Exhibit 1

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: AUGUST 4 AND 12, 2025

Start Time of Neighborhood Meeting: 6:30PM

End Time of the Neighborhood Meeting: 8PM

Location of Meeting: BOISE STAGE STOP, 23801 S ORCHARD ACCESS ROAD

Description of the proposed project: ELECTRICAL GENERATING FACILITY; GAS PLANT WITH UP TO TWO (2) TURBINES.

Notice Sent to neighbors on: JULY 22ND, 2025

Location of the neighborhood meeting: BOISE STAGE STOP, 23801 S ORCHARD ACCESS ROAD

Attendees: PLEASE SEE ATTACHED SIGN-IN SHEETS FOR EACH MEETING

	Name	Address
1.		
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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: IDAHO POWER ATTN: JEFF MAFFUCCIO

Address: 1221 W IDAHO STREET

City: BOISE State: IDAHO Zip: 83702

Telephone: 208-388-2402 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.

_____ 08/13/2025

Signature: (Applicant) Date

Elmore County Zoning and Development Ordinance

Title 7, Chapter 3, Subsection 7-3-3: Neighborhood Meetings:

A. Applicants shall conduct a neighborhood meeting for Comprehensive Plan amendments, variances, conditional uses, Ordinance amendments, expansions or extensions of nonconforming uses, subdivisions or as otherwise required by the Director.

B. It shall be the sole duty of the applicant to provide written notice to all property owners or purchasers of record owning property within the radius required in this Ordinance of the exterior boundary of the application property and to all registered neighborhood associations and political subdivisions deemed appropriate by the Director. The Department will provide applicants the proper notice list. Notice of a neighborhood meeting shall be in addition to, and not in lieu of, mailed radius notices already required by this Ordinance. Notice of neighborhood meeting must be mailed at least ten (10) days prior to the date of the neighborhood meeting.

C. The purpose of the neighborhood meeting shall be to review the proposed project.

1. The meeting shall be on a weekend between ten o'clock (10:00) A.M. and seven o'clock (7:00) P.M. or on a weekday between six o'clock (6:00) P.M. and eight o'clock (8:00) P.M. The meeting shall not be on a holiday, a holiday weekend, or the day before a holiday or holiday weekend.

2. The meeting shall be held at one of the following locations:
   a. On the subject property; or
   b. At the nearest available public meeting place including, but not limited to, fire station, library, or community center; or
   c. At an office space with suitable meeting facilities if such facilities are within a one-mile radius of the nearest public meeting place.

D. The neighborhood meeting shall be conducted prior to submitting the application.

E. The neighborhood meeting shall not be conducted more than thirty (30) days prior to submitting the application.

F. The application materials shall include written verification of the neighborhood meeting on the forms provided by the Department.

G. A copy of the written notice to property owners must be submitted to the Department with the application.

Neighborhood Meeting Template:

Date

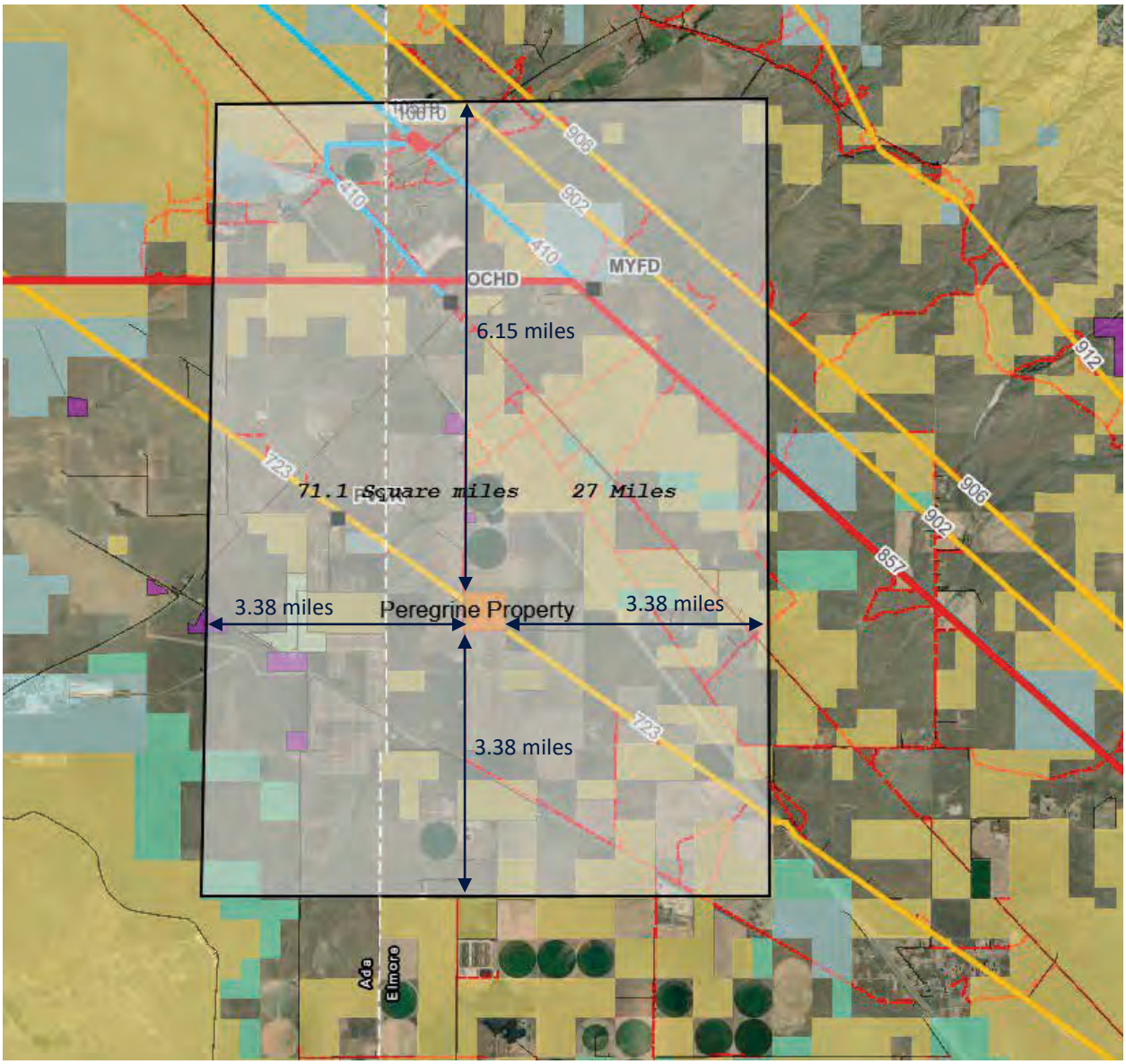
To: Property Owner

You are invited to attend a neighborhood meeting on **"date",** at ***location & time***. This meeting is to inform property owners of ***proposed application* Your** comments are greatly appreciated as we move forward with our application.

Sincerely,

Name

Peregrine Project Neighborhood Meeting Notification



277 unique landowners in this notification area.

Tan and gray shaded properties are Federal, blue shaded properties are State.

OWNERNAME	ADDRESS	CITY	STATE	ZIPCODE	COUNTY	Property Zip	Property Address
1ST STREET PROPERTY LLC	1315 1ST ST S #101	NAMPA	ID	83651	ELMORE	0	
ABDU UTAEV HOLDINGS LLC	4556 W GREEN LN	KUNA	ID	83634-0000	ADA	83716-0000	15601 E INDIAN CREEK RD
AGENBROAD HELEN LOUISE	5519 E GROVERS AVE	SCOTTSDALE	AZ	85254-0000	ADA	83716-0000	S ORCHARD ACCESS RD
AL SAADI, NAWRAS KHALAF	25842 MARILYN AVE	WARREN	MI	48089	ELMORE	0	
ALLIANCE ENTERPRISES LLC	C/O ISIDRO OROZCO 2117 S SURR	BOISE	ID	83709	ELMORE	83716	845 W DESERT WIND RD
ALTRICHTER, TAYLOR	19750 N CAIRNS PL	MOUNTAIN HOME	ID	83647-5024	ELMORE		
AMERITIES IDAHO LLC	3865 WOLVERINE ST NE STE E13	SALEM	OR	97305-0000	ADA	83716-0000	S ORCHARD ACCESS RD
AMYX, CHERYL MAE	6184 HOLLILYNN DR	BOISE	ID	83709	ELMORE	0	
ANDERSON BARTT O	28600 S ORCHARD ACCESS RD	BOISE	ID	83716-0000	ADA	83716-0000	28600 S ORCHARD ACCESS RD
ANDERSON, DEAN	1926 E BONANZA COURT	OASIS	ID	83647	ELMORE	83647	1926 E BONANZA CT
ARK PROPERTIES LLC	11204 N BAR 21 DR	GLENNS FERRY	ID	83623	ELMORE	0	
ATT	ORCHARD SITE 17	BOISE	ID	83706	ADA		
BARINAGA JOSEPH D	13612 E ORCHARD RANCH LN	BOISE	ID	83716-0000	ADA	83716-0000	13612 E ORCHARD RANCH LN
BARNES DARRYL D & HELEN M	540 E DANSKIN DR	BOISE	ID	83716	ELMORE	83716	540 E DANSKIN DR
BARREL VALLEY LAND LLC	201 S MAIN ST STE 2100	SLC	UT	84111-0000	ADA	83716-0000	S ORCHARD ACCESS RD
BATEMAN, DARLA G	404 E INDIAN CREEK ROAD	BOISE	ID	83716	ELMORE	83716	404 E INDIAN CRK RD
BAUER, RICHARD	370 E DANSKIN DR	BOISE	ID	83716	ELMORE	83716	370 E DANSKIN DR
BAZER, BINYAMIN	760 TEEPLES DR	IDAHO FALLS	ID	83401	ELMORE	83647	
BEACON LIGHT INN LLC	3565 W MUIRFIELD DRIVE	MERIDIAN	ID	83642	ELMORE	0	
BELMONT, TOBIN LOUIS	855 DESERT WIND ROAD	BOISE	ID	83716	ELMORE	83716	855 DESERT WIND RD
BENNETT CREEK FARMS	02S04E1101	MOUNTAIN HOME	ID	83647	ELMORE		
BENTLEY, KEVIN	2750 S CESSNA AVE	MTN HOME	ID	83647	ELMORE	83647	2750 S CESSNA AVE
BIG IDAHO POTATO HOTEL LLC	31581 S ORCHARD ACCESS RD	BOISE	ID	83716-0000	ADA	83716-0000	31605 S ORCHARD ACCESS RD
BLACK DIANA	181 RIPLEY STATION RD	COLUMBIA	SC	29212-0000	ADA	83716-0000	31577 S ORCHARD ACCESS RD
BLACK, DIANA L	31577 S ORCHARD ACCESS RD	BOISE	ID	83716-9665	ADA		
BOISE PETROLEUM LLC	23801 S ORCHARD	BOISE	ID	83716-0000	ADA	83716-0000	23801 S ORCHARD ACCESS RD
BOLSTAD, MAUD I	1454 E BEAGLE ST	MERIDIAN	ID	83642	ELMORE	0	
BORGES, FRED	15485 W SOLES REST CREEK RD	MOUNTAIN HOME	ID	83647-5023	ELMORE		
BORNONG, BRIAN	1915 E AERONCA CT	MOUNTAIN HOME	ID	83647	ELMORE		
BOTTS, LON PYNN	921 E BASELINE ROAD	BOISE	ID	83716	ELMORE	83716	921 E BASELINE RD
BOUDWIN, RANDALL R	195 E INDIAN CREEK ROAD	BOISE	ID	83716	ELMORE	83716	195 E INDIAN CRK RD
BOX, TRAMPUS M	15888 E MONROE AVE	BOISE	ID	83716-9512	ADA		
BRAUN, KEITH	P O BOX 170365	BOISE	ID	83717	ELMORE	0	
BRETHAUER, GERALD L SR	1020 DESERT WIND ROAD	MAYFIELD	ID	83716	ELMORE	83716	1020 DESERT WIND RD
BROADBENT, STEPHEN D	1935 E AERONCA CT	MOUNTAIN HOME	ID	83647	ELMORE		
BROWN DENNIS J	6436 W KIRKWOOD RD	BOISE	ID	83709-0000	ADA	83716-0000	30000 S ORCHARD ACCESS RD
BUCHANAN, JACK LESLIE	731 S PRAIRIE GRASS DR	BOISE	ID	83716	ELMORE	83716	731 S PRAIRIE GRASS DR
BUCKINGHAM VILLAGE LTD	6795 E TENNESSEE AVE STE 601	DENVER	CO	80224	ELMORE	0	
BUSMANN FARM PARTNERSHIP	1132 E MASTIFF ST	MERIDIAN	ID	83642	ELMORE	0	
BZR POWER DIVISION LLC	4777 S CREE WAY	BOISE	ID	83709-0000	ADA	83716-0000	E ORCHARD RANCH RD
CAMAS CATTLE LLC	P O BOX 1150	MTN HOME	ID	83647	ELMORE	0	
CARL F REYNOLDS AND SONS	2845 NW HYDROGEN DR	MOUNTAIN HOME	ID	83647	ELMORE		
CASPER, KENNETH	1910 E CASPER LANE	MTN HOME	ID	83647	ELMORE	0	
CASTLE, ADAM L	707 DESERT WIND ROAD	BOISE	ID	83716	ELMORE	83716	707 DESERT WIND RD
CASTLE, ROSANNA K	709 DESERT WIND ROAD	MAYFIELD	ID	83716	ELMORE	83716	
CERCHIONE MARK	14000 E DOUBLE TAPP LN	BOISE	ID	83716-0000	ADA	83716-0000	14000 E DOUBLE TAPP LN
CHARME, MICHAEL	562 E MIKES PLACE	BOISE	ID	83716	ELMORE	83716	562 E MIKES PL
CHISLOCK, JULIE	3937 E USTICK ROAD	MERIDIAN	ID	83646	ELMORE	0	
CLARK JOHN W	3832 S MONTAGUE AVE	MERIDIAN	ID	83642-0000	ADA	83716-0000	S ORCHARD ACCESS RD
CLARK, GREGORY M	279 E DANSKIN DR	BOISE	ID	83716	ELMORE	83716	279 E DANSKIN DR
CLARK, JOHN W	C/O JUDY APPLEBY 3832 S MONT	MERIDIAN	ID	83642	ELMORE	0	
CLARK, ROBIN RENEE	C/O CASEY RUSSELL 305 S BLUE H	NAMPA	ID	83687	ELMORE	0	
COCHELL, GALE	15020 SOLES REST CREEK	MOUNTAIN HOME	ID	83647	ELMORE		
COLLINS, CHRISTOPHER A	1975 E AERONCA CT	MOUNTAIN HOME	ID	83647-5104	ELMORE		
COLLINS, LINDA K	12076 W TERRAZZO DR	NAMPA	ID	83651	ELMORE	0	
CONLEY JOHN T	3440 W MOBERLY AVE	LAS VEGAS	NV	89139-0000	ADA	83716-0000	S ORCHARD ACCESS RD
CONRADS, TIM J	75 S PRONGHORN DR	BOISE	ID	83716	ELMORE	83716	75 S PRONG HORN DR
CORNELL, THOMAS L	1099 TILTON ROAD	SEBASTOPOL	CA	95472	ELMORE	0	
CRAFT, JONATHAN RAY	1085 W HEMPSTEAD DR	EAGLE	ID	83616	ELMORE	83716	161 S ARNOLDS WAY
DAMELE, SAMUEL	928 E RUMSEY LANE	MTN HOME	ID	83647	ELMORE	0	

DANG ANH K	9299 EL VALLE AVE	FOUNTAIN VALLEY	CA	92708-0000	ADA	83716-0000	E ORCHARD RANCH RD
DANSKIN PROPERTIES	C/O BARBARA WAITE 315 E DANS	BOISE	ID	83716	ELMORE	0	
DAVID, WENDY D	1950 E AEREONA CT	MOUNTAIN HOME	ID	83647-5104	ELMORE		
DAVIS, JERRY	10005 THEODORA AVE	BAKERSFIELD	CA	93312	ELMORE	0	
DEL RIO JOSE L	5198 S ASPLEY PL	BOISE	ID	83709-0000	ADA	83716-0000	S ORCHARD ACCESS RD
DEL RIO, JOSE L	13500 E MONROE AVE	BOISE	ID	83716	ADA		
DESERT MCB LLC	203 11TH AVE SOUTH	NAMPA	ID	83651	ELMORE	0	
DESERT WIND HOMES LLC	C/O ACCOUNTING 1310 S VISTA A	BOISE	ID	83705	ELMORE	0	
DESERT WIND LLC	3680 N LEGACY WOODS AVE	MERIDIAN	ID	83646	ELMORE	0	
DESERT WIND OASIS LLC	P O BOX 356	CASCADE	ID	83611	ELMORE	83647	2792 DESERT WIND RD
DITTO CREEK RANCH LLC	928 E RUMSEY LANE	MTN HOME	ID	83647	ELMORE	0	
DOHERTY, JACOB	301 E INDIAN CREEK ROAD	BOISE	ID	83716	ELMORE	83716	301 E INDIAN CRK RD
DOHSE, TONY E	11014 120TH ST CT E	PUYALLUP	WA	98374	ELMORE	0	
DONE RIGHT REMODELING LLC	745 DESERT WIND ROAD	BOISE	ID	83716	ELMORE	0	
DONNER JON M	19016 NE 119TH ST	BRUSH PRAIRIE	WA	98606-0000	ADA	83716-0000	S ORCHARD ACCESS RD
DOUBLE TAPP PROPERTIES LLC	14010 E DOUBLE TAPP LN	BOISE	ID	83716-0000	ADA	83716-0000	14010 E DOUBLE TAPP LN
DOUGLASS, KELLI	14915 W SOLES REST CREEK RD,H	MOUNTAIN HOME	ID	83647	ELMORE		
DU-RITE NURSERY INC	5321 W CHERRY LN	MERIDIAN	ID	83642-0000	ADA	83716-0000	E MAYFIELD RD
DURRANT, BRET	730 S PRAIRIE GRASS DR	BOISE	ID	83716	ELMORE	83716	730 S PRAIRIE GRASS DR
ECHEVERRIA, ROY	P O BOX 1525	WINNEMUCCA	NV	89446	ELMORE	0	
EVANS ALAN J	4238 S RIMVIEW WAY	BOISE	ID	83716-0000	ADA	83716-0000	E ORCHARD RANCH RD
EXTREME RV AND BOAT STORAGI	3025 S SIMCO RD	BOISE	ID	83716	ELMORE		
FERRERO, DAYNA J	14900 W SOLES REST CREEK RD	MOUNTAIN HOME	ID	83647	ADA		
FIELDS MARY L TRUST	1816 E 1500	GOODING	ID	83330-0000	ADA	83716-0000	S ORCHARD ACCESS RD
FITTING, RAYMOND C	1811 E TAILSPIN LANE	MTN HOME	ID	83647	ELMORE	83647	1811 E TAILSPIN LN
FREEMAN, ERIC HIGGINS	6568 S FEDERAL WAY BOX 244	BOISE	ID	83716	ELMORE	83716	753 S PRAIRIE GRASS DR
GABLE A PROPERTIES LLC	3615 PORTLAND	NAMPA	ID	83686-0000	ADA	83716-0000	S ORCHARD ACCESS RD
GANGWER, STEVE L	14600 E MONROE AVE	BOISE	ID	83716	ADA		
GESZAIN MARK	100 E MONROE AVE	BOISE	ID	83716-9519	ADA	83716-0000	100 E MONROE AVE
GESZVAIN, MARK S	100 E MONROE AVE	BOISE	ID	83716-9519	ADA		
GOODSON, TERRY	15399 W SOLES REST CREEK RD	MOUNTAIN HOME	ID	83647-5023	ELMORE		
GOW CORPORATION	11418 DENNIS RD	DALLAS	TX	75229-0000	ADA	83716-0000	S ORCHARD ACCESS RD
GREENSKY, DANIEL D	919 E BASELINE RD	BOISE	ID	83716	ELMORE	83716	919 E BASELINE RD
GREGERSON OLIVER	6275 WARM SPRINGS AVE	BOISE	ID	83712-8802	ADA	83716-0000	S ORCHARD ACCESS RD
GULACK, ERIN	15155 DEL SOL PL	MOUNTAIN HOME	ID	83647	ELMORE		
HACKETT, ABIGAIL	19450 N DEL NORTE PL	MOUNTAIN HOME	ID	83647	ELMORE		
HACKETT, DANIEL C	19350 N DEL NORTE PL	MOUNTAIN HOME	ID	83647	ELMORE		
HAIDAR, SADDAM A	837 N COLE ROAD	BOISE	ID	83704	ELMORE	83716	739 DESERT WIND RD
HANDKE, RICHARD D	3565 W MUIRFIELD DR	MERIDIAN	ID	83642	ELMORE	83716	1775 S SIMCO RD
HANSON, CHARLES	304 19TH AVE S	NAMPA	ID	83651	ELMORE	83647	1805 E TAILSPIN LN
HARWELL, BRAD	471 E INDIAN CREEK ROAD	BOISE	ID	83716	ELMORE	83716	471 E INDIAN CRK RD
HAWES, RANDY E	19260 N DEL SOL PL	MOUNTAIN HOME	ID	83647	ELMORE		
HELMICK DARCY ANN	16 E INDIAN CREEK RD	BOISE	ID	83716-0000	ADA	83716-0000	S ORCHARD ACCESS RD
HELMICK RANCH LLC	3534 N YELLOW ROSE LN	KING HILL	ID	83633-0000	ADA	83716-0000	S ORCHARD ACCESS RD
HERREN, GRIFFIN	719 DESERT WIND ROAD	MAYFIELD	ID	83716	ELMORE	83716	719 DESERT WIND RD
HIDALGO, EVELIA J	3727 S JESMOND DR	BOISE	ID	83716	ELMORE	0	
HOFFMAN 1992 TRUST	105 W 5TH ST	OXNARD	CA	93030-0000	ADA	83716-0000	S ORCHARD ACCESS LN
HOLLAND BRIAN	17537 N ARMSTEAD AVE	NAMPA	ID	83687-0000	ADA	83716-0000	S ORCHARD ACCESS RD
HOMER, COLLIN G	200 S REGINA ROAD	MAYFIELD	ID	83716	ELMORE	83716	200 S REGINA RD
HOSELEY, RALPH C III	P O BOX 1008	DANVILLE	CA	94526	ELMORE	0	
HUDSON, PAUL SAMUEL	8604 W HIGH RIDGE LANE	EAGLE	ID	83616	ELMORE	0	
HUSKEY, DANIAL T	19861 N CAIRNS PL	MOUNTAIN HOME	ID	83647	ELMORE		
HUSTON, CHRIS J	3900 DESERT WIND RD	MOUNTAIN HOME	ID	83647	ELMORE		
IDAHO FISH & GAME	ATTN: ST WILDLIFE HABITAT MGR	BOISE	ID	83707	ELMORE	0	
IDAHO POWER COMPANY	1221 W IDAHO ST	BOISE	ID	83702-0000	ADA	83719-0000	15910 E MONROE AVE
IRWS	16415 NW WASTE SITE DR,1	MOUNTAIN HOME	ID	83647	ELMORE		
IRWS	CINDER CONE SHOP	MOUNTAIN HOME	ID	83647	ELMORE		
IRWS	16415 NW WASTE SITE DR	MOUNTAIN HOME	ID	83647	ELMORE		
ISAACS, BRANDON G	334 E DANSKIN DR	BOISE	ID	83716	ELMORE	83716	334 E DANSKIN DR
IVIE, JUSTIN	170 E FAWN DR	BOISE	ID	83716	ELMORE	83716	170 E FAWN DR
J & M SOLID ROCK LLC	ATTN LUCRETA BOLLINGER 1974 !	BOISE	ID	83705	ELMORE	0	

JACKSON, BRIAN D	2792 DESERT WIND RD	MOUNTAIN HOME	ID	83647	ELMORE		
JCZ LIMITED PARTNERSHIP	1014 REAMS RD	MOSCOW	ID	83843-0000	ADA	83716-0000	28901 S ORCHARD ACCESS RD
JENSEN, MARGIT J	162 S ARNOLDS WAY	BOISE	ID	83716	ELMORE	0	
JOHNSEN, DEBRA E	15444 W SOLES REST CREEK RD	MOUNTAIN HOME	ID	83647-5023	ELMORE		
JOHNSON HEIDI M	2037 E TERZA ST	MERIDIAN	ID	83642-0000	ADA	83716-0000	E MAYFIELD RD
JOHNSON, WAYNE	160 S REGINA ROAD	BOISE	ID	83716	ELMORE	83716	160 S REGINA RD
JUNIPER STATION FARM LLC	3350 W AMERICANA TERRACE ST	BOISE	ID	83706	ELMORE	0	
KELLY, BEN J	19795 N CAIRNS PL	MOUNTAIN HOME	ID	83647	ELMORE		
KEN CASPER	1910 NE CASPER LN	MOUNTAIN HOME	ID	83647-5965	ELMORE		
KINGREY, JOHN	7 VALLEY VISTA DRIVE	GARDEN VALLEY	ID	83622	ELMORE	0	
KIRK, WILLIAM J	P O BOX 1005	BOISE	ID	83701	ELMORE	83716	1663 E BASELINE RD
KNISS, JENNY M	15000 W SOLES REST CREEK RD	MOUNTAIN HOME	ID	83647	ELMORE		
KNOWLING, DENNIS	551 E DANSKIN DR	BOISE	ID	83716	ELMORE	83716	551 E DANSKIN DR
KOZAIN, MARCUS	2136 E LEWANDOWSKI LANE	BOISE	ID	83716	ELMORE	83647	2136 E LEWANDOWSKI LN
KWTCD.LLC	1951 E BONANZA CT,PERM	MOUNTAIN HOME	ID	83647	ADA		
LARRY, HOSELEY G	1985 E AERONCA CT	MOUNTAIN HOME	ID	83647-5104	ELMORE		
LARSON-MILLER INC	3315 SIMCO RD	BOISE	ID	83716-3427	ELMORE		
LEWIS, C VANCE	19685 N CAIRNS PL	MOUNTAIN HOME	ID	83647	ELMORE		
LEWIS, SHALAE M	15382 W SOLES REST CREEK RD	MOUNTAIN HOME	ID	83647-5023	ELMORE		
LINDQUIST, MELISSA JOYCE	185 S PRONG HORN DR	BOISE	ID	83716	ELMORE	83716	185 S PRONG HORN DR
LORD RANCH LLP	1171 MAYFIELD ROAD	BOISE	ID	83716	ELMORE	0	
LORD, PRESTON	9320 HWY 20	MTN HOME	ID	83647	ELMORE	0	
LOY, THOMAS W JR	426 E INDIAN CREEK ROAD	BOISE	ID	83716	ELMORE	83716	426 E INDIAN CREEK RD
LUBECK, DEVIN MICHAEL	1936 E BONANZA CT	MTN HOME	ID	83647	ELMORE	83647	1936 E BONANZA CT
MAJIC LLC	6122 S TAMBOURINE AVE	BOISE	ID	83709	ELMORE	0	
MALDONADO, ADILENE	1945 E AERONCA CT	MOUNTAIN HOME	ID	83647	ELMORE		
MANNING, SCOTT M	395 E INDIAN CREEK ROAD	BOISE	ID	83716	ELMORE	0	
MARTIN MIKKI MARIE	13990 E BLACKS CREEK RD	BOISE	ID	83702-0000	ADA	83716-0000	29803 S ORCHARD ACCESS RD
MARTIN, AARON GENE	752 S PRAIRIE GRASS DR	BOISE	ID	83716	ELMORE	83716	752 S PRAIRIE GRASS DR
MARTIN, STEVEN	36 S REGINA ROAD	BOISE	ID	83716	ELMORE	83716	36 S REGINA RD
MATTHEW, GARY L	90 S REGINA	MAYFIELD	ID	83716	ELMORE	83716	90 S REGINA RD
MAYFIELD DEVELOPMENT LLC	P O BOX 344	MERIDIAN	ID	83680	ELMORE	0	
MAYFIELD RANCH LLC	659 W BLUE DOWNS ST	MERIDIAN	ID	83642	ELMORE	0	
MAYFIELD TOWNSITE LLC	P O BOX 7156	BOISE	ID	83707	ELMORE	0	
MCCLURE, SAMUEL M	19445 N DEL NORTE PL	MOUNTAIN HOME	ID	83647	ELMORE		
MCCOMB I-84 LLC	271 WINSLOW WAY E # 10727	BAINBRIDGE ISLAND	WA	98110-0000	ADA	83716-0000	S ORCHARD ACCESS RD
MCCOMB, JUDITH P	1422 E 275TH N	LAYTON	UT	84040	ELMORE	0	
MCDEVITT, JEFFREY L	150 E INDIAN CREEK ROAD	BOISE	ID	83716	ELMORE	83647	150 E INDIAN CREEK RD
MCDOWELL FAMILY REVOCABLE	1116 S VISTA AVE # 122	BOISE	ID	83705-0000	ADA	83716-0000	S ORCHARD ACCESS RD
MCGOUGH BONNIE	PO BOX 596	FAIRFIELD	ID	83327-0000	ADA	83716-0000	11980 E ORCHARD RANCH LN
MCKAY, JOHN A	15222 E MONROE AVE	BOISE	ID	83716-9512	ADA		
MCMAHON, JAMES	596 E DANSKIN DR	BOISE	ID	83716	ELMORE	83716	596 E DANSKIN DR
MCQUITTY DANIEL J	700 AGREW RD APT 460	SANTA CLARA	CA	95054-0000	ADA	83716-0000	29900 S ORCHARD ACCESS RD
MEEKS, DALE F	650 S PRAIRIE GRASS DR	BOISE	ID	83716	ELMORE	0	
MILLER BENJAMIN L	4846 S SILVERMAPLE AVE	BOISE	ID	83709-0000	ADA	83716-0000	S ORCHARD ACCESS RD
MILLER, JOSHUA	19250 N DEL NORTE PL	MOUNTAIN HOME	ID	83647-5027	ELMORE		
MISNER, MATTHEW C	19150 WILLOW HAVEN ROAD	EXCELSIOR	MN	55331	ELMORE	0	
MITCHELL, FRED N	2150 SLEEPY HOLLOW LOOP	GRANTS PASS	OR	97527	ELMORE	0	
MONSON, TRENT G	1901 E BONANZA COURT	MTN HOME	ID	83647	ELMORE	83647	1901 E BONANZA CT
MOODY, GAVIN	19360 N DEL SOL PL	MOUNTAIN HOME	ID	83647-5877	ELMORE		
MORRIS, CARL HENDRIX	3100 N 36TH ST	BOISE	ID	83703	ELMORE	0	
MORRIS, HOWARD L	1101 E 2900 S	HAGERMAN	ID	83332	ELMORE	0	
MORTON, JERRY D OR	848 N RAINBOW BLVD # 3813	LAS VEGAS	NV	89107	ELMORE	83716	20 DESERT WIND RD
MOWRER, LACEY JANELLE	165 E FAWN DR	BOISE	ID	83716	ELMORE	83716	165 E FAWN DR
MTN HOME HIGHWAY DISTRICT	P O BOX 756	MTN HOME	ID	83647	ELMORE	0	
MUNDY, VICTORIA JANE	40 E INDIAN CREEK ROAD	BOISE	ID	83716	ELMORE	83716	40 E INDIAN CREEK RD
NEVID LLC	1349 GALLERIA DR STE 200	HENDERSON	NV	89014	ELMORE	0	
NEWCOMB, STEPHEN D	15250 S SOLES REST CREEK RD	MOUNTAIN HOME	ID	83647	ELMORE		
NICHOLSON, DIANA RAE	C/O LINDA BOOTS P O BOX 690	MERIDIAN	ID	83680	ELMORE	0	
NORK KAY	4667 CANNON AVE	KLAMATH FALLS	OR	97603-0000	ADA	83716-0000	E ORCHARD RANCH RD
NORTHWEST PIPELINE CORP	PO BOX 58900	SALT LAKE CITY	UT	84158-0900	ADA	83716-0000	28001 S ORCHARD ACCESS RD

