To: Debbie Root
Subject: [External] AD2024-0046- APL

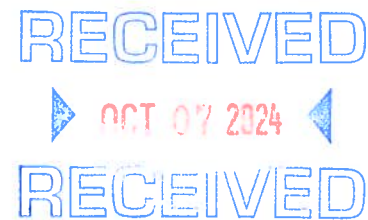
I am in favor of the applicant getting approval to put in a substation on that parcel. It will bring greater electrical dependability to the area, and would be better than a high density subdivision. They are far enough from houses to not pose a hazard.

Ken Yellen
21061 Lower Pleasant Ridge Road
Greenleaf, Idaho 83626

Sent from Mail for Windows



Canyon County Development Services Department



Case number AD2024-0046-APL

To whomever will be making the decision on the matter:

Usually, a letter such as this is addressed to "Whom it may concern", however, in this case the ones who are concerned are those of us in this neighborhood who will be affected by the building of the Power Substation.

Not only will it be an eyesore for our neighborhood, but it will drive down the values of our homes and maybe not even monetarily, but in the eyes of those who wish to live here. Those that already do and those that could buy a home here in the future.

We realize and respect that the owner of the property has the right to sell it, but most of us have purchased our land to be able to enjoy being surrounded by the openness of farms, fields, and homes with yards.

We had the opportunity to buy a lovely home in the Nampa area years ago, and the one thing that turned us away was the fact that it was very close to a power substation and here it could happen again. There is no conclusive evidence that they are detrimental to the health of humans or animals, but there is enough to make it questionable for someone who is at home 24/7. However, the noise that is produced is loud enough that it could cause issues with the ability to sleep especially since the humming or buzzing will seem louder during the evening/early morning hours. Also, with emission of electrical and magnetic fields, what could that do to the elderly in this area close to the substation that have heart implants or other medical conditions affected by said emfs.

There are plenty of places that this substation could be built on Highway 19/Simplot Boulevard with all the other businesses that use more electricity than we do in our houses. There are not any businesses along that road that the noise would have an adverse effect on during evening hours.

Please consider repealing this decision. It is not in the best interests of those living in this area and will have a huge negative impact on our lives.

Thank you for your time to read through this letter and to really give some serious consideration to moving the plans to the less populated area between Greenleaf and Caldwell.

Sincerely,

Roseann and Brent Coles

The Honorable Canyon County Commissioners
Canyon County Courthouse
1115 South Albany Street
Caldwell, Idaho 83605

Re: Idaho Power's Response to AD2024-0046-APL, Appeal of Greenleaf Substation

Dear Canyon County Commissioners,

Thank you for the opportunity to respond to the Appeal of a Director's Decision for approval of a "Utility Facility," per Canyon County Zoning Ordinance (CCZO) 07-10-27. Idaho Power received approval from Canyon County for the Greenleaf Substation on July 23, 2024. The Canyon County Planning & Zoning Director's Decision authorized Idaho Power to divide the property (buying only what was necessary), design, construct, and operate an electrical substation in Canyon County.

Idaho Power plans to build the Greenleaf Substation on the northeast corner of Lower Pleasant Ridge Road and Top Road. This narrative will explain the project need, describe how the location was chosen, and address concerns raised in the applicant's appeal documents and at a neighborhood meeting Idaho Power hosted on October 2, 2024. See Appendix A for the neighborhood meeting materials.

Exhibit 1: Greenleaf Substation Location



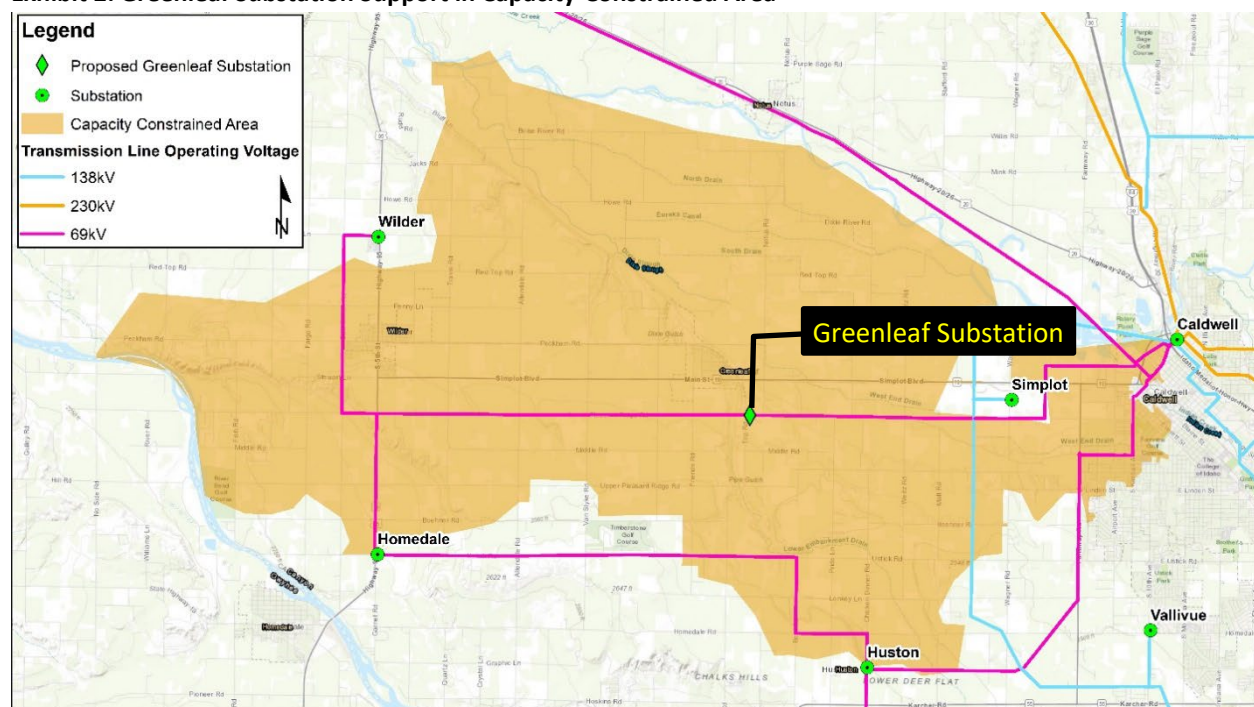
1221 W. Idaho St (83702)
P.O. Box 70
Boise, ID 83707

Greenleaf Substation Project Need

The Greenleaf Substation is similar in function and layout to other distribution step-down substations that Idaho Power owns and operates across southern Idaho and into eastern Oregon. The substation will receive power from 69- and 138-kilovolt (kV) transmission lines and transform it to lower voltages (typically 12.5-kV). Distribution lines will carry that power to homes, farms, and businesses in the area. The Greenleaf Substation will have enough capacity to serve an equivalent of 8,000 homes, or several large agricultural and industrial uses, in the Greenleaf area for the foreseeable future. The existing transmission line along Lower Pleasant Ridge Road will connect the Greenleaf Substation to the grid.

As shown on the map below, the Greenleaf area is served by the Caldwell (6-miles away), Homedale (5-miles away), and Huston (4.5-miles away) Substations. All three distribution lines that serve Greenleaf are constrained due to ampacity (wire capacity) limits. Idaho Power's electrical studies for this area show that growth in Caldwell, Homedale, and Huston could compromise the quality and reliability of service to customers in Greenleaf.

Exhibit 2: Greenleaf Substation Support in Capacity-Constrained Area



The Greenleaf Substation, located in the geographic center of Greenleaf and the surrounding communities will relieve capacity constraints and improve Idaho Power's ability to meet the needs of customers in the area. Once the new substation is in-service, Greenleaf residents will experience immediate benefit from improved service quality. For example, an outage at one of the surrounding substations or along the distribution line toward Greenleaf will cause less impact in Greenleaf.

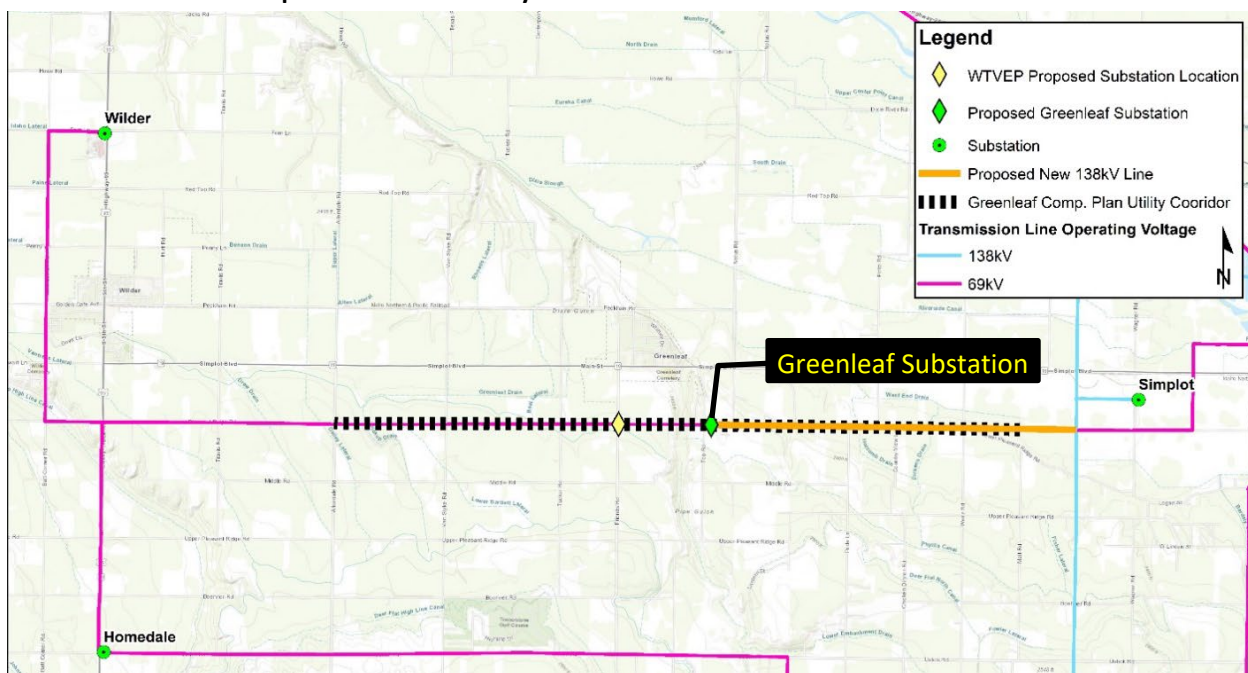
Greenleaf customers will be closer to a substation, reducing the length of distribution lines exposed to harsh weather and other factors that cause outages. Lines coming out of the new substation will interconnect with existing distribution lines, allowing for further redundancy and resiliency on the grid. Outages will be less likely and shorter in duration.

