

# MASTER APPLICATION

## CANYON COUNTY DEVELOPMENT SERVICES DEPARTMENT

111 North 11<sup>th</sup> Avenue, #140, Caldwell, ID 83605

[www.canyonco.org/dsd.aspx](http://www.canyonco.org/dsd.aspx)

Phone: 208-454-7458

Fax: 208-454-6633



<b>PROPERTY OWNER</b>	OWNER NAME: <u>Christie J. Wood</u>
	MAILING ADDRESS: <u>23571 ode ln Caldwell ID 83607</u>
	PHONE: <span style="background-color: black; color: black;">[REDACTED]</span>

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: Christie J Wood Date: 7/24/24

<b>(AGENT) ARCHITECT ENGINEER BUILDER</b>	CONTACT NAME: <u>ALAN MILLS</u> <u>RANDY WOOD</u>
	COMPANY NAME: <u>'MILLS &amp; CO. REALTY INC.' Nampa Paving</u>
	MAILING ADDRESS: <u>Box 206 Middleton, ID. 83644</u>
	PHONE: <u>208-880-0525</u> EMAIL: <u>millsco Realty@msn.com</u>

<b>SITE INFO</b>	STREET ADDRESS: <u>-</u>			
	PARCEL #: <u>R-35953016</u>	LOT SIZE/AREA: <u>39 +/-</u>		
	LOT: <u>-</u>	BLOCK: <u>-</u>	SUBDIVISION: <u>-</u>	
	QUARTER: <u>NE</u>	SECTION: <u>4</u>	TOWNSHIP: <u>4N</u>	RANGE: <u>4W</u>
	ZONING DISTRICT: <u>AG.</u>	FLOODZONE (YES/NO): <u>-</u>		

<b>HEARING LEVEL APPS</b>	<input checked="" 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

<b>DIRECTORS DECISION APPS</b>	<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 type="checkbox"/> OTHER <u>-</u>		

CASE NUMBER: <u>CU 2024-0014</u>	DATE RECEIVED: <u>5-29-24 fees paid</u>
RECEIVED BY: <u>Deb Root</u>	APPLICATION FEE: <u>950*</u> CK MO CC CASH



# CONDITIONAL USE PERMIT

## PUBLIC HEARING - CHECKLIST

### CONDITIONAL USE PERMIT - CCZO Section 07-07-05

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		dr
Letter of Intent (see standards on next page)		Revise
Site Plan (see standards on next page) <b>SCALED Drawing</b>		
Operation Plan (see standards on next page) <b>asked for them to send electronic 5/22</b>		dr
Land Use Worksheet <b>docs in file cut off / not complete</b>		Expired
Nearhood Meeting sheet/letter completed and signed <b>5/14/2024</b>		
Proof of application/communication with the following agencies:		
Southwest District Health <b>5/21 yes dr</b>		not provided
Irrigation District <b>yes dr</b>		please provide
Fire District <b>yes dr</b>		
Highway District/ Idaho Transportation Dept. <b>yes dr</b>		
Area of City Impact (if applicable) <b>yes dr</b>		
Deed or evidence of property interest to the subject property		dr
Fee: \$950.00		
\$600.00 (CUP Modification)		

**\*\*Fees are non-refundable\*\***

An application that requires additional Use Standards per Chapter 7, Article 14 of the Canyon County Code:

- ☐ Contractor Shop
- ☒ Mineral Extraction (Long Term)
- ☐ Wind Farm
- ☐ Staging Area
- ☐ Manufacturing or processing of hazardous chemicals or gases
- ☐ Ministorage Facility

*\*If applicable, review the Additional Use Standards Below, if not applicable, please disregard them.*

**\*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.

RECEIVED

MAY 21 2024

RECEIVED



September 13, 2023  
Syman Project No. 231426

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

SUBJECT: Conditional Use Permit – Christina Wood Property  
21377-21124 Boise River Rd.  
0 Boise River Rd.  
Caldwell, ID 83607

Development Services,

I am writing on behalf of Nampa Paving & Asphalt Co. We are requesting a conditional use permit (CUP) to operate a sand and gravel pit on approximately 38-acres of the approximately 40-acre subject parcel. The subject parcel is R35953010. This parcel will be leased from the Flenniken Christie J 2003 Revocable Trust by Nampa Paving and Asphalt Co. Nampa Paving requests the CUP due to the continued need for construction aggregates throughout Canyon County and Southwest Idaho. This parcel will serve Canyon County as a significant source of aggregate for public and private construction works. At the completion of the aggregate extraction, the site will be reclaimed and is planned to be an approximately 35-acre pond. Nampa Paving and Asphalt Co. was established in the early 1980s and has positioned itself as a leader in the construction industry in Idaho.

There are numerous aggregate operations in the surrounding area. Sunroc Construction and Materials operates a mine directly north and west of the subject parcel. Idaho Materials and Construction, Knife River Corporation, JMAC Resources, Thueson Construction Inc., and Western Construction Inc. operate aggregate mines south of the proposed Christina Wood Property. Due to the vast sand and gravel deposits, the area serves as a valuable resource for construction aggregates, and it is displayed by the numerous aggregate pits in the immediate vicinity.

According to the Canyon County Assessor's property detail page, the Property Class is labeled as "Irrigated pastureland." The surrounding area is consistent with this Property Class. Primarily, the surrounding area consists of pasturelands, as well as the prior mentioned aggregate mining and processing operations. The subject parcel is bordered by Boise River Road to the north, a portion of Sunroc's Notus Pit to the west, agriculture and pastureland to the south, and the landowner's residence to the east. The parcel is surrounded by unnamed ditches and irrigation overflows. Approximately 1,200 feet to the south is the North Drain, and the termination of the Mumford Lateral is at the southeast property line.

Boise River Road will serve as the only access road to and from the site. Traffic will not be dramatically impacted, and vehicle types will be consistent with the traffic that is currently in the area. The pit access location to the pit will be at the northwest corner of the parcel.

Historically, the subject parcel has been used as pastureland for livestock or agriculture land. The current land use is pastureland. The Christina Wood Property contains a significant number of cubic yards of construction aggregate. WebSoil Survey estimates that at 21 to 40-inches below ground surface, layers of sand and gravel begin. The area has a high-water table, starting at approximately 18 to 36 inches below



ground surface. The high-water table will aid in the reduction of airborne dust particles leaving the site. Dewatering will be necessary to access and extract sand and gravel. Dewatering of excavated areas will be facilitated using pumps, which will move groundwater into constructed vegetated trenches prior to discharging into an unnamed irrigation ditch located at the southeast corner of the property. All dewatering practices will be performed in accordance with local laws and regulations. Best management practices will ensure that dust generation from roadways will be limited, berms will surround the mineable areas, and a fifty (50) foot undisturbed buffer will separate active mining areas from property lines.

Operational hours under this CUP are desired from 7 AM to 7 PM, Monday through Saturday. Occasionally, there will be the need to operate the aggregate pit with successive shifts to maintain operations for 24 hours for several days. The 24-hour operations will be due to conditions imposed on constructions projects that are centered on nighttime operations. These normal proposed operational hours will not deviate from agricultural and mining operations in the area. Processing activities at the site will include crushing and sorting of mined gravel material. Crushing of gravel will not occur after 7:00 PM or before 7:00 AM. We are requesting that the CUP be approved for a period of 15 years. Nampa Paving would like to commence mining operations as soon as possible. The number of employees anticipated on the Christina Wood Property is approximately fifteen (15) during peak operations. Parking locations are delineated on the site map, and the size of the parking area will be able to accommodate the number of employees during peak operations. All applicable county setbacks will be met, as illustrated on our facility site plan.

According to Canyon County's 2030 Comprehensive Plan, the goal of mineral resource extraction is to "Support the conservation of productive mineral lands and discourage incompatible uses upon or adjacent to these lands." The location of the proposed project is productive mineral extraction lands. This is illustrated by the number of aggregate mines in the area. The policy stated for Mineral Resources in the Comprehensive Plan is, "Sand and gravel mining operations should be located to avoid potential adverse impacts to the river channel." The Christina Wood Property will not impact the Boise River channel. The Christina Wood property meets the criteria listed in the 2030 Comprehensive Plan for short term mineral extraction.

The Christina Wood Property provides an additional source for sand and gravel in Southwest Idaho. To accommodate the continued growth in Canyon County, construction aggregates will continue to be an essential resource. Nampa Paving and Asphalt Co. has been a responsible entity in mineral extraction in Southwest Idaho and has placed the environment at the forefront of their goals. This property will serve to bring vital aggregate resources to Canyon County, in a manner that is economically and environmentally beneficial.

Sincerely,

A handwritten signature in blue ink, appearing to read "Adam Lyman", is positioned above the typed name.

Adam Lyman  
PE, CPESC

# LAND USE WORKSHEET

PLEASE CHECK ALL THAT APPLY TO YOUR REQUEST:

## GENERAL INFORMATION

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

☒ N/A – Explain why this is not applicable: Not for Residential Use

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

2. **SEWER (Wastewater)** ☐ Individual Septic ☐ Centralized Sewer system

☒ N/A – Explain why this is not applicable: Not for Residential Use

3. **IRRIGATION WATER PROVIDED VIA:**

☒ Surface ☐ Irrigation Well ☐ None

4. **IF IRRIGATED, PROPOSED IRRIGATION:**

☐ Pressurized ☒ Gravity

5. **ACCESS:**

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

6. **INTERNAL ROADS:**

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

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

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

8. **STORMWATER:** ☒ Retained on site ☐ Swales ☐ Ponds ☒ Borrow Ditches

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

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

Mumford Lateral

**ANIMAL CARE-RELATED USES**

1. MAXIMUM NUMBER OF ANIMALS: N/A

2. HOW WILL ANIMALS BE HOUSED AT THE LOCATION?

☐ Building    ☐ Kennel    ☐ Individual Housing    ☐ Other N/A

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

☐ Building    ☐ Enclosure    ☒ Barrier/Berm    ☐ Bark Collars

4. ANIMAL WASTE DISPOSAL N/A

☐ Individual Domestic Septic System    ☐ Animal Waste Only Septic System

☐ Other: \_\_\_\_\_

**RESIDENTIAL USES****1. NUMBER OF LOTS REQUESTED:** N/A

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

**2. FIRE SUPPRESSION:**

☒ Water supply source: ditches & ponds

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

- ☐ Sidewalks ☐ Curbs ☐ Gutters ☐ Street Lights ☒ None

**NON-RESIDENTIAL USES****1. SPECIFIC USE:** Sand & Gravel Extraction**2. DAYS AND HOURS OF OPERATION:**

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

**3. WILL YOU HAVE EMPLOYEES?** ☒ Yes If so, how many? Max 15 ☐ No**4. WILL YOU HAVE A SIGN?** ☐ Yes ☒ No ☐ Lighted ☐ Non-Lighted

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

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

**5. PARKING AND LOADING:**How many parking spaces? 15

Is there is a loading or unloading area? Yes; Reference Reclamation Plan  
Site Map

**FLOODPLAIN DEVELOPMENT PERMIT**  
**Canyon County**  
**Development Services Department**

The undersigned hereby makes application for permit to develop, demolish, or excavate in a designated floodplain area. The work to be performed is described below and in attachments hereto. The undersigned agrees that all such work shall be done in accordance with the requirements of the Canyon County Floodplain Ordinance and with all other applicable local, State and Federal regulations. This application does not create liability on the part of the Canyon County or any officer or employee thereof for any flood damage that results from reliance on this application or any administrative decision made lawfully thereunder.

<b>PROPERTY OWNER</b>	<b>OWNER NAME:</b> Flenniken Christie J 2003 Revocable	
	<b>MAILING ADDRESS:</b> 23517 Ode Ln Caldwell Id 83607	
	<b>PHONE:</b>	<b>EMAIL:</b>
 <i>Signature:</i> _____ <i>Date:</i> _____		

<b>APPLICANT OR BUILDER:</b>	<b>APPLICANT NAME:</b> Nampa Paving & Asphalt Co.	
	<b>MAILING ADDRESS:</b> 444 W. Karcher Rd., Nampa, ID 83687	
	<b>PHONE:</b> 208-466-4051	<b>EMAIL:</b> tyson@nampapaving.com

<b>ADDRESS AND LOCATION OF THE PROPERTY:</b> Site address is directly west of 23517 Ode Ln., Caldwell, ID 83607. The site is owned by the owners of the residence at 23517 Ode. Lane. Nampa Paving plans to lease the site from the above listed owners.
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<b>A. DESCRIPTION OF WORK</b>
1. Proposed Work:
<input type="checkbox"/> New Construction (includes bridges and fences) <input type="checkbox"/> Manufactured Home
<input type="checkbox"/> Improvement to Existing Building <input type="checkbox"/> Filling/Grading
<input type="checkbox"/> Demolition (includes equip. storage) <input checked="" type="checkbox"/> Excavation (includes culverts, dredging, vegetation, paving, and drilling, mineral extraction ponds)
2. Describe in Detail: _____
Nampa Paving plans to mine the 40-acre parcel to extract construction sand and gravel aggregates.

3. Size of Proposed Development (attach site plan): 40

4. Per the floodplain map, what is the zone and panel number of the area of the proposed development:

Zone: AE

Panel Number: 16027C0204G

5. Are there any other Federal, State, or local permits obtained?

☒ Yes

☐ No

Type:

MSGP SWPPP, Reclamation Plan

Agency:

IDEQ, IDL

**B. COMPLETE FOR NEW STRUCTURES AND BUILDING SITES: N/A**

1. Base Flood Elevation at the Site (in ft.): \_\_\_\_\_

2. What is the total cost of the proposed construction? \_\_\_\_\_

3. Elevation to which all utilities, including all heating and electrical equipment, will be protected from flood damage:

\_\_\_\_\_  
Feet

**C. COMPLETE FOR ALTERATIONS, ADDITIONS, OR IMPROVEMENTS TO EXISTING STRUCTURES: N/A**

1. What is the estimated market value of the existing structure? \$ \_\_\_\_\_

2. What is the total cost of the proposed construction? \$ \_\_\_\_\_

If the cost of the proposed construction equals or exceeds 50 percent of the market value of the structure, then substantial improvement provisions shall apply.

**D. COMPLETE FOR NON-RESIDENTIAL FLOOD-PROOFED CONSTRUCTION: N/A**

1. Type of floodproofing method: \_\_\_\_\_

2. The required floodproofing elevation is: \_\_\_\_\_

3. Floodproofing certification by a registered engineer is attached?

☐ Yes

☐ No

**E. COMPLETE FOR SUBDIVISION AND ADMINISTRATIVE LAND DIVISIONS: N/A**

1. Floodproofing certification by a registered engineer is attached?

☐ Yes

☐ No

2. If yes, does the plat or proposal clearly identify the base flood elevation?

☐ Yes

☐ No

3. Are the 100-year floodplain and floodway delineated on the site plan?

☐ Yes

☐ No

**F. COMPLETE FOR DEMOLITION WITHIN THE FLOODPLAIN: N/A**

1. Describe the items to be demolished: \_\_\_\_\_
2. Describe equipment and material stored on site: \_\_\_\_\_
3. Describe the length of time equipment and materials will be stored on site: \_\_\_\_\_

**G. COMPLETE FOR EXCAVATION, GRADING, AND FILLING WITHIN THE FLOODPLAIN:**

1. Describe the total area to be excavated: Approximately 25-Acres
2. Describe the total area to be dredged: N/A
3. Describe the area of vegetation and/or debris to be removed: Pasture lands and top soil to be cleared & Grubbed.
4. Describe the total area of a culvert to be installed: N/A
5. Describe type of fill material used: Excavated topsoil will be used to create berms. Berms are installed for safety & stormwater. Fill will not be imported on-site.
6. Describe the amount of fill material used: N/A
7. Does the proposed work involve any wetlands? ☐ Yes ☒ No

Please check with the following agencies for possible joint permit requirements under all above sections:

- Idaho Dept. of Environmental Quality
- Idaho Dept. of Fish & Game
- Idaho Dept. of Lands
- Idaho Dept. of Water Resources
- U.S. Army Corps of Engineers
- Environmental Protection Agency

**ADMINISTRATIVE USE ONLY**

1. Permit Approved ☐ Permit Denied ☐
2. Elevation Certificate Attached: ☐ Yes ☐ No
3. As per plan, Lower Floor Elevation: \_\_\_\_\_ ft.
4. Are additional required permits or certificated attached? ☐ Yes ☐ No
5. Permit Reviewed by: \_\_\_\_\_ Date: \_\_\_\_\_
6. Local Administrator Signature: \_\_\_\_\_ Date: \_\_\_\_\_

CONDITIONS/COMMENTS:

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Rec. 5/21/24  
ds

## AGENCY ACKNOWLEDGMENT

Date: MAY 1, 2024  
Applicant: NAMPA PAVING  
Parcel Number: R 35953010  
Site Address: TBD BOISE RIVER ROAD

### OFFICIAL USE ONLY BELOW THIS LINE – ACKNOWLEDGMENT ACTION:

#### Southwest District Health:

☐ Applicant submitted/met for official review.

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

#### Fire District:

☐ Applicant submitted/met for official review.

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

#### Highway District:

☐ Applicant submitted/met for official review.

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

#### Irrigation District:

☐ Applicant submitted/met for official review.

Date: 5-8-24 Signed: X [Signature]  
Authorized Irrigation Representative  
(This signature does not guarantee project or permit approval)

#### Area of City Impact:

☐ Applicant submitted/met for official review.

Date: 4-30-24 Signed: [Signature]  
Authorized AOCI Representative  
(This signature does not guarantee project or permit approval)

#### Received by Canyon County Development Services:

Date: \_\_\_\_\_ Signed: \_\_\_\_\_  
Canyon County Development Services Staff

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



## AGENCY ACKNOWLEDGMENT

Date: MAY 1, 2024  
Applicant: NANPA PAVING  
Parcel Number: R 5953010  
Site Address: 110 BOISE RIVER ROAD

OFFICIAL USE ONLY BELOW THIS LINE - ACKNOWLEDGMENT ACTION:

**Southwest District Health:**

☐ Applicant submitted/met for official review.

Date: \_\_\_\_\_ Signed: \_\_\_\_\_

Authorized Southwest District Health Representative  
(This signature does not guarantee project or permit approval)

**Fire District:**

☐ Applicant submitted/met for official review.

Date: \_\_\_\_\_ Signed: \_\_\_\_\_

Authorized Fire District Representative  
(This signature does not guarantee project or permit approval)

**Highway District:**

☒ Applicant submitted/met for official review.

Date: 5/1/24 Signed: \_\_\_\_\_

District: Golden Gate Hwy #3

Bob Wathen  
Authorized Highway District Representative  
(This signature does not guarantee project or permit approval)

**Irrigation District:**

☐ Applicant submitted/met for official review.

Date: \_\_\_\_\_ Signed: \_\_\_\_\_

Authorized Irrigation Representative  
(This signature does not guarantee project or permit approval)

**Are: of City Impact:**

☐ Applicant submitted/met for official review.

Date: 4-30-24 Signed: \_\_\_\_\_

City: Notus

Aretta Villmer, City Clerk  
Authorized AOCI Representative  
(This signature does not guarantee project or permit approval)

Received by Canyon County Development Services:

Date: \_\_\_\_\_ Signed: \_\_\_\_\_

Canyon County Development Services Staff

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



## AGENCY ACKNOWLEDGMENT

Date: MAY 1, 2024  
Applicant: NAMPA PAVING  
Parcel Number: R 35953010  
Site Address: TBD BOISE RIVER ROAD

### OFFICIAL USE ONLY BELOW THIS LINE – ACKNOWLEDGMENT ACTION:

#### Southwest District Health:

☒ Applicant submitted/met for official review.

Date: 05/15/2024 Signed: Anthony Lee  
Authorized Southwest District Health Representative  
(This signature does not guarantee project or permit approval)

#### Fire District:

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

☒ Applicant submitted/met for official review.

Date: 5/8/24 Signed: Ann Perry  
Authorized Fire District Representative  
(This signature does not guarantee project or permit approval)

#### Highway District:

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

☐ Applicant submitted/met for official review.

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

#### Irrigation District:

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

☐ Applicant submitted/met for official review.

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

#### Area of City Impact:

City: Notus

☐ Applicant submitted/met for official review.

Date: 4-30-24 Signed: Loretta Vollmer, city clerk  
Authorized AOCI Representative  
(This signature does not guarantee project or permit approval)

### Received by Canyon County Development Services:

Date: \_\_\_\_\_ Signed: \_\_\_\_\_  
Canyon County Development Services Staff

B

INSTRUMENT NO. 200576484

## WARRANTY DEED

FOR VALUE RECEIVED Christie Jane Wood, an unmarried woman

the Grantor, does hereby grant, bargain, sell and convey unto

Christie J. Wood, TRUSTEE OF Christie J. Flenniken  
2003 Revocable Trust Dated 12/17/03

the Grantee, whose address is 401 Smokey Lane, Caldwell, ID 83607

the following described premises, to-wit:

See attached Exhibit "A", which by this reference is made a part  
hereof and is comprised of one (1) page.

TO HAVE AND TO HOLD the said premises, with their appurtenances unto the said Grantee, her, heirs and assigns  
forever. And the said Grantor does hereby covenant to and with the said Grantee, that she the owner in fee simple of said  
premises; that said premises are free from all encumbrances; except for general taxes and assessments for the year 2005 and  
subsequent years, covenants, conditions, restrictions and easements of record; and that she will warrant and defend the same from  
all lawful claims whatsoever.

DATED: November 15, 2005

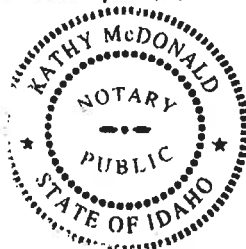
Christie Jane Wood  
CHRISTIE JANE WOOD

STATE OF IDAHO

COUNTY OF CANYON

On this 15 day of NOVEMBER in the year 2005, before me, a Notary Public,  
personally appeared CHRISTIE JANE WOOD known or identified to me to be the person  
whose name is subscribed to the within instrument, and acknowledged to me that SHE  
executed the same.

Kathy McDonald  
Notary Public  
Residing at CALDWELL  
My Commission Expires 5/27/11



DEED  
PIONEER-CALDWELL  
FEE

2005 NOV 18 PM 12:19  
G NOEL HALLS  
CANYON CNTY RECORDER  
BY [Signature]

RECORDED

200576484

Exhibit "A"

The Southeast Quarter of the Northeast Quarter of Section 4, Township 4 North, Range 4 West, Boise Meridian, Canyon County, Idaho and the Southwest Quarter of the Northwest Quarter of Section 3, Township 4 North, Range 4 West, Boise Meridian, Canyon County, Idaho being more particularly described as follows:

COMMENCING at a found brass cap marking the Northeast corner of Section 4, Township 4 North, Range 4 West, Boise Meridian, Canyon County, Idaho; thence

South 00° 04' 40" West 1,303.69 feet along the East line of Section 4 to a set 5/8 inch rebar marking the North sixteenth-section corner between Sections 3 and 4, the POINT OF BEGINNING; thence

North 89° 27' 54" East 1,314.80 feet along the North line of the Southwest Quarter of the Northwest Quarter of Section 3 to a set 5/8 inch rebar marking the Northeast corner of the said Southwest Quarter of the Northwest Quarter; thence

South 00° 11' 09" West 1,316.49 feet along the East line of the Southwest Quarter of the Northwest Quarter of Section 3 to a set 5/8 inch rebar marking the Southeast corner of the said Southwest Quarter of the Northwest Quarter; thence

South 89° 26' 52" West 1,312.33 feet along the South line of the Southwest Quarter of the Northwest Quarter of Section 3 to a found 5/8 inch rebar marking the Southwest corner of the said Southwest Quarter of the Northwest Quarter; thence

South 89° 59' 22" West 1,318.56 feet along the South line of the Southeast Quarter of the Northeast Quarter of Section 4 to a set 5/8 inch rebar marking the Southwest corner of the said Southeast Quarter of the Northeast Quarter; thence

North 00° 03' 56" East 1,317.47 feet along the West line of the Southeast Quarter of the Northeast Quarter of Section 4 to a found 5/8 inch rebar marking the Northwest corner of the Southeast Quarter of the Northeast Quarter; thence

South 89° 58' 55" East 1,318.84 feet along the North line of the Southeast Quarter of the Northeast Quarter of Section 4 to the POINT OF BEGINNING.

## STANDARDS

### SITE/OPERATION PLAN – CCZO Section 07-02-03 and 07-07-03(1)

A scaled drawing showing:

- The parcel and all existing and proposed uses and structures and roads all with dimensions, distances, and private and public road names.
- Includes lot lines, lot area, parking spaces, private roadways, walkways, topographic features, reserved open space, buildings and other structures, major landscape features, and the location of proposed utility easements.

Operation Plan to include:

- Time requirements, the commencement of the operation, hours of operation, noise levels, dust levels, air and water quality, raw material delivery, finished product and marketing, site improvements, public and private facilities, public amenities, and infrastructure.

### LETTER OF INTENT – CCZO Section 07-07-05

State the nature of the request. Include, a description of business operations, such as a number of employees, hours of operation, delivery and shipping.

Consistency with the Comprehensive Plan (CCZO Section 07-07-05(3))

Address potential impacts to property in the immediate vicinity and character of the area (CCZO Section 07-07-05(4))

Demonstrate how facility and utilities such as water, sewer, irrigation, drainage and stormwater drainage, will be provided.

Demonstrate legal access

Address potential impacts to existing or future traffic patterns.

Address potential impacts to essential services such as schools, irrigation facilities and emergency services.

If the use will create impacts, provide measures to mitigate impacts.

**For those applications that have additional Use Standards, detail the following in the Letter of Intent, Site Plan and/or Operation Plan:**

#### CONTRACTOR SHOP (07-14-09) - REQUIRED

Applicant

Staff

Demonstrate how the use will be contained within a building or behind a sight-obscuring fence.

#### MINERAL EXTRACTION (07-14-19) - REQUIRED

Applicant

Staff

Show how the 30' setbacks on all sides will be met. *States the setbacks will be 50'*

Name of operator/extractor

Duration of proposed use: Commencement & Completion dates

Provide an approved reclamation from Idaho Dept. Of Lands

Location of proposed pits and accessory uses *(Show on Scaled/dwg)*

#### WIND FARM (07-14-33) - REQUIRED

Applicant

Staff

Need to include on the site plan: lot size, configuration, proximity to structures, topography, viewsheds.