O'DELL, JUDITH M	2785 DESERT WIND ROAD	OASIS	ID	83647	ELMORE	0	
OGG, MYERLYNE C	C/O MARISA TESCHKE 10999 E AC	SCOTTSDALE	AZ	85255	ELMORE	0	
OLIVARES, MARIA ISABEL RUIZ	2178 N SUNSET FARM ROAD	KUNA	ID	83634	ELMORE	0	
O'MELVENY BESSIE ET AL	1976 SUNSET CIR	OAKDALE	CA	95361-0000	ADA	83716-0000	S ORCHARD ACCESS RD
ORCHARD I-84 LLC	271 WINSLOW WAY E # 10727	BAINBRIDGE ISLAND	WA	98110-0000	ADA	83716-0000	E ORCHARD RANCH RD
ORCHARD LAND LLC	4208 W EDGEMONT ST	BOISE	ID	83706-0000	ADA	83716-0000	S ORCHARD ACCESS RD
ORCHARD RANCH LLC	PO BOX 114	WALHALLA	ND	58282-0000	ADA	83716-0000	S ORCHARD ACCESS RD
ORCHARD RANCH ROAD LLC	PO BOX 396	BOISE	ID	83701-0000	ADA	83716-0000	S ORCHARD ACCESS RD
OREGON SHORT LINE RAILROAD (	1400 DOUGLAS, STOP 1640	OMAHA	NE	68179-1640	ADA	83716-0000	E ORCHARD RANCH RD
PARKLAND DEVELOPMENT LLC	PO BOX 344	MERIDIAN	ID	83680-0344	ADA	83716-0000	24167 S DESERT WIND RD
PARKS, JOHN K	733 DESERT WIND ROAD	BOISE	ID	83716	ELMORE	83716	733 DESERT WIND RD
PEREZ FULGENCIO TORRES	1254 N LITLE CAMAS AVE	STAR	ID	83669-0000	ADA	83716-0000	29950 S ORCHARD ACCESS RD
PETTIBONE, LARUE A	2017 PENNINGER DR	BOISE	ID	83709	ELMORE	0	
PLATT, JOSHUA	1914 PORTER AVE	HONOLULU	HI	96818	ELMORE	0	
PLEASANT VALLEY SOLAR, LLC	15910 E MONROE AVE	BOISE	ID	83716	ADA		
QUINNEY, CALVIN S	160 S PRONGHORN ROAD	BOISE	ID	83716	ELMORE	83716	160 S PRONG HORN DR
RAW TWO LLC	C/O JOHN ERICKSON 1349 W GAL	HENDERSON	NV	89014	ELMORE	0	
RAY, NANCY J	742 DESERT WIND ROAD	BOISE	ID	83716	ELMORE	0	
RAY, SCOTT	602 E MIKES PLACE	BOISE	ID	83716	ELMORE	83716	602 E MIKES PL
READ, D SCOTT	5410 ASPENWOOD AVE	CALDWELL	ID	83607	ELMORE	0	
RED BARON ESTATES PILOTS AND	1950 E AERONCA COURT	OASIS	ID	83647	ELMORE	0	
REED CHARLES RAY	31569 S ORCHARD ACCESS RD	BOISE	ID	83716-0000	ADA	83716-0000	31569 S ORCHARD ACCESS RD
REHMEYER, JAMES S	379 E DANSKIN DR	BOISE	ID	83716	ELMORE	83716	379 E DANSKIN DR
REICHERT, CATHLEEN M	15279 W SOLES REST CREEK RD	MOUNTAIN HOME	ID	83647-6380	ELMORE		
REIMER DENNIS L	13318 E MONROE AVE	BOISE	ID	83716-3461	ADA	83716-0000	13318 E MONROE AVE
REMINE, MICHAEL	25 S REGINA ROAD	BOISE	ID	83716	ELMORE	83716	25 S REGINA RD
REPUBLIC SERVICES INC	17355 US ECOLOGY LN	BOISE	ID	83716-5037	ELMORE		
REYES FAMILY TRUST 09/28/2017	PO BOX 364	WILDER	ID	83676-0000	ADA	83716-0000	31579 S ORCHARD ACCESS RD
REYES, ALICE F	31579 S ORCHARD ACCESS RD	BOISE	ID	83716-9665	ADA		
RIDGEVIEW ESTATES OWNERS	4241 S DA VINCI WAY	MERIDIAN	ID	83642	ELMORE	0	
RINTAMAKI, PETER	200 W 34TH AVE #897	ANCHORAGE	AK	99503	ELMORE	83647	1921 E BONANZA CT
ROBERSON, FORREST JOHN	4558 NE LOTT ROAD	MTN HOME	ID	83647	ELMORE	0	
ROGERS, DEZERAY M	15520 W SOLES REST CREEK RD	MOUNTAIN HOME	ID	83647-5023	ELMORE		
ROMERO-ERLANSON, CARLA F	2715 DESERT WIND RD	MOUNTAIN HOME	ID	83647	ELMORE		
ROSE, RICHARD S	15055 W BOBO ST	MOUNTAIN HOME	ID	83647	ELMORE		
ROWAN, JOSEPH L	964 E CLEVELAND AVE	GLENNS FERRY	ID	83623	ELMORE	0	
ROY, DARWIN G	147 E INDIAN CREEK ROAD	BOISE	ID	83716	ELMORE	83716	147 E INDIAN CRK RD
RUTH, ROBERT	19550 N DEL NORTE PL	MOUNTAIN HOME	ID	83647-6366	ELMORE		
SALAS, GERONIMO MARTINEZ	2715 DESERT WIND ROAD	OASIS	ID	83647	ELMORE	83647	2715 DESERT WIND RD
SANCHEZ, EDGAR	19245 N DEL NORTE PL	MOUNTAIN HOME	ID	83647-5027	ELMORE		
SCARBROUGH, JOHN	273 E INDIAN CREEK ROAD	BOISE	ID	83716	ELMORE	83716	273 E INDIAN CRK RD
SCAVERA, KEVIN	1888 E SUMMERRIDGE DR	MERIDIAN	ID	83646	ELMORE	0	
SCHEUERER, WAYNE	8833 W CENTERBURY ST	BOISE	ID	83704	ELMORE	83716	290 E INDIAN CREEK RD
SCHRAFT, HOWARD E	P O BOX 31	MOAPA	NV	89025	ELMORE	0	
SEBRING, RICK J	19834 N CAIRNS PL	MOUNTAIN HOME	ID	83647	ELMORE		
SHEKINAH INDUSTRIES INC	420 S BITTEROOT DR	BOISE	ID	83709	ELMORE	0	
SHOECRAFT, KIM A	2971 SIMCO RD	BOISE	ID	83716-3427	ELMORE		
SICKELS, PHOENIX L	19345 N DEL NORTE PL	MOUNTAIN HOME	ID	83647	ELMORE		
SIELAFF, KEVIN J	1940 E AERONCA CT	MOUNTAIN HOME	ID	83647-5104	ELMORE		
SIMCO ENVIRONMENTAL	4200 S SIMCO RD	BOISE	ID	83716	ELMORE		
SIMCOE SOLAR LLC	C/O IMANOL SAN MARTIN 2 S BIS	MIAMI	FL	33131	ELMORE	0	
SIRANI, CHRIS J	19711 N CAIRNS PL	MOUNTAIN HOME	ID	83647-5024	ELMORE		
SLAUGHTER, GEORGE M	15017 SOLES REST CREEK RD	MOUNTAIN HOME	ID	83647	ELMORE		
SMITH, KARI D	3925 DESERT WIND RD	MOUNTAIN HOME	ID	83647	ELMORE		
SMITH, LANCE	48 E INDIAN CREEK ROAD	BOISE	ID	83716	ELMORE	83716	48 E INDIAN CRK RD
SNOW, CATHERINE DENISE	3897 NW KENNEDY AVE	MTN HOME	ID	83647	ELMORE	0	
SNOW, DEVON D	7239 S HILLTOP WAY	BOISE	ID	83709	ELMORE	0	
STATE OF IDAHO	P O BOX 8028	BOISE	ID	83707	ELMORE	0	
STATE OF IDAHO (DEPT OF LANDS	PO BOX 83720	BOISE	ID	83720-0000	ADA	83716-0000	E KUNA MORA RD
STATE OF IDAHO (IDAHO MILITAR	4040 W GUARD ST BLDG 600	BOISE	ID	83705-0000	ADA	83716-0000	E ORCHARD RANCH RD
STEVE FORLER TRUCKING	21075 NW EMPRISE DR	MOUNTAIN HOME	ID	83647	ELMORE		

STONE ERIN	4843 S WALLACE LN	HOLLADAY	UT	84117-0000	ADA	83716-0000	S ORCHARD ACCESS RD
STOUT, JAMES MICHAEL	410 N 3RD W	MTN HOME	ID	83647	ELMORE	0	
STROUD CINNAMON	13300 E ORCHARD RANCH LN	BOISE	ID	83716-0000	ADA	83716-0000	13300 E ORCHARD RANCH LN
STROUD HOLLY L	7015 S MERIDIAN RD	MERIDIAN	ID	83642-0000	ADA	83716-0000	13500 E ORCHARD RANCH LN
STROUD PAUL	13400 E ORCHARD RANCH LN	BOISE	ID	83716-0000	ADA	83716-0000	13400 E ORCHARD RANCH LN
STURGILL, RONNIE J	15025 W SOLES REST CREEK RD	MOUNTAIN HOME	ID	83647-5087	ELMORE		
STURM MARY LEAH	6703 BENNETT RD	NAMPA	ID	83686-0000	ADA	83716-0000	S ORCHARD ACCESS RD
SUN VALLEY LANDSCAPING INC	P O BOX 141	BELLEVUE	ID	83313	ELMORE	83647	
TAYLOR, RICHARD A	2785 DESERT WIND ROAD	OASIS	ID	83647	ELMORE	0	
TESORO LOGISTICS OPERATIONS	SQUAW CREEK RD	MOUNTAIN HOME	ID	83647	ELMORE		
THAYER, RICK L	14975 W SOLES REST CREEK RD	MOUNTAIN HOME	ID	83647	ELMORE		
THORNTON, DON	P O BOX 1495	NAMPA	ID	83653	ELMORE	0	
TIDBALL, JACQUELINE L	1960 E AERONCA CT	MOUNTAIN HOME	ID	83647-5104	ELMORE		
TLUCZEK, PAWEL NMI	1925 AERONCA DR	MOUNTAIN HOME	ID	83647	ELMORE		
TOYCO LLC	4241 S DA VINCI WAY	MERIDIAN	ID	83642	ELMORE	0	
UNIVERSITY OF IDAHO	PO BOX 443166 RM 211	MOSCOW	ID	83834-3166	ADA	83716-0000	E I-84 RD
USA (BUREAU OF LAND MANAGE	1387 S VINNELL WAY	BOISE	ID	83709-0000	ADA	83716-0000	E I-84 RD
VANCE CAPITAL LLC	7154 W STATE ST STE 270	BOISE	ID	83714	ELMORE	83716	194 S CORGI LN
VARELMANN, JOHN M	19798 N CAIRNS PL	MOUNTAIN HOME	ID	83647-5024	ELMORE		
VEGA, GABRIELA	19465 N DEL SOL PL	MOUNTAIN HOME	ID	83647	ELMORE		
WAITE, TODD R	315 E DANSKIN DR	BOISE	ID	83716	ELMORE	83716	315 E DANSKIN DR
WALL, DAVID	10225 W VICTORY ROAD	BOISE	ID	83709	ELMORE	0	
WALSH, MARY E	155 S PRONG HORN DR	BOISE	ID	83716	ELMORE	83716	155 S PRONG HORN DR
WARD FRANCES A ETAL	15212 N MOON VALLEY DR	PHOENIX	AZ	85022-3665	ADA	83716-0000	E ORCHARD RANCH RD
WEGNER, BERND THOMAS	1956 E BONANZA COURT	MTN HOME	ID	83647	ELMORE	83647	1956 E BONANZA CT
WHITE CAROLYN	1880 E 1725 S	GOODING	ID	83330-0000	ADA	83716-0000	S ORCHARD ACCESS RD
WHITE, JAMES D JR	870 DESERT WIND ROAD	BOISE	ID	83716	ELMORE	0	
WILEY, FRED C	310 E INDIAN CREEK ROAD	BOISE	ID	83716	ELMORE	83716	310 E INDIAN CRK RD
WILSON, ALAN J	150 E FAWN DR	BOISE	ID	83716	ELMORE	83647	150 E FAWN DR
WILSON, CRAIG A	190 E INDIAN CREEK ROAD	BOISE	ID	83716	ELMORE	83716	190 E INDIAN CRK RD
WILSON, JOHN	3963 W FARM VIEW DR	BOISE	ID	83714	ELMORE	0	
WOLFE, KRISTIE M	31581 S ORCHARD ACCESS RD	BOISE	ID	83716	ADA		
YOST, RACHEL	19365 N DEL SOL PL	MOUNTAIN HOME	ID	83647-5877	ELMORE		
YOUNG, LAWRENCE	19460 N DEL SOL PL	MOUNTAIN HOME	ID	83647	ELMORE		

You're invited to a community meeting with Idaho Power

IDAHO POWER®

Join us at the Boise Stage Stop, located at 23801 Orchard Access Rd., Boise, Idaho 83716.

We'll be sharing updates and answering questions about the **Mayfield Substation & Transmission project**, followed by an introduction to a new project in the area — **the Peregrine Energy Center**.

All meetings are open-house style — drop in any time to learn more about these projects in your area.

Monday, Aug. 4

- **5–6:30 p.m. — Mayfield Transmission & Substation Project Update**
- **6:30–8 p.m. — Peregrine Energy Center**

Tuesday, Aug. 12

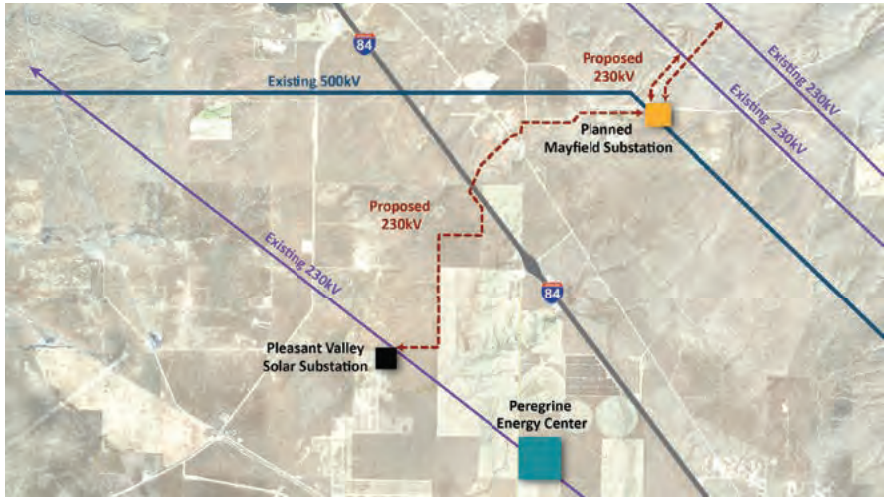
- **6:30–8 p.m. — Peregrine Energy Center - *Same content as Aug. 4 meeting***

About the Peregrine Energy Center

Idaho Power is proposing a new natural gas plant between Boise and Mountain Home to help meet the growing energy needs of our region. The Peregrine Energy Center would include a 400-megawatt gas-fired generator, with room to add a second gas turbine of similar size in the future.

This project supports our long-term commitment to provide the reliable and affordable power our customers depend on.

To learn more, visit idahopower.com/peregrine.



Questions?

Contact Megan Ronk at **mronk@idahopower.com.**

IDAHO POWER®

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

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LEGAL NOTICE OF PUBLIC OPEN HOUSE MEETING.

LEGAL NOTICE IS HEREBY GIVEN that Idaho Power Company is scheduled to host two (2) Public Open House Meetings on Monday, August 4, 2025 and Tuesday, August 12, 2025 from 6:30 p.m. to 8 p.m. in the meeting room of the Boise Stage Stop, 23801 South Orchard Access Rd, Boise, Idaho, 83716.

Information at both meetings will be the same, and will include plans for a new natural gas energy center to be located near 2750 South Simco Road, Mountain Home, Idaho. Elmore County parcel RP01S04E262410.

Idaho Power representatives will be available to answer questions about the project before a Conditional Use Permit is submitted to Elmore County Planning and Zoning. For more information, please contact Megan Ronk with Idaho Power at 208-388-6043 or mronk@idahopower.com.

One Publication:
July 30, 2025

4.5"

36 Lines

Kindly review, sign, and send back via email with any edits or inquiries before our **deadline at noon on the Friday before the publication date.**

Total cost will be $25.92. If signed proof and prepayment (if required) is not received by deadline, your legal will be **unable to run.**

Thank you,
Legal Department
Mountain Home News
(208) 587.3331
legaldept@mountainhomenews.com

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

Proofed
Date_____

○ Ok, With Changes

○ Ok, No Changes

○ Re-proof

Proofed by:

Please Sign Here

○ Prepayment ⊗ Charge

Thank you,
Reece Garner

IDAHO POWER®

Peregrine Energy Center Open House
Aug. 4, 2025 – 6:30 p.m. – 8 p.m.
Boise Stage Stop – 23801 S Orchard Access Rd, Boise, ID 83716

NAME	ADDRESS	PHONE/EMAIL
Keith Thayer	4975 W Soles Rest Ck Rd Mtn Home	208/249/8831
Barry Maxwell	1116 S Vista PMB #122 Boise 83705	(916)-747-7623
Tim Prather	3750 NW Helen Ln	208-761-7555
Nancy Kay	742 Desert Wind Rd	208-8023 2-96
ANNA (HATFIELD)	1639 Simco Rd	208-821-2079 AHATFIELD@HTISVCS.COM
Richard Fleming	1639 Simco Rd	MSP1911@gmail.com

PEREGRINE ENERGY CENTER
OPEN HOUSE MEETING
AUGUST 12TH, 2025 6:30 - 8 PM

IDAHO POWER®

NAME	ADDRESS	PHONE/EMAIL
Wade Yost	19365 N Del Sol Pl.	801-895-6405

Peregrine Energy Center

For more than 100 years, Idaho Power has provided safe, reliable, and affordable energy to the communities we serve. The proposed Peregrine Energy Center is part of our commitment to ensure that reliable service continues as our region grows.

About the Project

As our communities grow, so does the demand for energy. The proposed Peregrine Energy Center is a 160-acre site that would play a key role in ensuring Idaho Power continues to deliver reliable and affordable power to families, farms, and businesses across our region today and into the future.

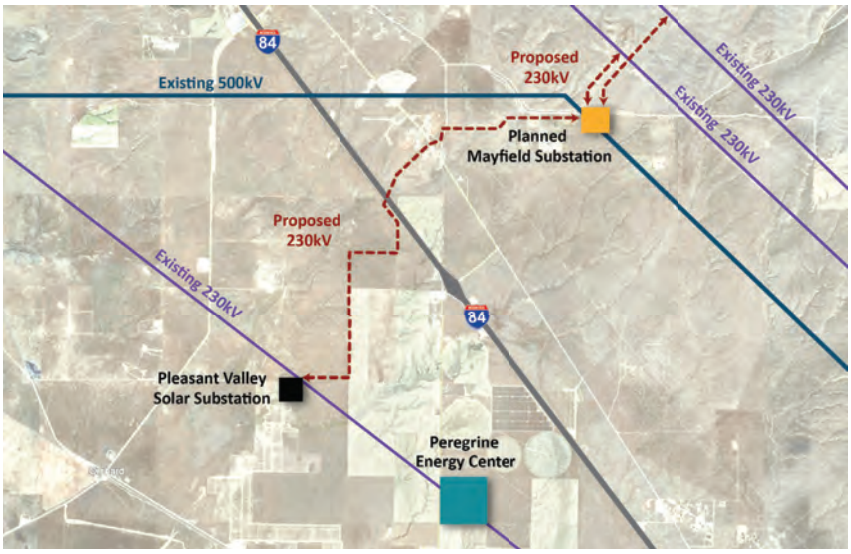
The initial concept at the Peregrine Energy Center includes a new natural gas power plant with the potential for future expansions. The simple-cycle plant would occupy approximately 10 acres of the property. The site would also provide space to allow for a variety of energy resources in the future.

Why Here?

The proposed Peregrine Energy Center would be home to a variety of energy resources and other electrical equipment that will help Idaho Power meet growing customer needs. The proposed site is near existing and planned infrastructure, making it more cost-effective to build and operate than other potential sites. An existing high-voltage transmission line would connect the proposed gas plant to the grid, and other projects such as the Mayfield Substation and Gateway West, will help move energy efficiently to Idaho Power customers.

The proposed Energy Center location is shown here with the nearby Mayfield Substation & Transmission Project.

To learn more about the concept, scan the QR code with your camera's smartphone or visit, idahopower.com/peregrine



Peregrine Energy Center

Safety

We have safely operated similar facilities in Elmore County, the Danskin (pictured on the front) and Bennett Mountain plants, for 20 years without incident. We have also safely operated Langley Gulch natural gas power plant in Payette County for over 10 years without incident.The plant would be maintained and operated by skilled Idaho Power employees who live and work in the area.

Sights and Sounds

This facility will be similar to the renderings below with cooling apparatus, turbine, and an exhaust stack that could be 80-100' tall. This height is comparable to the existing transmission line towers in the area.

Idaho Power would use a combination of noise-reduction measures like acoustic barriers, vibration isolation, silencers, and sound-absorbing materials to keep sound levels within the county requirements. The plant itself would be surrounded by a stamped concrete wall providing screening and security.

The renderings shown are conceptual in nature and subject to change based on final engineering, design specifications, applicable county requirements, and approval from both the Idaho and Oregon regulatory commissions.

Permitting and Regulatory Process

Any new large generation resources require regulatory oversight of the procurement process and approvals from both the Idaho and Oregon regulatory commissions, as well as local permits. These regulatory review and approval processes are expected to occur over the coming months and years. Idaho Power looks forward to engaging with its customers, regulators and communities it serves as we work toward maintaining a safe, reliable grid into the future.

Questions?

Contact Customer Experience and Economic Development Director Megan Ronk at mronk@idahopower.com.

Welcome!

Peregrine Energy Center

The Peregrine Energy Center is a proposed 160-acre site that will play a key role in Idaho Power's commitment to continue delivering the safe, reliable, and affordable energy our customers count on today and into the future.

About the Project

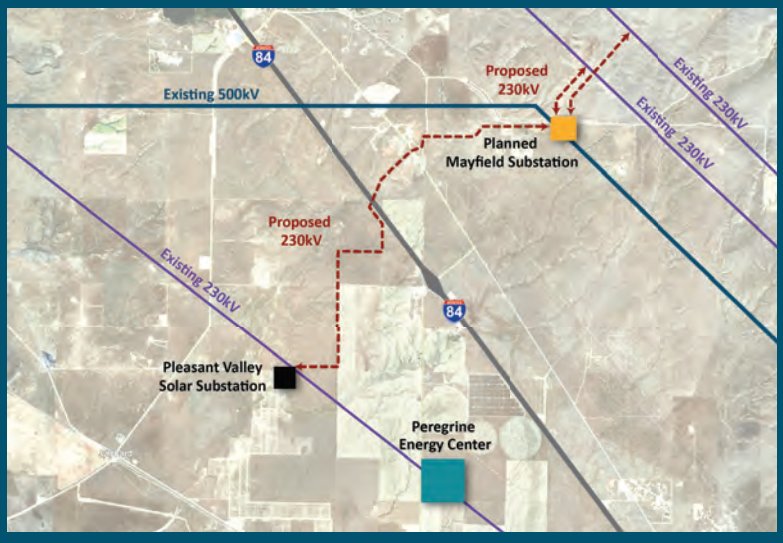
As our region continues to grow, so does the need for energy. Over the next five years alone, demand on Idaho Power's system is projected to increase by nearly 1,000 megawatt (MW) — roughly 50% more than the capacity of our largest power plant.

Located in Elmore County along Simco Road between Mountain Home and Boise, the proposed Peregrine Energy Center will be home to a variety of energy resources and other electrical equipment that will help Idaho Power meet those growing customer needs.

The initial proposal at the Peregrine Energy Center includes a new natural gas power plant. This simple-cycle plant would occupy approximately 10 acres of the property but would have a significant impact on Idaho Power's ability to serve customers across its system. At this time, we're also considering the option to expand and add a second gas-fired turbine of similar size adjacent to the first unit. As we plan for the future, this site offers the opportunity to support other types of generation resources as our region's energy needs evolve.

Why Here?

The proposed site is near existing and planned infrastructure, making it more cost-effective to build and operate than other potential sites. An existing high-voltage transmission line will connect this station to the grid. Other projects, such as the Mayfield Substation & Transmission Project and Gateway West, will help move energy efficiently to Idaho Power customers.



What Would It Look Like?

The renderings shown are conceptual in nature and subject to change based on final engineering, design specifications, applicable county requirements, and approval from both the Idaho and Oregon regulatory commissions.

Where Will the Power Go?

As more people and businesses call Idaho home, it's our responsibility to plan ahead and build the resources needed to keep the lights on safely, reliably, and affordably.

The energy generated at the proposed Peregrine Energy Center would serve Idaho Power customers in southern Idaho and eastern Oregon.

Idaho Power is currently a net importer of energy, meaning we purchase power from other states to meet customer demand. Peregrine will help us increase our supply of locally generated energy and reduce our reliance on outside markets.

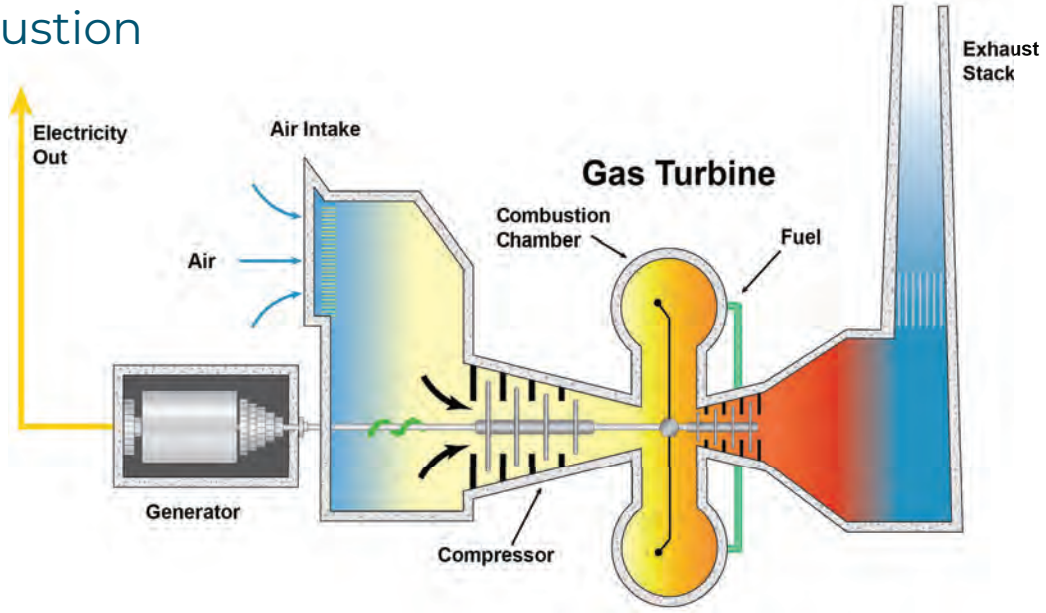
DID YOU KNOW?

Occasionally, when we have more energy than customers need, any surplus is sold on the wholesale market, and the proceeds go directly toward lowering customer bills.

How Does a Gas Plant Work?

Simple-Cycle Combustion Turbine

A gas power plant makes electricity by burning natural gas. The heat from the burning gas creates a fast-moving stream of hot air, which spins a turbine — like wind turning a pinwheel. The turbine is connected to a generator, which converts that spinning motion into electricity. The leftover hot air goes out through a stack.



How Much Water will the Plant Use?

We are analyzing the various cooling technologies that can be utilized for a gas turbine and are mindful about selecting a technology that considers the water constraints in Mountain Home and Elmore County. We are designing the facility to be highly efficient and minimize impacts by using water responsibly and managing it resourcefully. More detailed information regarding water requirements for this project will be outlined in the Conditional Use Permit.

Permitting and Regulatory Process

Any new large generation resources require regulatory oversight of the procurement process and approvals from both the Idaho and Oregon regulatory commissions, as well as local permits. These regulatory review and approval processes are expected to occur over the coming months and years. Idaho Power looks forward to engaging with its customers, regulators and communities it serves as we work toward maintaining a safe, reliable grid into the future.

Sights & Sounds

Safety

We have safely operated similar facilities in Elmore County, the Danskin and Bennett Mountain plants, for 20 years without incident. We have also safely operated a large natural gas plant in Payette County, Langley Gulch, for over 10 years without incident. The plant would be maintained and operated by skilled Idaho Power employees who live and work in the area.

Sound

Idaho Power will use a combination of noise-reduction measures like acoustic barriers, vibration isolation, silencers, and sound-absorbing materials to keep sound levels within the county requirements. The plant itself will be surrounded by a stamped concrete wall providing screening and security.

Emissions

The new gas plant would comply with all state and national air quality standards. The Idaho Department of Environmental Quality (DEQ) would review an air quality permit before the facility is in operation.

Exhibit 2

Exhibit 2

ELMORE COUNTY LAND USE & BUILDING DEPARTMENT

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

Conditional Use Permit Application

The Elmore County Land Use & Building Department **DOES NOT** accept faxed applications or signatures.

Application must be completed in **INK.** **Please use addition sheets of paper if necessary.** This application must be complete, and all fees paid prior to acceptance by the Elmore County Land Use & Building Department. A public hearing will not be scheduled until the application is accepted.

The Conditional Use Permit Application must be in compliance with Title 7, Chapter 9 of the Elmore County Zoning and Development Ordinance.

Pre-application meetings are strongly encouraged for Conditional Use Permit Applications. Pre-application meetings are by appointment only. Do not hesitate to contact the Land Use & Building Department with any questions or concerns.

1. Name of applicant: Idaho Power Company, attn: Jeff Maffuccio
2. Address of applicant: PO BOX 70, Boise, Idaho 83707
3. Daytime telephone number of applicants: 208-388-2402
4. Email Address: jmaffuccio@idahopower.com
5. Name, address, and daytime telephone number of developers: _____

_____

6. Address of subject property: 2750 South Simco Road
7. Name, address, and daytime telephone number of property owner (if different from applicant): ___

_____

8. Attach Legal Description and acreage of property **and** legal description and acreage of part that CUP is to encompass:

Attach at least one of the following:
☑ Deed □ Proof of Option □ Earnest Money Agreement □ Lease Agreement □ Assessor's Parcel Master Inquiry RP# 01S04E262410

9. Common directions of how to get to the proposed Conditional Use Permit property from a known beginning point: From I-84: exit Simco Road and travel south for 2 miles, the property is on the east side of Simco Road.