Western Treasure Valley Electrical Plan

Customer and stakeholder input factor heavily in Idaho Power's planning and development of its electrical system. The [Western Treasure Valley Electrical Plan](#), which was completed in July 2023, confirmed the need and recommended a general location for a new Greenleaf Substation. This committee of local stakeholders chose the Lower Pleasant Ridge Road corridor as the best location for a substation, primarily due to proximity of existing utility infrastructure, including the transmission line.

Idaho Power also considers local land use planning documents such as zoning ordinances and comprehensive plans. [Canyon County's 2030 Comprehensive Plan](#) and [Greenleaf's 2025 Comprehensive Plan](#) both state that utilities should be encouraged to build facilities in utility corridors. [Greenleaf's Future Land Use Map](#) shows Lower Pleasant Ridge Road as an appropriate utility corridor.

Exhibit 3: Greenleaf Comprehensive Plan Utility Corridor



Greenleaf Substation Project Location

After the Western Treasure Valley Electrical Plan was published, Idaho Power began searching for a suitable property for the Greenleaf Substation. **The company prioritized reliability and cost — two critical factors the Idaho Public Utilities Commission (IPUC) scrutinizes — in finding preferred locations.** Those criteria make locations near Lower Pleasant Ridge Road the most attractive because they would best accommodate existing distribution lines, along with the existing transmission line along Lower Pleasant Ridge Road that will feed the substation. Reducing the distance of line miles between customers, the new substation, and the rest of the grid will improve reliability and power quality for Greenleaf-area customers and reduce costs for all Idaho Power customers.

Idaho Power has purchased a 2.65-acre part of Parcel R3632800000, the planned substation location. In July 2024, Canyon County's Development Services Director approved a "Public Utility Land Division" per CCZO 07-17-03D. Idaho Power finalized the property purchase in August 2024.

Location Alternatives

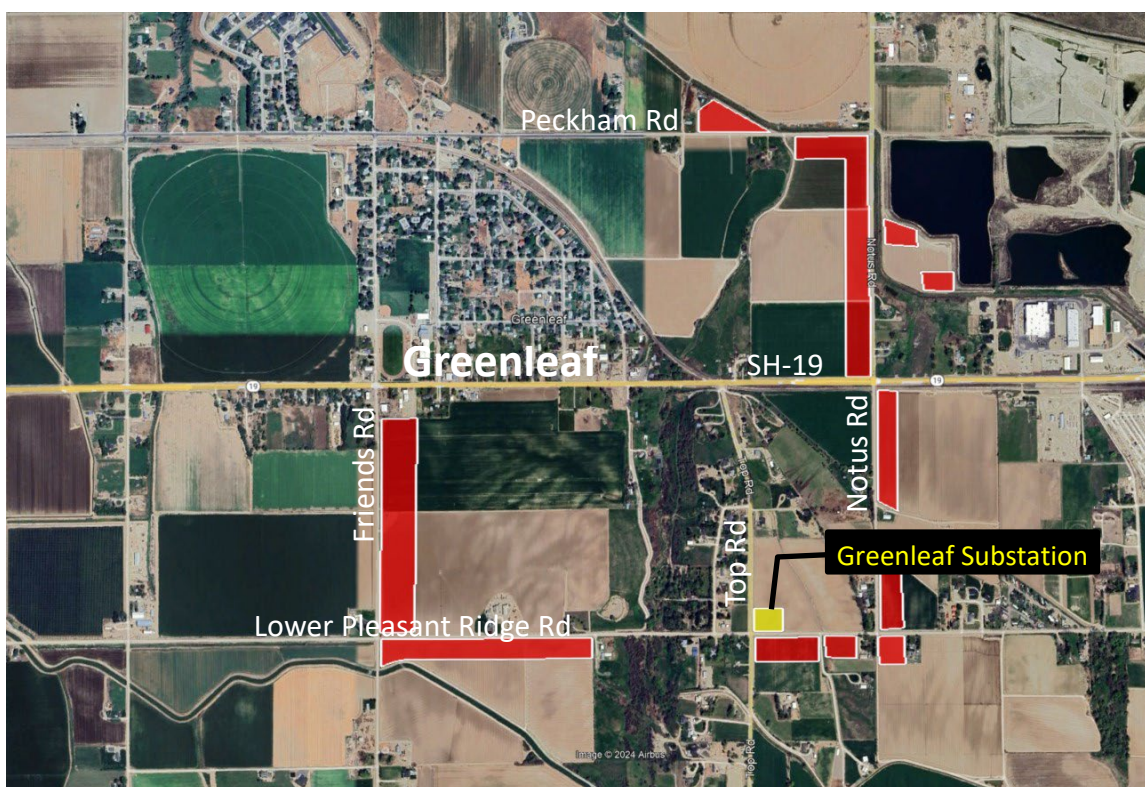
The map below shows the eight locations Idaho Power explored and attempted to purchase in 2023 and into 2024. Idaho Power first made an offer for property at the southeast corner of Friends Road and Lower Pleasant Ridge Road, but the deal fell through. Seven later attempts included:

- along Lower Pleasant Ridge Road, between Friends Road and Notus Road
- along Friends Road north to Main Street
- along Notus Road north to Peckham Road
- along Peckham Road east of Greenleaf

Discussions with these landowners fell through from a variety of reasons:

- Landowners preferred not to sell their properties.
- Landowners intended to keep their fields in agricultural production.
- Landowners had alternative plans for their properties.
- Landowners wanted more money than Idaho Power could justify to the IPUC.

Exhibit 4: Alternative Locations Considered by Idaho Power



The Greenleaf Substation's projected cost is \$10 million. The next lowest-cost alternative was almost \$30 million and would have required upgrades to the Caldwell and Homedale Substations, expansion of the Homedale Substation, a new distribution line feeder from Caldwell, and a transmission line upgrade along Lower Pleasant Ridge Road between Caldwell and Homedale.

The Greenleaf Substation will help us keep costs down for all customers.

Greenleaf Substation Project Impacts and Considerations

Idaho Power will construct, operate, and maintain the Greenleaf Substation in accordance with all federal, state, and local regulations and requirements, including the Canyon County Zoning Ordinance. The Greenleaf Substation is needed to meet expected customer demand for electricity. This location puts the substation in an ideal location that will have no impact on local essential and public services.

Visual Impacts

Like other types of infrastructure that provide vital services for our communities, substations, powerlines, and other electrical equipment are part of the modern landscape. The substation will have no habitable buildings or non-emergency lighting. To address concerns about the visual impacts to residences, Idaho Power will build a stamped concrete wall and plant trees around the substation to improve neighbors' views. site-obscuring fencing and landscaping. Neither of these features is required by the zoning ordinance.

Exhibit 5: Screening Options for Greenleaf Substation

Noise Considerations

Typical noise sources in a substation are transmission line conductors (wires), and transformers. In compliance with federal codes, operational sound at the substation will not exceed 65 decibels (dB) — about as loud as a normal conversation at a three-foot distance. At a similar project in Pocatello, Idaho, an eight-foot concrete wall reduces substation noise by 10 decibels outside the substation. The table below provides noise estimates from different distances. For comparison, 50 dB is about as loud as a quiet office, 40 dB a quiet library, and 30 dB a whisper.

Noise Source	6 ft (inside Station)	135 ft (edge of property)	210 ft (nearest building)
Transmission wires	37 dB	5 dB	>1dB
Station Transformer	59 - 65 dB	43 dB	37 dB

EMF Considerations

Electric and magnetic fields (EMFs) occur when electric current travels through a conductor, such as a wire. All electric equipment produces EMFs, including lights, appliances, televisions, sound systems, and powerlines. EMFs from the electric system have very low frequencies and do not damage DNA or interfere with radio broadcasts, two-way radio communications, cell phones, or GPS systems. There are no federal or State of Idaho EMF limits on powerlines or substations. Dozens of studies across the last five decades have found no conclusive evidence that EMFs harm humans or animals.

See Appendix B for more technical details and analysis of EMFs.

Property Values

Idaho Power cannot speculate on the values of nearby properties. This is a common concern when new infrastructure projects are proposed. Substations are found in all varieties of land uses with minimal impact to those properties.

See Appendix C for photos of Idaho Power distribution substations in similar settings.

Land Use Compatibility

The Greenleaf Substation is an important project for the continued delivery of reliable, affordable energy to customers in the Greenleaf area. Idaho Power believes this substation is compatible and in compliance with Canyon County ordinances, the Canyon County Comprehensive Plan, and Greenleaf's Comprehensive Plan. The Canyon County Development Services Staff made the same finding. The Director approved the project in July 2024. Idaho Power will continue to work with neighbors, county and city staff, and other agencies during the design and construction of this facility.

Thank you for taking the time to review this information. Idaho Power looks forward to further discussion in the public hearing.

