Land Use and Building Department

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Planning and Zoning Commission Staff Report

Meeting/Hearing Date: 06/27/2024

Date Report Completed: 06/17/2024

Elmore County Staff:

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Elizabeth Allen, Bristlecone Land Use Consulting
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Agenda Item: J.R. Simplot New CAFO

Case Number: CUP-2024-08

Owner/Applicant:

J.R. Simplot Company Land & Livestock

Location: 5S3E and 5S4E Sections 1, 6, 5, and 4. See Attachment 2a.

Current Zoning District and Future Land Use:

Agriculture with Orchard Training Range Buffer Overlay

REQUEST

J.R. Simplot Company Land & Livestock ("Applicant") is requesting the approval of a conditional use permit for a CAFO Siting Permit to operate a Confined Animal Feeding Operation (CAFO) consisting of a calf ranch with a maximum of 55,000 animal units on approximately 410 acres within an Agriculture zone ("Application"). According to the letter of intent, the calves will arrive at the facility two (2) to three (3) days after birth and will be relocated from the facility to a feedlot at nine (9) to twelve (12) months. Runoff on the facility is proposed to be collected in storage ponds on the south and east sides of the site, which will be designed by a licensed engineer. As outlined in the Nutrient Management Plan, solid waste is proposed to be removed from the calving pins and stored on an offsite agricultural field for processing and use.

EXHIBITS OF THE RECORD

The documents and exhibits referenced in the Application record are numbered sequentially as they become available. This staff report references the following portions of the Application record, which are included as Exhibits:

1. Application Materials
    a. Neighborhood Meeting packet
    b. Application
2. Maps
    a. Vicinity Map
    b. 700' Radius Map
3. Public Hearing Notices
    a. Agency Notice
    b. Newspaper Notice
    c. Neighborhood Notice

    d. Site Posting
4. Setback Correspondence
5. Agency Comments
    a. Elmore County Ambulance
    b. Elmore County Sheriff
6. Public Comment
    a. Onward Energy

The CUP record includes all written public comments submitted to the Department by physical or electronic delivery by 5:00 p.m. Wednesday, June 19, 2024, for the Public Hearing scheduled for Thursday, June 27, 2024. The CUP record also includes all documents obtained as part of the Elmore County Land Use and Building Department ("Department") and Elmore County Consultant ("Consultant") staff's analysis and review of the Application and all documents and exhibits submitted before the close of the public hearing as received by the Commission. Those portions of the CUP record available at the time this report is submitted have been provided to the Commission as a part of the Commissioners' packet.

BACKGROUND AND REVIEW

The Applicant had a pre-application meeting with the Land Use and Building Department (the "Department") on November 27, 2023, pursuant to Zoning Ordinance §7-3-2(A), 2018-03 (the "Zoning Ordinance"). The Applicant sent out neighborhood meeting letters on December 4, 2023, giving notice of the time, date, and location of the meeting to neighboring property owners within two miles per Zoning Ordinance §7-3-3(B) and conducted the required neighborhood meeting on December 16, 2023, per Zoning Ordinance §7-3-3 (attached as Exhibit 1a to this Report). A Conditional Use Permit ("CUP") application and the required five hundred dollar ($500) fee was submitted to the Department on December 22, 2023. The Department held an agency meeting to discuss the project with agencies on Thursday, April 4, 2024, and no agency concerns were mentioned. On Friday, May 3, 2024, Department and Consulting staff went before the Board of County Commissioners ("Board") to discuss if Elmore County would like a Site Advisory Team to be formed to assist with the siting of the CAFO and to determine if any mitigation measures would be necessary in which the BOCC determined that a Site Advisory Team should not be requested.

The Application was deemed complete on January 1, 2024. A Public Hearing before the Planning and Zoning Commission was set for June 27, 2024. The public hearing notice and application were mailed to agencies on June 5, 2024, per Zoning Ordinance §7-3-4 (Exhibit 3a). The public hearing notice was published in the Mountain Home News on June 12, 2024, as required by Zoning Ordinance §7-3-5(A) (Exhibit 3b). The public hearing notice was sent to landowners within two miles of the subject properties on June 1, 2024, per Zoning Ordinance §7-12-6(C) (Exhibit 3c). The public hearing notice was posted on the property on May 7, 2024, per Zoning Ordinance §7-12-6(C) (Exhibit 3d). As of writing this staff report, the Department has received two (2) agency comments, one (1) agency correspondence, and one (1) public comment:

- Elmore County Ambulance (Exhibit 5a): No concerns with the proposal.
- Elmore County Sheriff (Exhibit 5b): No concerns with the proposal.
- Idaho Department of Water Resources (Exhibit 4): Discussion about Flood Zone A and if a Site Advisory Team was triggered. Staff explained that the Board of County Commissioners voted against initiating a Site Advisory Team. No formal comment has been received.
- Onward Energy (Exhibit 6a): Provided comment on behalf of Grand View PV Solar Two LLC, which operates the photovoltaic generating facility adjacent to the site. They are not opposed to the proposed CAFO but are concerned with airborne dust that would negatively impact the PV panel output and cooling system. They are also concerned about the maintenance of Frederick Road leading into the site. Three conditions were requested to be added to the conditions of approval to address their concerns about Fredrick Way: "(1) reduce truck travel speeds on the unpaved South Frederick Road; (2) regularly apply (and pay for) oils,

resins, or petroleum derivatives to the roadway surface; and (3) pay for and perform routine grading, compacting, and/or resurfacing of the dirt on South Frederick Road to prevent and remove washboards and ruts that create additional airborne dust particles". They have requested two (2) conditions to address their concerns about dust mitigation: "(1) preventing more than 2.5 centimeters un-compact manure accumulation in the pens and removing any deteriorated pen base regularly; and (2) water treat the pen surface through a solid-set sprinkler system or traveling gun water system to apply water uniformly across the back 2/3 of each pen".

SITE AND AREA DETAILS

The Application includes three parcels: RP05S04E053030 (Parcel 1), RP05S04E080010 (Parcel 2), and RP05S04E070010 (Parcel 3), as shown in Image 1 on the next page. The existing use and proposed use of each parcel are outlined below.

Parcel	Acreage	Existing Use	Proposed Use
1	446.31	Approximately 270 acres of solar panels and outbuildings.	Access to the CAFO via S. Frederick Road with existing uses remaining. Approximately 13 acres will be used as part of the CAFO facility as shown in Image 1.
2	320.10	Manure storage.	CAFO facility.
3	79.67	Manure storage.	CAFO facility.

All properties surrounding the site are zoned General Agriculture (Ag), and surrounding uses and characteristics include farmland and desert.

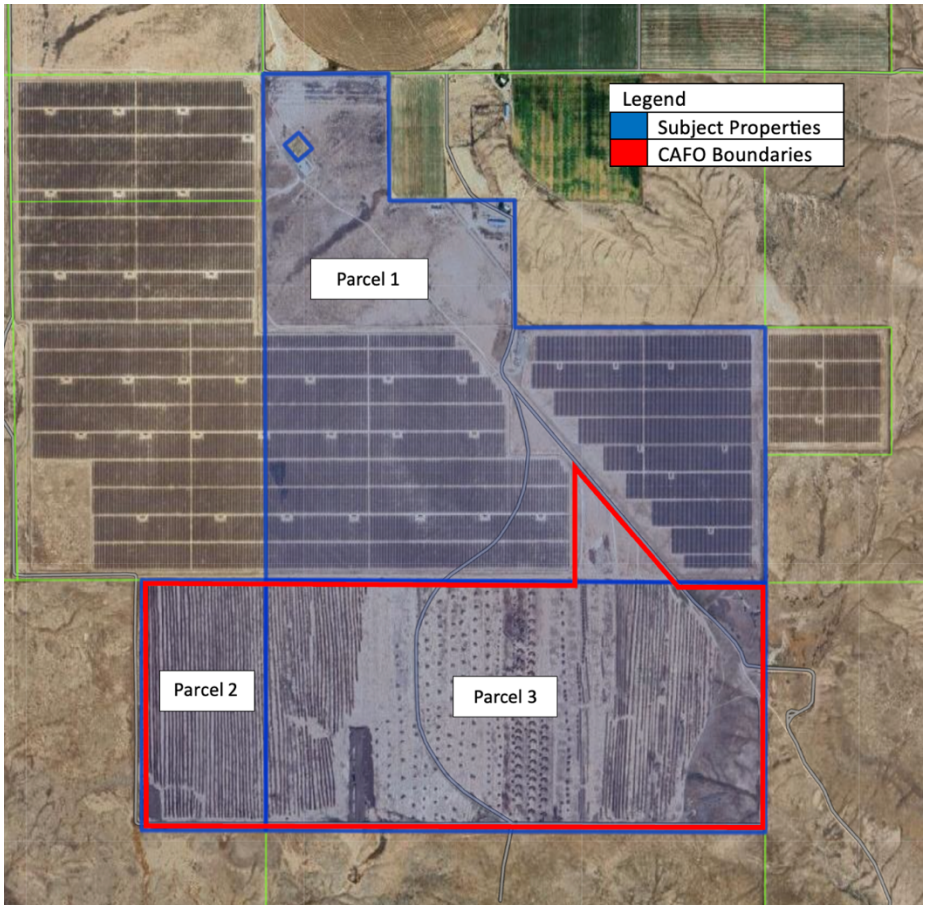


Image 1. Site boundaries and parcels.

REQUIRED CRITERIA, STANDARDS, AND FINDINGS FOR APPROVAL AND DEVELOPMENT OF A NEW CAFO

A new or expanding CAFO must receive approval of a CAFO Site Permit prior to commencement of the use. The Commission must find that the new CAFO Application, as proposed, meets the following requirements and findings pursuant to §§ 7-12-5; 07-12-7 of the Zoning Ordinance. An analysis of the standards is provided below upon review of the proposed CUP-2024-08.

Zoning Ordinance § 7-12-5 Contents of Application for CAFO Siting Permit:

A. The Application shall contain all information reasonable required by the Commission including but not limited to:

1. **Information required by the CAFO Siting Advisory Team as set forth in Idaho Administrative Code § 02.04.18.300.**

   Staff Response: A CAFO Siting Advisory Team was not established by the Board.

2. **A complete site plan that is legible and prepared by a licensed engineer, architect, NRCS agent, an ISDA employee, County Extension Service Educator or other qualified individual approved by the Director. The site plan scale shall be as required for clarity. The size shall be at least twenty-four by thirty-six (24" X 36") inches. The site plan shall include, but not limited to, the following information:**

   a. **Building locations.**

   b. **Animal Waste Management System.**

   c. **Dead animal storage.**

   d. **Feed storage area.**

   e. **Animal confinement areas.**

   f. **Perimeter dimensions of the CAFO facility area and distances to determine compliance with setback requirements.**

   g. **A map, or maps that include surface contours, soil depths and types, size and location of natural drainage points of the CAFO site. This information shall be obtained from the Office of the Natural Resource Conservation Service (NCRS) or other source as approved by the Director. Proposed changes to the existing contours shall be shown on a separate contour map prepared by an engineer licensed in the State of Idaho.**

   h. **A map showing the location of all private and community domestic wells, irrigation wells, injection wells and monitoring well that area registered by IDWR; all irrigation conveyance and drainage structures; all streams, ponds and reservoirs; and all wetlands designated by an appropriate state or federal agency, which are located within one (1) mile of the CAFO.**

   i. **The site plan shall clearly delineate a line enclosing all CAFO improvements. Proposed expanding or new facility information shall be included in the maps. The above information may be provided on more than one map, where distances and scale make using one map impractical.**

   Staff Response: The applicant has provided a site plan prepared by EAC Engineering that includes building locations, feed storage area, animal confinement areas, perimeter distances, and contours and drainage. Dead animal storage is not proposed on site. The Applicant provided a map of the site showing three (3) wells. Upon conducting an analysis of the criteria for the Findings of Approval in this report, staff identified approximately nineteen (19) wells and Canyon Creek within one (1) mile of the CAFO. Staff recommends the following condition: "Before commencement of construction, the Applicant shall provide to the Director updated site plans meeting all setback requirements and showing the location of all private and community domestic wells, irrigation wells, monitoring wells, irrigation conveyance and drainage structures, streams, ponds, reservoirs,

and wetlands within one (1) mile of the CAFO facility. The site plan shall be stamped by an Idaho-licensed engineer".

3. **Best management practices shall be included in the plan and shall be implemented per Idaho Statute § 25-3803, or its more current supplement, and a copy provided to the Commission.**

   Staff Response: Idaho Statute §25-3803 defines "best management practices" as "means practices, techniques or measures which are determined by the department to be a cost-effective and practicable means of managing odors generated on an agricultural operation to a level associated with accepted agricultural practices". Idaho Department of Agriculture is the lead agency to administer and implement Idaho Statute §25-3803. Staff has proposed a condition requiring the Applicant to comply with all agency and state requirements.

4. **An animal waste management system design plan for animal waste that meets all State and Federal requirements and is approved by the responsible regulatory agencies. If a waste management system is not required, the applicant shall provide satisfactory proof to the commission of such.**

   Staff Response: The Applicant submitted a nutrient management plan for the liquid application of waste and has explained in the narrative that solid waste will be removed from feedlot pins and stored on agricultural land to be processed. The manure will be piled in rows, dried, and stirred until ready to be used as part of the Nutrient Management Plan. Staff recommends the following condition: "After completion of the construction of the new CAFO authorized by the CAFO Siting Permit, completion of any approved change requests or noncompliance corrections, and receipt of proof by the Director that all required permits have been obtained and management plans approved where all responsible regulatory agencies require approval of those plans, the Director shall issue a CAFO Operation Permit to the CAFO Siting Permit holder. The Applicant shall provide copies of all permits and management plans of the Facility to the Director. The CAFO Operation Permit shall certify that the new CAFO has been inspected and conforms to the terms of the CAFO Siting permit, with approved changes, and the CAFO Siting Permit holder is fully authorized to operate the new CAFO".

5. **A nutrient management plan, if such a plan is required by any regulatory agencies with authority over the proposed CAFO. This information may be exempt from public record requirements pursuant to Idaho Statute § 37-401.**

   Staff Response: Although no regulatory agencies with authority over the proposed CAFO have commented on the County requiring a nutrient management plan, the Applicant has provided a nutrient management plan.

6. **An odor management plan, if such plan is required by any regulatory agencies with authority over the proposed CAFO.**

   Staff Response: No regulatory agencies with authority over the proposed CAFO have provided comment to the County requiring an odor management plan. Staff recommends the following condition: "The CAFO shall comply with the Odor, Waste, Dust, and Pest best management practices in compliance with an approved Nutrient Management Plan and consistent with Idaho Department of Environmental Quality (DEQ) and Idaho State Department of Agriculture (ISDA) requirements".

7. **A pest abatement plan, if such plan is required by any regulatory agencies with authority over the proposed CAFO.**

   Staff Response: No regulatory agencies with authority over the proposed CAFO have provided comment to the County requiring a pest abatement plan. Staff recommends the following condition: "The CAFO shall comply with the Odor, Waste, Dust, and Pest best management practices in compliance with an approved Nutrient Management Plan and consistent with Idaho Department of Environmental Quality (DEQ) and Idaho State Department of Agriculture (ISDA) requirements".

8. **If the regulatory agency requiring nutrient management and/or odor management/pest abatement plan accepts preliminary plans at the design stage, the applicant shall submit a preliminary plan. However, a final plan approved by the responsible regulatory agencies is required prior to issuance of operation permit. Furthermore, the final plan may require a change to the Siting Permit, if it violated the terms and conditions of that permit or causes a material change to the project.**

   Staff Response: To comply with this requirement, staff recommends the following condition: "After completion of the construction of the new CAFO authorized by the CAFO Siting Permit, completion of any approved change requests or noncompliance corrections, and receipt of proof by the Director that all required permits have been obtained and management plans approved where all responsible regulatory agencies require approval of those plans, the Director shall issue a CAFO Operation Permit to the CAFO Siting Permit holder. The Applicant shall provide copies of all permits and management plans of the Facility to the Director. The CAFO Operation Permit shall certify that the new CAFO has been inspected and conforms to the terms of the CAFO Siting permit, with approved changes, and the CAFO Siting Permit holder is fully authorized to operate the new CAFO".

9. **Written comment on and approval of the filed site plan from the applicable highway district showing that the site is served by roads designed of such capacity sufficient to carry the traffic generated by the CAFO in order to avoid any undue burden on existing transportation and service facilities in the area.**

   Staff Response: The Applicant has provided a letter dated November 13, 2023, from the Idaho Transportation Department stating the following "ITD has no objection of access use by Simplot Livestock along SH-167 at Nicholson Road in Elmore County at Mile Point 6.53 along the south side of the highway". (Exhibit 1b)

10. **If the applicant does not have adequate area for land application of animal wastes, the applicant shall provide proof of legal contracts with other parties for disposition of the animal waste. All land upon which animal waste will be applied shall be part of the Nutrient Management Plan.**

    Staff Response: According to the Nutrient Management Plan provided, animal wastes will be applied off-site on lands owned by the Applicant.

11. **Composting under the supervision of the Idaho State Department of Agriculture may be an acceptable alternative to land application or any other responsible State agencies.**

    Staff Response: The Applicant has not proposed composting in the submitted application. Any future composting shall be required to comply with Idaho State Department of Agriculture requirements.

12. **For all CAFO facilities managing liquid waste a closure plan shall be submitted to the County.**

    Staff Response: A liquid waste closure plan was not submitted with this application. Staff recommends the following as a condition of approval "Prior to the issuance of the CAFO Operation Permit, the Applicant shall submit a liquid waste closure plan to the Director".

B. The Applicant shall submit one additional copy of the above information for the CAFO Site Advisory Team, or any other similar entity approved and required by the Board. The Board and Commission shall take any steps necessary to process the information. The CAFO Advisory Team report will be part of the application if such a report is requested, and may be used in determining the suitability of the proposed site.

Staff Response: A CAFO Siting Advisory Team was not established by the Board.

C. A fee shall be submitted with the application according to the current fee schedule approved and adopted by the Board.

Staff Response: The $500.00 application fee was paid at the time of submission.

Zoning Ordinance 7-12-7 Expanding And/Or New Cafo Facility Criteria, Standards, And Findings For Approval And Development:

A. General Requirements and Findings

1. **The expanding and/or New CAFO shall be within an area zoned Agriculture;**

   Staff Response: The zoning of the subject and surrounding properties is General Agriculture (Ag).

2. **The expanding and/or New CAFO Facility Area shall be located a minimum of two (2) miles outside any adopted Area of City Impact and two (2) miles from the legally described perimeter of Mountain Home Air Force Base;**

   Staff Response: The proposed CAFO facility is not within two (2) miles of the Grand View Area of City Impact or Mountain Home Air Force Base. The edge of the Mountain Home Air Force Base is approximately five (5) miles east of the site, and the edge of Grand View city limits is approximately four (4) miles west of the site.

3. **New swine and poultry facility areas shall be located a minimum of three (3) miles outside any and adopted Area of City Impact and the legally described perimeter of Mountain Home Air Force Base;**

   Staff Response: No swine or poultry are proposed as part of this facility. The request includes 55,000 beef/dairy calves.

4. **An expanding and/or New CAFO facility area shall not be located within any adopted aquifer recharge or Community Development Overlay;**

   Staff Response: The proposed CAFO is not within an adopted aquifer recharge or Community Development Overlay. The site is located on the southwestern perimeter of the Mountain Home Ground Water Monitoring Area but not within an adopted aquifer recharge area. The nearest Community Development Overlay is Chattin Flats, located approximately three (3) miles west of the site, and does not apply.

5. **The expanding and/or New CAFO shall comply with and is not in violation of any Federal, State or local laws or Ordinances;**

   Staff Response:. The proposed CAFO operation as proposed would be in violation of §7-12-7(C)(9) New CAFO Facility Criteria, Standards, and Findings for Approval and Development that requires the CAFO facility area to be a minimum of one and one-half (1 ½) miles of a from a floodplain. Canyon Creek has a Flood Zone A designation and is located less than one and one-half (1 ½) miles east of the operation. The Applicant may request a variance to this setback. Staff has proposed a Condition of Approval to address this criteria. See Section 7-12-7(C)(9) for more details.

   The proposed CAFO is a new operation, and no evidence has been provided that it is in violation of any Federal or State laws and Ordinances. The Application for CUP for the CAFO Siting Permit is the proper procedure to comply with the Elmore County CAFO Ordinance. Furthermore, this proposal was discussed in an agency meeting on April 4, 2024. The Application and public hearing notification were transmitted to the following State and Federal Agencies.

   - Department of Environmental Quality Boise Region
   - Idaho State Department of Agriculture
   - Idaho Department of Water Resources
   - Bureau of Land Management
   - Central District Health Department
   - Idaho Department of Lands
   - Idaho Transportation Department District 3
   - Idaho State Fire Marshall

Should the Planning and Zoning Commission choose to approve this request, staff recommends adding the following condition to the Conditions of Approval to help ensure compliance with laws and ordinances: "The CAFO and all facility plans shall comply with all relevant Federal, State, and local laws and ordinances. Any such violation will revoke the approval of this Conditional Use Permit".

6. **An applicant shall not begin construction of an expanding and/or New CAFO prior to receiving final approval of the CAFO Siting Permit;**

   Staff Response: No evidence indicates that the Applicant has begun constructing the proposed CAFO.

7. **An expanding and/or New CAFO shall provide a pest abatement plan if it is required by any governing agencies;**

   Staff Response: No governing agencies have provided comments requiring a pest abatement plan. Should the Planning and Zoning Commission choose to approve this request, staff recommends adding the following condition to address this criterion: "The Applicant shall be required to provide a pest abatement plan if it is required by any governing agencies."

8. **An expanding and/or New CAFO shall comply with IDAPA rules governing dead animal movement and disposal;**

   Staff Response: The proposed CAFO is required to comply with IDAPA rules governing dead animal movement and disposal. Should the Planning and Zoning Commission choose to approve this request, staff recommends the following condition as a Condition of Approval to address this criterion: "The CAFO shall comply with IDAPA rules governing dead animal movement and disposal".

9. **An expanding and/or New CAFO, swine or poultry facility area shall provide a hold harmless agreement pertaining to noise within two (2) miles of the legally described perimeter of the Orchard Training Range;**

   Staff Response: The proposed CAFO is within the Orchard Training Range Buffer overlay; thus, a hold harmless agreement would be required upon approval of this permit. Should the Planning and Zoning Commission approve this request, staff recommends the following condition as a Condition of Approval: "Before commencement of construction, a hold harmless agreement pertaining to noise from the Orchard Training Range shall be provided to the Director".

B. Animal Waste:

1. **The expanding and/or New CAFO shall comply with the terms of its Nutrient Management Plan for Land Application;**

   Staff Response: The applicant has provided a Nutrient Management Plan for Land Application. Should the Planning and Zoning Commission approve this request, staff recommends the following Condition of Approval: "The CAFO shall comply with the terms of the Nutrient Management Plan approved by the Idaho State Department of Agriculture (ISDA)."

2. **The expanding and/or New CAFO shall be in compliance with all environmental regulations, requirements and permits imposed by state or federal law or any regulatory agencies;**

   Staff Response: The Applicant is required to comply with all environmental regulations, requirements, and permits imposed by state and federal law and regulatory agencies. Should the Planning and Zoning Commission approve this request, staff recommends the following Condition of Approval: "The CAFO and all facility plans shall comply with all relevant Federal, State, and local laws and ordinances. Any such violation will revoke the approval of this Conditional Use Permit.

3. **Liquid animal waste shall not be applied on snow, ice or frozen soil;**

   Staff Response: The Applicant has not proposed to apply liquid animal waste on snow, ice, or frozen soil. To address this criteria should the Planning and Zoning Commission approve this request, staff recommends adding this criteria as a Condition of Approval.

C. **CAFO Site Setbacks:**

1. **The location of animal waste management systems, corrals, wells, and septic systems shall conform to all applicable rules, regulations and specifications as required by any regulatory agencies;**

   Staff Response: Elmore County has not received comment from agencies regarding rules, regulations, and specifications on animal waste management systems, corrals, wells, and septic systems. Should the Planning and Zoning Commission approve the request, the staff recommends adding this criterion as a Condition of Approval.

2. **Silage, potatoes or any feed product resulting from the ensilage process shall be located a minimum of seven hundred (700') feet from any existing residence not belonging to the owner or operator of the CAFO;**

   Staff Response: The image in Exhibit 2b, outlines a seven hundred (700') foot boundary shown by the black line around the site. No residences not owned by J.R. Simplot Company are located within the seven hundred (700') feet of the subject properties and the CAFO site. Should the Planning and Zoning Commission approve the request, the staff recommends adding this criterion as a Condition of Approval.

3. **All agricultural buildings, feed storage areas, feed bunks or feed racks shall be setback a minimum of one hundred (100') feet from property lines and public rights of way;**

   Staff Response: As shown on the submitted site plan, hutch rows are shown to be setback less than 100' from the property line. Should the Planning and Zoning Commission approve the request, the staff recommends adding this criterion as a Condition of Approval. In addition, staff recommends the following condition of approval: "Before commencement of construction, the Applicant shall provide to the Director updated site plans meeting all setback requirements and showing the location of all private and community domestic wells, irrigation wells, monitoring wells, irrigation conveyance and drainage structures, streams, ponds, reservoirs, and wetlands within one (1) mile of the CAFO facility. The site plan shall be stamped by an Idaho-licensed engineer".

4. **Lights shall be placed and shielded to direct the light source down and inside the property lines of the expanding and/or New CAFO. All direct glare from the CAFO lights shall be contained within the CAFO facility area;**

   Staff Response: No lights were proposed in the Application materials. Should the Planning and Zoning Commission choose to approve this request, staff recommends adding this criterion as a Condition of Approval.

5. **No expanding and/or New CAFO facility area shall be approved and/or located within a minimum of one and one-half (1 ½) miles of a parcel of property in a residential zone or a platted, approved or developed subdivision or an unincorporated townsite that has been platted for five (5) years or more as of January 20, 1994. If however, a subdivision or an un-incorporated townsite has been platted for five (5) years or more and no public improvements have been built, the minimum one and one-half (1 ½) mile setback shall not be applied to that subdivision or unincorporated townsite. Public improvements are those required by this Ordinance;**

   Staff Response: The proposed CAFO is not within one and one-half (1 ½) miles of a residential zone, platted subdivision, or unincorporated townsite.

6. **The animal waste management system shall not be located or operated closer than a minimum of one thousand three hundred twenty (1,320') feet from an existing residence belonging to someone other than the Applicant, or be located and/or operated closer than a minimum of three hundred (300') from property lines. However, the animal waste management system for new swine or poultry Facilities shall not be located closer than a minimum of two miles of an occupied residence not part of the new facility or owned, occupied or leased by the owner of the new facility. Such setbacks may be reduced if the owner and the occupant of the residence consent in writing;**

   Staff Response: No residences not owned by the applicant are located within one thousand three hundred twenty (1,320') feet of the proposed CAFO facility. No swine or poultry facilities are proposed in this application. Should the Planning and Zoning Commission approve the request, the staff recommends adding this criterion as a Condition of Approval.

7. **No animal waste management system shall be located and/or operated closer than a minimum of five hundred (500') feet from a domestic well;**

   Staff Response: Based on Idaho Department of Water Resources well maps, no domestic wells are located within five hundred (500') feet from the CAFO site. Per the Nutrient Management Plan provided by the applicant, a land application will occur off-site on agricultural land located approximately 2 miles south of the site. Per Criteria C.11 below, land application of cattle waste is not subject to these criteria. Should the Planning and Zoning Commission approve the request, the staff recommends adding this criterion as a Condition of Approval.

8. **No animal waste management system shall be located closer than a minimum of three hundred (300') from a public right of way;**

   Staff Response: The proposed CAFO is not located within three hundred (300') feet from a public right of way. The land application site is adjacent to and within three hundred (300') feet of the existing lanes of Rim Road and is not subject to this criteria. Should the Planning and Zoning Commission approve the request, the staff recommends adding this criterion as a Condition of Approval.

9. **No expanding and/or New CAFO facility area shall be approved and/or located within a minimum of one and one-half (1 ½) miles of the Snake and/or Boise Rivers or within a floodplain as set out on the most recent Federal Emergency Management Agency Flood Insurance Rate Map for Elmore County;**

1. **Staff Response:** Based on the Idaho Department of Water Resources Idaho Flood Hazard Map, the proposed CAFO facility is within one and one-half miles of a Zone A flood zone, as shown in Images 1 and 2. In staff discussions with the Idaho Department of Water Resources and Idaho Department of Environmental Quality, the agencies have no concerns with the location of the site, see Exhibit D. §7-12-8 allows an applicant to request a variance from the setback requirements. Since the distance is not based on an agency requirement, staff recommends the following conditions be added to the Conditions of Approval: "The Approval of this Application and CUP is contingent on the Applicant submitting a written request for a variance of the one and one-half mile setback from the Zone A floodplain and receiving approval of such variance. Should such variance not be applied for or approved, this CUP shall not be valid. No building permit shall be approved without variance approval".

10. **Aquaculture CAFOS are exempt from the setbacks contained herein except for the storage of solid waste on the land;**

    Staff Response: An aquaculture CAFO is not proposed in this Application.

11. **The setbacks contained herein shall not apply to Land Application, except that Animal Waste from a swine or poultry CAFO facility area shall not be land applied within a minimum of one (1) mile of a residence not**

part of the New CAFO or owned, occupied or leased by the owner of the New CAFO. Such setback may be reduced if the owner and occupant of the residence consent in writing.

Staff Response: This Application does not propose a swine or poultry CAFO facility. As explained in the above criteria, the proposed land application area is not required to meet the setbacks.

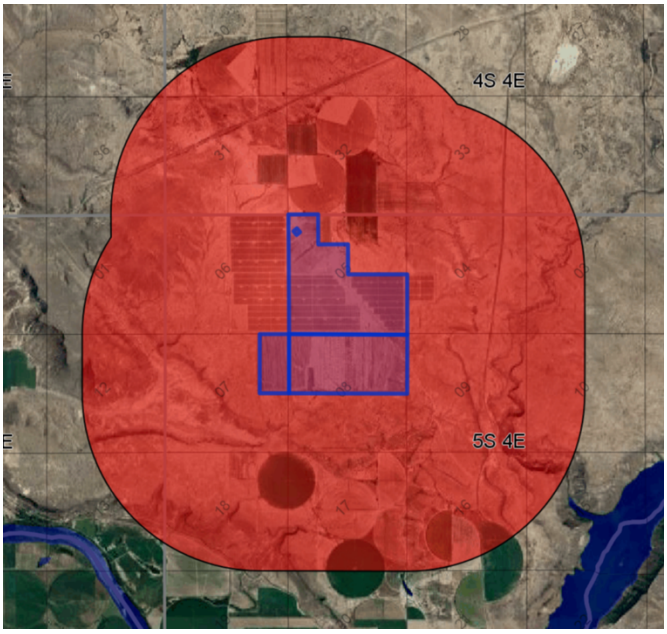


Image 2. The image shows the area within one and one-half miles from the site's boundaries in red.

Image 3. The image shows a Zone A Flood Zone in blue located within one and one-half miles of the site's boundary.

STAFF RECOMMENDATION

The Application and proposed use will not comply with the CAFO Setback Requirement 7-12-7(C)(9). Staff recommend that the Planning and Zoning Commission open a public hearing to discuss the proposed CAFO Site Permit request. In order for this Application to meet the requirement Zoning Ordinance 7-12-7(C)(9) the Applicant must obtain a variance pursuant to Zoning Ordinance 7-12-8.

Based on the evidence presented in the staff analysis above, and subject to the Applicant applying for and obtaining a variance pursuant to Zoning Ordinance 7-12-7(C)(9), staff recommends **APPROVAL WITH THE FOLLOWING CONDITIONS OF APPROVAL** of the proposed Conditional Use Permit (CUP-2024-08).

A. Conditions to be satisfied prior to commencement of construction

1. The Approval of this Application and CUP is contingent on the Applicant submitting a written request for a variance of the one and one-half mile setback from the Zone A floodplain and receiving approval of such variance. Should such variance not be applied for or approved, this CUP shall not be valid. No building permit shall be approved without variance approval.
2. Before commencement of construction, the Applicant shall provide to the Director updated site plans meeting all setback requirements and showing the location of all private and community domestic wells, irrigation wells, monitoring wells, irrigation conveyance and drainage structures, streams, ponds, reservoirs, and wetlands within one (1) mile of the CAFO facility. The site plan shall be stamped by an Idaho-licensed engineer.

3. Before commencement of construction, the Applicant shall submit a site grading plan and calculations for the runoff storage pond to the Director.

4. Before commencement of construction, the Applicant shall submit a hold harmless agreement pertaining to noise from the Orchard Training Range to the Director.