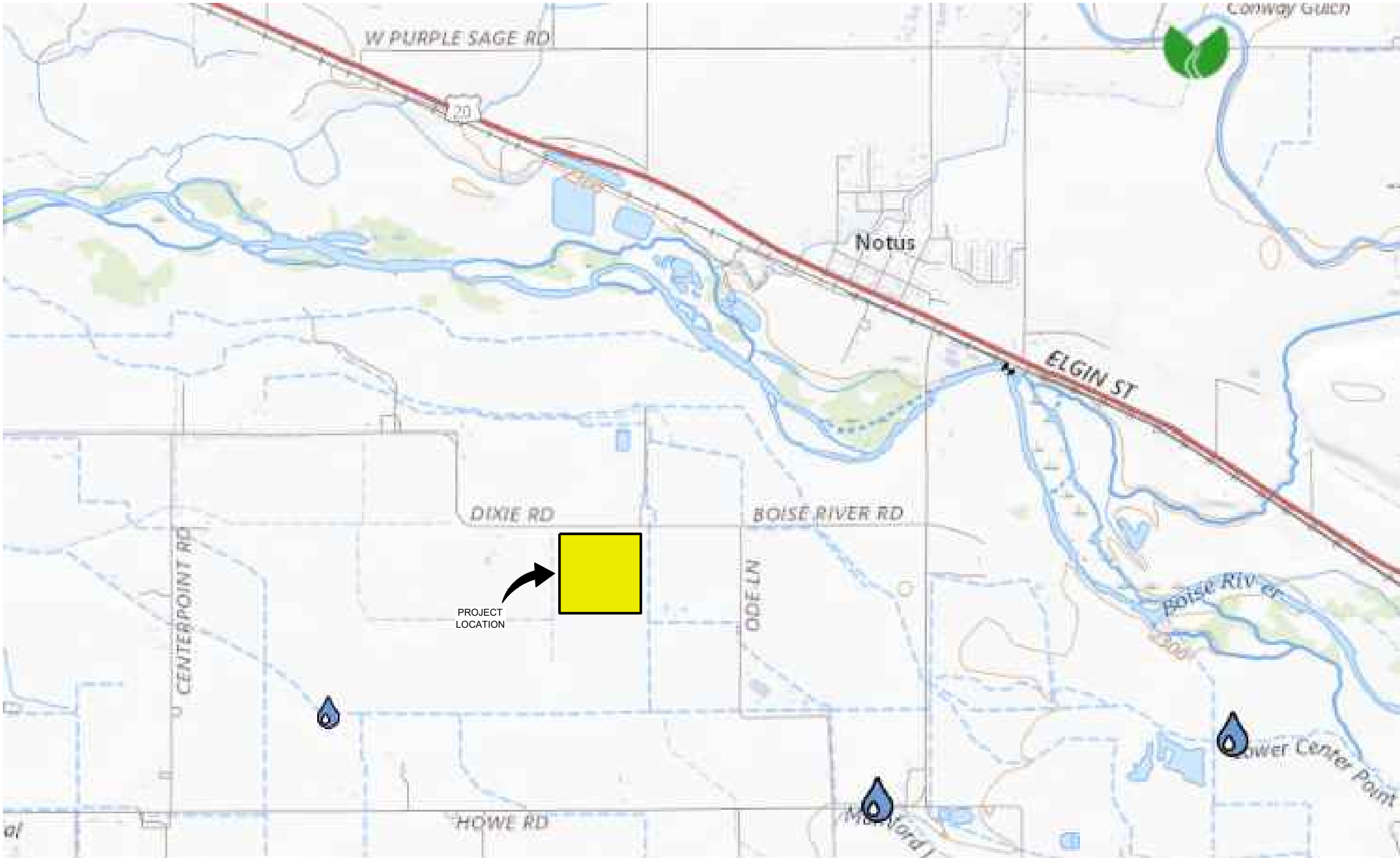
*3*

*Specifically address the criteria*  
*Submit the Letter of Intent with the same letter it addresses the criteria as 5/21*

*Show clearly on Site Plan*



# CHRISTINA WOOD PROPERTY BOISE RIVER ROAD



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



TOPOGRAPHIC MAP  
CHRISTINA WOOD PROPERTY  
BOISE RIVER ROAD  
CANYON COUNTY NOTUS, IDAHO  
NAMPA PAVING

REVISIONS		DESCRIPTION	
NO.	DATE	BY	

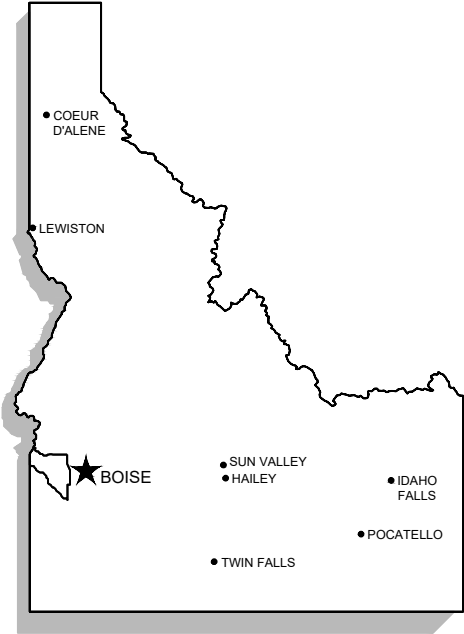
FILE NUMBER:  
231426

DESIGNED BY:  
J. NYGAARD  
DRAWN BY:  
J. MATTHEWS  
DATE:  
July 2023

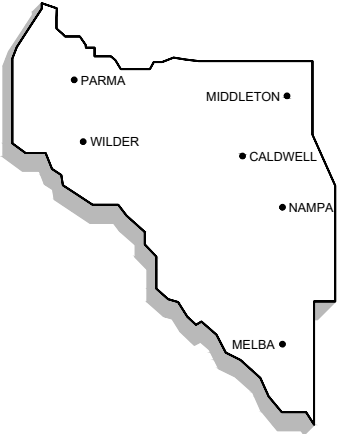
SHEET NUMBER:

FIGURE 2

PLOTTED BY: JIM MATTHEWS      DATE PLOTTED: 7/28/2023 9:09:26 AM      PATH: M:\01\_SYMAN\01\_JOBS\JACK\02\_LANDED\231426- CHRISTINA WOOD PROPERTY\04 CAD\231426 - 89 - FIGURE 1.DWG

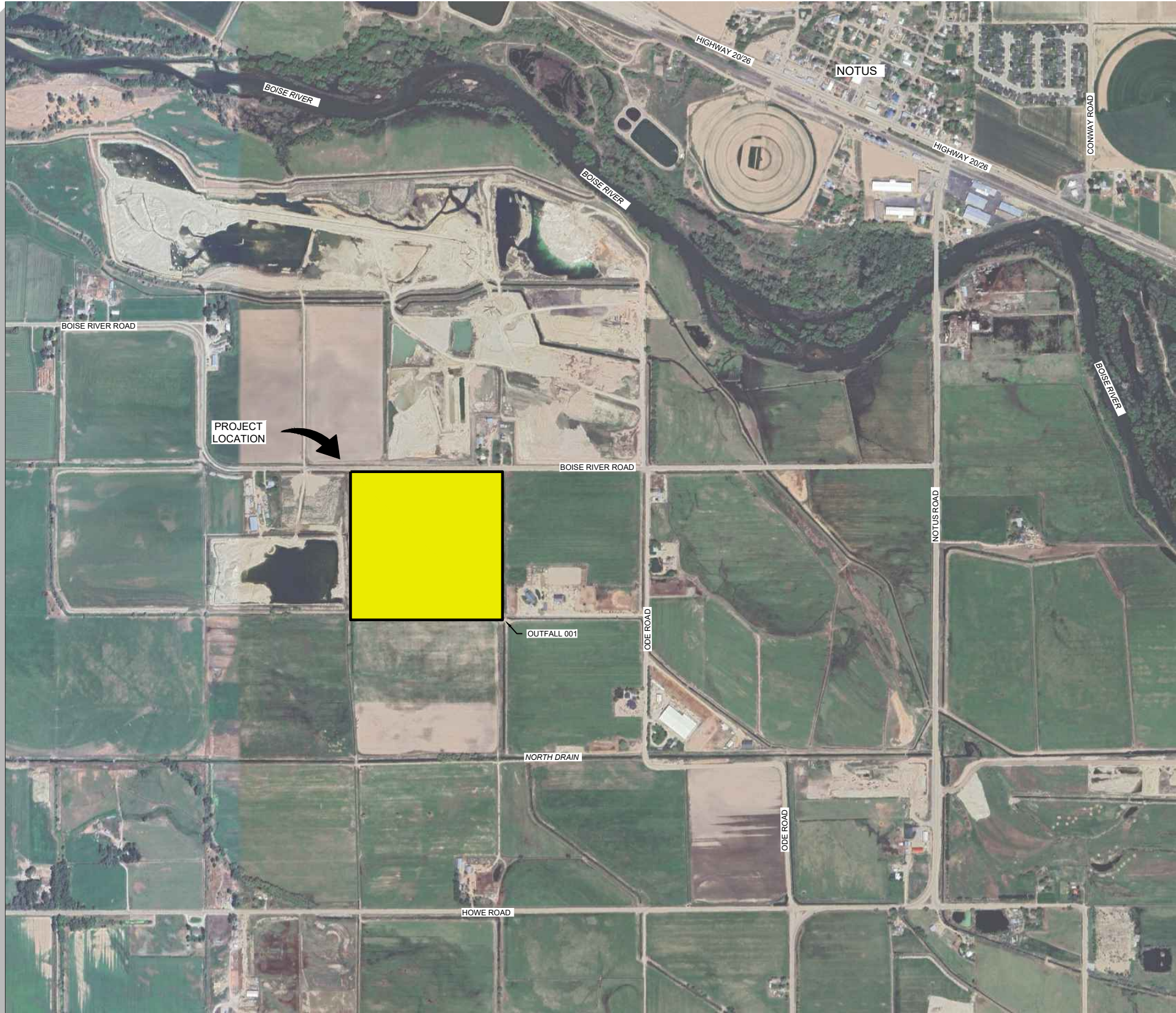


STATE OF IDAHO



PROJECT LOCATION

# CHRISTINA WOOD PROPERTY BOISE RIVER ROAD



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



VICINITY MAP  
 CHRISTINA WOOD PROPERTY  
 BOISE RIVER ROAD  
 CANYON COUNTY      NOTUS, IDAHO  
                                  NAMPA PAVING

REVISIONS		DESCRIPTION	
NO.	DATE	BY	

FILE NUMBER:  
 231426

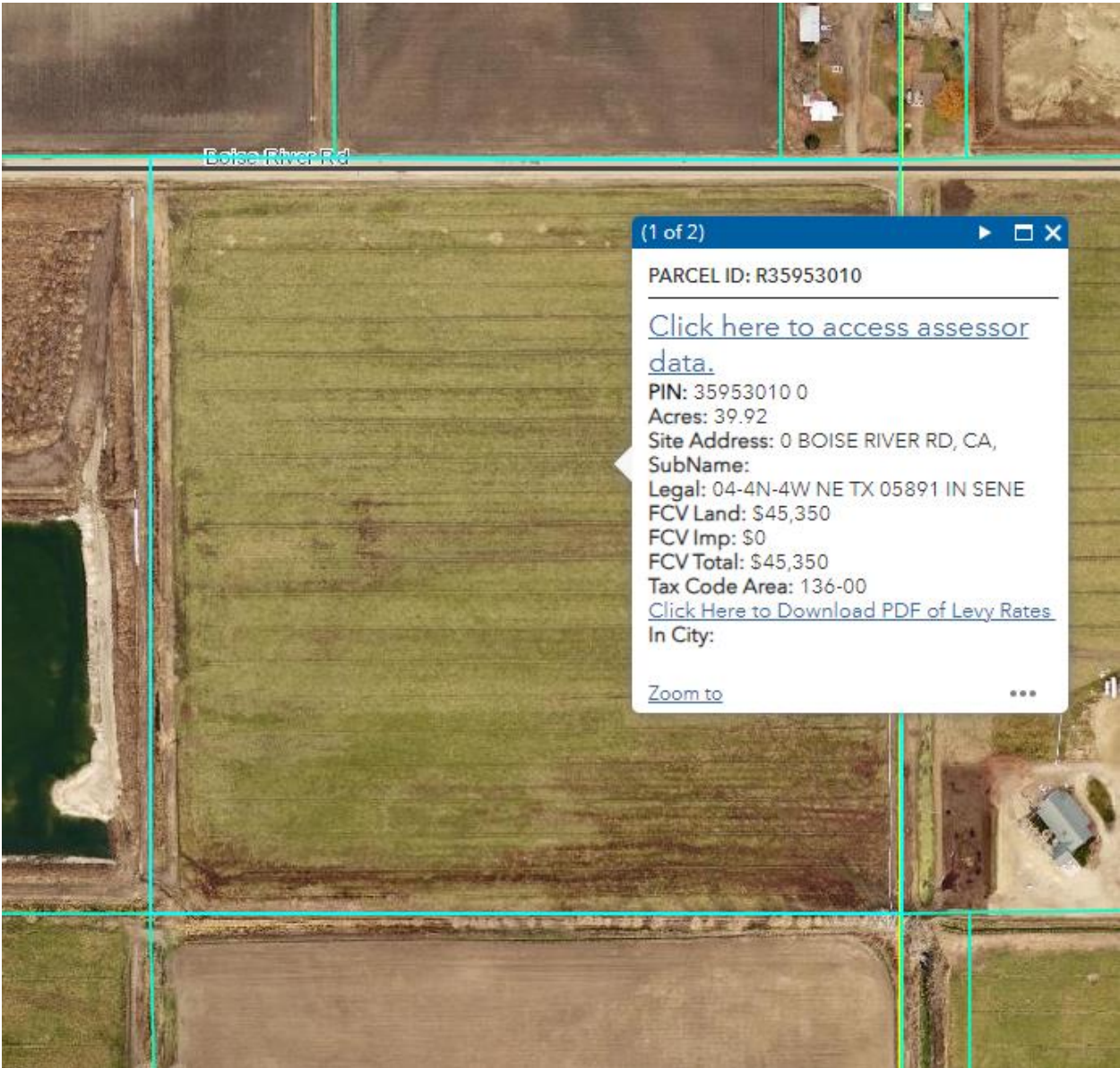
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 J. MATTHEWS  
 DATE  
 July 2023

SHEET NUMBER:

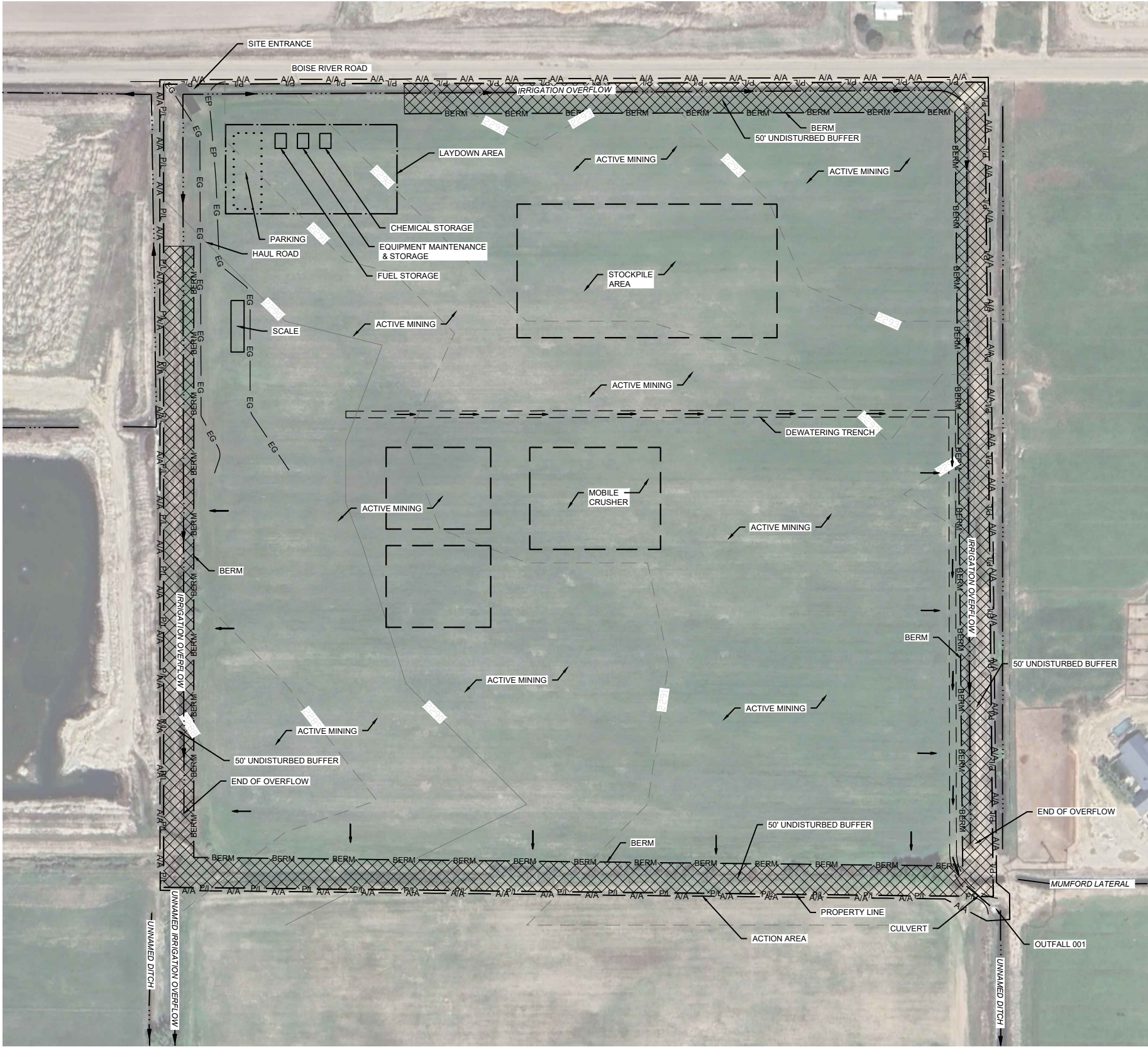
FIGURE 1

Nampa Paving & Asphalt Co.  
June 30, 2023  
Syman Project No. 231426

**Canyon County Assessors Map**



PLOTTED BY: JIM MATTHEWS      DATE PLOTTED: 5/1/2024 8:02:48 AM      PATH: D:\USERS\JIM\DESKTOP\CHRISTINA WOODS\231426 - 06 - FC-101.DWG



LEGEND

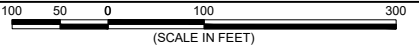
- 1. FACILITY LIMITS
- 2. PROPERTY LINE
- 3. STOCKPILE / STORAGE
- 4. PARKING
- 5. UNIT AREA
- 6. CANAL / DITCH
- 7. EDGE OF POND
- 8. STRUCTURES
- 9. ACTION AREA
- 10. BERM
- 11. 50' VEGETATED BUFFER

NOTES

- 1. THERE IS APPROXIMATELY 38.25 ACRES OF MINING AREA.

FACILITY PLAN

1:100 (22x34 FULL SIZE)



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



FACILITY PLAN  
 CHRISTINA WOOD PROPERTY  
 BOISE RIVER ROAD  
 CANYON COUNTY  
 NOTUS, IDAHO  
 NAMPA PAVING

REVISIONS		DESCRIPTION	
NO.	DATE	BY	

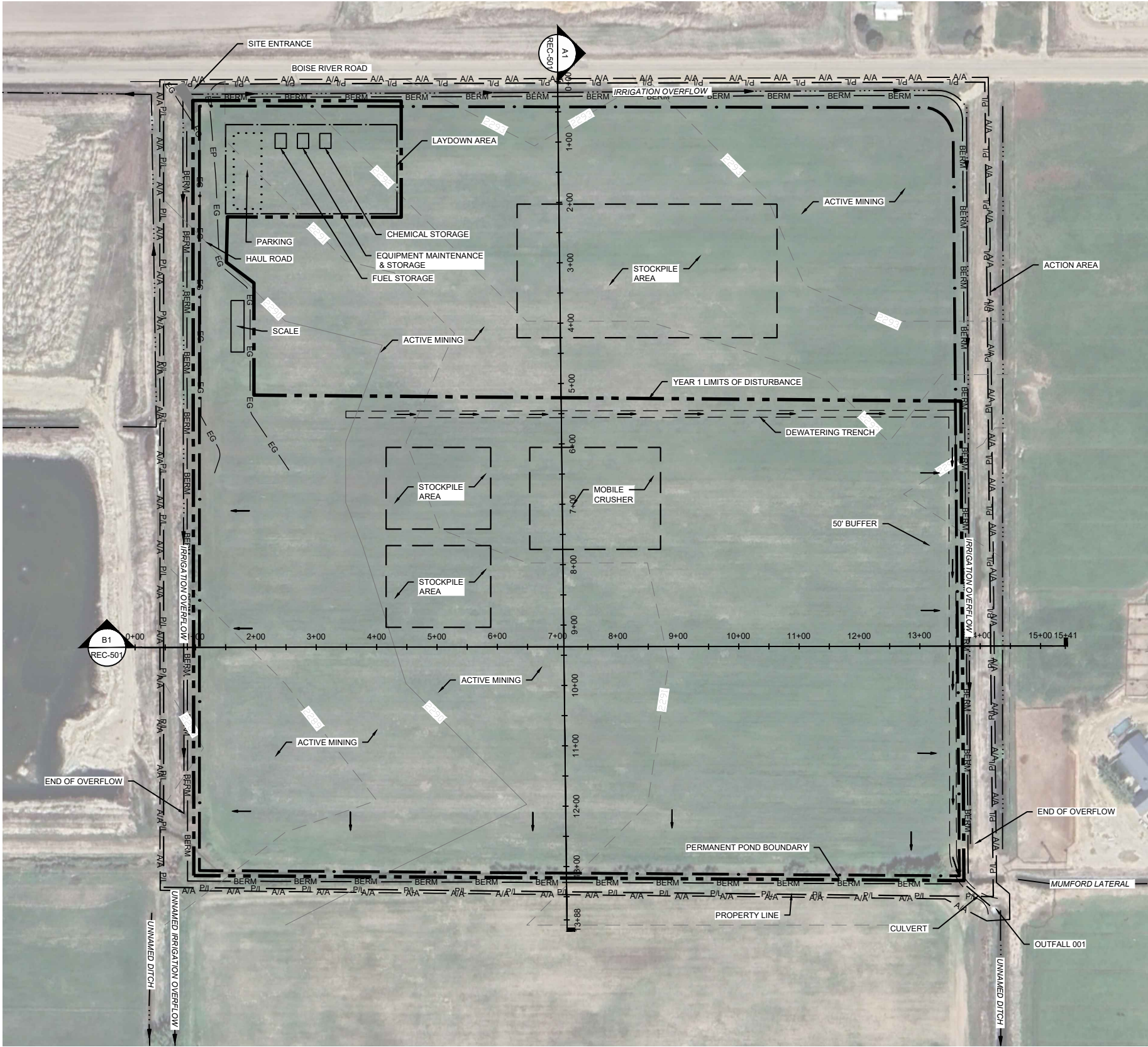
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DESIGNED BY:  
 J. NYGAARD  
 DRAWN BY:  
 J. MATTHEWS  
 DATE  
 September 2023

SHEET NUMBER:

FP-101

PLOTTED BY: JIM MATTHEWS      DATE PLOTTED: 9/15/2023 9:18:44 AM      PATH: M:\01\_SYMAN\01\_JOBS\JACK\02 LANDED\231426- CHRISTINA WOOD PROPERTY (NAMPA PAVING)\04 CAD\231426 - 06 - REC-101.DWG



LEGEND

- 1. YEAR 1 LIMITS OF DISTURBANCE
- 2. PROPERTY LINE
- 3. STOCKPILE / STORAGE
- 4. PARKING
- 5. UNIT AREA
- 6. CANAL / DITCH
- 7. EDGE OF POND
- 8. STRUCTURES
- 9. ACTION AREA
- 10. BERM
- 11. POND BOUNDARY

NOTES

- 1. THERE IS APPROXIMATELY 25.4 ACRES OF MINING AREA DURING YEAR 1.
- 2. PERMANENT POND WILL BE APPROXIMATELY 38.25 ACRES.

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



RECLAMATION PLAN  
 CHRISTINA WOOD PROPERTY  
 BOISE RIVER ROAD  
 CANYON COUNTY      NOTUS, IDAHO  
                                  NAMPA PAVING

REVISIONS		DESCRIPTION	
NO.	DATE	BY	

FILE NUMBER:  
231426

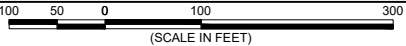
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 J. NYGAARD  
 DRAWN BY:  
 J. MATTHEWS  
 DATE  
 September 2023

SHEET NUMBER:

REC-101

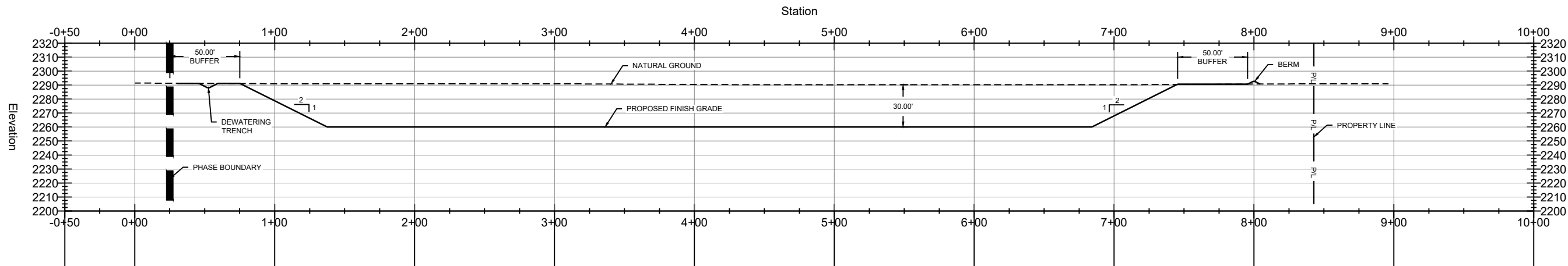
RECLAMATION PLAN

1:100 (22x34 FULL SIZE)

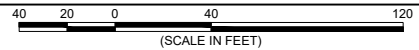


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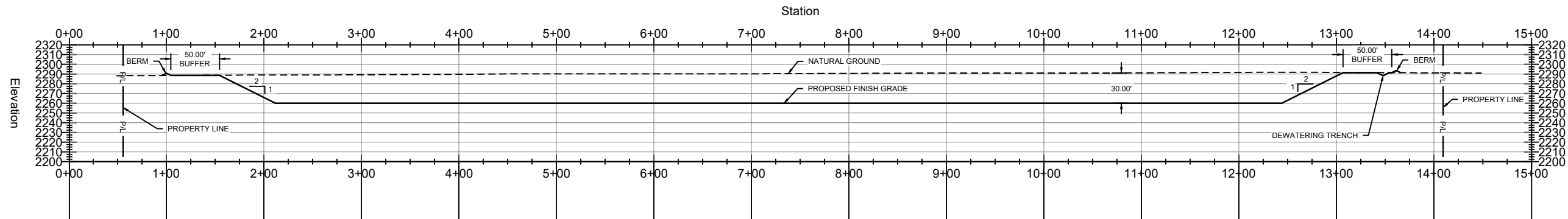
Alignment - NORTH SOUTH PROFILE



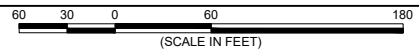
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1:40 (22x34 FULL SIZE)



Alignment - EAST WEST PROFILE



B1 EAST WEST PROFILE CROSS-SECTION  
1:60 (22x34 FULL SIZE)



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



RECLAMATION PLAN  
 CHRISTINA WOOD PROPERTY  
 BOISE RIVER ROAD  
 CANYON COUNTY      NOTUS, IDAHO  
 NAMPA PAVING

REVISIONS	NO.	DATE	BY	DESCRIPTION

FILE NUMBER:  
 231426

DESIGNED BY:  
 J. NYGAARD  
 DRAWN BY:  
 J. MATTHEWS  
 DATE  
 July 2023

SHEET NUMBER:

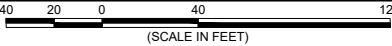
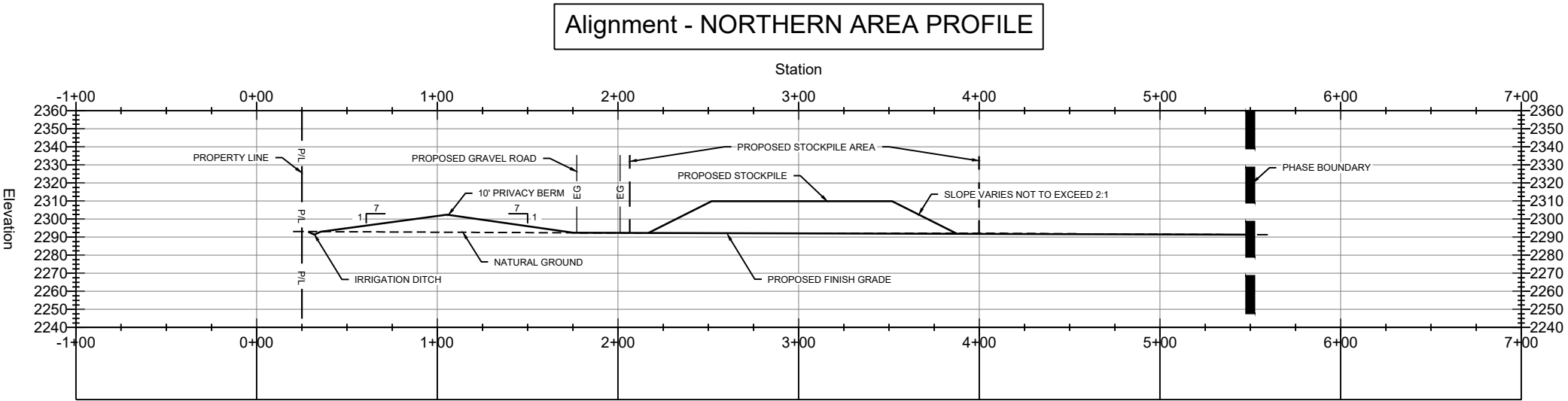
REC-501

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C1

NORTHERN AREA PROFILE CROSS-SECTION

1:40 (22x34 FULL SIZE)



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



RECLAMATION PLAN  
CHRISTINA WOOD PROPERTY  
BOISE RIVER ROAD  
CANYON COUNTY NOTUS, IDAHO  
NAMPA PAVING

REVISIONS		DESCRIPTION	
NO.	DATE	BY	

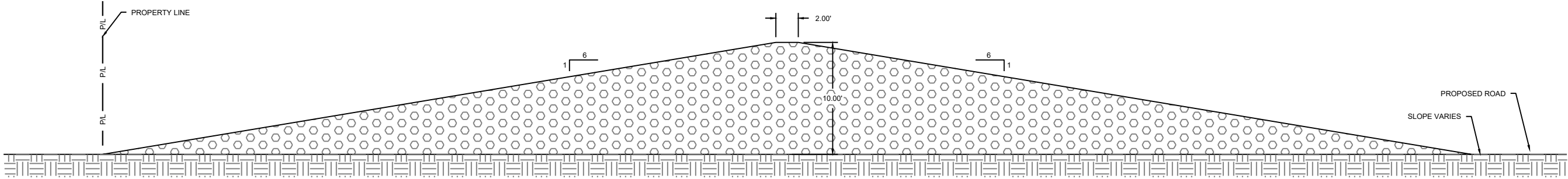
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DESIGNED BY:  
J. NYGAARD  
DRAWN BY:  
J. MATTHEWS  
DATE  
July 2023

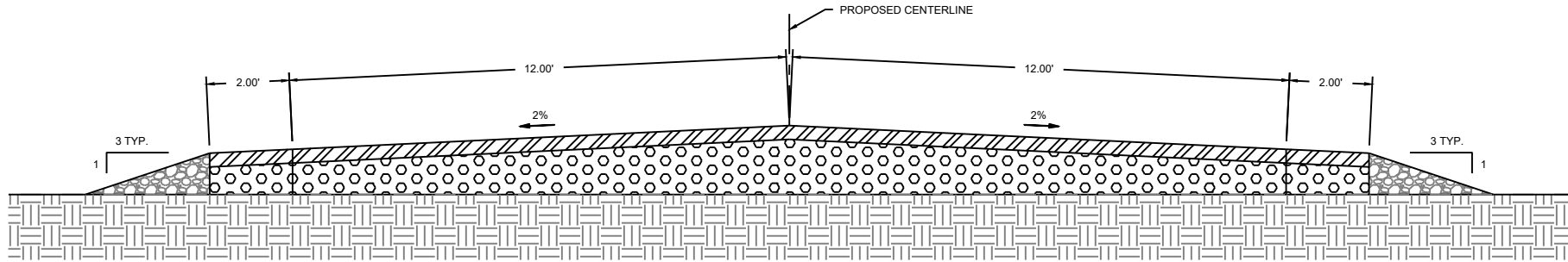
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REC-502

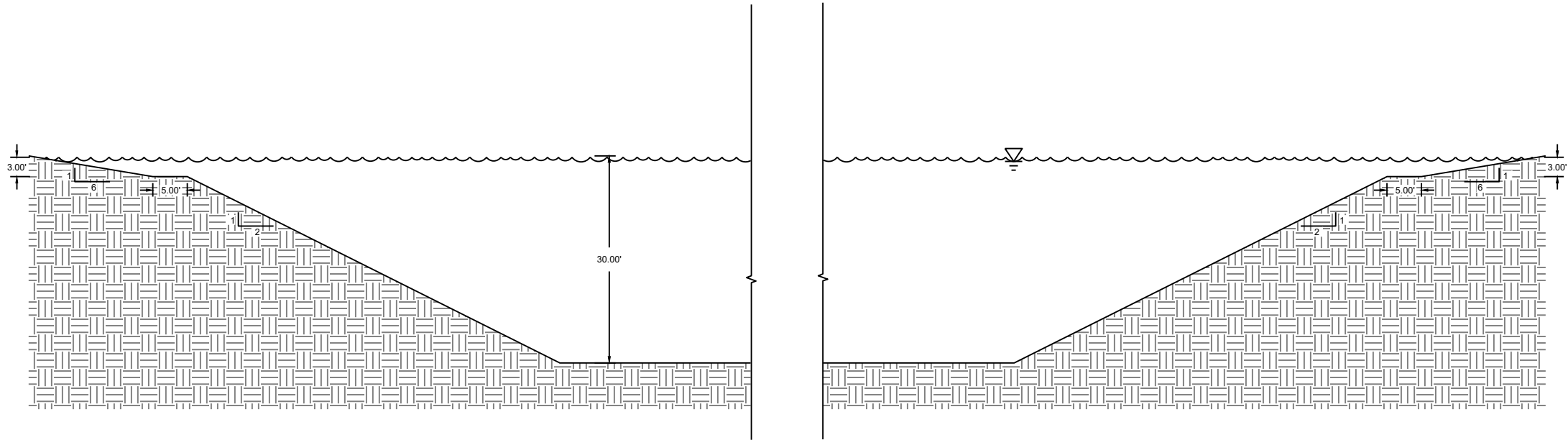
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**A1** PROPOSED BERM CROSS SECTION  
 NTS



**B1** PROPOSED ROAD CROSS-SECTION  
 NTS



**C1** PROPOSED POND CROSS-SECTION  
 NTS

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



CONCEPT PLAN  
 CHRISTINA WOOD PROPERTY  
 BOISE RIVER ROAD  
 CANYON COUNTY      NOTUS, IDAHO  
                                  NAMPA PAVING

REVISIONS		DESCRIPTION	
NO.	DATE	BY	

FILE NUMBER:  
 231426

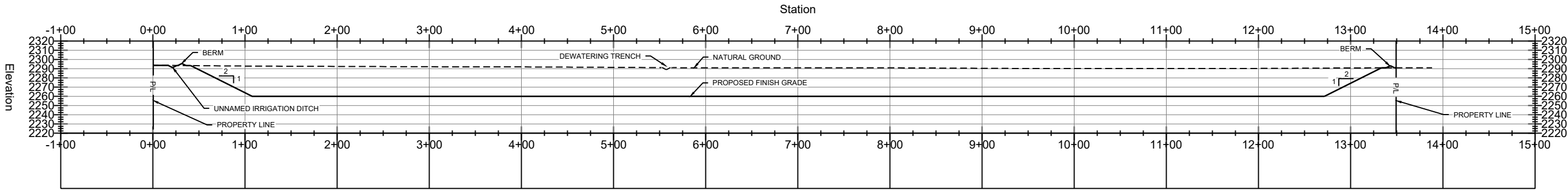
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 DRAWN BY:  
 J. MATTHEWS  
 DATE  
 June 2023

SHEET NUMBER:

CP-501

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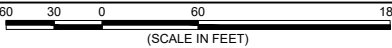
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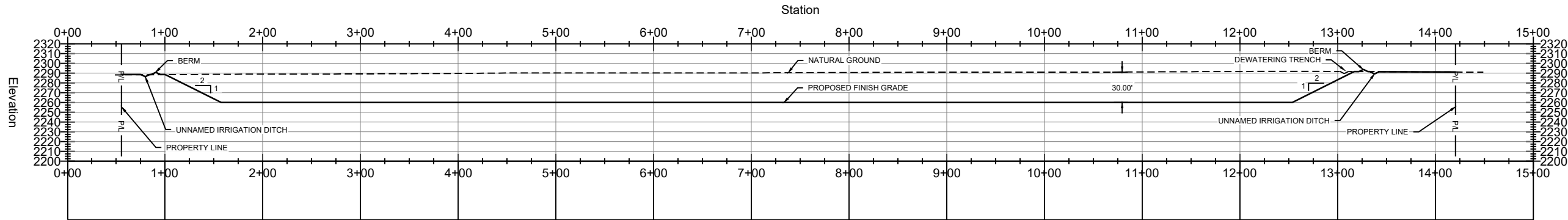
A1

NORTH SOUTH PROFILE CROSS-SECTION

1:60 (22x34 FULL SIZE)



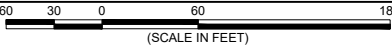
Alignment - WEST EAST PROFILE



B1

EAST WEST PROFILE CROSS-SECTION

1:60 (22x34 FULL SIZE)



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



RECLAMATION PLAN  
 CHRISTINA WOOD PROPERTY  
 BOISE RIVER ROAD  
 CANYON COUNTY      NOTUS, IDAHO  
 NAMPA PAVING

REVISIONS	NO.	DATE	BY	DESCRIPTION

FILE NUMBER:  
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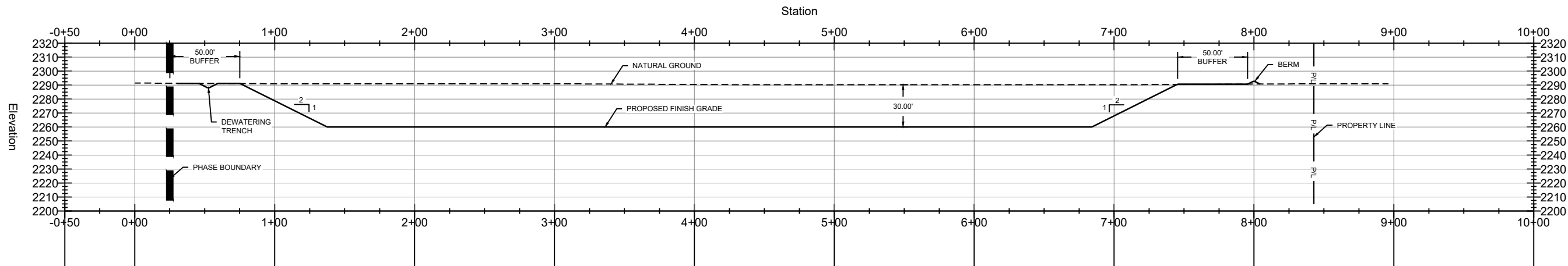
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 J. NYGAARD  
 DRAWN BY:  
 J. MATTHEWS  
 DATE  
 September 2023

SHEET NUMBER:

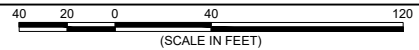
REC-501

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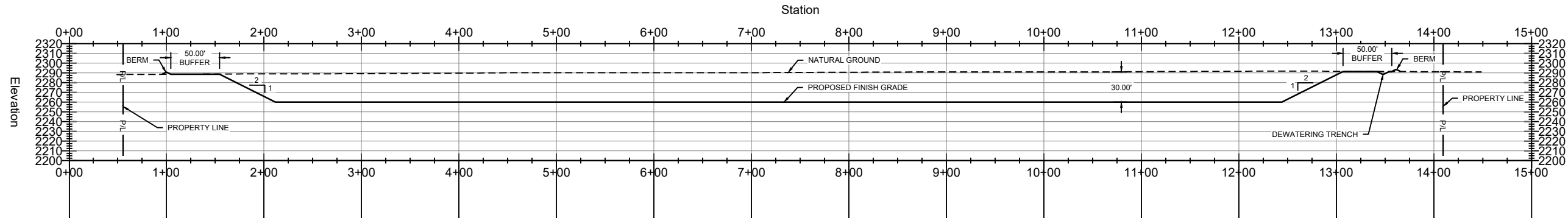
Alignment - NORTH SOUTH PROFILE



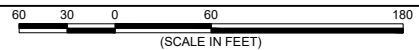
A1 NORTH SOUTH PROFILE CROSS-SECTION  
 1:40 (22x34 FULL SIZE)



Alignment - EAST WEST PROFILE



B1 EAST WEST PROFILE CROSS-SECTION  
 1:60 (22x34 FULL SIZE)



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



RECLAMATION PLAN  
 CHRISTINA WOOD PROPERTY  
 BOISE RIVER ROAD  
 CANYON COUNTY      NOTUS, IDAHO  
 NAMPA PAVING

REVISIONS	DESCRIPTION	
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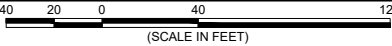
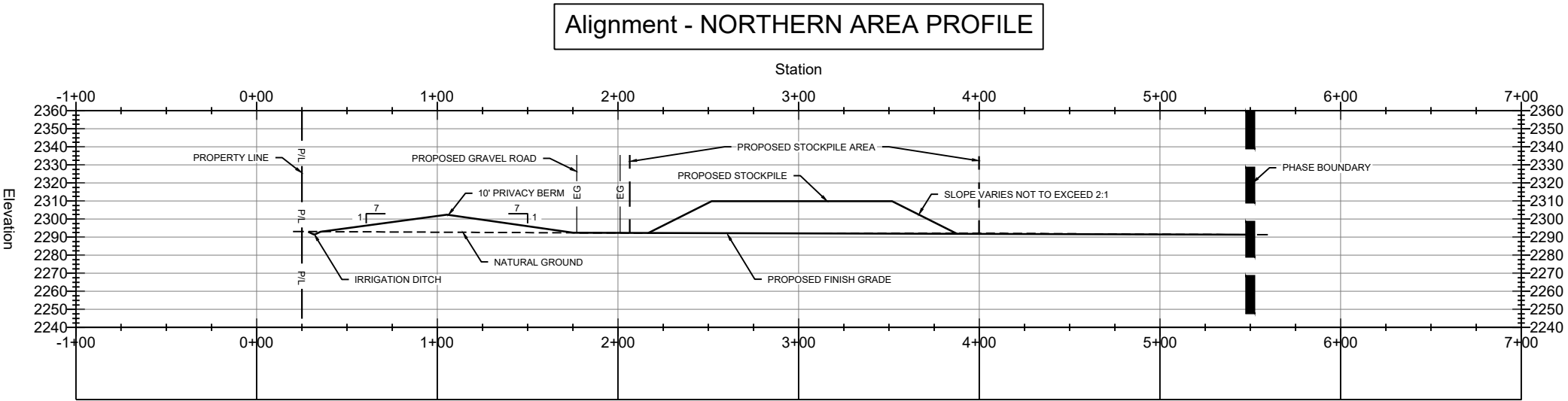
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C1

NORTHERN AREA PROFILE CROSS-SECTION

1:40 (22x34 FULL SIZE)



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



RECLAMATION PLAN  
CHRISTINA WOOD PROPERTY  
BOISE RIVER ROAD  
CANYON COUNTY NOTUS, IDAHO  
NAMPA PAVING

REVISIONS		DESCRIPTION	
NO.	DATE	BY	

FILE NUMBER:  
231426

DESIGNED BY:  
J. NYGAARD  
DRAWN BY:  
J. MATTHEWS  
DATE  
July 2023

SHEET NUMBER:

REC-502

**SOUTHWEST SUPERVISORY AREA**

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

**STATE BOARD OF LAND COMMISSIONERS**

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

October 18<sup>th</sup>, 2023

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

To whom it may concern,

This correspondence is notification that the following reclamation plan was approved on 10/18/2023:

<u>PLAN NO.</u>	<u>ACRES</u>	<u>COUNTY</u>	<u>LEGAL DESCRIPTION</u>
S603007	39.92	Canyon	T04N R04W Sec 4 SENE

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

1. All refuse, chemical and petroleum products and equipment shall be stored and maintained in a designated location, 100 feet away from any surface water and disposed of in such a manner as to prevent their entry into a waterway.
2. State water quality standards will be maintained at all times during the life of the operation. Should a violation of water quality standards occur, mining operations will cease immediately, corrective action will be taken, and the Department of Environmental Quality will be notified.
3. Erosion and non-point source pollution shall be minimized by careful design of the site access and implementing Best Management Practices, which may include, but are not limited to:
  - a. Diverting all surface water flows around the mining operation.
  - b. Removing and stockpiling vegetation and slash, except merchantable timber, for use in erosion control and reclamation;
  - c. Removing and stockpiling all topsoil or suitable plant growth material for use in reclamation.
4. An initial reclamation bond in the amount of \$35,250.00 for up to 31.75 acres of disturbance will be submitted to and maintained with the Idaho Department of Lands prior to conducting surface mining operations.

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

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

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

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

If the department does not receive a written notice of objection from you regarding these stipulations by November 7, 2023, the stipulations will be considered as accepted.

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

Sincerely,

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

Connor MacMahon  
Resource Supervisor—Lands and Waterways



## IDAHO DEPARTMENT OF LANDS

### APPLICATION FOR RECLAMATION PLAN APPROVAL

Reclamation Plan Number: \_\_\_\_\_

#### GENERAL INFORMATION

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

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

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

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

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

#### APPLICATION INFORMATION

1. NAME: Nampa Paving & Asphalt Co. d/b/a: \_\_\_\_\_
2. ADDRESS: 444 W Karcher Road  
CITY, STATE, ZIP CODE: Nampa, Idaho 83687
3. TELEPHONE and EMAIL: 208-466-4051 delfo@nampapaving.com  
(000-000-0000) (e.g. john.doe@email.com)
4. DESIGNATED IN-STATE AGENT AND ADDRESS: (if Company's main place of business is 'out of state')  
N/A
5. PROOF OF BUSINESS REGISTRATION (if applicable): If applicant is a business, please attach proof of registration with the Idaho Secretary of State.
6. LEGAL DESCRIPTION (Section, Township, and Range) TO THE QUARTER-QUARTER SECTION:  
Township 04N, Range 04W, Section 04, SE 1/4 of the NE 1/4
7. ACREAGE and COUNTY(ies): 39.92 Canyon  
(Acres) (e.g. Ada through Washington)
8. OWNERSHIP: (check applicable)  
☒ Private ☐ U.S. Forest Service ☐ Bureau of Land Management ☐ Idaho Department of Lands
9. COMMODITY TYPE, PROPOSED START-UP DATE: Sand & Gravel / January 1, 2024
10. SITE NAME OR MINE NAME (if any): Christina Wood Property
11. TYPE OF MINING: (check applicable) ☒ Surface ☐ Underground ☐ Both

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

### **Application Fee Schedule**

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

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

# Idaho Department of Lands Management Areas

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

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

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

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

**Craig Mountain Forest  
Protective District**  
P.O. Box 68,  
014 East Lorahama  
Craigmont, ID 83523  
(208) 924-5571

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

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

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

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

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

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

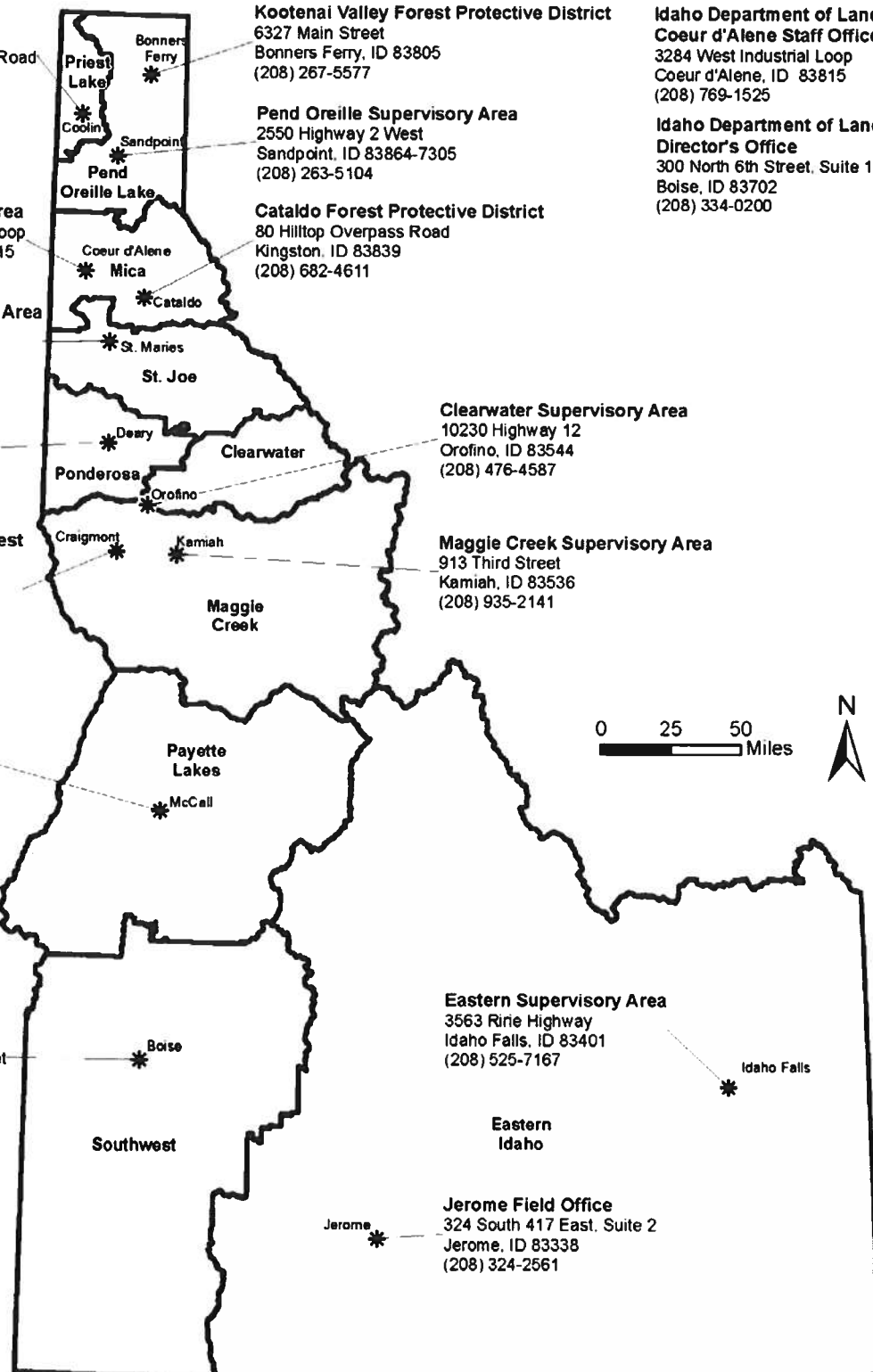
**Idaho Department of Lands  
Director's Office**  
300 North 6th Street, Suite 103  
Boise, ID 83702  
(208) 334-0200

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

**Maggie Creek Supervisory Area**  
913 Third Street  
Kamiah, ID 83536  
(208) 935-2141

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

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





September 13, 2023  
Syman Project No. 231426

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

SUBJECT: Reclamation Plan – Christina Wood Property  
21377-21124 Boise River Rd.  
Caldwell, Idaho 83607

### **Operations Description:**

The subject parcel is not currently undergoing any mining activities. Nampa Paving and Asphalt Co. plans to excavate a single pond on the subject parcel. The parcel number is R35953010. The property is approximately 40-acres with an estimated 38.25-acres being involved in mining activities, including excavations, staging, access, and stockpile areas. Gravel resources will be processed on-site and will be sold commercially or used in Nampa Paving's construction projects. As the extraction of the mineral resources concludes, the preserved topsoil will be employed as a growth medium for the final reclamation vegetation. Moreover, the surplus overburden from the excavations will be utilized to construct slopes and form uneven pond banks. Upon completion of the extraction of aggregate resources, the parcel is planned to be an approximately 38.25-acre pond.

A minimum 50-foot undisturbed buffer will be maintained around all sides of the property boundaries where active mining will occur. The 50-foot buffer will be used for access and the stockpiling of overburden during construction of the pond. The facility access road will be constructed at the northwest corner of the property off Boise River Road. The planned access road will run directly south along the west property line to access the proposed mining areas, with multiple haul roads throughout the site. A scale will be placed along the access road near the site's entrance. To begin the project the northwest quarter of the property will be for a laydown area, parking, and fuel and waste storage. As work progresses, additional access roads and haul routes will be constructed within the property. These roads will be constructed with gravel to limit dust, and during dry months, these roads will be watered to further minimize fugitive dust.

The mining operations on the site will involve the systematic removal of topsoil and overburden from the active mining area. These excavated materials will then be stockpiled along the perimeter of the entire property to construct soil erosion control berms. These berms will remain in place throughout the mining process. To mitigate erosion, the berms will be shaped and seeded until they are required for the reclamation phase of the project. Additionally, portions of the topsoil and overburden soil will be utilized to construct berms around the downslope areas of the pond, providing effective erosion control measures. Aggregate stockpile locations will have specific locations within the active mining area. These stockpile locations will be adjusted as the site is mined. The primary aggregate stockpile location is illustrated on the Facility Plan Map, FP-101, and will be placed in the north half of the property to ease the loading of haul trucks.

The mining operations on the site will be focused on extracting a gravel layer approximately 30 feet below the existing surface. Based on the geological characteristics of the surrounding area, it is estimated

Nampa Paving & Asphalt Co.  
June 30, 2023  
Syman Project No. 231426

that the depth of the gravel layer will range between 5 and 30 feet below ground level. Throughout the mining process, the operational slopes of the pit will adhere to the natural angle of repose of the soil, with a ratio of 2 to 1.

Aggregate processing equipment will be on site continuously. Processing equipment will consist of mechanical screens, a crusher, and multiple conveyors. This is mobile equipment and will be moved throughout the site to accommodate active mining areas. Dozers, loaders, and excavators will also operate at the site as needed to move the in-situ aggregates to the processing equipment and load haul trucks at the site. Aggregates will be delivered offsite with trucks. Employee parking will be located in the northwest corner of the property, near the site entrance.

Operational hours will occur according to the Canyon County conditional use permit. The anticipated commencement date of operations is January 1, 2024. The conditional use permit application with Canyon County will be for a 15-year period. Therefore, the planned reconstruction start date is December 31, 2038. The estimated timeframe to reclaim the site is approximately 90-days, and therefore abandonment of the site would be completed by March 31, 2039. As illustrated on the Reclamation Plan Site Map, REC-101, the estimated area of disturbed land within the first year of operation is the entire mining site, access road, staging and parking area, and the stockpile location. This is approximately 38.25-acres of disturbed land.