Regards,

Angelique Rood

Angelique Rood
Regional Manager

Jeff Maffuccio

Jeff Maffuccio
Facility Siting Coordinator

Neighborhood Meeting Materials

The following items are included in this appendix:

1. Neighborhood Meeting Notification
2. Greenleaf Substation Fact Sheet
3. Greenleaf Substation Meeting Boards
4. Neighborhood Meeting Sign-in Sheet

You're invited...



Come learn
more about
a substation
project in
your area.

Idaho Power is committed to delivering safe, reliable, affordable energy to our customers — the same dependable service that residents of Greenleaf have expected from us for generations. We plan to build a new substation in the Greenleaf area that will help us continue that tradition in an environment where demand for electricity is growing.

Come to our open house to learn more, ask questions, and provide input on this important project. Here are the details:

Date: Wednesday, Oct. 2

Time: 5–7 p.m.

Location: Greenleaf Community Center
21445 Main St.
Greenleaf, Idaho

We hope to see you there!

Questions? Contact Regional Customer Relations Manager Dennis Merrick at dmerrick@idahopower.com.



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



Greenleaf Substation Project

Idaho Power has delivered safe, reliable, affordable energy to the Greenleaf area for generations. We plan to build a substation that will help us continue that tradition as demand for electricity continues to grow.

Project need

Idaho Power identified the need for a new substation in Greenleaf about a decade ago. Over the last two years, a team of community members, including government officials, business leaders, and nonprofit representatives, chose the area south of Greenleaf as the best location for a new substation.

Why here?

Substations are most effective when they're near the places where electrical demand is highest. This improves reliability, increases electrical capacity in the area, and reduces the need for new equipment. The lot on the northeast corner of Lower Pleasant Ridge and Top roads meets those goals. Access to existing transmission lines and other equipment will help us **keep costs down for everyone**.

Idaho Power considered at least eight other lots nearby over the past few years, but negotiations fell through for a variety of reasons. Due to the distance from customers and existing transmission lines, lots farther north did not offer the reliability and cost benefits of the lot at Lower Pleasant Ridge and Top roads.

Safety

This location gives Idaho Power enough space to follow industry best practices for safety, landscaping, and wildfire mitigation.

Schedule

Idaho Power bought the lot in February 2024. The company has applied for Canyon County permits to build the Greenleaf Substation. We plan to break ground in 2026 and bring the substation online in fall 2027.

Greenleaf Substation Project

Sights and Sounds

The Greenleaf Substation's equipment will cover about 2.5 acres on the northeast corner of Lower Pleasant Ridge and Top roads. We plan to build a textured concrete wall like the ones pictured below and plant trees or other vegetation around the substation to improve neighbors' view. These barriers also will dampen sounds around the substation.



These simulations are examples only. Final design will depend on feasibility and county standards.

Questions?

Contact Regional Customer Relations Manager
Dennis Merrick at dmerrick@idahopower.com.



Welcome!

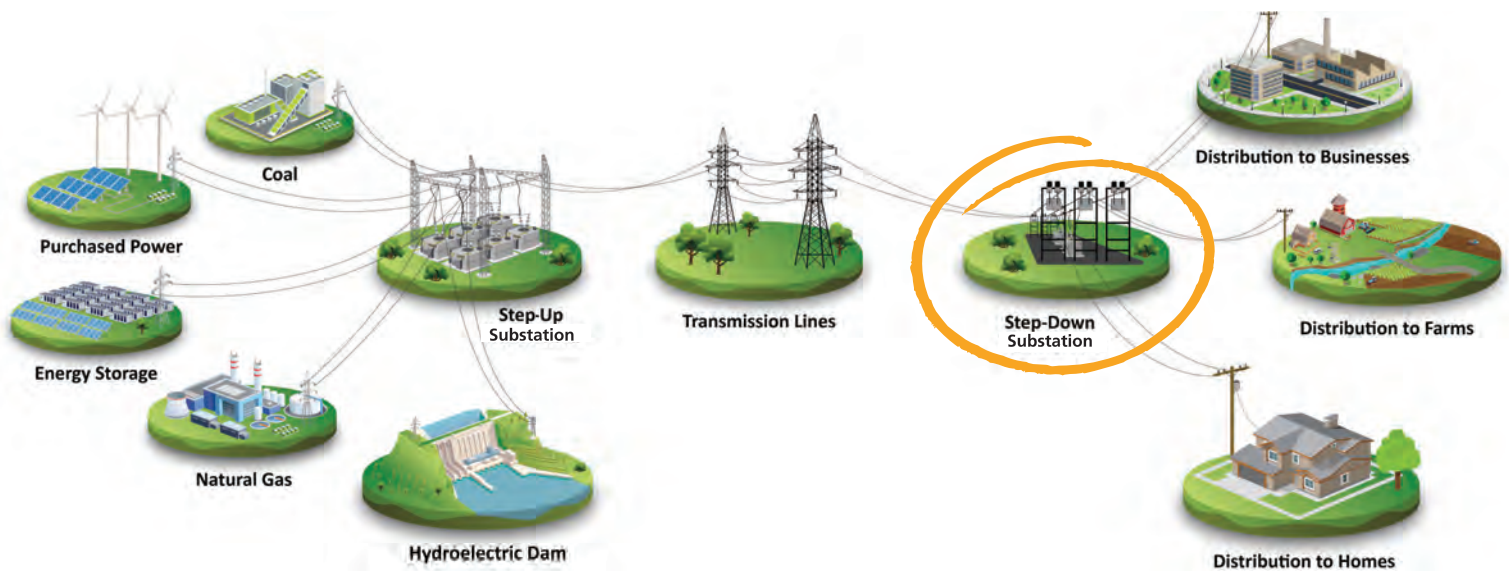
Greenleaf Substation Neighborhood Meeting



Idaho Power plans to build a substation in the Greenleaf area. This project will help us continue our generations-long tradition of delivering safe, reliable, affordable energy to this community.

Idaho Power identified the need for a new substation in Greenleaf about a decade ago. Over the last two years, a team of community members chose the area south of Greenleaf as the best location for a new substation.

What is a Substation?



Substations like this one reduce voltages so we can deliver electricity to customers from high-voltage transmission lines. They are most effective when they're near transmission lines and the places where electrical demand is highest.

Why this location for a substation?

Building the substation on the northeast corner of Lower Pleasant Ridge and Top roads will enhance reliability, increase electrical capacity in the Greenleaf area, and reduce the need for new equipment.

Its access to existing transmission lines and other equipment will help us **keep costs down for everyone.**

Due to their distance from customers and existing transmission lines, lots farther north do not offer the reliability and cost benefits that the lot at Lower Pleasant Ridge and Top roads does.

Sights and Sounds



Idaho Power plans to build a textured concrete wall and plant trees or other vegetation around the substation.

These barriers will improve neighbors' view and dampen sounds from the substation.

The renderings above are examples only. Final design will depend on feasibility and county standards.

Timeline and Next Steps

Idaho Power
purchases the
parcel.

Feb. 2024



Idaho Power
breaks ground.

2026



May 2024

Idaho Power
applies for
Canyon County
permits.



2027

Substation
comes online.



Questions?

Contact Regional Customer Relations Manager
Dennis Merrick at dmerrick@idahopower.com.

Greenleaf Substation Open House
October 2, 2024
5 p.m. – 7 p.m.

Name	Zip Code
JOSEPH SPIELMAN	83626
DALLAS HUNGATE	83626
BRUCE A. Hume	83626
Amy Mathard	83626
Ngoni Gwetana	83626
Julie Dooty	83626
Teresa Kritzer	83626
Thor Kritzer	83626
Dan Hyeo	83626
Kallen Maher	83626
ASHLEY SEXTON	83626
NICOLAS Hamilton	83626
Daylan Smith	83626
Briscella Smith	83626

Analysis of Electric and Magnetic Fields

Electric and magnetic fields (EMF) are produced by electrical equipment and wiring in homes and businesses, and by electric transmission and distribution systems. Voltage between objects results in an electric field between those objects. Electric current flowing in a conductor produces a magnetic field around that conductor. These fields can combine or cancel each other at a given point, depending on where that point is with respect to the conductors or other equipment producing the EMFs. Electric and magnetic fields generally decrease rapidly as the distance from their sources increases.

Electric power systems operate at fixed voltage ranges, so electric field strength around power equipment is relatively constant. Magnetic fields' strengths vary with the amount of electricity, or load, on the system. Low-frequency electric and magnetic fields from electrical power systems are a form of "non-ionizing" radiation — like heat radiating from a warm surface.

These fields don't damage DNA like ultraviolet radiation from the sun or X-rays. At 60 Hertz (Hz), they also do not interfere with broadcast radio, two-way radio, cellular, or GPS systems, all of which operate at much higher frequencies.

There are no federal or state EMF limits established for transmission, distribution lines, or substations in Idaho. The *International Commission on Non-ionizing Radiation Protection (ICNIRP) 2010* [1] and the *Institute of Electrical and Electronics Engineers (IEEE) 2019* [2] have published EMF exposure guidelines. The guideline levels for continuous exposure to electric or magnetic fields for the public are below.

EMF Guidelines for the General Public

	ICNIRP guideline level	IEEE guideline level
Electric Field	4,167 V/m (Volts/meter)	5,000 V/m
Magnetic Field	2,000 mG (milligauss)	9,040 mG

Idaho Power measured EMFs near a substation in Pocatello that is similar in design and capacity to the planned Greenleaf Substation. The EMFs were measured with the substation operating and loaded as the Greenleaf substation would be, beginning at the substation's outer wall and progressing out to 500 feet. The company also calculated expected electric and magnetic fields around the planned transmission line along Lower Pleasant Ridge Road that would serve the Greenleaf substation.