_____

10. a. Current zoning: M-2, Heavy Industrial b. Current district (if applicable): _____

11. a. Is the proposed location within an □ Area of Critical Concern (ACC) or □ Community Development Overlay (CDO)? □ Yes ☑ No If in a CDO, what CDO? _____
If in an ACC or CDO, technical studies, an environmental assessment, or environmental impact statement may be required.

b. Is the proposed development within any city's impact area? □ Yes ☑ No

c. Is the proposed site within an Airport Hazard Zone or Airport Sub Zone? □ Yes ☑ No
If yes, applicant shall provide approval from the Federal Aviation Administration and/or the Idaho Department of Aeronautics and Transportation.

d. Is any portion of the property located in a Floodway or 100-year Floodplain? □ Yes ☑ No
If yes submit map showing location of floodway and/or floodplain in relation to the property and/or proposal.

e. Does any portion of this parcel have slopes in excess of 10%? □ Yes ☑ No If yes, submit contour map.

f. The impacts of a proposed development and/or land use on adjacent land uses and transportation facilities must be considered. The applicable Highway District or Transportation Department may require a Traffic Impact Study (TIS) if the proposed development or land use has associated with its special circumstances deemed by the district or department to warrant a study. A notation and signature from the applicable district or department stating no study is required or a copy of this study must be submitted with this application.
Please see the attached Project Narrative. Once constructed, traffic will include approximately 20-25 vehicle trips per day.

g. The impacts of the CUP on existing public services and facilities (such as the fire department, emergency services, sheriff's department, schools, etc.) must be considered. A letter from the applicable agency governing the public service or facility stating how the developer will provide for said services with plans and/or drawings or that said services are not required may need to be submitted with the application.
Please see the attached Project Narrative. The impacts on existing services and facilities are minimal.

h. Are there any known hazards on or near the property (such as canals, hazardous material spills, soil or water contamination, etc.)? □ Yes ☑ No If yes, describe and give location: _____

i. Are there hazardous materials and/or wastes involved either in your operation or generated off site and brought onto the property? □ Yes ☑ No

12. Does any other agency require a permit (DEQ, EPA, IDWR, FAA, state, federal, etc.)? ☑ Yes □ No If yes, who? Idaho DEQ "Permit to Construct" air quality permit is required, once the land use is approved.

□ Proof of having applied for or acquired other agency(ies) permit(s) submitted with CUP application.

13. ADJACENT PROPERTIES have the following uses:

North Irrigated agricultural field East Dry rangeland

South Dry rangeland West Dry rangeland

14. EXISTING USES and structures on the property are as follows: Existing high-voltage transmission line

15. A written narrative stating the specific PROPOSED USE. Include as much detail as possible (use additional sheets of paper if necessary):

Please see attached Project Narrative about this proposal to construct a gas-fired power plant, an Electrical Generating Facility.

16. a. The conditional use is requested to begin within six (6) □ days/☑ months after permit approval (permit expires if not used within 1 year of approval) and is for _____years or ☑ perpetuity.

b. Construction or improvements associated with conditional use is expected to begin within: six (6) □ days/☑ month/ □ years and be completed within 36 □ days/□ months/□ years.

17. Proposed Use(s): Gas Power Plant Hours of Operation: 24 hours

Days of Operation: seven (7) days Maximum Number of Patrons: none

Sewage disposal: municipal/individual septic: individual septic

Water: municipal supply/community well/individual well: individual well

Number of employees during largest shift: 10 Proposed number of parking spaces: 10

18. PRELIMINARY FLOOR PLANS: To a professional standard with sizes and types of interior spaces indicated, 15 copies 8½" x 11".

19. 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 when the site is located within an Area of Critical Concern, and Environmental Impact Statement and/or Assessment may be required at the expense of the applicant. **(The Land Use & Building Director will determine if an EIS is required)**

Please see attached Natural Features Analysis

EIS Required: □ Yes □ No **Director Initial** _____

Department Note:_____

20. PROPERTY OWNER'S ADDRESS: A list of property owner's/purchasers of record names and addresses within a minimum radius of 300' of property boundaries encompassed by proposed Conditional Use Permit. Said list shall be obtained from the tax records of the appropriate county.

**Radius extended to: three (3) □ feet ☑ mile(s) Date: 8/5/2025 and 8/12/2025 Initial JM

21. Is this application submitted with any additional applications? Variance from height limits

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22. Title 7, Chapter 9, Section 7-9-7 states that the Elmore County Planning and Zoning Commission shall review all proposed conditional use applications and find adequate evidence that such use meets all of the following standards. The applicant must provide said evidence. Following are the standards the conditional use must meet (please use additional sheets of paper if necessary):

A. How does the proposed land use constitute a conditional use as determined by the land use matrix?

The proposed use is an Electrical Generating Facility and is located in the M-2 "Heavy Industrial" zone, which requires a CUP.

B. How will the proposed land use be in harmony and accordance with the Comprehensive Plan and the Ordinance?

Please see the attached Project Narrative. The facility will be designed and operated to provide benefit of more energy in the region.

C. How will the proposed land use comply applicable base zone and with the specific standards as set forth in the Ordinance?

Please see the attached Project Narrative. Idaho Power will comply with all Elmore County land use standards.

D. How does the propose land use comply with all applicable County Ordinance?

Please see the attached Project Narrative. Idaho Power will comply with all Elmore County laws and regulations.

E. How does the propose land use comply with all applicable State and Federal regulation?

Please see the attached Project Narrative. Idaho Power will comply with all applicable Idaho and Federal laws and regulations.

F. What about the proposed land use's design, construction, operation and maintenance makes it harmonious and appropriate in appearance with the existing or intended character of the general vicinity and how will it not change the essential character of said area?

Please see the attached Project Narrative. Idaho Power has considered the color, scale and impacts in its design to be least impactful.

G. Why or how will the proposed land use not be hazardous or disturbing to existing or future neighboring uses?

Please see the attached Project Narrative. Idaho Power has taken great care to minimize impacts to nearby properties.

H. How will the proposed land use be served adequately by available public facilities/services such as highways, streets, police and fire protection, drainage structures, refuse disposal, water, sewer or how will these public services be provided by the applicant/developer?

Please see the attached Project Narrative. With the exception of construction traffic, the faciilty will be self-sufficient.

Since this facility is not currently in a Fire District, Idaho Power will retain response services. Please see the Fire Response Plan.

I. Why or how will the proposed land use not create excessive additional requirements at public cost for public facilities/services or be detrimental to the economic welfare of the county?

Please see the attached Project Narrative. Idaho Power does not believe this facility will require any public services or facilities.

J. Why or how will the proposed land use not involve uses, activities, processes, materials, equipment, and/or conditions of operation that will be detrimental to any persons, property, or the general welfare because of excessive production of traffic, noise, smoke, fumes, glare or odors?

Please see the attached Project Narrative. Idaho Power has taken great care to minimize impacts to nearby properties.

K. Why or how will the proposed land use not result in the destruction, loss or damage of a natural or scenic feature of major importance?

Please see the attached Project Narrative. Idaho Power has taken great care to minimize impacts to its own property, and nearby properties.

23. ADDITIONAL INFORMATION: Any additional information as required or needed by the Planning and Zoning Commission, Land Use & Building Department, or interested agency.

A neighborhood meeting must be conducted prior to submitting application. Requirements for a neighborhood meeting are outlined in the Elmore County Zoning and Development Ordinance Title 7 Chapter 3 Section 7-3-3.

The Neighborhood Meeting information is attached.

A master site plan is required with this application. Requirements for a master site plan are found in Title 10, Chapter 6 of the Elmore County Zoning and Development Ordinance.

The Project Site Plan is attached.

Agency signature sheet on page 7 of this application.

Elmore County reserves the right to withhold processing and/or issuance of any County Conditional Use Permit until the County is satisfied that County approval may be the final action in any multi-agency approval process. Proof of having obtained or applied for necessary permits and/or approvals from applicable local (other than Elmore County) state, and/or federal agencies may be required prior to issuance of a Conditional Use Permit by Elmore County. If required, documentation shall be submitted with the Conditional Use Permit application.

The Planning and Zoning Commission shall hold at least one public hearing on an application for a Conditional Use Permit. A public hearing will be scheduled within sixty (60) days after acceptance of the application. The Land Use & Building Department will mail hearing notices to the surrounding property owners and to any agency that may have an interest in the proposal. The Land Use & Building Department will place a Notice of Public Hearing in the Mountain Home News at least fifteen (15) days prior to said hearing. The Land Use & Building Department will post notice of the hearing on the premises not less than seven (7) days prior to the hearing.

This application may be approved, conditionally approved, denied, or tabled.

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 "Conditional Use 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 will state the consequences of failure to comply. The permit shall not become effective until after an elapsed period of fourteen (14) days from the date of the Planning and Zoning Commission Chairperson's signature on the Findings of Fact, Conclusions of Law, and Order. During this time, any interested person may appeal the action 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 Conditional Use Permit is denied by the Planning and Zoning Commission, the applicant may reapply or the applicant may appeal the decision in writing to the Board of Elmore County Commissioners. Appeal of a Planning and Zoning Commission decision must be made within fourteen (14) days after the date of the Planning and Zoning Commission Chairperson's signature on the Findings of Fact, Conclusions of Law, and Order,

The applicant hereby agrees to pay the fees established by the Board and agrees to pay any additional fees incurred (initial) JM. The applicant also verifies that the application is complete and all information contained herein is true and correct (initial) JM. The initial applicant understands there could be a delay in a decision should the applicant or their representative not attend any meeting where the application is being considered.

_____		Jeffrey Maffuccio 9/12/2025	
Property Owner Signature	Date	Applicant Signature	Date

ADMINISTRATIVE USE ONLY

Date of Acceptance: _____Accepted by _____

CUP FEE: $400.00 Fee $_____.___ (□ Pd) Receipt # _____ _____

Date Paid: _____ Case# CUP-_____

Agency signatures are used for the applicant to make initial contact with certain agencies to address issues prior to a public hearing and application submittal. Additional agencies not listed may have additional requirements. The agencies listed below may be required for future approvals or signatures depending on the type of conditional use. The signature does not constitute a final approval by the agency. The agency signatures below do not guarantee approval from the Elmore County Land Use & Building Director, Elmore County Planning and Zoning Commission or Elmore County Board of Commissioners. The agencies listed below will be notified of the public hearing. Elmore County Land Use & Building Staff will inform the applicant of the desired agency signatures prior to application submittal.

Agency Comments & Signatures

Notes for agency signatures.

1. It is recommended that applicants set up appointments with the following agencies once the application is complete with all required information.
2. Agency signature does not guarantee any future approvals.
3. Agencies may attach additional sheets of paper for comment and/or conditions if necessary.
4. Agencies may have additional comments and/or conditions at a later time.

_____

- Central District Health (or other Sewer District) Sewer Permit (580-6003) Date

  Comment: _____

_____

- Roadway Jurisdiction (MHHD 587-3211) (GFHD 366-7744) (AHD 864-2115) Date

  Comment: _____

_____

- Fire District (MHRFD 587-2117) (Oasis 796-2115) (GFFD 599-0000) (BGRFD 834-2511) (AFD 864-2182) Date

  Comments: _____

_____

- Treasurer's Office (Verify Tax Status) (ext. 501) Date

  Comments: _____

Exhibit 3

Elmore County Land Use & Building Department
520 East 2nd South Street
Mountain Home, ID 83647
Phone: (208) 587-2142 Fax: (208) 587-2120

Application for a Variance

Fee: $400.00

This application must comply with the process and standards of **Section 6-3-10** or the Elmore County Zoning and Development Ordinance and Idaho code **Section 67-6516**. This application must be typed or filled out in ink. The Land Use & Building Department does not accept faxed applications. Please attach and reference additional sheets of paper if necessary.

Applicant:

Idaho Power Company, attn: Jeff Maffuccio — 208-388-2402, jmaffuccio@idahopower.com
Name — Phone/Fax/Email

PO BOX 70, Boise, Idaho 83707
Street Address — City, State, Zip

Property Owner:

same
Name — Phone/Fax/Email

Street Address — City, State, Zip

Legal Description of property: RP01S04E262410

Common Directions from a known point: From I-84: exit Simco Road and travel south for 2 miles, the property is on the east side of Simco Road.

Current Zoning? M-2, Heavy Industrial

Is the property located within an Area of City Impact? Y ☐ / N ☑ If so, which one? _____

Is the property located within a Fire District? Y ☐ / N ☑ If so, which one? _____

Is the property located within an Area of Critical Concern? Y ☐ / N ☑

Is the property located within a Flood Zone? Y ☐ / N ☑

State the precise nature of the variance request: Idaho Power's gas plant exhaust stacks will exceed the 80 ft height limit, as found in Elmore County Code Section 7-2-27 (C) and 7-2-33. Idaho Power's gas plant exhaust stacks could reach a height of 160 feet, although options that are less are still being investigated by the manufacture.

What is intended to be done with the property? Idaho Power has submitted a Conditional Use Permit application to construct a gas plant, as Electric Generating Facility.

What special conditions and circumstances exist which are peculiar to the land, structure, or building involved and which are not applicable to other lands, structures, or buildings in the same district?

There are no conditions or circumstances that are peculiar, in this instance. Idaho Power's gas plant exhaust stacks will exceed the 80 ft height limit, which allows for better air dispersion and in turn, allows for improved emissions in the area.

Why will a literal interpretation of the provisions of this ordinance deprive you of rights commonly enjoyed by other properties in the same district under the terms of this ordinance?

The 80 ft height limitation prevents a reasonable exhaust stack height. The taller an exhaust, the better air dispersion which allows for improved emissions in the area. EPA standards on emissions equipment locations also drive the stack heights, as described in the narrative.

What special conditions or circumstances exist that was not a result of your actions?

Idaho Power would have to seek additional facilities in the area to meet the same energy needs. This result could create undue burden on ratepayers due to increased costs, if another facility were to be approved by the Idaho Public Utility Commission.

Why will granting of this variance not confer on you any special privilege that is denied by ordinance to other lands, structures, or building in the same district?

Idaho Power is in a unique situation with this request for a variance, as a utility regulated by the State of Idaho. Idaho Power operates other facilities that also require a variance in height for operational needs. Idaho Power recognizes it does not have any special exemption from Code.

Agency Comments & Signatures

Notes for agency signatures.
1. It is recommended that applicants set up appointments with the following agencies once the application is complete with all required information.
2. Agency signature does not guarantee any future approvals.
3. Agencies may attach additional sheets of paper for comment and/or conditions if necessary.
4. Agencies may have additional comments and/or conditions at a later time.

_____

- Central District Health (or other Sewer District) Sewer Permit (580-6003) Date

  Comment:_____

_____

- Roadway Jurisdiction (MHHD 587-3211) (GFHD 366-7744) (AHD 864-2115) Date

  Comment:_____

_____

- Fire District (MHRFD 587-2117) (Oasis 796-2115) (GFFD 366-2689) (BGRFD 834-2511) (AFD 2182) Date

  Comments: _____

_____

- Assessor's Office (Verify Legal Description) (ext. 247) Date

  Comments: _____

_____

- Treasurer's Office (Verify Tax Status) (ext. 501) Date

  Comments: _____

NOTICE TO APPLICANT

A neighborhood meeting must be conducted prior to submitting application. Requirements for neighborhood meetings are outlined in Elmore County Zoning and Development Ordinance Chapter 4 Section 6-4-3.

The Planning and Zoning Commission shall hold a public hearing on a Variance application. The public hearing(s) will only be scheduled once the application is complete. The Land Use and Building Department has the discretion to schedule the hearing agencies and department staff has adequate time to review the applications.

The Land Use & Building Department will mail public hearing notices to the property owners or purchasers of records and to any other agencies that may have an interest in the proposal. A Notice of Public Hearing will be published in the Mountain Home News at least 15-days prior to the public hearing. The Land Use & Building Department will post notice of the hearing on the premises not less than seven (7) days prior to the hearing. The applicant will be given notice of the hearing and must be present.

Section 6-3-11: Variances:

Applications for floodplain variance shall comply with the regulations of the Floodplain Chapter within this Title and are not subject to the regulations of this variance section within this Title.

A. Process:

1. *The applicant shall complete a pre-application conference with the Director prior to submittal of an application for a variance; and*

2. *An application and fees shall be submitted to the Director on forms provided by the Growth and Development Department; and*

3. *The Commission and Board shall both conduct public hearings in accordance with Idaho Code and this Ordinance and apply the standard listed in subsection B of this section and the findings listed in subsection C of this section to review the variance.*

B. *Standard: The variance shall comply with Idaho Code section 67-6516.*

C. *Required Findings: In order to grant a variance, the Commission and Board shall make the following findings:*

1. *The variance shall not grant a right or special privilege that is not otherwise allowed in the base zone; and*

2. *The variance relieves an undue hardship due to characteristics of the site; and*

3. *The variance shall not be detrimental to the public health, safety, and welfare.*

The use or construction permitted by the approval of a zoning permit that is a part of this application must be commenced within a 12-month period. If such use or construction has not commenced within that period the variance may not be valid. Prior to the expiration of the 12-month period, the applicant may request from the Planning and Zoning Commission an extension from the original date of approval.

The applicant hereby agrees to pay the fee established by the Board and agrees to pay any additional fees. JM **(initial). (Examples of additional fees include but not limited to County Engineer and County Surveyor).**

The applicant also verifies that the application is complete and all information contained herein is true and correct. JM **(initial).**

The applicant understands there could be a delay in a decision should the applicant or a representative not be present at the public hearing to answer any possible questions or to clarify information submitted.

Property Owner Signature	**Date**
Jeffrey Maffuccio	9/12/2025
Applicant Signature	**Date**

For Administrative Use Only

File Number: VAR-

Fee: $400.00 Date Paid:

Receipt Number:

Date Accepted: By:

Exhibit 4

MASTER SITE PLAN CHECKLIST

A Master Plan Request is a **staff level** application, as long as it is not associated with a Conditional Use.

GENERAL INFORMATION:

Applicant:	DESCRIPTION	Staff:
	MASTER APPLICATION FORM	
Please refer to Project Narrative	**DETAILED LETTER** by the applicant fully describing the request or project & addressing the following:	
	Proposed Use(s) Electrical Generating Facility (gas plant)	
	Is the project associated with a Conditional Use: YES ☒ NO ☐	
	Total square feet of all proposed structures	
	Is this a modification and/or expansion of an approved master site plan: YES ☐ NO ☒	
	Hours & Days of Operation: 24/7	
	Number of Parking Spaces (include ADA parking stalls) 10	
	Number of employees (during largest shift) & Total number of employees 10	
	Maximum number of patrons/clients expected (daily average) 0	
	Outdoor Speaker System: YES ☐ NO ☒ *(If yes, identify location & proposed hours)*	
	Proposed Septic System Yes - septic drainage for employee restroom and breakroom	
	Proposed Well Yes - private well for employee restroom and breakroom.	
	Type of Irrigation: Pressurized ☐ Gravity ☒ None ☐ Other (Explain) ☐	
	Explain if utilities are underground, or if screening is provided Screening around entire site.	
	10-6-4: GENERAL REQUIRED STANDARDS: In addition to the applicable design and dimensional standards of this Ordinance, the site development (as depicted by the master site plan) shall meet the following standards, as applicable to all proposed development listed in Subsection 10-6-3 (A) and/or any common or quasi-public facility or structure located within a subdivision or condominium project shall comply with the following:	
Please refer to Project Site Plan	**SITE PLAN**: Full-sized, scaled plot plan, showing all existing and proposed easements, property lines, structures, septic and well locations, and existing and proposed driveways drawn to scale, including the following: **Please do not overlay any messages or notes on top of the plan.** The well, septic and other components are being planned- a final iteration will be submitted later.	
✓	Structure(s) locations on subject property Preliminary structures locations identified.	
✓	Non-Vehicular Access and Internal Circulation Non-delineated pedestrian access is identified.	
✓	Automobile Access and Internal Circulation Non-delineated vehicle access is identified.	
✓	Additional Off-Street Parking and Design Standards Parking will comply with Elmore County Code.	
Please refer to Natural Features Analysis	**10-6-5: NATURAL FEATURES ANALYSIS STANDARDS:** The master site plan shall include the following features in which, shall be mapped, and described, or noted and not applicable in the natural features analysis plan:	
✓	Hydrology	
✓	Soils	
✓	Topography	
✓	Vegetation	
✓	Sensitive Plant and Wildlife Species	
✓	Historic Resources	
✓	Hazardous Areas	
✓	Impact on Natural Features	

10-6-6: OTHER REQUIRED STANDARDS:		
	Screening Idaho Power will include site-obscuring fencing as screening. No landscaping.	
	Drainage **(Water must be kept on site)** All water will be kept on-site.	
	Water Supply and Sewage Disposal The well and septic drainage will be on-site.	
	Filling, Excavation, and Earthmoving Site work is being planned, dirt will be properly disposed.	
	Irrigation Services and Delivery Systems Irrigation is not planned for this facility.	
	Utilities Idaho Power will install and maintain its own utilities on the site.	
	Maintenance Idaho Power will maintain its own facility.	
	Supplemental Information, Modifications Idaho Power will provide this information as necessary.	
	Alternative Master Site Plan	

Jeffrey Maffuccio 09/15/2025
Property Owner Signature Date

Jeffrey Maffuccio 09/15/2025
Applicant Signature Date

This application must be complete, and all fees paid prior to being accepted by the Elmore County Land Use and Building Department. Fees are subject to change by resolution of the Elmore County Board of Commissioners. The Director may request additional information or approvals from various agencies.

The Elmore County Land Use & Building Department does not accept faxed applications.

Any affected party has the right to appeal to the Elmore County Planning and Zoning Commission.

ADMINISTRATIVE USE ONLY

Date of Acceptance: _____Accepted by _____

MSP FEE: $250.00+Consultant Fees Fee $_____.___ (□ Pd)

Receipt # _____ _____

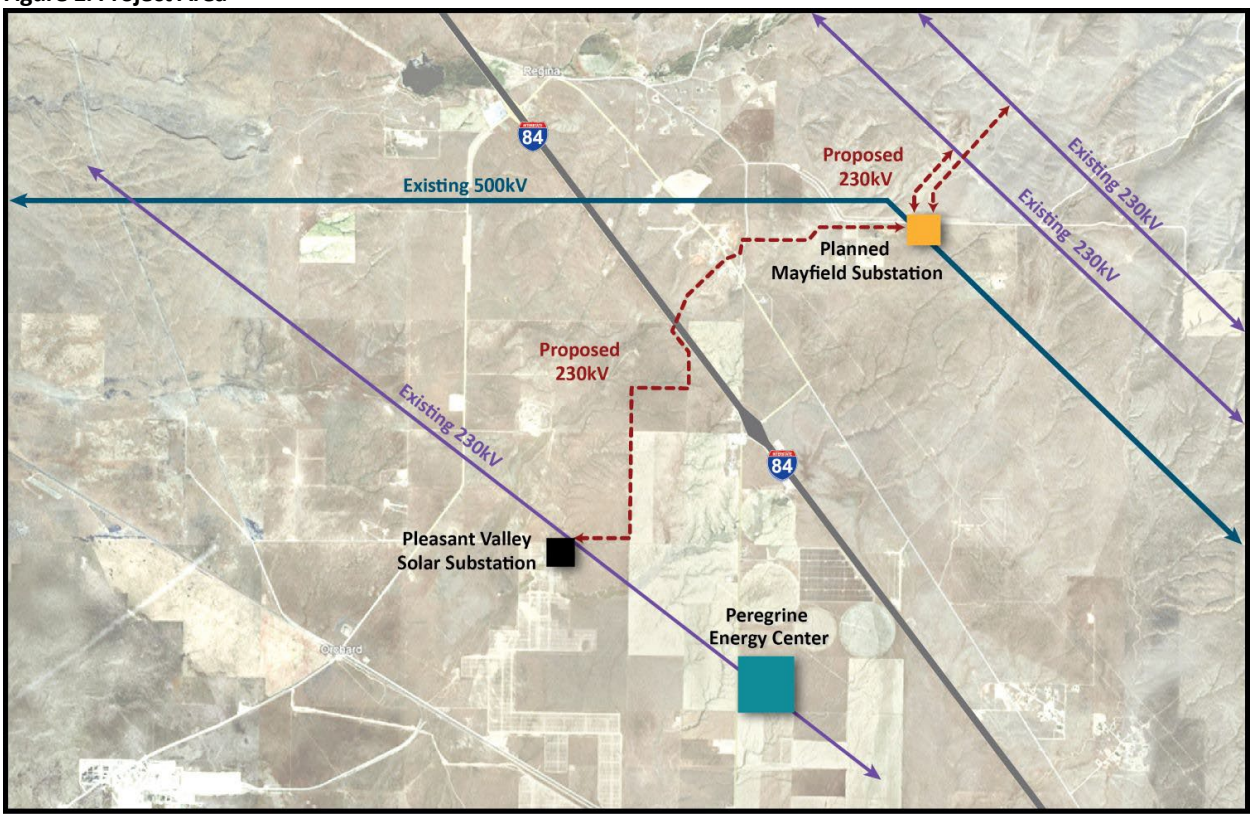
Date Paid: _____ Case# MSP-_____

Exhibit 5

Project Narrative - Peregrine Energy Center

This Project Narrative serves as a description of the Peregrine Energy Center ("Project"), a new energy campus proposed in western Elmore County. Included in this Narrative are details about the Project, potential impacts and a review of the Standards found in the Elmore County Code, required for Elmore County to consider, and approve this request for a Conditional Use Permit in the Heavy Industrial (M-2) zone. The Project is proposed on a 160-acre parcel owned by Idaho Power; RP01S04E262410, located at 2750 South Simco Road. Please find the property deed as Attachment 1.

Figure 1. Project Area



Project Description

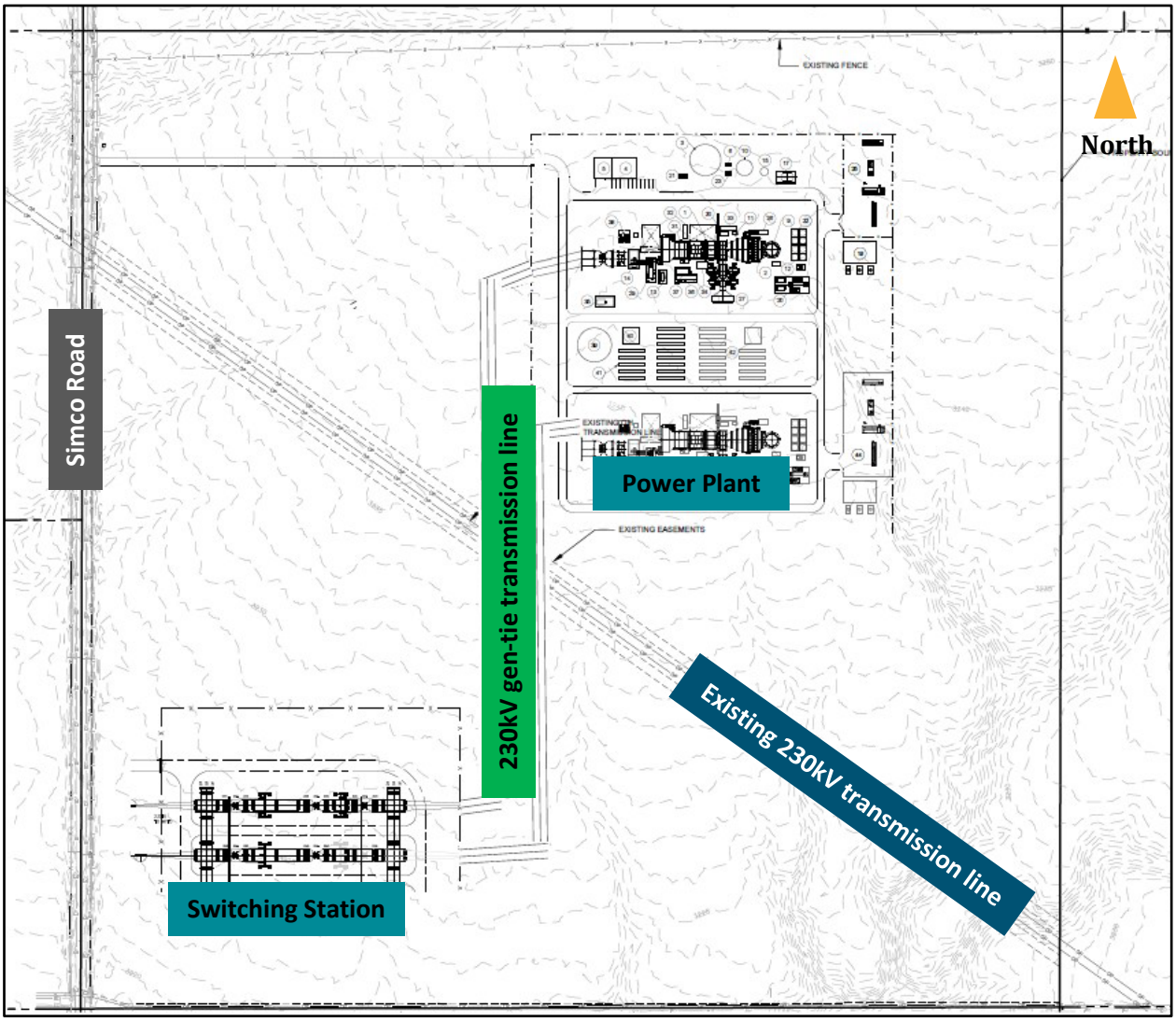
The proposed Peregrine Energy Center has the potential to play a key role in ensuring Idaho Power continues to deliver the safe, reliable, and affordable energy our customers count on today. As our region continues to grow, so does the need for energy. Over the next five years alone, demand on Idaho Power's system is projected to increase by nearly 1,000 MW—roughly 50% more than the capacity of our largest power plant.

The initial proposal at the Peregrine Energy Center includes a 400-megawatt ("MW") natural gas power plant. This simple-cycle gas-fired power plant would occupy approximately 10-acres of the property, and would have a significant impact on Idaho Power's ability to generate the energy required to serve customers across its system. In the future Idaho Power is considering the option to expand and add a second gas-fired turbine of similar size next to the first unit. The proposed Project site offers the opportunity to support other types of generation resources as our region's energy needs evolve.

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

The proposed Project will initially connect to an existing 230kV high-voltage transmission line that crosses the property, and an existing natural gas pipeline just north of the property. A type of substation will be constructed on-site to move energy from the natural gas power plant to the grid, and Idaho Power plans to connect the Peregrine Energy Center to the planned Mayfield Substation – scheduled to come online in 2028 – with a second 230kV transmission line. The future Peregrine Energy Center to Mayfield Substation transmission line is in initial routing and engineering phases, and will require a multi-year U.S. Bureau of Land Management review before an application is filed with Elmore County. The Mayfield Substation will be a critical hub in Idaho Power's transmission network, connecting high-voltage transmission lines to deliver power more efficiently and reliably.

Figure 2. Proposed Peregrine Energy Center site layout featuring two (2) gas-fired turbines.



Project Background

The Peregrine Energy Center is proposed as a new system generation resource to continue Idaho Power's tradition of providing safe, reliable, and affordable energy to more than 1.3 million people, including homes, farms, ranches, and businesses in Elmore County, and across our service area.