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

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

Along the east and west property lines are irrigation overflow ditches, that terminate at the south end of the property line. The Mumford Lateral terminates at the southeast corner of the parcel, according to the Idaho Department of Environmental Quality's Final 2022 §305(b) Integrated Report. The water carried by the Mumford Lateral has been diverted into an unnamed ditch that runs south 1,200 feet and empties into the North Drain. This ditch will be utilized for mine dewatering during mining activities. A tiled ditch along the southern property line will be removed, as there is not any water flowing to the ditch, and a berm will be constructed along the south property line. To safeguard these waterways against sediment and erosion, a range of Best Management Practices (BMPs) will be implemented. These BMPs will adhere to the guidelines provided by the Idaho Department of Environmental Quantity (IDEQ) Catalog of Stormwater BMPs for Cities and Counties.

In the site preparation phase, topsoil will be removed, and stockpiles will be constructed along the site perimeter, without disturbing the irrigation overflows along the east and west property lines, and the ditches along the north property line. These stockpiles will be shaped and seeded to form stabile earthen berms. These berms will serve as a protective measure to prevent sediment and erosion from reaching the described bodies of water. Dewatering trenches will be utilized throughout the site to convey groundwater to Outfall 001 in the southeast corner of the property. Great attention will be given to minimize trackout,

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and to achieve this, the site will feature a stabilized construction entrance and a stabilized road leading into the mine.

To control fugitive dust, regular watering of in-pit roads, access roads, and active work areas will be carried out using water trucks, sprinklers, and sprays. Stockpiles of overburden material will be located outside of the active mining area. Following the initial clearing and grubbing phase, the perimeter berms, consisting of topsoil, may contribute sediment through dust or stormwater discharges. Therefore, temporary seeding of the berms will be implemented to stabilize the soil post-excavation.

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

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

#### **Receiving Waters:**

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

Dewatering will be carried out to facilitate initial mining operations and the excavation of a permanent pond. Dewatering will be facilitated using vegetated dewatering trenches located within the active mining area to settle solids prior to discharge. Groundwater will fill dewatering trenches and flow down gradient naturally, prior to being pumped to the unnamed ditch at the southeast corner. The unnamed ditch flows south into the North Drain. Strict monitoring of the discharged water will be undertaken to ensure compliance with state water quality standards. As illustrated on the Reclamation Plan Site Map, REC-101, one (1) permanent pond will be constructed on the property once the parcel has been reconstructed.

#### **Road Reclamation:**

One access road from Boise River Road will be constructed for access to the site. New haul roadways will be constructed throughout the site. Haul route locations are illustrated on the Reclamation Plan Site Map, REC-101, and are subject to change dependent on active mining areas. New roadways remain in place until mining operations have concluded. The roads situated within the project boundaries will eventually be mined as the project progresses. Subsequently, the access road into the site will be dismantled, and the subgrade soils will be ripped and re-vegetated.

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June 30, 2023  
Syman Project No. 231426

### Re-Vegetation Plan:

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

The pit reclamation will consist of:

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

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

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

<u>Grasses</u>	<u>PLS Lbs/Acre</u>
Bluebunch Wheatgrass	5
Thickspike Wheatgrass	4
Big Bluegrass	3
Sandberg Bluegrass	3
Idaho fescue	3
<u>Forbs</u>	<u>PLS Lbs/Acre</u>
Bottlebrush Squirreltail	1
Western Yarrow	0.25
Fernleaf Biscuitroot	1
Blanket flower	0.75

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

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

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

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June 30, 2023  
Syman Project No. 231426

**ATTACHMENTS:**

Topography Map, Figure 11 x 17

Vicinity Map, 11 x 17

Canyon County Assessors Map, 8 ½ x 11

Canyon County Assessors Information, 8 ½ x 11

Expense Estimation

Reclamation Plan Drawings:

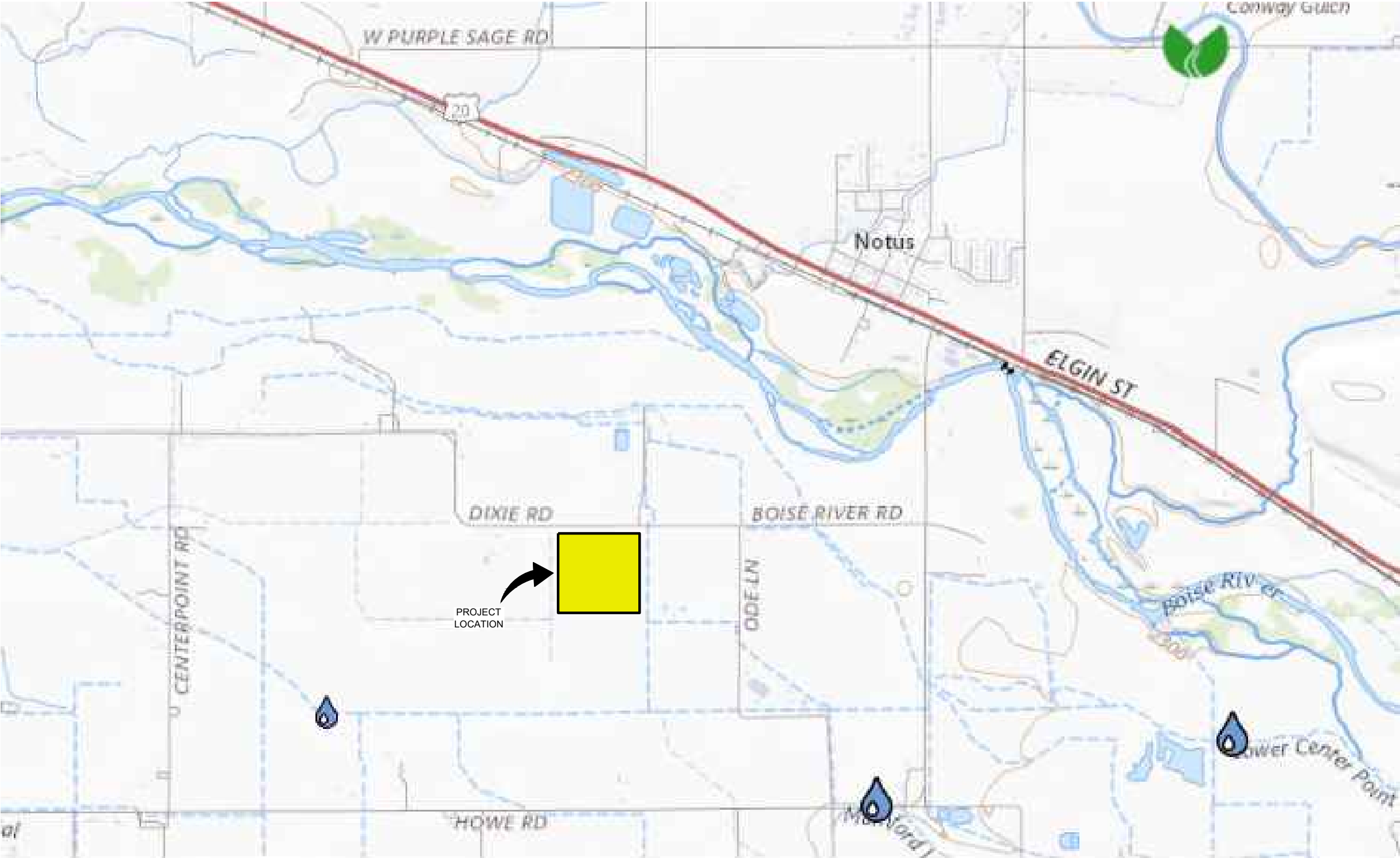
Facility Plan, FP-101, 11x17

Reclamation Plan, REC-101, 11x17, REC 501 & REC-502, 11X17

Concept Plan, CP 101, 11x17 & CP-501, 11x17



# CHRISTINA WOOD PROPERTY BOISE RIVER ROAD



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



TOPOGRAPHIC MAP  
CHRISTINA WOOD PROPERTY  
BOISE RIVER ROAD  
CANYON COUNTY NOTUS, IDAHO  
NAMPA PAVING

REVISIONS NO.	DATE	BY	DESCRIPTION

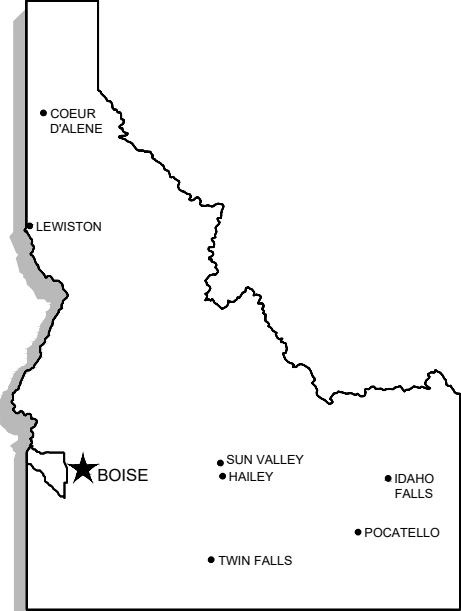
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231426

DESIGNED BY:  
J. NYGAARD  
DRAWN BY:  
J. MATTHEWS  
DATE:  
July 2023

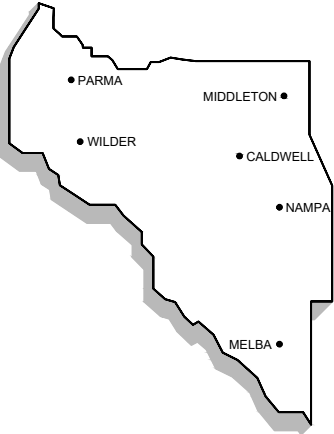
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FIGURE 2

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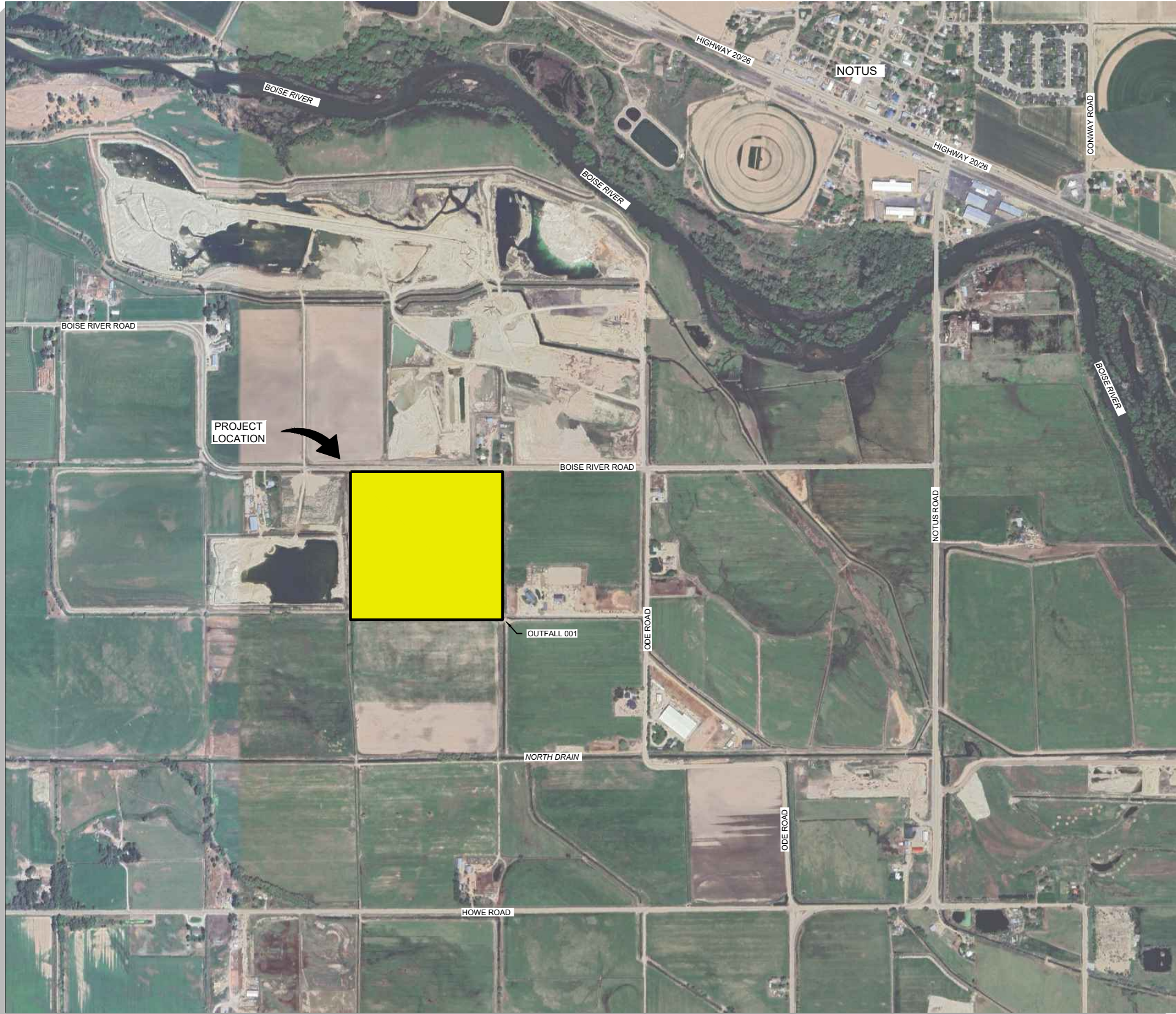


STATE OF IDAHO



PROJECT LOCATION

# CHRISTINA WOOD PROPERTY BOISE RIVER ROAD



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



VICINITY MAP  
 CHRISTINA WOOD PROPERTY  
 BOISE RIVER ROAD  
 CANYON COUNTY      NOTUS, IDAHO  
 NAMPA PAVING

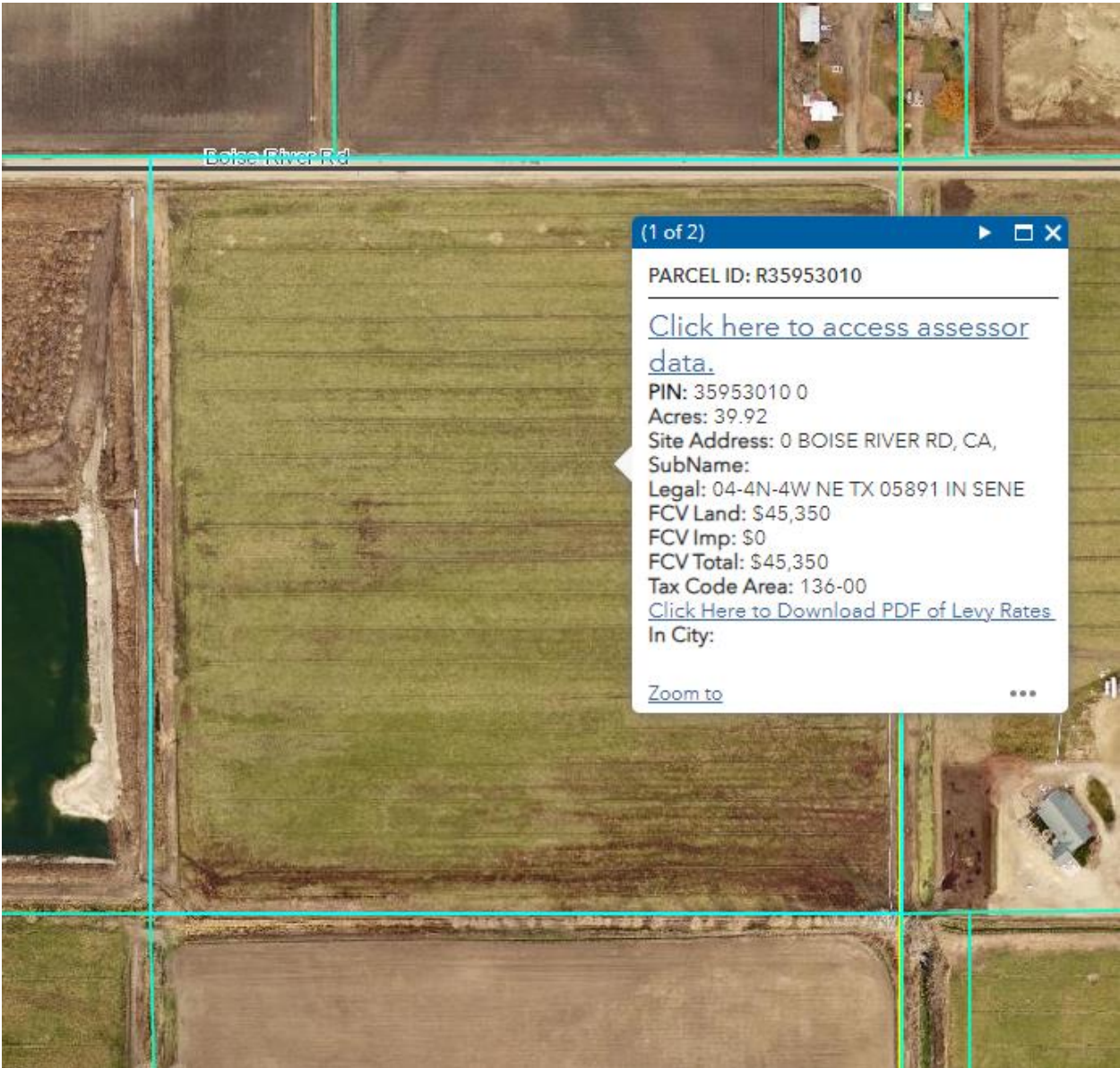
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 J. NYGAARD  
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 J. MATTHEWS  
 DATE  
 July 2023

SHEET NUMBER:  
**FIGURE 1**

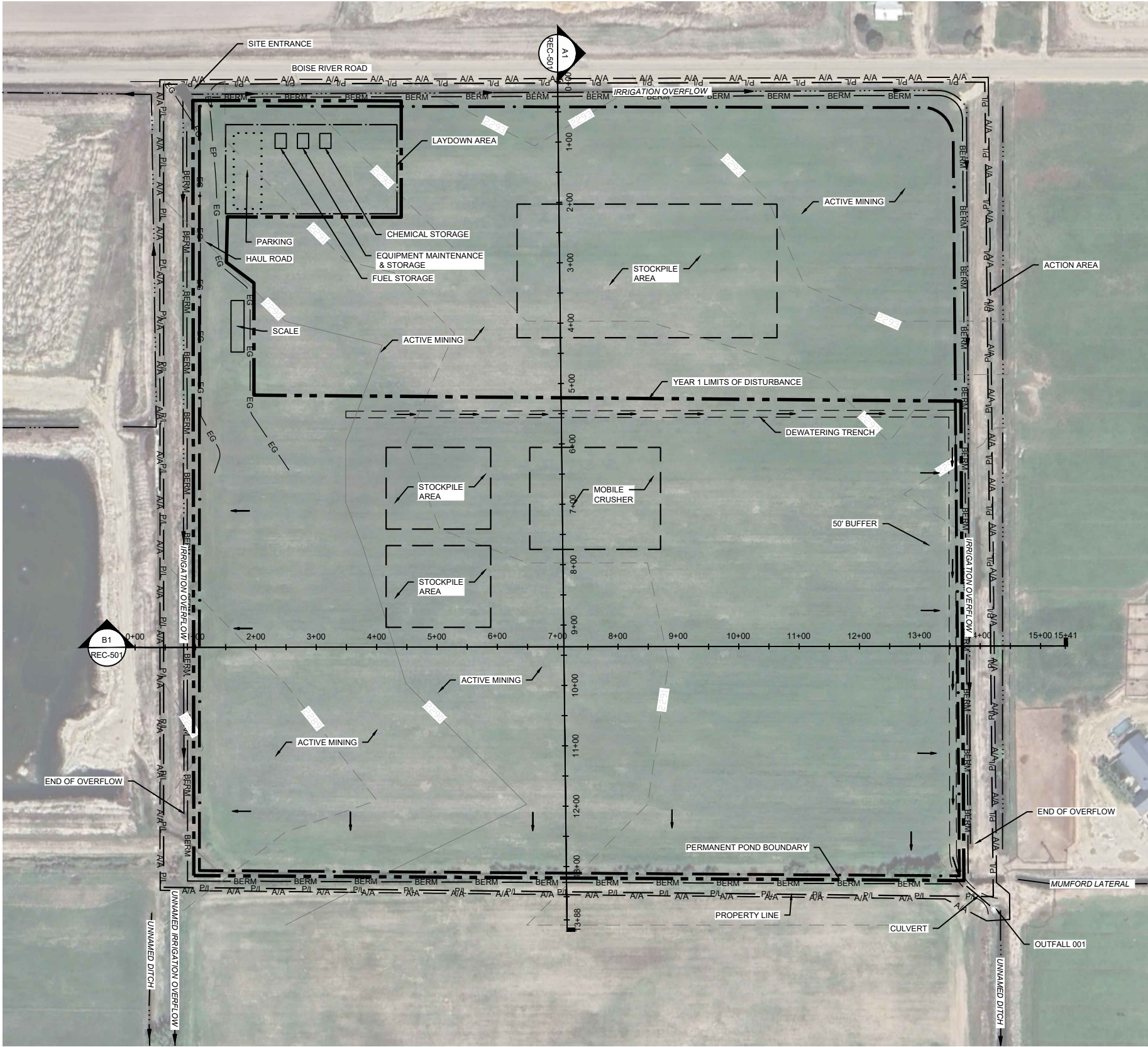
Nampa Paving & Asphalt Co.  
June 30, 2023  
Syman Project No. 231426

**Canyon County Assessors Map**





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LEGEND

- YEAR 1 LIMITS OF DISTURBANCE
- PROPERTY LINE
- STOCKPILE / STORAGE
- PARKING
- UNIT AREA
- CANAL / DITCH
- EDGE OF POND
- STRUCTURES
- ACTION AREA
- BERM
- POND BOUNDARY

NOTES

- THERE IS APPROXIMATELY 25.4 ACRES OF MINING AREA DURING YEAR 1.
- PERMANENT POND WILL BE APPROXIMATELY 38.25 ACRES.

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



RECLAMATION PLAN  
 CHRISTINA WOOD PROPERTY  
 BOISE RIVER ROAD  
 CANYON COUNTY      NOTUS, IDAHO  
 NAMPA PAVING

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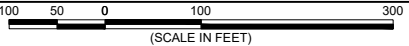
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 J. MATTHEWS  
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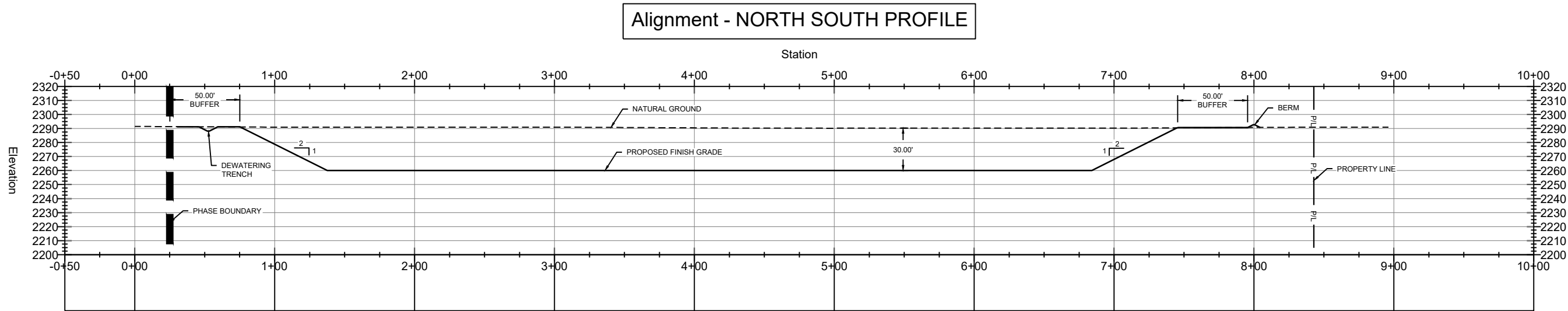
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RECLAMATION PLAN

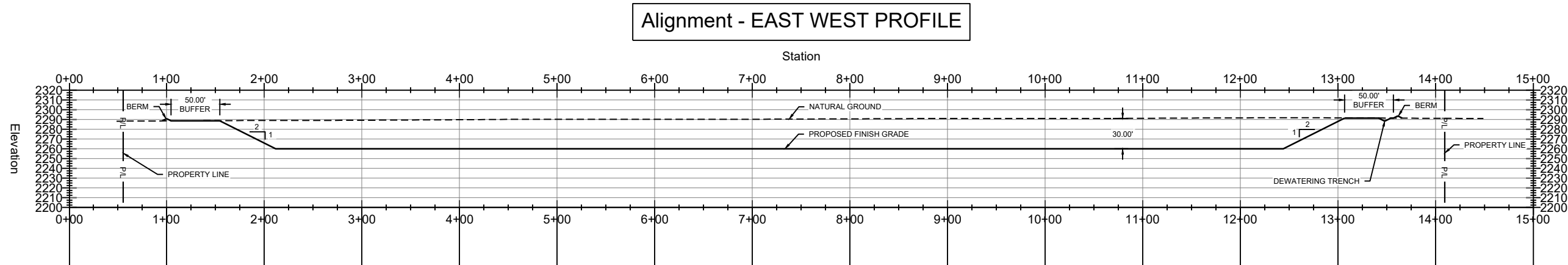
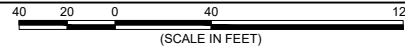
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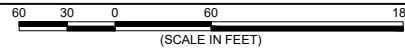
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**A1** NORTH SOUTH PROFILE CROSS-SECTION  
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**B1** EAST WEST PROFILE CROSS-SECTION  
 1:60 (22x34 FULL SIZE)



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RECLAMATION PLAN

CHRISTINA WOOD PROPERTY

BOISE RIVER ROAD

CANYON COUNTY

NOTUS, IDAHO

NAMPA PAVING

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FILE NUMBER:

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J. MATTHEWS

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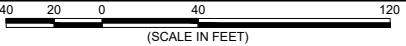
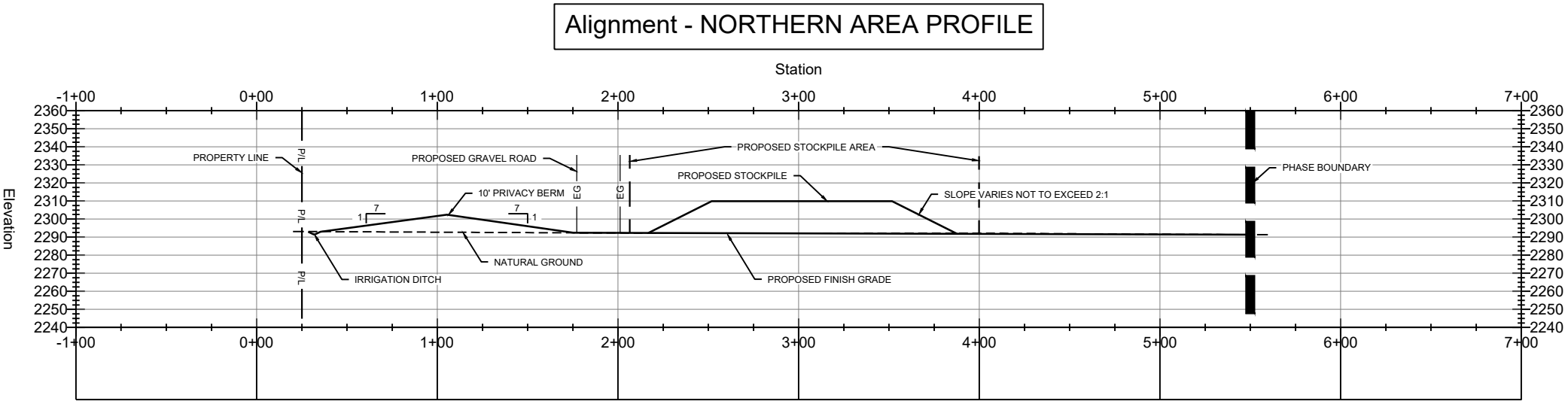
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C1