5. The CAFO Siting Permit holder shall notify the Director in writing when construction starts. Additionally, if the construction of an animal waste management system commences after the initial commencement of construction notice, the CAFO Siting Permit holder shall provide the Director with separate written notice of the date of the animal waste management system construction commencement.

6. The Applicant must commence construction of the CAFO within one (1) year of issuance of this CUP. If construction of the CAFO does not commence within one (1) year, the Applicant shall appear before the Commission to show proof of measurable progress toward a complete project and must be presented before the Commission. The Applicant shall reappear on a yearly basis thereafter to show cause why the CAFO has not been completed. If the CAFO is not a working CAFO within five (5) years, or one (1) year if the Applicant has not sought an extension, of the permit being issued, the Commission may revoke the permit.

B. Conditions to be satisfied before issuance of the CAFO Operation Permit

7. Prior to the issuance of the CAFO Operation Permit, the Applicant shall submit a liquid waste closure plan to the Director.

8. After completion of the construction of the new CAFO authorized by the CAFO Siting Permit, completion of any approved change requests or noncompliance corrections, and receipt of proof by the Director that all required permits have been obtained and management plans approved where all responsible regulatory agencies requires approval of those plans, the Director shall issue a CAFO Operation Permit to the CAFO Siting Permit holder. The Applicant shall provide copies of all permits and management plans of the Facility to the Director. The CAFO Operation Permit shall certify that the new CAFO has been inspected and conforms to the terms of the CAFO Siting permit, with approved changes, and the CAFO Siting Permit holder is fully authorized to operate the new CAFO.

9. Inspection of the construction progress of the CAFO facility authorized by the CAFO permit shall occur as governed by the adopted building code. For those sections for which a building code inspection is not required, inspection may be made at the Building Official's discretion. In addition, inspections may be done when requested by the CAFO Permit holder. The inspections shall be performed by the Building Official or the Idaho State Department of Agriculture and reported to the Commission.

C. On-going Conditions

10. The CAFO and all facility plans shall comply with all relevant Federal, State, and local laws and ordinances. Any such violation will revoke the approval of this Conditional Use Permit.

11. The total number of bovine animal units shall not exceed 55,000 without further jurisdictional approval required. No other species of animal are permitted.

12. The Applicant shall comply with all site setbacks. These setbacks shall not apply to land application.

    a. The location of animal waste management systems, corrals, wells, and septic systems shall conform to all applicable rules, regulations, and specifications as required by any regulatory agencies.

    b. Silage, potatoes, or any feed product resulting from the ensilage process shall be located a minimum of seven hundred (700') feet from any existing residence not belonging to the CAFO's owner or operator.

c. All agricultural buildings, feed bunks or feed racks, corrals, and feed storage areas shall be setback a minimum of one hundred (100') from property lines and public rights of way.

d. Lights shall be placed and shielded to direct the light source down and inside the CAFO's property lines. All direct glare from the CAFO lights shall be contained within the CAFO facility area.

e. Any animal waste management system shall not be located closer than one thousand three hundred twenty (1,320') feet from an existing residence belonging to someone other than the applicant or be located and/or operated closer than a minimum of three hundred (300') feet from property lines. Such setbacks may be reduced if the owner and the occupant of the residence consent in writing.

f. No animal waste management system shall be located and/or operated closer than five hundred feet (500') from a domestic well.

g. No animal waste management system shall be located and/or operated closer than three hundred (300') feet from a public right of way.

h. The setbacks contained herein shall not apply to land application.

13. Any new lagoons shall be constructed in accordance with state and federal regulations.
14. Liquid animal waste shall not be applied on snow, ice, or frozen soil.
15. The CAFO shall comply with IDAPA rules governing dead animal disposal.
16. Any proposed changes to the CAFO operation that are not included in the original Application shall be reviewed by the Department and may require approval by the Commission.
17. After approval of the CAFO Siting Permit, if the permit holder desires to make changes to the proposal authorized under the CAFO Siting Permit that may violate the terms or conditions of the permit as the application was presented to the Commission, the permit holder shall present a written change request to the Director as outlined in §7-12-11 Process for CAFO Operation Permit and Modifications.
18. The Applicant shall submit proof of liability insurance to the County annually so long as liquid waste is managed.
19. The CAFO shall comply with the terms of the Nutrient Management Plan approved by the Idaho State Department of Agriculture (ISDA).
20. The CAFO shall comply with stock and/or commercial water rights requirements per Idaho Department of Water Resources (IDWR).
21. The CAFO shall comply with the Odor, Waste, Dust, and Pest best management practices in compliance with an approved Nutrient Management Plan and consistent with Idaho Department of Environmental Quality (DEQ) and Idaho State Department of Agriculture (ISDA) requirements.
22. The Applicant shall be required to provide a pest abatement plan if it is required by any governing agencies.
23. The Applicant shall ensure all property taxes are kept current and the property is maintained in compliance with all state, federal, and local laws and regulations.

EXHIBIT 1

Application Materials

a. Neighborhood Meeting Packet

b. Application

Simplot Land and Livestock
1307 Highway 67
Grand View, ID 83624

December 4, 2023

To: Property Owner

You are invited to attend a neighborhood meeting on December 16, 2023, at 1:00 p.m. The meeting is to inform property owners of confined animal feeding operation permit application. Your comments on the greatly appreciated as me move forward with our application.

The meeting will be held at Simplot Land and Livestock Office, 1307 Highway 67 starting at 2:00 pm.

Warm Regards,

David Modde
Environmental Manager

Exhibit 1a

ELMORE COUNTY LAND USE & BUILDING DEPARTMENT

520 East 2nd South • Mountain Home, ID • 83647 • Phone: (208) 587-2142

Fax: (208) 587-2120 • www.elmorecounty.org

Neighborhood Meeting Sign Up Sheet

Date of Neighborhood Meeting: 12-16-2023

Start Time of Neighborhood Meeting: 1:00

End Time of the Neighborhood Meeting: 2:00

Location of Meeting: Simplot Land + Livestock office

Description of the proposed project: Cafo for Calf ranch

Notice Sent to neighbors on: Dec 4, 2023

Location of the neighborhood meeting: Simplot Land + Livestock office

Attendees:

	Name	Address
1.	Tom Bascabe	575 Hayland Rd Grand View ID
2.	David Modale	1301 Hwy 67, Grand view ID 83624
3.		
4.		
5.		
6.		
7.		
8.		
9.		
10.		

11. _____

12. _____

13. _____

14. _____

15. _____

16. _____

17. _____

18. _____

19. _____

20. _____

Neighborhood Meeting Certification:

Applicants shall conduct a neighborhood meeting for comprehensive plan amendments, variance, conditional uses, zoning ordinance map amendments and expansions or extensions of nonconforming uses as per Elmore County Zoning and Development Ordinance Title 7 Chapter 3 Section 7-3-3.

Applicant:

Name: David Modde

Address: 1301 Hwy 67, Grand View ID

City: Grand View State: ID Zip: 83624

Telephone: 208 590 9141 Fax: _____

I certify that a neighborhood meeting was conducted at the time and location noted on this form and in accord with the Elmore County Zoning and Development Ordinance Title 7 Chapter 3 Section 7-3-3.

David Modde 12-22-2023

Signature: (Applicant) Date

ELMORE COUNTY LAND USE & BUILDING DEPARTMENT

520 E 2nd South, Mountain Home, ID 83647
(208) 587-2142 ext 502 www.elmorecounty.org

APPLICATION FOR CONFINED ANIMAL FEEDING OPERATION (CAFO) SITING PERMIT

Fee $500.00 + 0.25 AU + P.P.

We are unable to accept facsimile copies. This application must be completely filled out in detail in **BLACK INK** with all information able to be reproduced inclusive of all detail on a black and white copier. The completed application shall be submitted to the office of the Land Use & Building Department for Elmore County, Idaho, a non-refundable fee established by Elmore County Zoning and Development Ordinance. Those items that do not apply, insert N/A for Not Applicable. Attach and reference separate pages as necessary.

1. Name of applicant: David Modde
2. Address of applicant: 1301 Highway 67, Grand View, ID
3. Telephone number of applicant: (208)843-2231 daytime (208)590-9141 home
4. E-mail Address: david.modde@simplot.com
5. Name, address, and telephone number of owner (if different from applicant):
   J.R. Simplot Company Land & Livestock (208)843-2231
6. Name, address, & daytime telephone # of developer (if different from applicant):
   Scott McNeley 1301 Highway 67, Grand View, ID, (208)843-2231
7. Address of subject property: 43.00686, -116.0196
8. Legal description of property the CAFO application is to include:
9. Total Acreage of CAFO Area: 410 Current Zoning: agriculture
10. Attach at least one of the following:
    ☑ deed ☐ proof of option ☐ earnest money agreement ☐ lease agreement
11. Common directions of how to get to CAFO site from a know beginning point:
    travel north on highway 167 from Simplot L&L Corp. office. Turn right on to E Nicholson Rd, travel past solar field and arrive at property.
12. Current use of subject property: agriculture
13. Properties within 1.5 miles have the following uses:
    North agriculture East agriculture
    South agriculture West agriculture
14. The CAFO is expected to begin within 6 ☐ days/☑ months/☐ years, after permit approval (permit expires if not used within 1 year of approval) and is for ____ ☐ years/☐ perpetuity. The applicant shall notify Land Use & Building Department of the date they actually begin construction of the CAFO. ____ initial
15. Fully describe the CAFO, including a description of the existing and proposed facilities and their capacities (attach a separate page if necessary):
    a. Proposed Animal Types: beef/dairy calves
    b. Proposed number of animals: 55,000 animal units

Exhibit 1b

c. Loading facilities (if proposed) - Number & Size: _____
Location: _____
Screening: _____

d. Proposed method of dead-animal removal: contracted removal

e. Proposed method of on-site drainage retention or prevention of runoff entering/exiting the site: engineered retention pond to meet 25 year storm runoff Are there any known hazards on or near the property (such as canals, hazardous material spills, soil or water contamination, etc.) or hazardous materials and/or wastes involved? If so, describe and give location: N/A

f. Does any portion of this parcel have slopes in excess of 10%? ☐yes ■no If yes, submit contour map.

16. GENERAL SETBACKS:
    a. Is any portion of the CAFO located within 1.5-miles of the Snake River Canyon or a Floodplain Zone A, AE, AH, and/or AO? ☐yes ■no If yes, submit map showing location of floodway and/or floodplain in relation to property and/or proposal.
    b. Is any portion of this property located within 1/4-mile of a major drainage (canal, creek, river, lake, etc? ☐yes ■no. Estimated distance: _____
    c. Is any portion of the CAFO located within 1.5-miles of a Residentially Zoned property and/or from a subdivision/Planned Unit Development with a valid Conditional Use Permit as of the effective date of the CAFO Ordinance 2006-2? ☐yes ■no
    d. Is silage, haylage, potatoes, and/or any other feed product resulting from ensilage process stored in open air located within 700' of an existing residence not belonging to the owner/operator? ☐yes ■no Is it within 100' of a public right-of-way? ☐yes ■no
    e. Are corrals located 500' or less from any residential zone, existing subdivision, and/or proposed subdivision possessing a valid Conditional Use Permit? ■ yes ☐ no

17. ANIMAL WASTE MANAGEMENT SYSTEM SETBACKS:
    Provide the CAFO's animal waste management system design plan for solid and liquid waste which meets all state and federal requirements and is approved by the Idaho Department of Health and Welfare Division of Environmental Quality (DEQ).
    a. If CAFO intends to exceed the maximum number of animals permitted per acre, does the waste system design plan accommodate the excess? ■yes ☐no
    b. Is any portion of the animal waste management system located within 1,100 feet from an existing residence not belonging to the owner (2 miles for swine and poultry CAFOs)? ☐yes ■no
    c. Is any portion of the animal waste management system located within 500' of a domestic well? ☐ yes ■no. Indicate current Water Quality in relation to Maximum Contaminant Level (MCL) of all wells (domestic, test, and for those to be used in relation to CAFO operation on property);
    d. Is any portion of the animal waste management system located within 300' of proposed CAFO's property lines? ☐yes ■no
    e. Is any portion of the animal waste management system and/or any portion of the outside edge of all corrals located within 50' of a public right-of-way? ☐yes ■no

18. Nutrient management plan provided. In compliance with the Idaho Department of Agriculture? ■yes ☐no
    How will Idaho Department of Agriculture enforce nutrient management plan:
    Annual audit

19. Pest Abatement Plan provided. In compliance with the Idaho Department of Agriculture? ■yes ☐no
    How will Idaho Department of Agriculture enforce pest abatement plan:
    annual audit

20. Odor Management Plan provided. In compliance with the Idaho Department of Agriculture? ■yes ☐no
    How will Idaho Department of Agriculture enforce odor management plan:
    annual audit

21. Submit a letter from the applicable highway district(s), transportation department and/or forest service approving access, easement, and drainage. The applicable Highway District may require a Traffic Impact Study.

22. The impacts of a proposed development on adjacent land uses and irrigation canals must be considered. The applicable irrigation district or canal company may require an Impact Study if the proposed development has associated with it special circumstances deemed by the district to warrant a study. A letter from the applicable

district(s) or company stating no study is required, a copy of this study, or written comment on and approval of, if applicable, the filed site plans from the applicable irrigation district or canal company must be submitted with this application.

23. Submit a letter from the fire chief of the appropriate fire district approving the plan for fire protection or stating no fire protection is required.

24. Does any other agency require a permit (DEQ, EPA, IDWR, Department of Agriculture, local, state, federal, etc.)?
☐ yes ☑ no If yes, who? _____
What is the status of permit applications? _____
What is the time schedule for obtaining the required permits? _____
Provide proof of having applied or obtained IDWR permit and/or license submitted? ☐ yes ☐ no

25. Complete Set of Preliminary Building Elevations - To a professional standard (15 COPIES [minimum copy size of 18" x 24"] TO SCALE AND ONE 8.5" x 11" REDUCTION), including one copy of colored elevations. Colored photographs may be substituted for colored elevation drawings when an existing structure is to undergo minor exterior alteration, or the photos depict the design material/colors of the new buildings.

26. Environmental Impact Statement and/or Assessment - When a development or proposal is of a more complex nature, when it is required by the Zoning and Development Ordinance, and/or is located within the Area of Critical Concern, an Environmental Impact Statement and/or Assessment may be required.

27. Additional Information - Any additional information as required or needed by the Planning and Zoning Commission or interested agency

28. Set of Site Plan Drawings: - Drawn to a professional standard (see Attached Site Plan Requirements). The applicant shall provide at least 15 full size and one 8.5" x 11" reduction of each drawing/plan/map with each full size folded to 8.5" x 11" and the map identified by the type of map and the applicant's name in the top right hand corner.

The applicant hereby agrees to pay the fee established by the Board and agrees to pay any additional fees and publication costs. The applicant also verifies that all information contained herein is true and correct and that the application is complete. The applicant understands that submission of an incomplete application could cause a delay in scheduling a public hearing and/or in the Commission providing a decision. The applicant understands they or a representative must attend any hearing/meeting to answer any questions citizens or the Commission may have. The applicant understands they or a representative must attend any meeting/hearing for which this application is on the agenda. The applicant understands that a delay in providing a decision on the application could occur should they send a representative that does not have the right to legally bind the applicant with their statements.

This application was received in the Land Use & Building office on the ___ day of _____, 20____.

_____ _____
Signature of Applicant Date Signature of Owner Date

File Number: CAFO-_____ Date Paid: _____ Initials: _____

Fee: _____ ($500.00 + $0.25 AU + postage and publication)

Receipt Number: _____ Hearing Date: _____

CAFO Siting Date: _____ Approved/Denied: _____

(Planning and Zoning acceptance of **fee does not imply acceptance of application as complete)

Prior to beginning any construction, please contact the Elmore County Land Use & Building Department at 208-587-2142, ext. 1246. A building permit may be required.

APPLICATION FOR CONFINED ANIMAL FEEDING OPERATIONS SITING PERMIT

J.R. Simplot Company

Grand View, Idaho

Introduction

The J.R. Simplot Company near Grand View, Idaho is applying for a new CAFO permit to start a calf ranch. The calves will be raised on this facility arriving when 2-3 days of birth and leaving the facility to the feedlot 9-12 months after arrival. This facility will encompass 410 acres with a maximum head count of 55,000 animal units.

Location

The Grand View Calf ranch is located in township 5S3E and 5S4E sections 1, 6, 5, 4. Access to the facility will be off of Idaho Highway 167, using E Nicholson Road.

Highway Access

This highway is managed by the Idaho Department of Transportation, the permit coordinator has approved the access E Nicholson Road off State Highway 167 for this calf operation and have provided approval of access in the letter that is attached to this application for record.

Calf Operation Runoff

Excess rainfall and snow melt runoff from the proposed calf operation will be collected in a storage pond on the south and east sides of property. The 24-hour, 25-year storm for Grand View is 1.6 inches as indicated by rainfall intensity maps furnished by the NOAA. Using a curve number of 91 which is representative of runoff areas with the minimum surface storage and recommended by the NRCS for feedlots is 0.82 inches. The total runoff from 1 in 5 years winter snow accumulation is estimated to be 0.3 inches, there in total run off for the 410 acres will be 309-acre feet. The storage pond for this runoff will be designed by a licensed engineer and approved by the appropriate state agency.

Solid Waste Management

Cattle operations generate quantities of solid waste that must be managed. As good stewards of the resource, the solid waste is removed from our feedlot pins and stored in an agricultural field to be processed. The manure is piled in rows and the process of drying and stirring is started and takes several months for the product to be ready for use in our nutrient management plan.

Waste Application

A nutrient management plan balances crop nutrient needs with nutrients that are applied in the form of commercial fertilizer, animal manure, or biosolids. The application rates for each crop group, manure application setbacks from environmentally sensitive areas, and requirements for winter application are all managed by our certified crop advisors. All our 22 properties that are covered by our NMP are sampled and records retained to prove levels of soil amendments and nutrients. Annually these NMP are review and audited by the Idaho Department of Agriculture.

There is also land application of liquid waste from the before mentioned runoff storage pond. If the natural process doesn't keep up with the levels of the liquid waste then the water can be applied to crop fields to manage liquid waste in a responsible manner.

257482

ELMORE COUNTY, IDAHO #564
Request of GUARANTY TITLE, INC.
Time 2:53 P. M.
Date February 12, 1990
Book
Page
RAMONA YRAZABAL
By Merle L Backer Deputy
Fee $9.00

WARRANTY DEED

GRANTOR, CARL E. NICHOLSON and BLANCHE NICHOLSON, husband and wife, of Meridian, County of Ada, State of Idaho, for a good and valuable consideration, the receipt of which is hereby acknowledged, does hereby grant, bargain, sell and convey unto J.R. SIMPLOT COMPANY, whose current address is 999 Main Street, Suite 1300, County of Ada, State of Idaho as GRANTEE, and to grantee's heirs and assigns forever, all of the following described real estate located in County of Elmore, State of Idaho:

TRACT I

TOWNSHIP 4 SOUTH, RANGE 4 EAST, BOISE MERIDIAN, ELMORE COUNTY, IDAHO

SECTION 31: S½SE¼

TOWNSHIP 5 SOUTH, RANGE 4 EAST, BOISE MERIDIAN, ELMORE COUNTY, IDAHO

SECTION 4: NW¼SW¼
SECTION 5: E½SW¼, SW¼SW¼, SE¼, S½NW¼ NW¼SW¼ AND LOT 4
SECTION 6: LOTS 1 AND 2

TRACT II

TOWNSHIP 5 SOUTH, RANGE 4 EAST, BOISE MERIDIAN, ELMORE COUNTY, IDAHO

SECTION 6: S½NE¼, SE¼
SECTION 7: E½NE¼
SECTION 8: N½

TOGETHER with all improvements, water, water rights, ditches, ditch rights, easements, hereditaments and appurtenances, specifically including but not limited to all mineral rights, hydrocarbon rights, geothermal rights, grazing rights, water rights, and any and all additional rights SUBJECT TO reservations of mineral rights in the U.S. Government's patents on the property.

Grantors, for themselves, their heirs and assigns do hereby covenant, warranty and shall defend the quiet and peaceable possession of said premises by the grantee, its successors, heirs and assigns forever against the lawful claims of all persons.

Thomas T. Nicholson and Carl V. Nicholson are executing this document as well in order to confirm that all water rights appurtenant to the premises are transferred to the Grantee.

In construing this deed, and where the context so requires, the singular includes the plural and the masculine, the feminine and the neuter.

IN WITNESS WHEREOF, Grantors have hereunto subscribed their name to this instrument this 8 day of February, 1990.

Carl E. Nicholson

Carl E. Nicholson

Blanche Nicholson

Blanche Nicholson

Thomas T. Nicholson

Thomas T. Nicholson

Carl V. Nicholson

Carl V. Nicholson

STATE OF IDAHO)
) ss:
COUNTY OF ADA)

On this 8 day of February, 1990, before me, the undersigned, a Notary Public in and for said State, personally appeared CARL E. NICHOLSON and BLANCHE NICHOLSON, husband and wife, known to me to be the persons whose names are subscribed to the foregoing instrument, and acknowledged to me that they executed the same.

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

Linda K. Boot
Notary Public for Idaho
Residing at Boise, Idaho
My Commission Expires: 5/3/95

STATE OF IDAHO)
) ss:
COUNTY OF ADA)

On this 8 day of February, 1990, before me, the undersigned, a Notary Public in and for said State, personally appeared THOMAS T. NICHOLSON, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same.

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

Linda K. Boot
Notary Public for Idaho
Residing at Boise, Idaho
My Commission Expires: 5/3/95

STATE OF IDAHO)
) ss:
COUNTY OF ADA)

On this 8 day of February, 1990, before me, the undersigned, a Notary Public in and for said State, personally appeared CARL V. NICHOLSON, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same.

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

Linda K. Boot
Notary Public for Idaho
Residing at Boise, Idaho
My Commission Expires: 5/3/95

SITE PLAN AND MAP REQUIREMENTS

ALL DRAWINGS, PLANS, MAPS, ETC. SHALL BE DRAWN TO A PROFESSIONAL STANDARD

All drawings, plans, maps, etc., shall show the name, address, and phone number of the applicant, owner, developer, operator, and the person who drew the item; scale; north arrow; property boundaries; size of parcel and CAFO in acreage or square feet.

AREA VICINITY MAP – radius of map to be 1 mile from exterior CAFO boundary. Scale shall be 1" to 660' which equals 1 mile. Map shall show all land use, surface water courses, wells, structures and natural features.

SITE PLAN MAP - prepared by a licensed engineer, architect, contractor, USDA Soil Conservation Service (SCS) agent, minimum size 18" x 24". The site plan shall include but not be limited to showing the location of the following:

a. Names of applicant(s), landowner(s), plan preparer(s), and project.
b. North Arrow.
c. Scale.
d. Property boundary.
e. Size of parcel (acres or square feet).
f. Soil depths and types.
g. Size and location of natural drainage points of the CAFO obtained from the USDA Soil Conservation Service (SCS) or other authority.
h. All existing and proposed structures including dimensions, labeled as to use;
i. All feed storage areas;
j. Dead animal storage;
k. All animal confinement areas;
l. All waste storage areas;
m. All wells (domestic, irrigation, etc.);
n. Location of utilities (electrical, natural gas, telephone, water, etc.);
o. All traffic accesses and public thoroughfares;
p. All canals and ditches, springs, and surface water courses;
q. Proposed lighting types, shielding, and location;
r. All sink holes;
s. All ingress/egress;
t. Any public thoroughfares.
u. Topography at 20' intervals

LANDSCAPE PLAN - (designed in compliance with recommendations of the National Resource Conservation Service or any other governmental agency) 1-8.5" X 11" COPY showing the following:

NOTE: If clarity can be preserved, the landscape plan may be combined with and shown on the site plan sheet.

a. Existing vegetation labeled as to type and location and whether to remain or to be removed;
b. Type and location of all plant materials and other ground covers;
c. Size of plants at planting and maturity;
d. Location and type of berming;
e. Locations and sizes of any loading areas, docks, and ramps;
f. Trash and exterior mechanical equipment storage areas, together with proposed screening method;
g. Drainage features, show on-site drainage method;
h. Method of irrigation;
i. Cross-sections of areas of special features, berming, retaining walls, etc.

NOTICE TO APPLICANT

To assist the applicant in submitting a comprehensive application, prior to scheduling the public hearing for the Confined Animal Feeding Operation Siting Permit application, during a regular meeting of the Elmore County Planning and Zoning, the Commission may review the application for completeness. If it is determined that the application is compete, a public hearing will be scheduled for the next possible hearing date. If it is determined the application is incomplete the applicant will be notified at the meeting and the application will be returned to the applicant. Upon correcting the insufficiencies, the applicant must resubmit the application for Commission review.

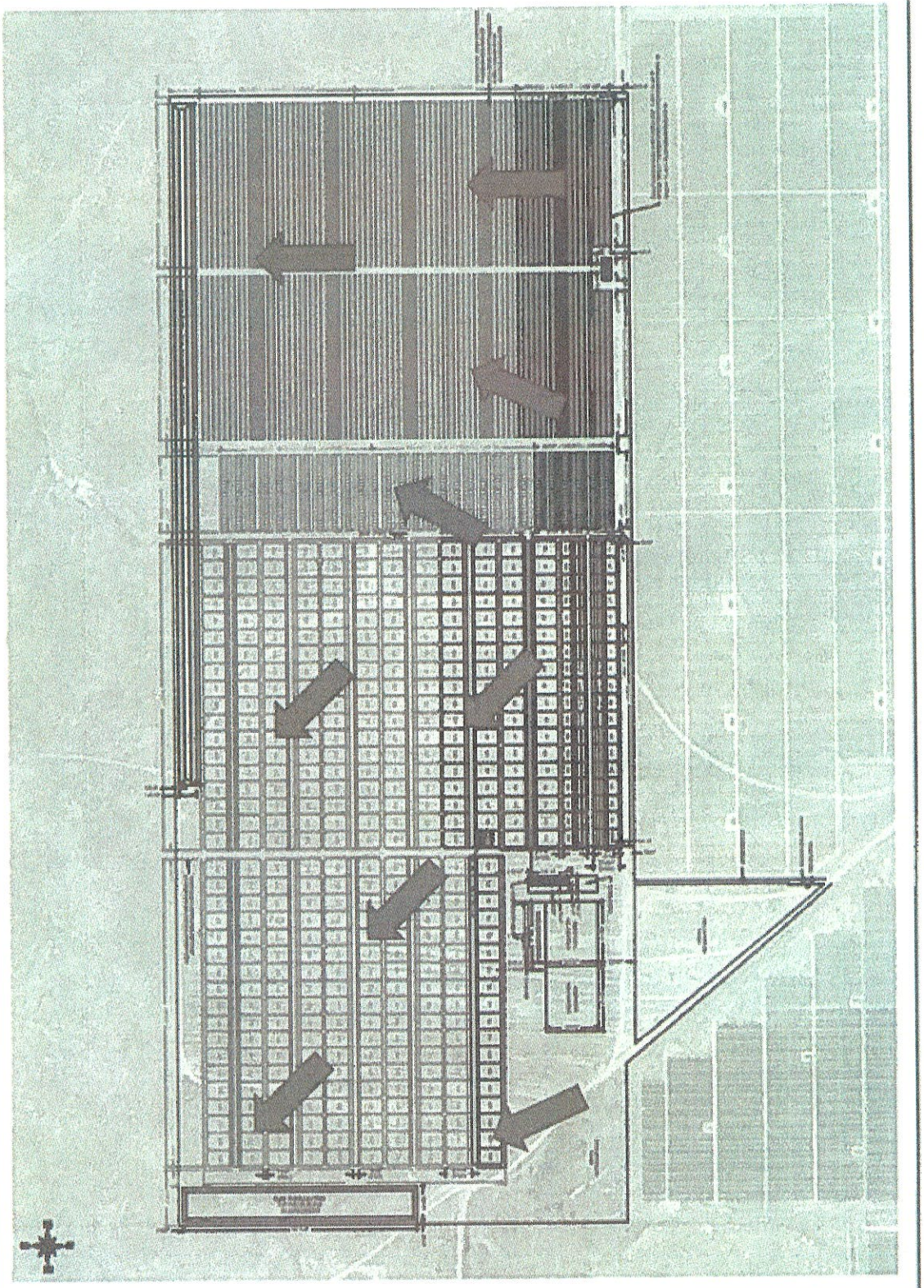
Proof of having obtained necessary permits and approvals from applicable local (other than Elmore County), state, and/or federal agencies may be required prior to issuance of a CAFO siting permit by Elmore County and, if obtained, shall be submitted with the CAFO Siting Permit application.

The Planning and Zoning Commission shall hold a public hearing on an application for a CAFO siting permit. *At the time of submission of the application, the applicant shall provide a list of all property owners or purchasers of record and their addresses (taken from the tax records of Elmore County) who are located within no less than* ***2-mile*** *of the boundaries of subject property, or as required by the Conditional Use Permit application. If any part of another County is a part of the radius, the names and addresses of adjoining property owners or purchasers of record of the other county shall be acquired from the tax records of that County.* The Planning and Zoning office shall mail hearing notices to said property owners or purchasers of record and to the proper agencies that may have an interest in the proposal. The Planning and Zoning office shall place a Notice of the Public Hearing in the Mountain Home News no less than 15 days prior to said hearing. The Land Use & Building Department will post notice of the public hearing on the premises not less than thirty (30) days prior to the hearing. The applicant will be given notice of the public hearing. Because the Planning and Zoning Commission or citizens may have questions the applicant or someone to represent the applicant must attend any hearing/meeting on which the application is on the agenda, or a decision delay may occur. After the public hearing is held, the application shall be approved, conditionally approved, denied, or tabled.

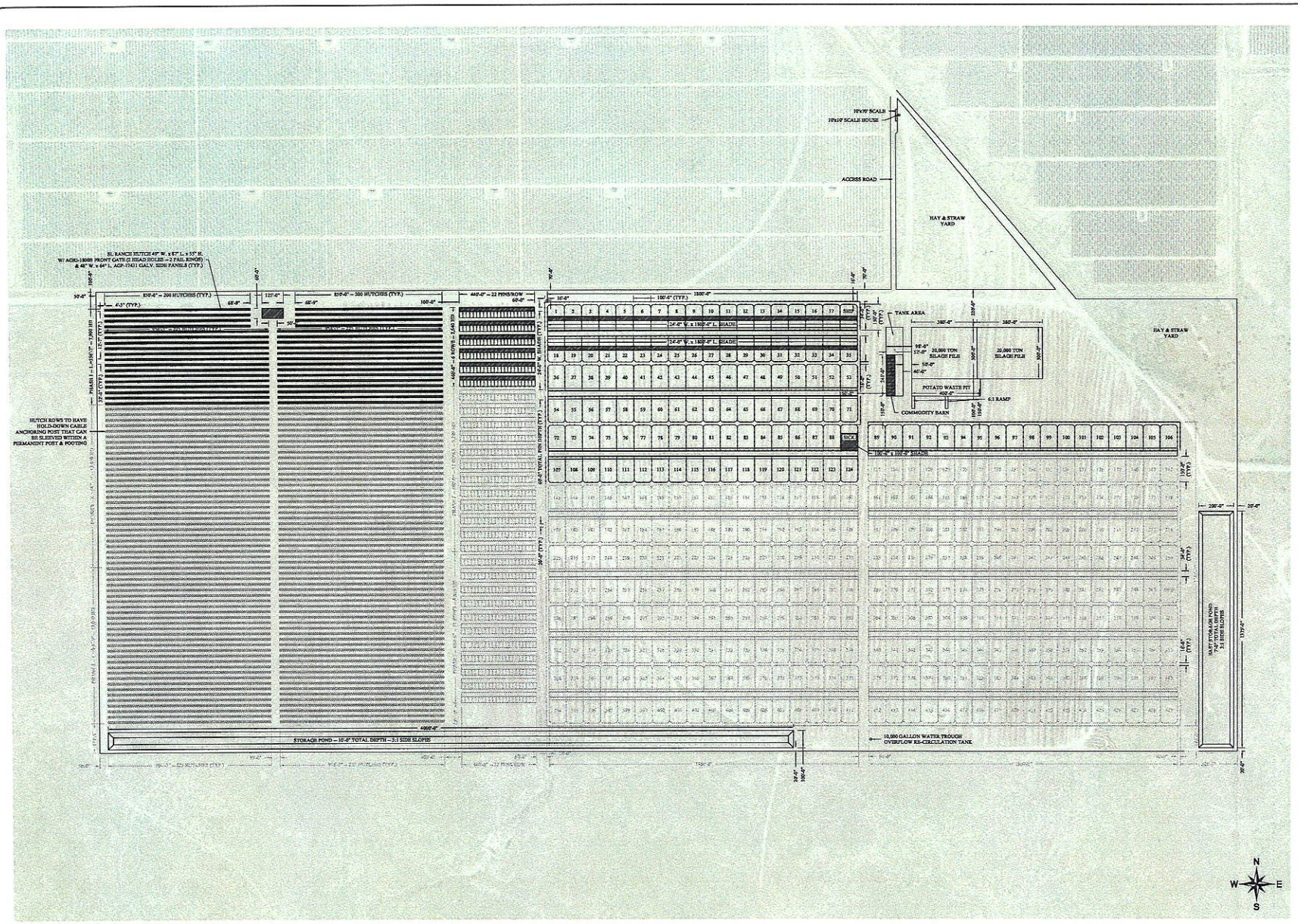
Application must notify the Land Use & Building Department Office when they begin construction or improvements.