Title 61 of Idaho State Code requires Idaho Power to provide "adequate, efficient, just, and reasonable" service on a nondiscriminatory basis to all who request it within the company's service area. The energy needs for Idaho Power to reliably serve its customers across southern Idaho and eastern Oregon could grow by 2.7% per year over the next 20 years, including an expected 8.3% growth period over the next five years. This growth continues to increase as a result of significant new residential, commercial, and industrial development in our service, combined with an increased energy use per customer through electrification.

Every two years, Idaho Power develops an Integrated Resource Plan ("IRP") that examines the company's projected need for additional generation resources over the next 20 years. The IRP analysis includes robust modeling to determine which resources will balance reliability and cost. Idaho Power ultimately submits its IRPs to the Idaho Public Utility Commission ("IPUC") and the Oregon Public Utilities Commission ("OPUC") for regulatory review and acknowledgement. As Idaho Power considers the results from the 2025 IRP, combined with projected growth and other known changes on its system, there is a strong need for new generation resources – including a mix of wind and solar, batteries, and fast-ramping and flexible natural gas resources – to ensure customers' future energy needs are met.

Project Approvals

Idaho Power requests this Conditional Use Permit ("CUP") as an initial step to develop this proposed Project. Idaho Power must also apply to the Idaho Department of Quality ("IDEQ") for a Permit to Construct ("PTC"). The PTC includes air dispersion modeling of the emission points, validating that the ambient air quality is not significantly degraded by the project. The National Ambient Air Quality Standards ("NAAQS") set thresholds that must be met by the project to obtain an operating permit. In addition, the PTC will identify operating conditions that the Project must adhere to, along with compliance and monitoring protocols to verify continued compliance with the applicable air quality regulations.

If the CUP is approved by the County, Idaho Power plans to submit the PTC application in 2026. Any new generation resources would also require approval from the IPUC, as Idaho Power would need to submit a Certification of Public Convenience and Necessity ("CPCN") to demonstrate the need for this project on its system. The CPCN combined with the IRP analysis, demonstrates the Project is the low-risk, low-cost resource for Idaho Power to serve customers, when compared with other potential generation resource options. If approved by Elmore County, IDEQ, and the IPUC, the initial 400 MW gas-fired turbine could start construction in 2028 and commence prior to the summer of 2030. The second proposed gas-fired turbine contemplates construction with a potential online date as soon as pre-summer 2031.

Project Details

The proposed Project is strategically sited on a property that can leverage existing electric and natural gas infrastructure. At full build-out in 2031, the total output of the facility – around 800 MW – would generate enough energy to serve approximately 260,000 homes during peak summer hours. The Project would also include a switching substation, auxiliary equipment such as transformers, air-cooled heat exchangers (radiators), emission controls, and administration/control buildings.

This type of generation resource is an ideal complement to the variable resources – including wind and solar – that Idaho Power has added to its system over the past several years, which are less predictable as they are dependent upon weather conditions.

The Project's required switching substation, similar to a transmission or distribution substation but without transformers, will connect the Project into existing transmission lines that cross the subject property. The switching substation will include dulled galvanized steel dead-end structures with breakers and other electrical equipment. The switching substation will be built to accommodate future connections of projects – either future Idaho Power projects or other potential large-scale projects in the area.

Please refer to the Power Plant preliminary site plan and renderings in Attachment 2, and the Switching Station preliminary yard plan and example renderings in Attachment 3.

Figure 3. Proposed Peregrine Energy Center rendering with two (2) gas-fired turbines.

Natural Gas Operations

The immediate availability of this energy ensures Idaho Power's electrical grid remains robust and reliable when needed most. Natural gas power plants are energy dense when compared to variable generation resources such as wind or solar, and gas-fired turbines can generate thousands of megawatt hours per year.

Energy Density Comparison	
Peregrine	0.025 acres per MW
Solar Farm	6 acres per MW
Wind Farm	40 acres per MW

Idaho Power has a long history of successfully developing, constructing, and operating natural gas-fired power plants across its service area, including the Danskin and Bennett Mountain gas-fired simple-cycle plants in Mountain Home, and the Langley Gulch gas-fired combined-cycle plant near New Plymouth. These existing gas-fired power plants are considered dispatchable resources, meaning they are available to generate on demand and reliably power homes, businesses, farms and ranches, regardless of weather conditions.

Over the past 20 years, Idaho Power has safely operated its existing fleet of gas-fired generation facilities without incident. During construction, this Project will bring upwards of 200 specialized trades

professionals to Elmore County who will support local community businesses. Idaho Power expects to hire approximately ten additional permanent employees that will operate and maintain this facility, along with other nearby power plants in Mountain Home.

Dimensional Standards

Idaho Power expects to meet, or exceed, all dimensional standards and setbacks as outlined in Elmore County Code Section 7-2-27 (C) and 7-2-33. The standards require development in the Heavy Industrial zone to maintain a 20-foot road/front yard setback, and 40-foot rear and side yard setbacks. The Heavy Industrial zone standards allow for structures up to 80 feet in height.

As such, Idaho Power has included a Variance Application as part of its CUP application for the Peregrine Energy Center as preliminary design estimates the inlet filter plenum and exhaust stack heights to be about 94-feet and 160-feet tall, respectively. The stack height is primarily driven by Environmental Protection Agency ("EPA") standards for the installation of emissions monitoring equipment. For instance, the EPA stipulates the emissions sensor probe be located at twice the height of the exhaust stack's 30-feet diameter from the emissions equipment. The emissions equipment is located at 70 feet and the probe is located 60 feet above that. The EPA standard also requires a second probe, located another "stack diameter", or 30 feet, above the first. In total, the total stack height will add up to 160 feet.

In addition, taller exhaust stacks result in better air dispersion, minimizing emissions impact to the surrounding areas. Idaho Power has performed preliminary air dispersion modeling with successful results and is continuing to optimize the design to balance both the air quality and Elmore County zoning requirements. Although these two components of the Project exceed the current height limit, the Project is setback from Simco Road by approximately 1,000-feet and would appear much lower to the passing traffic. The Project will be over one mile from Interstate 84 ("I-84"), and the site sets nearly 30 feet lower in elevation than the interstate, further reducing viewshed impact. Please refer to Figures 5 and 6, below.

Figure 5. Proposed Peregrine Energy Center simulated from eastbound I-84, along Simco Solar, facing southwest.

Figure 6. Proposed Peregrine Energy Center simulated from Simco Road, under a transmission line, facing east.

Views

The natural topography of the area provides some positive relief from this Project being visible from the nearest residences in the area. The closest homes are approximately two-miles west, and across I-84, and 3,700-feet to the southwest of the proposed Project site. This distance complies with Elmore County Code Section 7-2-103 (2), which requires a minimum distance of 2,500 feet between a residence and a power producing turbine.

Idaho Power does not propose to landscape around the Project site in an effort to minimize water usage, maintenance costs, and fire risks by maintaining a clear and vegetation-free perimeter. Most industrial-type developments currently along Simco Road are not landscaped. Idaho Power plans to construct site-obscuring fences around the Project and will keep the setback area between the walls and road properly maintained, graveled, and weed-free. Idaho Power will also leverage visual mitigation measures to minimize glare, such as a matte "desert tan" paint.

Fire and Safety

The Project is proposed to include robust safety systems, including fire protection, natural gas detection, and active remote security monitoring, along with on-site operations staff. The grounds around the Project site will be covered with gravel and kept weed-free to reduce fire risk. Just like Idaho Power's existing gas-fired power plants, Idaho Power will work with local fire districts and public safety partners to develop and adopt fire and emergency response plans at this facility. Idaho Power intends to comply

with Elmore County Code Section 7-2-103 (6) and will provide a signed agreement to the Elmore County Planning Department. Please refer to Idaho Power's *Draft Fire Response Plan*, Attachment 4.

Sound

Transformers, turbines, and other electrical equipment associated with the Project will increase existing ambient sound levels during operations. The Project may create additional sound, but Idaho Power proposes installation of a combination of noise-reduction measures like acoustic barriers, vibration isolation, silencers or mufflers, and sound-absorbing materials to reduce sound levels. A preliminary sound study determined that the facility can be designed to comply with Elmore County Code Section 7-2-103 (5), which states operation of the facility shall not result in any noise louder than 58 decibels on the A-weighted decibel scale as measured from 750-feet from the centerline of a power producing turbine. Please refer to Idaho Power's *Draft Sound Study Memo*, Attachment 5.

Lighting

The proposed Project will have LED lighting on the exterior of buildings, as well as light posts around equipment and access roads that comply with Elmore County Code Section 7-6-6. The downward-facing lighting will include hoods to minimize far-field impacts, along with motion-sensors or switches to operate the lighting as necessary by facility operators. Idaho Power is open to discussions with Elmore County to refine lighting locations and styles to reduce any further impacts to the surrounding area. Idaho Power is also in discussion with the Idaho Air National Guard and US Air Force on their lighting preferences.

During facility maintenance outages, which typically occur for several weeks in the spring and fall, additional lights will be necessary to allow crews to work safely at night. These lights can be set to minimize impacts to residences over a mile away, and across I-84.

Solid Waste

On-site dumpsters to support construction will be obscured from public view and managed by a construction contractor to ensure regular removal of trash and debris. Once the Project is operational, dumpsters will be removed, and Idaho Power will manage any solid waste using local services or by transferring the solid waste to Idaho Power's Investment Recovery and Materials Salvage facility (11900 Franklin Road, Boise) for recycling and processing.

Conditional Use Permit Standards

Elmore County Code Section 7-2-26 requires this Project, an Electrical Generating Facility, obtain a Conditional Use Permit in the Heavy Industrial Zone. The information below provides more clarity that this Project, as proposed, will be operated in compliance with all County, State and Federal regulations. This Project will be managed to not be a nuisance, hazard or adversely affect the health, safety, or general welfare of the community. Idaho Power held multiple public open house meetings to obtain feedback, and the response was generally positive with inquiries focused on lighting and sound. These issues are addressed in this narrative. Information on the Peregrine Energy Center open houses are found in Attachment 6.

Idaho Power will adhere to all unique land use and performance standards for an Electrical Generating Facility, as required in Elmore County Code Section 7-2-103. These improvements by Idaho Power will also meet the following Conditional Use Findings in Section 7-9-7:

1. The proposed use shall, in fact constitute a Conditional Use as determined in Ordinance Table 7-2-26 (B), Elmore County Land Use Table, as contained in this Ordinance;

Response: Per Table 7-2-26(B) the proposed public/quasi-public use is labeled as a conditional (C) use.

2. The proposed use shall be in harmony with and in accordance with the Comprehensive Plan and this Ordinance;

Response: The proposed project is in accordance with goals and objectives of the 2014 Elmore County Comprehensive Plan and with the applicable provisions of this zoning ordinance, as described in detail, below.

Economic Objectives

6. *Encourage and support heavy industrial development to locate in the vicinity of the Simco Road District.*
11. *Recognize the need for electric utility facilities that are sufficient to support economic development.*
12. *Encourage Idaho Power to make additions to and improvements of electric utility facilities that provide adequate capacity for projected growth.*

Elmore County's 2014 Comprehensive Plan identifies industrial development and infrastructure, primarily along Simco Road, as a priority for the County. Infrastructure is a key component of successful economic development and is critical to Elmore County's future growth trajectory. The development of new generation facilities supports Idaho Power's ability to serve projected growth, and is a complement to other planned energy infrastructure projects in the area, including Idaho Power's new Mayfield Substation that is projected to come online in mid-2028. Idaho Power chose this location based on Elmore County's designation for industrial growth along Simco Road.

Energy is a driver for business development, retention, and expansion. Idaho Power is committed to safe, reliable, and affordable energy that supports economic development, enhances capital investment, and creates job opportunities for local residents. This Project fits within the County's desire to advance opportunities for investment through forward-thinking, responsible, cost-effective means. As with any generation resource on Idaho Power's system, the energy may be used across the entire grid, but potential business will recognize this proposed multi-million-dollar investment by Idaho Power in Elmore County as creating new opportunities for growth and development.

Land Use Objectives

5. *Encourage and support commercial and industrial development if it complies with County ordinances and guidelines to create jobs and expand the tax base. Maintain two industrial zones; heavy and light.*
13. *Allow heavy industrial/manufacturing land uses and waste facilities to locate in the Simco Road District subject to specific review and Conditional Use Permits.*

The Elmore County Comprehensive Plan identifies the importance of industrial uses in the County, whether it be warehouses, technology, manufacturing, or generation facilities. As previously described, this Project will likely create approximately ten permanent jobs, with a focus on operating and maintaining the power plant on a day-to-day basis.

Smart Growth Management and Land Use Principles suggest this Project should be located in areas with similar development, which is the case as Idaho Power purchased property to site this proposed Project near existing electrical and natural gas infrastructure and within the designated Simco Road Industrial District, zoned to allow projects such as the natural gas-fired power plant.

Public Services, Facilities and Utilities Objectives – Electrical Power

1. *Work with Idaho Power Company to promote the development of energy services and public facilities to meet public needs.*
2. *Encourage the enhancement of the electric system capacity and reliability.*
5. *Support siting of utility to ensure that they connect to similar facilities in adjacent jurisdictions.*
6. *Recognize the need for long-range planning and build out of electrical infrastructure as detailed in the Eastern Treasure Valley Electrical Plan (ETVEP), developed by a local Community Advisory Committee.*
7. *Recognize that the ETVEP is a conceptual plan and is the first step in planning for new and upgraded transmission lines and substations. Each project will still require jurisdictional approval and will be subject to the public siting process.*
8. *Support longer term (10 to 15-year) conditional use permits to enable utilities to purchase sites well in advance of needing to build the facility.*
11. *Recognize other types and sources of energy beyond the existing electrical infrastructure have a role to play in the future of Elmore County (e.g., solar, wind, gas).*

The Comprehensive Plan identifies the importance of Idaho Power's role to support the County with enhanced, and expanded, reliable and fair-cost electrical service. Through several planning processes, including the Eastern Treasure Valley Electrical Plan ("ETVEP") and the previously referenced IRP, Idaho Power recognizes the need to plan for new generation resources to meet growing customer demands. Natural gas-fired turbines area a proven, effective solution to meet Idaho Power's future energy needs. If approved by Elmore County, IDEQ and IPUC, the Project will supply more energy into the electrical grid and benefit both Elmore County and Idaho Power's broader customer base.

The Project is proposed as an integral part of Idaho Power's role as a public service provider of electricity in Elmore County and across its service area. Leveraging existing electrical infrastructure – including transmission lines and substations – is critical to bringing this infrastructure online in a way that preserves reliability of the system and keeps costs low for all customers. This Project is critical, at a time when energy is increasingly constrained, for Idaho Power to continue serving customers with safe, reliable, and affordable energy.

3. The proposed use complies with the purpose statement of the applicable base zone of Ordinance Section 7-2-5 and with the specific use standards as set forth in this Chapter;

Response: The proposed Project build will be designed, constructed, and operated and maintained to be harmonious with the existing/intended character of the subject property's Heavy Industrial zoning designation and purpose statement.

4. The proposed use shall comply with all applicable County Ordinances;

Response: Idaho Power designs, maintains, and operates its facilities to stringent State (IPUC), Federal (Federal Energy Regulatory Commission or "FERC") and industry-regulated (North American Electric Reliability

Corporation or "NERC") standards, in such a manner to not expose neighboring properties to these hazards. Because of this, this proposed Project will be compliant with Elmore County's standards in the Elmore County Ordinance. The subject property is in a fairly remote location with surrounding properties also being Heavy Industrial.

5. The proposed use shall comply with all applicable State and Federal laws, rules and/or regulations;

Response: As note above, Idaho Power designs, maintains, and operates its facilities to stringent State (IPUC), Federal (FERC) and Industry-regulated (NERC) standards.

6. The proposed use shall be designed, constructed, operated, and maintained in such a way as to be harmonious and appropriate in appearance with the existing or intended character of the general vicinity; and that such use shall not change the essential character of said area;

Response: The proposed Project will be designed, constructed, and operated and maintained to be harmonious with the existing/intended character of the subject property's Heavy Industrial zoning designation and purpose statement. The proposed use will occupy approximately ten acres of undeveloped property, and is located in an ideal place to access existing infrastructure including a high-voltage electrical transmission line and a natural gas pipeline. This Project will support Idaho Power's requirement to deliver energy efficiently and affordably during times of peak demand.

Nearby properties include two (2) solar farm projects, dry grazing properties, a natural gas facility, and a residence (approximately 3,700 feet away) with outdoor storage for trailers and campers. Known proposed future uses in the area include energy generation facilities, waste disposal and recycling facilities, wastewater treatment facilities and other prospective large industrial developments. In general, the essential character of the area will not change as a result of this Project.

7. The proposed use shall not be hazardous or disturbing to existing neighboring uses or impede their normal development;

Response: Idaho Power does not expect this proposed Project to create any hazards to existing or future neighboring uses. Operating electrical infrastructure does present certain safety considerations; however, Idaho Power designs, maintains, and operates its facilities to stringent (IPUC), Federal (FERC) and Industry-regulated (NERC) standards, in such a manner to not expose nearby properties to any hazards. The subject property is in a remote location with the surrounding districts also zoned Heavy Industrial. A facility-wide security fence will be installed to prevent the public from entering areas that have the potential for a dangerous environment. High voltage equipment is separately fenced to prevent inadvertent or accidental contact.

Power plants have inherent risks due to their industrial purpose and therefore are not suitable for unqualified personnel. Idaho Power has extensive experience operating natural gas-fired power plants and associated high voltage substations, both in Elmore County and other communities within its service area. Training and procedures are used to ensure these power plants are safe for our employees and the surrounding public. The proposed Project's gas-fired turbines will vary operations in response to energy demands. While the gas-fired turbines are loud mechanical machines, the design of the power plant will incorporate sound dampening equipment and enclosures to ensure compliance with all Elmore County regulations, as noted elsewhere.

8. The proposed use shall be served adequately by available public facilities and services such as highways, streets, police protections, fire protection, drainage structures, refuse disposal, water, sewer, or that the person responsible for the establishment of the proposed conditional use shall be able to provide adequately any such services;

Response: Idaho Power has confirmed that existing public services exist to meet the Project's needs. Water usage at the facility is expected to be low, servicing potable facilities and general service water use (washing equipment, cleaning maintenance areas, and refilling storage tanks). Peak water usage would be to serve the onsite fire protection hydrants in the case of a fire or routine testing of the fire protection system. Where services do not currently exist, the new facility can be designed to be self-sufficient. An onsite well will provide the necessary water for the facility and a septic system will be designed and permitted for the facility. Site drainage and storm water retention can be contained onsite through the use of culverts, ditches, and ponds. Power plant waste streams will be collected in dedicated waste tanks for permanent disposable by qualified vendors.

Idaho Power remotely monitors its sites for security purposes, and on-site employees can quickly respond in an emergency, with support from Idaho Power's various facilities in both Elmore and Ada Counties. Idaho Power will continue to work with local fire districts and public safety partners on protection of the site, including the finalization of Fire and Emergency Response Plans.

9. The proposed use shall not create excessive additional requirements at public cost for public facilities and services and the proposed use shall not be detrimental to the economic welfare of the County;

Response: Idaho Power does not anticipate any excessive additional requirements at public cost for public facilities and services and will not be a detriment to the economic welfare of this community.

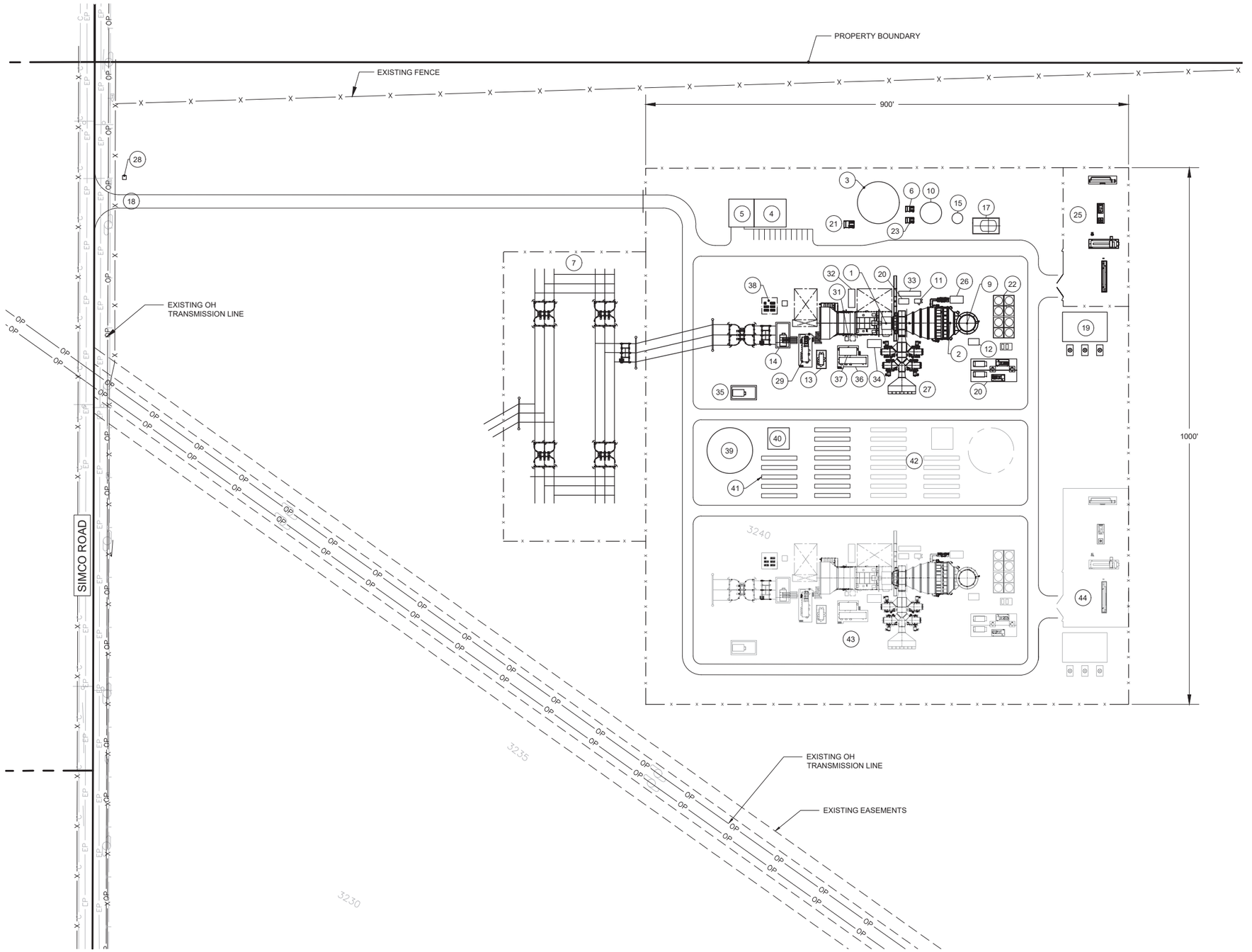
10. The proposed use shall not involve uses, activities, processes, materials, equipment, and conditions of operation that will be detrimental to any persons, property, or the general welfare by reason of excessive production of traffic, noise, smoke, fumes, glare, or odors;

Response: The applicant understands the continuous obligation to maintain adequate housekeeping practices, and minimize nuisances such as noise, weeds, and dust. The proposed Project will not generate public traffic and will only generate traffic to support regular, ongoing maintenance and operations of the power plant. There is adequate access to the property that will not create interference with traffic on Simco Road. If the proposal receives all required approvals and begins construction, Idaho Power will work to minimize traffic interruptions and rehabilitate any possible damage that occurs during construction.

11. The proposed use shall not result in the destruction, loss, or damage of a natural or scenic feature of major importance.

Response: The Project will not result in the destruction, loss, or damage of natural or scenic features of major importance to Elmore County and its residents. The property is mostly scrub and sagebrush with little slope, and no observed habitat of wildlife and special-status species. A Natural Features Analysis has been included as Attachment 7.

Exhibit 6



NOTES:

1. LAYOUT IS CONCEPTUAL AND INTENDED FOR DISCUSSION PURPOSES ONLY. NOT FOR CONSTRUCTION.

PROPOSED BUILDING AND EQUIPMENT LIST:	
MARK	DESCRIPTION
1	COMBUSTION TURBINE GENERATOR
2	EMISSION CONTROL MODULE
3	SERVICE / FIRE WATER STORAGE TANK
4	ADMINISTRATION / CONTROL BUILDING
5	WAREHOUSE BUILDING
6	SERVICE WATER PUMPS
7	SWITCHYARD
8	MV ELECTRICAL PDC
9	EXHAUST STACK
10	DEMIN WATER TANK
11	CEMS
12	BOP LV ELECTRICAL PDC
13	STAND-BY DIESEL GENERATOR
14	GSU TRANSFORMER
15	WASTEWATER TANK
16	AUX TRANSFORMER
17	AMMONIA / LIQUID FUEL UNLOADING AREA AND TRANSFER PUMPS
18	ACCESS ROAD
19	GAS COMPRESSOR BUILDING
20	AIR COMPRESSOR SKID
21	FIRE WATER PUMP ENCLOSURE
22	CLOSED COOLING WATER HEAT EXCHANGER
23	DEMINERALIZED WATER PUMPS
24	WATER WASH DRAINS TANK
25	GAS YARD
26	NH^3 INJECTION SKID
27	TEMPERING AIR SYSTEM
28	POTABLE WATER WELL
29	LCI ENCLOSURE
30	GENERATOR BREAKER
31	WASH WATER SKID
32	LUBE OIL MODULE
33	FIRE PROTECTION SKID
34	GAS CONDITIONING
35	SPARE GSU AND CONTAINMENT
36	PACKAGE ELECTRONIC AND ELECTRICAL CONTROL COMPARTMENT (PEECC)
37	BATTERY COMPARTMENT
38	CO2 / H2 BOTTLE STORAGE
39	CHILLED WATER TANK
40	CHILLER PUMP BUILDING
41	CHILLER (13 TOTAL)
42	FUTURE CHILLERS, WATER TANK AND CHILLER PUMP BUILDING
43	FUTURE UNIT 2
44	FUTURE GAS YARD

NORTH

GENERAL ARRANGEMENT PLAN

SCALE: 1" = 100'-0"

100 50 0 100 200 300

ISSUE	DATE	DESCRIPTION	DRAWN	ENGINEER	CHECKED	APPROVED
D	08/22/2025	REVISED	J_B	DRM	JWB	
C	08/15/2025	REVISED	J_B	DRM	JWB	
B	07/03/2025	REVISED FOR PROJECT DESIGN REPORT	J_B	DRM	JWB	
A	6/30/2025	PROJECT DESIGN REPORT				

PRELIMINARY
NOT FOR CONSTRUCTION

IDAHO POWER COMPANY

PEREGRINE GAS PLANT

GENERAL ARRANGEMENT SITE PLAN

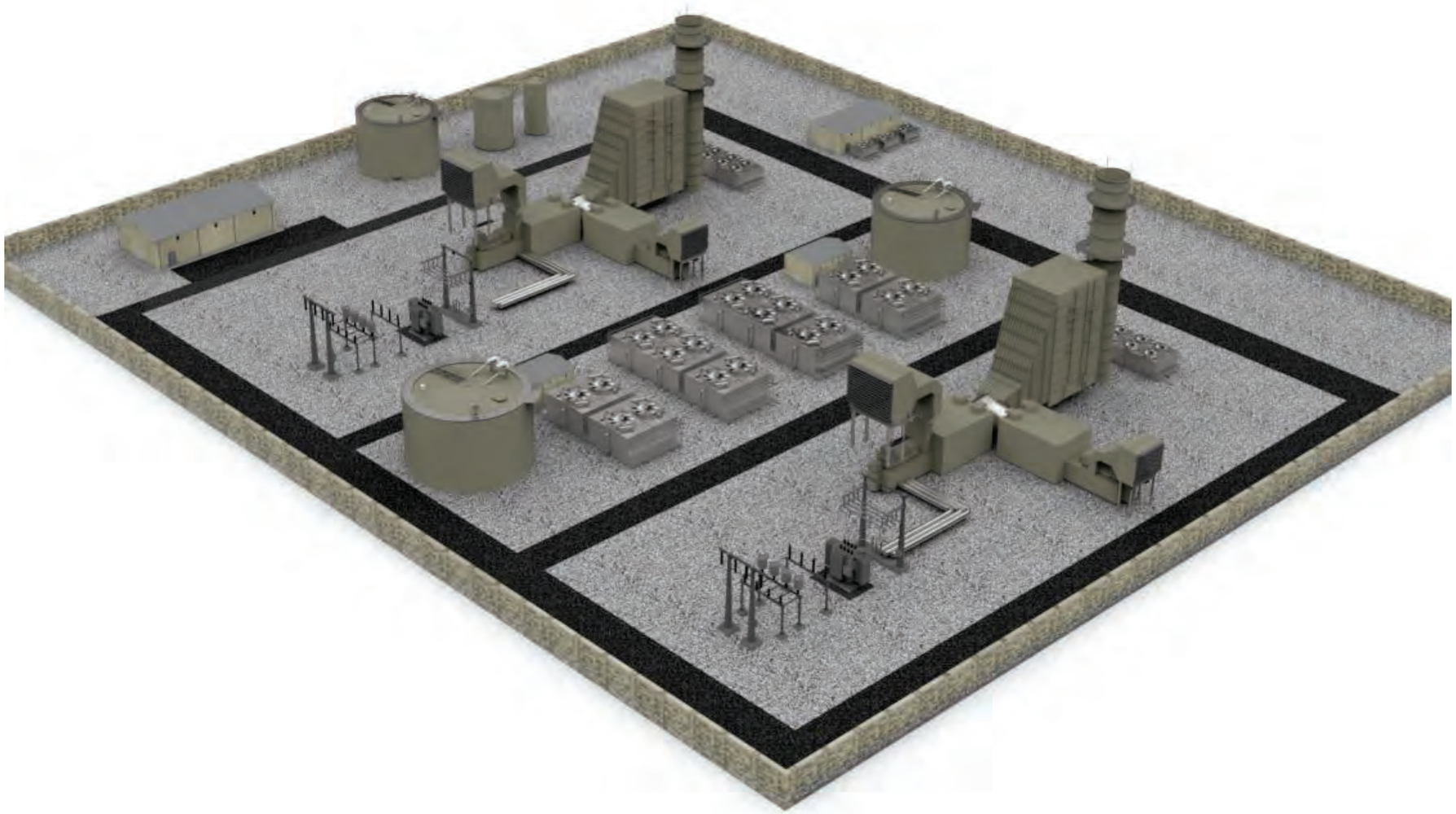
FILENAME C1001.DWG

SCALE 1"=100'

SHEET

10429481-0GA-C1001

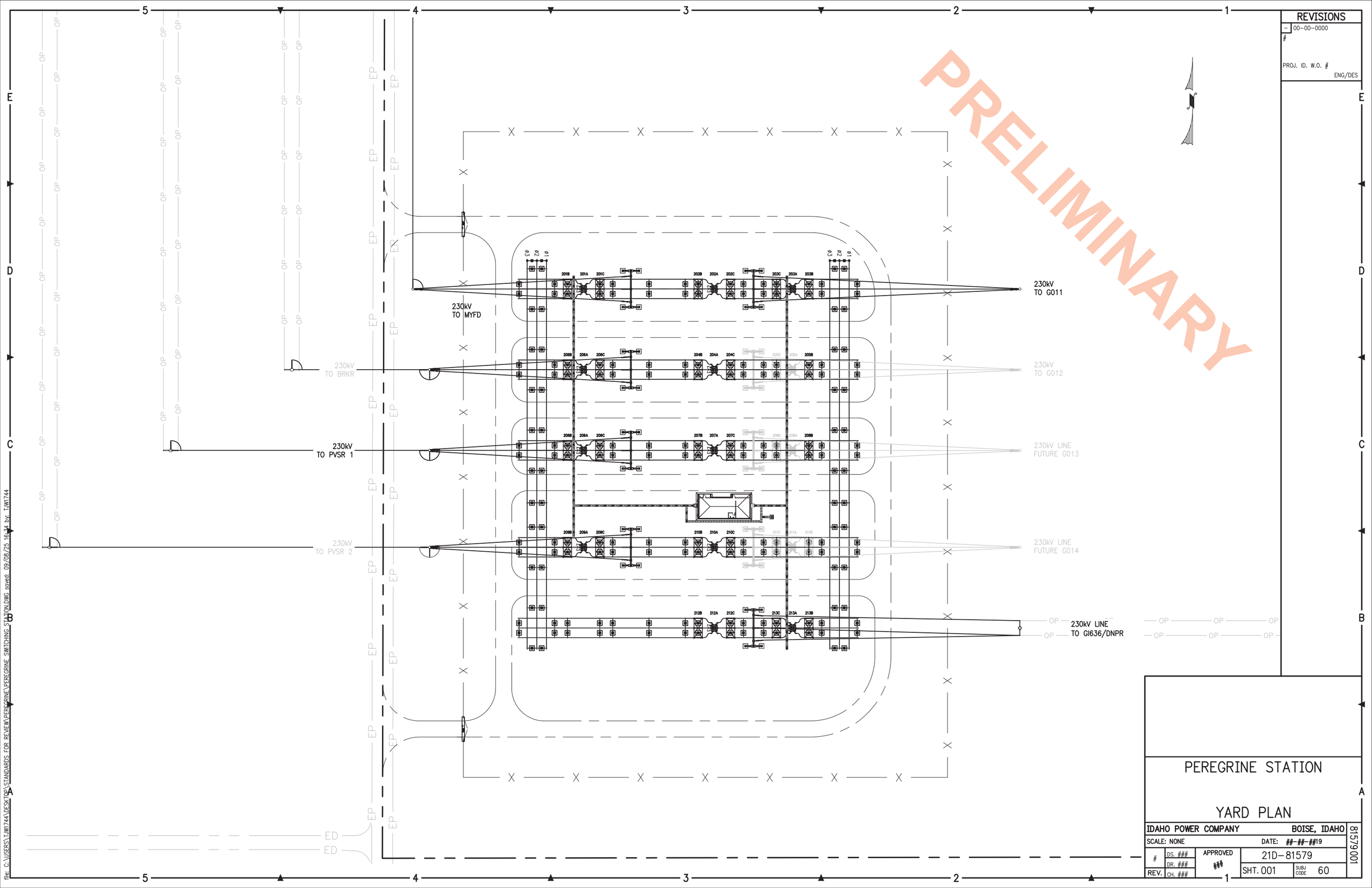
Proposed Peregrine Energy Center rendering with two (2) gas-fired turbines and ancillary equipment.