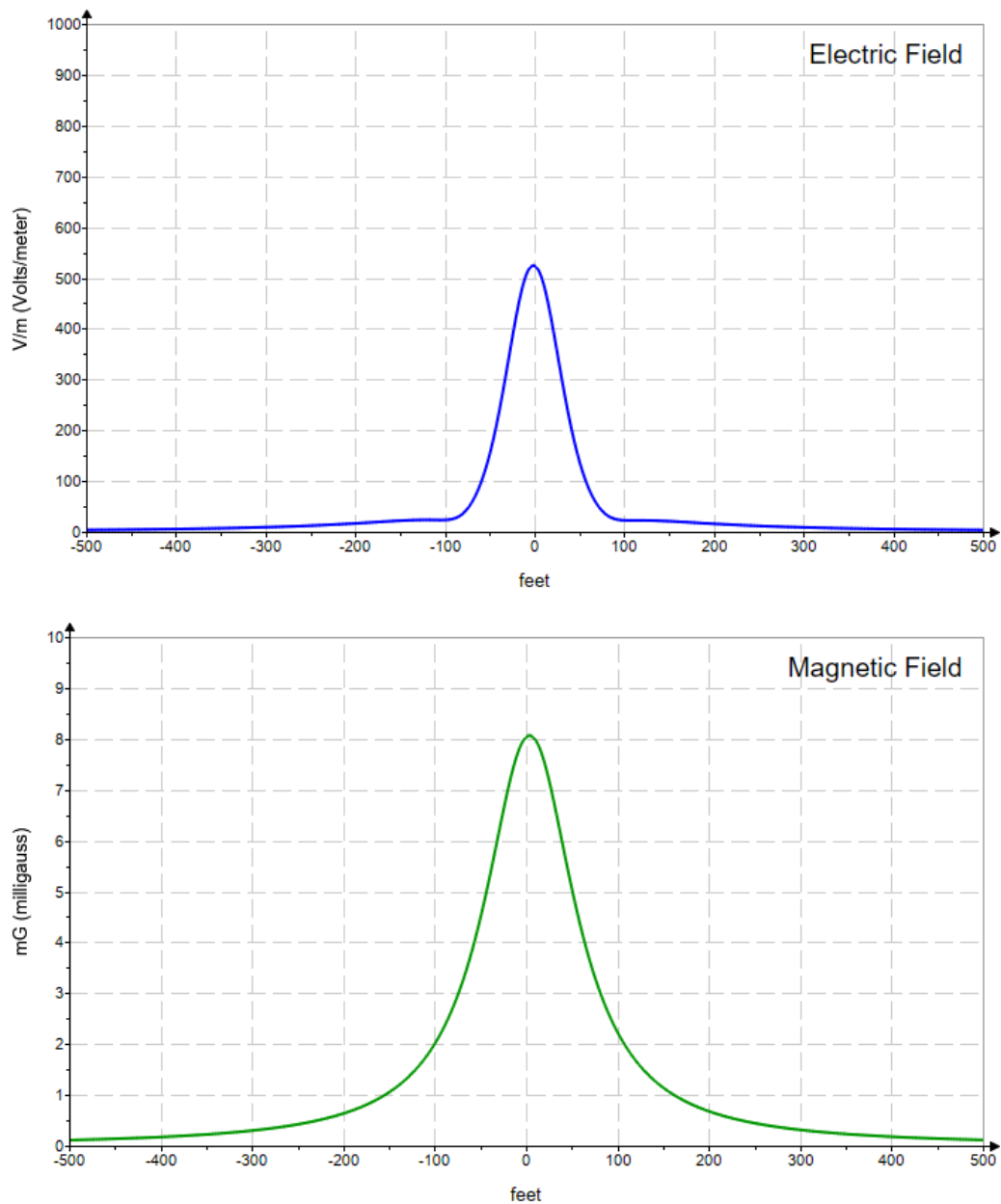
The highest measured and calculated fields are compared to the ICNIRP and IEEE EMF guidelines above as a percentage in the table below. The calculated and recorded EMF levels were small fractions of guideline levels ICNIRP and IEEE established for human health.

EMF Measurement and Calculation Comparisons

	% of ICNIRP guideline	% of IEEE guideline
Substation Electric Field	0.45%	0.38%
Substation Magnetic Field	0.21%	0.05%
Transmission line Electric Field*	12.57%	10.48%
Transmission line Magnetic Field*	0.40%	0.09%

*Directly under the transmission line

To help illustrate how the EMFs decrease with distance, plots of the calculated EMF for the transmission line are shown below.

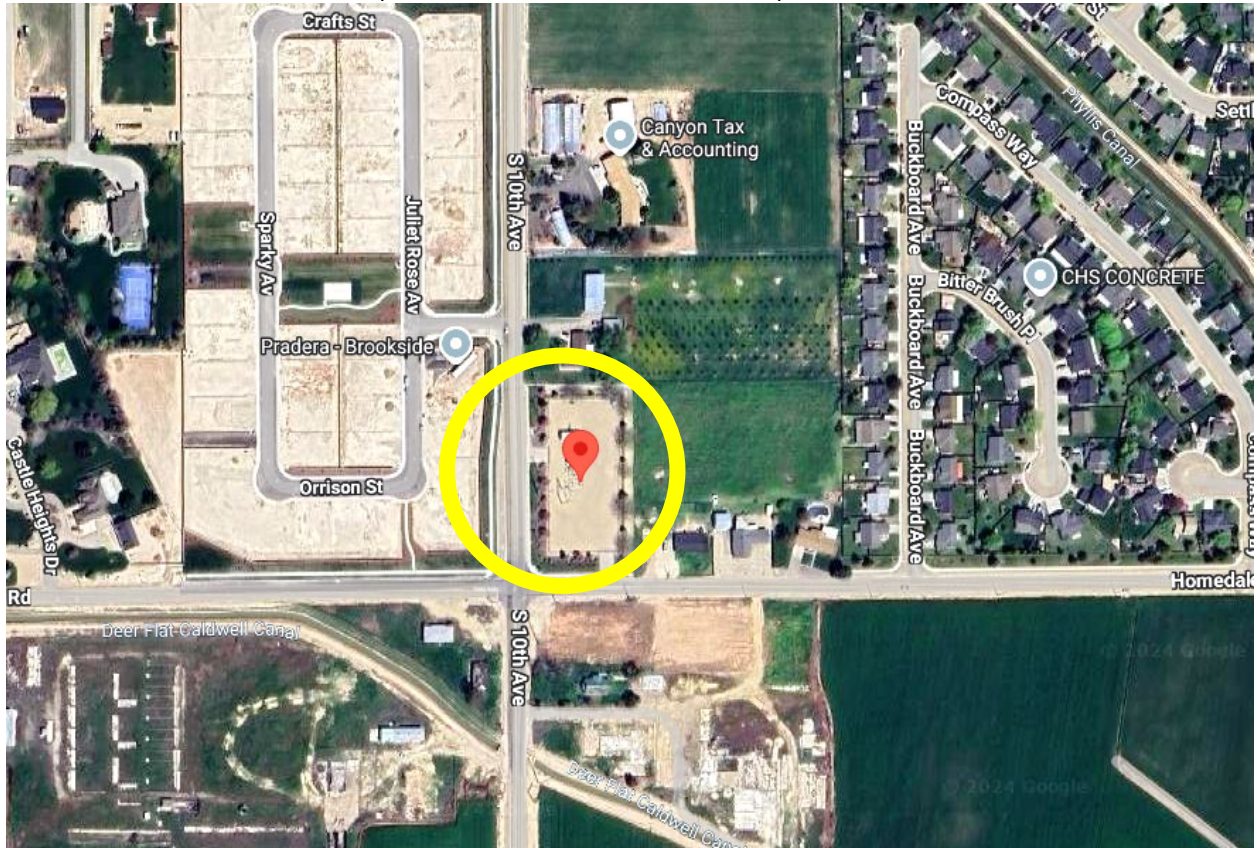


- [1] ICNIRP Guidelines for Limiting Exposure to Time-Varying Electric and Magnetic Fields (1Hz-100kHz)
Published in: Health Physics 99(6):818-836; 2010.
- [2] IEEE Standards for Safety Levels with Respect to Human Exposure to Electric, Magnetic, and Electromagnetic Fields, 0 Hz to 300 GHz, IEEE Std. C95.1-2019 – Developed by the IEEE International Committee on Electromagnetic Safety