If the application is approved or conditionally approved by the Planning and Zoning Commission, the applicant will be sent a document that is the official "Confined Animal Feeding Operation (CAFO) Siting Permit". This document may be in the form of a Findings of Fact, Conclusions of Law, and Order and will enumerate the conditions attached to the approval and issuance of the permit and state the consequences of failure to comply. The permit shall not become effective until after an elapsed period of 15 days from the date of Planning and Zoning Commission action. During this time, any affected person may appeal the action in writing to the Board of Elmore County Commissioners. The applicant will be notified of any pending appeals. An appeal will stay all proceedings until its resolution.

If the CAFO Siting Permit is denied by the Planning and Zoning Commission, the applicant may reapply to the Planning and Zoning Commission or appeal the decision to the Board of Elmore County Commissioners in writing within 15 days from the date such action is taken by the Planning and Zoning Commission.



SITE PLAN	JR SIMPLOT CO GRANDVIEW, ID	EAC ENGINEERING



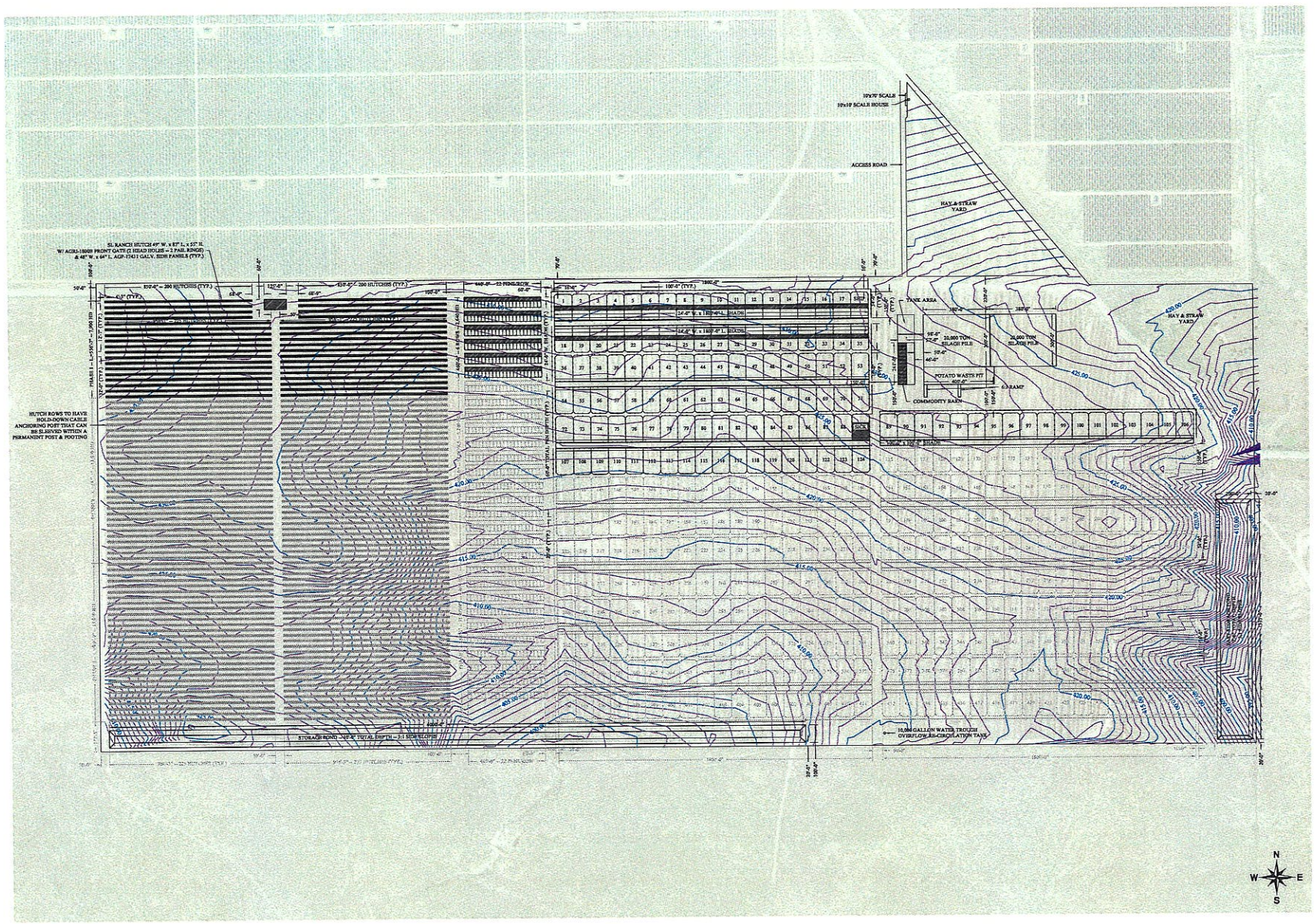
EAC ENGINEERING
PO BOX 187
MIDDLETON, ID 83644
(208) 870-0005

JR SIMPLOT CO
GRANDVIEW, ID

SITE PLAN

REV.	REVISION DATE
–	–

PROJECT #: 04-082
DESIGN: TCK
DRAWN: TCK
REVIEW: MCM
DATE: 12/21/23
SCALE: 1" = 250'-0"
DWG NAME: CALF SITE
SHEET: S
OF 2 SHEETS



EAC ENGINEERING
PO BOX 187
MIDDLETON, ID 83644
(208) 870-0005

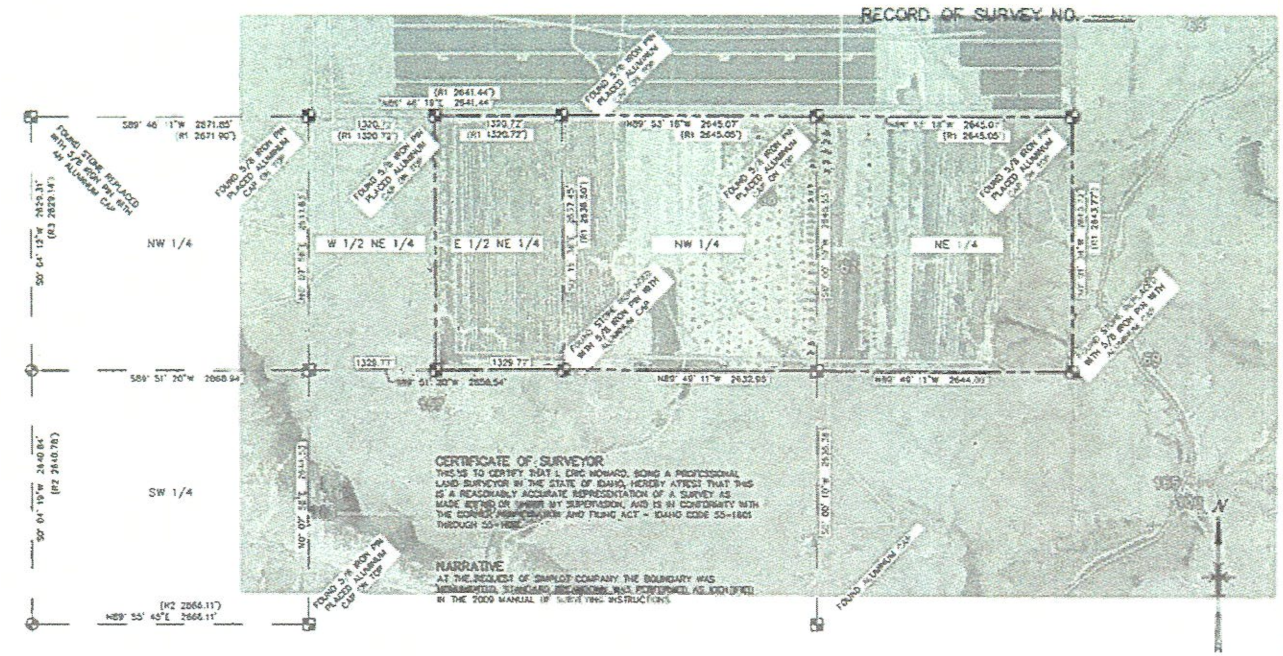
JR SIMPLOT CO
GRANDVIEW, ID

EXISTING GRADE

REV.	REVISION DATE
–	–

PROJECT #: 04-082
DESIGN: TCK
DRAWN: TCK
REVIEW: MCM
DATE: 12/20/23
SCALE: 1" = 250'-0"
DWG NAME: CALF SITE
SHEET: EG
OF 2 SHEETS

RECORD OF SURVEY NO. ____



GRAPHIC SCALE

600 0 300 600 1200 2400

(IN FEET)
1 inch = 800 ft.

NOTES
REFERENCE IS MADE TO THE FOLLOWING

- -(R1) ROS INSTRUMENT # 449496 TEALEY'S LAND SURVEYING
- -(R2) ROS INSTRUMENT # 283771 TEALEY'S LAND SURVEYING
- -(R3) ROS INSTRUMENT #204737 J.U.B. ENGINEERS
- -(R4) GLO RECORDS
- -(R5) WARRANTY DEED INSTRUMENT #257482

LEGEND

- BOUNDARY LINE
- SECTION LINE
- FOUND 5/8" IRON PIN
- FOUND STONE
- FOUND BRASS CAP
- SET ALUMINUM CAP OR AS NOTED

RECORD OF SURVEY
FOR
SIMPLOT

A PARCEL OF LAND LYING IN THE E 1/2 OF THE NE 1/4 OF SECTION 7 & N 1/2 OF SECTION 8, T.5S., R.4E., B.M., ELMORE COUNTY, IDAHO.

J.J. HOWARD
MAPPING & SURVEYING

DATE: 08/30/23	DESIGN BY: CJH		SHEET: 1 OF 1
SCALE: 1"=800'	DRAWN BY: DA	INDEX NO.	542-7-00 542-8-00

PRELIMINARY

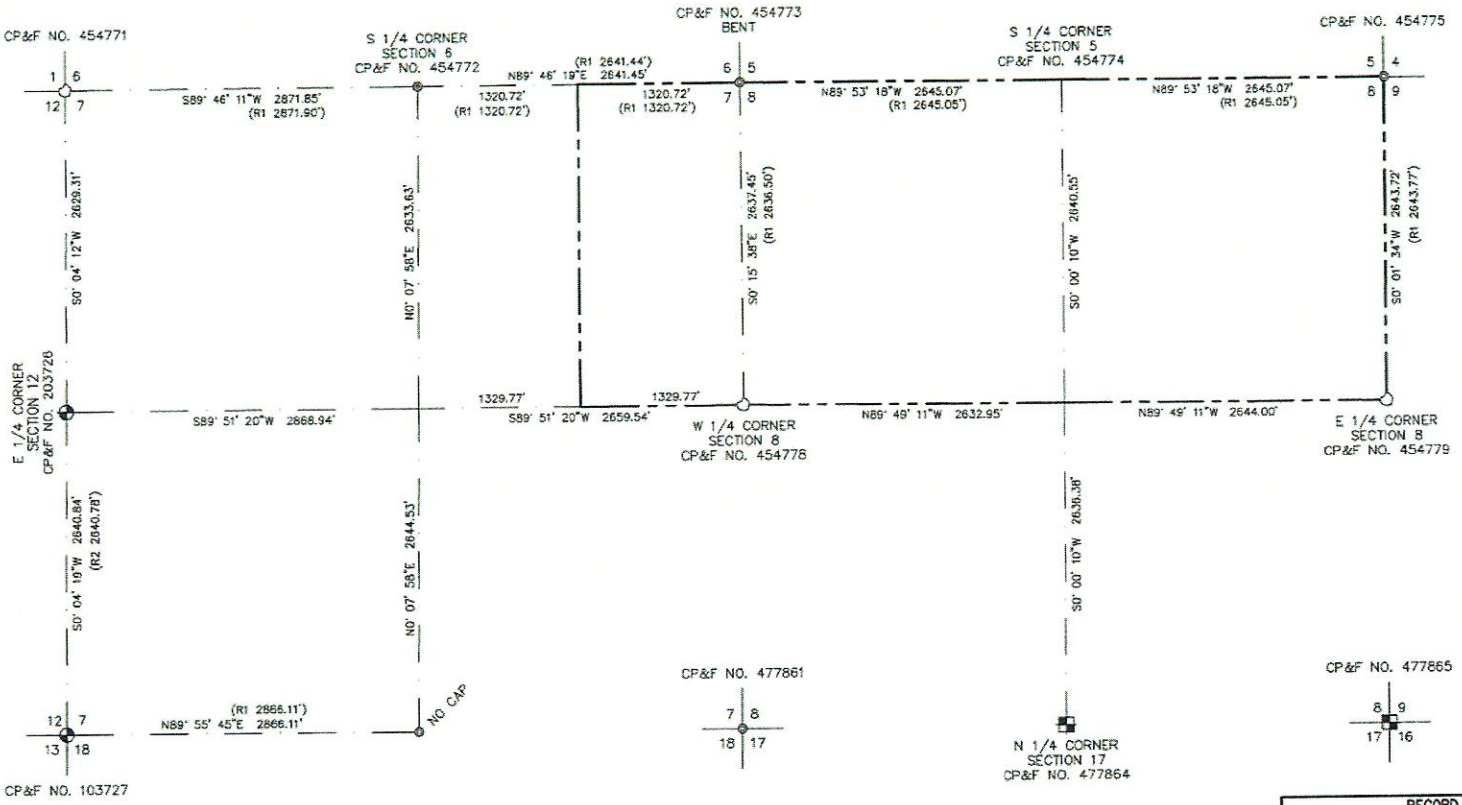
CERTIFICATE OF SURVEYOR

THIS IS TO CERTIFY THAT I, ERIC HOWARD, BEING A PROFESSIONAL LAND SURVEYOR IN THE STATE OF IDAHO, HEREBY ATTEST THAT THIS IS A REASONABLY ACCURATE REPRESENTATION OF A SURVEY AS MADE BY ME OR UNDER MY SUPERVISION, AND IS IN CONFORMITY WITH THE CORNER PERPETUATION AND FILING ACT – IDAHO CODE 55-1601 THROUGH 55-1613.

NARRATIVE

ERIC WILL WRITE

RECORD OF SURVEY NO. _____



NOTES

REFERENCE IS MADE TO THE FOLLOWING:

-(R1) ROS INSTRUMENT # 449498 TEALEY'S LAND SURVEYING
-(R2) ROS INSTRUMENT # 283771 TEALEY'S LAND SURVEYING

LEGEND

- BOUNDARY LINE
- SECTION LINE
- FOUND 5/8" IRON PIN
- FOUND STONE
- FOUND BRASS CAP
- FOUND ALUMINUM CAP

GRAPHIC SCALE

600 0 300 600 1200 2400

(IN FEET)

1 inch = 600 ft.

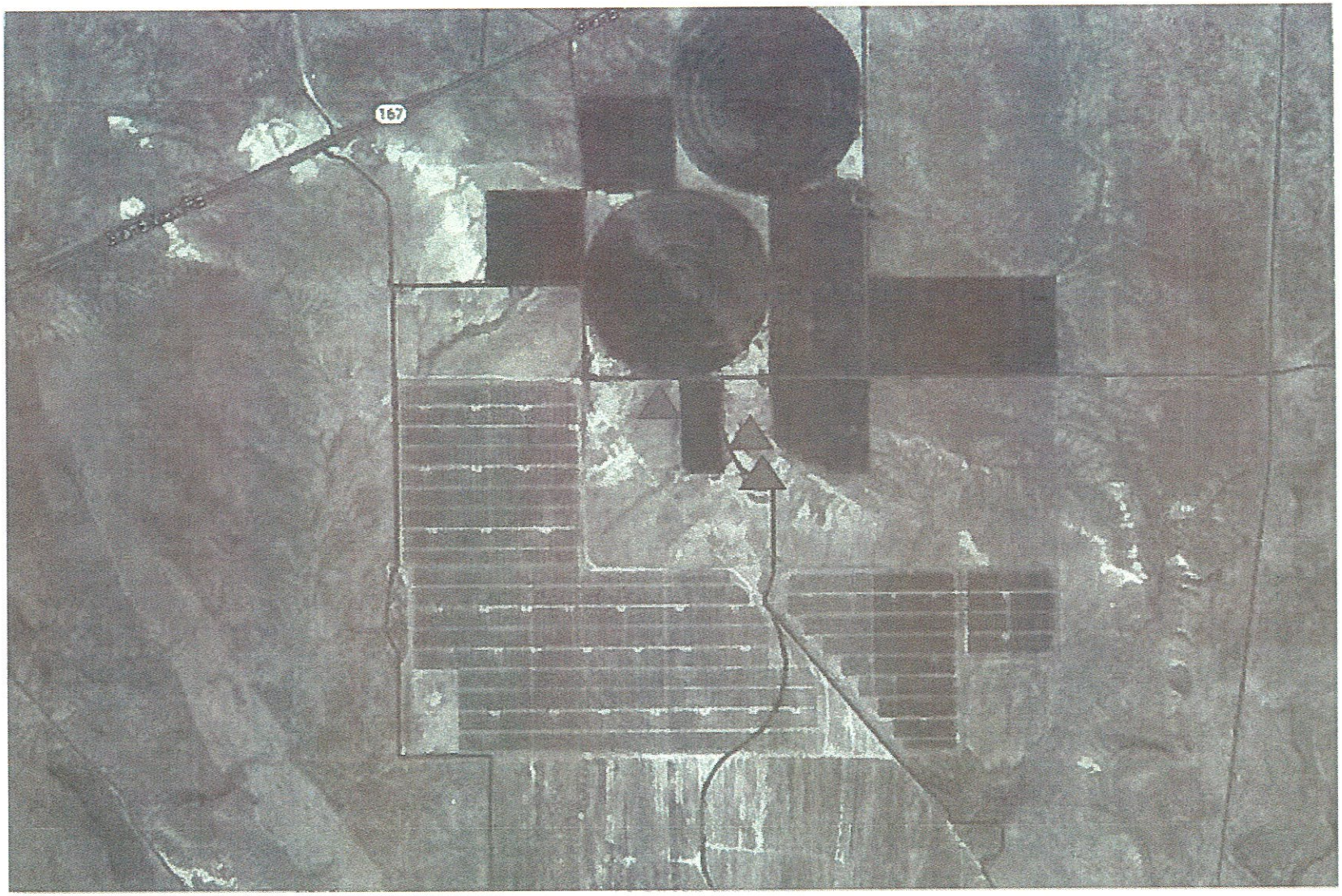
RECORD OF SURVEY FOR DAVID MODDE

A PARCEL OF LAND LYING IN THE E 1/2 OF THE NE 1/4 OF SECTION 7 & N 1/2 OF SECTION 8, T.5S., R.4E., B.M., ELMORE COUNTY, IDAHO.

J.J. HOWARD
MAPPING & SURVEYING
5983 W. State St., Ste. B / Boise, ID 83703
PHONE: (208) 846-8937 FAX: (208) 846-8822

DATE:	DESIGN BY:	SHEET: OF
08/30/23	XXX	1 1
SCALE: 1"=600'	DRAWN BY: EIA	INDEX NO. 542-XX-XXX-BK-PG

2023 PROJECTS // DAVID MODDE # 230515



Blue Triangle: Irrigation Wells
Green Triangle: Domestic Well

Grand View Rural Fire Protection District

P.O. Box 54
720 Roosevelt Street
Grand View, Idaho 83624
(208)834-2511

The Jr. Simplot Company,

Attention: David Modde,

This letter is regarding a request to see if a new area of cattle pens would fall under Grand View Fire's fire district. Upon reviewing the proposed site map and checking our fire district boundaries, it appears that this facility would be inside GVFD's fire district boundaries. Simplot would receive full fire protection at this location. I do not believe that Mountain Home Rural Fire District would offer mutual assistance unless a significant loss of life and property were at stake. I also believe the Mountain Home Air Force Fire Department would not provide mutual aid either. As you can see from the attached PDF map, this proposed location is very close to GVFD's boundary. Therefore, any other location will have to be reconsidered.

Thanks

Grand View Fire Department.

Fire Chief

Greg Becker

gregbecker7@gmail.com

1-208-590-2828

Your Safety • Your Mobility
Your Economic Opportunity

IDAHO TRANSPORTATION DEPARTMENT
P.O. Box 8028 • Boise, ID 83707-2028
(208) 334-8300 • itd.idaho.gov

November 13, 2023

David Modde

Dear Mr. Modde

ITD has no objection of access use by Simplot Livestock along SH-167 at Nicholson Road In Elmore County at Mile Point 6.53 along the south side of the highway.

Sincerely,

Josh Nopens
District 3 Permit Coordinator
Josh.Nopens@itd.idaho.gov
208-332-7190

Grandview Angel Farm

Nutrient Management Plan

Nutrient Management Plan Prepared For:

Grandview Farms
(208) 834-2231
Angel Farm

Certified Planner:

Michael Mitchell
Professional Engineer, EAC Engineering, Inc
(559) 381-0607

Producer Signature: _____ Certificated Planner Signature: _____

Date Completed: _____

ANGEL FARM
Producer Summary

Farm Summary

Angel Farm is an existing farm located 1.8miles North of Grandview, Idaho. The farm is owned by Grandview Farms and managed by Mike Usabel. The farm consists of three pivot irrigated fields and one furrow irrigated field for a total of 525.3 acres available for accepting imported manure/compost from Simplot/Grandview Feedlot.

Farm Resource Concerns

Angel Farm is located in the Watershed Basin of the Middle Snake Succor (#17050103). The facility is found at 116W 01'43" 42N 58'27" using GPS Coordinates. The primary resource concern for Angel Farm is ground water quality. The farm sits along the Snake River however fields are bermed to prevent runoff to the river therefore runoff is not likely to occur. Solid waste is applied to all of the fields and pasture and incorporated on fields within seven days of application.

Nutrient Management Plan Requirements

Producer will maintain field application records for a minimum of five years and make them available for review at routine inspections by ISDA personnel. These records must include (where applicable):

1. Fertilizer application rates
2. Manure/Compost application rates
3. On each field, keep a record of manure and chemical fertilizer applications, crop information, and soil and manure test results.
4. Fields to which the nutrients are applied
5. Spring soil test for nitrogen (required annually)
   0-12" and 12-24" nitrogen test

Crop Nutrient Requirement	
Crop	**Pounds of P205 per acres**
Alfalfa	86
Wheat	66
Sugarbeets	48

Manure/Compost field application requirement (tons)						
Acres x crop nutrient requirement ÷ manure p205 value* = Tons required						
Example	Corn - 250(acres)	X	75 (crop requirement)	÷	**16.85**	
Corn	250	X	75** = 18750	÷	**16.85***	= **1112.76 tons**

*based on manure test values for P205
**pounds of p205 required per acre

Irrigation Management Plan Recommendations

Irrigation water management is very important in nutrient management. If irrigation water is applied at a rate over the crop needs, there is potential for runoff and/or leaching of nutrients. If irrigation water is under-applied, the crop will not have optimal growth conditions. Crop irrigation water requirements changes through the growing season depending on climate

conditions and crop Evapotranspiration rate. Proper irrigation water management responds to these crop demands. It is recommended that:

- Irrigation schedules continue to be managed by your irrigation specialist.
- Continual inspection and maintenance of irrigation equipment will prevent unwarranted waste discharges into surface or ground water.

Nutrient Management Plan Recommendations

Land application of manure at agronomic rates, along with irrigation scheduling, is the most effective way to obtain maximum nutrient benefits from manure, condition the soil, and avoid potential water quality problems downstream. Cattle manure is a valuable resource, which will also improve soil properties such as water holding capacity, infiltration, tilth, structure, porosity, and nutrient retention and release. If animal manure and/or commercial fertilizers are not properly managed, contaminants may impact surface and/or groundwater.

Application of manure applied at an agronomic rate is a sustainable practice and is always allowed under ISDA regulations. Regardless of the rate prescribed by this nutrient management plan, soil testing at the 0-12 inch and 12-24 inch soil depths is required for nitrogen management.

- Set realistic crop yield goals in order to provide an accurate account of the plant nitrogen needs.
- Apply N so that it is available during peak plant demand.
- Apply fertilizer to cool season crop in the spring rather than the previous fall. This will prevent fertilizer leaching through the soil profile and provide the crop with the necessary levels of nutrients.
- Use split or multiple fertilizer applications in order to provide the crop with a pre-plant treatment and the needed nutrient levels throughout the growing season until the point of major nutrient uptake.
- Avoid the application of nutrient sources in close proximity to streams, wetlands, drainage ditches, areas of very shallow soils, and sinkholes.

Angel Farm
ANALYSIS OF RESOURCE CONCERNS

INTRODUCTION

The purpose of this nutrient management plan is to meet agricultural production goals and to certify that manure and nutrients are properly managed to minimize adverse impact to surface or groundwater. Plans are written in cooperation with the producer to:

1) assure proper containment of animal manure and process waste water

2) assess resource concerns which exist on the property

3) budget nutrient sources to optimize crop water and nutrient needs. Nutrient sources include commercial fertilizers, animal manure, mineralization of previous crop soil organic matter, accounting of residues, and irrigation water.

4) When applicable, assess irrigation water management to minimize movement of nutrients beyond the root zone or with runoff.

If animal manure and/or commercial fertilizers are not properly managed, contaminants may negatively impact surface and/or groundwater. Some water resource contaminants associated with poorly managed animal manure and fertilizers are:

Phosphorus in the soil readily adsorbs to soil particles; thus, erosion of soil by surface runoff is the general mode of phosphorus transport. Even at very low concentrations, phosphorus can result in plant and algae blooms in surface water bodies. Alga blooms are a nuisance to boaters, irrigators, and others. Toxins released by certain algae can be lethal to livestock or other animals that drink the water. Dissolved oxygen in the water is depleted as algae die and decompose, sometimes causing fish kills.

Nitrogen in the form of nitrate (NO_3^-) is highly water-soluble and will move with water, particularly down the soil profile past the root zone if not utilized by plants (thus becoming a groundwater contamination issue).Nitrates are toxic to infants under 6 months, and to livestock at high concentrations. In surface water, excess nitrogen, like phosphorus, can result in nuisance plant and algae growth.

Organic matter in high load decreases dissolved oxygen in a surface water body when it decomposes. Low levels of dissolved oxygen is harmful or even fatal to fish and other aquatic life.

Bacteria and microorganism illnesses (pathogens) potentially transmitted through water by animal manure include Giardia, Typhoid Fever, Cryptosporidium, and Cholera. Pathogens from animal waste can negatively impact surface and groundwater quality.

FACILITY DESCRIPTION

Owner Information

Owner (1): Grandview Angel Farm
Address: 1301 Hwy 67 , Grandview, ID 83624
Phone: (208) 834-2231 N/A
N/A

Location

Site Map: Facility site plan illustrated in Figure 1

Soil Conservation District:	Bruneau River
County:	Elmore
Watershed Basin:	Middle Snake-succor (USGS Hydrologic Unit Code # 17050103)

ANALYSIS OF RESOURCE CONCERNS

Farm Resource Concerns

Angel Farm is located in a watershed containing water quality limited stream segments listed according to the Clean Water Act. Stream segments are listed because a water quality parameter prevents the attainment of the "Fishable/Swimmable" goal of the Clean Water Act.

WATERBODY	BOUNDARIES	BACT	CHAN STAB	DO	FLOW ALT	HAB ALT	MET HG	MET	NH3	NUTR	O_G	ORG	PEST	PH	SAL	SED	TDG	TEMP	UNKN	*
Birch Creek	Headwaters to Snake River	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1	0	0	0	
Brown Creek	Headwaters to Catherine Creek	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1	0	0	0	
Castle Creek	T5SR1ES28 to Snake River	0	0	0	1	0	0	0	0	0	0	0	0	0	0	1	0	1	0	
Corder Creek	Headwaters to Snake River	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1	0	0	0	
Hardtrigger Cr	Headwaters to Snake River	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1	0	0	0	
Jump Creek	Headwaters to Snake River	0	0	0	0	1	0	0	0	0	0	0	0	0	0	0	0	0	0	
McBride Creek	Headwaters to Oregon Line	0	0	0	1	0	0	0	0	0	0	0	0	0	0	1	0	1	0	
Pickett Creek	Headwaters to T5SR1W32	0	0	0	1	0	0	0	0	0	0	0	0	0	0	1	0	1	0	
Pickett Creek	T5SR1WS32 to Catherine Creek	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1	0	0	0	
Poison Creek	Headwaters to Shoofly Creek	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1	0	0	0	
Rabbit Creek	Headwaters to Snake River	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1	0	0	0	
Reynolds Creek	Diversion to Snake River	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1	0	0	0	
Sinker Creek	Diamond Creek to Snake River	0	0	0	1	0	0	0	0	0	0	0	0	0	0	1	0	1	0	
Snake River	CJ Strike Res to Castle Creek	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1	0	0	0	
Snake River	Castle Creek to Swan Falls	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1	0	0	0	
Snake River	Swan Falls to Boise River	1	0	1	1	0	0	0	0	1	0	0	0	1	0	1	0	0	0	
South Fork Cas	Headwaters to Castle Creek	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
Squaw Creek	Unnamed trib 3.9 km upstream to Snake River	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1	0	0	0	
Succor Creek	Headwaters to Oregon Line	0	0	0	1	0	0	0	0	0	0	0	0	0	0	1	0	1	0	
Succor Creek	Oregon line to Snake River	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1	0	0	0	

Angel Farm is not located in a critical Nitrate-Nitrogen management area. Nitrate Management Areas are designated based upon ground water quality sampling results. Two priority groups exist as follows:

Priority 1 is designated because at least 25% of the ground water sampling locations within the area exceed 5-milligrams/liter nitrate. This is one-half of the maximum contaminant level of 10-milligrams/liter nitrate. This nitrate concentration is considered evidence of significant degradation. Public drinking water systems are required to increase monitoring frequency when this level is reached.

Priority 2 is designated because at least 50% of the ground water sampling locations within the area exceed 2-milligrams/liter nitrate. This concentration threshold provides an indication of human-caused (anthropogenic) impacts. The upper limit for naturally occurring (background) concentrations of nitrate is considered to be about 2 mg/l.

Angel Farm is located in a sole source aquifer area - Western Snake River Plain Aquifer.

Field Resource Concerns

• **Surface Water** - Surface water has water quality standards based on the designated use of the water body. These water quality standards must be met or the water body is listed as water quality impaired and falls under the TMDL process. Good irrigation and nutrient management practices will help keep nutrients available for crop use and decrease the nutrient loading into surface water.

Depth Limiting Subsurface Features

Field Name	Subsurface Feature	Depth from Surface (in)
Field 10	Cobbles	13
	Water Table	>72
Field 11	Cobbles	13
	Water Table	36
Field 12	Cobbles	13
	Water Table	36
Field 9	Water Table	>72

Well Testing Results (See back of page):

Well	Date	Hardness	EC	PH	K	Nitrates	Nitrites	NH3	Na	Carbonate	Bicarbonate
No Data	No Data	No Data	No Data	No Data	No Data	No Data	No Data	No Data	No Data	No Data	No Data

ISDA REGULATIONS AND THE IDAHO NUTRIENT MANAGEMENT STANDARD

Nutrient management plans for animal agricultural operations regulated by the Idaho State Department of Agriculture (ISDA) must be approved by the Idaho State Department of Agriculture and must follow the Natural Resource Conservation Service (NRCS) Agriculture Waste Management Field Handbook and the Idaho Nutrient Management Standard. ISDA regulation and the Standard use soil test phosphorus as the indicator for environmental impact from agricultural production practices. The Idaho Nutrient Management Standard is based on a threshold soil test phosphorus level (TH), above which there is no agronomic advantage to application of phosphorus.

The Idaho Nutrient Management Standard categorizes fields as a surface water concern or a groundwater concern. A surface water concern indicates that runoff leaves the contiguous operating unit from normal storm events, rain on snow, frozen ground, or irrigation. The soil phosphorus threshold for a field with a surface water concern is 40 ppm phosphorus for soils alkaline (ph > 6) tested with the Olsen method and 60 ppm phosphorus for acidic (ph < 6.5) soils tested with the Bray method (0-12"Soil Sample Depth).