Proposed Peregrine Energy Center simulated from Simco Road, under a transmission line, facing east.

Proposed Peregrine Energy Center simulated from Simco Road, under a transmission line, facing east.

Exhibit 7



REVISIONS	
–	00-00-0000
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PROJ. ID. W.O. #

ENG/DES

PEREGRINE STATION

YARD PLAN

IDAHO POWER COMPANY			BOISE, IDAHO
SCALE: NONE		DATE: ##-##-##19	
#	DS. ###	APPROVED	21D-81579
	DR. ###	###	
REV.	CH. ###	SHT. 001	SUBJ CODE 60

81579001

Example of a Switching Station, necessary to connect the power plant with adjacent transmission lines

Example of a Switching Station, necessary to connect the power plant with adjacent transmission lines

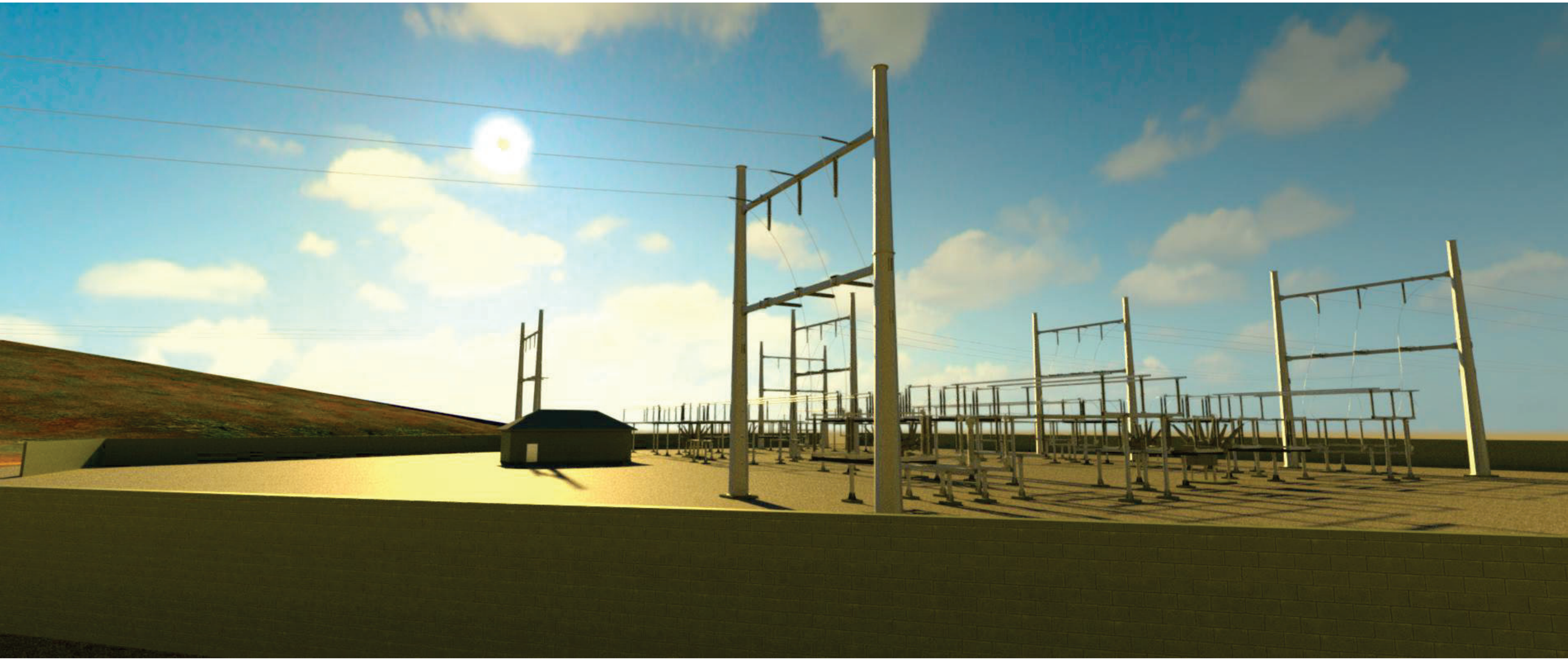

Exhibit 8

Draft Memo

Date:	Thursday, August 21, 2025
Project:	Idaho Power Peregrine Site Noise Analysis
To:	Jim Brigham
From:	Sanvisna Kogelen
Subject:	Noise Analysis Draft Results

Introduction

Idaho Power is considering development of a combustion turbine generator (CTG) generation facility on the Peregrine Site just outside of the municipality of Orchard, Idaho. The Site is a greenfield site that is presently an open, agricultural field; it is adjacent to primarily agricultural land uses. The nearest residence to the site is located one mile north of the site.

Idaho Power has requested a noise assessment be conducted at the Peregrine Site to determine how Project-related noise would compare to existing levels, and what noise mitigation measures are necessary for the proposed CTG facility to be noise-compatible with its surroundings.

The purpose of this memo is to present the results of the baseline noise model, as well as potential mitigation measures that can be used to achieve two different potential noise goals.

Acoustical Concepts

This memo incorporates following acoustical concepts.

- dB = decibel, a logarithmic unit of acoustical energy.
- dBA = decibels with A-weighting applied to adjust the balance of tones (frequencies) in a way that matches how human hearing organs perceive those frequencies (cuts out a lot of low frequency).
- dBC = decibels with C-weighting applied, which does not attenuate the low frequency content.
- SPL = sound pressure level, an expression of sound energy that is dependent on distance from the source.
- SWL = sound power level, an expression of sound energy (W is for watts, or power) that is independent of distance from the source and therefore useful in modeling.
- L_{eq} = the equivalent noise level, a mean average amount of acoustic energy occurring over a stated period of time (in this analysis, it is averaged over 1 hour).
- L_{dn} = day-night noise level, a descriptor based on 24 consecutive 1-hour Leq values, that also has a 10 dB penalty applied to the Leq values that occur from 10:00 pm to 7:00 am (to account for the additional annoyance people experience when they hear noise events at nighttime).

- L_{50} = a statistical expression of measured sound pressure levels – it is the noise level exceeded 50% of the time (a median noise level) during the stated period of time (1 hour).
- L_{90} = a statistical expression of measured sound pressure levels – it is the noise level exceeded 90% of the time during the stated period of time (1 hour).
- Hz = Hertz, a unit of frequency or cycles/second.
- IL = insertion loss, the amount of sound reduced by an item, usually expressed on a tonal (or spectral) basis.

Noise Goals

HDR reviewed ordinances at the three levels of government likely holding jurisdiction over the project, i.e. – the municipal, county and state levels. At the municipal and state level, HDR did not identify publicly available or reasonably obtainable applicable noise ordinances. At the county level however, Ellmore County has a zoning ordinance which stipulates quantitative noise limits. Section 7-2-103 (Electrical Generating Facilities) .4 of this zoning ordinance states the following:

- *Operation of the facility shall not result in any noise louder than fifty-eight (58 Db) decibels on the A-weighted decibel scale as measured from seven hundred fifty (750) feet from the centerline of the power producing turbine. A higher decibel reading would require a variance unless the Commission grants a noise waiver. The Commission may grant a noise waiver provided the owner(s) of affected property waive in writing the fifty-eight (58 Db) decibels noise requirement.*

On this basis, HDR performed the analysis described in this memorandum by calculating project related noise at receiver points located on a 750 foot radius around the centerline of the combustion turbine generator. In cases where there were two generators operating, HDR drew two 750 foot radii, one around each generator, and plotted receivers on each of these radii. HDR then compared project related noise at this 750 foot radii to 58 dBA. Wherever calculated project related noise exceeded 58 dBA, this indicated non-compliance with this Ellmore County Zoning Ordinance limit.

Noise Modeling

HDR modeled potential future noise levels from the proposed generation facility using the three-dimensional environmental noise analysis program Cadna-A. Cadna-A is based on ISO 9613, “Attenuation of Sound during Propagation Outdoors.”

To streamline the analysis, HDR separated the noise sources into three separate categories. These categories were turbine specific noise sources, noise sources located on the project yard, and finally compressor building related noise sources. Modeled noise sources are listed below.

Turbine specific noise sources:

- Inlet Ducting
- Inlet Filter Face
- Lube Oil Module
- Inlet Plenum
- Turbine Compartment
- Exhaust Diffuser
- Load Comparment
- Generator (H84)
- Turbine Compartment Vent Fans
- Cooling Fan Module
- SCR (inlet, body, breakout)
- Stack Exit (90 degree directivity)
- Tempering Air Fans
- Tempering Air Ducting
- Tempering Air Inlet

Noise sources within project yard area:

- Diesel Fire Pump
- Electric Fire Pump
- Service Water Pumps
- Demineralized Water Pump
- Ammonia Forwarding Pump
- Closed Cycle Cooling Water Pump
- Air Compressor
- Fin-Fan Cooler
- Piping and Valves
- Fuel Gas Filter/Separator
- Fuel Gas Heater
- Regulating Valves
- Fin Fan Heat Exchanger
- 230 kV Breaker
- Packaged Diesel Generator
- Packaged Diesel Generator Exhaust
- General Step Up Transformer
- Auxiliary Transformer
- Compressor Building related sources

Compressor Building Noise Sources:

In addition to project yard and turbine specific sources, there is also a compressor building planned on the project site, which will house three compressors. HDR modeled the breakout of compressor noise from this building through all four walls and the roof.

Modeling Assumptions

The following assumptions were made for the modeling environment:

- Since the area between the facility and the receptors is relatively flat, topography was not included in the model.
- The ground was given a ground factor of 0.5, midway between fully reflective and fully absorptive. This accounts for the agricultural, undeveloped land between the facility and the residences, while allowing for increased reflectivity due to frozen ground during the winter.
- Weather conditions were set at 10 C and 70% relative humidity.
- Based on ISO 9613, Cadna-A automatically assumes that each receiver is downwind from each source.
- Up to two reflections from obstacles such as buildings and barriers are calculated.

Modeling assumptions for noise sources:

- Assumptions specific to individual noise sources are given in the following section.

Details about how each noise source was modeled is given in the following section.

Sound Level Inputs

COMBUSTION TURBINE GENERATOR LEVELS

Sound power level (SWL) data for the combustion turbine generator were provided by the manufacturer of these turbines (General Electric). These sound power levels are tabulated in Table 1 below:

Table 1. Combustion Turbine Generator Related Sources

Source Type	31.5 Hz	63 Hz	125 Hz	250 Hz	500 Hz	1000 Hz	2000 Hz	4000 Hz	8000 Hz
Inlet Ducting	108		99	99	92	88	102	99	83
Inlet Filter Face	111	103	100	90	81	81	94	105	97
Lube Oil Module	102	104	100	99	98	97	97	98	90
Inlet Plenum	102	100	99	94	95	98	98	95	90
Turbine Compartment	106	103	101	95	97	97	101	106	94
Exhaust Diffuser	104	118	105	99	92	92	94	86	72
Load Comparment	87	93	93	87	87	93	94	88	78
Generator (H84)	100	105	107	96	102	100	100	95	84
Turbine Compartment Vent Fans	102	102	110	101	98	95	94	98	95
Cooling Fan Module	97	97	94	94	100	96	89	83	76
HTSCR Related Sources									
SCR (inlet, body, breakout)					108				
Stack Exit (90 degree directivity)					112				
Tempering Air Fans					103				
Tempering Air Ducting					105				
Tempering Air Inlet					106				

Source: General Electric

General Electric data was presented in the form of spectral sound power levels for all turbine specific sources. The Selective Catalytic Reduction (SCR) related data however were presented as overall A-weighted sound power levels, as spectral levels for these quantities vary by supplier. On this basis, HDR modeled these sources as pure-tones at 500 Hz equal to the overall sound power level provided in the General Electric document.

Yard specific noise source related sound power data were estimated based on physical specifications for each piece of equipment, based on industry accepted published algorithms[1].

Each of these spectral sound power levels are reported in Table 2 below.

[1] Bies and Hansen, Engineering Noise Control, Third Edition; Unwin Hyman, London, 1988

Table 2. Project Yard Related Sources

Source Type	31.5 Hz	63 Hz	125 Hz	250 Hz	500 Hz	1000 Hz	2000 Hz	4000 Hz	8000 Hz
Diesel Fire Pump	88	89	90	92	92	95	92	88	82
Electric Fire Pump	88	89	90	92	92	95	92	88	82
Service Water Pumps	88	89	90	92	92	95	92	88	82
Demineralized Water Pump	88	89	90	92	92	95	92	88	82
Ammonia Forwarding Pump	88	89	90	92	92	95	92	88	82
Closed Cycle Cooling Water Pump	95	96	97	99	99	102	99	95	89
Air Compressor	102	98	103	102	100	103	108	105	98
Fin-Fan Cooler	84	84	79	78	80	85	88	90	87
Fuel Gas Filter/Separator	96	95	94	93	98	103	104	106	100
Fuel Gas Heater	74	86	93	94	99	100	99	99	97
Regulating Valves	84	84	79	78	80	85	88	90	87
Fin Fan Heat Exchanger	0	72	82	87	93	93	87	80	77
Packaged Diesel Generator	0	0	103	93	85	86	87	85	87
GSU Transformer	82	76	93	95	92	80	72	65	62
Auxiliary Transformer	78	84	86	81	81	75	70	65	58

Sound power levels for each pumps, compressors and the diesel generator were estimated based on their horsepower ratings, whereas sound power levels for the both the General Step Up (GSU) and Auxiliary transformer were estimated based on their kVA rating in conjunction with their physical dimensions.

COMPRESSOR BUILDING RELATED NOISE

Data for airborne noise from compressor operation. Interior sound pressure level (SPL) at the walls were calculated by HDR, assuming all three compressors were operating at the same time. Sound absorption (α) and transmission loss (TL) of the walls and roof were estimated based on buildings HDR has evaluated in past projects (metal panels with NRC 0.95 acoustical absorbing materials between the sandwich).

Breakout noise from the compressor building was modeled as an area source for the roof and a vertical area source for the walls. Table 5 and 6 below summarizes those details.

Table 3. Compressor Building Breakout Noise

	Metric	31.5 Hz	63 Hz	125 Hz	250 Hz	500 Hz	1000 Hz	2000 Hz	4000 Hz	8000 Hz
Compressor Noise	SWL	95	112	117	116	114	117	122	119	112
Engine Hall Walls/Roof (Metal Panel Sandwich wall construction)	TL	10	16	17	24	32	41	49	52	57
	α	-	-	0.83	0.91	0.99	0.99	0.99	0.85	0.52
Breakout Noise (North walls)	SWL	97	106	108	103	98	100	104	99	93
Breakout Noise (South walls)	SWL	96	87	85	84	81	83	80	77	70
Breakout Noise (East/West walls)	SWL	90	83	82	77	71	71	67	61	56
Breakout Noise (roof)	SWL	106	116	114	109	103	106	97	95	101

Source: HDR Engineering, Inc.

This building will also have two man-doors, one on the east and another on the west sides of the building, and three roll-up doors on the north side. The roof will have a ridge vent for ventilation purposes. HDR modeled noise breakout from each of these building elements as well. Transmission Losses for these building elements are presented in Table 6 below.

Table 4. Transmission Loss of Additional Building Elements

Building Element	31.5 Hz	63 Hz	125 Hz	250 Hz	500 Hz	1000 Hz	2000 Hz	4000 Hz	8000 Hz
Man Door	0	6	7	10	13	14	15	18	18
Roll Up Door	0	6	7	10	13	14	15	18	18
Ridge Vent	0	4	9	16	26	26	26	24	10

Draft Model Results

One Turbine Case

HDR's first modeling case evaluated project related noise when only one turbine was operating.

HDR modeled Project-related noise levels (meaning only future Project noise sources were modeled and no existing noise sources) throughout a Cartesian coordinate grid and at specific receiver points for the nearest residences. Figure 1 below presents modeled noise contours for the baseline case.

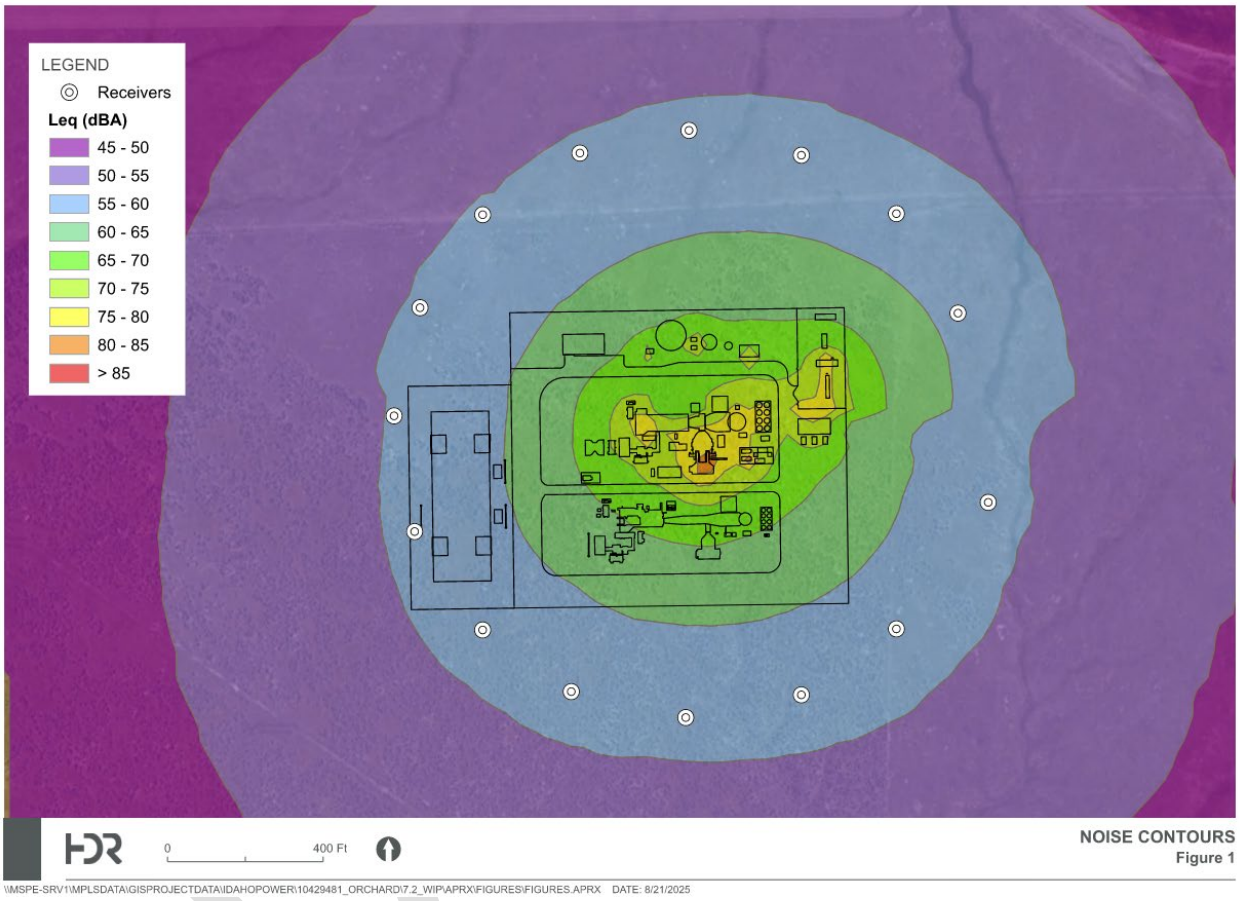

Figure 1. Base Case A-weighted Noise Contours

The noise contours represent Project noise levels over areas of equal loudness; areas with the same color contour are predicted to experience similar noise levels. The noise contours illustrate the broadband A-weighted L_{eq}. As indicated by the noise contours, the modeled Project-only noise levels exceed 60 dBA at each of the receivers

HDR configured the Cadna-A model to calculate Project-related noise at certain locations marked as receptors/receivers in the figure above to evaluate any changes in the noise environment due to the proposed Project. Table 5 summarizes results of the noise analysis. Table 5 below shows the calculated results at the 15 receivers placed 750 feet away from the centerline of turbine one.

Table 5. Base Case Noise Modeling Results

Name	Calculated Noise Level (dBA)
Receiver 1	62
Receiver 2	64
Receiver 3	62
Receiver 4	62
Receiver 5	62
Receiver 6	62
Receiver 7	61
Receiver 8	61
Receiver 9	62
Receiver 10	62
Receiver 11	60
Receiver 12	61
Receiver 13	61
Receiver 14	61
Receiver 15	61

Source: HDR Engineering, Inc.

From Table 5 above, calculated project related noise ranges from 64 dBA to 61 dBA. This indicates that even at the receiver where project related noise is the lowest, levels still exceed the 58 dBA limits outlined in the Ellmore County Zoning Ordinance. This indicates that project noise mitigation should be considered.

To develop mitigation measures, HDR configured the acoustical model to report partial levels, which rank noise sources by noise level contribution at each of the receivers. This ranked list then informs what noise sources contribute the highest levels of noise to a particular receiver. This information then can be used to identify what noise sources to focus noise mitigation measures at, to achieve the most effective noise control.

HDR identified that at different receivers around this 750 foot radius, different noise sources were dominant. An example of this is at the receiver furthest east, the dominant noise source was the turbine inlet face, whereas at receivers furthest west, the dominant noise source was the exhaust stack outlet and exhaust stack breakout.

Since the dominant noise source is different at different receivers, in order to achieve the 58 dBA noise limit at every receiver on this 750 feet radius, noise mitigation will need to focus on several different noise sources simultaneously. Focusing noise mitigation on one or two noise sources, while can conceivably reduce project related noise at one or two receivers closest to those sources to within compliant levels, may not have a meaningful effect on receivers located further away.

The following list outlines the mitigation approaches required to mitigate project related noise for the one turbine case to below the 58 dBA approach:

i) Upgrade roll-up doors on the North wall of the compressor building to a door that achieves STC 42
ii) Specify air compressor with a sound power level that doesn't exceed 97 dBA
iii) Implement noise barriers[2] around the site H84 Generator and Fuel Gas Heater, the layouts of which are shown in Figure 2 below
iv) Work with the EPC contractors to limit turbine related noise for each of the components below by the margin outlined

    a. Exhaust Stack Outlet – 9 dB
    b. Tempering Fans – 4 dB
    c. SCR breakout – 4 dB
    d. Tempering Ducting – 4 dB
    e. Exhaust Stack Breakout – 9 dB
    f. Tempering Inlet Face – 6 dB

Figure 2 below shows the project related noise contours with the mitigation measures above implemented.

[2] HDR assumed a noise barrier height of 20 feet for all noise barriers utilized in this analysis. HDR also modeled project sources at 5 feet above ground, which means the modeled barriers were 15 feet taller than the modeled project sources they shield. This relative difference heavily influences noise attenuation effectiveness of a noise barrier. If project sources are taller than 5 feet above ground, the noise barrier may not attenuate as much noise as described in this analysis

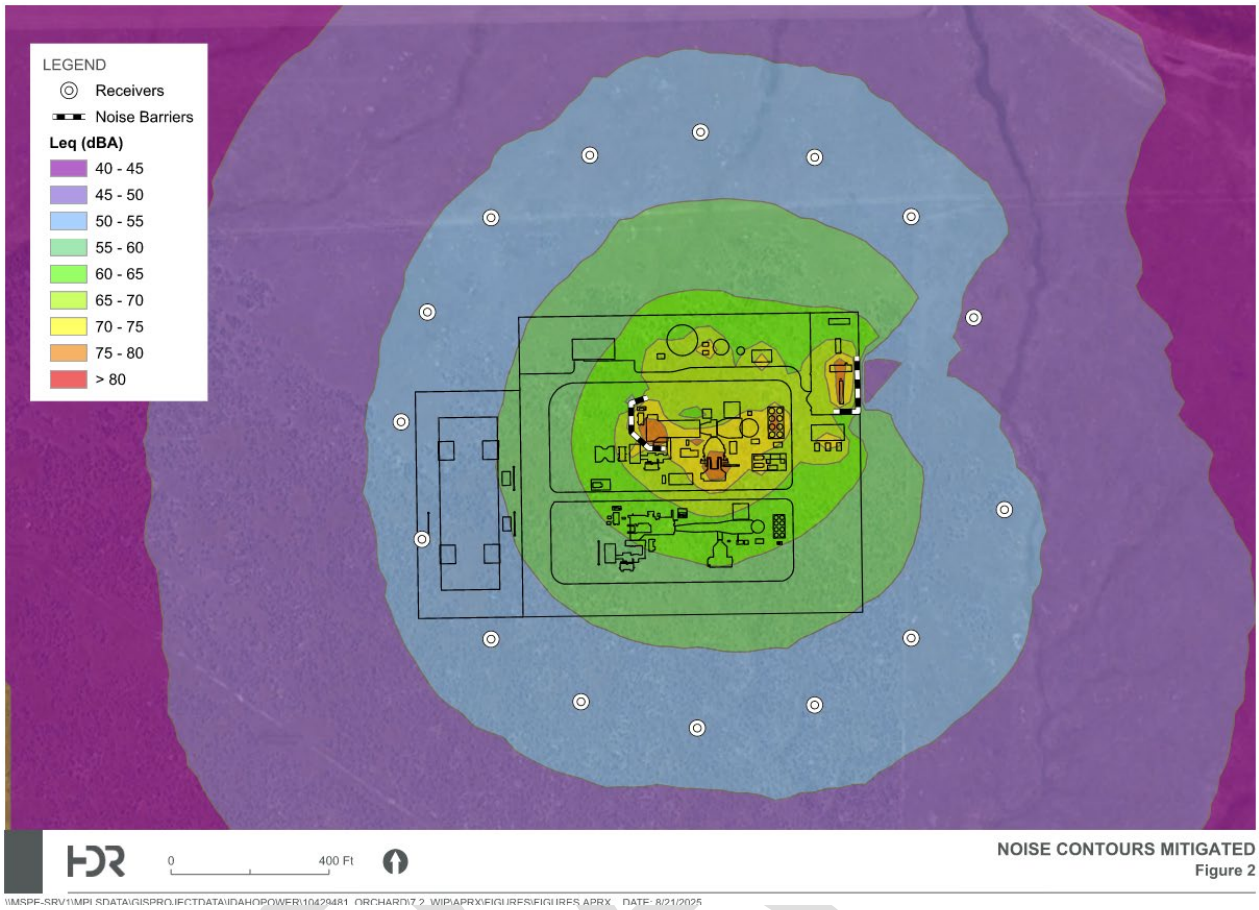

Figure 2. Mitigated One Turbine Case A-weighted Noise Contours

Note that all of the receivers fall within the “55 dBA - 60 dBA” noise contour range, which indicates that mitigated noise levels will not exceed the 60 dBA upper bound of the contour in which these receivers fall. Table 6 below shows the calculated project related noise at each of these receivers.

Table 6. Mitigated One Turbine Case Noise Modeling Results

Name	Calculated Noise Level (dBA)
Receiver 1	58
Receiver 2	58
Receiver 3	58
Receiver 4	58
Receiver 5	57
Receiver 6	57
Receiver 7	57
Receiver 8	57
Receiver 9	57
Receiver 10	57
Receiver 11	56
Receiver 12	56
Receiver 13	56
Receiver 14	56
Receiver 15	55

From Table 6 above, highest calculated project related noise at the receivers located 750 feet away from the combustion turbine centerline is 58 dBA, compliant with the limits stipulated within the Ellmore County Zoning Ordinance.

Two Turbine Case

HDR repeated the modeling exercise above with two turbines operational to estimate what project related noise would be for such a case. In this example, HDR drew two separate “rings” of receivers, each of which are located 750 feet away from each of the turbines.

Table 7 below shows calculated project related noise levels at these receivers when two turbines are operating.

Table 7. Base Two Turbine Case Noise Modeling Results

Name	Calculated Noise Level (dBA)
Receiver 1	67
Receiver 2	67
Receiver 3	67
Receiver 4	66
Receiver 5	66
Receiver 6	66
Receiver 7	66
Receiver 8	66
Receiver 9	66
Receiver 10	65
Receiver 11	65
Receiver 12	65
Receiver 13	65
Receiver 14	64
Receiver 15	64
Receiver 16	64
Receiver 17	64
Receiver 18	64
Receiver 19	63
Receiver 20	63
Receiver 21	63
Receiver 22	63
Receiver 23	63
Receiver 24	63
Receiver 25	63
Receiver 26	62
Receiver 27	62
Receiver 28	62

From Table 7 above, project related noise exceeds the 58 dBA limit by 9 dBA at the receiver where project related noise is the highest. These same results are shown in noise contour format in Figure 3 below.