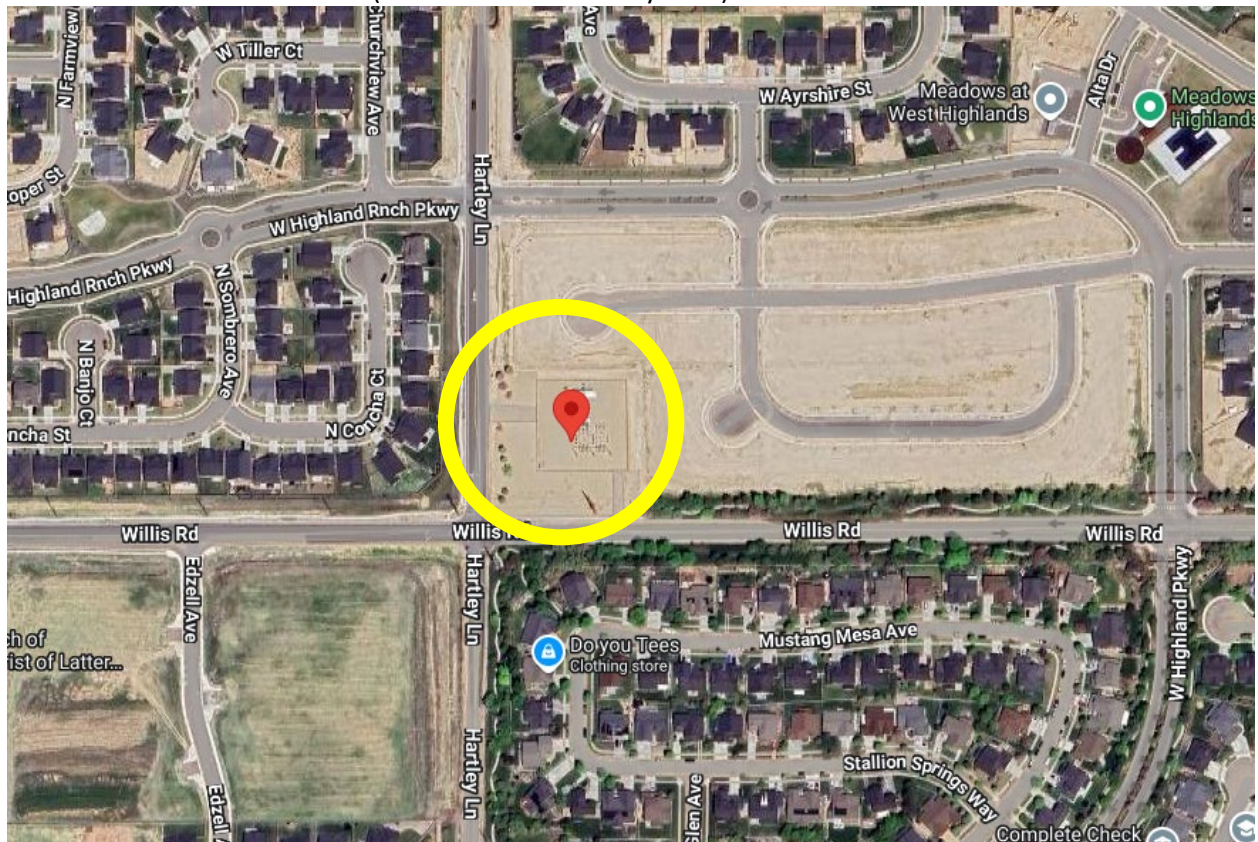
APPENDIX C

Photos of Idaho Power distribution substations

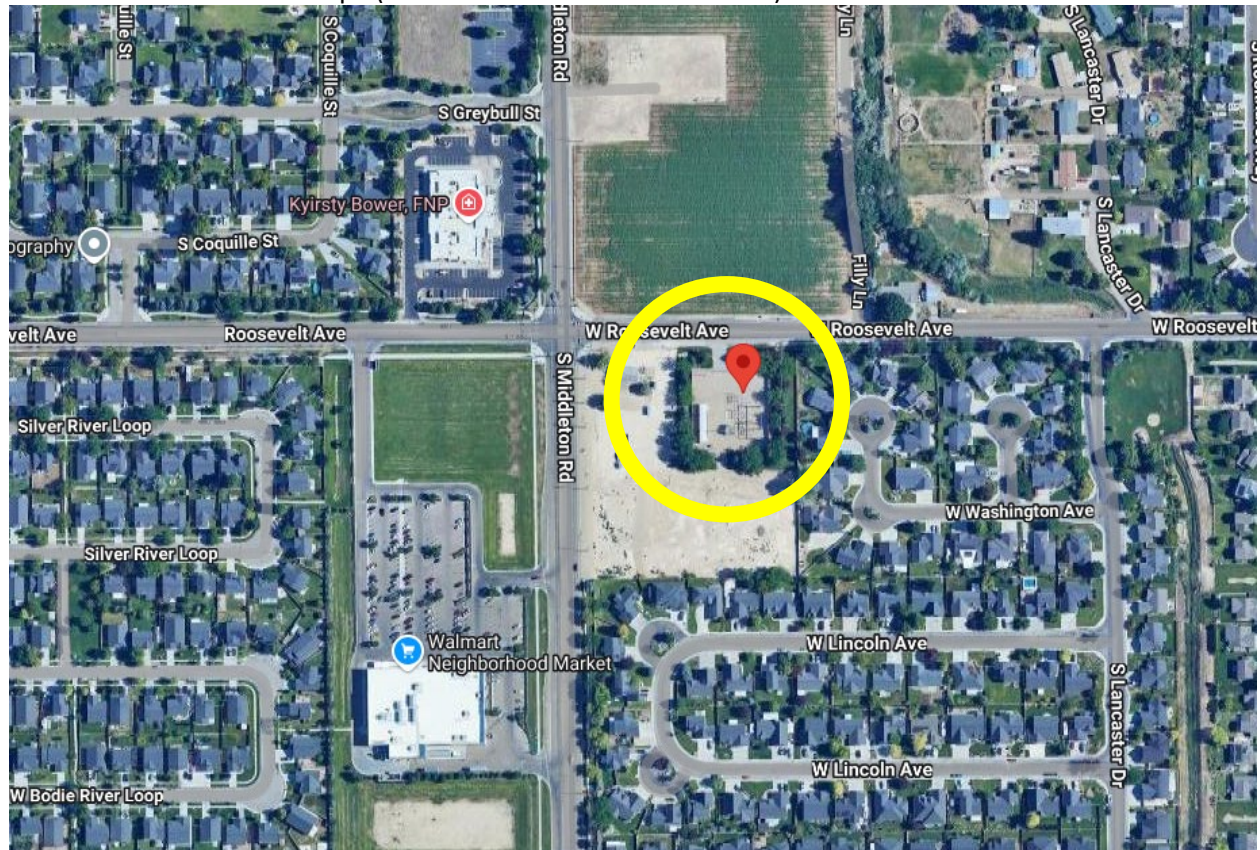
Vallivue Substation in Caldwell (10th Avenue and Homedale Road)



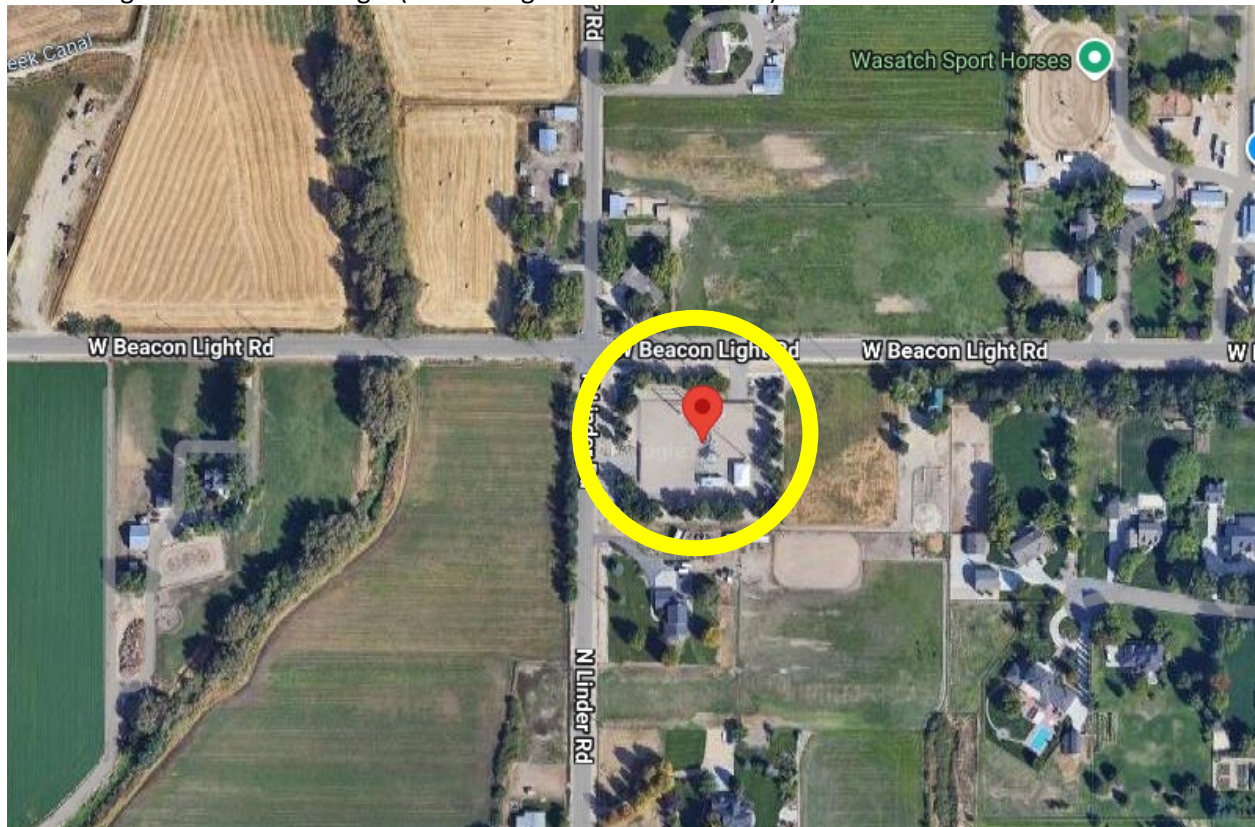
Willis Substation in Middleton (Willis Road and Hartley Lane)



MidRose Substation in Nampa (Roosevelt Ave and Middleton Rd)



Beacon Light Substation in Eagle (Beacon Light Rd and Linder Rd)