A groundwater resource concern indicates that runoff does not leave the contiguous operating unit from normal storm events, rain on snow, frozen ground, or irrigation. There are two sub-categories for fields identified as having a groundwater concern. The first category applies to fields with a resource concern within the first five feet of the soil profile. A resource concern could be shallow soils, gravel, cobble, bedrock, high groundwater table, or a drained field. These fields are indicated as a groundwater concern <5'. The soil phosphorus threshold for a field with a groundwater concern <5' is 20 ppm phosphorus for soils tested with the Olsen method and 25 ppm phosphorus for soils tested with the Bray method(18-24" Soil Sample Depth).

If a field is not classified as having a surface water concern or a groundwater <5' concern, by default it is classified as having a groundwater concern >5'. The soil phosphorus threshold for a field with a

groundwater concern >5' is 30 ppm phosphorus for soils tested with the Olsen method and 45 ppm phosphorus for soils tested with the Bray method(18-24" Soil Sample Depth).

Field Phosphorus Threshold

Field	Resource Concern	P Threshold (ppm)	P Thresh hold Soil Test Depth
Field 10	Groundwater < 5'	20	18 - 24"
Field 11	Groundwater < 5'	20	18 - 24"
Field 12	Groundwater < 5'	20	18 - 24"
Field 9	Groundwater >=5'	30	18 - 24"

Farm Location

Idaho Transverse Mercator

Coordinates of the farm center (meters): X = 2334374.03196465, Y = 1310156.02484453

Map Scale: 1 : 236

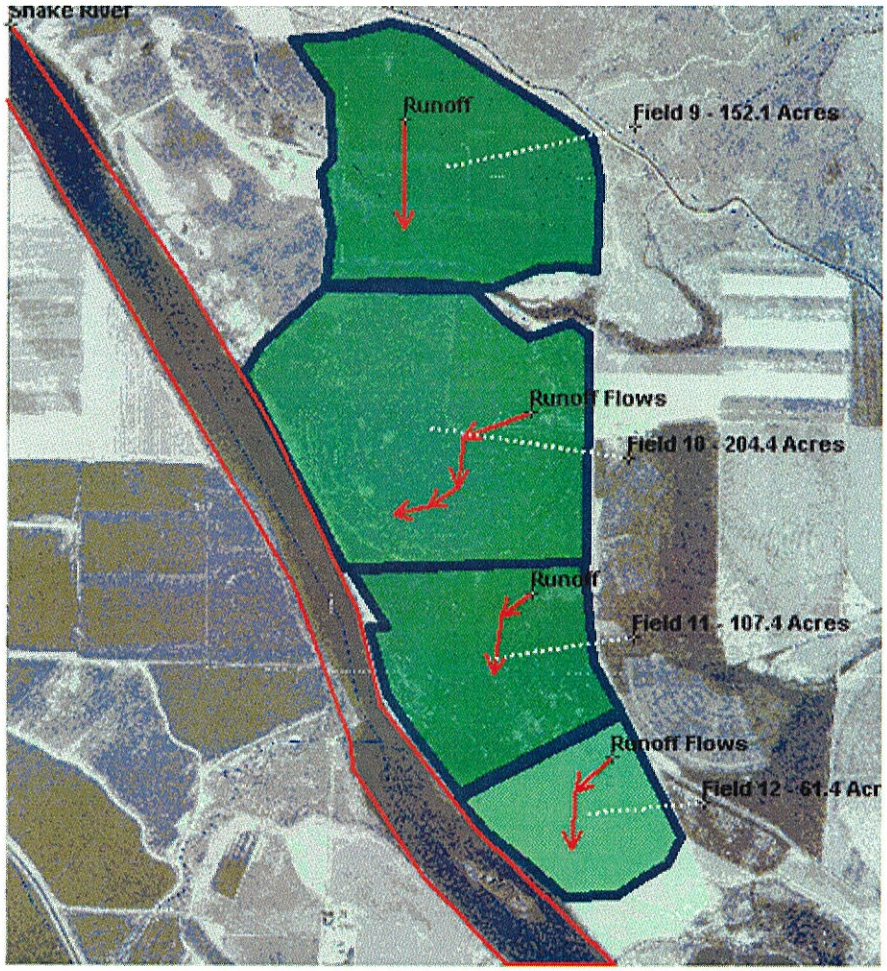


Figure 1. Base Map

Farm Location

Idaho Transverse Mercator

Coordinates of the farm center (meters): X = 2334374.03196465, Y = 1310156.02484453

Map Scale: 1 : 236

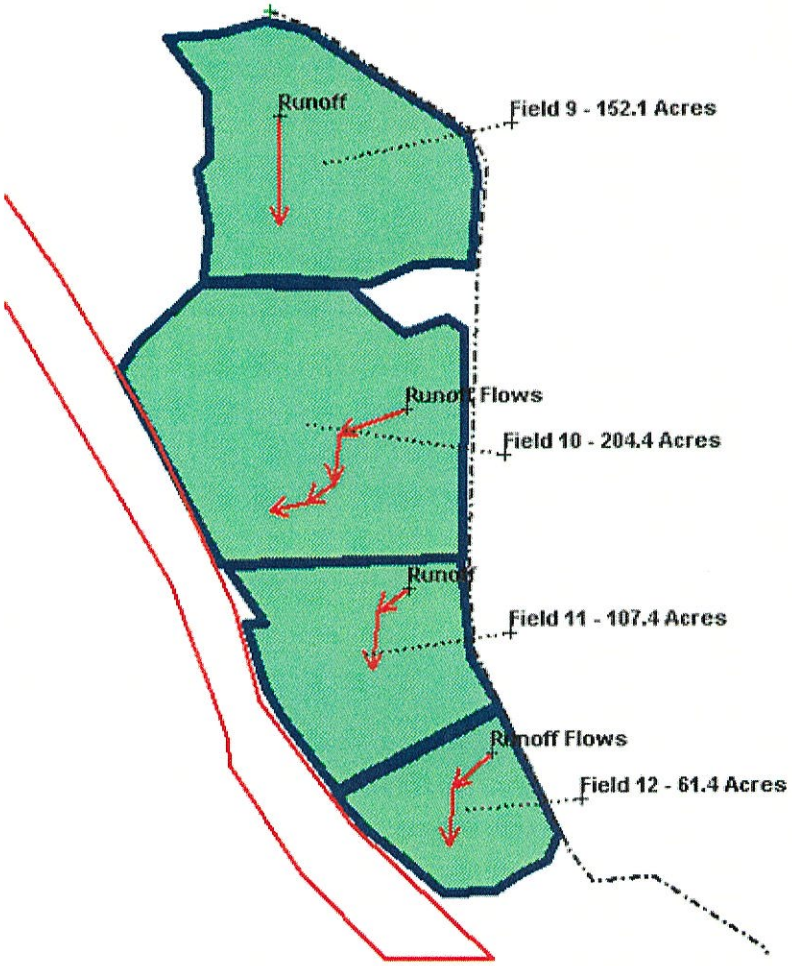


Figure 2. Farmstead Map

NUTRIENT MANAGEMENT REQUIREMENTS/RECOMMENDATIONS

Manure Application Rate Requirement By Year

FIELD: Field 10

Name	Man App		Imported Nutrients	Mineralization		Total	
Alfalfa Hay, Irrigated South ID-Cut Mid Bloom(2004)	Y		4 T/ac				
		N	50	N	0	N	50
		P	73			P	73
		K	279			K	279
Wheat-Spring, Irrigated South ID(2005)	Y		4 T/ac				
		N	50	N	107	N	157
		P	73			P	73
		K	279			K	279
Potatoes(2006)	Y		4 T/ac				
		N	50	N	-10	N	40
		P	73			P	73
		K	279			K	279
Alfalfa Hay, Irrigated South ID-Cut Mid Bloom(2007)	Y		4 T/ac				
		N	50	N	28	N	78
		P	73			P	73
		K	279			K	279

FIELD: Field 11

Name	Man App		Imported Nutrients	Mineralization		Total	
Alfalfa Hay, Irrigated South ID-Cut Mid Bloom(2004)	Y		4 T/ac				
		N	51	N	0	N	51
		P	73			P	73
		K	281			K	281
Sugarbeets(2005)	Y		4 T/ac				
		N	51	N	93	N	144
		P	73			P	73
		K	281			K	281
Alfalfa Hay, Irrigated South ID-Cut Mid Bloom(2006)	Y		4 T/ac				
		N	51	N	28	N	79
		P	73			P	73
		K	281			K	281
Alfalfa Hay, Irrigated South ID-Cut Mid Bloom(2007)	Y		4 T/ac				
		N	51	N	28	N	79
		P	73			P	73
		K	281			K	281

FIELD: Field 12

Name	Man App		Imported Nutrients	Mineralization		Total	
Alfalfa Hay, Irrigated South ID-Cut Mid Bloom(2004)	Y		4 T/ac				
		N	52	N	0	N	52
		P	76			P	76
		K	291			K	291
Wheat-Winter, Irrigated South ID(2005)	Y		4 T/ac				
		N	52	N	128	N	180
		P	76			P	76
		K	291			K	291
Alfalfa Hay, Irrigated South ID-Cut Mid Bloom(2006)	Y		4 T/ac				
		N	52	N	-9	N	43
		P	76			P	76
		K	291			K	291
Alfalfa Hay, Irrigated South ID-Cut Mid Bloom(2007)	Y		4 T/ac				
		N	52	N	29	N	81
		P	76			P	76
		K	291			K	291

FIELD: Field 9

Name	Man App		Imported Nutrients	Mineralization		Total	
Alfalfa Hay, Irrigated South ID-Cut Mid Bloom(2004)	Y		5 T/ac				
		N	56	N	0	N	56
		P	80			P	80
		K	308			K	308
Alfalfa Hay, Irrigated South ID-Cut Mid Bloom(2005)	Y		5 T/ac				
		N	56	N	31	N	87
		P	80			P	80
		K	308			K	308
Alfalfa Hay, Irrigated South ID-Cut Mature(2006)	Y		5 T/ac				
		N	56	N	31	N	87
		P	80			P	80
		K	308			K	308
Alfalfa Hay, Irrigated South ID-Cut Mid Bloom(2007)	Y		5 T/ac				
		N	56	N	31	N	87
		P	80			P	80
		K	308			K	308

Minimum Acres Required for Manure Application

Manure Group	Acres
Imported Nutrients	440

The acreage in the table is based on an average crop uptake of 100 lbs P_2O_5 per acre. These acreage numbers are for estimating export acreage needed. Wastewater application should begin with the first irrigation of the season and end with the last irrigation of the season. Rates should be designed to supply uniform application. When applying wastewater outside of the irrigation window you must contact the Department of Agriculture, Division of Animal Industries.

Hydraulic Balance

Field	Date
Field 10	April 15
Field 11	May 1
Field 12	May 1
Field 9	April 1

0.5" of wastewater may be applied to fields after the hydraulic balance date to remain in compliance with this nutrient management plan.

Spring Soil Test

Spring soils tests must be taken every year from every field to determine a commercial fertilization rate. If commercial fertilizer isn't applied (for a perennial crop), spring soil samples are not required. If you do not apply commercial fertilizer, a complete soil analysis will need to be conducted initially to determine the nutrient baseline.

Record Keeping For each field keeps a record of annual manure and chemical fertilizer applications. Include nutrient source, date, time, rate and application method.

ANNUAL NUTRIENT BUDGET

The following crop nutrient budget is based on soil test data and cropping information. It is for one year for the following field and specified crop information:

Nutrient Budget Summary

Field: Field 10 **Crop:** Wheat-Spring, Irrigated South ID **Yield:** 120

	N	P205	K20
Crop Nutrient Requirement	240	66	45
Nutrients From Soil	?		
from Mineralized Nitrogen	45		
from Prior Crops	34		
from Prior Bio-Nutrients	28		
from Irrigation Water	0		0
Nutrient Balance from above	134	66	44.9
Imported Nutrients	50	73	279
Estimated Remaining Nutrients Required	84	-7	-234
Commercial Fertilizer Application	0	0	0
Final Nutrient Balance	84	-7	-234

Unacceptable Rate: May be a resource risk.
Acceptable: Sustainable agronomic rate.

Field: Field 11 **Crop:** Sugarbeets **Yield:** 35

	N	P205	K20
Crop Nutrient Requirement	290	48	118
Nutrients From Soil	?		
from Mineralized Nitrogen	0		
from Prior Crops	65		
from Prior Bio-Nutrients	28		
from Irrigation Water	0		0
Nutrient Balance from above	197.8	48.1	117.6
Imported Nutrients	51	73	281
Estimated Remaining Nutrients Required	147	-25	-163
Commercial Fertilizer Application	0	0	0
Final Nutrient Balance	147	-25	-163

Unacceptable Rate: May be a resource risk.
Acceptable: Sustainable agronomic rate.

Field: Field 12 **Crop:** Wheat-Winter, Irrigated South ID **Yield:** 120

	N	P205	K20
Crop Nutrient Requirement	240	66	45
Nutrients From Soil	?		
from Mineralized Nitrogen	45		
from Prior Crops	54		

from Prior Bio-Nutrients	29		
from Irrigation Water	0		0
Nutrient Balance from above	112.9	66	44.9
Imported Nutrients	52	76	291
Estimated Remaining Nutrients Required	61	-10	-246
Commercial Fertilizer Application	0	0	0
Final Nutrient Balance	61	-10	-246

Unacceptable Rate: May be a resource risk.
Acceptable: Sustainable agronomic rate.

Field: Field 9 **Crop:** Alfalfa Hay, Irrigated South ID-Cut Mid Bloom **Yield:** 7.5

	N	P205	K20
Crop Nutrient Requirement	364	86	351
Nutrients From Soil	?		
from Mineralized Nitrogen	0		
from Prior Crops	0		
from Prior Bio-Nutrients	31		
from Irrigation Water	0		0
Nutrient Balance from above	334.7	85.9	351
Imported Nutrients	56	80	308
Estimated Remaining Nutrients Required	280	6	43
Commercial Fertilizer Application	0	0	0
Final Nutrient Balance	280	6	43

Acceptable: Sustainable agronomic rate.

BIO-NUTRIENT EXPORT INFO

Exported Bio-Nutrient Summary					
Bio-Nutrient Group Name	**Amount**	**Consumer**	**Consumer's Address**	**Telephone**	**Acres**
No Data	No Data	No Data	No Data	No Data	No Data

Appendix B: NUTRIENT RISK ANALYSIS

Phosphorus Runoff Risk Assessment

FIELD: Field 10
Overall Risk Rating: Very High
Very high potential for phosphorus loss and adverse effects on surface and/or ground waters. All necessary soil and water conservation measures and a phosphorus management plan must be implemented to minimize phosphorus loss. Reference risk assessment below and consult a local resource conservation planning specialist and/or the Idaho OnePlan Conservation Planning module to determine appropriate Best Management Practices for this field.

Soil Test P Rating: Critical

Soil Test Depth: 18-24"

Idaho Nutrient Management Standard Threshold: 20

Soil Test Phosphorus Concentration: N/A

Comments: Soil test P is above the Idaho Nutrient Management Standard Phosphorus Threshold. Test soils annually to monitor buildup or decline in soil P and to determine if your Nutrient Management Plan is successful in reducing soil P levels.

Phosphorus Fertilizer Application Rate Rating: Very Low or N.A.

Phosphorus Application Rate: 0

Comments: No Data

Phosphorus Fertilizer Application Method Rating: Very High

Phosphorus Application Method: N/A

Comments: For greatest phosphorus efficiency place commercial fertilizer P with planter or inject > 2"; otherwise incorporate > 3" by disking, chiseling, etc.

Manure Phosphorus Application Rate Rating: Medium

Manure Application Rate: 72.8

Comments: Sufficient soil P may be available for normal agronomic production after fertilization, except for possible response to a starter fertilizer for specific crops like potatoes (see Crop Specific Recommendations). A long range nutrient management plan will assist you in maintaining optimum soil P levels.

Manure Phosphorus Application Method Rating: High

Manure Application Method: N/A

Comments: For greatest phosphorus efficiency inject Organic P > 2" or plow; otherwise incorporate > 3" by disking, chiseling, etc. Where phosphorus is applied with irrigation, time applications to coincide as closely as possible with plant uptake. Emergency applications outside the growing season must be based on a water balance.

Irrigation Runoff Index (Irrigated) Rating: Very Low or N.A.

Comments: No Data

Surface Irrigation or Overhead Irrigation Rating: Very Low or N.A.

Comments: No Data

Runoff Best Management Practices Rating: Low

List best management practices that mitigate runoff(See Appendix B)

Comments: Consider implementing Conservation Practices that improve the long-term sustainability of this field

Distance to Surface Water Body Rating: Very High

Distance to Surface Water Body: 0

Comments: Because of the high soil test P, runoff should be eliminated by converting to sprinkler irrigation or installing a tail water recovery system; or sediment retention measures like filter strips or sediment basins should be installed to minimize offsite transport and loss of Phosphorus.

FIELD: Field 11

Overall Risk Rating: Very High

Very high potential for phosphorus loss and adverse effects on surface and/or ground waters. All necessary soil and water conservation measures and a phosphorus management plan must be implemented to minimize phosphorus loss. Reference risk assessment below and consult a local resource conservation planning specialist and/or the Idaho OnePlan Conservation Planning module to determine appropriate Best Management Practices for this field.

Soil Test P Rating: Critical

Soil Test Depth: 18-24"

Idaho Nutrient Management Standard Threshold: 20

Soil Test Phosphorus Concentration: N/A

Comments: Soil test P is above the Idaho Nutrient Management Standard Phosphorus Threshold. Test soils annually to monitor buildup or decline in soil P and to determine if your Nutrient Management Plan is successful in reducing soil P levels.

Phosphorus Fertilizer Application Rate Rating: Very Low or N.A.

Phosphorus Application Rate: 0

Comments: No Data

Phosphorus Fertilizer Application Method Rating: Very High

Phosphorus Application Method: N/A

Comments: For greatest phosphorus efficiency place commercial fertilizer P with planter or inject > 2"; otherwise incorporate > 3" by disking, chiseling, etc.

Manure Phosphorus Application Rate Rating: Medium

Manure Application Rate: 73.3

Comments: Sufficient soil P may be available for normal agronomic production after fertilization, except for possible response to a starter fertilizer for specific crops like potatoes (see Crop Specific Recommendations). A long range nutrient management plan will assist you in maintaining optimum soil P levels.

Manure Phosphorus Application Method Rating: High

Manure Application Method: N/A

Comments: For greatest phosphorus efficiency inject Organic P > 2" or plow; otherwise incorporate > 3" by disking, chiseling, etc. Where phosphorus is applied with irrigation, time applications to coincide as closely as possible with plant uptake. Emergency applications outside the growing season must be based on a water balance.

Irrigation Runoff Index (Irrigated) Rating: Very Low or N.A.

Comments: No Data

Surface Irrigation or Overhead Irrigation Rating: Very Low or N.A.

Comments: No Data

Runoff Best Management Practices Rating: Low

List best management practices that mitigate runoff(See Appendix B)

Comments: Consider implementing Conservation Practices that improve the long-term sustainability of this field

Distance to Surface Water Body Rating: Very High

Distance to Surface Water Body: 0

Comments: Because of the high soil test P, runoff should be eliminated by converting to sprinkler irrigation or installing a tail water recovery system; or sediment retention measures like filter strips or sediment basins should be installed to minimize offsite transport and loss of Phosphorus.

FIELD: Field 12

Overall Risk Rating: Very High

Very high potential for phosphorus loss and adverse effects on surface and/or ground waters. All necessary soil and water conservation measures and a phosphorus management plan must be implemented to minimize phosphorus loss. Reference risk assessment below and consult a local resource conservation planning specialist and/or the Idaho OnePlan Conservation Planning module to determine appropriate Best Management Practices for this field.

Soil Test P Rating: Critical

Soil Test Depth: 18-24"

Idaho Nutrient Management Standard Threshold: 20

Soil Test Phosphorus Concentration: N/A

Comments: Soil test P is above the Idaho Nutrient Management Standard Phosphorus Threshold. Test soils annually to monitor buildup or decline in soil P and to determine if your Nutrient Management Plan is successful in reducing soil P levels.

Phosphorus Fertilizer Application Rate Rating: Very Low or N.A.

Phosphorus Application Rate: 0

Comments: No Data

Phosphorus Fertilizer Application Method Rating: Very High

Phosphorus Application Method: N/A

Comments: For greatest phosphorus efficiency place commercial fertilizer P with planter or inject > 2"; otherwise incorporate > 3" by disking, chiseling, etc.

Manure Phosphorus Application Rate Rating: Medium

Manure Application Rate: 75.8

Comments: Sufficient soil P may be available for normal agronomic production after fertilization, except for possible response to a starter fertilizer for specific crops like potatoes (see Crop Specific Recommendations). A long range nutrient management plan will assist you in maintaining optimum soil P levels.

Manure Phosphorus Application Method Rating: High

Manure Application Method: N/A

Comments: For greatest phosphorus efficiency inject Organic P > 2" or plow; otherwise incorporate > 3" by disking, chiseling, etc. Where phosphorus is applied with irrigation, time applications to coincide as closely as possible with plant uptake. Emergency applications outside the growing season must be based on a water balance.

Irrigation Runoff Index (Irrigated) Rating: Very Low or N.A.

Comments: No Data

Surface Irrigation or Overhead Irrigation Rating: Very Low or N.A.

Comments: No Data

Runoff Best Management Practices Rating: Low

List best management practices that mitigate runoff(See Appendix B)

Comments: Consider implementing Conservation Practices that improve the long-term sustainability of this field

Distance to Surface Water Body Rating: Very High

Distance to Surface Water Body: 0

Comments: Because of the high soil test P, runoff should be eliminated by converting to sprinkler irrigation or installing a tail water recovery system; or sediment retention measures like filter strips or sediment basins should be installed to minimize offsite transport and loss of Phosphorus.

FIELD: Field 9

Overall Risk Rating: Very High

Very high potential for phosphorus loss and adverse effects on surface and/or ground waters. All necessary soil and water conservation measures and a phosphorus management plan must be implemented to minimize phosphorus loss. Reference risk assessment below and consult a local resource conservation planning specialist and/or the Idaho OnePlan Conservation Planning module to determine appropriate Best Management Practices for this field.

Soil Test P Rating: Critical

Soil Test Depth: 18-24"

Idaho Nutrient Management Standard Threshold: 30

Soil Test Phosphorus Concentration: N/A

Comments: Soil test P is above the Idaho Nutrient Management Standard Phosphorus Threshold. Test

soils annually to monitor buildup or decline in soil P and to determine if your Nutrient Management Plan is successful in reducing soil P levels.

Phosphorus Fertilizer Application Rate Rating: Very Low or N.A.

Phosphorus Application Rate: 0

Comments: No Data

Phosphorus Fertilizer Application Method Rating: Very High

Phosphorus Application Method: N/A

Comments: For greatest phosphorus efficiency place commercial fertilizer P with planter or inject > 2"; otherwise incorporate > 3" by disking, chiseling, etc.

Manure Phosphorus Application Rate Rating: Medium

Manure Application Rate: 80.1

Comments: Sufficient soil P may be available for normal agronomic production after fertilization, except for possible response to a starter fertilizer for specific crops like potatoes (see Crop Specific Recommendations). A long range nutrient management plan will assist you in maintaining optimum soil P levels.

Manure Phosphorus Application Method Rating: High

Manure Application Method: Surface applied no incorporation

Comments: For greatest phosphorus efficiency inject Organic P > 2" or plow; otherwise incorporate > 3" by disking, chiseling, etc. Where phosphorus is applied with irrigation, time applications to coincide as closely as possible with plant uptake. Emergency applications outside the growing season must be based on a water balance.

Irrigation Runoff Index (Irrigated) Rating: Very Low or N.A.

Comments: No Data

Surface Irrigation or Overhead Irrigation Rating: Very Low or N.A.

Comments: No Data

Runoff Best Management Practices Rating: Low

List best management practices that mitigate runoff(See Appendix B)

Comments: Consider implementing Conservation Practices that improve the long-term sustainability of this field

Distance to Surface Water Body Rating: Medium

Distance to Surface Water Body: 0.2

Comments: Because of the high soil test P, runoff should be eliminated by converting to sprinkler irrigation or installing a tail water recovery system; or sediment retention measures like filter strips or sediment basins should be installed to minimize offsite transport and loss of Phosphorus.

EXHIBIT 1

Application Materials

a. Neighborhood Meeting Packet

b. Application

Simplot Land and Livestock
1307 Highway 67
Grand View, ID 83624

December 4, 2023

To: Property Owner

You are invited to attend a neighborhood meeting on December 16, 2023, at 1:00 p.m. The meeting is to inform property owners of confined animal feeding operation permit application. Your comments on the greatly appreciated as me move forward with our application.

The meeting will be held at Simplot Land and Livestock Office, 1307 Highway 67 starting at 2:00 pm.

Warm Regards,

David Modde
Environmental Manager

Exhibit 1a

ELMORE COUNTY LAND USE & BUILDING DEPARTMENT

520 East 2nd South • Mountain Home, ID • 83647 • Phone: (208) 587-2142

Fax: (208) 587-2120 • www.elmorecounty.org

Neighborhood Meeting Sign Up Sheet

Date of Neighborhood Meeting: 12-16-2023

Start Time of Neighborhood Meeting: 1:00

End Time of the Neighborhood Meeting: 2:00

Location of Meeting: Simplot Land + Livestock office

Description of the proposed project: Cafo for Calf ranch

Notice Sent to neighbors on: Dec 4, 2023

Location of the neighborhood meeting: Simplot Land + Livestock office

Attendees:

	Name	Address
1.	Tom Bascabe	575 Hayland Rd Grand View ID
2.	David Modale	1301 Hwy 67, Grand view ID 83624
3.		
4.		
5.		
6.		
7.		
8.		
9.		
10.		

11. _____

12. _____

13. _____

14. _____

15. _____

16. _____

17. _____

18. _____

19. _____

20. _____

Neighborhood Meeting Certification:

Applicants shall conduct a neighborhood meeting for comprehensive plan amendments, variance, conditional uses, zoning ordinance map amendments and expansions or extensions of nonconforming uses as per Elmore County Zoning and Development Ordinance Title 7 Chapter 3 Section 7-3-3.

Applicant:

Name: David Modde

Address: 1301 Hwy 67, Grand View ID

City: Grand View State: ID Zip: 83624

Telephone: 208 590 9141 Fax: _____

I certify that a neighborhood meeting was conducted at the time and location noted on this form and in accord with the Elmore County Zoning and Development Ordinance Title 7 Chapter 3 Section 7-3-3.

David Modde 12-22-2023

Signature: (Applicant) Date

ELMORE COUNTY LAND USE & BUILDING DEPARTMENT

520 E 2nd South, Mountain Home, ID 83647
(208) 587-2142 ext 502 www.elmorecounty.org

APPLICATION FOR CONFINED ANIMAL FEEDING OPERATION (CAFO) SITING PERMIT

Fee $500.00 + 0.25 AU + P.P.

We are unable to accept facsimile copies. This application must be completely filled out in detail in **BLACK INK** with all information able to be reproduced inclusive of all detail on a black and white copier. The completed application shall be submitted to the office of the Land Use & Building Department for Elmore County, Idaho, a non-refundable fee established by Elmore County Zoning and Development Ordinance. Those items that do not apply, insert N/A for Not Applicable. Attach and reference separate pages as necessary.

1. Name of applicant: David Modde
2. Address of applicant: 1301 Highway 67, Grand View, ID
3. Telephone number of applicant: (208)843-2231 daytime (208)590-9141 home
4. E-mail Address: david.modde@simplot.com
5. Name, address, and telephone number of owner (if different from applicant):
   J.R. Simplot Company Land & Livestock (208)843-2231
6. Name, address, & daytime telephone # of developer (if different from applicant):
   Scott McNeley 1301 Highway 67, Grand View, ID, (208)843-2231
7. Address of subject property: 43.00686, -116.0196
8. Legal description of property the CAFO application is to include:
9. Total Acreage of CAFO Area: 410 Current Zoning: agriculture
10. Attach at least one of the following:
    ☑ deed ☐ proof of option ☐ earnest money agreement ☐ lease agreement
11. Common directions of how to get to CAFO site from a know beginning point:
    travel north on highway 167 from Simplot L&L Corp. office. Turn right on to E Nicholson Rd, travel past solar field and arrive at property.
12. Current use of subject property: agriculture
13. Properties within 1.5 miles have the following uses:
    North agriculture East agriculture
    South agriculture West agriculture
14. The CAFO is expected to begin within 6 ☐ days/☑ months/☐ years, after permit approval (permit expires if not used within 1 year of approval) and is for ____ ☐ years/☐ perpetuity. The applicant shall notify Land Use & Building Department of the date they actually begin construction of the CAFO. ____ initial
15. Fully describe the CAFO, including a description of the existing and proposed facilities and their capacities (attach a separate page if necessary):
    a. Proposed Animal Types: beef/dairy calves
    b. Proposed number of animals: 55,000 animal units

Exhibit 1b

c. Loading facilities (if proposed) - Number & Size: _____
Location: _____
Screening: _____

d. Proposed method of dead-animal removal: contracted removal

e. Proposed method of on-site drainage retention or prevention of runoff entering/exiting the site: engineered retention pond to meet 25 year storm runoff Are there any known hazards on or near the property (such as canals, hazardous material spills, soil or water contamination, etc.) or hazardous materials and/or wastes involved? If so, describe and give location: N/A

f. Does any portion of this parcel have slopes in excess of 10%? ☐yes ■no If yes, submit contour map.

16. GENERAL SETBACKS:
    a. Is any portion of the CAFO located within 1.5-miles of the Snake River Canyon or a Floodplain Zone A, AE, AH, and/or AO? ☐yes ■no If yes, submit map showing location of floodway and/or floodplain in relation to property and/or proposal.
    b. Is any portion of this property located within 1/4-mile of a major drainage (canal, creek, river, lake, etc? ☐yes ■no. Estimated distance: _____
    c. Is any portion of the CAFO located within 1.5-miles of a Residentially Zoned property and/or from a subdivision/Planned Unit Development with a valid Conditional Use Permit as of the effective date of the CAFO Ordinance 2006-2? ☐yes ■no
    d. Is silage, haylage, potatoes, and/or any other feed product resulting from ensilage process stored in open air located within 700' of an existing residence not belonging to the owner/operator? ☐yes ■no Is it within 100' of a public right-of-way? ☐yes ■no
    e. Are corrals located 500' or less from any residential zone, existing subdivision, and/or proposed subdivision possessing a valid Conditional Use Permit? ■ yes ☐ no

17. ANIMAL WASTE MANAGEMENT SYSTEM SETBACKS:
    Provide the CAFO's animal waste management system design plan for solid and liquid waste which meets all state and federal requirements and is approved by the Idaho Department of Health and Welfare Division of Environmental Quality (DEQ).
    a. If CAFO intends to exceed the maximum number of animals permitted per acre, does the waste system design plan accommodate the excess? ■yes ☐no
    b. Is any portion of the animal waste management system located within 1,100 feet from an existing residence not belonging to the owner (2 miles for swine and poultry CAFOs)? ☐yes ■no
    c. Is any portion of the animal waste management system located within 500' of a domestic well? ☐ yes ■no. Indicate current Water Quality in relation to Maximum Contaminant Level (MCL) of all wells (domestic, test, and for those to be used in relation to CAFO operation on property);
    d. Is any portion of the animal waste management system located within 300' of proposed CAFO's property lines? ☐yes ■no
    e. Is any portion of the animal waste management system and/or any portion of the outside edge of all corrals located within 50' of a public right-of-way? ☐yes ■no

18. Nutrient management plan provided. In compliance with the Idaho Department of Agriculture? ■yes ☐no
    How will Idaho Department of Agriculture enforce nutrient management plan:
    Annual audit

19. Pest Abatement Plan provided. In compliance with the Idaho Department of Agriculture? ■yes ☐no
    How will Idaho Department of Agriculture enforce pest abatement plan:
    annual audit

20. Odor Management Plan provided. In compliance with the Idaho Department of Agriculture? ■yes ☐no
    How will Idaho Department of Agriculture enforce odor management plan:
    annual audit

21. Submit a letter from the applicable highway district(s), transportation department and/or forest service approving access, easement, and drainage. The applicable Highway District may require a Traffic Impact Study.

22. The impacts of a proposed development on adjacent land uses and irrigation canals must be considered. The applicable irrigation district or canal company may require an Impact Study if the proposed development has associated with it special circumstances deemed by the district to warrant a study. A letter from the applicable

district(s) or company stating no study is required, a copy of this study, or written comment on and approval of, if applicable, the filed site plans from the applicable irrigation district or canal company must be submitted with this application.