NORTHERN AREA PROFILE CROSS-SECTION

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RECLAMATION PLAN  
CHRISTINA WOOD PROPERTY  
BOISE RIVER ROAD  
CANYON COUNTY  
NOTUS, IDAHO  
NAMPA PAVING

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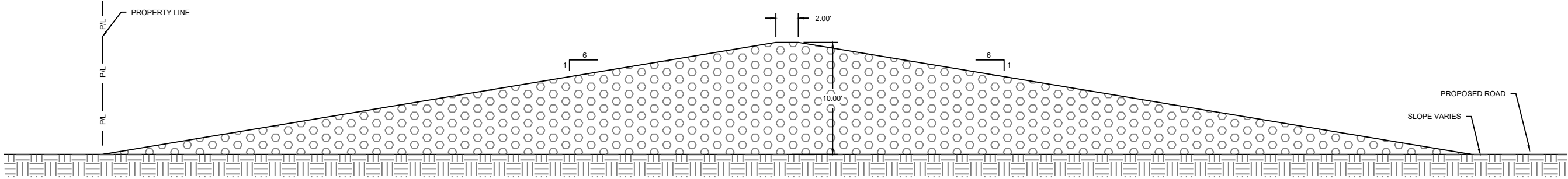
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DRAWN BY:  
J. MATTHEWS  
DATE  
July 2023

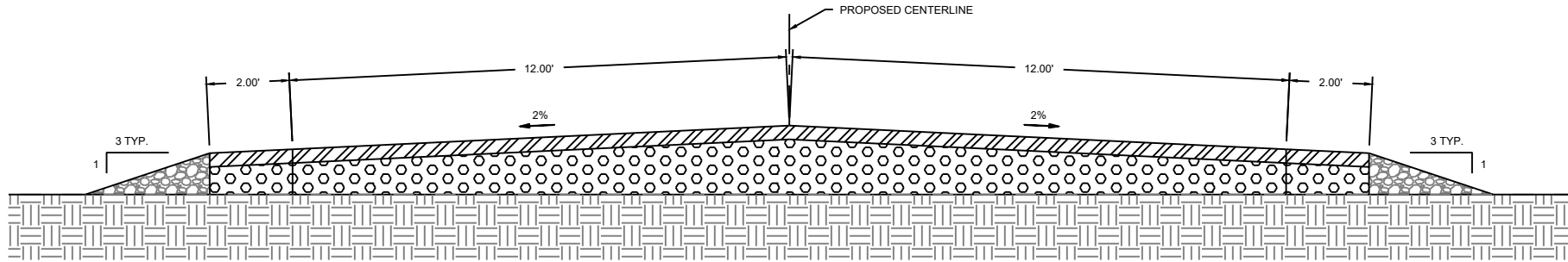
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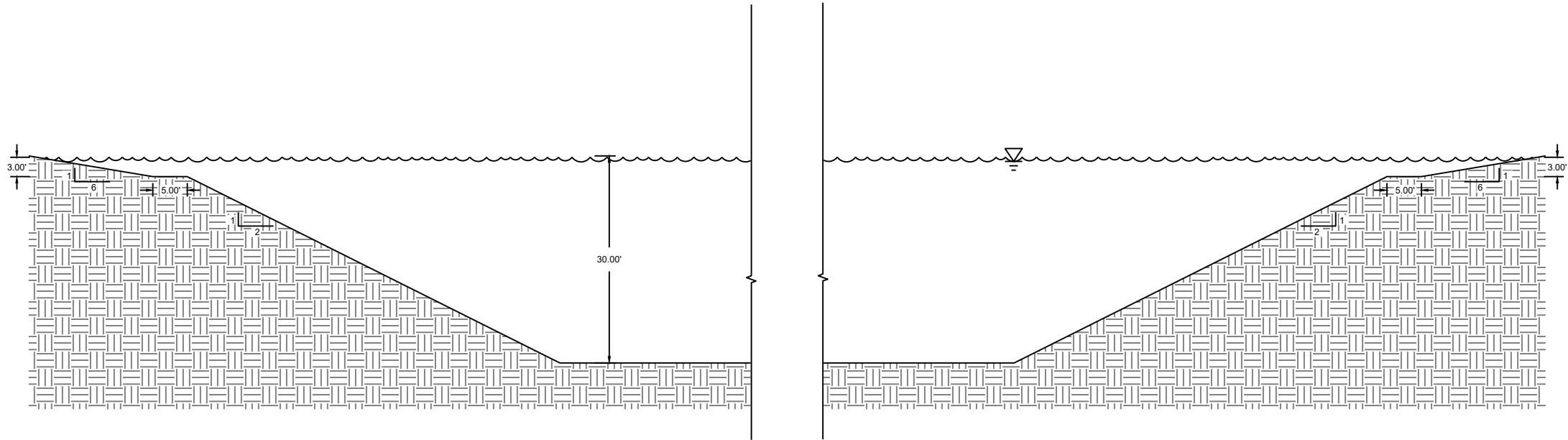
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**A1** PROPOSED BERM CROSS SECTION  
NTS



**B1** PROPOSED ROAD CROSS-SECTION  
NTS



**C1** PROPOSED POND CROSS-SECTION  
NTS

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



CONCEPT PLAN  
 CHRISTINA WOOD PROPERTY  
 BOISE RIVER ROAD  
 CANYON COUNTY NOTUS, IDAHO  
 NAMPA PAVING

REVISIONS		DESCRIPTION	
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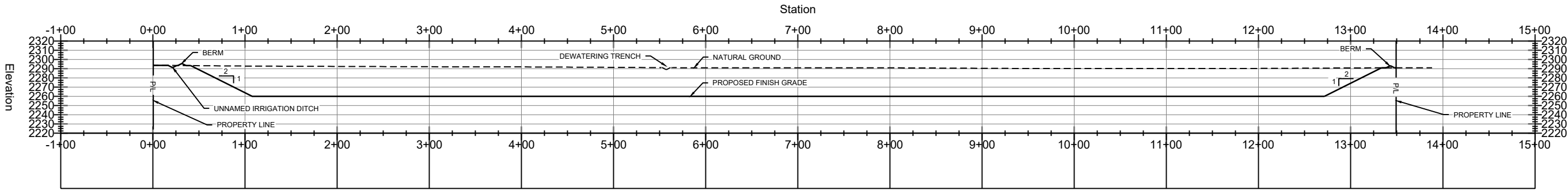
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 DATE  
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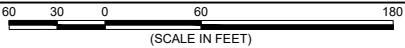
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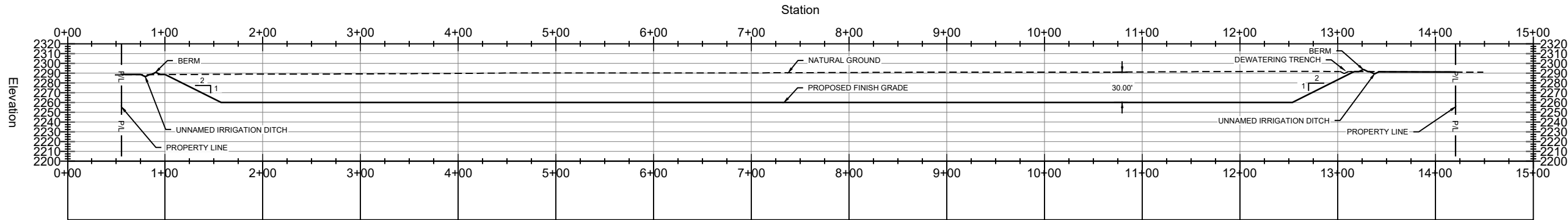
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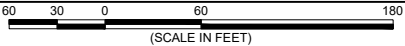
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B1

EAST WEST PROFILE CROSS-SECTION

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RECLAMATION PLAN  
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 BOISE RIVER ROAD  
 CANYON COUNTY  
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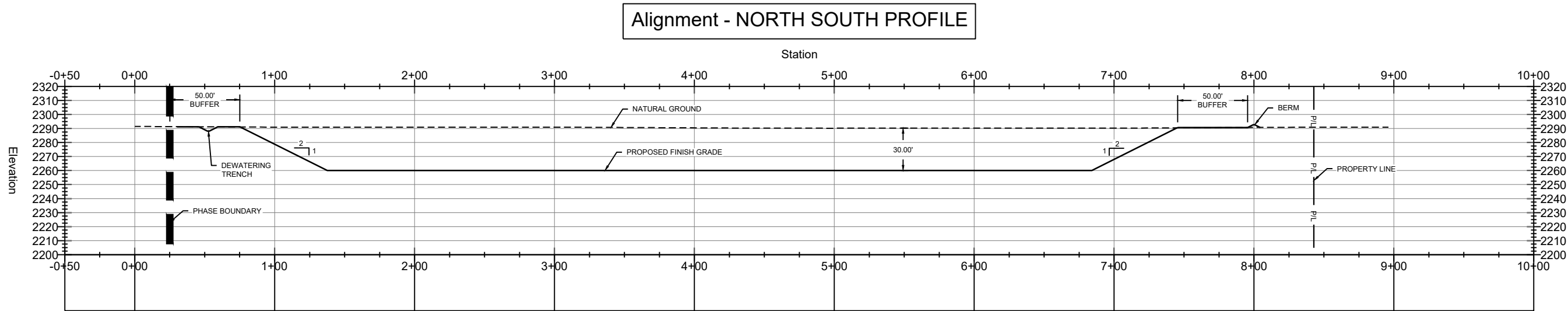
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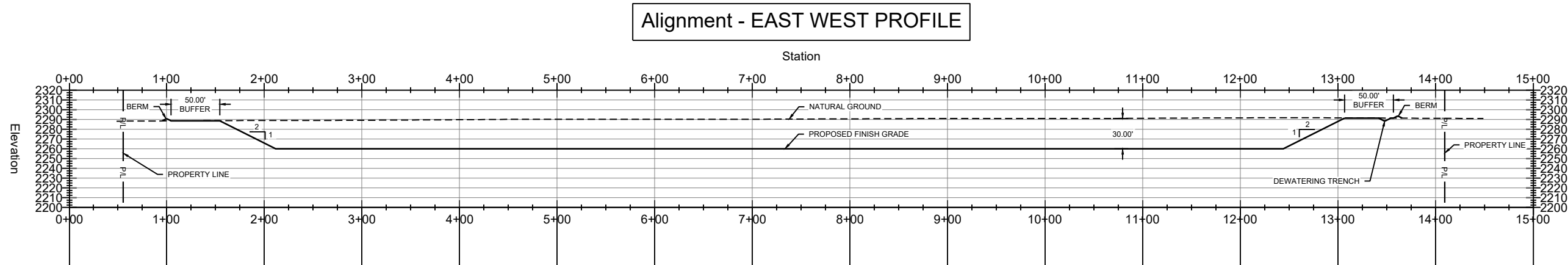
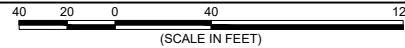
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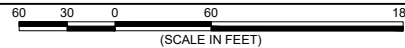
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**A1** NORTH SOUTH PROFILE CROSS-SECTION  
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**B1** EAST WEST PROFILE CROSS-SECTION  
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Nampa, Idaho 83887  
Phone (208) 287-8420

RECLAMATION PLAN  
CHRISTINA WOOD PROPERTY  
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July 2023

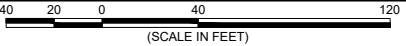
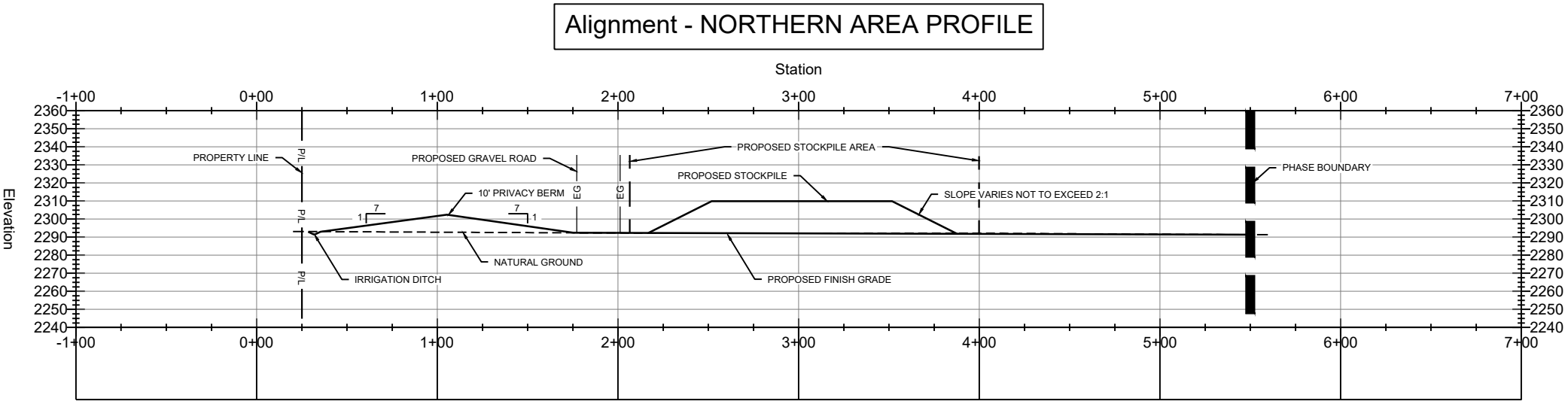
SHEET NUMBER:  
REC-501

PLOTTED BY: JIM MATTHEWS      DATE PLOTTED: 7/25/2023 9:18:38 AM      PATH: M:\01\_SYMAN\01\_JOBS\JACK\02\_LANDED\231426- CHRISTINA WOOD PROPERTY\04 CAD\231426 - 06 - REC-502.DWG

C1

NORTHERN AREA PROFILE CROSS-SECTION

1:40 (22x34 FULL SIZE)



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



RECLAMATION PLAN  
CHRISTINA WOOD PROPERTY  
BOISE RIVER ROAD  
CANYON COUNTY NOTUS, IDAHO  
NAMPA PAVING

REVISIONS		DESCRIPTION	
NO.	DATE	BY	

FILE NUMBER:  
231426

DESIGNED BY:  
J. NYGAARD  
DRAWN BY:  
J. MATTHEWS  
DATE  
July 2023

SHEET NUMBER:

REC-502

Return

New Search

Tax Info

Print

General Information

**Owner:** Flenniken Christie J 2003 Revocable

**Mailing Address:** 23517 Ode Ln Caldwell Id 83607

**Property Address:** 0 Boise River Rd

**Neighborhood:** 250000 Notus Farm

**Parcel ID:** 35953010 0

**Property Class:** 102 Irrigated pastu

**Deeded Acres:** 39.8700

**District:** 136-00

Legal Descriptions

**Description**

04-4N-4W NE TX 05891 IN SENE

Sales History

Instrument	Date	Owner	Grantee
200576484	11/16/05	Houston Michael M	Flenniken Christie J 2003

Exemption History



Net Taxable Value

Year	Reason	Land Value	Improvement Value
2019	02- Assessment Update		33,730

◀ ◁ 1 2 3 4 ▶ ▷ 5 ▼ items per page

 Land Details

Land Type	Acres
IRRG GRAZING	38.11
19 Waste / Easement	1.76

 Improvements

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

Additional Commercial Info.

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

 Floor Areas

Non-commercial floor area data is not available.

Commercial Floor Area

No commercial floor area data exists.

 Permits

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

Client: Nampa Paving and Asphalt Co.

444 W. Karcher Rd.  
Nampa, ID. 83687



## Quotation

Project Number: 231426

Estimator:

Estimator Phone:

Estimator Email: a.lyman@symancompany.com

Project Name: Christina Wood Property

Bid Date:

Project Location: 21377-21124 Boise River Rd.

**Scope of Work:** The total acres involved in the mining is 40.0 acres. 4.5 acres will be preserved as setbacks and preserved riparian areas. About 38.25 acres will be disturbed to excavate the ponds, dewatering trenches, berms, and roadways. Of the 40.0 acres, approximately 38.25 acres will be pond. We estimate with the pond banks included up to about 6 acres will need to be re-graded.

ITEM	QUANTITY	UNITS	DESCRIPTION	UNIT PRICE	TOTAL
Re-Grading	5	Days	Flatten existing stockpiles and spread topsoil over disturbed areas	\$ 4,500.00	\$ 22,500.00
Mobilization	2	LS	Mobilize equipment to the site	\$ 1,500.00	\$ 3,000.00
Clean Up	1	LS	Remove debris or equipment left by operation	\$ 850.00	\$ 850.00
Seeding	10	Acre	Apply noxious weed free native seed blend at 21 lb/acre with fertilizer per acre	\$ 890.00	\$ 8,900.00
<b>MATERIAL TOTAL</b>				<b>\$</b>	<b>35,250.00</b>

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

**END OF QUOTATION**

April 30, 2024

Dear Neighbor,

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

The property is located on Boise River Road and contains parcel numbers 359530100.

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

**The meeting information is as follows:**

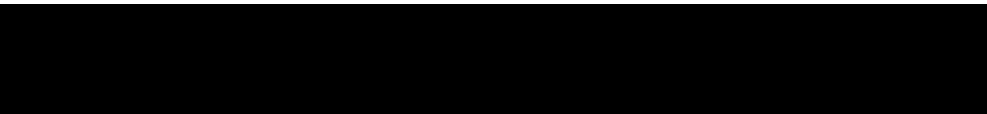
**Date: Tuesday May 14, 2024**

**Time: 6:00pm**

**Location: 23517 Ode Lane, Caldwell, ID 83607**

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

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



Sincerely,

  
Randy Wood

Sunroc Corporation  
730 N 1500 W  
Orem UT 84057

Christopher Sams  
21480 Boise River Rd  
Caldwell ID 83607

~~Sunroc Corporation  
730 N 1500 W  
Orem UT 84057~~

Flenniken Christa J 2003 Rev Trust  
23517 Ode Ln  
Caldwell ID 83607

Sutro Corporation  
PO Box 1826  
Boise ID 83701

~~Sutro Corporation  
PO Box 1826  
Boise ID 83701~~

Dixie Land LLC  
22993 Howe Rd  
Caldwell ID 83607

~~Dixie Land LLC  
22993 Howe Rd  
Caldwell ID 83607~~

Thomas Branscome  
21753 Boise River Rd  
Caldwell ID 83607

Darell Christensen  
22773 Boise River Rd  
Caldwell ID 83607

~~Sunroc Corporation  
730 N 1500 W  
Orem UT 84057~~

~~Christopher Sams  
21480 Boise River Rd  
Caldwell ID 83607~~

~~Sunroc Corporation  
730 N 1500 W  
Orem UT 84057~~

Christensenville Trust  
21664 Boise River Rd  
Caldwell ID 83607

~~Mark Christensen  
21728 Boise River Rd  
Caldwell ID 83607~~

Mark Christensen  
21728 Boise River Rd  
Caldwell ID 83607

Kenneth Christensen  
21664 Boise River Rd  
Caldwell ID 83607

Ronald Christensen Jr  
21698 Boise River Rd  
Caldwell ID 83607

# CANYON COUNTY DEVELOPMENT SERVICES

1 North Hill Avenue, Caldwell, ID 83605 Phone: 209-415-7415 Fax: 209-415-7417



## NEIGHBORHOOD MEETING SIGN UP SHEET

CANYON COUNTY ZONING ORDINANCE 12-008, §47-01-15

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

### SITE INFORMATION

Site Address: T.B.D. Boise River Road  
City: Caldwell  
Parcel Number: 3595301000  
Site ID: 83607  
Zoning: 404  
Land Use: AG  
Proposed Use: Miner Extraction + Batch Plant + Crusher

### APPLICANT REPRESENTATIVE INFORMATION

Contact Name: Randy Wood  
Company Name: Nampa Paving  
Contact Address: 444 W. Karcher Rd  
City: Nampa  
State ID: 83687  
Phone: [REDACTED]  
Email: [REDACTED]

### MEETING INFORMATION

Date of Meeting: May 14, 2024  
Meeting Location: 23517 0de in Caldwell, ID 83607  
Meeting Start Time: 6:00 PM  
Meeting End Time: 6:40 P.M.  
Attendees:

NAME (PLEASE PRINT)

SIGNATURE

ADDRESS

Randy Wood	Randy Wood	444 W. Karcher Rd Nampa ID 83607
JOFF PINESTON	[Signature]	21040 Ham. Rd. Caldwell, ID
Ken Christensen	Ken Christensen	21664 Boise River Rd. dd



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**NEIGHBORHOOD MEETING CERTIFICATION:**

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

APPLICANT/REPRESENTATIVE (Please print):

RANDY WOOD

APPLICANT/REPRESENTATIVE (Signature):

Randy Wood

DATE: 5 / 14 / 24

## NEIGHBORHOOD MEETING SIGN-UP

### CANYON COUNTY DEVELOPMENT SERVICES DEPARTMENT

111 North 11<sup>th</sup> Avenue, #310, Caldwell, ID 83605

[zoninginfo@canyoncounty.id.gov](mailto:zoninginfo@canyoncounty.id.gov)

Phone: 208-454-7458

Fax: 208-454-6633

*Original Meeting  
expired. dr 5/2/24*



## NEIGHBORHOOD MEETING SIGN UP SHEET

### CANYON COUNTY ZONING ORDINANCE §07-01-15

Applicants shall conduct a neighborhood meeting for any proposed comprehensive plan amendment, zoning map amendment (rezone), subdivision, variance, conditional use, zoning ordinance map amendment, or other requests requiring a public hearing.

#### SITE INFORMATION

Site Address: T.B.D. BOISE RIVER ROAD Parcel Number: 3595301000  
City: CALDWELL State: ID. ZIP Code: 83607  
Notices Mailed Date: 6/8/23 Number of Acres: 40+- Current Zoning: AG  
Description of the Request: MINERAL EXTRACTION + BATCH PLANT + CRUSHER

#### APPLICANT / REPRESENTATIVE INFORMATION

Contact Name: RANDY WOOD  
Company Name: NAMPA PAVING  
Current address: 444 W. Karcher Rd  
City: Nampa State: ID ZIP Code: 83687  
Phone: \_\_\_\_\_ Cel: \_\_\_\_\_ Fax: \_\_\_\_\_  
Email: \_\_\_\_\_

#### MEETING INFORMATION

DATE OF MEETING: JUNE 20, 2023 MEETING LOCATION: 23604 ODE LN, CALDWELL, ID 83607  
MEETING START TIME: 6:00 P.M. MEETING END TIME: 7:20 pm

#### ATTENDEES:

NAME (PLEASE PRINT)	SIGNATURE:	ADDRESS:
1. <u>Randy Wood</u>	<u>Randy Wood</u>	<u>444 W Karcher Rd Nampa 83687</u>
2. <u>Teff Pinkston</u>	<u>Teff Pinkston</u>	<u>21040 Howe Rd</u>
3. <u>John Runkle</u>	<u>John Runkle</u>	<u>21040 Howe Rd</u>
4. <u>Joanna Lysinger</u>	<u>Joanna Lysinger</u>	<u>21124 Boise River Rd</u>
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**NEIGHBORHOOD MEETING CERTIFICATION:**

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

APPLICANT/REPRESENTATIVE (Please print):

Randy Wood

APPLICANT/REPRESENTATIVE (Signature): Randy Wood

DATE: 6/20/23

# LAND USE WORKSHEET

PLEASE CHECK ALL THAT APPLY TO YOUR REQUEST:

## GENERAL INFORMATION

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

☒ N/A – Explain why this is not applicable: Not for Residential Use

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

2. SEWER (Wastewater) ☐ Individual Septic ☐ Centralized Sewer system

☒ N/A – Explain why this is not applicable: Not for Residential Use

3. IRRIGATION WATER PROVIDED VIA:

☒ Surface ☐ Irrigation Well ☐ None

4. IF IRRIGATED, PROPOSED IRRIGATION:

☐ Pressurized ☒ Gravity

5. ACCESS:

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

6. INTERNAL ROADS:

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

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

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

8. STORMWATER: ☒ Retained on site ☐ Swales ☐ Ponds ☒ Borrow Ditches

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

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

Mumford Lateral

### RESIDENTIAL USES

1. NUMBER OF LOTS REQUESTED: N/A

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

2. FIRE SUPPRESSION:

☒ Water supply source: Ditches & ponds

3. INCLUDED IN YOUR PROPOSED PLAN?

- ☐ Sidewalks ☐ Curbs ☐ Gutters ☐ Street Lights ☒ None

### NON-RESIDENTIAL USES

1. SPECIFIC USE: Sand & Gravel Extraction

2. DAYS AND HOURS OF OPERATION:

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

3. WILL YOU HAVE EMPLOYEES? ☒ Yes If so, how many? Max 15 ☐ No

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

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

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

5. PARKING AND LOADING:

How many parking spaces? 15

Is there is a loading or unloading area? Yes; Reference Reclamation Plan Site Map

**ANIMAL CARE-RELATED USES**

1. MAXIMUM NUMBER OF ANIMALS: N/A

2. HOW WILL ANIMALS BE HOUSED AT THE LOCATION?

☐ Building    ☐ Kennel    ☐ Individual Housing    ☐ Other N/A

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

☐ Building    ☐ Enclosure    ☒ Barrier/Berm    ☐ Bark Collars

4. ANIMAL WASTE DISPOSAL N/A

☐ Individual Domestic Septic System    ☐ Animal Waste Only Septic System

☐ Other: \_\_\_\_\_

April 24, 2024

Alan Mills  
Mills Co Realty Inc  
Box 206  
Middleton, ID 83644

RE: Randy Wood-Nampa Paving  
Christie J. Wood (Flenniken)  
Parcel R35953010

Mr. Mills,

I have reviewed the submitted application and find that there are items that are currently missing from the application as required on the Conditional Use Permit Public Hearing Checklist.

Please review the checklist, standards, criteria and the required documentation information and revise the application in accordance with application requirements. Provide the additional documents, scaled drawings and conduct a new neighborhood meeting as the provided meeting materials indicate that the meeting was conducted more than six (6) months prior to submittal of the application.