AD2024-0046-APL Greenleaf Substation



Focused on Reliability



WE KEEP THE LIGHTS ON

99.9%

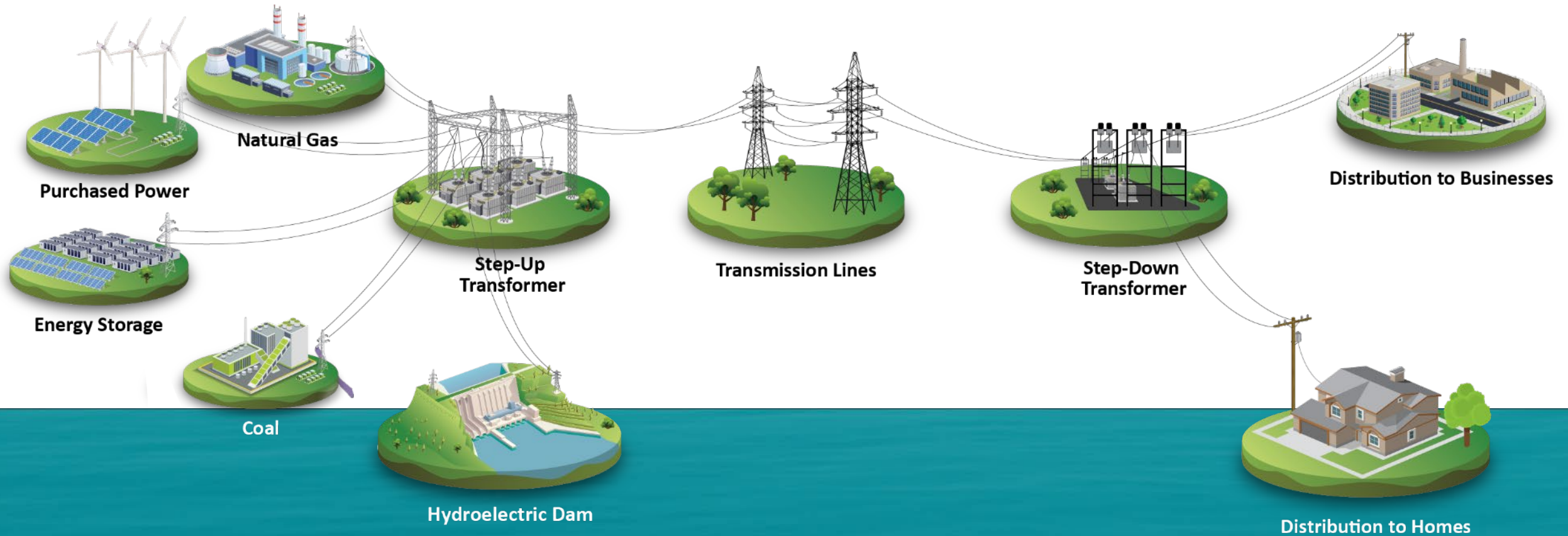
OF THE TIME

Committed to Affordability

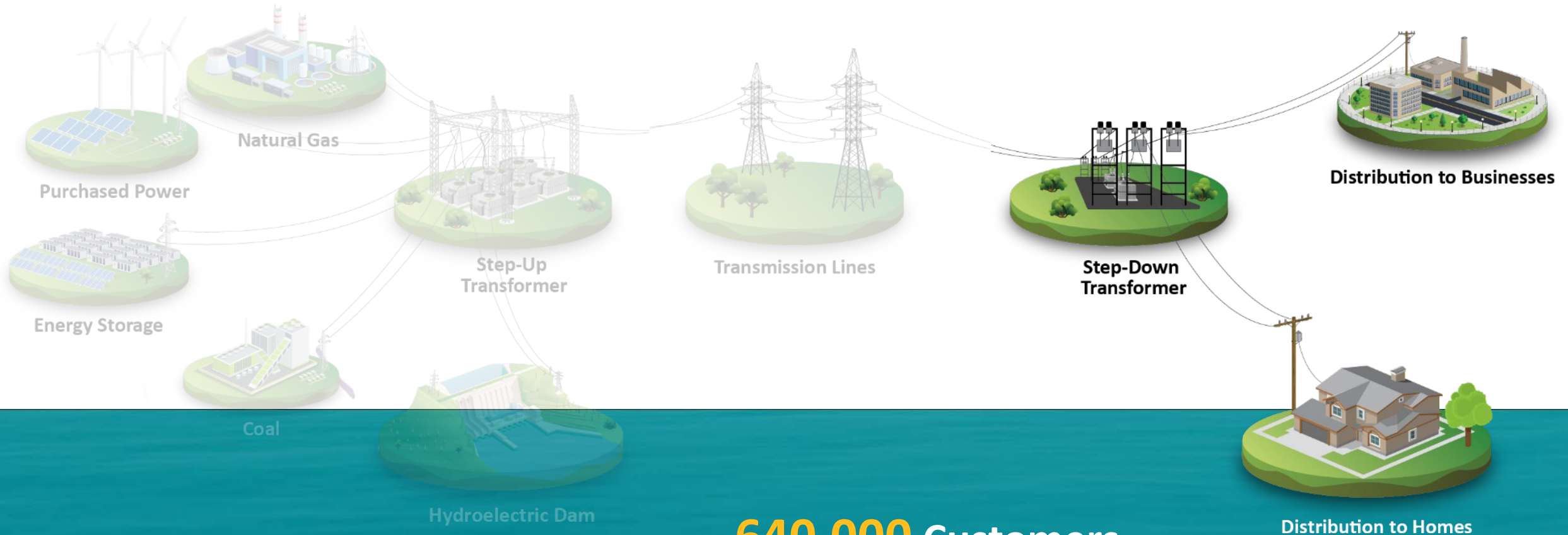


We are **COMMITTED TO AFFORDABILITY**
and working hard to keep our prices
20% BELOW
the national average.