23. Submit a letter from the fire chief of the appropriate fire district approving the plan for fire protection or stating no fire protection is required.

24. Does any other agency require a permit (DEQ, EPA, IDWR, Department of Agriculture, local, state, federal, etc.)?
☐ yes ☑ no If yes, who? _____
What is the status of permit applications? _____
What is the time schedule for obtaining the required permits? _____
Provide proof of having applied or obtained IDWR permit and/or license submitted? ☐ yes ☐ no

25. Complete Set of Preliminary Building Elevations - To a professional standard (15 COPIES [minimum copy size of 18" x 24"] TO SCALE AND ONE 8.5" x 11" REDUCTION), including one copy of colored elevations. Colored photographs may be substituted for colored elevation drawings when an existing structure is to undergo minor exterior alteration, or the photos depict the design material/colors of the new buildings.

26. Environmental Impact Statement and/or Assessment - When a development or proposal is of a more complex nature, when it is required by the Zoning and Development Ordinance, and/or is located within the Area of Critical Concern, an Environmental Impact Statement and/or Assessment may be required.

27. Additional Information - Any additional information as required or needed by the Planning and Zoning Commission or interested agency

28. Set of Site Plan Drawings: - Drawn to a professional standard (see Attached Site Plan Requirements). The applicant shall provide at least 15 full size and one 8.5" x 11" reduction of each drawing/plan/map with each full size folded to 8.5" x 11" and the map identified by the type of map and the applicant's name in the top right hand corner.

The applicant hereby agrees to pay the fee established by the Board and agrees to pay any additional fees and publication costs. The applicant also verifies that all information contained herein is true and correct and that the application is complete. The applicant understands that submission of an incomplete application could cause a delay in scheduling a public hearing and/or in the Commission providing a decision. The applicant understands they or a representative must attend any hearing/meeting to answer any questions citizens or the Commission may have. The applicant understands they or a representative must attend any meeting/hearing for which this application is on the agenda. The applicant understands that a delay in providing a decision on the application could occur should they send a representative that does not have the right to legally bind the applicant with their statements.

This application was received in the Land Use & Building office on the ___ day of _____, 20____.

_____ _____
Signature of Applicant Date Signature of Owner Date

File Number: CAFO-_____ Date Paid: _____ Initials: _____

Fee: _____ ($500.00 + $0.25 AU + postage and publication)

Receipt Number: _____ Hearing Date: _____

CAFO Siting Date: _____ Approved/Denied: _____

(Planning and Zoning acceptance of **fee does not imply acceptance of application as complete)

Prior to beginning any construction, please contact the Elmore County Land Use & Building Department at 208-587-2142, ext. 1246. A building permit may be required.

APPLICATION FOR CONFINED ANIMAL FEEDING OPERATIONS SITING PERMIT

J.R. Simplot Company

Grand View, Idaho

Introduction

The J.R. Simplot Company near Grand View, Idaho is applying for a new CAFO permit to start a calf ranch. The calves will be raised on this facility arriving when 2-3 days of birth and leaving the facility to the feedlot 9-12 months after arrival. This facility will encompass 410 acres with a maximum head count of 55,000 animal units.

Location

The Grand View Calf ranch is located in township 5S3E and 5S4E sections 1, 6, 5, 4. Access to the facility will be off of Idaho Highway 167, using E Nicholson Road.

Highway Access

This highway is managed by the Idaho Department of Transportation, the permit coordinator has approved the access E Nicholson Road off State Highway 167 for this calf operation and have provided approval of access in the letter that is attached to this application for record.

Calf Operation Runoff

Excess rainfall and snow melt runoff from the proposed calf operation will be collected in a storage pond on the south and east sides of property. The 24-hour, 25-year storm for Grand View is 1.6 inches as indicated by rainfall intensity maps furnished by the NOAA. Using a curve number of 91 which is representative of runoff areas with the minimum surface storage and recommended by the NRCS for feedlots is 0.82 inches. The total runoff from 1 in 5 years winter snow accumulation is estimated to be 0.3 inches, there in total run off for the 410 acres will be 309-acre feet. The storage pond for this runoff will be designed by a licensed engineer and approved by the appropriate state agency.

Solid Waste Management

Cattle operations generate quantities of solid waste that must be managed. As good stewards of the resource, the solid waste is removed from our feedlot pins and stored in an agricultural field to be processed. The manure is piled in rows and the process of drying and stirring is started and takes several months for the product to be ready for use in our nutrient management plan.

Waste Application

A nutrient management plan balances crop nutrient needs with nutrients that are applied in the form of commercial fertilizer, animal manure, or biosolids. The application rates for each crop group, manure application setbacks from environmentally sensitive areas, and requirements for winter application are all managed by our certified crop advisors. All our 22 properties that are covered by our NMP are sampled and records retained to prove levels of soil amendments and nutrients. Annually these NMP are review and audited by the Idaho Department of Agriculture.

There is also land application of liquid waste from the before mentioned runoff storage pond. If the natural process doesn't keep up with the levels of the liquid waste then the water can be applied to crop fields to manage liquid waste in a responsible manner.

257482

ELMORE COUNTY, IDAHO #564
Request of GUARANTY TITLE, INC.
Time 2:53 P. M.
Date February 12, 1990
Book
Page
RAMONA YRAZABAL
By Merle L Backer Deputy
Fee $9.00

WARRANTY DEED

GRANTOR, CARL E. NICHOLSON and BLANCHE NICHOLSON, husband and wife, of Meridian, County of Ada, State of Idaho, for a good and valuable consideration, the receipt of which is hereby acknowledged, does hereby grant, bargain, sell and convey unto J.R. SIMPLOT COMPANY, whose current address is 999 Main Street, Suite 1300, County of Ada, State of Idaho as GRANTEE, and to grantee's heirs and assigns forever, all of the following described real estate located in County of Elmore, State of Idaho:

TRACT I

TOWNSHIP 4 SOUTH, RANGE 4 EAST, BOISE MERIDIAN, ELMORE COUNTY, IDAHO

SECTION 31: S½SE¼

TOWNSHIP 5 SOUTH, RANGE 4 EAST, BOISE MERIDIAN, ELMORE COUNTY, IDAHO

SECTION 4: NW¼SW¼
SECTION 5: E½SW¼, SW¼SW¼, SE¼, S½NW¼ NW¼SW¼ AND LOT 4
SECTION 6: LOTS 1 AND 2

TRACT II

TOWNSHIP 5 SOUTH, RANGE 4 EAST, BOISE MERIDIAN, ELMORE COUNTY, IDAHO

SECTION 6: S½NE¼, SE¼
SECTION 7: E½NE¼
SECTION 8: N½

TOGETHER with all improvements, water, water rights, ditches, ditch rights, easements, hereditaments and appurtenances, specifically including but not limited to all mineral rights, hydrocarbon rights, geothermal rights, grazing rights, water rights, and any and all additional rights SUBJECT TO reservations of mineral rights in the U.S. Government's patents on the property.

Grantors, for themselves, their heirs and assigns do hereby covenant, warranty and shall defend the quiet and peaceable possession of said premises by the grantee, its successors, heirs and assigns forever against the lawful claims of all persons.

Thomas T. Nicholson and Carl V. Nicholson are executing this document as well in order to confirm that all water rights appurtenant to the premises are transferred to the Grantee.

In construing this deed, and where the context so requires, the singular includes the plural and the masculine, the feminine and the neuter.

IN WITNESS WHEREOF, Grantors have hereunto subscribed their name to this instrument this 8 day of February, 1990.

Carl E. Nicholson

Carl E. Nicholson

Blanche Nicholson

Blanche Nicholson

Thomas T. Nicholson

Thomas T. Nicholson

Carl V. Nicholson

Carl V. Nicholson

STATE OF IDAHO)
) ss:
COUNTY OF ADA)

On this 8 day of February, 1990, before me, the undersigned, a Notary Public in and for said State, personally appeared CARL E. NICHOLSON and BLANCHE NICHOLSON, husband and wife, known to me to be the persons whose names are subscribed to the foregoing instrument, and acknowledged to me that they executed the same.

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

Linda K. Boot
Notary Public for Idaho
Residing at Boise, Idaho
My Commission Expires: 5/3/95

STATE OF IDAHO)
) ss:
COUNTY OF ADA)

On this 8 day of February, 1990, before me, the undersigned, a Notary Public in and for said State, personally appeared THOMAS T. NICHOLSON, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same.

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

Linda K. Boot
Notary Public for Idaho
Residing at Boise, Idaho
My Commission Expires: 5/3/95

STATE OF IDAHO)
) ss:
COUNTY OF ADA)

On this 8 day of February, 1990, before me, the undersigned, a Notary Public in and for said State, personally appeared CARL V. NICHOLSON, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same.

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

Linda K. Boot
Notary Public for Idaho
Residing at Boise, Idaho
My Commission Expires: 5/3/95

SITE PLAN AND MAP REQUIREMENTS

ALL DRAWINGS, PLANS, MAPS, ETC. SHALL BE DRAWN TO A PROFESSIONAL STANDARD

All drawings, plans, maps, etc., shall show the name, address, and phone number of the applicant, owner, developer, operator, and the person who drew the item; scale; north arrow; property boundaries; size of parcel and CAFO in acreage or square feet.

AREA VICINITY MAP – radius of map to be 1 mile from exterior CAFO boundary. Scale shall be 1" to 660' which equals 1 mile. Map shall show all land use, surface water courses, wells, structures and natural features.

SITE PLAN MAP - prepared by a licensed engineer, architect, contractor, USDA Soil Conservation Service (SCS) agent, minimum size 18" x 24". The site plan shall include but not be limited to showing the location of the following:

a. Names of applicant(s), landowner(s), plan preparer(s), and project.
b. North Arrow.
c. Scale.
d. Property boundary.
e. Size of parcel (acres or square feet).
f. Soil depths and types.
g. Size and location of natural drainage points of the CAFO obtained from the USDA Soil Conservation Service (SCS) or other authority.
h. All existing and proposed structures including dimensions, labeled as to use;
i. All feed storage areas;
j. Dead animal storage;
k. All animal confinement areas;
l. All waste storage areas;
m. All wells (domestic, irrigation, etc.);
n. Location of utilities (electrical, natural gas, telephone, water, etc.);
o. All traffic accesses and public thoroughfares;
p. All canals and ditches, springs, and surface water courses;
q. Proposed lighting types, shielding, and location;
r. All sink holes;
s. All ingress/egress;
t. Any public thoroughfares.
u. Topography at 20' intervals

LANDSCAPE PLAN - (designed in compliance with recommendations of the National Resource Conservation Service or any other governmental agency) 1-8.5" X 11" COPY showing the following:

NOTE: If clarity can be preserved, the landscape plan may be combined with and shown on the site plan sheet.

a. Existing vegetation labeled as to type and location and whether to remain or to be removed;
b. Type and location of all plant materials and other ground covers;
c. Size of plants at planting and maturity;
d. Location and type of berming;
e. Locations and sizes of any loading areas, docks, and ramps;
f. Trash and exterior mechanical equipment storage areas, together with proposed screening method;
g. Drainage features, show on-site drainage method;
h. Method of irrigation;
i. Cross-sections of areas of special features, berming, retaining walls, etc.

NOTICE TO APPLICANT

To assist the applicant in submitting a comprehensive application, prior to scheduling the public hearing for the Confined Animal Feeding Operation Siting Permit application, during a regular meeting of the Elmore County Planning and Zoning, the Commission may review the application for completeness. If it is determined that the application is compete, a public hearing will be scheduled for the next possible hearing date. If it is determined the application is incomplete the applicant will be notified at the meeting and the application will be returned to the applicant. Upon correcting the insufficiencies, the applicant must resubmit the application for Commission review.

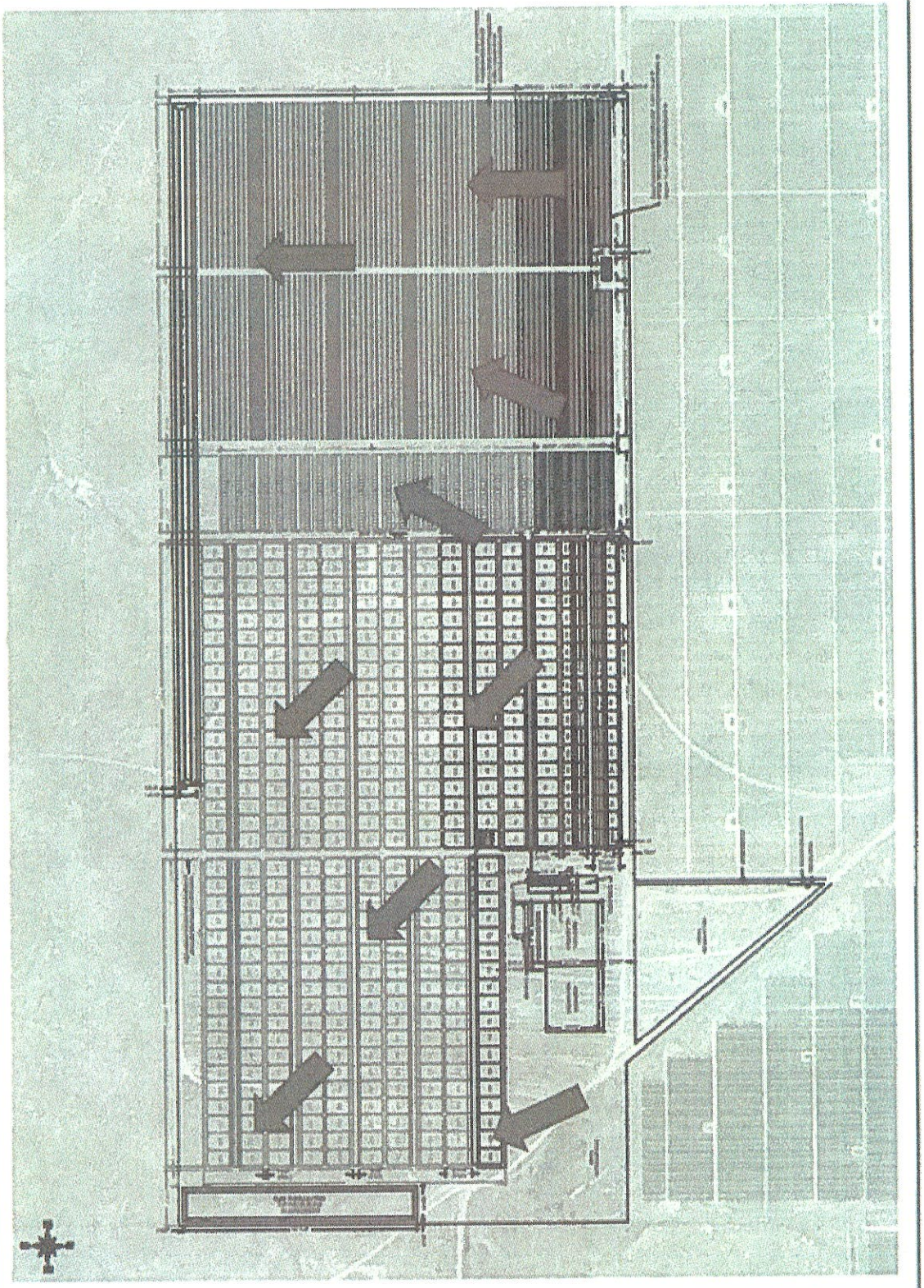
Proof of having obtained necessary permits and approvals from applicable local (other than Elmore County), state, and/or federal agencies may be required prior to issuance of a CAFO siting permit by Elmore County and, if obtained, shall be submitted with the CAFO Siting Permit application.

The Planning and Zoning Commission shall hold a public hearing on an application for a CAFO siting permit. *At the time of submission of the application, the applicant shall provide a list of all property owners or purchasers of record and their addresses (taken from the tax records of Elmore County) who are located within no less than* ***2-mile*** *of the boundaries of subject property, or as required by the Conditional Use Permit application. If any part of another County is a part of the radius, the names and addresses of adjoining property owners or purchasers of record of the other county shall be acquired from the tax records of that County.* The Planning and Zoning office shall mail hearing notices to said property owners or purchasers of record and to the proper agencies that may have an interest in the proposal. The Planning and Zoning office shall place a Notice of the Public Hearing in the Mountain Home News no less than 15 days prior to said hearing. The Land Use & Building Department will post notice of the public hearing on the premises not less than thirty (30) days prior to the hearing. The applicant will be given notice of the public hearing. Because the Planning and Zoning Commission or citizens may have questions the applicant or someone to represent the applicant must attend any hearing/meeting on which the application is on the agenda, or a decision delay may occur. After the public hearing is held, the application shall be approved, conditionally approved, denied, or tabled.

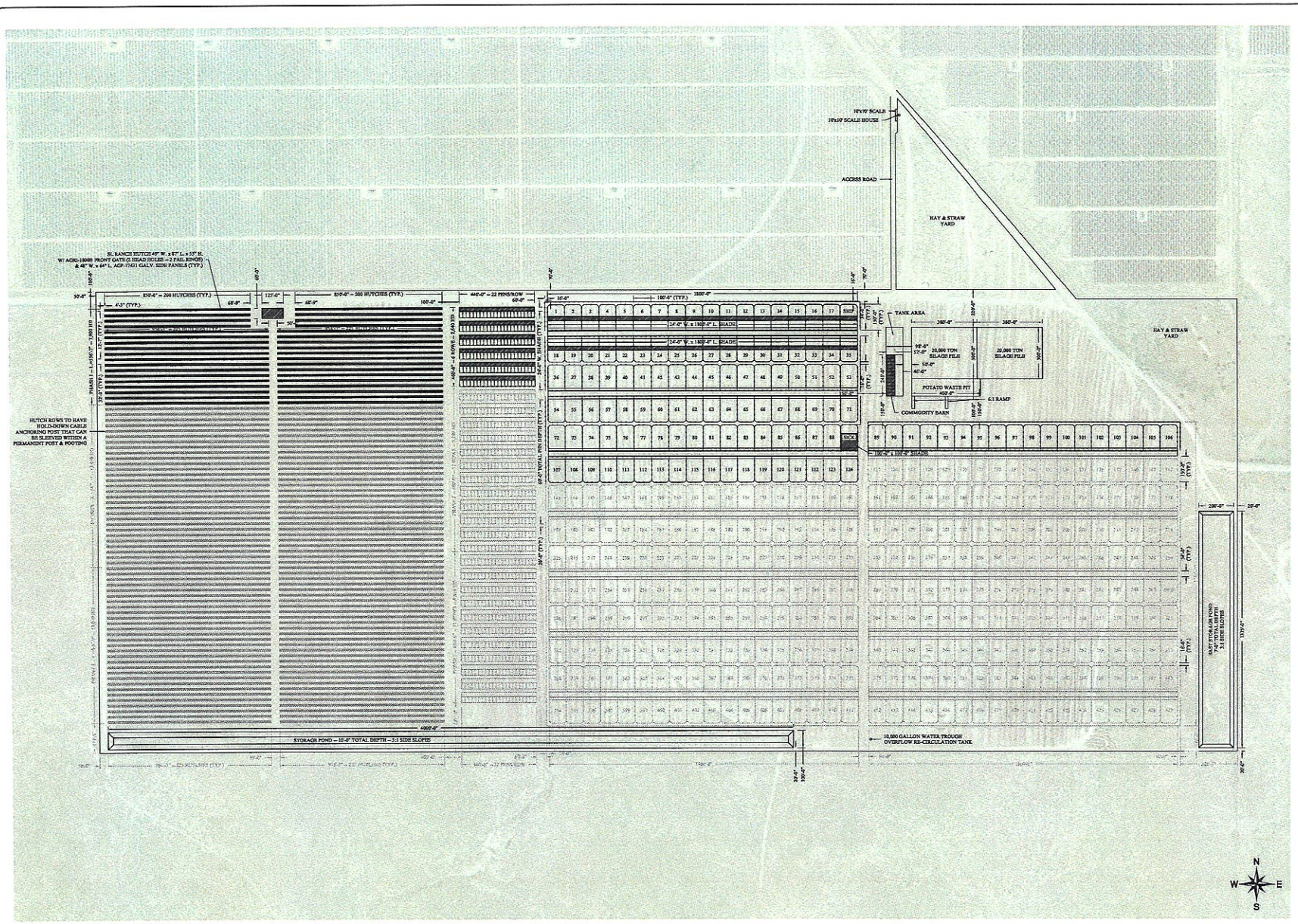
Application must notify the Land Use & Building Department Office when they begin construction or improvements.

If the application is approved or conditionally approved by the Planning and Zoning Commission, the applicant will be sent a document that is the official "Confined Animal Feeding Operation (CAFO) Siting Permit". This document may be in the form of a Findings of Fact, Conclusions of Law, and Order and will enumerate the conditions attached to the approval and issuance of the permit and state the consequences of failure to comply. The permit shall not become effective until after an elapsed period of 15 days from the date of Planning and Zoning Commission action. During this time, any affected person may appeal the action in writing to the Board of Elmore County Commissioners. The applicant will be notified of any pending appeals. An appeal will stay all proceedings until its resolution.

If the CAFO Siting Permit is denied by the Planning and Zoning Commission, the applicant may reapply to the Planning and Zoning Commission or appeal the decision to the Board of Elmore County Commissioners in writing within 15 days from the date such action is taken by the Planning and Zoning Commission.



SITE PLAN	JR SIMPLOT CO GRANDVIEW, ID	EAC ENGINEERING



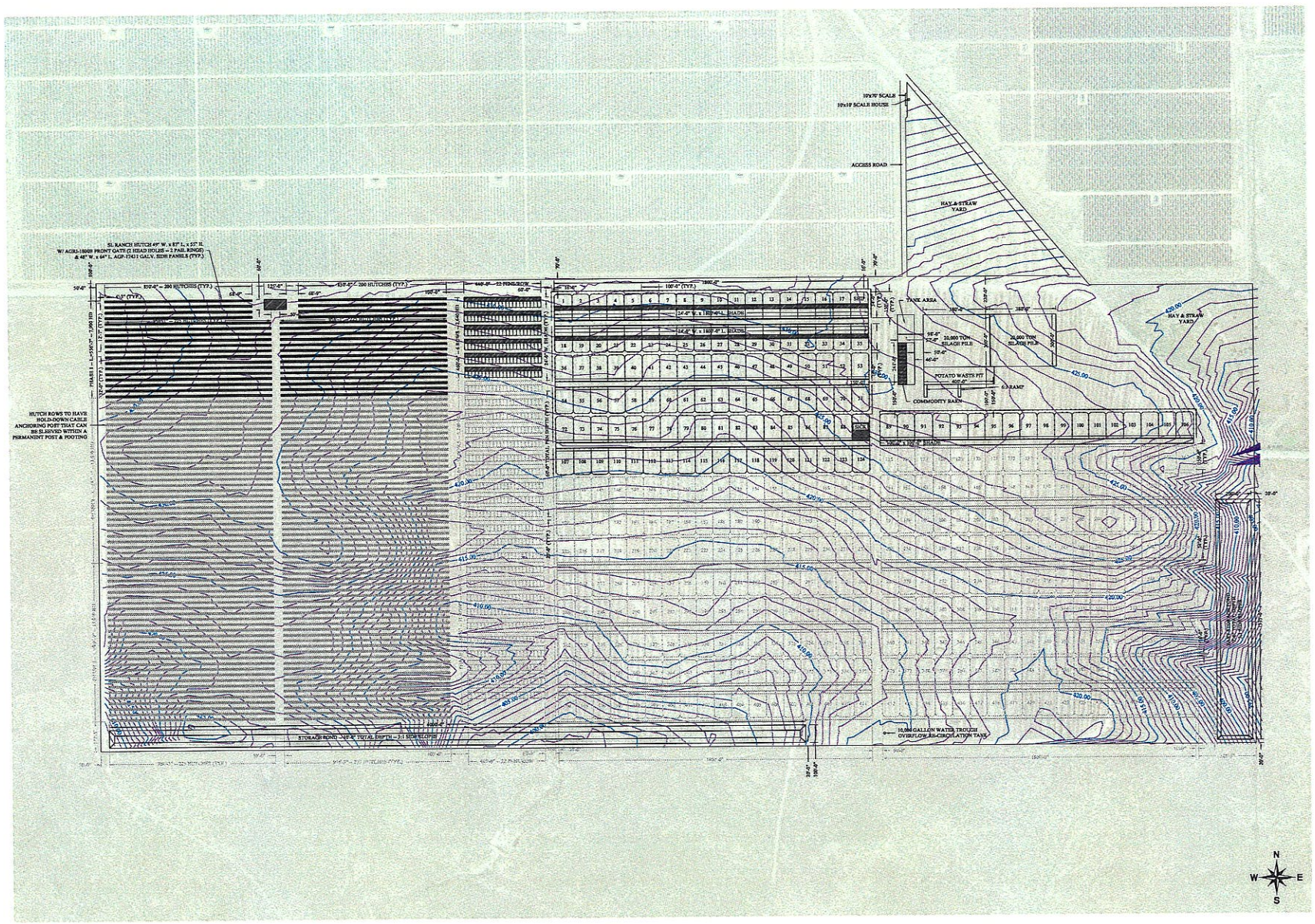
EAC ENGINEERING
PO BOX 187
MIDDLETON, ID 83644
(208) 870-0005

JR SIMPLOT CO
GRANDVIEW, ID

SITE PLAN

REV.	REVISION DATE
–	–

PROJECT #: 04-082
DESIGN: TCK
DRAWN: TCK
REVIEW: MCM
DATE: 12/21/23
SCALE: 1" = 250'-0"
DWG NAME: CALF SITE
SHEET: S
OF 2 SHEETS



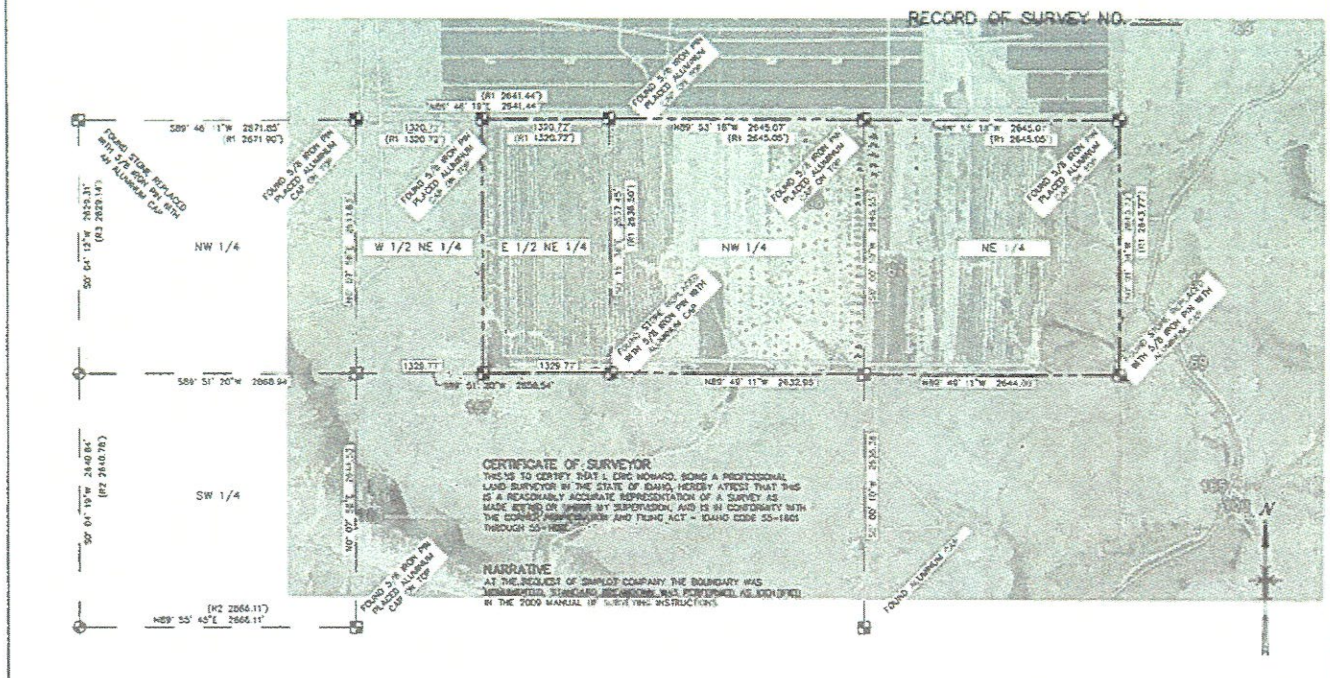
EAC ENGINEERING
PO BOX 187
MIDDLETON, ID 83644
(208) 870-0005

JR SIMPLOT CO
GRANDVIEW, ID

EXISTING GRADE

REV.	REVISION DATE
–	–

PROJECT #: 04-082
DESIGN: TCK
DRAWN: TCK
REVIEW: MCM
DATE: 12/20/23
SCALE: 1" = 250'-0"
DWG NAME: CALF SITE
SHEET: EG
OF 2 SHEETS



GRAPHIC SCALE

600 0 300 600 1200 2400

(IN FEET)
1 inch = 600 ft.

NOTES
REFERENCE IS MADE TO THE FOLLOWING

-(R1) ROS INSTRUMENT # 449406
TEALEY'S LAND SURVEYING
-(R2) ROS INSTRUMENT # 283771
TEALEY'S LAND SURVEYING
-(R3) ROS INSTRUMENT #204737
J.U.B. ENGINEERS
-(R4) GLO RECORDS
-(R5) WARRANTY DEED INSTRUMENT #257482

LEGEND

- BOUNDARY LINE
- SECTION LINE
- FOUND 5/8" IRON PIN
- FOUND STONE
- FOUND BRASS CAP
- SET ALUMINUM CAP OR AS NOTED

RECORD OF SURVEY
FOR
SIMPLOT

A PARCEL OF LAND LYING IN THE E 1/2 OF THE NE 1/4 OF SECTION 7 & N 1/2 OF SECTION 8, T.5S., R.4E., B.M., ELMORE COUNTY, IDAHO.

J.J. HOWARD
MAPPING & SURVEYING

DATE: 08/30/23	DESIGN BY: CJH		SHEET: 1 OF 1
SCALE: 1"=600'	DRAWN BY: EJA	INDEX NO. 542-7-00 542-8-00	

PRELIMINARY

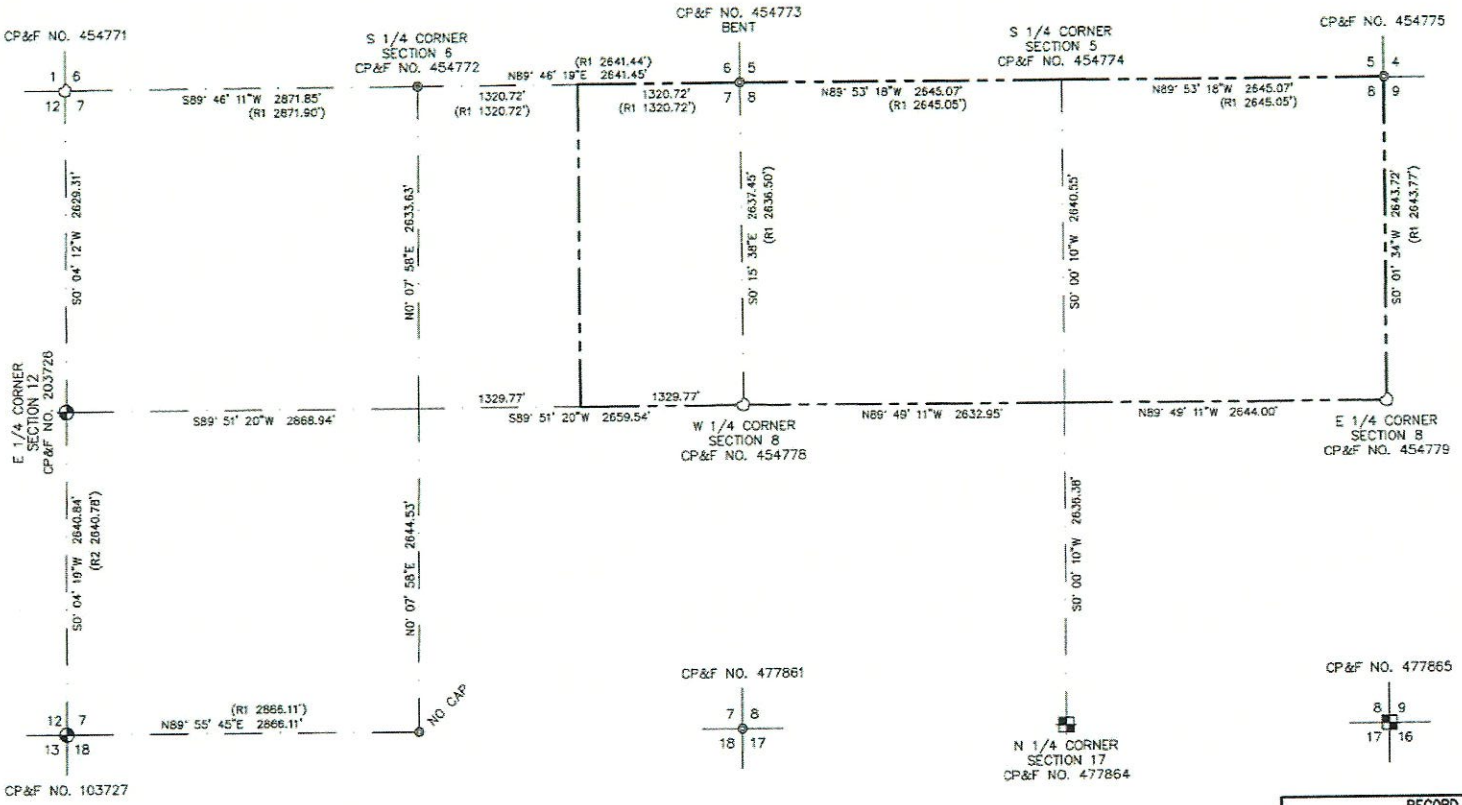
CERTIFICATE OF SURVEYOR

THIS IS TO CERTIFY THAT I, ERIC HOWARD, BEING A PROFESSIONAL LAND SURVEYOR IN THE STATE OF IDAHO, HEREBY ATTEST THAT THIS IS A REASONABLY ACCURATE REPRESENTATION OF A SURVEY AS MADE BY ME OR UNDER MY SUPERVISION, AND IS IN CONFORMITY WITH THE CORNER PERPETUATION AND FILING ACT – IDAHO CODE 55-1601 THROUGH 55-1613.