Respectfully,

Debbie A. Root  
Principal Planner  
208-455-6034  
[debbie.root@canyoncounty.id.gov](mailto:debbie.root@canyoncounty.id.gov)

# MASTER APPLICATION

## CANYON COUNTY DEVELOPMENT SERVICES DEPARTMENT

111 North 11<sup>th</sup> Avenue, #140, Caldwell, ID 83605

[www.canyonco.org/dsd.aspx](http://www.canyonco.org/dsd.aspx) Phone: 208-454-7458 Fax: 208-454-6633



<b>PROPERTY OWNER</b>	OWNER NAME: <u>Christie J. Wood</u>
	MAILING ADDRESS: <u>23517 ode ln. Caldwell ID 83607</u>
	PHONE: <u>[REDACTED]</u>

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: Christie J Wood Date: 7/24/24

<b>(AGENT) ARCHITECT ENGINEER BUILDER</b>	CONTACT NAME: <u>ALAN MILLS</u> <u>RANDY WOOD</u>
	COMPANY NAME: <u>MILLS &amp; CO. REALTY INC. Nampa Paving</u>
	MAILING ADDRESS: <u>BOX 206 MINIDALETON, ID. 83644</u>
	PHONE: <u>208-880-0525</u> EMAIL: <u>millscoerealty@msn.com</u>

<b>SITE INFO</b>	STREET ADDRESS: <u>-</u>			
	PARCEL #: <u>R-3595301</u>	LOT SIZE/AREA: <u>39 + -</u>		
	LOT: <u>-</u>	BLOCK: <u>-</u>	SUBDIVISION: <u>-</u>	
	QUARTER: <u>NE</u>	SECTION: <u>4</u>	TOWNSHIP: <u>4N</u>	RANGE: <u>4W</u>
	ZONING DISTRICT: <u>AG.</u>	FLOODZONE (YES/NO): <u>-</u>		

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

<b>DIRECTORS DECISION APPS</b>	<input type="checkbox"/> <u>ADMINISTRATIVE LAND DIVISION</u>	<input type="checkbox"/> <u>EASEMENT REDUCTION</u>	<input type="checkbox"/> <u>SIGN PERMIT</u>
	<input type="checkbox"/> <u>PROPERTY BOUNDARY ADJUSTMENT</u>	<input type="checkbox"/> <u>HOME BUSINESS</u>	<input type="checkbox"/> <u>VARIANCE 33% &gt;</u>
	<input type="checkbox"/> <u>PRIVATE ROAD NAME</u>	<input type="checkbox"/> <u>TEMPORARY USE</u>	<input type="checkbox"/> <u>DAY CARE</u>
	<input type="checkbox"/> <u>OTHER</u>	<input type="checkbox"/> <u>-</u>	<input type="checkbox"/> <u>-</u>

CASE NUMBER: <u>-</u>	DATE RECEIVED: <u>-</u>
RECEIVED BY: <u>-</u>	APPLICATION FEE: <u>-</u> CK MO CC CASH

*Copy of App  
Needs New Neighborhood Mtg*

*6-2023 conducted*  
Revised 1/3/21  
*070115(4)*

June 8, 2023

Dear Neighbor,

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

The property is located on Boise River Road and contains parcel numbers 359530100

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

**The meeting information is as follows:**

**Date: Tuesday, June 20, 2023**

**Time: 6:00 pm**

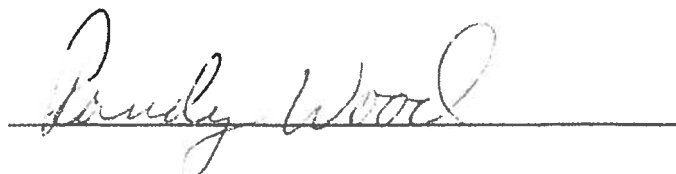
**Location: 23604 Ode Lane, Caldwell, Idaho 83607**

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

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

Randy Wood [REDACTED]

Sincerely,

A handwritten signature in cursive script that reads "Randy Wood". The signature is written in dark ink and is positioned above a horizontal line.

## NEIGHBORHOOD MEETING SIGN-UP

### CANYON COUNTY DEVELOPMENT SERVICES DEPARTMENT

111 North 11<sup>th</sup> Avenue, #310, Caldwell, ID 83605

[zoninginfo@canyoncounty.id.gov](mailto:zoninginfo@canyoncounty.id.gov)

Phone: 208-454-7458

Fax: 208-454-6633



## NEIGHBORHOOD MEETING SIGN UP SHEET

### CANYON COUNTY ZONING ORDINANCE §07-01-15

Applicants shall conduct a neighborhood meeting for any proposed comprehensive plan amendment, zoning map amendment (rezone), subdivision, variance, conditional use, zoning ordinance map amendment, or other requests requiring a public hearing.

#### SITE INFORMATION

Site Address: <u>T.B.D. BOISE RIVER ROAD</u>	Parcel Number: <u>3595301000</u>
City: <u>CALDWELL</u>	State: <u>ID.</u> ZIP Code: <u>83607</u>
Notices Mailed Date: <u>6/8/23</u>	Number of Acres: <u>40+-</u> Current Zoning: <u>AG</u>
Description of the Request: <u>MINERAL EXTRACTION + BATCH PLANT + CRUSHER</u>	

#### APPLICANT / REPRESENTATIVE INFORMATION

Contact Name: <u>RANDY WOOD</u>	
Company Name: <u>NAMPA PAVING</u>	
Current address: <u>444 W. Karcher Rd</u>	
City: <u>Nampa</u>	State: <u>ID</u> ZIP Code: <u>83687</u>
Phone:	Cell: <span style="background-color: black; color: black;">[REDACTED]</span> Fax:
Email:	

#### MEETING INFORMATION

DATE OF MEETING: <u>JUNE 20, 2023</u>	MEETING LOCATION: <u>23604 ODE LN, CALDWELL, ID</u> <sup>83607</sup>
MEETING START TIME: <u>6:00 P.M.</u>	MEETING END TIME: <u>7:20 pm</u>

#### ATTENDEES:

NAME (PLEASE PRINT)	SIGNATURE:	ADDRESS:
1. <u>Randy Wood</u>	<u>Randy Wood</u>	<u>444 W Karcher Rd Nampa 83687</u>
2. <u>Teff Pilkerton</u>	<u>Teff Pilkerton</u>	<u>21040 Howe Rd</u>
3. <u>John Runkle</u>	<u>John Runkle</u>	<u>21040 Howe Rd</u>
4. <u>Joanna Lysinger</u>	<u>Joanna Lysinger</u>	<u>21124 Boise River Rd</u>
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**NEIGHBORHOOD MEETING CERTIFICATION:**

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

APPLICANT/REPRESENTATIVE (Please print):

*Randy Wood*

APPLICANT/REPRESENTATIVE (Signature): *Randy Wood*

DATE: *6/20/23*

**FLOODPLAIN DEVELOPMENT PERMIT**  
**Canyon County**  
**Development Services Department**

The undersigned hereby makes application for permit to develop, demolish, or excavate in a designated floodplain area. The work to be performed is described below and in attachments hereto. The undersigned agrees that all such work shall be done in accordance with the requirements of the Canyon County Floodplain Ordinance and with all other applicable local, State and Federal regulations. This application does not create liability on the part of the Canyon County or any officer or employee thereof for any flood damage that results from reliance on this application or any administrative decision made lawfully thereunder.

<b>PROPERTY OWNER</b>	OWNER NAME: Flenniken Christie J 2003 Revocable	
	MAILING ADDRESS: 23517 Ode Ln Caldwell Id 83607	
	PHONE:	EMAIL:
Signature: _____ Date: _____		

<b>APPLICANT OR BUILDER:</b>	APPLICANT NAME: Nampa Paving & Asphalt Co.	
	MAILING ADDRESS: 444 W. Karcher Rd., Nampa, ID 83687	
	PHONE: 208-466-4051	EMAIL: tyson@nampapaving.com

**ADDRESS AND LOCATION OF THE PROPERTY:** Site address is directly west of  
23517 Ode Ln., Caldwell, ID 83607. The site is owned by the owners of the  
residence at 23517 Ode. Lane. Nampa Paving plans to lease the site from the  
above listed owners.

<b>A. DESCRIPTION OF WORK</b>
1. Proposed Work:
<div style="display: flex; flex-wrap: wrap;"><div style="width: 50%;"><input type="checkbox"/> New Construction (includes bridges and fences)</div><div style="width: 50%;"><input type="checkbox"/> Manufactured Home</div><div style="width: 50%;"><input type="checkbox"/> Improvement to Existing Building</div><div style="width: 50%;"><input type="checkbox"/> Filling/Grading</div><div style="width: 50%;"><input type="checkbox"/> Demolition (includes equip. storage)</div><div style="width: 50%;"><input checked="" type="checkbox"/> Excavation (includes culverts, dredging, vegetation, paving, and drilling, mineral extraction ponds)</div></div>
2. Describe in Detail:
<u>Nampa Paving plans to mine the 40-acre parcel to extract construction sand and gravel aggregates.</u>

3. Size of Proposed Development (attach site plan): 40
4. Per the floodplain map, what is the zone and panel number of the area of the proposed development:

Zone: AE Panel Number: 16027C0204G

5. Are there any other Federal, State, or local permits obtained?

☒ Yes ☐ No

Type: MSGP SWPPP, Reclamation Plan Agency: IDEQ, IDL

**B. COMPLETE FOR NEW STRUCTURES AND BUILDING SITES: N/A**

1. Base Flood Elevation at the Site (in ft.): \_\_\_\_\_
2. What is the total cost of the proposed construction? \_\_\_\_\_
3. Elevation to which all utilities, including all heating and electrical equipment, will be protected from flood damage: \_\_\_\_\_

Feet

**C. COMPLETE FOR ALTERATIONS, ADDITIONS, OR IMPROVEMENTS TO EXISTING STRUCTURES: N/A**

1. What is the estimated market value of the existing structure? \$ \_\_\_\_\_
2. What is the total cost of the proposed construction? \$ \_\_\_\_\_

If the cost of the proposed construction equals or exceeds 50 percent of the market value of the structure, then substantial improvement provisions shall apply.

**D. COMPLETE FOR NON-RESIDENTIAL FLOOD-PROOFED CONSTRUCTION: N/A**

1. Type of floodproofing method: \_\_\_\_\_
2. The required floodproofing elevation is: \_\_\_\_\_
3. Floodproofing certification by a registered engineer is attached? ☐ Yes ☐ No

**E. COMPLETE FOR SUBDIVISION AND ADMINISTRATIVE LAND DIVISIONS: N/A**

1. Floodproofing certification by a registered engineer is attached? ☐ Yes ☐ No
2. If yes, does the plat or proposal clearly identify the base flood elevation? ☐ Yes ☐ No
3. Are the 100-year floodplain and floodway delineated on the site plan? ☐ Yes ☐ No

**F. COMPLETE FOR DEMOLITION WITHIN THE FLOODPLAIN: N/A**

1. Describe the items to be demolished: \_\_\_\_\_
2. Describe equipment and material stored on site: \_\_\_\_\_
3. Describe the length of time equipment and materials will be stored on site: \_\_\_\_\_

**G. COMPLETE FOR EXCAVATION, GRADING, AND FILLING WITHIN THE FLOODPLAIN:**

1. Describe the total area to be excavated: Approximately 25-Acres
2. Describe the total area to be dredged: N/A
3. Describe the area of vegetation and/or debris to be removed: Pasture lands and top soil to be cleared & Grubbed.
4. Describe the total area of a culvert to be installed: N/A
5. Describe type of fill material used: Excavated topsoil will be used to create berms. Berms are installed for safety & stormwater. Fill will not be imported on-site.
6. Describe the amount of fill material used: N/A
7. Does the proposed work involve any wetlands? ☐ Yes ☒ No

Please check with the following agencies for possible joint permit requirements under all above sections:

- Idaho Dept. of Environmental Quality
- Idaho Dept. of Fish & Game
- Idaho Dept. of Lands
- Idaho Dept. of Water Resources
- U.S. Army Corps of Engineers
- Environmental Protection Agency

**ADMINISTRATIVE USE ONLY**

1. Permit Approved ☐ Permit Denied ☐
2. Elevation Certificate Attached: ☐ Yes ☐ No
3. As per plan, Lower Floor Elevation: \_\_\_\_\_ ft.
4. Are additional required permits or certificated attached? ☐ Yes ☐ No
5. Permit Reviewed by: \_\_\_\_\_ Date: \_\_\_\_\_
6. Local Administrator Signature: \_\_\_\_\_ Date: \_\_\_\_\_

CONDITIONS/COMMENTS:

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**SOUTHWEST SUPERVISORY AREA**

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

**STATE BOARD OF LAND COMMISSIONERS**

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

October 18<sup>th</sup>, 2023

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

To whom it may concern,

This correspondence is notification that the following reclamation plan was approved on 10/18/2023:

PLAN NO.	ACRES	COUNTY	LEGAL DESCRIPTION
S603007	39.92	Canyon	T04N R04W Sec 4 SENE

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

1. All refuse, chemical and petroleum products and equipment shall be stored and maintained in a designated location, 100 feet away from any surface water and disposed of in such a manner as to prevent their entry into a waterway.
2. State water quality standards will be maintained at all times during the life of the operation. Should a violation of water quality standards occur, mining operations will cease immediately, corrective action will be taken, and the Department of Environmental Quality will be notified.
3. Erosion and non-point source pollution shall be minimized by careful design of the site access and implementing Best Management Practices, which may include, but are not limited to:
  - a. Diverting all surface water flows around the mining operation.
  - b. Removing and stockpiling vegetation and slash, except merchantable timber, for use in erosion control and reclamation;
  - c. Removing and stockpiling all topsoil or suitable plant growth material for use in reclamation.
4. An initial reclamation bond in the amount of \$35,250.00 for up to 31.75 acres of disturbance will be submitted to and maintained with the Idaho Department of Lands prior to conducting surface mining operations.

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

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

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

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

If the department does not receive a written notice of objection from you regarding these stipulations by November 7, 2023, the stipulations will be considered as accepted.

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

Sincerely,

A handwritten signature in blue ink, appearing to read "Connor MacMahon", is written over a horizontal line.

Connor MacMahon  
Resource Supervisor—Lands and Waterways



## IDAHO DEPARTMENT OF LANDS

### APPLICATION FOR RECLAMATION PLAN APPROVAL

Reclamation Plan Number: \_\_\_\_\_

#### GENERAL INFORMATION

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

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

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

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

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

#### APPLICATION INFORMATION

1. NAME: Nampa Paving & Asphalt Co. d/b/a: \_\_\_\_\_
2. ADDRESS: 444 W Karcher Road  
CITY, STATE, ZIP CODE: Nampa, Idaho 83687
3. TELEPHONE and EMAIL: 208-466-4051 delfo@nampapaving.com  
(000-000-0000) (e.g. john.doe@email.com)
4. DESIGNATED IN-STATE AGENT AND ADDRESS: (if Company's main place of business is 'out of state')  
N/A
5. PROOF OF BUSINESS REGISTRATION (if applicable): If applicant is a business, please attach proof of registration with the Idaho Secretary of State.
6. LEGAL DESCRIPTION (Section, Township, and Range) TO THE QUARTER-QUARTER SECTION:  
Township 04N, Range 04W, Section 04, SE 1/4 of the NE 1/4
7. ACREAGE and COUNTY(ies): 39.92 Canyon  
(Acres) (e.g. Ada through Washington)
8. OWNERSHIP: (check applicable)  
☒ Private ☐ U.S. Forest Service ☐ Bureau of Land Management ☐ Idaho Department of Lands
9. COMMODITY TYPE, PROPOSED START-UP DATE: Sand & Gravel / January 1, 2024
10. SITE NAME OR MINE NAME (if any): Christina Wood Property
11. TYPE OF MINING: (check applicable) ☒ Surface ☐ Underground ☐ Both

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

12. Please provide the following

a. A vicinity map prepared

b. A site map which accurately  
would be constructed  
reconstruction, and

c. On a site location map

i. The approximate  
within 1,000

ii. The approximate

1. The

2. The

### **Application Fee Schedule**

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

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

# Idaho Department of Lands Management Areas

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

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

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

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

**Craig Mountain Forest  
Protective District**  
P.O. Box 68,  
014 East Lorahama  
Craigmont, ID 83523  
(208) 924-5571

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

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

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

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

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

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

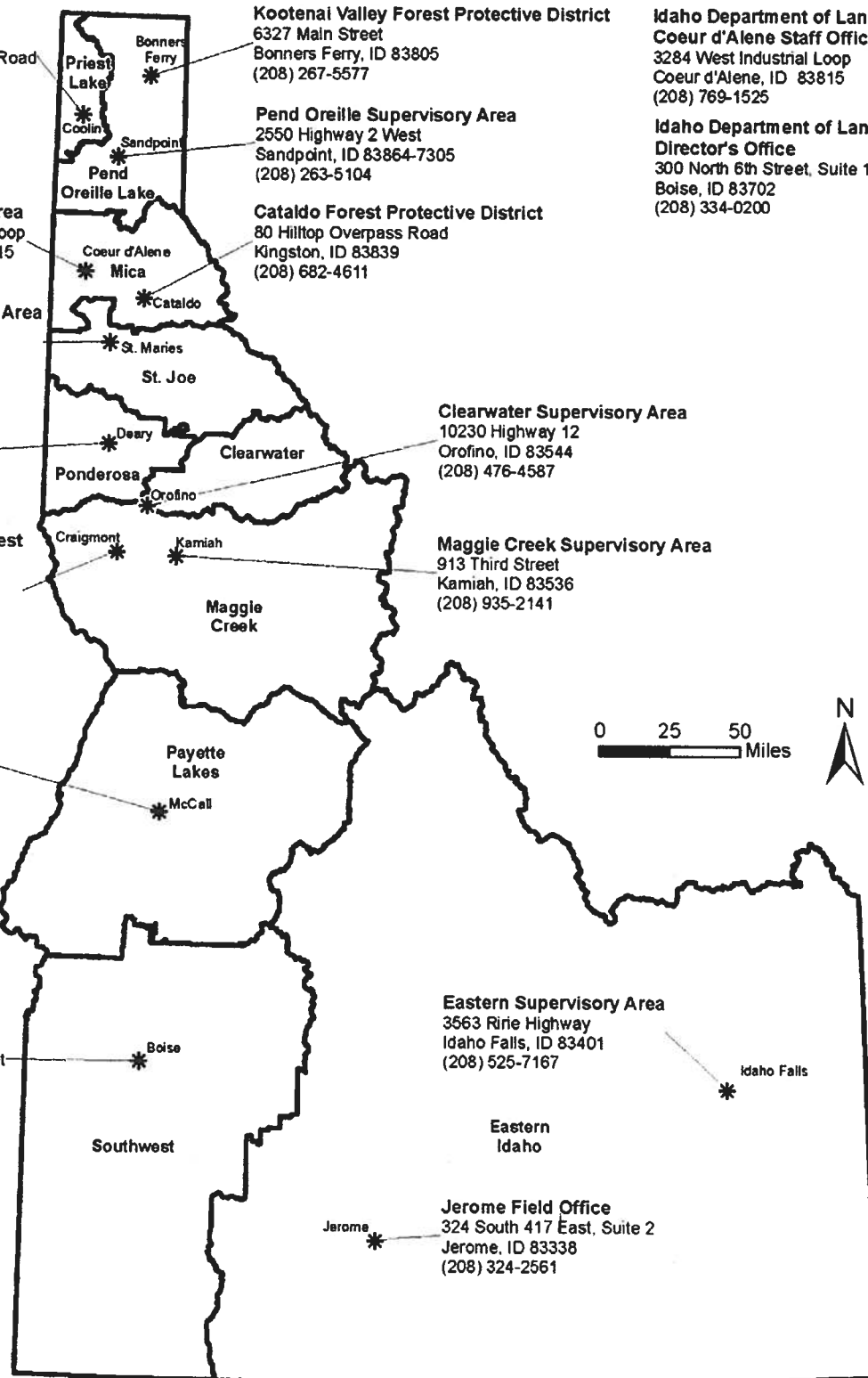
**Idaho Department of Lands  
Director's Office**  
300 North 6th Street, Suite 103  
Boise, ID 83702  
(208) 334-0200

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

**Maggie Creek Supervisory Area**  
913 Third Street  
Kamiah, ID 83536  
(208) 935-2141

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

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





September 13, 2023  
Syman Project No. 231426

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

SUBJECT: Reclamation Plan – Christina Wood Property  
21377-21124 Boise River Rd.  
Caldwell, Idaho 83607

### **Operations Description:**

The subject parcel is not currently undergoing any mining activities. Nampa Paving and Asphalt Co. plans to excavate a single pond on the subject parcel. The parcel number is R35953010. The property is approximately 40-acres with an estimated 38.25-acres being involved in mining activities, including excavations, staging, access, and stockpile areas. Gravel resources will be processed on-site and will be sold commercially or used in Nampa Paving's construction projects. As the extraction of the mineral resources concludes, the preserved topsoil will be employed as a growth medium for the final reclamation vegetation. Moreover, the surplus overburden from the excavations will be utilized to construct slopes and form uneven pond banks. Upon completion of the extraction of aggregate resources, the parcel is planned to be an approximately 38.25-acre pond.

A minimum 50-foot undisturbed buffer will be maintained around all sides of the property boundaries where active mining will occur. The 50-foot buffer will be used for access and the stockpiling of overburden during construction of the pond. The facility access road will be constructed at the northwest corner of the property off Boise River Road. The planned access road will run directly south along the west property line to access the proposed mining areas, with multiple haul roads throughout the site. A scale will be placed along the access road near the site's entrance. To begin the project the northwest quarter of the property will be for a laydown area, parking, and fuel and waste storage. As work progresses, additional access roads and haul routes will be constructed within the property. These roads will be constructed with gravel to limit dust, and during dry months, these roads will be watered to further minimize fugitive dust.

The mining operations on the site will involve the systematic removal of topsoil and overburden from the active mining area. These excavated materials will then be stockpiled along the perimeter of the entire property to construct soil erosion control berms. These berms will remain in place throughout the mining process. To mitigate erosion, the berms will be shaped and seeded until they are required for the reclamation phase of the project. Additionally, portions of the topsoil and overburden soil will be utilized to construct berms around the downslope areas of the pond, providing effective erosion control measures. Aggregate stockpile locations will have specific locations within the active mining area. These stockpile locations will be adjusted as the site is mined. The primary aggregate stockpile location is illustrated on the Facility Plan Map, FP-101, and will be placed in the north half of the property to ease the loading of haul trucks.

The mining operations on the site will be focused on extracting a gravel layer approximately 30 feet below the existing surface. Based on the geological characteristics of the surrounding area, it is estimated

Nampa Paving & Asphalt Co.  
June 30, 2023  
Syman Project No. 231426

that the depth of the gravel layer will range between 5 and 30 feet below ground level. Throughout the mining process, the operational slopes of the pit will adhere to the natural angle of repose of the soil, with a ratio of 2 to 1.

Aggregate processing equipment will be on site continuously. Processing equipment will consist of mechanical screens, a crusher, and multiple conveyors. This is mobile equipment and will be moved throughout the site to accommodate active mining areas. Dozers, loaders, and excavators will also operate at the site as needed to move the in-situ aggregates to the processing equipment and load haul trucks at the site. Aggregates will be delivered offsite with trucks. Employee parking will be located in the northwest corner of the property, near the site entrance.

Operational hours will occur according to the Canyon County conditional use permit. The anticipated commencement date of operations is January 1, 2024. The conditional use permit application with Canyon County will be for a 15-year period. Therefore, the planned reconstruction start date is December 31, 2038. The estimated timeframe to reclaim the site is approximately 90-days, and therefore abandonment of the site would be completed by March 31, 2039. As illustrated on the Reclamation Plan Site Map, REC-101, the estimated area of disturbed land within the first year of operation is the entire mining site, access road, staging and parking area, and the stockpile location. This is approximately 38.25-acres of disturbed land.

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

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

Along the east and west property lines are irrigation overflow ditches, that terminate at the south end of the property line. The Mumford Lateral terminates at the southeast corner of the parcel, according to the Idaho Department of Environmental Quality's Final 2022 §305(b) Integrated Report. The water carried by the Mumford Lateral has been diverted into an unnamed ditch that runs south 1,200 feet and empties into the North Drain. This ditch will be utilized for mine dewatering during mining activities. A tiled ditch along the southern property line will be removed, as there is not any water flowing to the ditch, and a berm will be constructed along the south property line. To safeguard these waterways against sediment and erosion, a range of Best Management Practices (BMPs) will be implemented. These BMPs will adhere to the guidelines provided by the Idaho Department of Environmental Quantity (IDEQ) Catalog of Stormwater BMPs for Cities and Counties.

In the site preparation phase, topsoil will be removed, and stockpiles will be constructed along the site perimeter, without disturbing the irrigation overflows along the east and west property lines, and the ditches along the north property line. These stockpiles will be shaped and seeded to form stabile earthen berms. These berms will serve as a protective measure to prevent sediment and erosion from reaching the described bodies of water. Dewatering trenches will be utilized throughout the site to convey groundwater to Outfall 001 in the southeast corner of the property. Great attention will be given to minimize trackout,

Nampa Paving & Asphalt Co.  
June 30, 2023  
Syman Project No. 231426

and to achieve this, the site will feature a stabilized construction entrance and a stabilized road leading into the mine.

To control fugitive dust, regular watering of in-pit roads, access roads, and active work areas will be carried out using water trucks, sprinklers, and sprays. Stockpiles of overburden material will be located outside of the active mining area. Following the initial clearing and grubbing phase, the perimeter berms, consisting of topsoil, may contribute sediment through dust or stormwater discharges. Therefore, temporary seeding of the berms will be implemented to stabilize the soil post-excavation.

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

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

#### **Receiving Waters:**

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

Dewatering will be carried out to facilitate initial mining operations and the excavation of a permanent pond. Dewatering will be facilitated using vegetated dewatering trenches located within the active mining area to settle solids prior to discharge. Groundwater will fill dewatering trenches and flow down gradient naturally, prior to being pumped to the unnamed ditch at the southeast corner. The unnamed ditch flows south into the North Drain. Strict monitoring of the discharged water will be undertaken to ensure compliance with state water quality standards. As illustrated on the Reclamation Plan Site Map, REC-101, one (1) permanent pond will be constructed on the property once the parcel has been reconstructed.

#### **Road Reclamation:**

One access road from Boise River Road will be constructed for access to the site. New haul roadways will be constructed throughout the site. Haul route locations are illustrated on the Reclamation Plan Site Map, REC-101, and are subject to change dependent on active mining areas. New roadways remain in place until mining operations have concluded. The roads situated within the project boundaries will eventually be mined as the project progresses. Subsequently, the access road into the site will be dismantled, and the subgrade soils will be ripped and re-vegetated.

Nampa Paving & Asphalt Co.  
June 30, 2023  
Syman Project No. 231426

### Re-Vegetation Plan:

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

The pit reclamation will consist of:

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

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

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

<u>Grasses</u>	<u>PLS Lbs/Acre</u>
Bluebunch Wheatgrass	5
Thickspike Wheatgrass	4
Big Bluegrass	3
Sandberg Bluegrass	3
Idaho fescue	3
<u>Forbs</u>	<u>PLS Lbs/Acre</u>
Bottlebrush Squirreltail	1
Western Yarrow	0.25
Fernleaf Biscuitroot	1
Blanket flower	0.75

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

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

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

Nampa Paving & Asphalt Co.

June 30, 2023

Syman Project No. 231426

**ATTACHMENTS:**

Topography Map, Figure 11 x 17

Vicinity Map, 11 x 17

Canyon County Assessors Map, 8 ½ x 11

Canyon County Assessors Information, 8 ½ x 11

Expense Estimation

Reclamation Plan Drawings:

Facility Plan, FP-101, 11x17

Reclamation Plan, REC-101, 11x17, REC 501 & REC-502, 11X17

Concept Plan, CP 101, 11x17 & CP-501, 11x17

General Information

**Owner:** Flenniken Christie J 2003 Revocable

**Mailing Address:** 23517 Ode Ln Caldwell Id 83607

**Property Address:** 0 Boise River Rd

**Neighborhood:** 250000 Notus Farm

**Parcel ID:** 35953010 0

**Property Class:** 102 Irrigated pastu

**Deeded Acres:** 39.8700

**District:** 136-00

Legal Descriptions

Description

04-4N-4W NE TX 05891 IN SENE

Sales History

Instrument	Date	Owner	Grantee
200576484	11/16/05	Houston Michael M	Flenniken Christie J 200

Exemption History

Net Taxable Value

Year	Reason	Land Value	Improvement \
2019	02- Assessment Update	33,730	
<div><div><div>◀</div><div>◀</div><div>1</div><div>2</div><div>3</div><div>4</div><div>▶</div><div>▶</div><div>5</div><div>▼</div></div>items per page</div>			

 Land Details

Land Type	Acres
IRRG GRAZING	38.11
19 Waste / Easement	1.76

 Improvements

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

Additional Commercial Info.