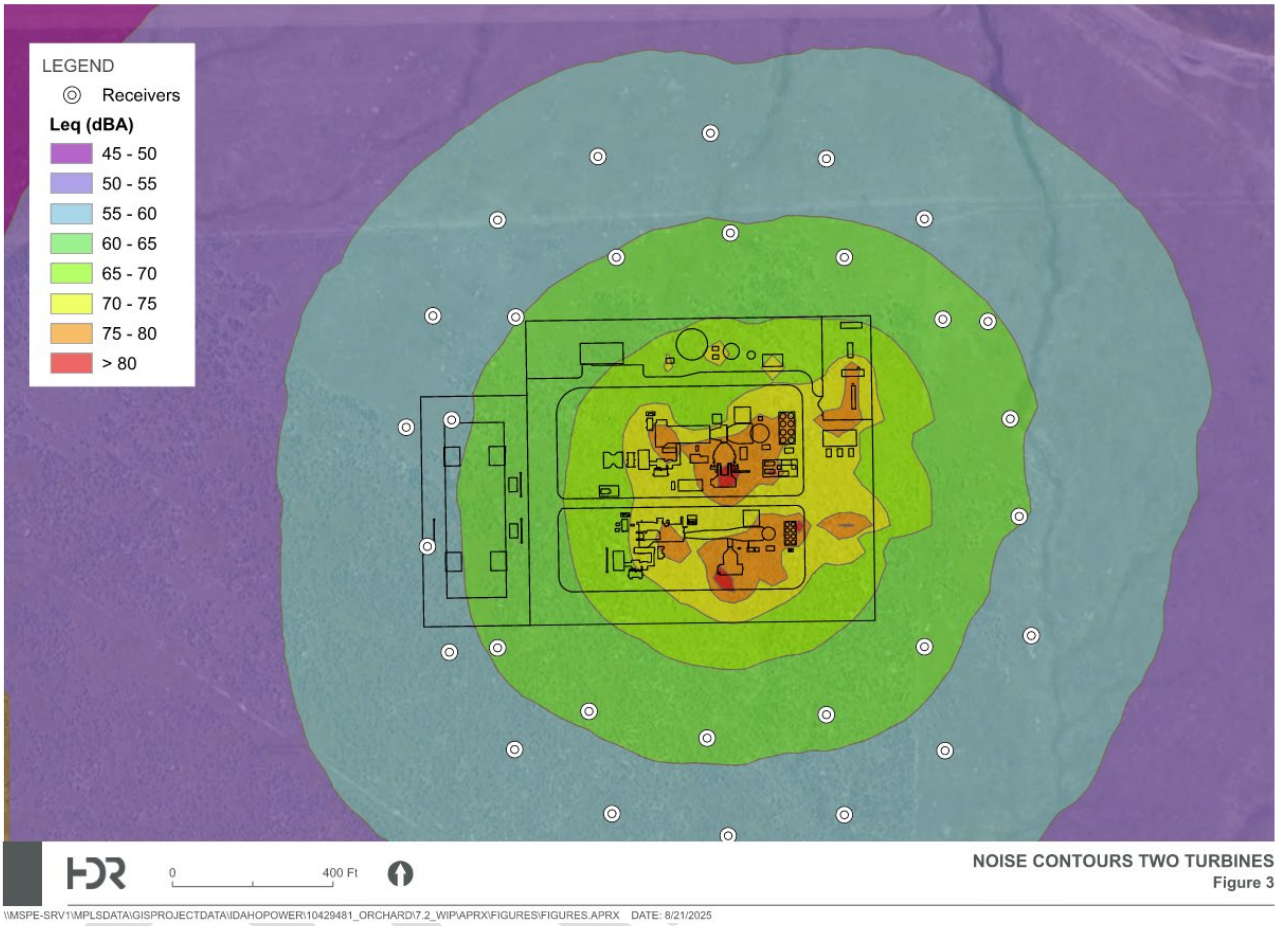

Figure 3. Base Two Turbine Case A-weighted Noise Contours

From Figure 3, the receivers appear to fall within contours with a lower bound of 55 dBA and an upper bound of 65 dBA. This indicates that calculated project related noise at several of these receivers exceed 58 dBA, aligning with the results reported in Table 7 above. On this basis, HDR performed a mitigation analysis to identify what mitigation approaches are necessary to mitigate project related noise to levels compliant with the 58 dBA limit.

These mitigation measures are listed below:

v) Upgrade roll-up doors on the North wall of the compressor building to a door that achieves STC 30

vi) Implement noise barriers[3] around the perimeter of the site, the layout of which is shown in Figure 4 below

vii) Specify air compressor with a sound power level that doesn't exceed 97 dBA

viii) Improve sound isolation of compressor building roof for the southern turbine, to achieve 6 additional dB of attenuation

ix) Work with the EPC contractors to limit turbine related noise for each of the turbine components below by the margin reported

a. Exhaust Stack Outlet – 10 dB
b. Vent Fan Module – 8 dB
c. Turbine Compartment – 8 dB
d. Tempering Fans – 4 dB
e. SCR (North Turbine) – 8 dB
f. SCR (South Turbine – 4 dB
g. Tempering Ducting – 4 dB
h. Inlet Duct (South Turbine) – 2 dB
i. Stack Breakout (South Turbine) – 15 dB
j. Stack Breakout (North Turbine) – 9 dB
k. SCR Inlet Face (South Turbine) – 8 dB
l. SCR Inlet Face (North Turbine) – 6 dB
m. Turbine Inlet Face (South Turbine) – 6 dB

Table 8 below shows project related noise sources for this two turbine case when the mitigation measures above implemented.

[3] Refer to Footnote 1

Table 8. Mitigated Two Turbine Case Noise Modeling Results

Name	Calculated Noise Level (dBA)
Receiver 1	58
Receiver 2	58
Receiver 3	58
Receiver 4	57
Receiver 5	57
Receiver 6	57
Receiver 7	57
Receiver 8	56
Receiver 9	56
Receiver 10	56
Receiver 11	56
Receiver 12	56
Receiver 13	56
Receiver 14	56
Receiver 15	55
Receiver 16	55
Receiver 17	55
Receiver 18	55
Receiver 19	55
Receiver 20	55
Receiver 21	54

Receiver 22	54
Receiver 23	54
Receiver 24	54
Receiver 25	54
Receiver 26	54
Receiver 27	54
Receiver 28	54

From Table 8, mitigated two turbine case related noise can comply with the 58 dBA limit outlined in the Ellmore County Zoning Ordinance. Figure 4 below shows results of this calculation on a noise contour basis.

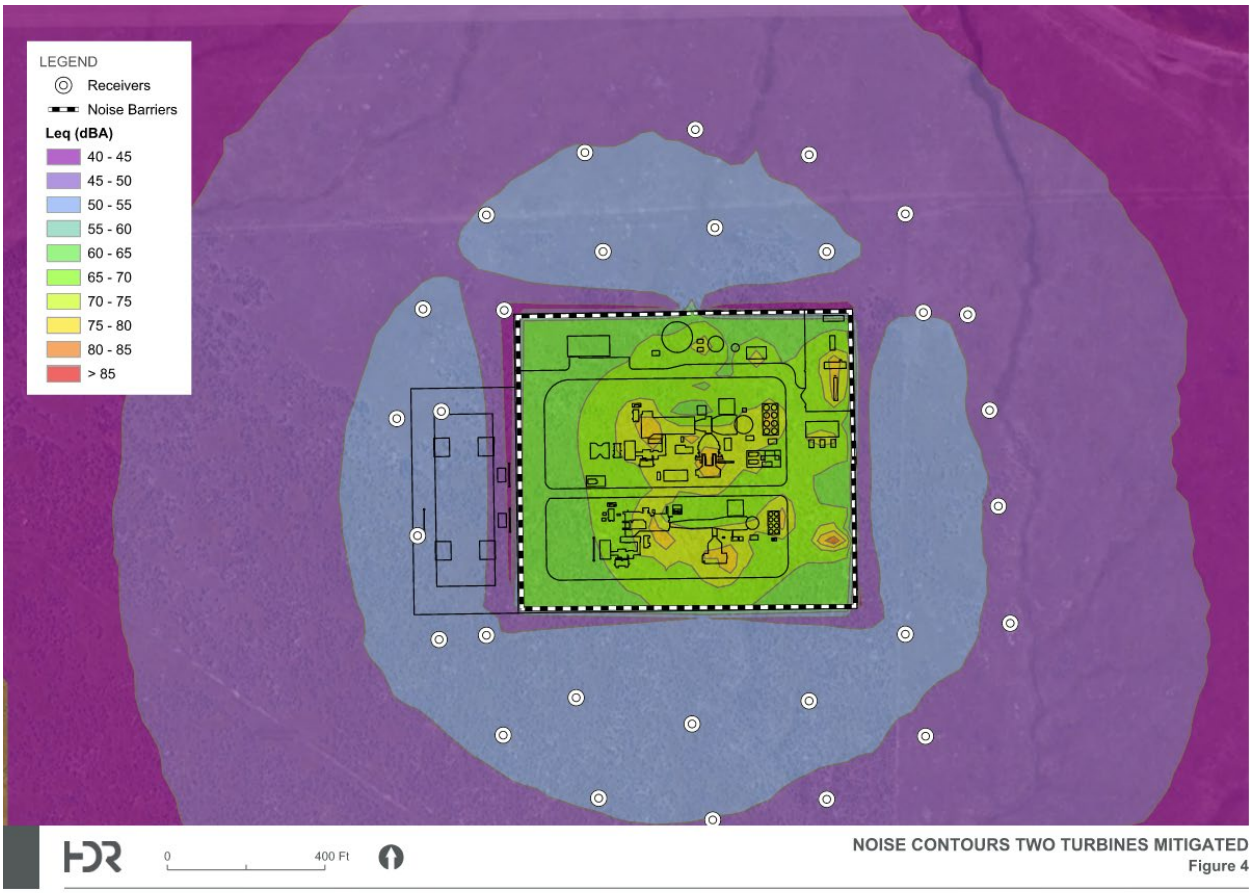

Figure 4. Mitigated Two Turbine Case A-weighted Noise Contours

From Figure 4 above, all of the receivers fall between two contours, the lower bound being 50 dBA and the higher being 60 dBA, indicating that calculated project related noise does not exceed 60 dBA at any of the receivers, aligning with the dBA levels reported in Table 8 above.

Conclusion

HDR performed a noise modeling activity to calculate project related noise levels and associated compliance with local ordinances. Modeling shows that in both cases, the first with one turbine operating, and the second with two turbines operating, noise levels will exceed the 58 dBA noise limits at receivers located 750 feet away from the centerline of the turbine. Implementing noise control measures as mitigation outlined earlier in this memorandum can bring down project related noise levels to below this 58 dBA limit at all receivers HDR placed on this 750 foot radius.

Exhibit 9

LEGEND	
	BOUNDARY LINE
	SECTION LINE
	EASEMENT LINE
x x	FENCE LINE
EG EG	EDGE OF GRAVEL
ED ED	EDGE OF DIRT
	SAND WINDOW
	GRAVEL DRIVE
	DIRT DRIVE

SCALE

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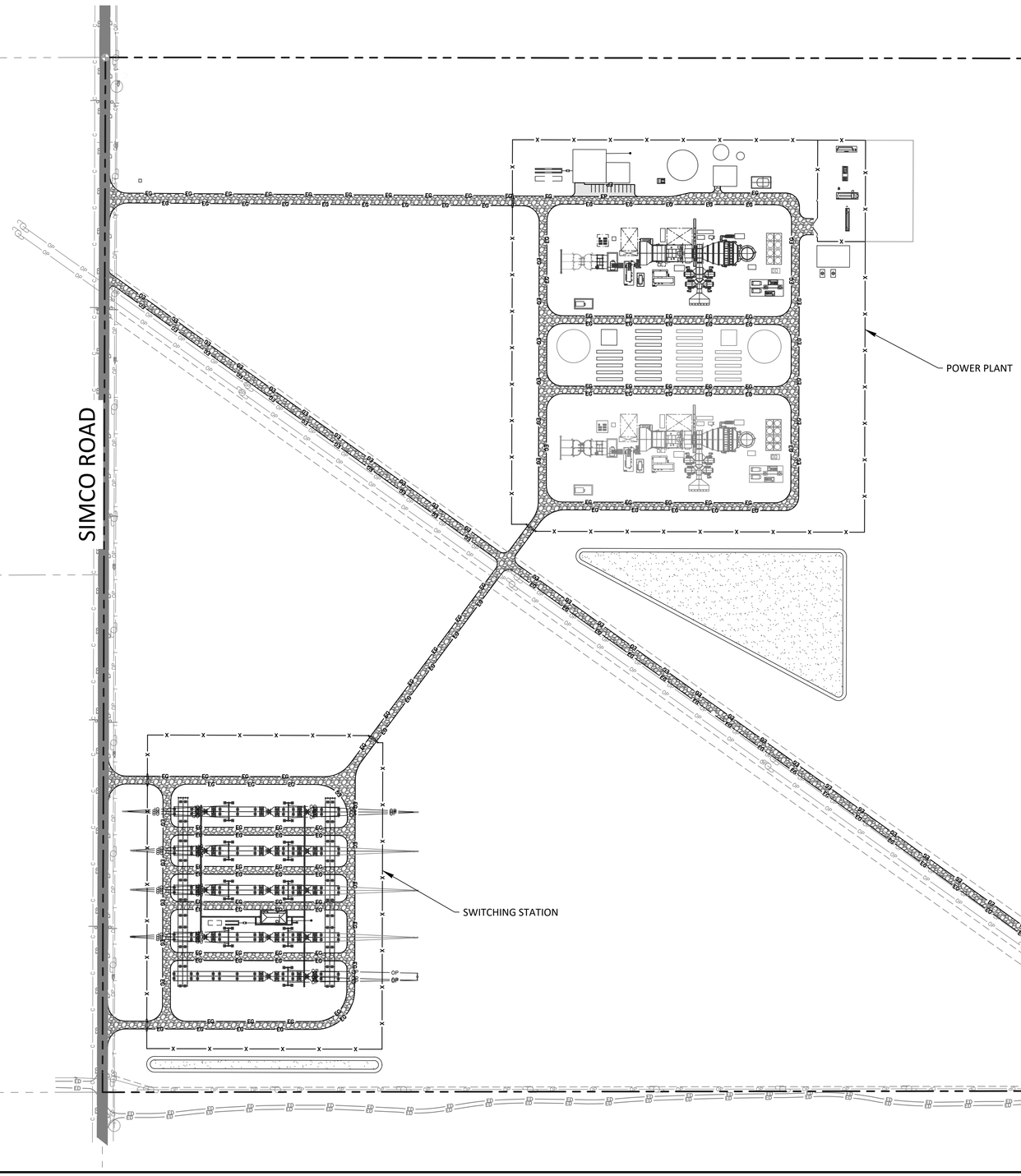

REVISIONS		
NO.	ITEM	DATE

IPC PEREGRINE SUBSTATION
SIMCO ROAD, ELMORE COUNTY, ID

MASTER SITE PLAN - OVERALL

km ENGINEERING
5725 NORTH DISCOVERY WAY
BOISE, IDAHO 83713
PHONE (208) 639-6939
kmengllp.com

DESIGN BY:	WDW
DRAWN BY:	WDW
CHECKED BY:	MGB
DATE:	01/09/26
PROJECT:	24-220

SHEET NO.

1 OF 5

NOT FOR CONSTRUCTION

P:\IDAHO POWER\24-220 IPC MOUNTAIN HOME\SIMCO 4\ACIVIL\CAD\ENTITLEMENT PLANS\24-220 MASTER SITE PLAN.DWG, WYATT WOLFE, 1/9/2026, CANON IRP755 (BW).PC3, 24X36 L [PDF]

LEGEND	
BOUNDARY LINE	
SECTION LINE	
EASEMENT LINE	
FENCE LINE	
EDGE OF GRAVEL	
EDGE OF DIRT	
SAND WINDOW	
GRAVEL DRIVE	
DIRT DRIVE	

SCALE

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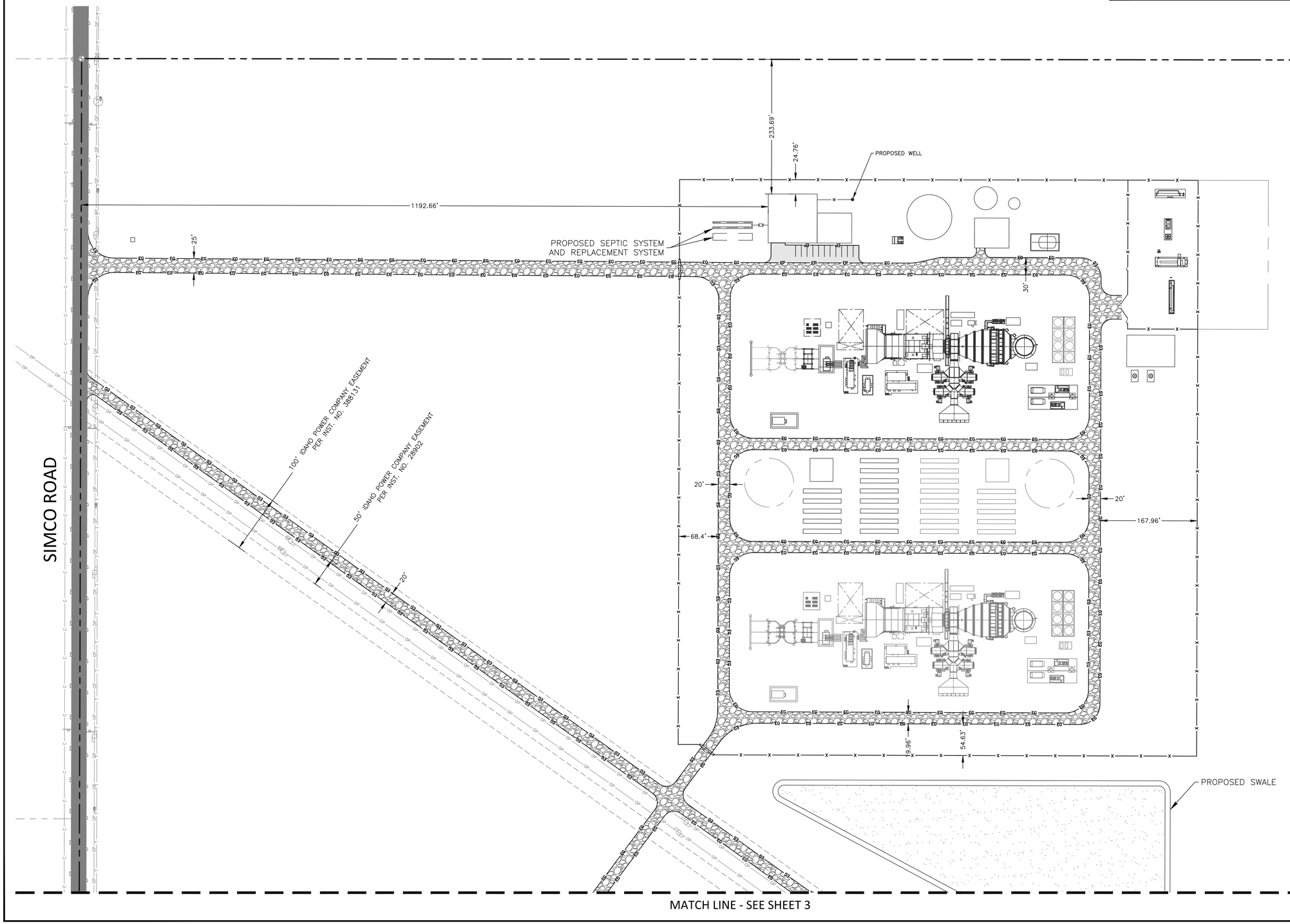

REVISIONS

NO.	ITEM	DATE

IPC PEREGRINE SUBSTATION
SIMCO ROAD, ELMORE COUNTY, ID

MASTER SITE PLAN - POWER PLANT

km ENGINEERING
5725 NORTH DISCOVERY WAY
BOISE, IDAHO 83713
PHONE (208) 639-6939
kmengllp.com

DESIGN BY:	WDW
DRAWN BY:	WDW
CHECKED BY:	MGB
DATE:	01/09/26
PROJECT:	24-220

SHEET NO.

2 OF 5

NOT FOR CONSTRUCTION

LEGEND	
	BOUNDARY LINE
	SECTION LINE
	EASEMENT LINE
x x	FENCE LINE
EG EG	EDGE OF GRAVEL
ED ED	EDGE OF DIRT
	SAND WINDOW
	GRAVEL DRIVE
	DIRT DRIVE

SCALE

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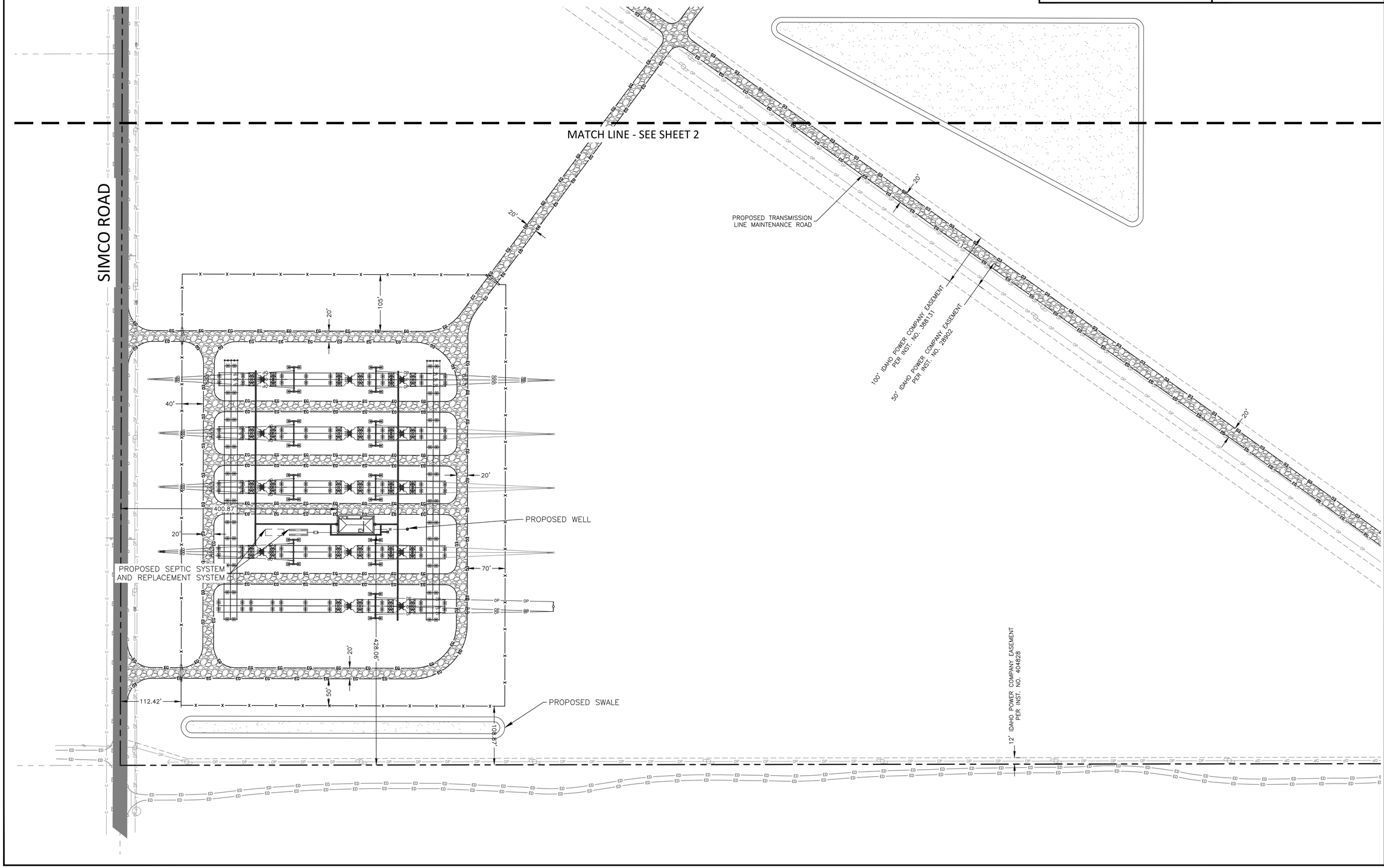
Plan/Profile Scale: 1" = 80'



REVISIONS

NO.	ITEM	DATE

IPC PEREGRINE SUBSTATION
SIMCO ROAD, ELMORE COUNTY, ID

MASTER SITE PLAN - SWITCHING STATION

NOT FOR CONSTRUCTION

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kmengllp.com

DESIGN BY:	WDW
DRAWN BY:	WDW
CHECKED BY:	MGB
DATE:	01/09/26
PROJECT:	24-220

SHEET NO.

3 OF 5

Exhibit 10

SHEET NOTES

MA = MATCH EXISTING
GR = TOP OF GRAVEL
SAND = TOP OF SAND WINDOW
FG = FINISH GRADE
FL = FLOW LINE
GB = GRADE BREAK

LEGEND

- 96.50 — FINISH GRADE ELEVATION
- 1.5% — FINISH GRADE SLOPE
- 1.5%EX — EXISTING GRADE SLOPE
- 4696 — FINISH GRADE CONTOUR
- 4696 — EXISTING GRADE CONTOUR
- FLOWLINE

SCALE

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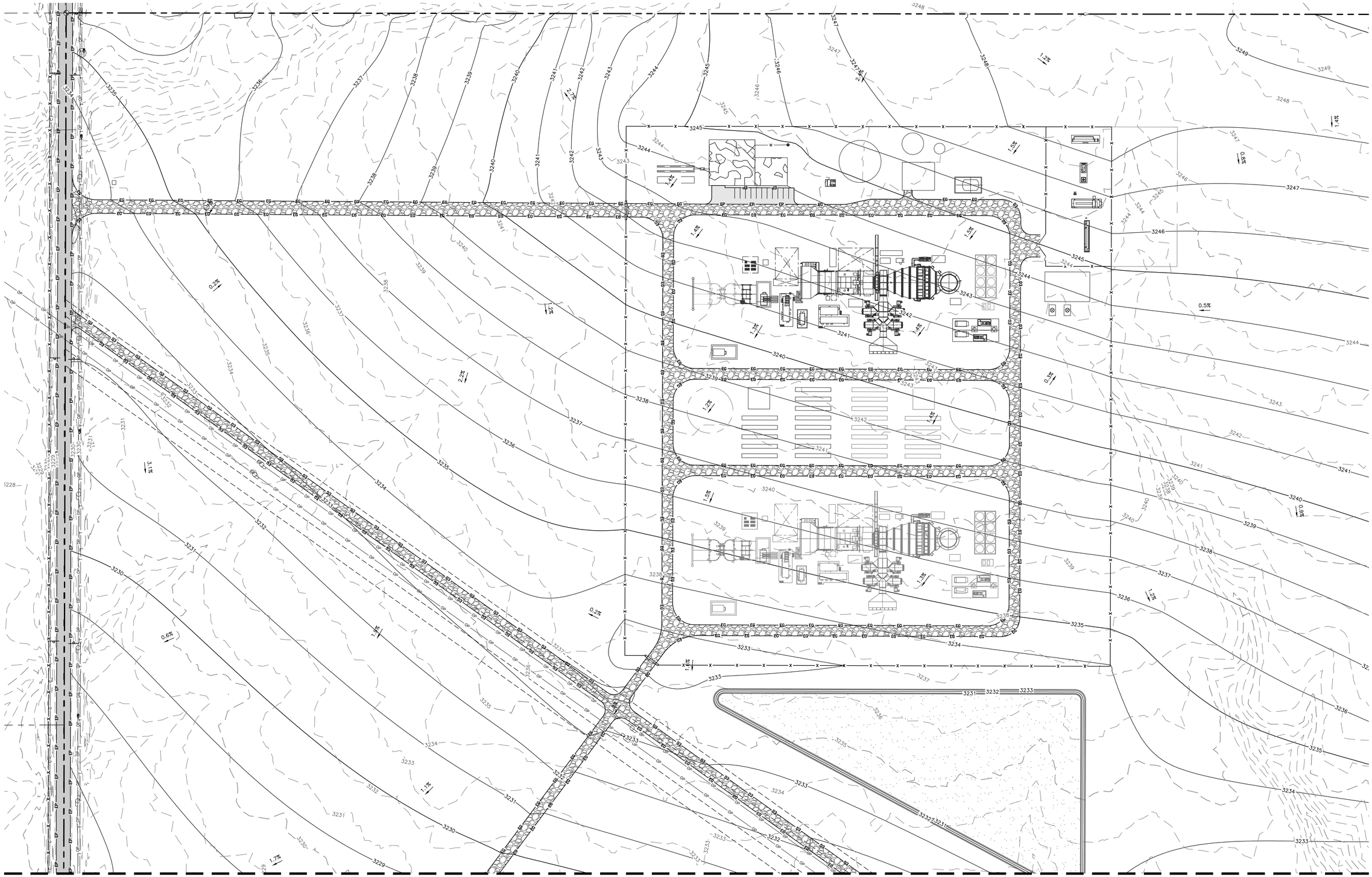
Plan/Profile Scale: 1" = 80'



REVISIONS

NO.	ITEM	DATE

IPC PEREGRINE SUBSTATION
SIMCO ROAD, ELMORE COUNTY, ID

GRADING PLAN - POWER PLANT

km ENGINEERING
5725 NORTH DISCOVERY WAY
BOISE, IDAHO 83713
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kmengllp.com

DESIGN BY:	WDW
DRAWN BY:	WDW
CHECKED BY:	MGB
DATE:	01/09/26
PROJECT:	24-220

SHEET NO.
4 OF 5

NOT FOR CONSTRUCTION

P:\SIMCO POWER\24-220 IPC MOUNTAIN HOME(SIMCO) ALTA\CIVIL\CAD\ENTITLEMENT PLANS\24-220 GRADING PLAN.DWG, WYATT WOLFE, 1/9/2026, CANON IRP7755 (BW).PC3, 24X36, 1 [PDF]

SHEET NOTES
MA = MATCH EXISTING GR = TOP OF GRAVEL SAND = TOP OF SAND WINDOW FG = FINISH GRADE FL = FLOW LINE GB = GRADE BREAK

LEGEND	
96.50	FINISH GRADE ELEVATION
1.5%	FINISH GRADE SLOPE
1.5%EX	EXISTING GRADE SLOPE
4696	FINISH GRADE CONTOUR
4696	EXISTING GRADE CONTOUR
	FLOWLINE

SCALE

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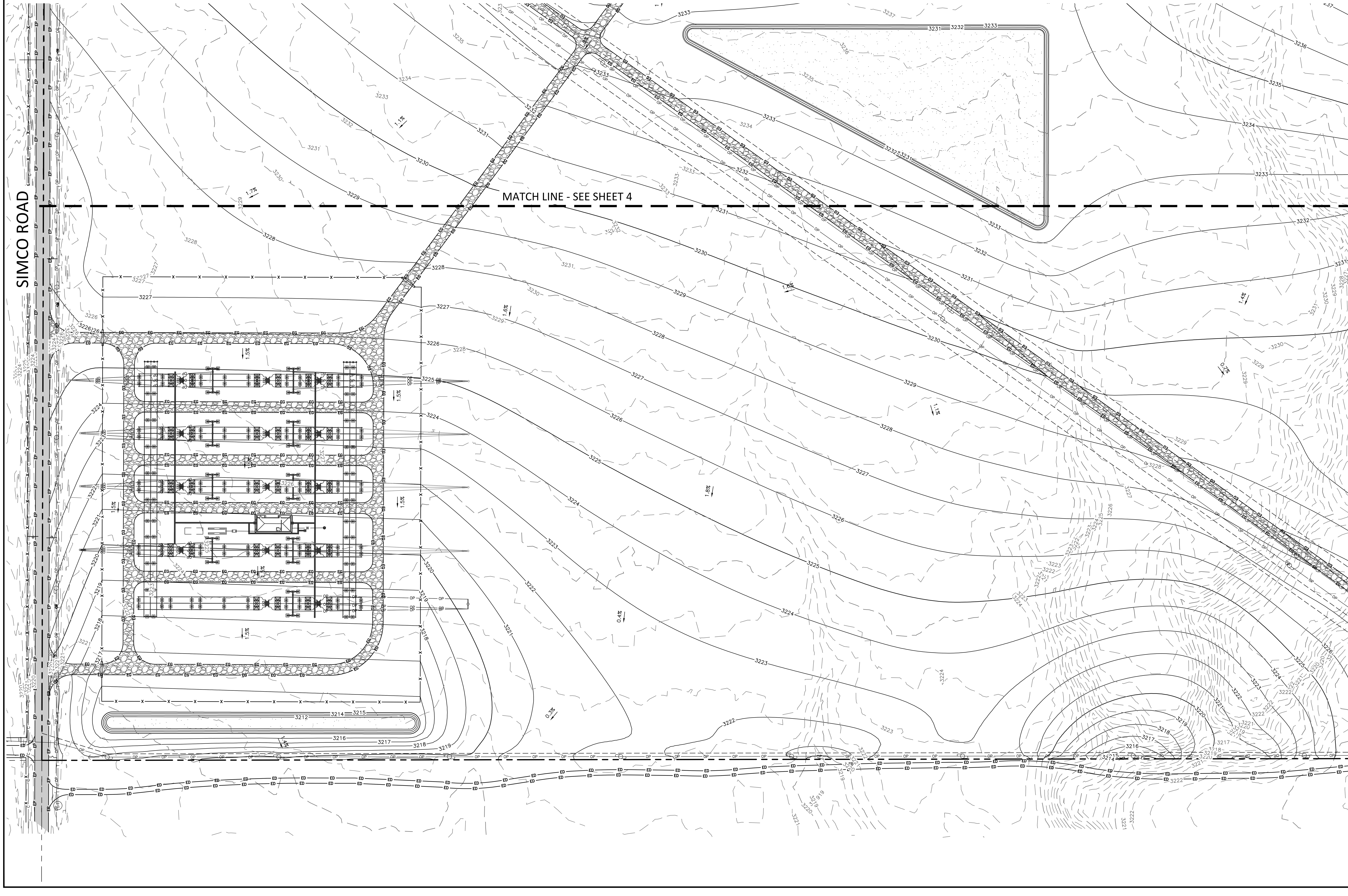
Plan/Profile Scale: 1" = 80'



REVISIONS

NO.	ITEM	DATE

IPC PEREGRINE SUBSTATION
SIMCO ROAD, ELMORE COUNTY, ID

GRADING PLAN - SWITCHING STATION

km ENGINEERING
5725 NORTH DISCOVERY WAY
BOISE, IDAHO 83713
PHONE (208) 639-6939
kmengllp.com

DESIGN BY:	WDW
DRAWN BY:	WDW
CHECKED BY:	MGB
DATE:	01/09/26
PROJECT:	24-220

SHEET NO.