NARRATIVE

ERIC WILL WRITE

RECORD OF SURVEY NO. _____



NOTES

REFERENCE IS MADE TO THE FOLLOWING:

-(R1) ROS INSTRUMENT # 449498 TEALEY'S LAND SURVEYING
-(R2) ROS INSTRUMENT # 283771 TEALEY'S LAND SURVEYING

LEGEND

- BOUNDARY LINE
- SECTION LINE
- FOUND 5/8" IRON PIN
- FOUND STONE
- FOUND BRASS CAP
- FOUND ALUMINUM CAP

GRAPHIC SCALE

600 0 300 600 1200 2400

(IN FEET)

1 inch = 600 ft.

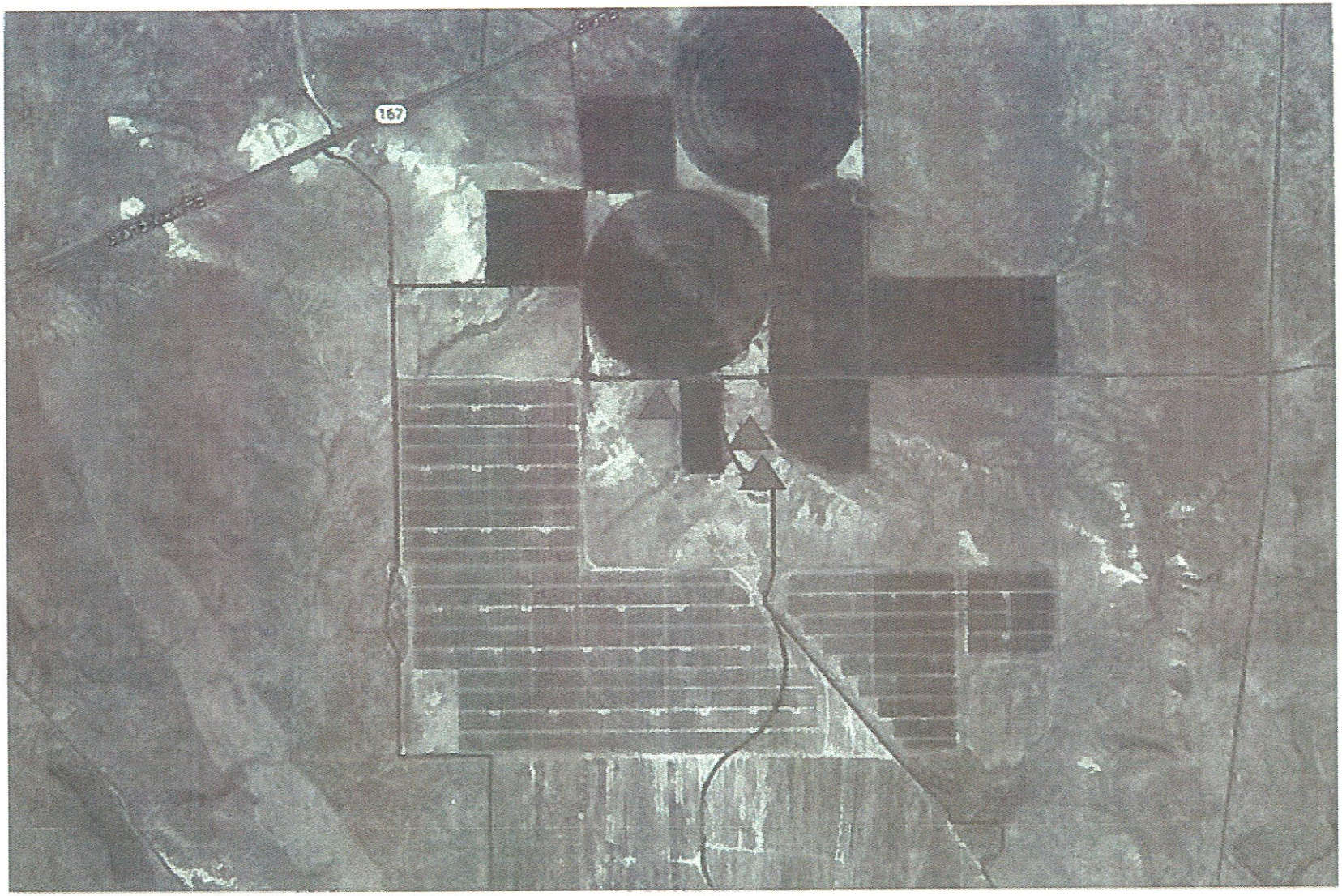
RECORD OF SURVEY FOR DAVID MODDE

A PARCEL OF LAND LYING IN THE E 1/2 OF THE NE 1/4 OF SECTION 7 & N 1/2 OF SECTION 8, T.5S., R.4E., B.M., ELMORE COUNTY, IDAHO.

J.J. HOWARD
MAPPING & SURVEYING
5983 W. State St., Ste. B / Boise, ID 83703
PHONE: (208) 846-8937 FAX: (208) 846-8822

DATE:	DESIGN BY:	SHEET: OF
08/30/23	XXX	1 1
SCALE: 1"=600'	DRAWN BY: EIA	INDEX NO. 542-XX-XXX-BK-PG

2023 PROJECTS // DAVID MODDE # 230515



Blue Triangle: Irrigation Wells
Green Triangle: Domestic Well

Grand View Rural Fire Protection District

P.O. Box 54
720 Roosevelt Street
Grand View, Idaho 83624
(208)834-2511

The Jr. Simplot Company,

Attention: David Modde,

This letter is regarding a request to see if a new area of cattle pens would fall under Grand View Fire's fire district. Upon reviewing the proposed site map and checking our fire district boundaries, it appears that this facility would be inside GVFD's fire district boundaries. Simplot would receive full fire protection at this location. I do not believe that Mountain Home Rural Fire District would offer mutual assistance unless a significant loss of life and property were at stake. I also believe the Mountain Home Air Force Fire Department would not provide mutual aid either. As you can see from the attached PDF map, this proposed location is very close to GVFD's boundary. Therefore, any other location will have to be reconsidered.

Thanks

Grand View Fire Department.

Fire Chief

Greg Becker

gregbecker7@gmail.com

1-208-590-2828

Your Safety • Your Mobility
Your Economic Opportunity

IDAHO TRANSPORTATION DEPARTMENT
P.O. Box 8028 • Boise, ID 83707-2028
(208) 334-8300 • itd.idaho.gov

November 13, 2023

David Modde

Dear Mr. Modde

ITD has no objection of access use by Simplot Livestock along SH-167 at Nicholson Road In Elmore County at Mile Point 6.53 along the south side of the highway.

Sincerely,

Josh Nopens
District 3 Permit Coordinator
Josh.Nopens@itd.idaho.gov
208-332-7190

Grandview Angel Farm

Nutrient Management Plan

Nutrient Management Plan Prepared For:

Grandview Farms
(208) 834-2231
Angel Farm

Certified Planner:

Michael Mitchell
Professional Engineer, EAC Engineering, Inc
(559) 381-0607

Producer Signature: _____ Certificated Planner Signature: _____

Date Completed: _____

ANGEL FARM
Producer Summary

Farm Summary

Angel Farm is an existing farm located 1.8miles North of Grandview, Idaho. The farm is owned by Grandview Farms and managed by Mike Usabel. The farm consists of three pivot irrigated fields and one furrow irrigated field for a total of 525.3 acres available for accepting imported manure/compost from Simplot/Grandview Feedlot.

Farm Resource Concerns

Angel Farm is located in the Watershed Basin of the Middle Snake Succor (#17050103). The facility is found at 116W 01'43" 42N 58'27" using GPS Coordinates. The primary resource concern for Angel Farm is ground water quality. The farm sits along the Snake River however fields are bermed to prevent runoff to the river therefore runoff is not likely to occur. Solid waste is applied to all of the fields and pasture and incorporated on fields within seven days of application.

Nutrient Management Plan Requirements

Producer will maintain field application records for a minimum of five years and make them available for review at routine inspections by ISDA personnel. These records must include (where applicable):

1. Fertilizer application rates
2. Manure/Compost application rates
3. On each field, keep a record of manure and chemical fertilizer applications, crop information, and soil and manure test results.
4. Fields to which the nutrients are applied
5. Spring soil test for nitrogen (required annually)
   0-12" and 12-24" nitrogen test

Crop Nutrient Requirement	
Crop	**Pounds of P205 per acres**
Alfalfa	86
Wheat	66
Sugarbeets	48

Manure/Compost field application requirement (tons)						
Acres x crop nutrient requirement ÷ manure p205 value* = Tons required						
Example	Corn - 250(acres)	X	75 (crop requirement)	÷	**16.85**	
Corn	250	X	75** = 18750	÷	**16.85***	= **1112.76 tons**

*based on manure test values for P205
**pounds of p205 required per acre

Irrigation Management Plan Recommendations

Irrigation water management is very important in nutrient management. If irrigation water is applied at a rate over the crop needs, there is potential for runoff and/or leaching of nutrients. If irrigation water is under-applied, the crop will not have optimal growth conditions. Crop irrigation water requirements changes through the growing season depending on climate

conditions and crop Evapotranspiration rate. Proper irrigation water management responds to these crop demands. It is recommended that:

- Irrigation schedules continue to be managed by your irrigation specialist.
- Continual inspection and maintenance of irrigation equipment will prevent unwarranted waste discharges into surface or ground water.

Nutrient Management Plan Recommendations

Land application of manure at agronomic rates, along with irrigation scheduling, is the most effective way to obtain maximum nutrient benefits from manure, condition the soil, and avoid potential water quality problems downstream. Cattle manure is a valuable resource, which will also improve soil properties such as water holding capacity, infiltration, tilth, structure, porosity, and nutrient retention and release. If animal manure and/or commercial fertilizers are not properly managed, contaminants may impact surface and/or groundwater.

Application of manure applied at an agronomic rate is a sustainable practice and is always allowed under ISDA regulations. Regardless of the rate prescribed by this nutrient management plan, soil testing at the 0-12 inch and 12-24 inch soil depths is required for nitrogen management.

- Set realistic crop yield goals in order to provide an accurate account of the plant nitrogen needs.
- Apply N so that it is available during peak plant demand.
- Apply fertilizer to cool season crop in the spring rather than the previous fall. This will prevent fertilizer leaching through the soil profile and provide the crop with the necessary levels of nutrients.
- Use split or multiple fertilizer applications in order to provide the crop with a pre-plant treatment and the needed nutrient levels throughout the growing season until the point of major nutrient uptake.
- Avoid the application of nutrient sources in close proximity to streams, wetlands, drainage ditches, areas of very shallow soils, and sinkholes.

Angel Farm
ANALYSIS OF RESOURCE CONCERNS

INTRODUCTION

The purpose of this nutrient management plan is to meet agricultural production goals and to certify that manure and nutrients are properly managed to minimize adverse impact to surface or groundwater. Plans are written in cooperation with the producer to:

1) assure proper containment of animal manure and process waste water

2) assess resource concerns which exist on the property

3) budget nutrient sources to optimize crop water and nutrient needs. Nutrient sources include commercial fertilizers, animal manure, mineralization of previous crop soil organic matter, accounting of residues, and irrigation water.

4) When applicable, assess irrigation water management to minimize movement of nutrients beyond the root zone or with runoff.

If animal manure and/or commercial fertilizers are not properly managed, contaminants may negatively impact surface and/or groundwater. Some water resource contaminants associated with poorly managed animal manure and fertilizers are:

Phosphorus in the soil readily adsorbs to soil particles; thus, erosion of soil by surface runoff is the general mode of phosphorus transport. Even at very low concentrations, phosphorus can result in plant and algae blooms in surface water bodies. Alga blooms are a nuisance to boaters, irrigators, and others. Toxins released by certain algae can be lethal to livestock or other animals that drink the water. Dissolved oxygen in the water is depleted as algae die and decompose, sometimes causing fish kills.

Nitrogen in the form of nitrate (NO_3^-) is highly water-soluble and will move with water, particularly down the soil profile past the root zone if not utilized by plants (thus becoming a groundwater contamination issue).Nitrates are toxic to infants under 6 months, and to livestock at high concentrations. In surface water, excess nitrogen, like phosphorus, can result in nuisance plant and algae growth.

Organic matter in high load decreases dissolved oxygen in a surface water body when it decomposes. Low levels of dissolved oxygen is harmful or even fatal to fish and other aquatic life.

Bacteria and microorganism illnesses (pathogens) potentially transmitted through water by animal manure include Giardia, Typhoid Fever, Cryptosporidium, and Cholera. Pathogens from animal waste can negatively impact surface and groundwater quality.

FACILITY DESCRIPTION

Owner Information

Owner (1): Grandview Angel Farm
Address: 1301 Hwy 67 , Grandview, ID 83624
Phone: (208) 834-2231 N/A
N/A

Location

Site Map: Facility site plan illustrated in Figure 1

Soil Conservation District:	Bruneau River
County:	Elmore
Watershed Basin:	Middle Snake-succor (USGS Hydrologic Unit Code # 17050103)

ANALYSIS OF RESOURCE CONCERNS

Farm Resource Concerns

Angel Farm is located in a watershed containing water quality limited stream segments listed according to the Clean Water Act. Stream segments are listed because a water quality parameter prevents the attainment of the "Fishable/Swimmable" goal of the Clean Water Act.

WATERBODY	BOUNDARIES	BACT	CHAN STAB	DO	FLOW ALT	HAB ALT	MET HG	MET	NH3	NUTR	O_G	ORG	PEST	PH	SAL	SED	TDG	TEMP	UNKN	*
Birch Creek	Headwaters to Snake River	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1	0	0	0	
Brown Creek	Headwaters to Catherine Creek	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1	0	0	0	
Castle Creek	T5SR1ES28 to Snake River	0	0	0	1	0	0	0	0	0	0	0	0	0	0	1	0	1	0	
Corder Creek	Headwaters to Snake River	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1	0	0	0	
Hardtrigger Cr	Headwaters to Snake River	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1	0	0	0	
Jump Creek	Headwaters to Snake River	0	0	0	0	1	0	0	0	0	0	0	0	0	0	0	0	0	0	
McBride Creek	Headwaters to Oregon Line	0	0	0	1	0	0	0	0	0	0	0	0	0	0	1	0	1	0	
Pickett Creek	Headwaters to T5SR1W32	0	0	0	1	0	0	0	0	0	0	0	0	0	0	1	0	1	0	
Pickett Creek	T5SR1WS32 to Catherine Creek	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1	0	0	0	
Poison Creek	Headwaters to Shoofly Creek	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1	0	0	0	
Rabbit Creek	Headwaters to Snake River	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1	0	0	0	
Reynolds Creek	Diversion to Snake River	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1	0	0	0	
Sinker Creek	Diamond Creek to Snake River	0	0	0	1	0	0	0	0	0	0	0	0	0	0	1	0	1	0	
Snake River	CJ Strike Res to Castle Creek	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1	0	0	0	
Snake River	Castle Creek to Swan Falls	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1	0	0	0	
Snake River	Swan Falls to Boise River	1	0	1	1	0	0	0	0	1	0	0	0	1	0	1	0	0	0	
South Fork Cas	Headwaters to Castle Creek	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
Squaw Creek	Unnamed trib 3.9 km upstream to Snake River	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1	0	0	0	
Succor Creek	Headwaters to Oregon Line	0	0	0	1	0	0	0	0	0	0	0	0	0	0	1	0	1	0	
Succor Creek	Oregon line to Snake River	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1	0	0	0	

Angel Farm is not located in a critical Nitrate-Nitrogen management area. Nitrate Management Areas are designated based upon ground water quality sampling results. Two priority groups exist as follows:

Priority 1 is designated because at least 25% of the ground water sampling locations within the area exceed 5-milligrams/liter nitrate. This is one-half of the maximum contaminant level of 10-milligrams/liter nitrate. This nitrate concentration is considered evidence of significant degradation. Public drinking water systems are required to increase monitoring frequency when this level is reached.

Priority 2 is designated because at least 50% of the ground water sampling locations within the area exceed 2-milligrams/liter nitrate. This concentration threshold provides an indication of human-caused (anthropogenic) impacts. The upper limit for naturally occurring (background) concentrations of nitrate is considered to be about 2 mg/l.

Angel Farm is located in a sole source aquifer area - Western Snake River Plain Aquifer.

Field Resource Concerns

• **Surface Water** - Surface water has water quality standards based on the designated use of the water body. These water quality standards must be met or the water body is listed as water quality impaired and falls under the TMDL process. Good irrigation and nutrient management practices will help keep nutrients available for crop use and decrease the nutrient loading into surface water.

Depth Limiting Subsurface Features

Field Name	Subsurface Feature	Depth from Surface (in)
Field 10	Cobbles	13
	Water Table	>72
Field 11	Cobbles	13
	Water Table	36
Field 12	Cobbles	13
	Water Table	36
Field 9	Water Table	>72

Well Testing Results (See back of page):

Well	Date	Hardness	EC	PH	K	Nitrates	Nitrites	NH3	Na	Carbonate	Bicarbonate
No Data	No Data	No Data	No Data	No Data	No Data	No Data	No Data	No Data	No Data	No Data	No Data

ISDA REGULATIONS AND THE IDAHO NUTRIENT MANAGEMENT STANDARD

Nutrient management plans for animal agricultural operations regulated by the Idaho State Department of Agriculture (ISDA) must be approved by the Idaho State Department of Agriculture and must follow the Natural Resource Conservation Service (NRCS) Agriculture Waste Management Field Handbook and the Idaho Nutrient Management Standard. ISDA regulation and the Standard use soil test phosphorus as the indicator for environmental impact from agricultural production practices. The Idaho Nutrient Management Standard is based on a threshold soil test phosphorus level (TH), above which there is no agronomic advantage to application of phosphorus.

The Idaho Nutrient Management Standard categorizes fields as a surface water concern or a groundwater concern. A surface water concern indicates that runoff leaves the contiguous operating unit from normal storm events, rain on snow, frozen ground, or irrigation. The soil phosphorus threshold for a field with a surface water concern is 40 ppm phosphorus for soils alkaline (ph > 6) tested with the Olsen method and 60 ppm phosphorus for acidic (ph < 6.5) soils tested with the Bray method (0-12"Soil Sample Depth).

A groundwater resource concern indicates that runoff does not leave the contiguous operating unit from normal storm events, rain on snow, frozen ground, or irrigation. There are two sub-categories for fields identified as having a groundwater concern. The first category applies to fields with a resource concern within the first five feet of the soil profile. A resource concern could be shallow soils, gravel, cobble, bedrock, high groundwater table, or a drained field. These fields are indicated as a groundwater concern <5'. The soil phosphorus threshold for a field with a groundwater concern <5' is 20 ppm phosphorus for soils tested with the Olsen method and 25 ppm phosphorus for soils tested with the Bray method(18-24" Soil Sample Depth).

If a field is not classified as having a surface water concern or a groundwater <5' concern, by default it is classified as having a groundwater concern >5'. The soil phosphorus threshold for a field with a

groundwater concern >5' is 30 ppm phosphorus for soils tested with the Olsen method and 45 ppm phosphorus for soils tested with the Bray method(18-24" Soil Sample Depth).

Field Phosphorus Threshold

Field	Resource Concern	P Threshold (ppm)	P Thresh hold Soil Test Depth
Field 10	Groundwater < 5'	20	18 - 24"
Field 11	Groundwater < 5'	20	18 - 24"
Field 12	Groundwater < 5'	20	18 - 24"
Field 9	Groundwater >=5'	30	18 - 24"

Farm Location

Idaho Transverse Mercator

Coordinates of the farm center (meters): X = 2334374.03196465, Y = 1310156.02484453

Map Scale: 1 : 236

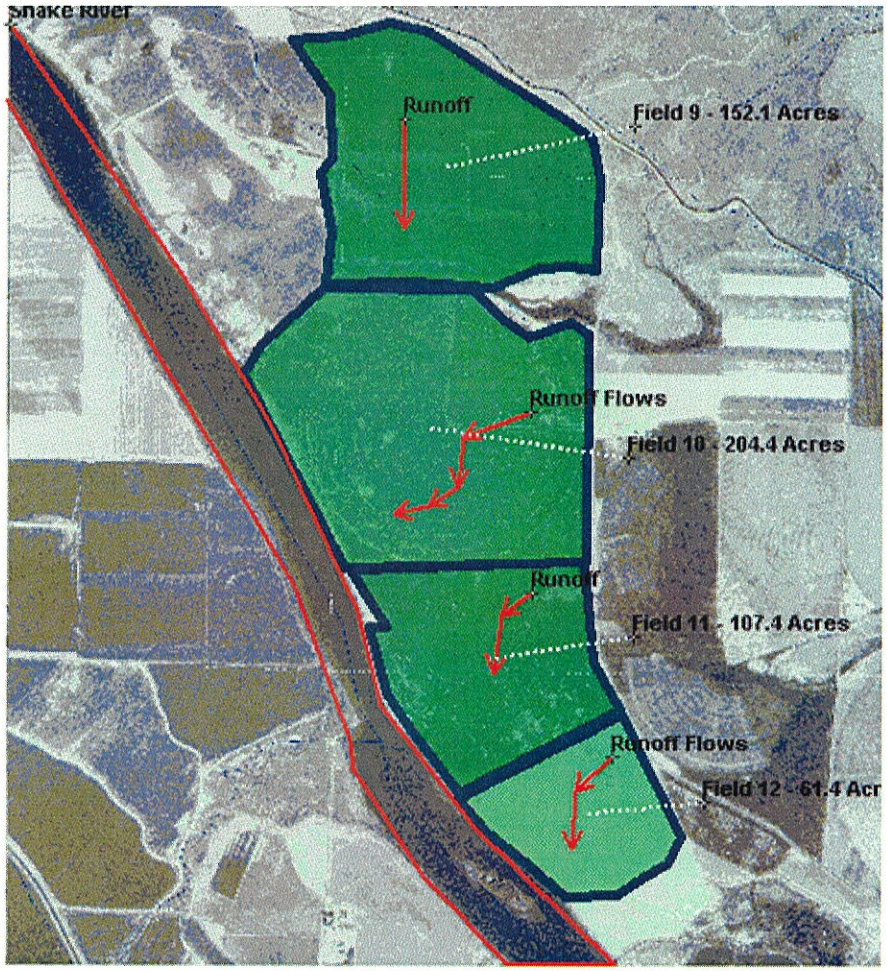


Figure 1. Base Map

Farm Location

Idaho Transverse Mercator

Coordinates of the farm center (meters): X = 2334374.03196465, Y = 1310156.02484453

Map Scale: 1 : 236

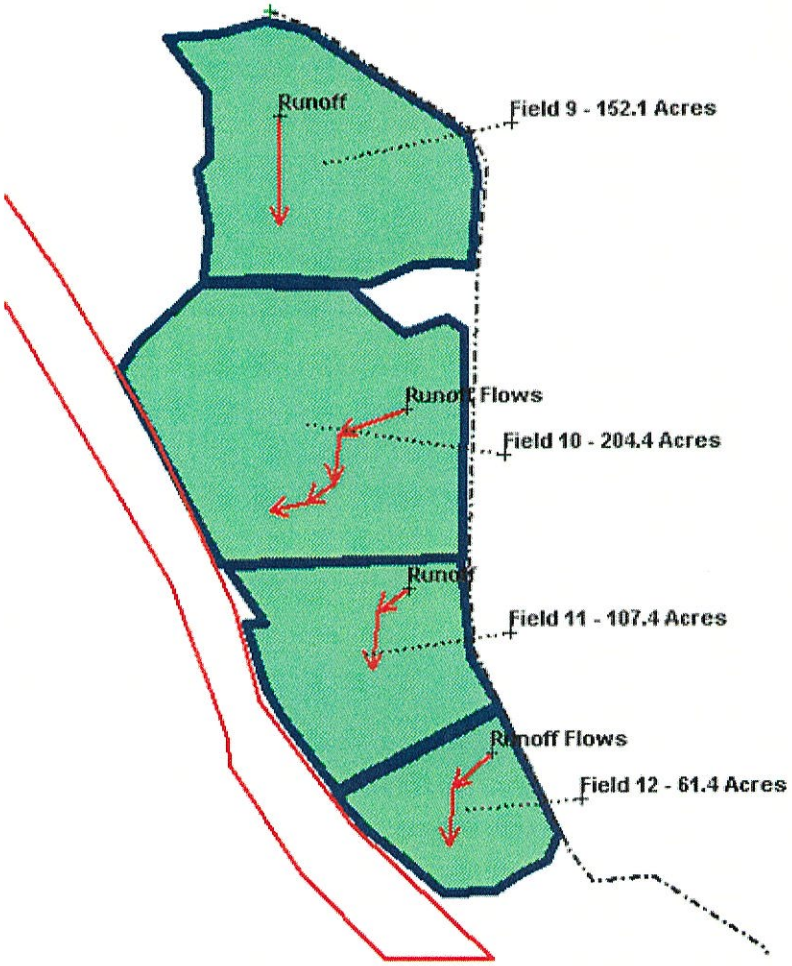


Figure 2. Farmstead Map

NUTRIENT MANAGEMENT REQUIREMENTS/RECOMMENDATIONS

Manure Application Rate Requirement By Year

FIELD: Field 10

Name	Man App		Imported Nutrients	Mineralization		Total	
Alfalfa Hay, Irrigated South ID-Cut Mid Bloom(2004)	Y		4 T/ac				
		N	50	N	0	N	50
		P	73			P	73
		K	279			K	279
Wheat-Spring, Irrigated South ID(2005)	Y		4 T/ac				
		N	50	N	107	N	157
		P	73			P	73
		K	279			K	279
Potatoes(2006)	Y		4 T/ac				
		N	50	N	-10	N	40
		P	73			P	73
		K	279			K	279
Alfalfa Hay, Irrigated South ID-Cut Mid Bloom(2007)	Y		4 T/ac				
		N	50	N	28	N	78
		P	73			P	73
		K	279			K	279

FIELD: Field 11

Name	Man App		Imported Nutrients	Mineralization		Total	
Alfalfa Hay, Irrigated South ID-Cut Mid Bloom(2004)	Y		4 T/ac				
		N	51	N	0	N	51
		P	73			P	73
		K	281			K	281
Sugarbeets(2005)	Y		4 T/ac				
		N	51	N	93	N	144
		P	73			P	73
		K	281			K	281
Alfalfa Hay, Irrigated South ID-Cut Mid Bloom(2006)	Y		4 T/ac				
		N	51	N	28	N	79
		P	73			P	73
		K	281			K	281
Alfalfa Hay, Irrigated South ID-Cut Mid Bloom(2007)	Y		4 T/ac				
		N	51	N	28	N	79
		P	73			P	73
		K	281			K	281

FIELD: Field 12

Name	Man App		Imported Nutrients	Mineralization		Total	
Alfalfa Hay, Irrigated South ID-Cut Mid Bloom(2004)	Y		4 T/ac				
		N	52	N	0	N	52
		P	76			P	76
		K	291			K	291
Wheat-Winter, Irrigated South ID(2005)	Y		4 T/ac				
		N	52	N	128	N	180
		P	76			P	76
		K	291			K	291
Alfalfa Hay, Irrigated South ID-Cut Mid Bloom(2006)	Y		4 T/ac				
		N	52	N	-9	N	43
		P	76			P	76
		K	291			K	291
Alfalfa Hay, Irrigated South ID-Cut Mid Bloom(2007)	Y		4 T/ac				
		N	52	N	29	N	81
		P	76			P	76
		K	291			K	291

FIELD: Field 9

Name	Man App		Imported Nutrients	Mineralization		Total	
Alfalfa Hay, Irrigated South ID-Cut Mid Bloom(2004)	Y		5 T/ac				
		N	56	N	0	N	56
		P	80			P	80
		K	308			K	308
Alfalfa Hay, Irrigated South ID-Cut Mid Bloom(2005)	Y		5 T/ac				
		N	56	N	31	N	87
		P	80			P	80
		K	308			K	308
Alfalfa Hay, Irrigated South ID-Cut Mature(2006)	Y		5 T/ac				
		N	56	N	31	N	87
		P	80			P	80
		K	308			K	308
Alfalfa Hay, Irrigated South ID-Cut Mid Bloom(2007)	Y		5 T/ac				
		N	56	N	31	N	87
		P	80			P	80
		K	308			K	308

Minimum Acres Required for Manure Application

Manure Group	Acres
Imported Nutrients	440

The acreage in the table is based on an average crop uptake of 100 lbs P_2O_5 per acre. These acreage numbers are for estimating export acreage needed. Wastewater application should begin with the first irrigation of the season and end with the last irrigation of the season. Rates should be designed to supply uniform application. When applying wastewater outside of the irrigation window you must contact the Department of Agriculture, Division of Animal Industries.

Hydraulic Balance

Field	Date
Field 10	April 15
Field 11	May 1
Field 12	May 1
Field 9	April 1

0.5" of wastewater may be applied to fields after the hydraulic balance date to remain in compliance with this nutrient management plan.

Spring Soil Test

Spring soils tests must be taken every year from every field to determine a commercial fertilization rate. If commercial fertilizer isn't applied (for a perennial crop), spring soil samples are not required. If you do not apply commercial fertilizer, a complete soil analysis will need to be conducted initially to determine the nutrient baseline.

Record Keeping For each field keeps a record of annual manure and chemical fertilizer applications. Include nutrient source, date, time, rate and application method.

ANNUAL NUTRIENT BUDGET

The following crop nutrient budget is based on soil test data and cropping information. It is for one year for the following field and specified crop information:

Nutrient Budget Summary

Field: Field 10 **Crop:** Wheat-Spring, Irrigated South ID **Yield:** 120

	N	P205	K20
Crop Nutrient Requirement	240	66	45
Nutrients From Soil	?		
from Mineralized Nitrogen	45		
from Prior Crops	34		
from Prior Bio-Nutrients	28		
from Irrigation Water	0		0
Nutrient Balance from above	134	66	44.9
Imported Nutrients	50	73	279
Estimated Remaining Nutrients Required	84	-7	-234
Commercial Fertilizer Application	0	0	0
Final Nutrient Balance	84	-7	-234

Unacceptable Rate: May be a resource risk.
Acceptable: Sustainable agronomic rate.

Field: Field 11 **Crop:** Sugarbeets **Yield:** 35

	N	P205	K20
Crop Nutrient Requirement	290	48	118
Nutrients From Soil	?		
from Mineralized Nitrogen	0		
from Prior Crops	65		
from Prior Bio-Nutrients	28		
from Irrigation Water	0		0
Nutrient Balance from above	197.8	48.1	117.6
Imported Nutrients	51	73	281
Estimated Remaining Nutrients Required	147	-25	-163
Commercial Fertilizer Application	0	0	0
Final Nutrient Balance	147	-25	-163

Unacceptable Rate: May be a resource risk.
Acceptable: Sustainable agronomic rate.