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

 Floor Areas

Non-commercial floor area data is not available.	
--	--

Commercial Floor Area

No commercial floor area data exists.	
---------------------------------------	--

 Permits

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

Client: Nampa Paving and Asphalt Co.

444 W. Karcher Rd.  
Nampa, ID. 83687



## Quotation

Project Number: 231426

Estimator:

Estimator Phone:

Estimator Email: a.lyman@symancompany.com

Project Name: Christina Wood Property

Bid Date:

Project Location: 21377-21124 Boise River Rd.

Scope of Work: The total acres involved in the mining is 40.0 acres. 4.5 acres will be preserved as setbacks and preserved riparian areas. About 38.25 acres will be disturbed to excavate the ponds, dewatering trenches, berms, and roadways. Of the 40.0 acres, approximately 38.25 acres will be pond. We estimate with the pond banks included up to about 6 acres will need to be re-graded.

ITEM	QUANTITY	UNITS	DESCRIPTION	UNIT PRICE	TOTAL
Re-Grading	5	Days	Flatten existing stockpiles and spread topsoil over disturbed areas	\$ 4,500.00	\$ 22,500.00
Mobilization	2	LS	Mobilize equipment to the site	\$ 1,500.00	\$ 3,000.00
Clean Up	1	LS	Remove debris or equipment left by operation	\$ 850.00	\$ 850.00
Seeding	10	Acre	Apply noxious weed free native seed blend at 21 lb/acre with fertilizer per acre	\$ 890.00	\$ 8,900.00

**MATERIAL TOTAL \$ 35,250.00**

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

**END OF QUOTATION**



September 13, 2023  
Syman Project No. 231426

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

SUBJECT: Conditional Use Permit – Christina Wood Property  
21377-21124 Boise River Rd.  
0 Boise River Rd.  
Caldwell, ID 83607

Development Services,

I am writing on behalf of Nampa Paving & Asphalt Co. We are requesting a conditional use permit (CUP) to operate a sand and gravel pit on approximately 38-acres of the approximately 40-acre subject parcel. The subject parcel is R35953010. This parcel will be leased from the Flenniken Christie J 2003 Revocable Trust by Nampa Paving and Asphalt Co. Nampa Paving requests the CUP due to the continued need for construction aggregates throughout Canyon County and Southwest Idaho. This parcel will serve Canyon County as a significant source of aggregate for public and private construction works. At the completion of the aggregate extraction, the site will be reclaimed and is planned to be an approximately 35-acre pond. Nampa Paving and Asphalt Co. was established in the early 1980s and has positioned itself as a leader in the construction industry in Idaho.

There are numerous aggregate operations in the surrounding area. Sunroc Construction and Materials operates a mine directly north and west of the subject parcel. Idaho Materials and Construction, Knife River Corporation, JMAC Resources, Thueson Construction Inc., and Western Construction Inc. operate aggregate mines south of the proposed Christina Wood Property. Due to the vast sand and gravel deposits, the area serves as a valuable resource for construction aggregates, and it is displayed by the numerous aggregate pits in the immediate vicinity.

According to the Canyon County Assessor's property detail page, the Property Class is labeled as "Irrigated pastureland." The surrounding area is consistent with this Property Class. Primarily, the surrounding area consists of pasturelands, as well as the prior mentioned aggregate mining and processing operations. The subject parcel is bordered by Boise River Road to the north, a portion of Sunroc's Notus Pit to the west, agriculture and pastureland to the south, and the landowner's residence to the east. The parcel is surrounded by unnamed ditches and irrigation overflows. Approximately 1,200 feet to the south is the North Drain, and the termination of the Mumford Lateral is at the southeast property line.

Boise River Road will serve as the only access road to and from the site. Traffic will not be dramatically impacted, and vehicle types will be consistent with the traffic that is currently in the area. The pit access location to the pit will be at the northwest corner of the parcel.

Historically, the subject parcel has been used as pastureland for livestock or agriculture land. The current land use is pastureland. The Christina Wood Property contains a significant number of cubic yards of construction aggregate. WebSoil Survey estimates that at 21 to 40-inches below ground surface, layers of sand and gravel begin. The area has a high-water table, starting at approximately 18 to 36 inches below



ground surface. The high-water table will aid in the reduction of airborne dust particles leaving the site. Dewatering will be necessary to access and extract sand and gravel. Dewatering of excavated areas will be facilitated using pumps, which will move groundwater into constructed vegetated trenches prior to discharging into an unnamed irrigation ditch located at the southeast corner of the property. All dewatering practices will be performed in accordance with local laws and regulations. Best management practices will ensure that dust generation from roadways will be limited, berms will surround the mineable areas, and a fifty (50) foot undisturbed buffer will separate active mining areas from property lines.

Operational hours under this CUP are desired from 7 AM to 7 PM, Monday through Saturday. Occasionally, there will be the need to operate the aggregate pit with successive shifts to maintain operations for 24 hours for several days. The 24-hour operations will be due to conditions imposed on constructions projects that are centered on nighttime operations. These normal proposed operational hours will not deviate from agricultural and mining operations in the area. Processing activities at the site will include crushing and sorting of mined gravel material. Crushing of gravel will not occur after 7:00 PM or before 7:00 AM. We are requesting that the CUP be approved for a period of 15 years. Nampa Paving would like to commence mining operations as soon as possible. The number of employees anticipated on the Christina Wood Property is approximately fifteen (15) during peak operations. Parking locations are delineated on the site map, and the size of the parking area will be able to accommodate the number of employees during peak operations. All applicable county setbacks will be met, as illustrated on our facility site plan.

According to Canyon County's 2030 Comprehensive Plan, the goal of mineral resource extraction is to "Support the conservation of productive mineral lands and discourage incompatible uses upon or adjacent to these lands." The location of the proposed project is productive mineral extraction lands. This is illustrated by the number of aggregate mines in the area. The policy stated for Mineral Resources in the Comprehensive Plan is, "Sand and gravel mining operations should be located to avoid potential adverse impacts to the river channel." The Christina Wood Property will not impact the Boise River channel. The Christina Wood property meets the criteria listed in the 2030 Comprehensive Plan for short term mineral extraction.

The Christina Wood Property provides an additional source for sand and gravel in Southwest Idaho. To accommodate the continued growth in Canyon County, construction aggregates will continue to be an essential resource. Nampa Paving and Asphalt Co. has been a responsible entity in mineral extraction in Southwest Idaho and has placed the environment at the forefront of their goals. This property will serve to bring vital aggregate resources to Canyon County, in a manner that is economically and environmentally beneficial.

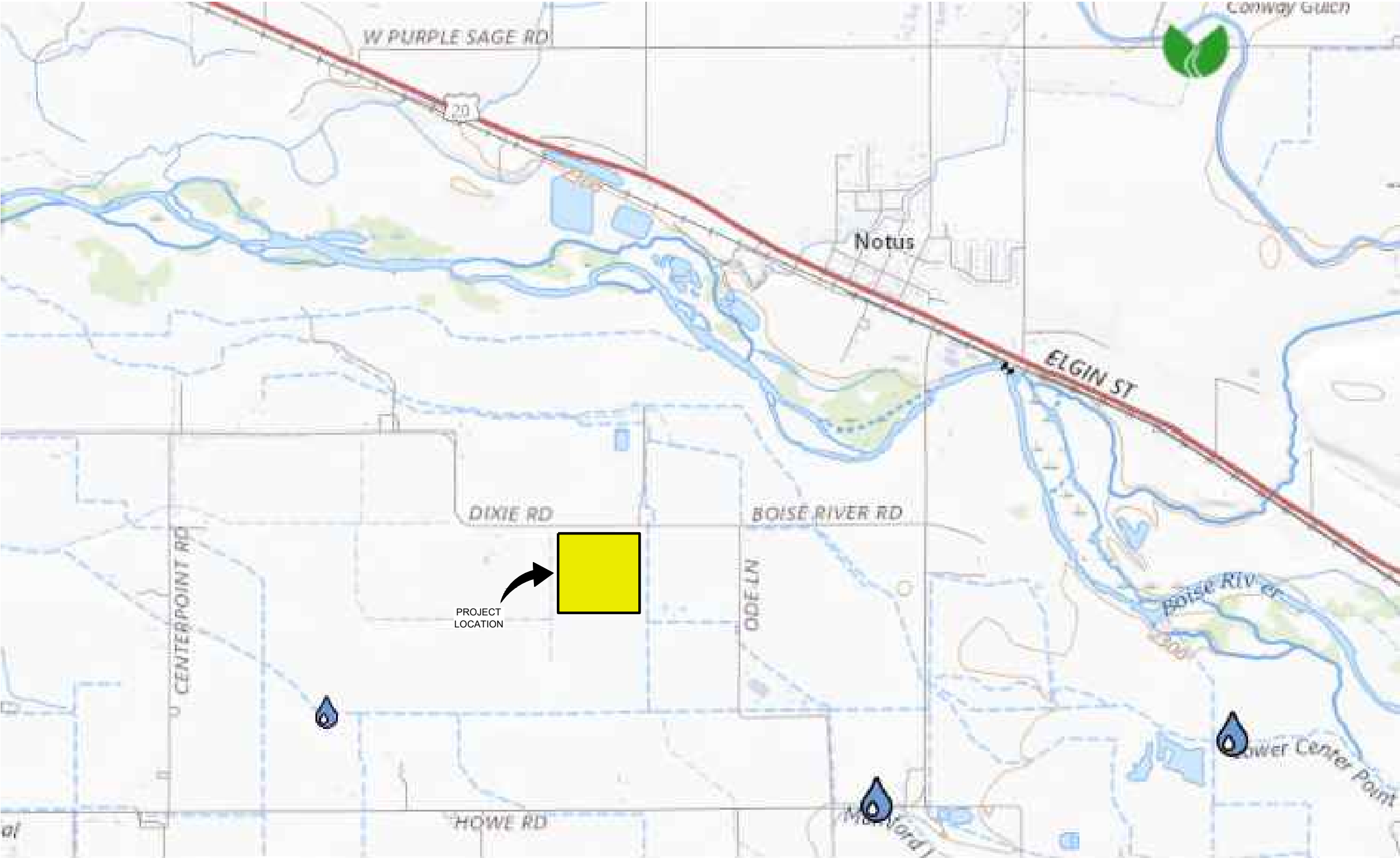
Sincerely,

A handwritten signature in blue ink, appearing to read "Adam Lyman", is positioned above the printed name.

Adam Lyman  
PE, CPESC



# CHRISTINA WOOD PROPERTY BOISE RIVER ROAD



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



TOPOGRAPHIC MAP  
CHRISTINA WOOD PROPERTY  
BOISE RIVER ROAD  
CANYON COUNTY NOTUS, IDAHO  
NAMPA PAVING

REVISIONS NO.	DATE	BY	DESCRIPTION

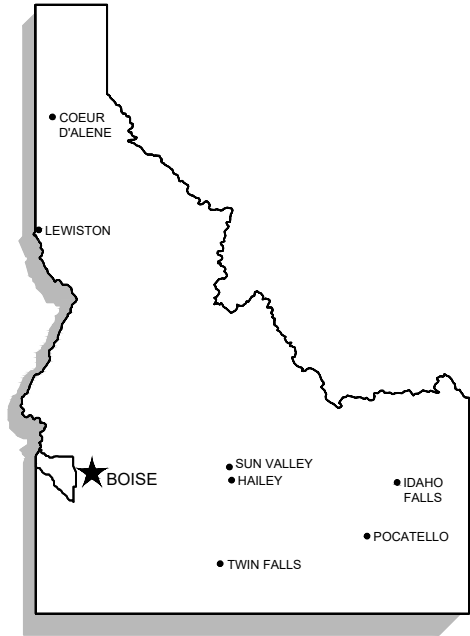
FILE NUMBER:  
231426

DESIGNED BY:  
J. NYGAARD  
DRAWN BY:  
J. MATTHEWS  
DATE:  
July 2023

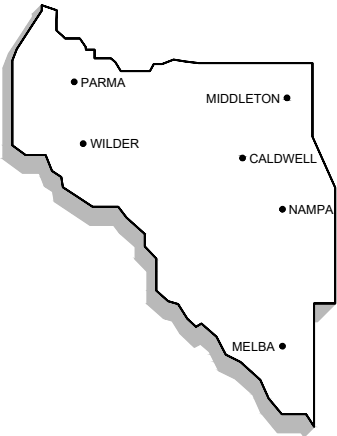
SHEET NUMBER:

FIGURE 2

PLOTTED BY: JIM MATTHEWS      DATE PLOTTED: 7/28/2023 9:09:26 AM      PATH: M:\01\_SYMAN\01\_JOBS\JACK\02\_LANDED\231426- CHRISTINA WOOD PROPERTY\04 CAD\231426 - 89 - FIGURE 1.DWG

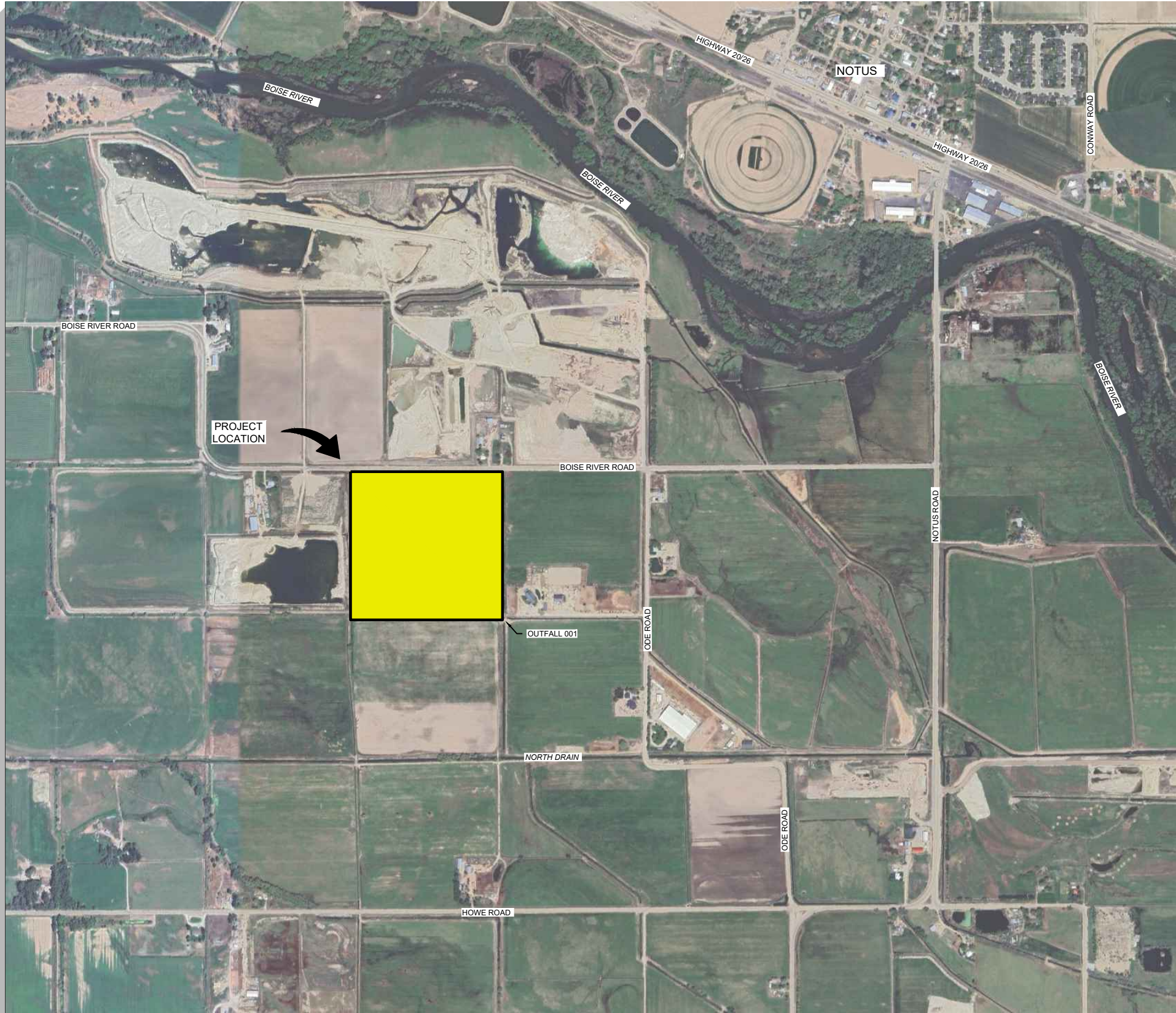


STATE OF IDAHO



PROJECT LOCATION

# CHRISTINA WOOD PROPERTY BOISE RIVER ROAD



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



VICINITY MAP  
 CHRISTINA WOOD PROPERTY  
 BOISE RIVER ROAD  
 CANYON COUNTY      NOTUS, IDAHO  
                                  NAMPA PAVING

REVISIONS		DESCRIPTION	
NO.	DATE	BY	

FILE NUMBER:  
 231426

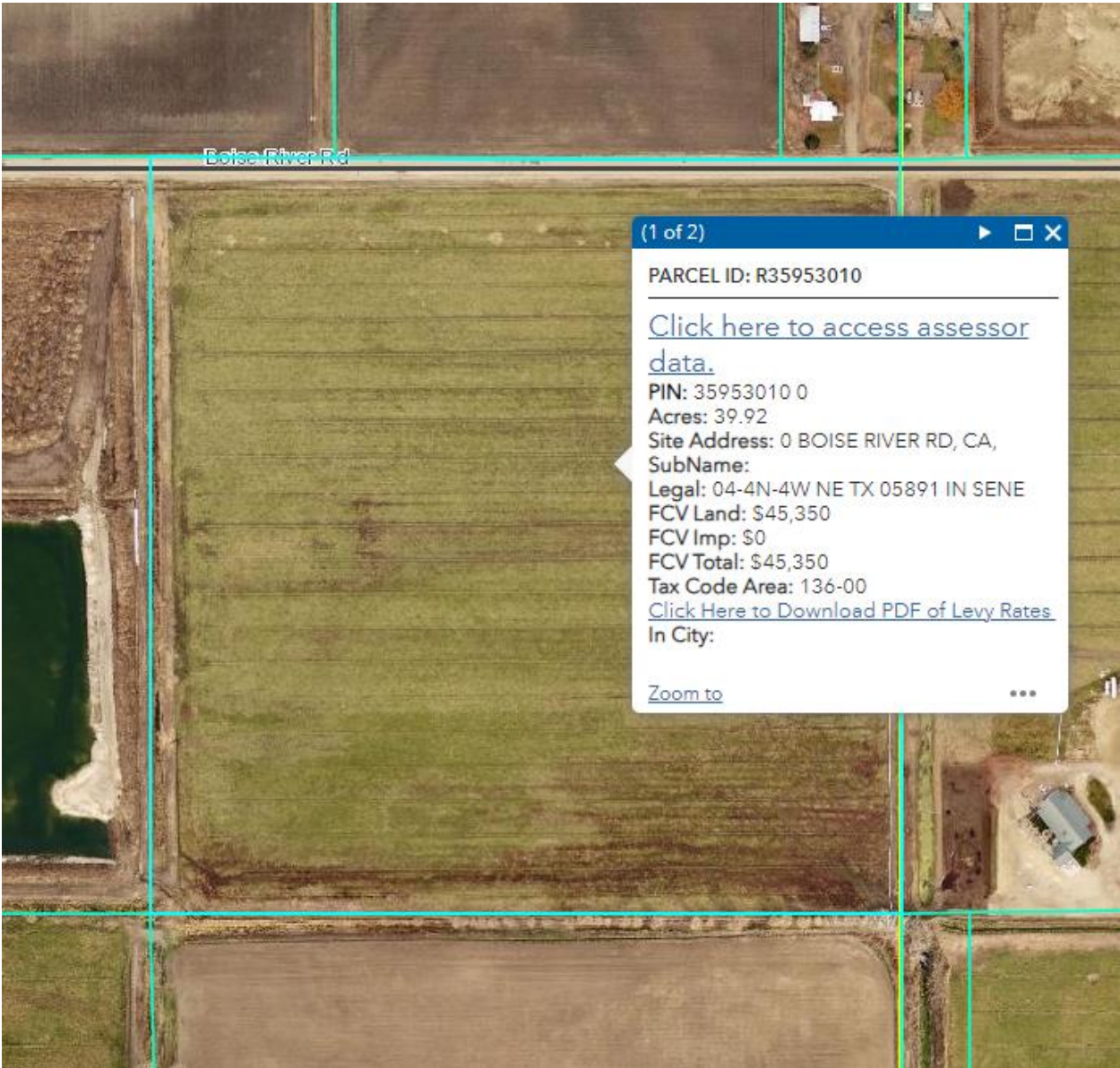
DESIGNED BY:  
 J. NYGAARD  
 DRAWN BY:  
 J. MATTHEWS  
 DATE  
 July 2023

SHEET NUMBER:

FIGURE 1

Nampa Paving & Asphalt Co.  
June 30, 2023  
Syman Project No. 231426

**Canyon County Assessors Map**





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

SYMAN, LLC



RECLAMATION PLAN  
CHRISTINA WOOD PROPERTY  
BOISE RIVER ROAD  
CANYON COUNTY  
NOTUS, IDAHO  
NAMPA PAVING

REVISIONS	NO.	DATE	BY	DESCRIPTION

FILE NUMBER:  
231426

DESIGNED BY:  
J. NYGAARD  
DRAWN BY:  
J. MATTHEWS  
DATE  
September 2023

SHEET NUMBER:

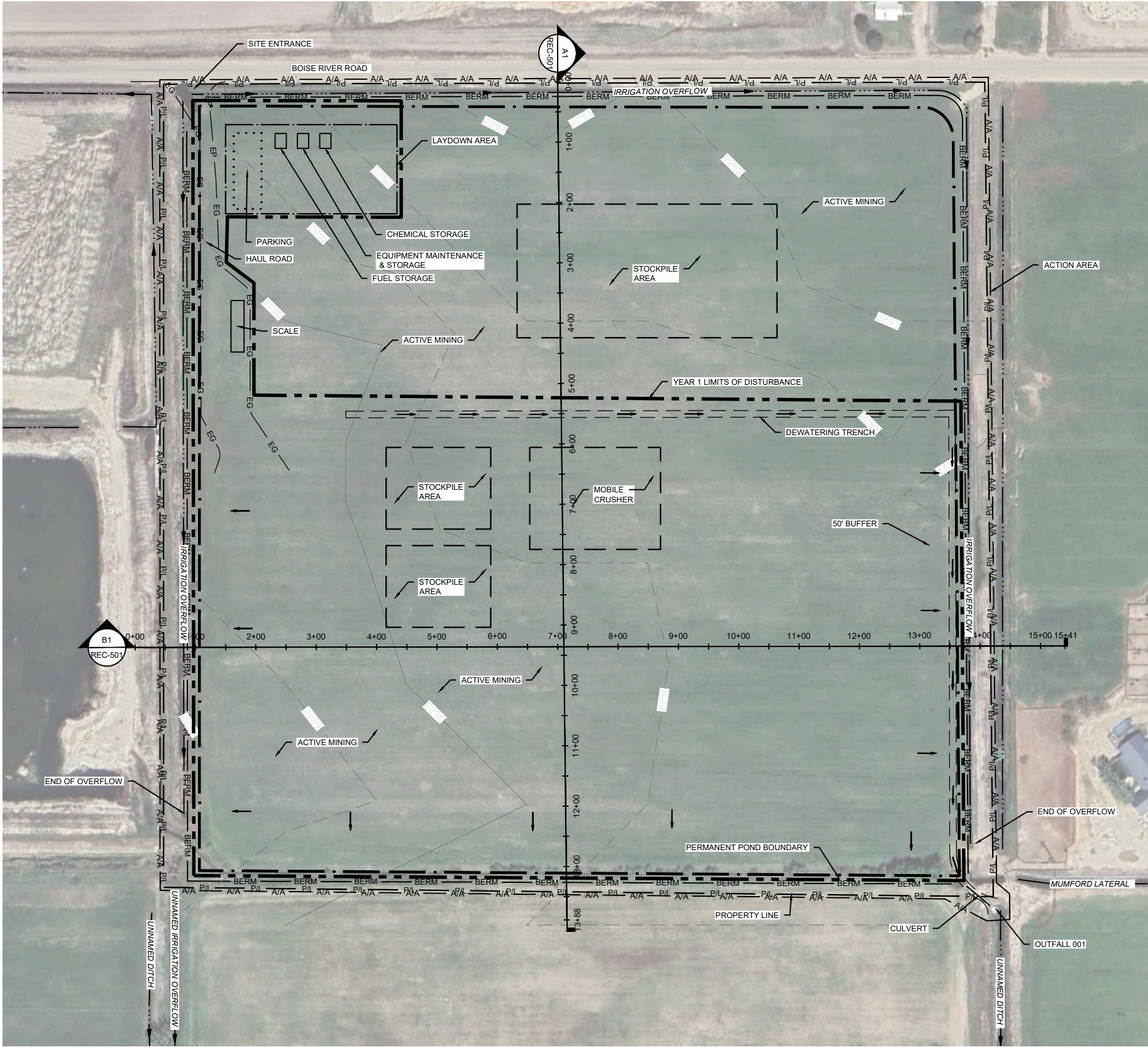
REC-101

## LEGEND

- YEAR 1 LIMITS OF DISTURBANCE
- PROPERTY LINE
- STOCKPILE / STORAGE
- PARKING
- UNIT AREA
- CANAL / DITCH
- EDGE OF POND
- STRUCTURES
- ACTION AREA
- BERM
- POND BOUNDARY

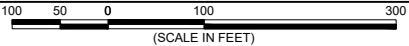
## NOTES

- THERE IS APPROXIMATELY 25.4 ACRES OF MINING AREA DURING YEAR 1.
- PERMANENT POND WILL BE APPROXIMATELY 38.25 ACRES.