5 OF 5

NOT FOR CONSTRUCTION

Exhibit 11

Land Use and Building Department

2280 American Legion Blvd
Mountain Home, ID 83647
Phone: (208) 587-2142 ext. 1255
Fax: (208) 587-2120
www.elmorecounty.org

James Roddin
Director

Johnny Hernandez
Building Official

David Abrahamson
Planner I

Andrew Meek
Planner II

Colton Janousek
Building Inspector

Joshua Proffit
Building Inspector

Matt Gochnour
Code Enforcement

Sandra Nuner
Permit Technician

Elizabeth Elliott
Administrative Assistant

Date: December 8, 2025

Sent Via Electronic Mail at jmaffuccio@idahopower.com

To:

Mr. Jeff Maffuccio,
Idaho Power Company Inc.
1221 W Idaho St,
Boise, ID 83702

Re: Peregrine Energy Center-Gas Power Plant – CUP-2025-32 and VAR-2026-05 Completeness Determination

Dear Mr. Maffuccio,

The Elmore County Land Use and Building Department ("the Department") has reviewed your application for a Conditional Use Permit with Master Site Plan and a Variance ("the Application") for the proposed Peregrine Energy Center – Gas Power Plant ("the Project"). The Application lists you as the authorized representative and primary contact for the applicant, Idaho Power Company ("the Applicant"). After review, **the Department has determined that the Application is incomplete**, as outlined below.

The Project is located in the Heavy Industrial/Manufacturing (M-2) Zone District with a Wildland Urban Interface (WUI) Overlay in Elmore County, Idaho. The proposed use is classified as an Electrical Generating Facility, which requires a Conditional Use Permit and a Master Site Plan under Table 7-2-26(B) of the Zoning Ordinance for the M-2 Zone District. In addition, the Application requests a variance to allow the exhaust stacks for the Project to exceed the maximum height permitted in the M-2 Zone District, as specified in Table 7-2-27(B) of the Zoning Ordinance. Because the Project is located within the WUI Overlay, it must also comply with Title 8, Chapter 1 of the Elmore County Zoning and Development Ordinance.

The Project is proposed on a 10-acre portion of Assessor's Parcel Number RP01S04E262410, which is part of a 160-acre parcel owned by Idaho Power. The Site is located within the Simco District of the 2014 Comprehensive Plan, which promotes industrial uses within unincorporated Elmore County.

As required prior to submitting the Application, you completed the following pre-application steps:

- April 8, 2025: You held a Pre-Application Meeting with the Department Director in compliance with Section 7-3-2(A).
- July 22, 2025: You sent invitations for the Neighborhood Meeting to adjacent property owners but did not obtain the Elmore County generated list of neighbors that needed to be notified of the Neighborhood Meeting. Neighborhood meetings were conducted on August 4 and 12, 2025.

On September 12, 2025, you submitted the Application to the Department and paid the required fees in compliance with Section 7-3-2.

On November 13, 2025, the Department met with affected agencies to discuss the proposal.

For the Application to be approved, the Department must find that it meets all relevant criteria in the County Ordinances for each component of the request. The burden of demonstrating compliance rests with you as the Applicant. The information you provide enables the Department to prepare a report and make a recommendation to the Planning and Zoning Commission regarding whether those criteria are satisfied.

The Department, with support from consulting planners, and engineers, collectively ("Staff"), has reviewed the submitted materials to determine whether sufficient information has been provided to make the necessary findings. Based on this review, the Department has identified items 1 through 12 below as missing from the Application. Please submit the materials at your earliest convenience to continue the review in a timely manner. See more information later in this letter about specific deadlines and review timelines.

1. Development Mitigation Agreement

The Department has determined that a Development Mitigation Agreement will be required as part of the Conditional Use Permit, as authorized under Section 7-10-3(A) of the Zoning Ordinance. Please submit an application for this agreement along with information about the construction traffic for the proposed use.

2. Pre-Application Neighborhood Meeting Regarding Variance Request

Ae pre-application neighborhood meeting for any Variance application is an independent requirement. It does not appear that such neighborhood meeting occurred for the proposed Variance. You did hold pre-application neighborhood meetings related to the CUP application, but those meetings did not address the proposed Variance for exhaust stack height. Neighborhood meeting materials indicated an expected height of 80–100 feet, while the submitted Variance application requests up to 160 feet. Exhaust stack height is a key component of the Project and likely of neighbor and public interest. Please hold an additional neighborhood meeting that specifically addresses the proposed exhaust stack height. Notice for the meeting should be sent to a 3-mile radius using a list from the County Assessor's records provided by the Department. In addition, it is recommended that the Applicant include notice and discussion of the CUP application to remedy any noticing issues with the CUP neighborhood meetings.

3. Detail of Design Requirements Driving Exhaust Stack Height

The Application states that the rationale for the exhaust stack height is to meet specific EPA monitoring device requirements (Project Narrative, page 5 of 16) and to improve air dispersion for minimizing emissions. However, the Variance application form indicates that Idaho Power is still evaluating shorter design alternatives. Please confirm whether Idaho Power has finalized the need for a 160-foot exhaust stack and provide detailed design considerations influencing this decision beyond those noted in the Project Narrative.

4. Certified Sound Study and Additional Sound Study Detail

The CUP Application packet includes a folder titled "Attachment 5 – Sound Study." While the study provides insight into potential noise impacts from the proposed power plant, additional detail is required. The documentation submitted is a draft of Noise Analysis Results based on modeling future noise using environmental noise analysis programs. This raises several concerns:

- The simulations in the sound study include tolerances that may result in sound levels exceeding allowable limits.
- The mitigation analysis results in Table 8 are close to or at the 58 dBA threshold. If field measurements exceed this limit, the study does not address additional mitigation steps.
- The HDR Sound Study is not certified by a licensed engineer.

Staff requests a detailed explanation of the proposed mitigation measures to attenuate noise and how these measures will ensure compliance with the Ordinance's maximum value. Please provide engineer-certified documentation.

5. Details of State and Federal Compliance

Staff acknowledges Idaho Power's statement that its facilities are designed, maintained, and operated in compliance with stringent standards set by the Idaho Public Utilities Commission (State), the Federal Energy Regulatory Commission (Federal), and the North American Electric Reliability Corporation (Industry). Please provide a list of key standards from each of these regulatory bodies.

Additionally, while the Project Narrative (Page 10) notes that facilities operate under State and Federal regulations, the Department requires a more detailed explanation of the specific codes and regulations applicable to this Project. For example, the Applicant's response to Section 7-9-7 (Conditional Use Findings) should identify and describe the standards expected to be followed, such as the National Electrical Code (e.g., Article 514) and OSHA regulations (e.g., 29 CFR 1910.269).

6. Sufficient Fire Plan

The Project site is located in an area of elevated fire risk and outside any local fire district, making adequate fire protection a critical concern under Elmore

County Code Sections 7-9-7(A)(8) and 7-2-103(A)(6). While "Attachment 4 – Fire Response Plan" provides response to these standards it lacks essential details. Please submit an updated plan that includes hazard identification and risk assessment, evacuation and rescue procedures, maps and diagrams, and training protocols. Regarding training protocols Staff acknowledges that Attachment 4 links to Idaho Powers public-facing wildfire website. However, Staff seeks more detail about Idaho Power employee and contractor training rather than generic preparedness information. Other specific information requested by Staff includes:

- Compliance with applicable NERC Critical Infrastructure Protection (CIP) standards
- Compliance with IEEE fire protection and safety standards
- More detailed fire prevention and mitigation measures
- Specifications for the pressurized fire water suppression system, including tank size and location, hydrant locations, and pump size and location, and maintenance protocols

7. Airport Diagrams

Airport diagrams indicate the approach and takeoff headings for the Mountain Home AFB, Mountain Home, and Glenns Ferry runways. Please provide a map showing these runway headings along with the gas plant location to confirm that the proposed smokestack, for which the variance is requested, does not conflict with any approach paths. If you have any communication from these agencies, please provide those to the Department along with other requested material herein.

8. National Guard Approval of Exhaust Stack Lighting

Please provide a copy of the correspondence from the Idaho National Guard regarding lighting of the exhaust stacks, as referenced during the November 13, 2025 Agency Meeting. In addition, submit a detailed description of the type of lighting that will be installed on the exhaust stacks.

9. Master Site Plan Showing Broader Property and Necessary Details

The Application includes a site plan for the 10-acre area proposed for the Project; however, its location relative to the remainder of the 160-acre property is unclear. Please provide a scaled plan sheet that shows the 10-acre Project area in relation to Simco Road right-of-way and other property boundaries.

In addition, one or more scaled plan sheets must clearly show the following:

- Precise location of all structures, labeled or identified in a legend
- Required parking, including ADA-compliant spaces
- Internal circulation and access routes, including access to the switching substation

10. Topographic Detail

Please provide a more detailed topographic map, including slope analysis and other information needed for the Natural Features Analysis.

11. Drainage Information

Please provide drainage calculations and a site grading plan to confirm adequate drainage.

12. Design of Potential Road

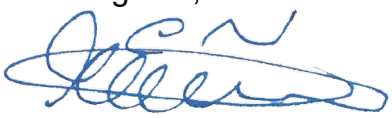
If road access between the Switching Station and the Power Plant is proposed, please provide information on the road design.

The Department and Staff are excited to be working with Idaho Power on this proposal, which adds generation to the electrical network, not only for Elmore County, but the entire southwestern Idaho for years to come. Should you want to discuss any of these items with the Department or Staff, we will make ourselves available.

The Department proposes to conduct a Public Workshop in front of the Elmore County Planning and Zoning Commission ("Commission") on January 22, 2026, to receive the Commission's feedback prior to scheduling this Application for a Public Hearing. Please plan on providing all the requested information, including Development Mitigation Agreement application to the Department by December 22, 2025, in order to ensure timely review of the documents and meaningful workshop. If there are any specific items you feel will not to be produced by that time, please reach out to discuss.

This letter demonstrates preliminary review of the Application packet from an overall completeness perspective. While this feedback is offered in the spirit of collaboration, the review did not cover all technical and design details, and additional compliance issues may arise. Those details will be further developed after we receive the aforementioned items.

With regards,



Mitra Mehta-Cooper, AICP, CFM
Provost & Pritchard Consulting Group

CC: James Roddin, Land Use and Building Director, jroddin@elmorecounty.id.gov
Abigail R. Germaine, Elmore County Counsel, arg@elamburke.com
Richard Heiser, Provost & Pritchard Consulting Group, rheiser@ppeng.com
Angie Michaels, Elmore County Engineer, angie@ewsid.com
Francene Payne, Elmore County Deputy Clerk, fpayne@elmorecounty.id.gov

4909-2042-6624, v. 1

Exhibit 12

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: JANUARY 8, 2026

Start Time of Neighborhood Meeting: 6PM

End Time of the Neighborhood Meeting: 7PM

Location of Meeting: BOISE STAGE STOP, 23801 ORCHARD ACCESS ROAD

Description of the proposed project: ELECTRICAL GENERATING FACILITY; GAS PLANT WITH UP TO TWO (2) TURBINES AND VARIANCE FOR HEIGHT (160' MAX) AND SQUARE (>75 dB)

Notice Sent to neighbors on: DECEMBER 24, 2025

Location of the neighborhood meeting: BOISE STAGE STOP, 23801 ORCHARD ACCESS ROAD

Attendees: PLEASE SEE ATTACHED SIGN-IN SHEET

	Name	Address
1.		
2.		
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: IDAHO POWER, ATTN: JEFF MAFFUCCIO

Address: 1221 WEST IDAHO ST

City: BOISE State: IDAHO Zip: 83702

Telephone: 208-388-2402 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.

_____ 01/08/2026

Signature: (Applicant) Date

Elmore County Zoning and Development Ordinance

Title 7, Chapter 3, Subsection 7-3-3: Neighborhood Meetings:

A. Applicants shall conduct a neighborhood meeting for Comprehensive Plan amendments, variances, conditional uses, Ordinance amendments, expansions or extensions of nonconforming uses, subdivisions or as otherwise required by the Director.

B. It shall be the sole duty of the applicant to provide written notice to all property owners or purchasers of record owning property within the radius required in this Ordinance of the exterior boundary of the application property and to all registered neighborhood associations and political subdivisions deemed appropriate by the Director. The Department will provide applicants the proper notice list. Notice of a neighborhood meeting shall be in addition to, and not in lieu of, mailed radius notices already required by this Ordinance. Notice of neighborhood meeting must be mailed at least ten (10) days prior to the date of the neighborhood meeting.

C. The purpose of the neighborhood meeting shall be to review the proposed project.

1. The meeting shall be on a weekend between ten o'clock (10:00) A.M. and seven o'clock (7:00) P.M. or on a weekday between six o'clock (6:00) P.M. and eight o'clock (8:00) P.M. The meeting shall not be on a holiday, a holiday weekend, or the day before a holiday or holiday weekend.

2. The meeting shall be held at one of the following locations:
   a. On the subject property; or
   b. At the nearest available public meeting place including, but not limited to, fire station, library, or community center; or
   c. At an office space with suitable meeting facilities if such facilities are within a one-mile radius of the nearest public meeting place.

D. The neighborhood meeting shall be conducted prior to submitting the application.

E. The neighborhood meeting shall not be conducted more than thirty (30) days prior to submitting the application.

F. The application materials shall include written verification of the neighborhood meeting on the forms provided by the Department.

Neighborhood Meeting Template:

Date

To: Property Owner

You are invited to attend a neighborhood meeting at ***location & time*** **This** meeting is to inform property owners of ***proposed application*** Your comments are greatly appreciated as we move forward with our application.

Sincerely,

Name

PEREGRINE POWER PLANT
OPEN HOUSE
JANUARY 8, 2026 6-7PM

NAME	ADDRESS	PHONE/EMAIL
Marc & MARGIE KOZAIN	2136 Lewandowski Lane Boise, ID 83716	916-508-4100 208 369 3344 Marcandmargie@gmail.com
MJ Hoseley	19030 Cleft Boise ID 83716	208 761-1499 MJ7RMB@yahoo.com

OWNER NAME	ADDRESS 1	ADDRESS 2	CITY	STATE	ZIP CODE
AL SAADI, NAWRAS KHALAF	25842 MARILYN AVE		WARREN	MI	48089
ALPINE AVIATION LLC	1940 E AERONCA CT		OASIS	ID	83647
AMERICAN ECOLOGY CORPORATION	101 S CAPITOL BLVD STE 1000		BOISE	ID	83702
ANCHUSTEGUI, JOHN	3059 W CRESCENT RIM	APT 303	BOISE	ID	83706
BEACON LIGHT INN LLC	3565 W MUIRFIELD DRIVE		MERIDIAN	ID	83642
BELMONT, TOBIN LOUIS	855 DESERT WIND ROAD		BOISE	ID	83716
BENTLEY, KEVIN	2750 S CESSNA AVE		MTN HOME	ID	83647
BIRON, NICHOLAS	2346 S KNOTTY TIMBER PL		MERIDIAN	ID	83642
BOHN, MICHELLE L	640 S PELICAN WAY		MERIDIAN	ID	83642
BORGES, FRED	15485 W SOLES REST CREEK RO/		MTN HOME	ID	83647
BORNONG, BRIAN	1915 E AERONCA COURT		MTN HOME	ID	83647
BOWNS CREEK PROPERTIES LLC	P O BOX 344		MERDIAN	ID	83680
BOZHA, TOLI	2736 S KYLEE PLACE		BOISE	ID	83709
BRETHAUER, GERALD L SR	1020 DESERT WIND ROAD		MAYFIELD	ID	83716
BROADBENT, STEPHEN DALE	1935 E AERONCA CT		MTN HOME	ID	83647
BROCKETT, DEZERAY	15520 W SOLES REST CREEK RO/		MTN HOME	ID	83647
BUCKINGHAM VILLAGE LTD	6795 E TENNESSEE AVE	STE 601	DENVER	CO	80224
BUSMANN FARM PARTNERSHIP	1132 E MASTIFF ST		MERIDIAN	ID	83642
CAI, DONG SHUN	235 HYDE PARK DR		JACKSON	MO	63755
CANNON, ALLEN B	4661 WHITMORE WAY		BOISE	ID	83709
CASA SIERRA VINEYARD LLC	1223 S CLEARVIEW AVE STE 105		MESA	AZ	85209
CASPER, KENNETH P	1910 NE CASPER LANE		MTN HOME	ID	83647
CHISLOCK, JULIE	3937 E USTICK ROAD		MERIDIAN	ID	83646
CLARK, JAY P	15100 10TH AVE CIR		CALDWELL	ID	83607
CLARK, JOHN W	C/O JUDY APPLEBY	3832 S MONTAGUE AVE	MERIDIAN	ID	83642
CLARK, ROBIN RENEE	C/O CASEY RUSSELL	305 S BLUE HERON WAY	NAMPA	ID	83687
COMBE, LLOYD	909 EMERALD SLOPE ROAD		NYSSA	OR	97913
CORNELL, THOMAS L	1099 TILTON ROAD		SEBASTOPOL	CA	95472
CUMMINGS, CORY SHAE	19750 N CAIRNS PLACE		OASIS	ID	83647
DARIC LLC	C/O ROBERT L BRENT	515 OCEAN AVE STE 502 SOUTH	SANTA MONICA	CA	90402
DESERT MCB LLC	C/O SUZANNE MCCONNAUGHEY		NAMPA	ID	83653
DESERT WIND HOMES LLC	C/O ACCOUNTING	6820 W RANDOLPH DR	BOISE	ID	83709
DESERT WIND LLC	3680 N LEGACY WOODS AVE		MERIDIAN	ID	83646
DESERT WIND OASIS LLC	P O BOX 356		CASCADE	ID	83611
DILL, DERRICK	3325 JUNE ST NE		ALBUQUERQUE	NM	87111
DOBSON, DANA	22286 RUTLEDGE DR		CALDWELL	ID	83607
DOHSE, TONY E	11014 120TH ST CT E		PUYALLUP	WA	98374
DONALDSON, LUCAS	8796 W TILLAMOOK DR		BOISE	ID	83709
ECHEVERRIA, ROY	P O BOX 1525		WINNEMUCCA	NV	89446
ELMORE LAND LLC	27121 GOOD ROAD		GRANDVIEW	ID	83624
ERICSON, ROBERT L	15000 W SOLES REST CREEK RO/		OASIS	ID	83647
ERICSON, ROBERT L	4790 W MYSTIC COVE WAY		GARDEN CITY	ID	83714
EXTREME CLEANING	5108 S TINKER ST		BOISE	ID	83704
FITTING, RAYMOND C	1811 E TAILSPIN LANE		MTN HOME	ID	83647
FLICK, DAVID W	11769 SHELBURN ST		CALDWELL	ID	83605
FLICK, ROBERT M JR	1242 E FLICK LN		BOISE	ID	83716
FLYING M PROPERTIES LLC	P O BOX 7		HOMEDALE	ID	83628
FORD, KAREN & LORIN	289 FRESHMAN DR		RUPERT	ID	83350
FRANK TIEGS LLC	P O BOX 3110		PASCO	WA	99302
FUENTES, JOSE DE JESUS	9504 CHERRY LANE		NAMPA	ID	83687
FUJII, PATRICIA	453 E SPENDOR LANE		MERIDIAN	ID	83642
GLARBORG, CARL MYRON	170 MCGINNIS DR		WEISER	ID	83672
GOOD, CHAD	27121 GOOD ROAD		GRANDVIEW	ID	83624
GOODSON, GARY A	15399 SOLES REST CREEK		MTN HOME	ID	83647
GREEN, VIRGINIA	4226 ARBORVITAE CT		BOISE	ID	83716
GULACK, GARY R	19565 N DEL SOL PLACE		MTN HOME	ID	83647
HANDKE, RICHARD D	3565 W MUIRFIELD DR		MERIDIAN	ID	83642
HANSON, CHARLES	304 19TH AVE S		NAMPA	ID	83651
HESSING, SHANE	9237 W ALBANY AVE		BOISE	ID	83704
HOSELEY, LARRY G	1985 E AERONCA COURT		MTN HOME	ID	83647
HOSELEY, N J	19030 E CLEFT ROAD		BOISE	ID	83716
HOSELEY, RALPH C III	P O BOX 1008		DANVILLE	CA	94526
HUSKEY, DANIEL T	19861 N CAIRNS PLACE		MTN HOME	ID	83647
INLAND CRANE INC	P O BOX 5403		BOISE	ID	83705
JAMESON, BARBARA LEE	3733 W QUAIL HOLLOW DR		BOISE	ID	83703
JANSSON, JEB	16090 LONKEY LANE		CALDWELL	ID	83607
JOHNSEN, ROBERT	15444 SOLES REST CREEK ROAD		OASIS	ID	83647
JUNIPER STATION FARM LLC	3350 W AMERICANA TERRACE	STE 340	BOISE	ID	83706
KELLY, BEN J	19795 N CAIRNS PLACE		OASIS	ID	83647
KINGREY, JOHN	7 VALLEY VISTA DRIVE		GARDEN VALLEY	ID	83622
KOWALLIS, KAY N	C/O REX BRUCE LARSEN	6894 N SPURWING PARK WAY	MERIDIAN	ID	83646
KOZAIN, MARCUS	2136 E LEWANDOWSKI LANE		BOISE	ID	83716
KWTCD LLC	1951 E BONANZA CT		MTN HOME	ID	83647
LEPIRE, WENDY D	1950 E AERONCA COURT		MTN HOME	ID	83647
LEWIS, SHALAE MARIE	15382 W SOLES REST CREEK RO/		MTN HOME	ID	83647
LINDSEY, KENNETH RUSSELL	295 WEST 600 NORTH		CLIFTON	ID	83228
LORD, KALON O	13684 N FAULKNER AVE		MTN HOME	ID	83647
LORD, PRESTON	9320 HWY 20		MTN HOME	ID	83647
LOVE, DENNIS D	1926 E BONANZA COURT		MTN HOME	ID	83647
LUBECK, DEVIN MICHAEL	1936 E BONANZA CT		MTN HOME	ID	83647
M G CREST LLC	P O BOX 311		MCLEAN	VA	22101
MAJIC LLC	6122 S TAMBOURINE AVE		BOISE	ID	83709

MALDONADO, ADILENE	1945 E AERONCA CT		OASIS	ID	83647
MATTHEWS HOMESTEAD LLC	C/O GWYNETH STOBIE	25220 217TH PLACE SE	MAPLE VALLEY	WA	98038
MCCOMB, JUDITH P	1422 E 275TH N		LAYTON	UT	84040
MELENA, GABRIELA	19465 N DEL SOL PLACE		MTN HOME	ID	83647
MILES, TARA	2108 NW 10TH PLACE		MERIDIAN	ID	83646
MILLER, JOSHUA	19250 N DEL NORTE PL		MTN HOME	ID	83647
MILLER-SIRANI, JENNIFER	19711 N CAIRNS PLACE		MTN HOME	ID	83647
MISNER, MATTHEW C	19150 WILLOW HAVEN ROAD		EXCELSIOR	MN	55331
MONSON, TRENT G	1901 E BONANZA COURT		MTN HOME	ID	83647
MORRIS, AUDREY J	2276 S 1700 E		GOODING	ID	83330
MORRIS, CARL HENDRIX	3100 N 36TH ST		BOISE	ID	83703
MORRIS, HOWARD L	1101 E 2900 S		HAGERMAN	ID	83332
MORRIS, WAYNE L	16 E MARY DR		PRAIRIE	ID	83647
MTN HOME HIGHWAY DISTRICT	P O BOX 756		MTN HOME	ID	83647
NAILLON, CALVIN	3908 E ROCK FALLS ST		NAMPA	ID	83686
NEWCOMB, STEPHEN D	15250 W SOLES CREEK ROAD		OASIS	ID	83647
NICHOLS, TAMI	1200 E 6TH S		MTN HOME	ID	83647
O'DELL, JUDITH M	2785 DESERT WIND ROAD		OASIS	ID	83647
OLIVARES, MARIA ISABEL RUIZ	2178 N SUNSET FARM ROAD		KUNA	ID	83634
PACIFIC HIDE & FUR DEPOT	ATTN: A/P 910820 BR 50	P O BOX 1549	GREAT FALLS	MT	59403
PARKS, JOHN K	733 DESERT WIND ROAD		BOISE	ID	83716
PETTIBONE, LARUE A	2017 PENNINGER DR		BOISE	ID	83709
PLATT, JOSHUA	1914 PORTER AVE		HONOLULU	HI	96818
PLUM, LARRY W	1330 W VICTORY RD		MERIDIAN	ID	83642
PROSPERITY STATELINE LLC	P O BOX 408		PLUMMER	ID	83851
READ, D SCOTT	15939 WINTERGREEN DR		CALDWELL	ID	83607
RED BARON ESTATES PILOTS AND	1950 E AERONCA COURT		OASIS	ID	83647
RED BARON ESTATES PILOTS AND	1850 E PIPER		MTN HOME	ID	83647
REICHERT, DEAN	15279 W SOLES REST CREEK		MTN HOME	ID	83647
REPUBLIC SERVICES	C/O REPUBLIC SERVICES INC	18500 N ALLIED WAY	PHOENIX	AZ	85054
RIGBY, DAVID L	3749 E PECAN ST		BOISE	ID	83716
RINTAMAKI, PETER	200 W 34TH AVE #897		ANCHORAGE	AK	99503
ROBERSON, FORREST JOHN	5301 E WARM SPRINGS AVE	APT G107	BOISE	ID	83716
ROBINSON, JUDITH LYNN	P O BOX 16285		BOISE	ID	83715
ROMERO-ERLANSON, CARLA FAYE	2715 DESERT WIND ROAD		OASIS	ID	83647
RSC LAND LLC	2167 NE CRESTWOOD PLACE		MTN HOME	ID	83647
SCAVERA, KEVIN	661 SE D ST		MADRAS	OR	97741
SCHOOL DISTRICT 193	470 N 3RD E		MTN HOME	ID	83647
SEBRING, RICK J	19834 N CAIRNS PLACE		MTN HOME	ID	83647
SEWELL, ALEX	P O BOX 423		GIRDWOOD	AK	99587
SHEKINAH INDUSTRIES INC	420 BITTEROOT DR		BOISE	ID	83709
SHOECRAFT, RAYMOND	2971 S SIMCO ROAD		BOISE	ID	83716
SIELAFF, KEVIN	1940 E AERONCA CT		MTN HOME	ID	83647
SIM-CHEM	P O BOX 27		BOISE	ID	83707
SIMCO ENVIRONMENTAL LLC	P O BOX 170339		BOISE	ID	83717
SIMCO ROAD LLC	851 N HICKORY AVE STE 105		MERIDIAN	ID	83642
SIMCOE SOLAR LLC	C/O IMANOL SAN MARTIN	2 S BISCAYNE BLVD STE 3200	MIAMI	FL	33131
SNOW, CATHERINE DENISE	3897 NW KENNEDY AVE		MTN HOME	ID	83647
SNOW, DEVON D	2140 COWBOY WAY		MTN HOME	ID	83647
SOLES REST CREEK HOMEOWNERS	C/O DAWN MCCLURE	P O BOX 725	MTN HOME	ID	83647
STALCUP, SHAWN & KARENA	33300 SE PEACEFUL LN		ESTACADA	OR	97023
STATE OF IDAHO	P O BOX 8028		BOISE	ID	83707
STONE, JONATHAN M	3711 MTN VIEW DR		BOISE	ID	83704
STOVER, RANDY R	10300 DESERT SAGE LANE		CALDWELL	ID	83607
SUNNY PLAINS LLC	P O BOX 1026		MIDDLETON	ID	83644
THOMAS, MICHAEL E	4514 W HILLCREST DR		BOISE	ID	83705
THORNTON, DON	P O BOX 1495		NAMPA	ID	83653
TIDBALL, JACQUELINE L	1960 E AERONCA COURT		OASIS	ID	83647
TITAN X BUILDING INC	6820 W RANDOLPH DR		BOISE	ID	83709
TLUCZEK, PAWEL	1925 E AERONCA COURT		MTN HOME	ID	83647
TWO MILLERS HOLDINGS LLC	3414 E GREENHURST RD		NAMPA	ID	83686
U S A	IDAHO STATE OFFICE	1387 SOUTH VINNELL WAY	BOISE	ID	83709
U S ECOLOGY IDAHO INC	P O BOX 29246		PHOENIX	AZ	85038
VARELMANN, JOHN	19798 N CAIRNS PLACE		MTN HOME	ID	83647
VERMEER, MICHAEL HENRY	18155 ANDORRA LANE		CALDWELL	ID	83607
WALL, DAVID	10225 W VICTORY ROAD		BOISE	ID	83709
WEGNER, BERND T	1956 E BONANZA COURT		MTN HOME	ID	83647
WILLIAM IRELAND LIVESTOCK LLC	7780 CANYON CREEK ROAD		MTN HOME	ID	83647 4344
YOST, WADE	19365 N DEL SOL PLACE		MTN HOME	ID	83647

You're invited to a community meeting with Idaho Power

IDAHO POWER®

Join us at the Boise Stage Stop, located at 23801 Orchard Access Rd., Boise, Idaho 83716.