Field: Field 12 **Crop:** Wheat-Winter, Irrigated South ID **Yield:** 120

	N	P205	K20
Crop Nutrient Requirement	240	66	45
Nutrients From Soil	?		
from Mineralized Nitrogen	45		
from Prior Crops	54		

from Prior Bio-Nutrients	29		
from Irrigation Water	0		0
Nutrient Balance from above	112.9	66	44.9
Imported Nutrients	52	76	291
Estimated Remaining Nutrients Required	61	-10	-246
Commercial Fertilizer Application	0	0	0
Final Nutrient Balance	61	-10	-246

Unacceptable Rate: May be a resource risk.
Acceptable: Sustainable agronomic rate.

Field: Field 9 **Crop:** Alfalfa Hay, Irrigated South ID-Cut Mid Bloom **Yield:** 7.5

	N	P205	K20
Crop Nutrient Requirement	364	86	351
Nutrients From Soil	?		
from Mineralized Nitrogen	0		
from Prior Crops	0		
from Prior Bio-Nutrients	31		
from Irrigation Water	0		0
Nutrient Balance from above	334.7	85.9	351
Imported Nutrients	56	80	308
Estimated Remaining Nutrients Required	280	6	43
Commercial Fertilizer Application	0	0	0
Final Nutrient Balance	280	6	43

Acceptable: Sustainable agronomic rate.

BIO-NUTRIENT EXPORT INFO

Exported Bio-Nutrient Summary					
Bio-Nutrient Group Name	**Amount**	**Consumer**	**Consumer's Address**	**Telephone**	**Acres**
No Data	No Data	No Data	No Data	No Data	No Data

Appendix B: NUTRIENT RISK ANALYSIS

Phosphorus Runoff Risk Assessment

FIELD: Field 10
Overall Risk Rating: Very High
Very high potential for phosphorus loss and adverse effects on surface and/or ground waters. All necessary soil and water conservation measures and a phosphorus management plan must be implemented to minimize phosphorus loss. Reference risk assessment below and consult a local resource conservation planning specialist and/or the Idaho OnePlan Conservation Planning module to determine appropriate Best Management Practices for this field.

Soil Test P Rating: Critical

Soil Test Depth: 18-24"

Idaho Nutrient Management Standard Threshold: 20

Soil Test Phosphorus Concentration: N/A

Comments: Soil test P is above the Idaho Nutrient Management Standard Phosphorus Threshold. Test soils annually to monitor buildup or decline in soil P and to determine if your Nutrient Management Plan is successful in reducing soil P levels.

Phosphorus Fertilizer Application Rate Rating: Very Low or N.A.

Phosphorus Application Rate: 0

Comments: No Data

Phosphorus Fertilizer Application Method Rating: Very High

Phosphorus Application Method: N/A

Comments: For greatest phosphorus efficiency place commercial fertilizer P with planter or inject > 2"; otherwise incorporate > 3" by disking, chiseling, etc.

Manure Phosphorus Application Rate Rating: Medium

Manure Application Rate: 72.8

Comments: Sufficient soil P may be available for normal agronomic production after fertilization, except for possible response to a starter fertilizer for specific crops like potatoes (see Crop Specific Recommendations). A long range nutrient management plan will assist you in maintaining optimum soil P levels.

Manure Phosphorus Application Method Rating: High

Manure Application Method: N/A

Comments: For greatest phosphorus efficiency inject Organic P > 2" or plow; otherwise incorporate > 3" by disking, chiseling, etc. Where phosphorus is applied with irrigation, time applications to coincide as closely as possible with plant uptake. Emergency applications outside the growing season must be based on a water balance.

Irrigation Runoff Index (Irrigated) Rating: Very Low or N.A.

Comments: No Data

Surface Irrigation or Overhead Irrigation Rating: Very Low or N.A.

Comments: No Data

Runoff Best Management Practices Rating: Low

List best management practices that mitigate runoff(See Appendix B)

Comments: Consider implementing Conservation Practices that improve the long-term sustainability of this field

Distance to Surface Water Body Rating: Very High

Distance to Surface Water Body: 0

Comments: Because of the high soil test P, runoff should be eliminated by converting to sprinkler irrigation or installing a tail water recovery system; or sediment retention measures like filter strips or sediment basins should be installed to minimize offsite transport and loss of Phosphorus.

FIELD: Field 11

Overall Risk Rating: Very High

Very high potential for phosphorus loss and adverse effects on surface and/or ground waters. All necessary soil and water conservation measures and a phosphorus management plan must be implemented to minimize phosphorus loss. Reference risk assessment below and consult a local resource conservation planning specialist and/or the Idaho OnePlan Conservation Planning module to determine appropriate Best Management Practices for this field.

Soil Test P Rating: Critical

Soil Test Depth: 18-24"

Idaho Nutrient Management Standard Threshold: 20

Soil Test Phosphorus Concentration: N/A

Comments: Soil test P is above the Idaho Nutrient Management Standard Phosphorus Threshold. Test soils annually to monitor buildup or decline in soil P and to determine if your Nutrient Management Plan is successful in reducing soil P levels.

Phosphorus Fertilizer Application Rate Rating: Very Low or N.A.

Phosphorus Application Rate: 0

Comments: No Data

Phosphorus Fertilizer Application Method Rating: Very High

Phosphorus Application Method: N/A

Comments: For greatest phosphorus efficiency place commercial fertilizer P with planter or inject > 2"; otherwise incorporate > 3" by disking, chiseling, etc.

Manure Phosphorus Application Rate Rating: Medium

Manure Application Rate: 73.3

Comments: Sufficient soil P may be available for normal agronomic production after fertilization, except for possible response to a starter fertilizer for specific crops like potatoes (see Crop Specific Recommendations). A long range nutrient management plan will assist you in maintaining optimum soil P levels.

Manure Phosphorus Application Method Rating: High

Manure Application Method: N/A

Comments: For greatest phosphorus efficiency inject Organic P > 2" or plow; otherwise incorporate > 3" by disking, chiseling, etc. Where phosphorus is applied with irrigation, time applications to coincide as closely as possible with plant uptake. Emergency applications outside the growing season must be based on a water balance.

Irrigation Runoff Index (Irrigated) Rating: Very Low or N.A.

Comments: No Data

Surface Irrigation or Overhead Irrigation Rating: Very Low or N.A.

Comments: No Data

Runoff Best Management Practices Rating: Low

List best management practices that mitigate runoff(See Appendix B)

Comments: Consider implementing Conservation Practices that improve the long-term sustainability of this field

Distance to Surface Water Body Rating: Very High

Distance to Surface Water Body: 0

Comments: Because of the high soil test P, runoff should be eliminated by converting to sprinkler irrigation or installing a tail water recovery system; or sediment retention measures like filter strips or sediment basins should be installed to minimize offsite transport and loss of Phosphorus.

FIELD: Field 12

Overall Risk Rating: Very High

Very high potential for phosphorus loss and adverse effects on surface and/or ground waters. All necessary soil and water conservation measures and a phosphorus management plan must be implemented to minimize phosphorus loss. Reference risk assessment below and consult a local resource conservation planning specialist and/or the Idaho OnePlan Conservation Planning module to determine appropriate Best Management Practices for this field.

Soil Test P Rating: Critical

Soil Test Depth: 18-24"

Idaho Nutrient Management Standard Threshold: 20

Soil Test Phosphorus Concentration: N/A

Comments: Soil test P is above the Idaho Nutrient Management Standard Phosphorus Threshold. Test soils annually to monitor buildup or decline in soil P and to determine if your Nutrient Management Plan is successful in reducing soil P levels.

Phosphorus Fertilizer Application Rate Rating: Very Low or N.A.

Phosphorus Application Rate: 0

Comments: No Data

Phosphorus Fertilizer Application Method Rating: Very High

Phosphorus Application Method: N/A

Comments: For greatest phosphorus efficiency place commercial fertilizer P with planter or inject > 2"; otherwise incorporate > 3" by disking, chiseling, etc.

Manure Phosphorus Application Rate Rating: Medium

Manure Application Rate: 75.8

Comments: Sufficient soil P may be available for normal agronomic production after fertilization, except for possible response to a starter fertilizer for specific crops like potatoes (see Crop Specific Recommendations). A long range nutrient management plan will assist you in maintaining optimum soil P levels.

Manure Phosphorus Application Method Rating: High

Manure Application Method: N/A

Comments: For greatest phosphorus efficiency inject Organic P > 2" or plow; otherwise incorporate > 3" by disking, chiseling, etc. Where phosphorus is applied with irrigation, time applications to coincide as closely as possible with plant uptake. Emergency applications outside the growing season must be based on a water balance.

Irrigation Runoff Index (Irrigated) Rating: Very Low or N.A.

Comments: No Data

Surface Irrigation or Overhead Irrigation Rating: Very Low or N.A.

Comments: No Data

Runoff Best Management Practices Rating: Low

List best management practices that mitigate runoff(See Appendix B)

Comments: Consider implementing Conservation Practices that improve the long-term sustainability of this field

Distance to Surface Water Body Rating: Very High

Distance to Surface Water Body: 0

Comments: Because of the high soil test P, runoff should be eliminated by converting to sprinkler irrigation or installing a tail water recovery system; or sediment retention measures like filter strips or sediment basins should be installed to minimize offsite transport and loss of Phosphorus.

FIELD: Field 9

Overall Risk Rating: Very High

Very high potential for phosphorus loss and adverse effects on surface and/or ground waters. All necessary soil and water conservation measures and a phosphorus management plan must be implemented to minimize phosphorus loss. Reference risk assessment below and consult a local resource conservation planning specialist and/or the Idaho OnePlan Conservation Planning module to determine appropriate Best Management Practices for this field.

Soil Test P Rating: Critical

Soil Test Depth: 18-24"

Idaho Nutrient Management Standard Threshold: 30

Soil Test Phosphorus Concentration: N/A

Comments: Soil test P is above the Idaho Nutrient Management Standard Phosphorus Threshold. Test

soils annually to monitor buildup or decline in soil P and to determine if your Nutrient Management Plan is successful in reducing soil P levels.

Phosphorus Fertilizer Application Rate Rating: Very Low or N.A.

Phosphorus Application Rate: 0

Comments: No Data

Phosphorus Fertilizer Application Method Rating: Very High

Phosphorus Application Method: N/A

Comments: For greatest phosphorus efficiency place commercial fertilizer P with planter or inject > 2"; otherwise incorporate > 3" by disking, chiseling, etc.

Manure Phosphorus Application Rate Rating: Medium

Manure Application Rate: 80.1

Comments: Sufficient soil P may be available for normal agronomic production after fertilization, except for possible response to a starter fertilizer for specific crops like potatoes (see Crop Specific Recommendations). A long range nutrient management plan will assist you in maintaining optimum soil P levels.

Manure Phosphorus Application Method Rating: High

Manure Application Method: Surface applied no incorporation

Comments: For greatest phosphorus efficiency inject Organic P > 2" or plow; otherwise incorporate > 3" by disking, chiseling, etc. Where phosphorus is applied with irrigation, time applications to coincide as closely as possible with plant uptake. Emergency applications outside the growing season must be based on a water balance.

Irrigation Runoff Index (Irrigated) Rating: Very Low or N.A.

Comments: No Data

Surface Irrigation or Overhead Irrigation Rating: Very Low or N.A.

Comments: No Data

Runoff Best Management Practices Rating: Low

List best management practices that mitigate runoff(See Appendix B)

Comments: Consider implementing Conservation Practices that improve the long-term sustainability of this field

Distance to Surface Water Body Rating: Medium

Distance to Surface Water Body: 0.2

Comments: Because of the high soil test P, runoff should be eliminated by converting to sprinkler irrigation or installing a tail water recovery system; or sediment retention measures like filter strips or sediment basins should be installed to minimize offsite transport and loss of Phosphorus.

additional N for decomposition include cereal straw and mature corn stalks. Research has shown that 15 pounds of additional N are needed per ton of straw returned to the soil, up to a maximum of 50 pounds. For more information on compensating for cereal residues, refer to CIS 825, "Wheat Straw Management and Nitrogen Fertilizer Requirements."

Row crop residues (potatoes, sugar beets, onions) generally do not require additional N for decomposition. Consequently, these residues have little effect on the N needs of winter wheat. Legume residues from beans, peas, and alfalfa can release appreciable N during the following crop season that may not be reflected by the pre-plant soil test. This N is derived from the decomposition of both plant tops and nodulated root systems.

NITROGEN FROM MANURES - Soils in which winter wheat is grown occasionally receive animal manures or lagoon wastes. Nutrient contributions from these sources should also be taken into consideration when estimating available N for the next season. Manures can preclude the need for any fertilizer, depending on the rate applied and their nutrient composition.

Manures can vary appreciable depending on the animal, how the manure is processed, and the kind and extent of bedding material. For the most accurate estimate of fertilizer equivalent values, the manure should be analyzed for its nutrient content.

IRRIGATION WATER - Irrigation waters derived from deep wells are generally low in N. More shallow wells can have significant levels of nitrogen because of leaching of nitrogen from impacts from commercial fertilizer use, animal waste, and improperly functioning septic systems. Irrigation waters from most districts are also low in N when diverted from its source. Background levels of N from original sources are generally about 2 parts per million (ppm). The more return flow included in diverted water sources, the higher the N content. Return flows may include N dissolved when irrigation waters pass through fields high in residual or recently added fertilizer N as well as from soluble fertilizer N applied with the irrigation water.

Most irrigation districts should know the N content of the water they divert. Contact them for this information to determine the levels of N added with your irrigation water. However, since irrigation water N levels are influenced by upstream management, if you use irrigation water that receives runoff after it is diverted, only a water test can accurately evaluate the N added with irrigation waters.

For each ppm or milligrams per liter (mg/L) of N reported in the water sample, multiply by 2.7 to get the N added per acre foot of water applied. For example, if the water sample contained 10 ppm of N, 3 acre feet of water applied would be the equivalent of 81 pounds of N per acre. Typically, of the water applied with furrow irrigation only 50 percent is retained on the field and the rest runs off the end. The net retention of N applied with furrow irrigation would, therefore, be about half of the water applied or about 40 pounds per acre in this example. If more or less of the irrigation water is retained with each wetting, then growers should adjust the water N contribution accordingly.

Excessive irrigation by any method reduces N availability to winter wheat. Additional N may be needed under these conditions. Growers should not use aqua or anhydrous N through a sprinkler irrigation system.

Water running soluble N sources with a furrow irrigation system can be an effective means of adding N. Two limitations of this practice are that (1) the application of the N with this method may not be as uniform as desired and (2) runoff containing the N may contaminate downstream surface waters. Growers can minimize the loss of N by shutting off the injection unit before the irrigation water reaches the end of the furrow. This practice should not substitute for careful consideration of N needs while N can be side dressed.

CALCULATION OF N APPLICATION RATES

To calculate the fertilizer N application rate, the following equation is used:

Fertilizer application rate (deficit) or Over application of Nitrogen =
(Total N required to produce a given yield) - (Mineralizable N) - (Inorganic N measured by the soil test) -

(previous crop/residue management) - (Manure Nitrogen) - Irrigation Water

TIMING OF NITROGEN APPLICATION

Excessive irrigation or heavy winter precipitation can result in leaching of nitrate N beyond the root systems. This hazard exists on all soils, but particularly on coarse textured soils such as sands, and sandy loams. Fall pre-plant N was once thought to be as good or preferable to spring top dressed N in calcareous silt loam or clay soils in areas of low rainfall. However, even under these conditions, southern Idaho research has shown than N applied in late winter or early spring is frequently used more effectively than early fall pre-plant applied N.

Nitrogen fertilizers containing ammonium (ammonium sulfate, anhydrous or aqua ammonia, or urea) are less subject to leaching losses when lower soil temperatures (less than 40 F) inhibit the microbial conversion of ammonium to nitrate. Lower temperatures also reduce the microbial activity that is responsible for the immobilization of applied N. Late fall, split, or spring applied N is also recommended when residues from previous grain or mature corn crops are returned to the soil in early fall.

Early spring N applications are more effective for increasing grain protein for irrigated hard red winter wheat. Nitrogen applied after the boot stage will contribute more to grain protein than to yield. Most wheat varieties respond in a similar way to N. However, varieties differ in their tolerance of high N rates. High N contributes to lodging of varieties with poor straw strength.

PHOSPHORUS (P)

Wheat requires little phosphorus compared to the P requirements of other crops although minimum soil levels are necessary for maximum production. Adequate P is especially necessary for winter hardiness. Soil tests can indicate whether soils require phosphorus fertilization for maximum wheat production. Soil samples are taken from the 0- to 12-inch depth.

Broadcast plow down, broadcasts seedbed incorporation or drill banding low rates of P with seed are effective methods of application. Drill banding may reduce the fertilizer P required. Drill banding high rates of P, especially ammonium phosphate fertilizers, can cause seedling damage. For more detailed discussion of banding, refer to PNW 283, "Fertilizer Band Location for Cereal Root Access."

POTASSIUM (K)

Wheat has a lower requirement for K compared to sugar beets, corn or potatoes. Soil tests can be useful indicators of the need for K. Potassium should be incorporated during seedbed preparation.

SULFUR (S)

Sulfur requirements for wheat will vary depending on soil texture, previously incorporated crop residues, leaching losses, S content of irrigation water and S soil test. Wheat irrigated with Snake River water should not experience S shortages. Soils low in S (less than 10 ppm S04-S in the plow layer or 8 ppm in the 0- to 12-inch depth) should receive 20 to 40 pounds of S per acre.

Sulfur deficiency appears as a general yellowing of the plant early in the season and looks much like N deficiency. Plant analysis can be a useful means of differentiating between the two deficiencies. An N to S ratio of 17 in whole plant tissues is generally used for diagnosing sulfur deficient wheat. Sulfur deficient wheat has also been known to contain high nitrate nitrogen (N03-N) concentrations.

MICRONUTRIENTS

Micronutrients have not been shown to be limiting wheat production and "shotgun" application of micronutrient mixtures containing boron, manganese, iron and copper "for insurance" have not been shown to be responsive and are not suggested.

GENERAL COMMENTS

Avoid a heavy first irrigation on spring cereals to prevent water logging, reduced tillering and N leaching.

The above fertilizer guidelines are based on relationships established between University of Idaho soil test and crop yield response research. In this research, crop response to fertilizers was evaluated at several sites where the response to fertilizer differed. The recommendations reflect the general or overall response to fertilizers at specific soil test values and the response in individual fields can differ appreciably from the general table recommendation. Some sites will require less than the general recommendation, other sites more. Unfortunately, the science has not developed to the point where the table recommendations can account for all the unknown variables influencing the effectiveness of applied fertilizers at individual sites. The table fertilizer recommendations can only be used as general guides rather than specific recommendations for each and every field.

Furthermore, soil variability can sharply reduce the accuracy composite soil test values for individual fields. That is why large contiguous areas within fields should be sampled separately when they are known to differ in crop growth or soil characteristics known to influence the response to fertilizer. But soil variability frequently does not occur conveniently in large areas that can be sampled separately or fertilized differently. The fertilizer recommendations in most cases do not account for this variability. Soil test based recommendations may be excessive in some field areas and inadequate in other areas of the same field. The recommendations then will be appropriate only to the degree that the composite soil test values for fields actually represent the field. Thus, for fields that are highly variable, the fertilizer recommendations should be considered conservative estimates of fertilizers needed. All the more reason to consider the table fertilizer recommendations as general guides rather than specific recommendations for each and every field.

The fertilizer rates suggested in the tables will support above average yields if other factors are not limiting production. Therefore the recommendations assume that good crop management practices will be used, i.e. insect, disease, and weed control. Nutrient requirements can be met using either commercial fertilizers or equivalent organic matter sources, such as manure or compost, provided their nutrient content and relative availability are known or can be estimated from published literature. Soil test based recommended rates will not be appropriate if the soil samples are improperly taken or do not represent the area to be fertilized. For nitrogen in particular, recommendations will be most accurate when crop history is taken into account and projected yields are reasonable estimates based on long term records.

General Comments:

- Over irrigation and nutrient loss is a hazard. Optimum irrigation management is necessary to meet crop water use needs and avoid loss of nutrients through leaching beyond the root zone and runoff with irrigation tail water.
- Nitrogen leaching is particularly a concern on sandy soils. Optimum management may require split Nitrogen applications to meet crop needs.
- Weed, insect, and disease control significantly influence the efficiency and effectiveness of your fertilizer applications and ultimately crop yield and farm profitability.
- Phosphorus, potassium, and zinc nutrients can be effectively fall-applied as they are not readily leached over winter.
- Phosphorus can be budgeted for a crop rotation.
- If you have questions regarding the interpretation of this information, please contact your Extension Agricultural agent, Crop consultant, or your commodity company fieldman.
- Both farm profitability and water quality can be improved with efficient nutrient use. The following are recommendations in nutrient management, which will optimize nutrient use for crop production while protecting water quality:

1) Avoid the application of nutrient sources in close proximity to streams, wetlands, drainage ditches, areas of very shallow soils, and sinkholes.

2) Accurately calibrate nutrient application equipment to insure that recommended rates are applied.

3) Nitrogen recommendations for many crops are based on yield goals for the crops. It is important to establish realistic yield goals for each field based upon historical yield data, county averages, and your management practices to avoid unnecessary fertilizer costs and minimize potential water quality impairments.

Appendix D: SOIL TEST DATA

Field: No Data **Date of Test:** No Data

Parameter	Units	0-12"	12-24"	18-24"
Soil Texture		No Data	No Data	
EC	mmhos	No Data	No Data	
PH		No Data	No Data	
%Lime	%	No Data	No Data	
OM	%	No Data	No Data	
CEC	meq	No Data	No Data	
Nitrate-N	ppm	No Data	No Data	
Ammonia-N	ppm	No Data	No Data	
P	ppm	No Data	No Data	No Data
K	ppm	No Data	No Data	
Z	ppm	No Data	No Data	
Mn	ppm	No Data	No Data	
Fe	ppm	No Data	No Data	
Cu	ppm	No Data	No Data	
Ca	ppm	No Data	No Data	
Mg	ppm	No Data	No Data	
Na	ppm	No Data	No Data	

EXHIBIT 2

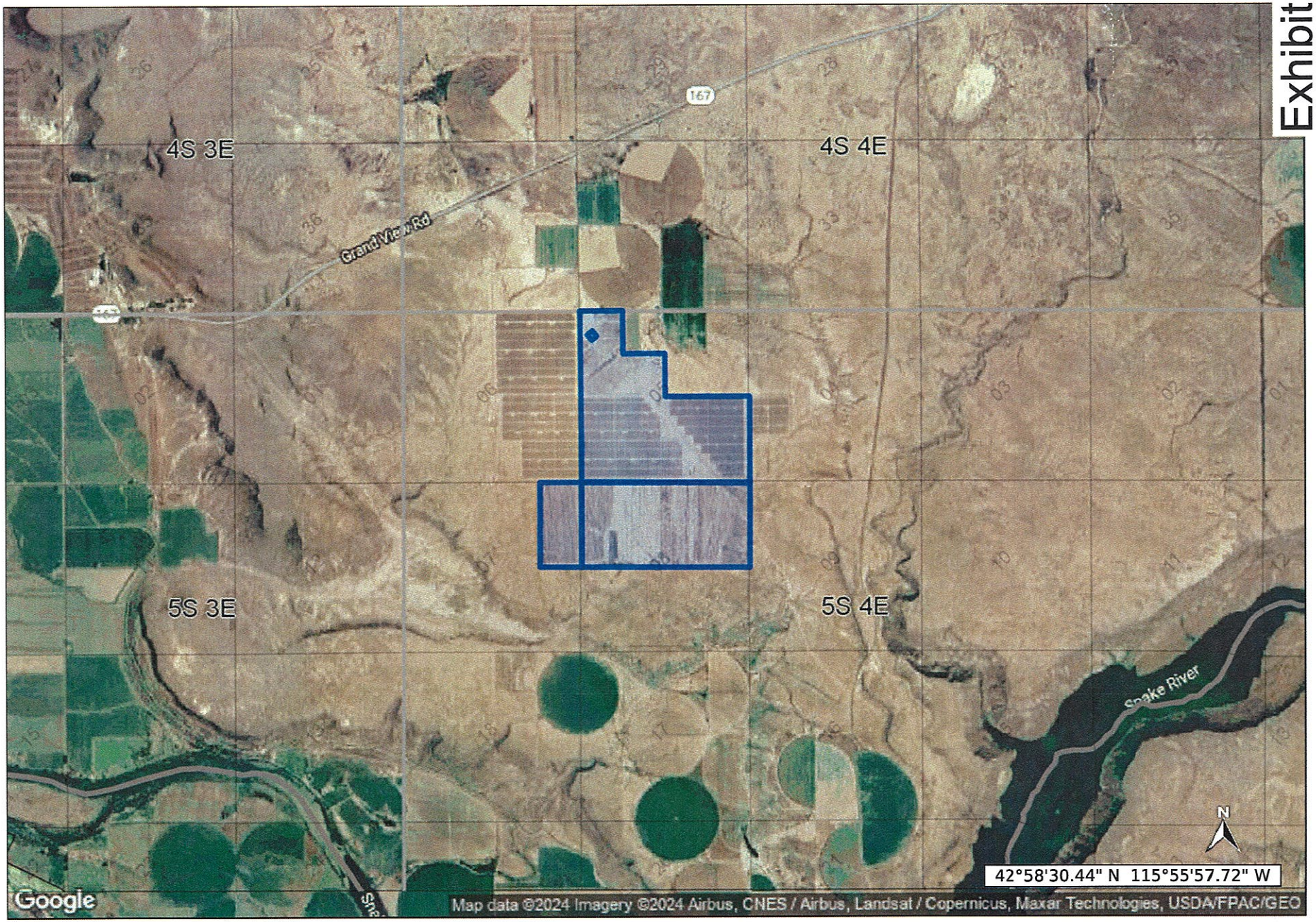
Maps

a. Vicinity Map

b. 700' Radius Map

landproDATA PDF

Exhibit 2a

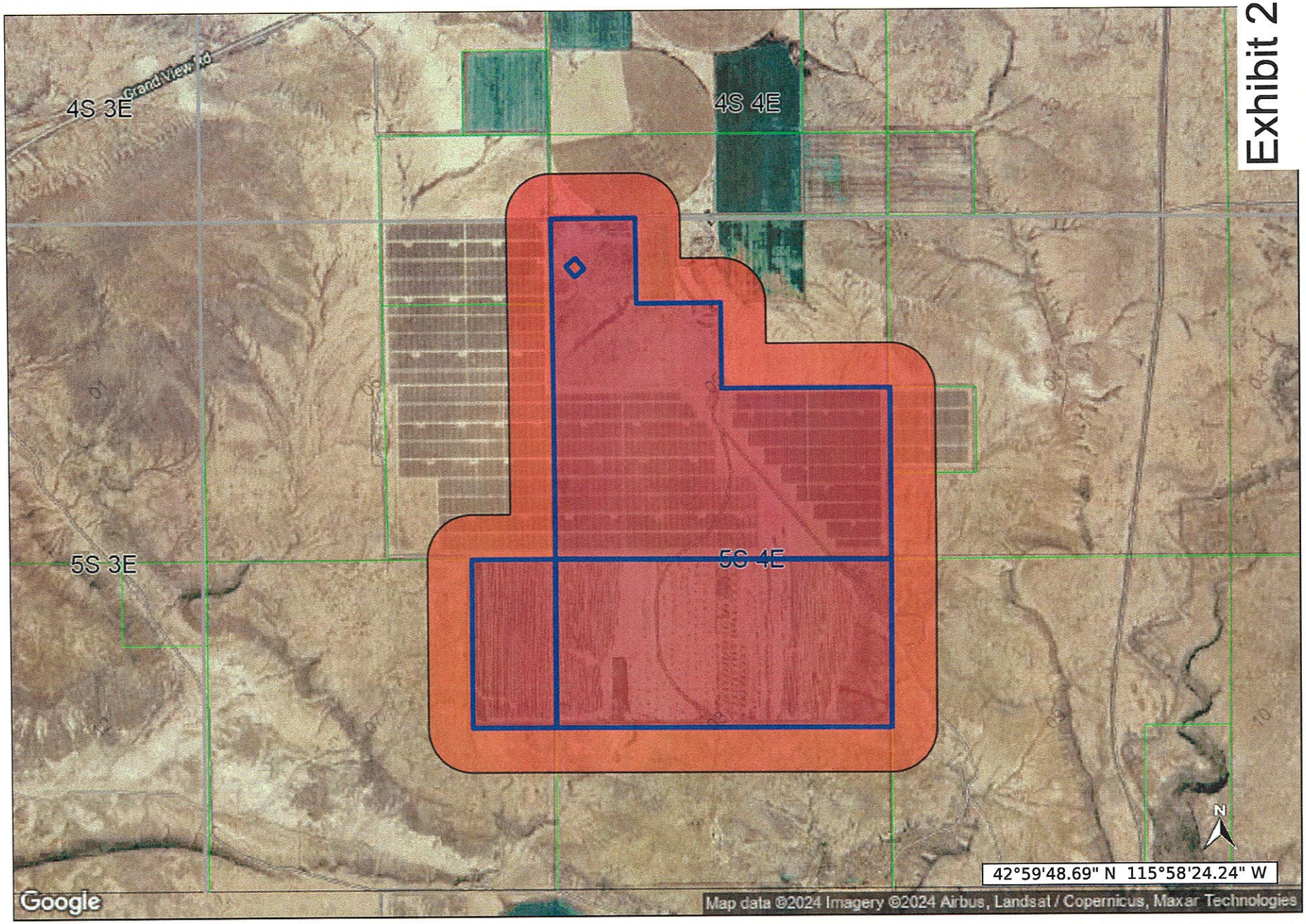


Apr 04, 2024 - landproDATA.com
Scale: 1 inch approx 4000 feet

landproDATA

700 feet

Exhibit 2b



Jun 01, 2024 - landproDATA.com
Scale: 1 inch approx 2000 feet

EXHIBIT 3

Public Hearing Notices

a. Agency Notice

b. Newspaper Notice

c. Neighborhood Notice

d. Site Posting

Elmore County Land Use and Building Department

520 East 2nd South Street
Mountain Home, Id. 83647
Phone: (208) 587-2142 ext. 1256
Fax: (208) 587-2120
www.elmorecounty.org

Mitra Mehta-Cooper, *Director*

Kacey Ramsauer, *Planner*

David Abrahamson, *Planner*

Johnny Hernandez, *Building Official*

Colton Janousek, *Building Inspector*

James Roddin, *Administrative Manager/Code Enforcement*

Kamiah McDaniel, *Permit Technician*

Alyssa Nieto, *Administrative Assistant*

Date: June 5, 2024

To: Whom It May Concern

Subject: Notice of Public Hearing

Case #: CUP-2024-08

Applicant: J.R. Simplot Company Land & Livestock

Proposal: The applicant has applied for a Conditional Use Permit to operate a Concentrated Animal Feeding Operation (CAFO) for beef and dairy calves totaling 55,000 animal units on 410 acres of land. The proposal applies to three parcels totaling approximately 847 acres: RP05S04E053030 (447 acres, approximately 314 acres consisting of an existing solar farm that will remain), RP05S04E0800100 (320 acres), and RP05S04E070010 (80 acres). The CAFO will be limited to approximately 410 acres. See Images 1 and 2. The site is accessed via E. Nicholson Road from State Highway 167. The subject lands are not addressed and are located in:

Tract I
Township 4 South, Range 4 East, Boise Meridian, Elmore County
Section 31, S ½ SE ¼;
Township 5 South Range 4 East, Boise Meridian, Elmore County
Section 4: NW ¼ SW ¼
Section 5: E ½ SW ¼, SE ¼, S ½ NW ¼, NW ¼ SW ¼ and Lot 4
Section 6: Lots 1 and 2

Tract II
Township 5 South, Range 4 East, Boise Meridian, Elmore County
Section 6: S ½ NE ¼, SE ¼
Section 7: E ½ NE ¼
Section 8: N ½

The enclosed application will be the subject of a public hearing to be held before the Elmore County Planning and Zoning Commission on Thursday, June 27, 2024, at 7:00 pm in the War Memorial (American Legion) Hall at 515 East 2nd South Street, Mountain Home, Idaho.

Please review the application and return your written comment to the Elmore County Land Use and Building Department, 520 East 2nd South Street, Mountain Home, ID 83647, by 5 p.m. on Friday, June 21, 2024, so your comments are included in the record. Please come to the hearing to testify before the Commission if you prefer.

The Elmore County Board of Commissioners is responsible for ensuring compliance with the American Disabilities Act of 1990 (ADA). Any person needing special accommodations to participate in the public hearing should contact the Elmore County ADA Coordinator, Kacey Ramsauer, 24 hours prior to the Public Hearing at 208-598-5247 ext. 1254, via email kramsauer@elmorecounty.org or in person at 520 East 2nd South Street, Mountain Home, Idaho.