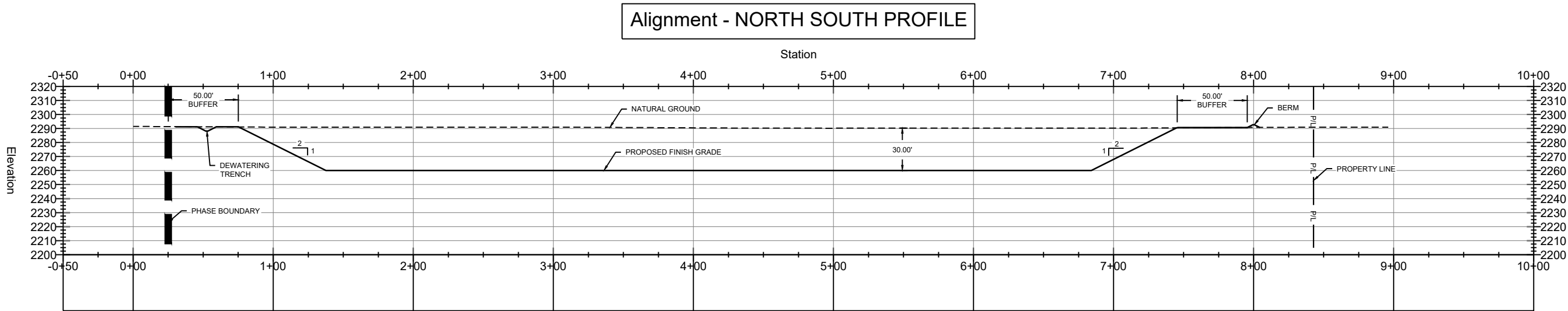


## RECLAMATION PLAN

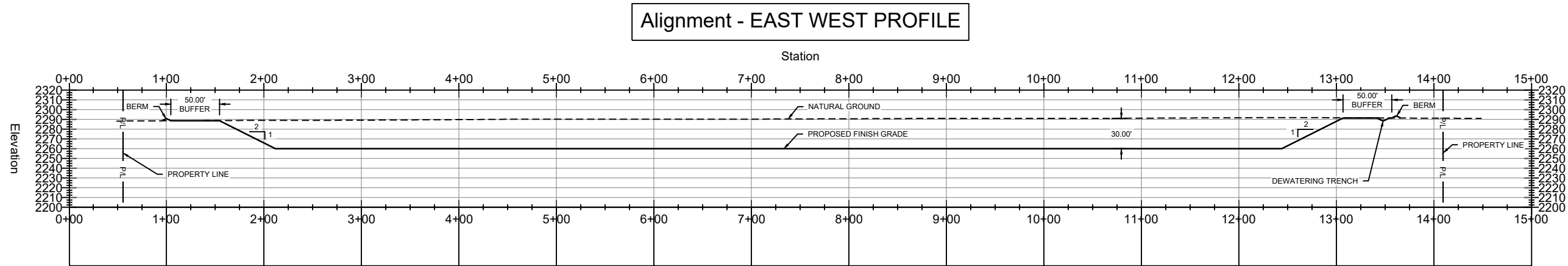
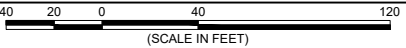
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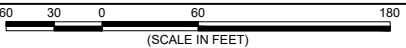
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A1 NORTH SOUTH PROFILE CROSS-SECTION  
 1:40 (22x34 FULL SIZE)



B1 EAST WEST PROFILE CROSS-SECTION  
 1:60 (22x34 FULL SIZE)



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



RECLAMATION PLAN  
 CHRISTINA WOOD PROPERTY  
 BOISE RIVER ROAD  
 CANYON COUNTY      NOTUS, IDAHO  
 NAMPA PAVING

REVISIONS	NO.	DATE	BY	DESCRIPTION

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DESIGNED BY:  
 J. NYGAARD  
 DRAWN BY:  
 J. MATTHEWS  
 DATE  
 July 2023

SHEET NUMBER:

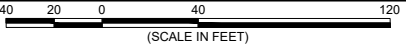
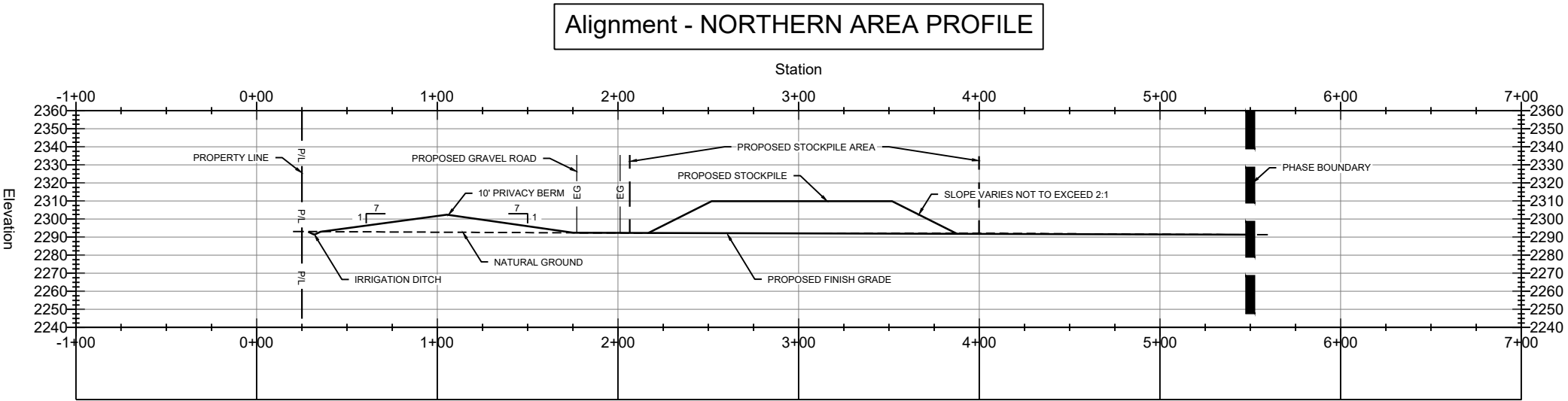
REC-501

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C1

NORTHERN AREA PROFILE CROSS-SECTION

1:40 (22x34 FULL SIZE)



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



RECLAMATION PLAN  
CHRISTINA WOOD PROPERTY  
BOISE RIVER ROAD  
CANYON COUNTY NOTUS, IDAHO  
NAMPA PAVING

REVISIONS		DESCRIPTION	
NO.	DATE	BY	

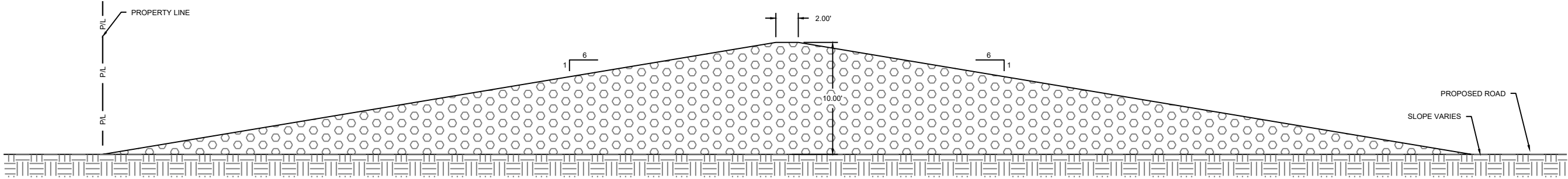
FILE NUMBER:  
231426

DESIGNED BY:  
J. NYGAARD  
DRAWN BY:  
J. MATTHEWS  
DATE  
July 2023

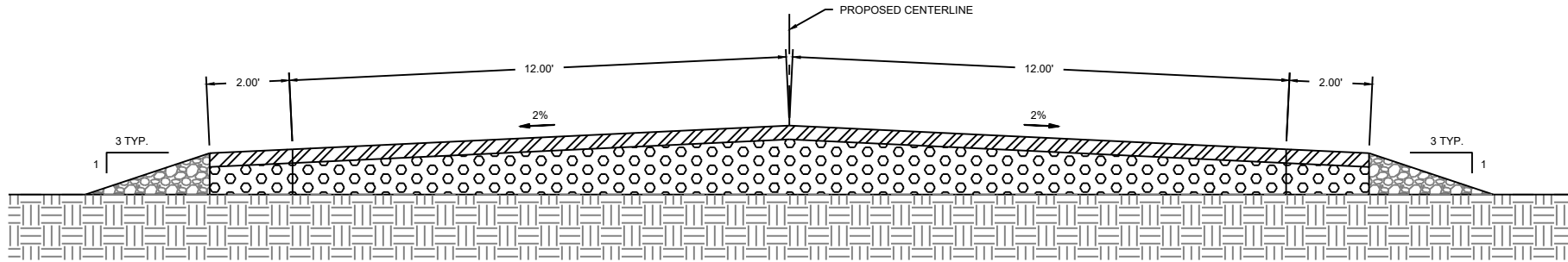
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REC-502

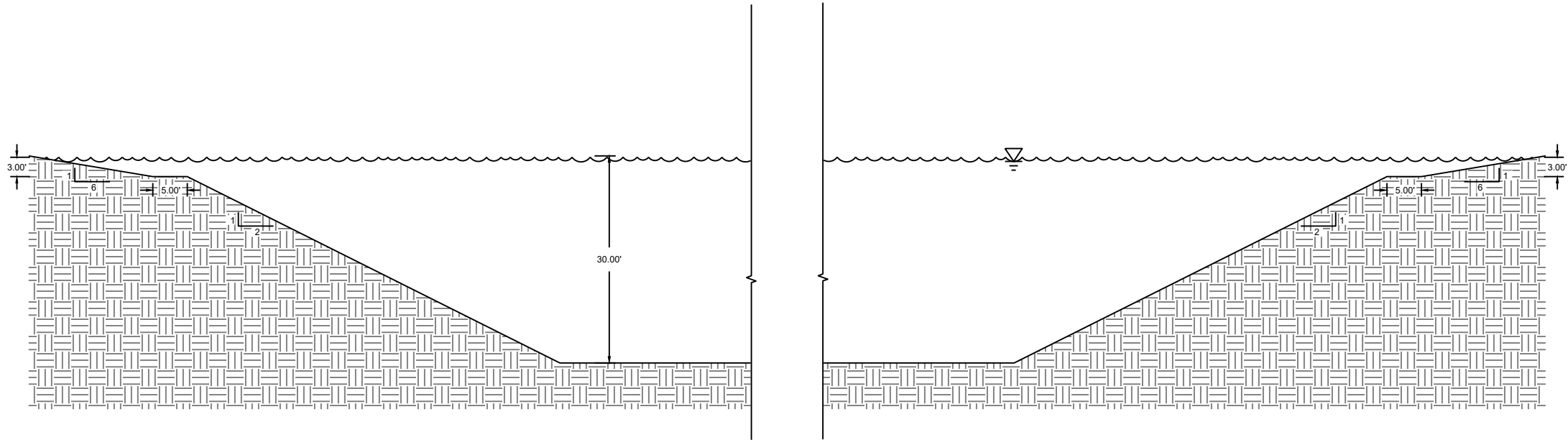
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**A1** PROPOSED BERM CROSS SECTION  
 NTS



**B1** PROPOSED ROAD CROSS-SECTION  
 NTS



**C1** PROPOSED POND CROSS-SECTION  
 NTS

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



CONCEPT PLAN  
 CHRISTINA WOOD PROPERTY  
 BOISE RIVER ROAD  
 CANYON COUNTY      NOTUS, IDAHO  
                                  NAMPA PAVING

REVISIONS		DESCRIPTION	
NO.	DATE	BY	

FILE NUMBER:  
 231426

DESIGNED BY:  
 J. NYGAARD  
 DRAWN BY:  
 J. MATTHEWS  
 DATE  
 June 2023

SHEET NUMBER:

CP-501

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

SYMAN

RECLAMATION PLAN  
CHRISTINA WOOD PROPERTY  
BOISE RIVER ROAD  
CANYON COUNTY  
NOTUS, IDAHO  
NAMPA PAVING

REVISIONS	NO.	DATE	BY	DESCRIPTION

FILE NUMBER:  
231426

DESIGNED BY:  
J. NYGAARD

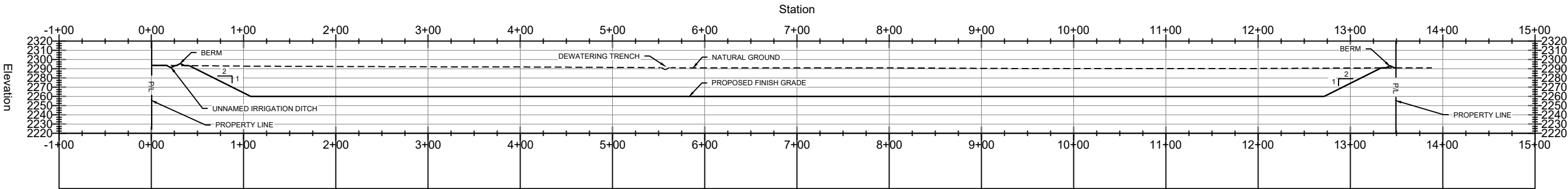
DRAWN BY:  
J. MATTHEWS

DATE  
September 2023

SHEET NUMBER:  
REC-501

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DATE PLOTTED: 9/14/2023 11:32:15 AM  
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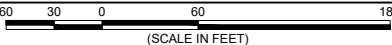
Alignment - NORTH SOUTH PROFILE



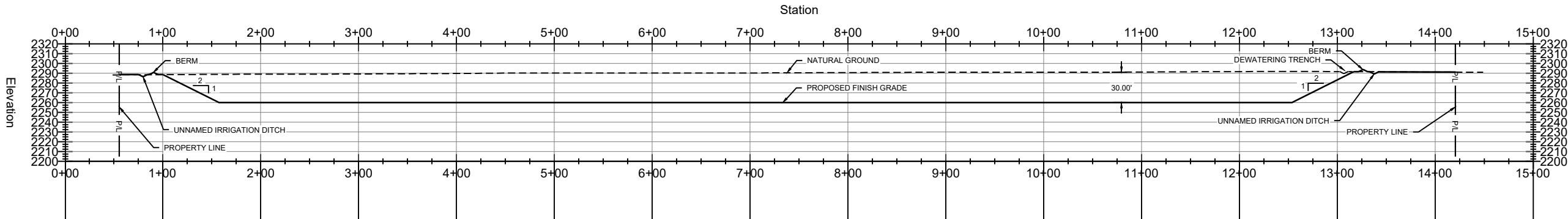
A1

NORTH SOUTH PROFILE CROSS-SECTION

1:60 (22x34 FULL SIZE)



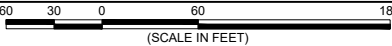
Alignment - WEST EAST PROFILE



B1

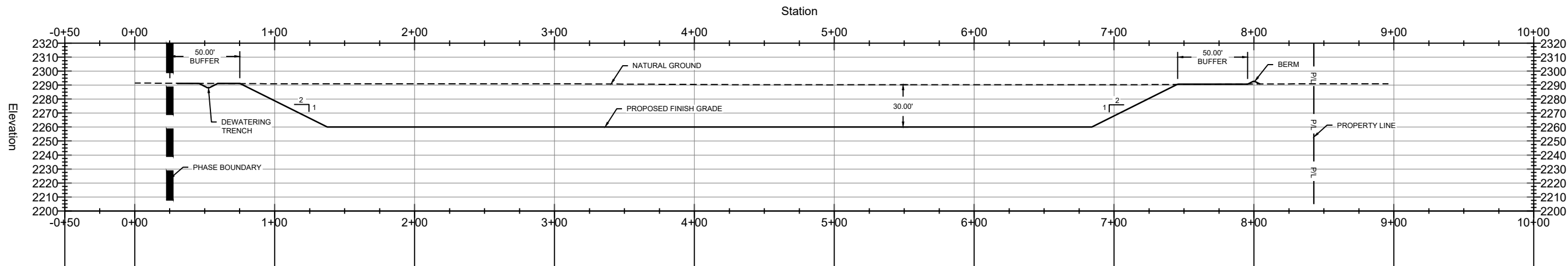
EAST WEST PROFILE CROSS-SECTION

1:60 (22x34 FULL SIZE)



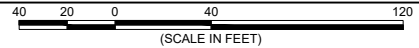
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Alignment - NORTH SOUTH PROFILE

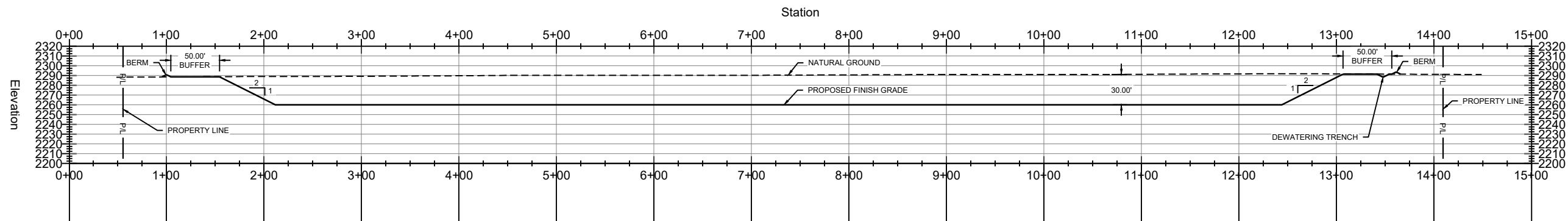


A1 NORTH SOUTH PROFILE CROSS-SECTION

1:40 (22x34 FULL SIZE)

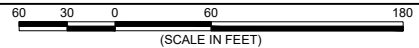


Alignment - EAST WEST PROFILE



B1 EAST WEST PROFILE CROSS-SECTION

1:60 (22x34 FULL SIZE)



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



RECLAMATION PLAN  
 CHRISTINA WOOD PROPERTY  
 BOISE RIVER ROAD  
 CANYON COUNTY NOTUS, IDAHO  
 NAMPA PAVING

REVISIONS	DESCRIPTION	
	NO.	DATE

FILE NUMBER:  
231426

DESIGNED BY:  
 J. NYGAARD  
 DRAWN BY:  
 J. MATTHEWS  
 DATE  
 July 2023

SHEET NUMBER:

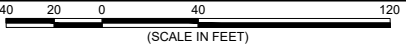
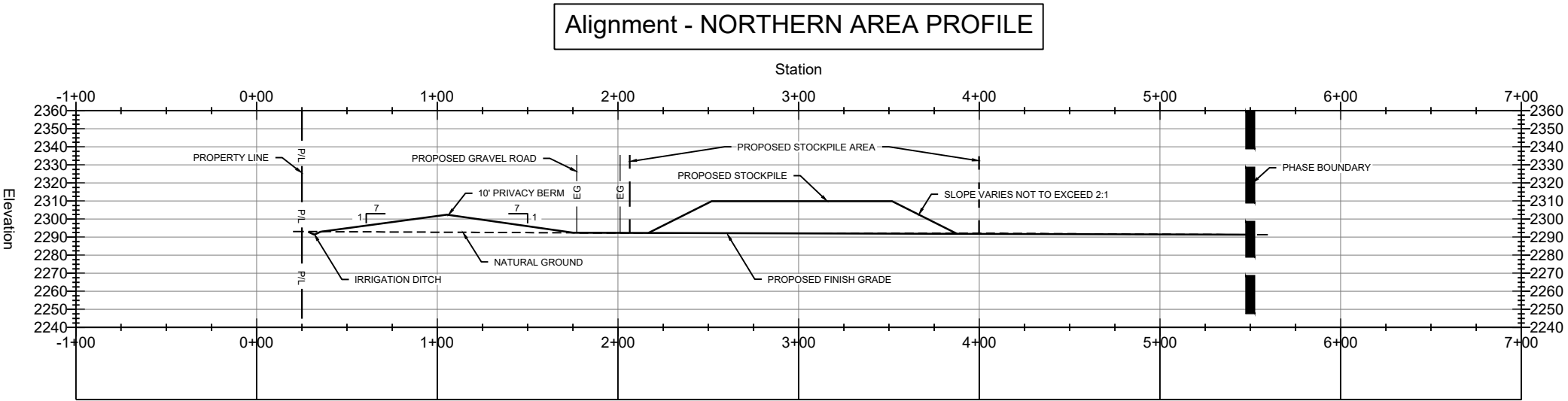
REC-501

PLOTTED BY: JIM MATTHEWS      DATE PLOTTED: 7/25/2023 9:18:38 AM      PATH: M:\01\_SYMAN\01\_JOBS\JACK\02\_LANDED\231426- CHRISTINA WOOD PROPERTY\04 CAD\231426 - 06 - REC-502.DWG

C1

NORTHERN AREA PROFILE CROSS-SECTION

1:40 (22x34 FULL SIZE)



**SYMAN, LLC**  
2101 Delta Drive  
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RECLAMATION PLAN  
CHRISTINA WOOD PROPERTY  
BOISE RIVER ROAD  
CANYON COUNTY NOTUS, IDAHO  
NAMPA PAVING

REVISIONS		DESCRIPTION	
NO.	DATE	BY	

FILE NUMBER:  
231426

DESIGNED BY:  
J. NYGAARD  
DRAWN BY:  
J. MATTHEWS  
DATE  
July 2023

SHEET NUMBER:

REC-502

B

INSTRUMENT NO. 200576484

## WARRANTY DEED

FOR VALUE RECEIVED **Christie Jane Wood, an unmarried woman**  
the Grantor, does hereby grant, bargain, sell and convey unto  
Christie J. Wood, TRUSTEE OF **Christie J. Flenniken**  
**2003 Revocable Trust Dated 12/17/03**

the Grantee, whose address is **401 Smokey Lane, Caldwell, ID 83607**

the following described premises, to-wit:

**See attached Exhibit "A", which by this reference is made a part hereof and is comprised of one (1) page.**

TO HAVE AND TO HOLD the said premises, with their appurtenances unto the said Grantee, her, heirs and assigns forever. And the said Grantor does hereby covenant to and with the said Grantee, that she the owner in fee simple of said premises; that said premises are free from all encumbrances; except for general taxes and assessments for the year 2005 and subsequent years, covenants, conditions, restrictions and easements of record; and that she will warrant and defend the same from all lawful claims whatsoever.

DATED: November 15, 2005

Christie Jane Wood  
CHRISTIE JANE WOOD

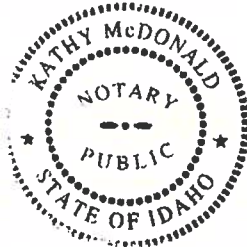
STATE OF IDAHO

COUNTY OF CANYON

On this 15 day of NOVEMBER in the year 2005, before me, a Notary Public, personally appeared CHRISTIE JANE WOOD known or identified to me to be the person whose name is subscribed to the within instrument, and acknowledged to me that SHE executed the same.

Kathy McDonald

Notary Public  
Residing at CALDWELL  
My Commission Expires 5/27/11



QUEST  
PIONEER-CALDWELL  
DEED FEE 6

2005 NOV 16 PM 12 19  
G NOEL HALE  
CANYON CNTY RECORDER  
BY [Signature]

RECORDED

200576484

Exhibit "A"

The Southeast Quarter of the Northeast Quarter of Section 4, Township 4 North, Range 4 West, Boise Meridian, Canyon County, Idaho and the Southwest Quarter of the Northwest Quarter of Section 3, Township 4 North, Range 4 West, Boise Meridian, Canyon County, Idaho being more particularly described as follows:

COMMENCING at a found brass cap marking the Northeast corner of Section 4, Township 4 North, Range 4 West, Boise Meridian, Canyon County, Idaho; thence

South 00° 04' 40" West 1,303.69 feet along the East line of Section 4 to a set 5/8 inch rebar marking the North sixteenth-section corner between Sections 3 and 4, the POINT OF BEGINNING; thence

North 89° 27' 54" East 1,314.80 feet along the North line of the Southwest Quarter of the Northwest Quarter of Section 3 to a set 5/8 inch rebar marking the Northeast corner of the said Southwest Quarter of the Northwest Quarter; thence

South 00° 11' 09" West 1,316.49 feet along the East line of the Southwest Quarter of the Northwest Quarter of Section 3 to a set 5/8 inch rebar marking the Southeast corner of the said Southwest Quarter of the Northwest Quarter; thence

South 89° 26' 52" West 1,312.33 feet along the South line of the Southwest Quarter of the Northwest Quarter of Section 3 to a found 5/8 inch rebar marking the Southwest corner of the said Southwest Quarter of the Northwest Quarter; thence

South 89° 59' 22" West 1,318.56 feet along the South line of the Southeast Quarter of the Northeast Quarter of Section 4 to a set 5/8 inch rebar marking the Southwest corner of the said Southeast Quarter of the Northeast Quarter; thence

North 00° 03' 56" East 1,317.47 feet along the West line of the Southeast Quarter of the Northeast Quarter of Section 4 to a found 5/8 inch rebar marking the Northwest corner of the Southeast Quarter of the Northeast Quarter; thence

South 89° 58' 55" East 1,318.84 feet along the North line of the Southeast Quarter of the Northeast Quarter of Section 4 to the POINT OF BEGINNING.

# LAND USE WORKSHEET

PLEASE CHECK ALL THAT APPLY TO YOUR REQUEST:

## GENERAL INFORMATION

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

☒ N/A – Explain why this is not applicable: Not for Residential Use

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

2. **SEWER (Wastewater)** ☐ Individual Septic ☐ Centralized Sewer system

☒ N/A – Explain why this is not applicable: Not for Residential Use

3. **IRRIGATION WATER PROVIDED VIA:**

☒ Surface ☐ Irrigation Well ☐ None

4. **IF IRRIGATED, PROPOSED IRRIGATION:**

☐ Pressurized ☒ Gravity

5. **ACCESS:**

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

6. **INTERNAL ROADS:**

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

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

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

8. **STORMWATER:** ☒ Retained on site ☐ Swales ☐ Ponds ☒ Borrow Ditches

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

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

Mumford Lateral

### RESIDENTIAL USES

1. NUMBER OF LOTS REQUESTED: N/A

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

2. FIRE SUPPRESSION:

☒ Water supply source: Ditches & ponds

3. INCLUDED IN YOUR PROPOSED PLAN?

- ☐ Sidewalks ☐ Curbs ☐ Gutters ☐ Street Lights ☒ None

### NON-RESIDENTIAL USES

1. SPECIFIC USE: Sand & Gravel Extraction

2. DAYS AND HOURS OF OPERATION:

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

3. WILL YOU HAVE EMPLOYEES? ☒ Yes If so, how many? Max 15 ☐ No

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

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

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

5. PARKING AND LOADING:

How many parking spaces? 15

Is there is a loading or unloading area? Yes; Reference Reclamation Plan Site Map

## Debbie Root

---

**From:** Delfo Swindlehurst <delfo@nampapaving.com>  
**Sent:** Thursday, May 23, 2024 12:19 PM  
**To:** Debbie Root  
**Cc:** Allen Mills; Cache  
**Subject:** [External] RE: Wood CU mineral extraction  
**Attachments:** Christina Maps - Copy (002).pdf; Land Use Worksheet (002).pdf

Debbie,

Please find attached the electronic version of the site plan and maps. Also attached is our updated land use worksheet. It reflects the letter of intent hours of operation. Please let us know if there is anything else you need from us to move this forward. Thank you for all your help!

Delfo

**From:** Alan Mills <millscorealty@msn.com>  
**Sent:** Wednesday, May 22, 2024 3:41 PM  
**To:** Delfo Swindlehurst <delfo@nampapaving.com>  
**Subject:** Fw: Wood CU mineral extraction

[EXTERNAL EMAIL]

This message originated outside of Nampa Paving. Always use caution when opening attachments or clicking links from external sources.

Delfo, can you call me on this?

Thanks,  
Alan

---

**From:** Debbie Root <[Debbie.Root@canyoncounty.id.gov](mailto:Debbie.Root@canyoncounty.id.gov)>  
**Sent:** Wednesday, May 22, 2024 1:42 PM  
**To:** 'Alan Mills' <[millscorealty@msn.com](mailto:millscorealty@msn.com)>  
**Subject:** Wood CU mineral extraction

Alan,

Please have Randy or Syman ....or yourself send an electronic version of the site plan. The printed copies in the application package are cut off (not complete) both the color image and the cross sections.

The letter of intent does not match the land use worksheet regarding days of operation –land use worksheet indicates Monday through Friday 7 am to 7 pm. Letter of intent indicates Monday through Saturday 7 am to 7 pm with occasional need for 24 hour operations.

Deb Root, MBA  
Canyon County Development Services

[debbie.root@canyoncounty.id.gov](mailto: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 \*\***

**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:** 82719

**Date:** 5/29/2024

**Date Created:** 5/29/2024

**Receipt Type:** Normal Receipt

**Status:** Active

**Customer's Name:** Nampa Paving

**Comments:** CU2024-0014

**Site Address:** 0 BOISE RIVER RD, Caldwell ID / Parcel Number: 35953010 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 - Conditional Use Permit	CU2024-0014	\$950.00	\$0.00	\$0.00

**Sub Total:** \$950.00

**Sales Tax:** \$0.00

**Total Charges:** \$950.00

**PAYMENTS**

<u>Type of Payment:</u>	<u>Check/Ref Number:</u>	<u>Amount:</u>
Check	140025225	\$950.00

**Total Payments:** \$950.00

**ADJUSTMENTS**

**Receipt Balance:** \$0.00