Serving Customers



Serving Customers

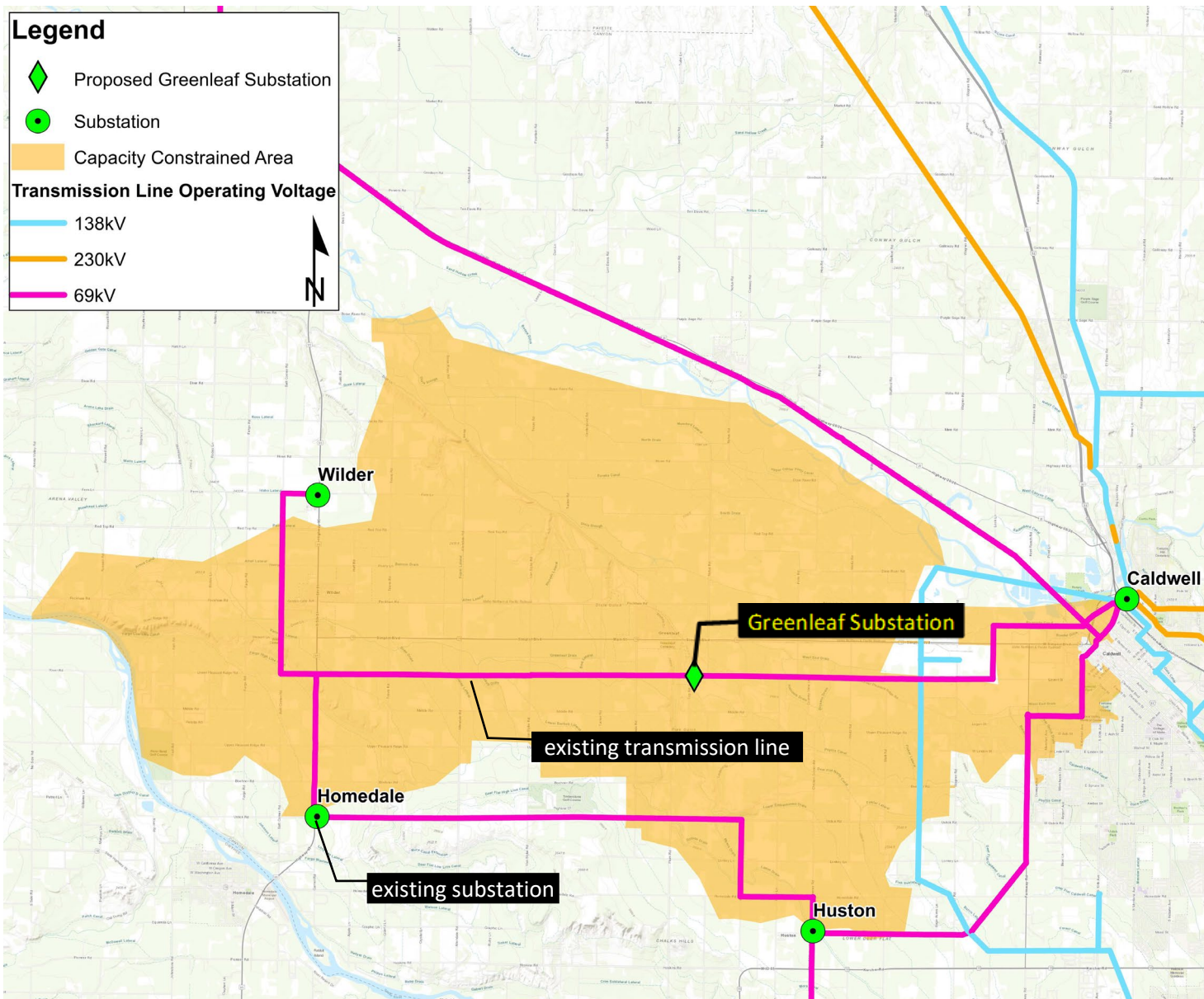


640,000 Customers

29,714 Miles of Distribution Lines

251 Substations

Greenleaf Substation Need



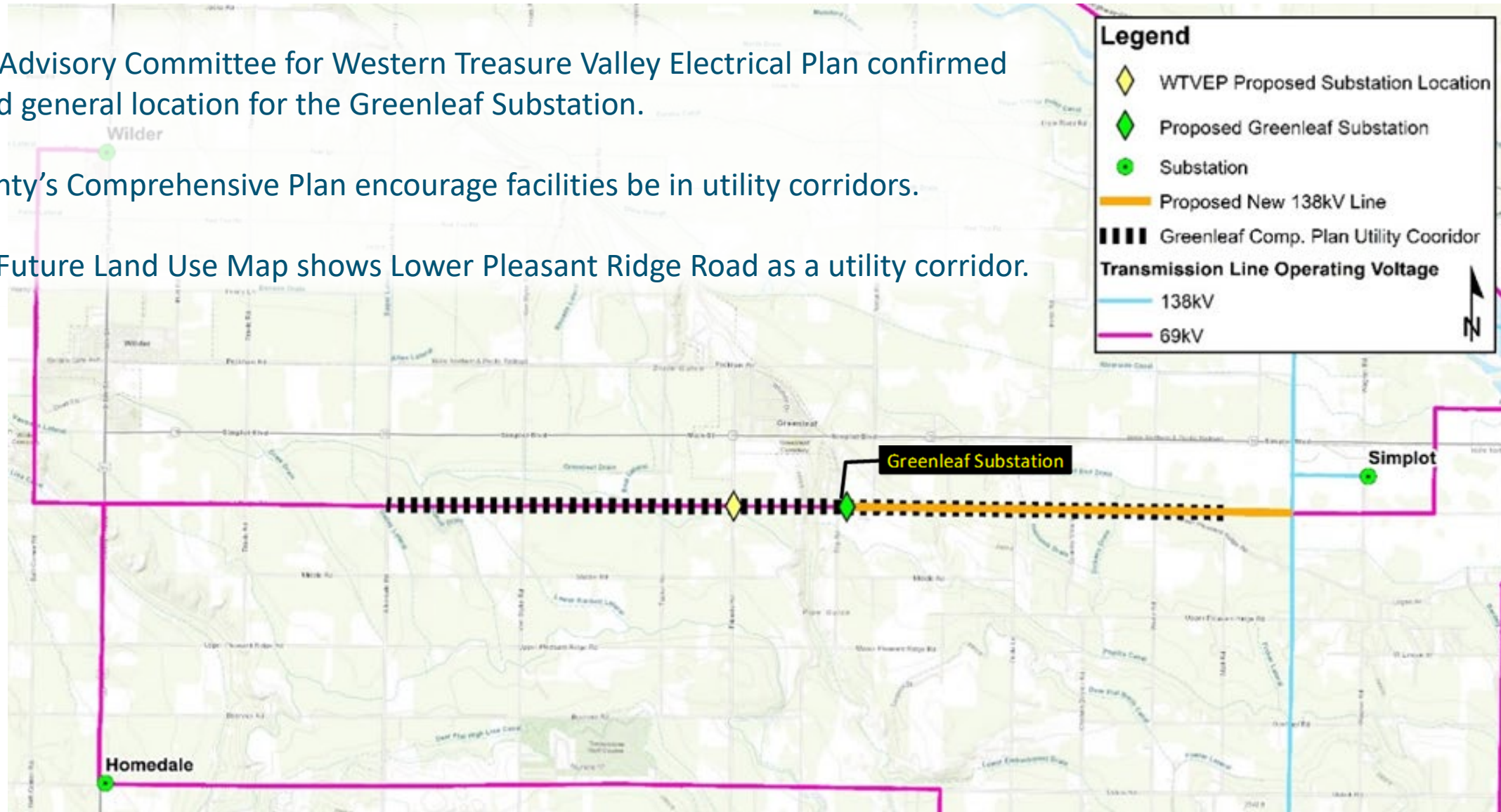
Greenleaf is currently served by substations in:

- Caldwell (6 miles away)
- Homedale (5 miles away)
- Huston (4.5 miles away)

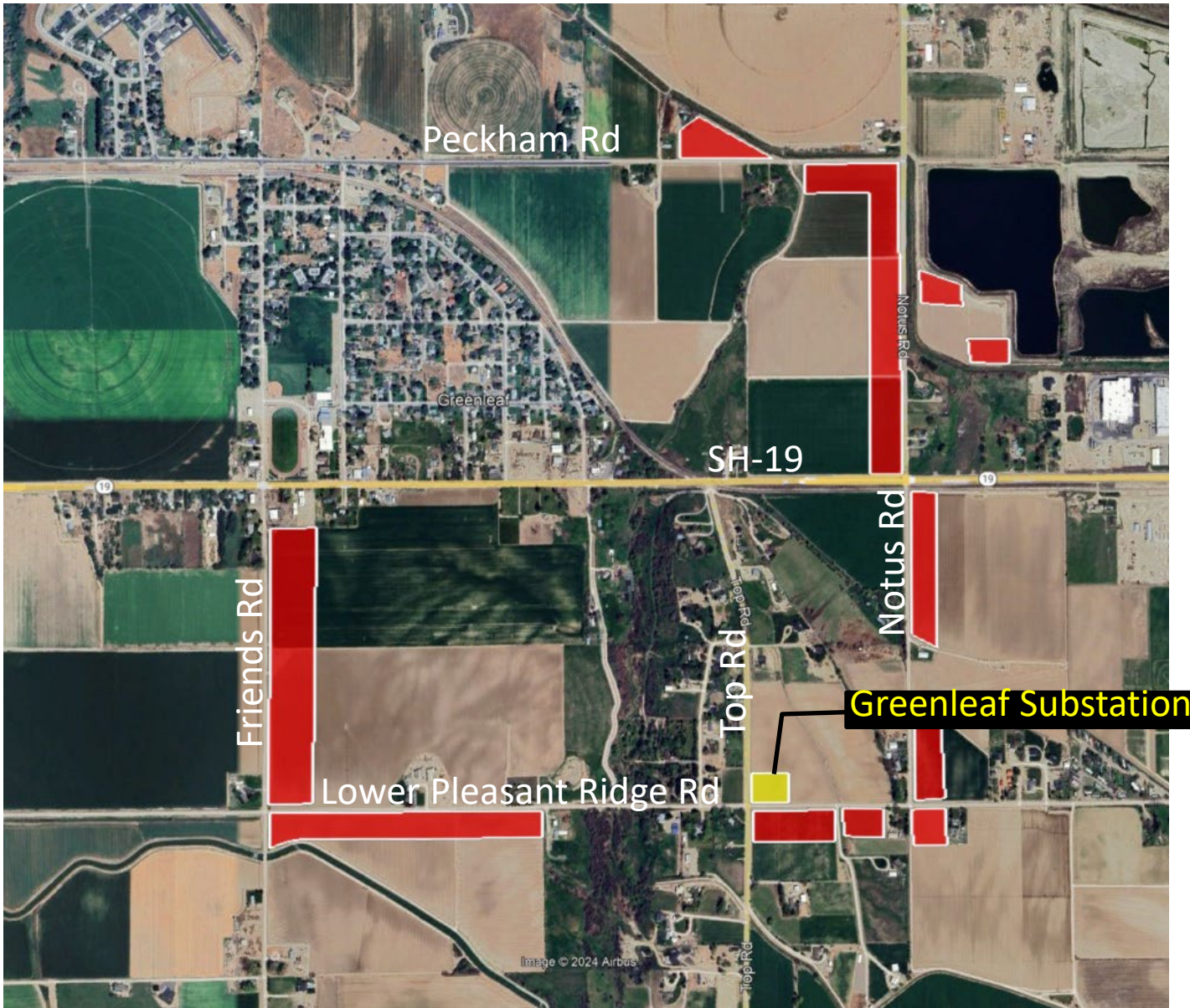
1. Growth in those areas have caused capacity constraints to serve Greenleaf.
2. Growth in those areas will compromise reliability and power quality in Greenleaf.
3. Greenleaf Substation will resolve constraints, improve service, and provide grid resiliency.

Stakeholder Input

- ✓ Community Advisory Committee for Western Treasure Valley Electrical Plan confirmed the need and general location for the Greenleaf Substation.
- ✓ Canyon County's Comprehensive Plan encourage facilities be in utility corridors.
- ✓ Greenleaf's Future Land Use Map shows Lower Pleasant Ridge Road as a utility corridor.



Greenleaf Substation Siting



Idaho Power approached several landowners throughout 2023, struck out 7 times (in red)

Idaho Power worked with the willing seller in 2024

County approved “public utility land division”

2.65-acre parcel provides room to set back further

Greenleaf Substation Screening

- ✓ Screening will include:
 - pre-cast stamped concrete wall
 - mature vegetation/trees (options below)
- ✓ Site layout is not final, setbacks will allow for safe sight distances
- ✓ No habitable buildings or non-emergency lighting



Greenleaf Substation Impacts

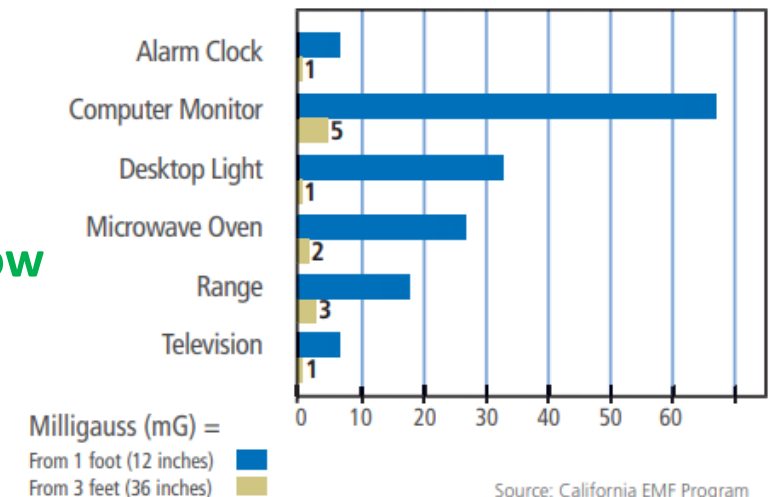
EMF

Location from Source	Substation Electric field (Volts/meter)	Substation Magnetic Field (milligauss)
<i>ICNIRP Guideline</i>	<i>4167</i>	<i>2000</i>
Substation Fence	3.85	4.11
100 feet	18.89	1.05
200 feet	17.45	1.1
300 feet	8.9	1.16
400 feet	11.88	1.09
500 feet	9.31	1.07

International Commission on Non-Ionizing Radiation Protection (ICNIRP)

< EMF is low

Examples of typical magnetic field strengths at specific distances (12" and 36") from appliance surfaces:



Source: California EMF Program

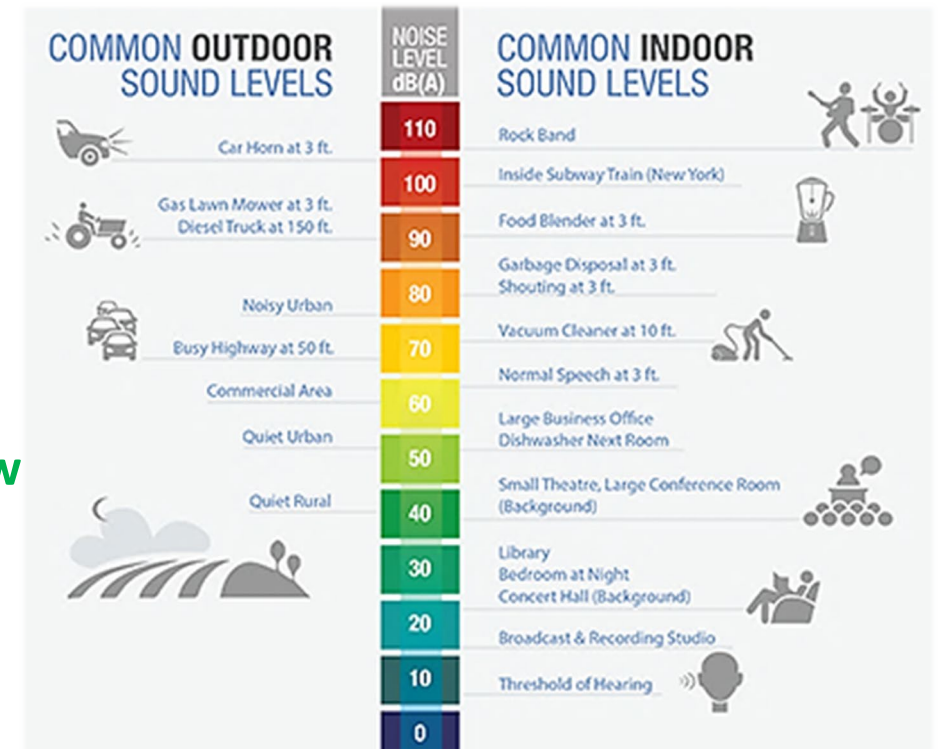
Source - <https://docs.idahopower.com/pdfs/Safety/EMFbrochure.pdf>

Greenleaf Substation Impacts

Noise

Location from Source	Transmission Line	Station Transformer
6 ft – Inside Substation	37 dB	59-65 dB
135 feet – Edge of property	5 dB	43 dB
210 feet - Nearest building	>1 dB	37 dB

< Noise is low



Source - https://www.faa.gov/noise/aviation_noise/fundamentals_of_noise

Greenleaf Substation Permitting



- ✓ **Canyon County Development Services approved this Substation location and use.**
- ✓ Greenleaf Substation is compatible, and in compliance, with these Canyon County Zoning Ordinance
- ✓ Greenleaf Substation is in accordance with Canyon County's and Greenleaf's Comprehensive Plan
- ✓ Greenleaf Substation is important to the continued delivery of reliable, affordable energy to the area
- ✓ Idaho Power will meet all regulations, requirements, and coordinate with local agencies and utilities



REVISION	
—	02-08-2022
NEW DRAWING CREATED FOR NEW STATION	
PROJ ID: HAWK220001	
W.O. #27599612	
TJW/SPN/HDR	



1. CONTRACTOR IS RESPONSIBLE TO FURNISH FILL MATERIAL TO BACKFILL EXCAVATIONS AND DEPRESSIONS AND ENSURE THE YARD IS COMPLETED TO IPC SPECIFICATIONS 95-116 AT COMPLETION OF PROJECT.
2. CONTRACTOR IS RESPONSIBLE TO FURNISH FINISH GRAVEL 4 INCHES THICK INSIDE STATION FENCE.

Property dimensions are 330 ft by 350 ft
Substation dimensions are 220 ft by 220 ft

11 10 9 8 7 6 5 4 3 2 1	210-77128-1	REFERENCE	DRAWINGS	11 10 9 8 7 6 5 4 3 2 1
	210-76605-2	GENERAL LOCATION		
	210-76605-3	FENCE PLAN		
	210-76605-4	GROUNDING PLAN		
	210-76605-5	CABLE & CONDUIT PLAN		
FOUNDATION PLAN				
<div style="text-align: center;"> <h1>GREENLEAF STATION</h1> <h2>YARD PLAN</h2> </div>				
<div style="text-align: center;"> IDAHO POWER COMPANY BOISE, IDAHO </div>				
SCALE: 1" = 15'-0"		DATE: 01-05-2022		
210-76605-1 REV. 1		210-76605 SHT. 1 60		

EXHIBIT VI.

BOCC Draft Appeal FCOs

-

Board of County Commissioners

Case# CU2024-0046-APL

Hearing dated: October 17, 2024



Board of County Commissioners
Amy Mallard – AD20240046-APL

DRAFT Findings of Fact, Conclusions of Law, and Order

Findings of Fact

1. The appellant, Amy Mallard, requests an appeal regarding the approval of Case No. AD2024-0046, a request by Idaho Power for a utility facility--Greenleaf Substation.
2. The subject property, parcel R36328010 (2.65 acres), is located at the northeast corner of the intersection of Top Road and Lower Pleasant Ridge Road.
3. Parcel R36328010 was created via an Amended Administrative Land Division creating Parcels R36328 and R36328010 (AD2024-0077 amending AD2014-26 see Exhibit III.e.). The agricultural parcels do not currently have residential building permits available.
4. On July 23, 2024 the application, AD2024-0046, for a utility facility was approved through a Director's Decision process (§07-15-03) by Planning Supervisor, Carl Anderson (Exhibit II.b.).
5. Notice of Decision was sent to property owners within 600 feet on July 25, 2024 providing for a 15 day appeal period from the date of the notice.
6. On August 9, 2024, Amy Mallard submitted an appeal to overturn the decision regarding AD2024-0046 citing safety concerns, property values being affected, noise concerns, and disruption of the agricultural scenic landscape.
7. The subject parcels are zoned "A" (Agricultural). The Canyon County Future Land Use Plan within the 2030 Canyon County Comprehensive Plan designates the subject parcels as "Residential".
8. The subject property, R36328010, lies within the Greenleaf area of impact. The Greenleaf Comprehensive Plan identifies the future land use for this property as "Agriculture".
9. The request was noticed/published per Canyon County Code §07-05-01. Property owners within 600' of the external boundaries of the parcels were notified per CCZO §07-05-01 on September 10, 2024. Affected agencies were notified on September 9, 2024.
10. All record herein consists of exhibits provided in the original case file AD2024-0046, staff reports, testimony, and hearing materials, and all information in case file AD2024-0046-APL.

Conclusions of Law

Upon review, the Board of County Commissioners finds and concludes the following regarding the Standards of Review for an Appeal of a Director Administrative Decision (CCZO §07-05-07):

- (1) *Appeal to Board: An affected person aggrieved by a final administrative decision or action of the director that was made pursuant to the provisions of this chapter may appeal to the board.*
- (2) *Appeal Procedures:*
 - A. *Appeals shall be filed with DSD within fifteen (15) calendar days after the date of the decision. A notice of appeal should include a statement of the reasons for the appeal and must be accompanied by all appropriate fees as established by the adopted fee schedule.*
 1. On July 23, 2024, a Director Decision was signed by Carl Anderson, Planning Supervisor, approving a utility facility for an Idaho Power sub-station after considering the staff analysis, all public and agency written testimony for AD2024-0046.
 2. On July 25, 2024 the notice of decision was sent to property owners within 600 feet notifying them of the decision approving the requested utility facility permit and providing appeal procedures. Property owners were provided 15 calendar days from date of notice of decision.

3. On August 9, 2024, Amy Mallard submitted an appeal to overturn the decision regarding AD2024-0046 citing safety concerns, property values being affected, noise concerns, and disruption of the agricultural scenic landscape. Fees were paid at the time of submission (see Exhibit I.).
3. *At the public hearing held in accordance with this article, the board shall consider the decision of the director and any additional evidence that may be offered by the public, applicant, or director.*
 1. All record herein consists of exhibits provided in the public hearing staff report, testimony, and exhibits provided during the public hearing on October 17, 2024, and all information in case file AD2024-0046-APL and the original application AD2024-0046.
 2. Property owners within 600' of the external boundaries of the parcel and affected agencies were notified per CCZO §07-05-01 on September 9 and 10, 2024.
 - a. The following new comments in opposition were received:
 - Bruce Hume (Exhibit V.a. of the staff report);
 - b. The following comments in support were received:
 - Galen and Priscilla Smith (Exhibit V.b. of the staff report)
 - Ken Yellen (Exhibit V.c. of the staff report)
4. *The board may affirm, reverse, or modify, in whole or in part, the director's decision.*
 After reviewing all applicable codes (CCZO §07-05-07 & 07-15-(01-03)) and considering all information at a duly noticed hearing, the Board of County Commissioners affirms the decision made by the Director of DSD on July 23, 2024 (Exhibit II.b. of the staff report).

Order

Based upon the Findings of Fact and Conclusions of Law enumerated above, the Board of County Commissioners hereby **denies** the appeal AD2024-0046-APL, **affirming** the Director Decision for approval for Case No. AD2024-0046.

According to §67-6535 of the Idaho Code, the applicant has 14 days from the final decision to seek reconsideration before seeking judicial review.

APPEAL DENIED this ____ day of _____, 2024.

BOARD OF COUNTY COMMISSIONERS CANYON COUNTY,

	Yes	No	Did Not Vote
_____ Commissioner Brad Holton	_____	_____	_____
_____ Commissioner Zack Brooks	_____	_____	_____
_____ Commissioner Leslie Van Beek	_____	_____	_____

Attest: Rick Hogaboam, Clerk

By: _____