Sincerely,

Elizabeth Allen
Contract Planner for Elmore County Land Use and Building Department
Bristlecone Land Use Consulting
elizabeth@bristleconelanduseconsulting.com
907-978-3439

Enclosures for Agencies: Application Materials

CC:
Aspen Engineers, Chartered
Dept of Environmental Quality Boise Reg
Idaho State Department of Agriculture
Idaho Department of Water Resources
Bureau of Land Management
Central District Health Department
Elmore County Fair & Rodeo Board
Elmore County Sheriff
Elmore County Ambulance Service
Elmore County Assessor
Idaho Department of Lands
Idaho Dept of Transportation District 3
Idaho State Fire Marshall

Image 1. Vicinity Map

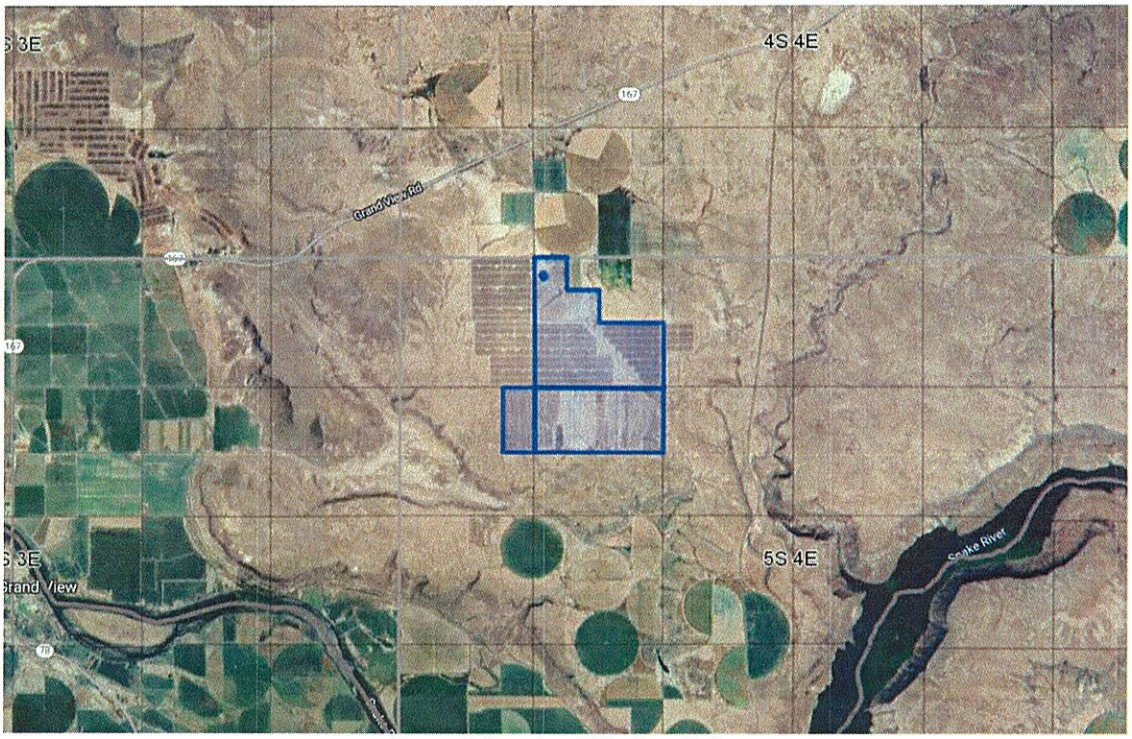
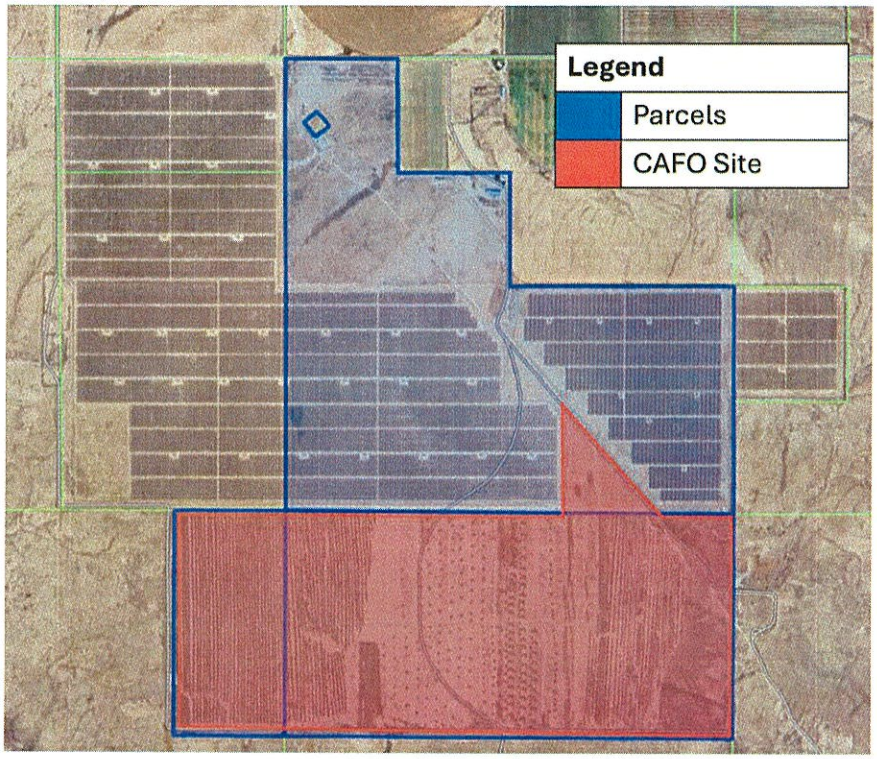


Image 2. Parcel and Site Boundaries



ELMORE COUNTY

PLANNING AND ZONING COMMISSION

520 East 2nd South Street
Mountain Home, ID 83647
Telephone 208-587-2142, ext. 502 Fax 208-587-2120

NOTICE OF PUBLIC HEARING

NOTICE IS HEREBY GIVEN pursuant to the laws of the State of Idaho and Ordinances of Elmore County, that the Elmore County Planning and Zoning Commission will hold a PUBLIC HEARING at 7:00 p.m. on Thursday, June 27, 2024, in the War Memorial (American Legion) Hall at 515 East 2nd South Street, Mountain Home, Idaho., to accept testimony and to consider an application from J.R. Simplot Land & Livestock, for a Conditional Use Permit (CUP-2024-08) to site a Concentrated Animal Feeding Operation for 55,000 dairy and beef calves on approximately 410 acres. The site located approximately four miles east of Grandview city limits and is accessed via E. Nicholson Road from State Highway 167.

This application may be reviewed before the hearing in the Land Use and Building Department during regular business hours. Any interested person shall be heard at said public hearing and the public is welcome and invited to submit testimony. Anyone who wishes to testify but is unable to attend may submit written testimony before the hearing by sending it to Elmore County Land Use and Building Department, 520 East 2nd South Street, Mountain Home, Idaho 83647 or email anieto@elmorecounty.org Written testimony must be received by 5:00 p.m. on Wednesday 19, June 2, 2024.

Social media posts are not considered written public testimony. The Elmore County Facebook page is used for outward communication only. It is not intended as a means for the public to submit testimony on any public hearing matters pending before any Elmore County board or commission. Elmore County's social media is moderated but is not regularly monitored and is not a public forum. Likes, Comments, or Shares posted here are not entered into the record of any public hearing. Public hearing testimony must be either submitted at the public hearing or received in advance of the public hearing by email, mail, or physical delivery.

The Elmore County Board of Commissioners is responsible for ensuring compliance with the American Disabilities Act (ADA). Any person needing special accommodation to participate in the public hearing should contact the Elmore County ADA Coordinator, Kacey Ramsauer, 24

Exhibit 3b

hours before the Public Hearing at 208-587-2142 ext. 1254, or 520 East 2nd South, Mountain Home, Idaho.

One publication: Wednesday, May 12, 2024.

David Abrahamson, Planner
Elmore County Land Use and Building Department

NOTICE OF PUBLIC HEARING

NOTICE IS HEREBY GIVEN pursuant to the laws of the State of Idaho and Ordinances of Elmore County, that the Elmore County Planning and Zoning Commission will hold a PUBLIC HEARING at 7:00 p.m. on Thursday, June 27, 2024, in the War Memorial (American Legion) Hall at 515 East 2nd South Street, Mountain Home, Idaho., to accept testimony and to consider an application from J.R. Simplot Land & Livestock, for a Conditional Use Permit (CUP-2024-08) to site a Concentrated Animal Feeding Operation for 55,000 dairy and beef calves on approximately 410 acres. The site located approximately four miles east of Grandview city limits and is accessed via E. Nicholson Road from State Highway 167.

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Dave Abrahamson,
Planner
Elmore County
Land Use and
Building Department

One Publication:
June 12, 2024

11.75
94 Lines

Please review, sign and return by fax or e-mail with any corrections by Noon the Friday prior to run date.

Total cost will be 67.68. If signed proof and prepayment (if required) is not received by deadline, this legal will not run.

Thank you,
Legal Department
Mountain Home News
ph (208) 587-3331
fax (208) 587-9205
legaldept@mountainhomenews.com

Proofed
Date 6/5/24
☒ Ok, with changes
O Ok, no changes
O Re-proof
Proofed by:

**Legals canceled prior to publication will incur a $10 processing/typesetting fee*

O Prepayment O Charge

Thank you, Swana

Elmore County Land Use and Building Department

520 East 2nd South Street
Mountain Home, Id. 83647
Phone: (208) 587-2142 ext. 1256
Fax: (208) 587-2120
www.elmorecounty.org

Date: June 5, 2024

To: Property Owner/Resident

Subject: Notice of Public Hearing

Case #: CUP-2024-08

Applicant: J.R. Simplot Company Land & Livestock

Proposal: The applicant has applied for a Conditional Use Permit to operate a Concentrated Animal Feeding Operation (CAFO) for beef and dairy calves totaling 55,000 animal units on 410 acres of land. The proposal applies to three parcels totaling approximately 847 acres: RP05S04E053030 (447 acres, approximately 314 acres consisting of an existing solar farm that will remain), RP05S04E0800100 (320 acres), and RP05S04E070010 (80 acres). The CAFO will be limited to approximately 410 acres. See Images 1 and 2. The site is accessed via E. Nicholson Road from State Highway 167.

A public hearing will be held before the Elmore County Planning and Zoning Commission on Thursday, June 27, 2024, at 7:00 pm in the War Memorial (American Legion) Hall at 515 East 2nd South Street, Mountain Home, Idaho.

Please provide written comment to the Elmore County Land Use and Building Department, 520 East 2nd South Street, Mountain Home, ID 83647, by 5 p.m. on Friday, June 21, 2024, so your comments are included in the record. If you prefer, please come to the hearing to testify before the Commission.

The Elmore County Board of Commissioners is responsible for ensuring compliance with the American Disabilities Act of 1990 (ADA). Any person needing special accommodations to participate in the public hearing should contact the Elmore County ADA Coordinator, Kacey Ramsauer, 24 hours prior to the Public Hearing at 208-587-2142 ext. 1254, via email at kramsauer@elmorecounty.org or in person at 520 East 2nd South Street, Mountain Home, Idaho.

Sincerely,

Elizabeth Allen

Elizabeth Allen
Contract Planner for Elmore County Land Use and Building Department
Bristlecone Land Use Consulting
elizabeth@bristleconelanduseconsulting.com
907-978-3439

Exhibit 3c

Image 1. Vicinity Map

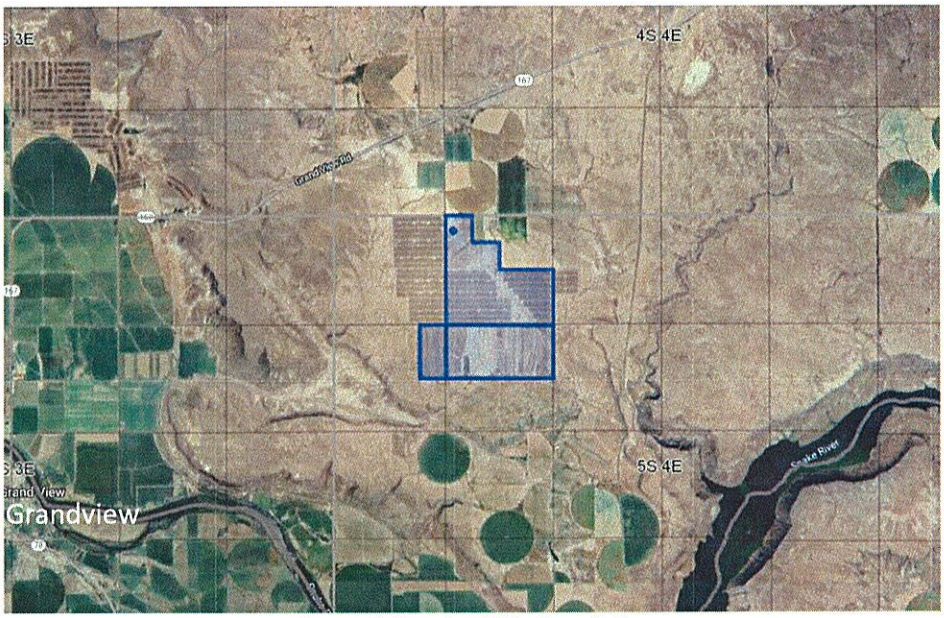

Image 2. Parcel and Site Boundaries

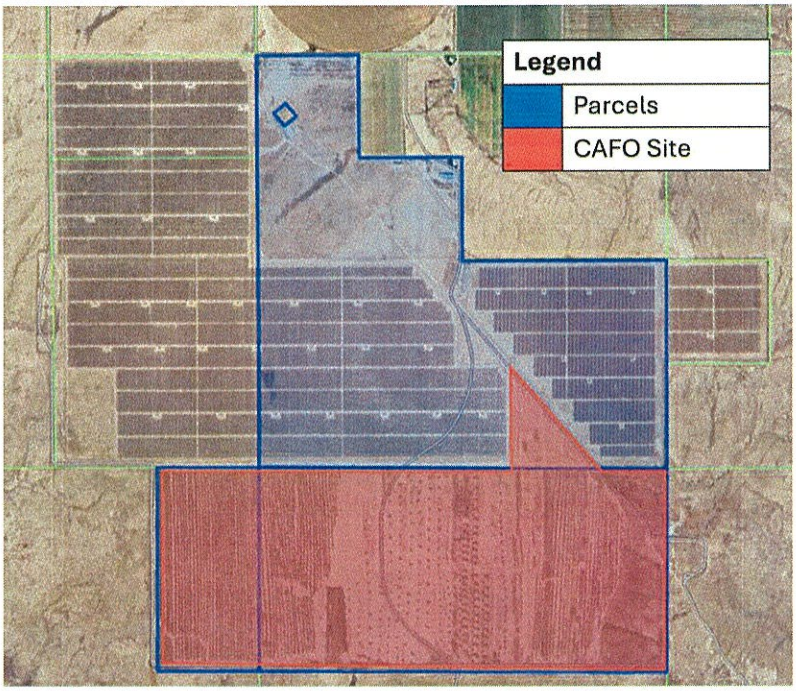

Exhibit 3d


PUBLIC HEARING NOTICE
Elmore County, Idaho
Frederick Rd


PUBLIC HEARING NOTICE

EXHIBIT 4

Setback Correspondence

Elizabeth Allen <elizabeth@bristleconelanduseconsulting.com>

CAFO Requirements and Floodplain Question

Jackson, Peter <Peter.Jackson@idwr.idaho.gov> Tue, Jun 4, 2024 at 9:17 AM
To: Mitra Mehta-Cooper <mmehtacooper@elmorecounty.org>
Cc: "angie@ewsid.com" <angie@ewsid.com>, Elizabeth Allen <elizabeth@bristleconelanduseconsulting.com>

Mitra,

The FEMA regulations apply to the SFHA.

It appears that Elmore County created this CAFO ordinance to provide a buffer.

IDWR has no regulation that requires the 1.5-mile setback from the floodplain.

Give me a call back if you want to discuss.

Thanks,

Peter Jackson, CFM

Idaho Dept. of Water Resources

State Floodplain Manager/NFIP Coordinator

IDAHO DEPARTMENT OF WATER RESOURCES

Office # **208-287-4973**

Cell # 208-912-5123

Peter.Jackson@idwr.idaho.gov

https://www.idwr.idaho.gov/floods/

From: Mitra Mehta-Cooper <mmehtacooper@elmorecounty.org>
Sent: Tuesday, June 4, 2024 8:02 AM
To: Jackson, Peter <Peter.Jackson@idwr.idaho.gov>
Cc: angie@ewsid.com; Elizabeth Allen <elizabeth@bristleconelanduseconsulting.com>
Subject: CAFO Requirements and Floodplain Question

Good morning, Peter,

Per our conversation, the Confined Animal Feeding Operations (CAFO) requirements are in Title 7, Chapter 12 of Elmore County Code below. The applicable requirement in our decision, about 1.5 miles from a FEMA mapped floodplain, is in Section 7-12-7(C)9.

https://elmorecounty.org/wp-content/uploads/2018/05/title-7-chapter_12-confined_animal_feeding_operations.pdf

Peter, in my opinion, if there is a FEMA regulation or IDWR IDAPA that is behind this requirement, it needs to be a denial. If it is a requirement simply based on environmental considerations for Elmore County, then there is a room for variance. Any assistance would be helpful.

Best,

Mitra

Mitra Mehta-Cooper, BArch, MURP, AICP, CFM

Director, Land Use and Building Department

520 E 2nd S Street, Mountain Home, Idaho 83647

208-587-2142 ext 1256

208-598-5334 (Cell)

Elizabeth Allen <elizabeth@bristleconelanduseconsulting.com>

CAFO Requirements and Floodplain Question

Mitra Mehta-Cooper <mmehtacooper@elmorecounty.org> Thu, Jun 6, 2024 at 7:52 AM
To: Aaron Scheff <Aaron.Scheff@deq.idaho.gov>, Valerie Greear <valerie.greear@deq.idaho.gov>, Lance Holloway <Lance.Holloway@deq.idaho.gov>
Cc: "angie@ewsid.com" <angie@ewsid.com>, Elizabeth Allen <elizabeth@bristleconelanduseconsulting.com>

Welcome back and thank you for this e-introduction.

Lance, the Idaho Department of Agriculture has advised staff that a Site Advisory Team will not be needed for this site since it is in a remote location. Subsequently, Elizabeth Allen, the County's Contract Planner (copied), took this item to the Board of County Commissioners to determine if the County wants to request one. The Board decided against that. Therefore, our only avenue in review of siting for this CAFO is our own code at this point. Please feel free to reach out to me or Elizabeth should you need additional information. A Public Hearing for this CAFO is scheduled for June 27, 2024. Any guidance prior to that would be instrumental to staff in making a recommendation.

Best,

Mitra

Mitra Mehta-Cooper, BArch, MURP, AICP, CFM

Director, Land Use and Building Department

520 E 2nd S Street, Mountain Home, Idaho 83647

208-587-2142 ext 1256

208-598-5334 (Cell)

From: Aaron Scheff <Aaron.Scheff@deq.idaho.gov>
Sent: Wednesday, June 5, 2024 6:47 PM
To: Mitra Mehta-Cooper <mmehtacooper@elmorecounty.org>; Valerie Greear <valerie.greear@deq.idaho.gov>; Lance Holloway <Lance.Holloway@deq.idaho.gov>
Cc: angie@ewsid.com; Elizabeth Allen <elizabeth@bristleconelanduseconsulting.com>
Subject: RE: CAFO Requirements and Floodplain Question

Mitra,

Please work with Lance Holloway (copied) as we may need to trigger the CAFO siting team to determine risk to the environment for this project. I'm not well versed on if/how proximity to a FEMA mapped surface water body comes into play legally, so Lance may also need to forward to one of our Deputy Attorneys General.

Aaron Scheff I Boise Regional Office Administrator
Idaho Department of Environmental Quality
1445 N. Orchard St.

Boise, Idaho 83706
Office phone: (208) 373-0420

www.deq.idaho.gov

Our mission: To protect human health and the quality of Idaho's air, land, and water.

From: Mitra Mehta-Cooper <mmehtacooper@elmorecounty.org>
Sent: Tuesday, June 4, 2024 8:13 AM
To: Aaron Scheff <Aaron.Scheff@deq.idaho.gov>; Valerie Greear <Valerie.Greear@deq.idaho.gov>
Cc: angie@ewsid.com; Elizabeth Allen <elizabeth@bristleconelanduseconsulting.com>
Subject: CAFO Requirements and Floodplain Question

Good morning, Aaron and Valerie:

Long time… 😊

I have a Confined Animal Feeding Operations application from Simplot (attached) that is located with 1.5 miles of a FEMA mapped Canyon Creek. The Confined Animal Feeding Operations (CAFO) requirements are in Title 7, Chapter 12 of Elmore County Code below. Our code does not allow for a new CAFO to be within 1.5 miles from a FEMA mapped floodplain, which is in Section 7-12-7(C)9.

https://elmorecounty.org/wp-content/uploads/2018/05/title-7-chapter_12-confined_animal_feeding_operations.pdf

In my opinion, if there is a FEMA regulation or an IDAPA that is behind this requirement, then this application needs to be a denial recommendation. If this requirement is simply based on good environmental considerations for Elmore County, then there is a room for variance. Are you aware of any IDAPA for (surface or ground) water quality that could be behind this requirement? Any help would be great.

Best,

Mitra

Mitra Mehta-Cooper, BArch, MURP, AICP, CFM

Director, Land Use and Building Department

520 E 2nd S Street, Mountain Home, Idaho 83647

208-587-2142 ext 1256

208-598-5334 (Cell)

EXHIBIT 5

Agency Comments
a. Elmore County Ambulance
b. Elmore County Sheriff

Elizabeth Allen <elizabeth@bristleconelanduseconsulting.com>

Public Hearing JR Simplot CAFO in Grandview CUP-2024-08

Alan Roberts <aroberts@elmorecounty.org> Wed, Jun 5, 2024 at 11:49 AM
To: David Abrahamson <dabrahamson@elmorecounty.org>, "bro.admin@deq.idaho.gov" <bro.admin@deq.idaho.gov>, "teri.gregory@deq.idaho.gov" <teri.gregory@deq.idaho.gov>, "mitchell.vermeer@isda.idaho.gov" <mitchell.vermeer@isda.idaho.gov>, "westerninfo@idwr.idaho.gov" <westerninfo@idwr.idaho.gov>, "blm_id_boisedistrict@blm.gov" <blm_id_boisedistrict@blm.gov>, "rgroat@cdh.idaho.gov" <rgroat@cdh.idaho.gov>, "mhollinshead@elmore.org" <mhollinshead@elmore.org>, Joshua Dison <jdison@elmorecounty.org>, "idl_jurisdictional@idl.idaho.gov" <idl_jurisdictional@idl.idaho.gov>, "regan.hansen@itd.idaho.gov" <regan.hansen@itd.idaho.gov>, "jason.brinkman@itd.idaho.gov" <jason.brinkman@itd.idaho.gov>, "knute.sandahl@doi.idaho.gov" <knute.sandahl@doi.idaho.gov>, Elmore County Fair <ecfair@elmorecounty.org>
Cc: Elizabeth Allen <elizabeth@bristleconelanduseconsulting.com>, Mitra Mehta-Cooper <mmehtacooper@elmorecounty.org>

Elmore Ambulance service has no issue with the proposal.

Thank you

Alan Roberts

Emergency Services Director

Elmore Ambulance Elmore Rescue

Mountain Home, ID 83647

208-941-2423

aroberts@elmorecounty.org

[Quoted text hidden]

Exhibit 5a

Elizabeth Allen <elizabeth@bristleconelanduseconsulting.com>

FW: Public Hearing JR Simplot CAFO in Grandview CUP-2024-08

David Abrahamson <dabrahamson@elmorecounty.org> Thu, Jun 13, 2024 at 1:32 PM
To: Elizabeth Allen <elizabeth@bristleconelanduseconsulting.com>

From: Mike Hollinshead <mhollinshead@elmorecounty.org>
Sent: Wednesday, June 5, 2024 9:53 AM
To: David Abrahamson <dabrahamson@elmorecounty.org>
Subject: RE: Public Hearing JR Simplot CAFO in Grandview CUP-2024-08

I have no issues with this sale.

Sheriff Mike Hollinshead

Elmore County

2255 East 8th North

Mountain Home, Idaho 83647

Phone: 208-587-3370 Ext. 1028

Exhibit 5b

EXHIBIT 6

Public Comment
a. Onward Energy

OnwardEnergy

600 Seventeenth Street
Suite 2400S
Denver, Colorado 80202
(303) 623-7300
information@onwardenergy.com

7621 Little Avenue
Suite 350
Charlotte, NC 28226
(980) 294-0204
information@onwardenergy.com

onwardenergy.com

June 17, 2024

VIA EMAIL TO PLANNERS@ELMORECOUNTY.ORG

David Abrahamson
Elmore County Land Use Planner
520 East 2nd South Street
Mountain Home, ID 83647

RE: Public Hearing in Case # CUP-2024-08 J.R. Simplot Company Land & Livestock

Mr. Abrahamson:

Onward Energy, LLC ("Onward") submits the following comments on behalf Grand View PV Solar Two LLC ("Grand View") in response to the Elmore County Land Use and Building Department's Notice of Public Hearing in Case # CUP-2024-08 regarding J.R. Simplot Company Land & Livestock's ("Simplot") application for a Conditional Use Permit ("CUP") to Operate a Confined Animal Feeding Operation ("CAFO") ("Simplot CUP Application").

Thank you for the notice and opportunity to comment on the Simplot CUP Application. It is unlikely that an Onward or Grand View representative will be able to attend the public hearing on June 27, 2024; however, we request that these comments be included in the record.

I. BACKGROUND AND SUMMARY

Onward is an independent power generator that owns Grand View, which is an 80 MW solar photovoltaic ("PV") generating facility in Elmore County, Idaho. The Grand View facility serves Idaho residents as the facility's energy output is committed to Idaho Power through the end of 2036. Grand View has 346,655 panels and is located on approximately 673.3 acres at 750 South Frederick Road, which is a dirt road owned (at least in part) by the Bureau of Land Management ("BLM").

While Onward does not oppose the Simplot CUP Application as a whole, increased airborne dust from Simplot's proposed CAFO will negatively impact Grand View's solar PV panel output and the site's cooling system. It will also further degrade the dirt road used to access the Grand View site.

We request that if the Elmore County Planning and Zoning Commission ("Commission") decides to approve the Simplot CUP Application, the Commission should require that Simplot perform and pay for dust mitigation measures on South Frederick Road and Simplot's livestock pens while also assuming routine road grading and compacting. Since the BLM is the owner of South Frederick Road, we understand that this may require additional agreements with BLM, the County, or the Idaho Transportation Department,[1] but the conditions offered below must be included in any Commission-approved CUP.

[1] Simplot's CUP Application includes a letter from Josh Nopens at the Idaho Transportation Department and the Idaho Transportation Department will need to be consulted as well regarding the roadwork that should be completed by Simplot.

Exhibit 6a

OnwardEnergy

600 Seventeenth Street
Suite 2400S
Denver, Colorado 80202
(303) 623-7300
information@onwardenergy.com

7621 Little Avenue
Suite 350
Charlotte, NC 28226
(980) 294-0204
information@onwardenergy.com

onwardenergy.com

II. COMMENTS

Airborne dust causes issues for solar PV performance and safety. PV modules convert sunlight into electricity, but dust air particles and dust accumulation on PV modules reduce solar PV performance and energy output by decreasing light transmission to the PV modules. Put another way, as dust accumulates on the PV modules, the system's power output and efficiency decrease because particles block the PV module's surface from the sun. In normal conditions, daily energy loss from dust on PV module surfaces is approximately 4.4% per year but in heightened dust conditions (as would be the case with a neighboring CAFO), daily energy losses can range from 20% to 40%. *See* Hussain et al., *An experimental study on effect of dust on power loss in solar photovoltaic module*, Renewables: Wind, Water, and Solar 4:9 (2017), https://doi.org/10.1186/s40807-017-0043-y.

While Grand View employees clean and maintain the site's panels as needed, with 346,655 panels, it would be a nearly impossible (and expensive) undertaking to continually remove the settling dust particles accumulating on the panels from the road use and neighboring CAFO if sufficient mitigating measures are not mandated in the CUP. Large quantities of airborne dust also create hazards to electrical equipment, including inverters and transformers at PV solar sites, by preventing heat from dissipating correctly. Inverters suck in air and airborne dust particles, which can build up and cause the inverter to overheat and fail. While a rare occurrence because inverters turn off when overheated, increased dust could lead to an event that shuts down power at the Grand View site.

The CAFO will cause airborne dust to increase from the dirt South Frederick Road. The Grand View facility attracts minimal road use other than two technicians and third-party contractors, as necessary. However, the dirt South Frederick Road is already commonly in disrepair with washboards and ruts that increase airborne dust emissions from the road. This is, in part, because Simplot uses neighboring parcels to make soil with manure from another site. Currently, approximately 10-15 semi-trailer trucks pass by the Grand View Facility each day. To our understanding, Simplot would continue to use Frederick Road for its 410-acre CAFO as there are no other access points to Simplot's proposed CAFO. Approval of Simplot's CUP Application will substantially increase vehicle traffic and road use on Federick Road to likely include feed, livestock, water, and other service vehicles, which will put the road in further disrepair and increase airborne dust.

To mitigate increased vehicle traffic and airborne dust emissions at Grand View's site, we request that the Commission require Simplot to: (1) reduce trucks travel speeds on the unpaved South Frederick Road; (2) regularly apply (and pay for) oils, resins, or petroleum derivatives to the roadway surface; and (3) pay for and perform routine grading, compacting, and/or resurfacing of the dirt on South Frederick Road to prevent and remove washboards and ruts that create additional airborne dust particles. Approval of this CUP must include requirements that Simplot pay for and maintain the road to protect Grand View's interests in the neighboring site.

If approved, the CUP will increase airborne dust from the animals confined at the neighboring CAFO. This CAFO is expected to confine 55,000 animal units of beef/dairy calves, which will increase airborne dust from Grand View's neighboring parcel due to fieldwork, feed processing, and animals

OnwardEnergy

600 Seventeenth Street
Suite 2400S
Denver, Colorado 80202
(303) 623-7300
information@onwardenergy.com

7621 Little Avenue
Suite 350
Charlotte, NC 28226
(980) 294-0204
information@onwardenergy.com

onwardenergy.com

kicking up dust from uncompacted accumulations in their pens, which are all activities associated with CAFOs. To mitigate airborne dust from Simplot's proposed livestock pens, we request that the Commission require that Simplot perform and pay for dust mitigation maintenance on the CAFO parcel, including: (1) preventing more than 2.5 centimeters un-compacted manure accumulation in the pens and removing any deteriorated pen base regularly; and (2) water treat the pen surface through a solid-set sprinkler system or traveling gun watering system to apply water uniformly across the back 2/3 of each pen.

While Simplot's CUP included information about waste application, it does not specifically address how Simplot will address increased airborne dust from increased truck traffic on the road and 55,000 animal units of beef/dairy calves confined space on the parcel neighboring our solar site. Once again, while Onward does not oppose the Simplot CUP Application, requirements that Simplot pay for and conduct the above dust reduction methods must be included in the CUP if the Commission approves the Application.

III. CONCLUSION

Onward Energy, through Grand View, requests that the Commission only approve the Simplot CUP Application if Simplot conducts and pays for: (1) frequent, effective airborne dust mitigation maintenance to the roads and livestock pens to reduce airborne dust particles at the Grand View site; and (2) periodically grade, compact, and resurface the South Federick Road to prevent further degradation of the roadway and to reduce dust. Without such mitigation measures required in the CUP, Simplot's CAFO will negatively impact the power output from the Grand View solar site, which will reduce availability of energy to Idaho electricity consumers delivered by Idaho Power.

Thank you,

Jim Riggenbach

Jim Riggenbach
O&M Manager, Solar
Onward Energy, LLC/Grand View PV Solar Two LLC

CC: David Abrahamson, Elmore County Land Use Planner, dabrahamson@elmorecounty.org; Elizabeth Allen, County Contract Planner, elizabeth@bristleconelanduseconsulting.com; Brenda Ellis, Mountain Home City Planner bellis@mountain-home.us; Josh Nopens, District 3 Permit Coordinator, Josh.Nopens@itd.idaho.gov; Brent Ralston, Field Supervisor, Bralston@BLM.gov.