Thursday, Jan. 8
6 – 7 p.m.

Idaho Power has applied to permit the proposed Peregrine Energy Center, a new natural gas power plant, with a variance request related to equipment height and sound. At the meeting, we'll share project updates and answer questions.

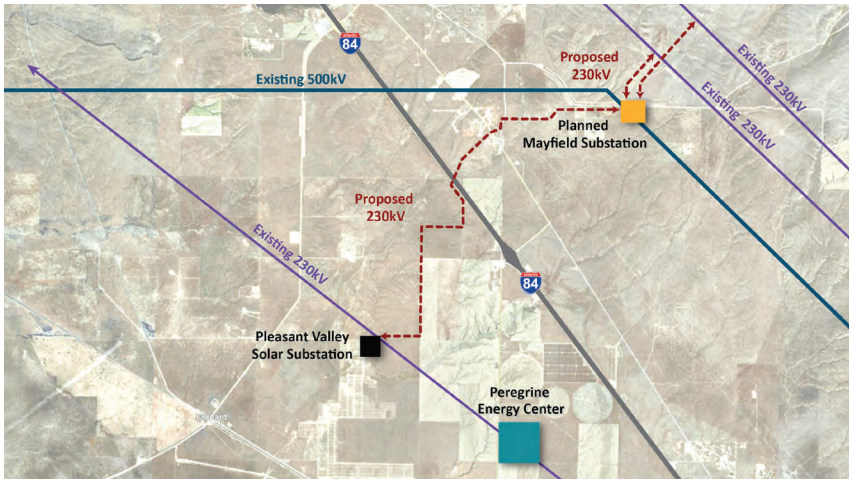
The meeting is open-house style—feel free to drop in at any time to learn more.

About the Peregrine Energy Center

Idaho Power is proposing a new natural gas plant between Boise and Mountain Home to help meet the growing energy needs of our region. The Peregrine Energy Center would include a 400-megawatt gas-fired generator, with room to add a second gas turbine of similar size in the future.

This project supports our long-term commitment to provide the reliable and affordable power our customers depend on.

To learn more, visit idahopower.com/peregrine.



Questions?

Contact Megan Ronk at **mronk@idahopower.com.**

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1221 W. Idaho St.
Boise, ID 83702

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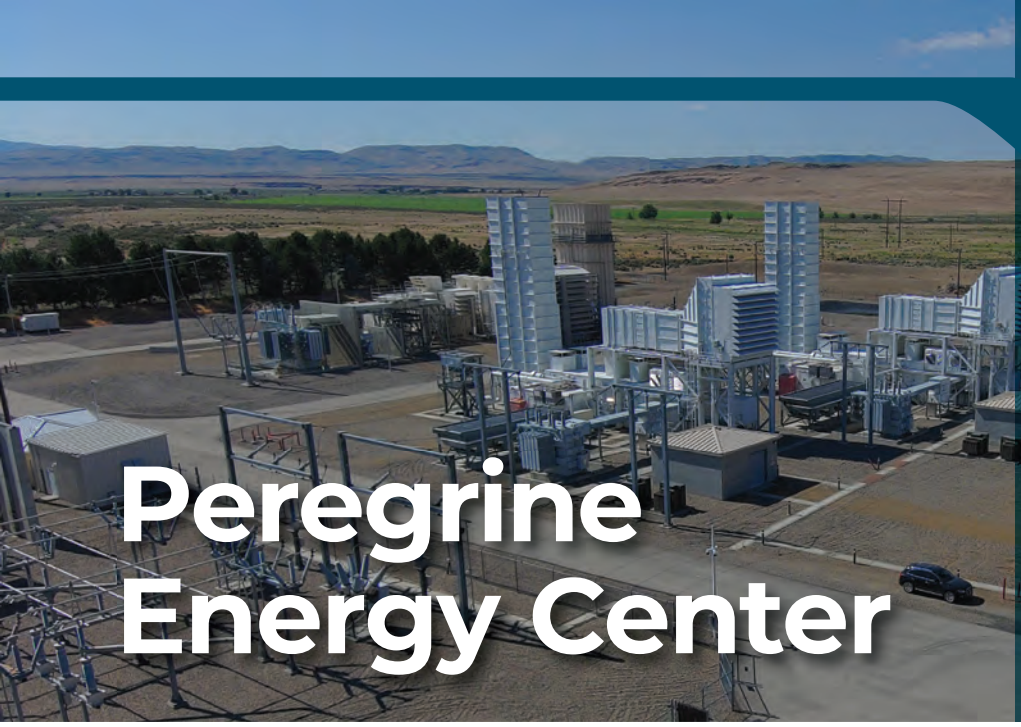


Peregrine Energy Center

For more than 100 years, Idaho Power has provided safe, reliable, and affordable energy to the communities we serve. The proposed Peregrine Energy Center is part of our commitment to ensure that reliable service continues as our region grows.

About the Project

As our communities grow, so does the demand for energy. The proposed Peregrine Energy Center is a 160-acre site that would play a key role in ensuring Idaho Power continues to deliver reliable and affordable power to families, farms, and businesses across our region today and into the future.

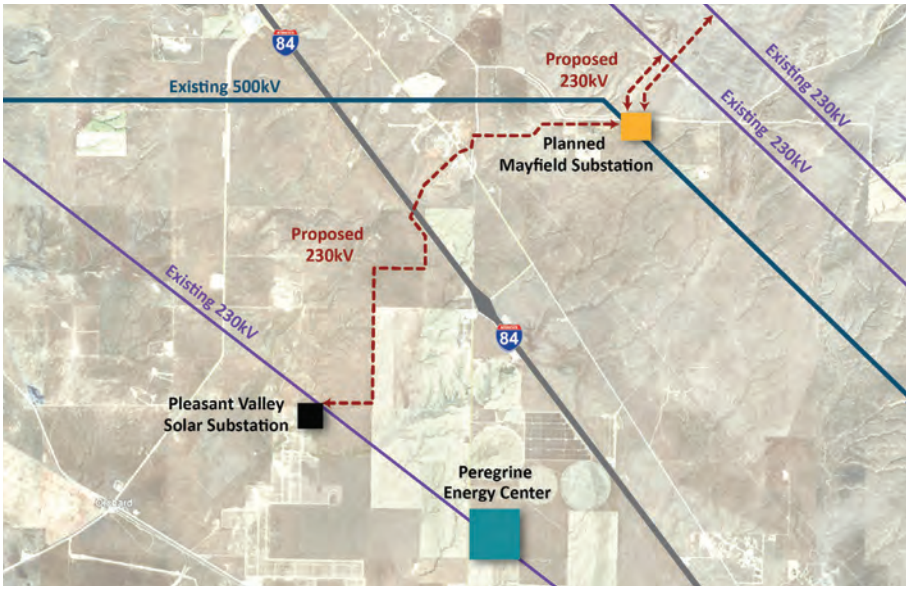
The initial concept at the Peregrine Energy Center includes a new natural gas power plant. The simple-cycle plant would occupy approximately 10 acres of the property. At this time, we're also considering the option to expand and add a second gas-fired turbine of similar size adjacent to the first unit.

Why Here?

The proposed Peregrine Energy Center would be home to a variety of energy resources and other electrical equipment that will help Idaho Power meet growing customer needs. The proposed site is near existing and planned infrastructure, making it more cost-effective to build and operate than other potential sites. An existing high-voltage transmission line would connect the proposed gas plant to the grid, and other projects such as the Mayfield Substation and Gateway West, will help move energy efficiently to Idaho Power customers.

The proposed Energy Center location is shown here with the nearby Mayfield Substation & Transmission Project.

To learn more about the concept, scan the QR code with your camera's smartphone or visit, idahopower.com/peregrine



Peregrine Energy Center

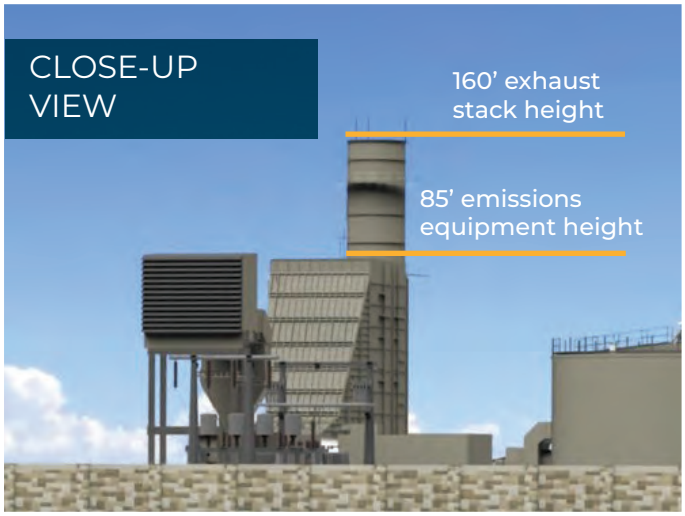
Safety

We have safely operated similar facilities in Elmore County, the Danskin (pictured on the front) and Bennett Mountain plants, for 20 years without incident. We have also safely operated Langley Gulch natural gas power plant in Payette County for over 10 years without incident.The plant would be maintained and operated by skilled Idaho Power employees who live and work in the area.

Sights and Sounds

This facility will be similar to the renderings below with turbines and exhaust stacks. Idaho Power has requested a variance to exceed the county's 80-foot height limit. The proposed exhaust stack would be 160 feet tall, with air inlets up to 85 feet. The stack height is governed by EPA regulations to ensure compliance with emission monitoring requirements. The stack height can improve air dispersion and reduce impacts to the surrounding community.

Idaho Power is also seeking a sound variance to allow operational noise levels of up to 75 decibels, similar to limits allowed in industrial areas by the City of Mountain Home. This is comparable to the sound of a vacuum cleaner or nearby traffic. Noise will be managed using acoustic barriers, silencers, and sound-absorbing materials to meet county requirements. The plant will be enclosed by a wall for screening and security.



The renderings shown are conceptual in nature and subject to change based on final engineering, design specifications, applicable county requirements, and approval from both the Idaho and Oregon regulatory commissions.

Questions?

Contact Customer Experience and Economic Development Director Megan Ronk at mronk@idahopower.com.

Welcome!

Peregrine Energy Center

The Peregrine Energy Center is a proposed 160-acre site that will play a key role in Idaho Power's commitment to continue delivering the safe, reliable, and affordable energy our customers count on today and into the future.

About the Project

As our region continues to grow, so does the need for energy. Over the next five years alone, demand on Idaho Power's system is projected to increase by nearly 1,000 megawatt (MW) — roughly 50% more than the capacity of our largest power plant.

Located in Elmore County along Simco Road between Mountain Home and Boise, the proposed Peregrine Energy Center will be home to a variety of energy resources and other electrical equipment that will help Idaho Power meet those growing customer needs.

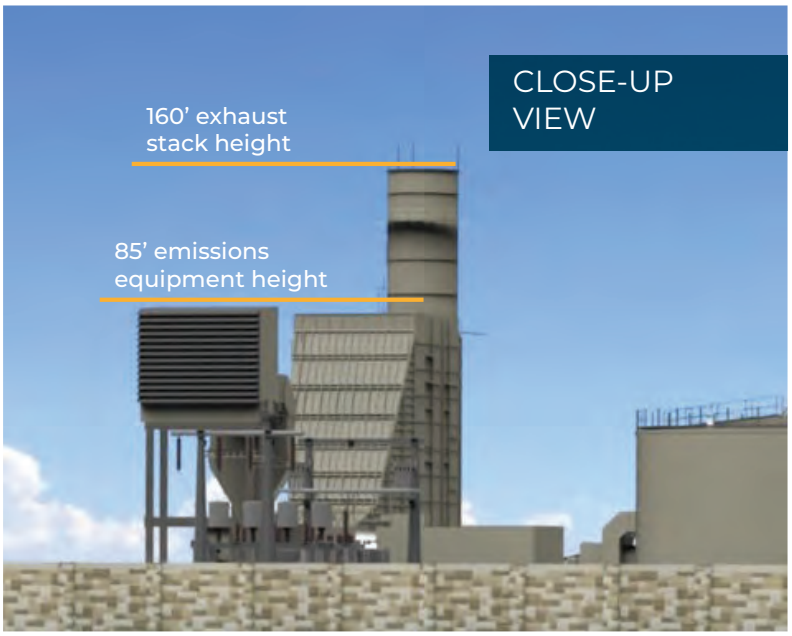
The initial proposal at the Peregrine Energy Center includes a new natural gas power plant. This simple-cycle plant would occupy approximately 10 acres of the property but would have a significant impact on Idaho Power's ability to serve customers across its system. We're also considering the option to expand and add a second gas-fired turbine of similar size adjacent to the first unit. As we plan for the future, this site offers the opportunity to support other types of generation resources as our region's energy needs evolve.

Why Here?

The proposed site is near existing and planned infrastructure, making it more cost-effective to build and operate than other potential sites. An existing high-voltage transmission line will connect this station to the grid. Other projects, such as the planned Mayfield Substation & Transmission Project and Gateway West, will help move energy efficiently to Idaho Power customers.

What Would It Look Like?

Idaho Power has requested a variance to exceed the county's 80-foot height limit. The proposed exhaust stack would be 160 feet tall, with air inlets up to 85 feet. The stack height is governed by EPA regulations to ensure compliance with emission monitoring requirements. The stack height can improve air dispersion and reduce impacts to the surrounding community.



The renderings shown are conceptual in nature and subject to change based on final engineering, design specifications, applicable county requirements, and approval from both the Idaho and Oregon regulatory commissions.

Where Will the Power Go?

As more people and businesses call Idaho home, it's our responsibility to plan ahead and build the resources needed to keep the lights on safely, reliably, and affordably.

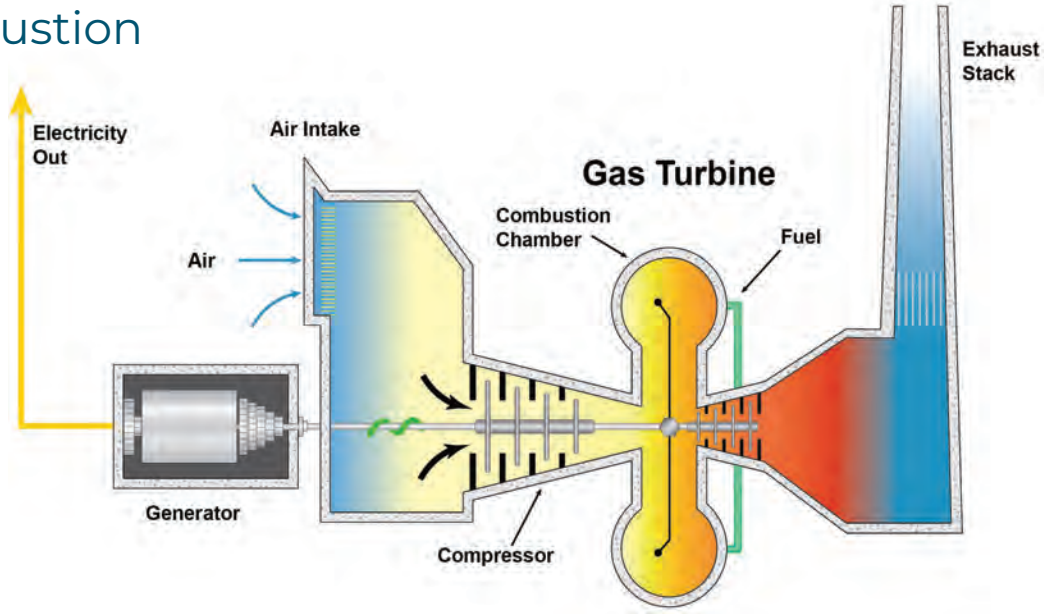
The energy generated at the proposed Peregrine Energy Center would serve Idaho Power customers in southern Idaho and eastern Oregon.

Idaho Power is currently a net importer of energy, meaning we purchase power from other states to meet customer demand. Peregrine will help us increase our supply of locally generated energy and reduce our reliance on outside markets.

How Does a Gas Plant Work?

Simple-Cycle Combustion Turbine

A gas power plant makes electricity by burning natural gas. The heat from the burning gas creates a fast-moving stream of hot air, which spins a turbine — like wind turning a pinwheel. The turbine is connected to a generator, which converts that spinning motion into electricity. The leftover hot air goes out through a stack.



How Much Water will the Plant Use?

We are analyzing the various cooling technologies that can be utilized for a gas turbine and are mindful about selecting a technology that considers the water constraints in Mountain Home and Elmore County. We are designing the facility to be highly efficient and minimize impacts by using water responsibly and managing it resourcefully. More detailed information regarding water requirements for this project will be outlined in the Conditional Use Permit.

Permitting and Regulatory Process

Any new large generation resources require regulatory oversight of the procurement process and approvals from both the Idaho and Oregon regulatory commissions, as well as local permits. These regulatory review and approval processes are expected to occur over the coming months and years. Idaho Power looks forward to engaging with its customers, regulators and communities it serves as we work toward maintaining a safe, reliable grid into the future.

Sights & Sounds

Safety

We have safely operated similar facilities in Elmore County, the Danskin and Bennett Mountain plants, for 20 years without incident. We have also safely operated a large natural gas plant in Payette County, Langley Gulch, for over 10 years without incident. The plant would be maintained and operated by skilled Idaho Power employees who live and work in the area.

Sound

Idaho Power is seeking a sound variance to allow operational noise levels of up to 75 decibels, similar to limits allowed in industrial areas by the City of Mountain Home. This is comparable to the sound of a vacuum cleaner or nearby traffic. Noise will be managed using acoustic barriers, silencers, and sound-absorbing materials to meet county requirements. The plant will be enclosed by a wall for screening and security.

Exhibit 13

January 9, 2026

Jeff Maffuccio
Facility Siting Coordinator
Idaho Power Company
1221 W. Idaho St., Boise, ID 83702

Dear Jeff:

Fire & Risk Alliance, LLC (FRA), was contracted by Idaho Power Company (Client) to develop an Emergency Response Plan (ERP) outline for the proposed Peregrine Power Plant located at 2750 South Simco Road, Mayfield, Idaho. Please use this document as a part of your Conditional Use Permit submittal to Elmore County.

1. General Information
    a. Scope
    b. Purpose
    c. Site Owner
    d. Emergency Contact
    e. First Responder Contact Information
2. Gas Turbine Facility Information
    a. Site Overview: Site assessment, access control, sensitive areas, exposures,
    b. System Design
3. System Safety Features
4. Gas Transmission Pipeline
    a. Emergency shutdown remote operated valve
    b. Emergency shutdown manual valve
5. Fire Department Information
    a. Access Roads
    b. Water Supply
    c. Fire Suppression System
    d. Fire Alarm System

6. Notification Matrix
    a. FACP, Central Station & Response Personnel
7. Site Evacuation & Accountability
8. Life Safety Rescue Operations
9. Hazards
    a. Chemical
    b. Electrical
    c. Explosion
    d. Fire
10. Response Tactics
    a. Natural Gas Emergency
    b. Ammonia Release
    c. Transformer Fire
    d. Breaker Failure (SF6)
11. Post Incident Operations
12. Training

Note that this document is not intended to act as an ERP for the Peregrine Power Plant but rather an outline of the topics that will be included and discussed in the ERP to be developed at a later date. If there are any questions, please contact us at cng@fireriskalliance.com.

Sincerely,

Christian Ng, P.E.
Senior Fire Protection Engineer
Fire & Risk Alliance

Subject: Peregrine Power Plant Fire Response Plan

Idaho Power presents the following Fire Response Plan framework for its Peregrine Power Plant located at 2750 South Simco Road, Mayfield, Idaho 83716 in compliance with Elmore County's Conditional Use Permit and Master Site Plan requirements under Title 8, Chapter 1 – Fire Prevention and Wildfire Mitigation Standards. This Fire Response Plan outlines the fire protection and firefighting capacity for the proposed electrical substation.

1. Fire Protection Strategy

A. Public Firefighting Agreement

The applicant was able to determine that there is no current firefighting agency that will cover the proposed project site. Idaho Power is willing to enter into an agreement with a nearby fire response department.

B. Infrastructure Fire Safety

Idaho Power developed a Wildfire Mitigation Plan (WMP) that is updated at a regular cadence to provide holistic and prudent strategies to improve safety, reliability, and affordability for its customers and the communities it serves. More information can be found at idahopower.com/wildfire.

Idaho Power's Transmission and Delivery (T&D) related wildfire mitigation activities include expanded asset management programs and system hardening efforts, discussed in detail in Section 8 of this WMP. Idaho Power will continue to visually inspect all transmission lines located in Tier 3 zones, prior to the start of wildfire season.

Idaho Power will meet the minimum required distances and requirements in Section 8-1-3 regarding defensible space, vegetation control, and general roadway and property access requirements, as required. The power plant and switching station yards will be graveled inside the fenced areas, and around the perimeter of the fences, to minimize risk of fire being spread to or beyond the facility.

The applicant will include the installation of fire suppression systems including:

- Applicable fire extinguishers;
- Operations and Maintenance access to "muster" areas;
- Fire detection system with dispatch notification;
- Remote de-energization switches;
- Clearly marked evacuation routes and muster points.

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

2. Personnel Training

Idaho Power field crews are trained to respond to active wildfires to monitor the situation regarding Idaho Power's facilities. Although they carry certain fire suppression equipment for use on very small fires in limited situations.

The WMP provides guidance to Idaho Power employees to help prevent accidental ignition and spread of wildland fires associated with employee work activities. Employees and contractors are provided, and required to operate in accordance with the provisions found below, and in the attached *Wildland Fire Preparedness and Prevention Plan*:

- Annual fire season tools and equipment to be available on the job site.
- Daily situational awareness, including weather conditions, regarding locations where there is a heightened risk of wildfire.
- Expected wildfire ignition prevention actions while working, and reporting instructions in the event of fire ignition.
- Training and compliance requirements.

3. Emergency Response Coordination

- Real-time communication systems for Idaho Power dispatch and coordination. Integration with regional emergency services through 911 dispatch.
- Idaho Power can dispatch wildland fire response teams to protect critical infrastructure and provide situational coordination with the incident command structure.
- When a wildfire is near or approaching, Idaho Power may de-energize overhead lines if a wildfire is near to ensure the safety of firefighters and firefighting activities and avoid electricity arcing through the air.

4. Compliance and Maintenance

- Maintain access roads, vegetation control, and communication equipment.
- Maintain National Fire Protection Association (NFPA) standards, in coordination with fire districts with the Idaho State Fire Marshal.
- Maintain and monitor fire alarms and panels with a third-party contractor.
- Compliance with Title 8, Chapter 1 of Elmore County Zoning Ordinance.

Appendix A: Wildland Fire Preparedness and Prevention Plan

October 2025

Table of Contents

1. Plan Overview

A. Intent of Plan

The purpose of this Wildland Fire Preparedness and Prevention Plan (Plan) is to provide guidance to Idaho Power Company (IPC) employees to help prevent the accidental ignition and spread of wildland fires (wildfires) associated with employee work activities in locations and under conditions where there is a heightened risk of wildfire. It is expected for applicable IPC employees be aware of the provisions of this Plan and operate in accordance with the Plan.

B. Scope of Plan

The scope of this Plan extends to tools, equipment, and field behaviors IPC employees incorporate when working in locations and under conditions where there is a heightened risk of wildfire. Other fire mitigation activities, such as operations of Transmission and Distribution (T&D) lines facilities, vegetation management, and T&D lines programs that mitigate wildfire risks are *not* included in this Plan; they are referenced in the separate Wildfire Mitigation Plan (WMP).

2. Situational Overview and Applicability

A. Wildfire Season

The provisions of this Plan shall be applicable during wildfire season. Idaho's wildfire season is defined by Idaho Code § 38-115 as extending from May 10 through October 20 each year, or as otherwise extended by the director of the Idaho Department of Lands (IDL). Montana's wildfire season is defined by Montana Code § 76-13-102 as the period of each year beginning May 1 and ending September 30. Oregon's wildfire season is designated by the State Forester each year pursuant to Oregon Revised Statute § 477.505 and typically begins in June.

Should any local, state, or federal government land management agency (i.e., the Bureau of Land Management [BLM], U.S. Forest Service, Oregon Department of Forestry, IDL, etc.) issue any wildfire related order that extends wildfire season beyond that specified above, that agency's order shall govern.

Many variables—drought conditions, weather, and fuel moisture—can impact fire potential. Flexibility, judgment, attention to current and forecasted field conditions, and attention to governmental agency issued wildfire orders are necessary such that operational practices can be adjusted accordingly.

B. Wildfire Risk Zones

IPC's WMP includes a Wildfire Risk Map of areas where IPC has infrastructure or equipment. This Wildfire Risk Map may be accessed through geographic information system (GIS)

applications. All lands in the vicinity of IPC facilities are mapped as Tier 2 (colored yellow on maps), Tier 3 (colored red on maps), or areas of lesser wildfire risk (i.e., not within a Tier 2 or Tier 3 zone). Tier 2 and Tier 3 zones are designated as wildfire risk zones (WRZ). The provisions of this Plan shall apply to work activities taking place during wildfire season in WRZs.

C. Fire Potential Index

IPC's Atmospheric Sciences department has developed a Fire Potential Index (FPI) rating system that forecasts wildfire potential in WRZs. The FPI consists of a numerical score ranging from 1 to 16. The FPI scores are grouped into the following three index levels:

1. **Green:** FPI score of 1 through 11
2. **Yellow:** FPI score of 12 through 14
3. **Red:** FPI score of 15 through 16

During wildfire season, IPC will determine a daily FPI as described in Section 4.2 of the WMP for each of IPC's WRZs. The FPI information is contained within IPC GIS viewers available to applicable IPC employees.

D. Decision Making for Field Work Activities

Employees working in the field shall be aware of current and forecasted weather and field conditions. The following process steps shall apply to Idaho Power employees contemplating field work during wildfire season.

Planned or Scheduled Work Activities

1. Employees working in the field in a WRZ and not working on transmission or primary distribution lines should:

   1.1. Be aware of the current and forecasted weather and the FPI level for the area where the work will be performed, through the FPI dashboard.

   1.2. Once the FPI level for the work zone is identified, proceed with work but consider using Prevention—Practices of Field Personnel (see Section 4 of this Plan).

2. Employees working in the field in a WRZ and working on transmission or primary distribution lines should:

   2.1. Be aware of the current and forecasted weather and the FPI level for the area where the work will be performed.

   2.2. Once the FPI level for the WRZ is identified, proceed as follows for each FPI level:

2.2.1. Green FPI in All Zones: Proceed with the work. Evaluate need for using Prevention—Practices of Field Personnel (see Section 4 of this Plan).

2.2.2. Yellow FPI in All Zones: Proceed with the work. Evaluate need for using Prevention—Practices of Field Personnel (see Section 4 of this plan).

2.2.3. Red FPI

- **In Tier 2 Zone:** Proceed with the work. However, it is a requirement to follow Prevention—Practices of Field Personnel (see Section 4 of this plan).
- **In Tier 3 Zone: STOP.** No planned work activities shall take place unless approved by operations level manager. Work consideration will be restoration of electric service or work deemed critical to providing safe, reliable electric service. If work is approved to proceed, it is a requirement to follow Prevention—Practices of Field Personnel (see Section 4 of this plan).

Fire Potential Index (FPI)		Tier 2	Tier 3
	Higher 15–16 (Red)	Proceed with Work Use Prevention—Practices of Field Personnel REQUIRED	STOP/NO WORK
	Elevated 12–14 (Yellow)	Proceed with Work Use Prevention—Practices of Field Personnel (evaluate conditions and use as needed)	Proceed with Work Use Prevention—Practices of Field Personnel (evaluate conditions and use as needed)
	Normal 1–11 (Green)	Proceed with Work Use Prevention—Practices of Field Personnel (evaluate conditions and use as needed)	Proceed with Work Use Prevention—Practices of Field Personnel (evaluate conditions and use as needed)

3. Land Management Agency Restrictions

3.1. Follow the requirements and restrictions of any wildfire restrictions-related order issued by local, state, or federal land management agencies.

3.2. As soon as reasonably practicable, upon receiving knowledge of an order, the Environmental Affairs department will notify, via email, operations leadership within Power Supply, Customer Operations and Business Development, and T&D Engineering and Construction of wildfire-related requirements and restrictions orders issued by local, state, or federal land management agencies.

Emergency Response and Outage Restoration Work Activities

Follow the same steps as identified above for planned work activities. However, it is recognized that the nature of emergency response and outage restoration situations will often require exceptions to the above. In these situations, leadership should be consulted, and work will be undertaken at Idaho Power's discretion given the nature of the emergency or outage at hand.

3. Preparedness—Tools and Equipment

A. Required Personal Protective Equipment

Standard IPC personal protective equipment (PPE) shall be worn in accordance with the IPC *Safety Standards*.

When entering a designated fire area being managed by the BLM or the U.S. Forest Service, additional PPE requirements may be required by those agencies. These typically include:

- Hardhat
- Long sleeve flame-resistant (FR) shirt and FR pants
- Leather gloves
- Exterior leather work boots, 8-inch high, lace-type with Vibram type soles
- Fire shelter

B. Required Tools and Equipment

Employees *not* working on transmission or distribution lines: Standard tools and equipment in accordance with the IPC *Safety Standards* and Fleet Services.

Employees working on transmission or distribution lines in situations governed by the wildfire prevention provisions of the March 2019 Master Agreement between IPC and the State of Idaho BLM or in any WRZ in Idaho, Nevada, Montana, and Oregon:

- During wildfire season or during any other wildfire season ordered by a local, state, or federal jurisdiction, IPC will equip at least one on-site vehicle with firefighting equipment, including, but not limited to:
  - Fire-suppression hand tools (i.e., shovels, rakes, Pulaskis, etc.).
  - A 16- to 20-pound fire extinguisher.
  - A supply of water (30–200 gallons) with a mechanism to effectively spray water, sufficient for initial attack (i.e., backpack pumps, water sprayer, etc.).
    This requirement to carry water is dependent on the vehicle type and weight restrictions. For example, a mini-excavator would not be required to carry water

since there is no safe way to do so, or a loaded bucket truck may not be required to carry water because of weight limitations.

- At a minimum, equip each truck that will be driven in the WRZs during wildfire season with at least:
  - One round, pointed shovel at least 8 inches wide, with a handle at least 26 inches long.
  - One axe or Pulaski with a 26-inch handle or longer.
  - A combination of shovels, axes, or Pulaski available to each person on the crew.
  - One fire extinguisher rated no less than 2A:10BV (5 pounds).
  - A supply of water, sufficient for initial attack, with an effective spraying mechanism (e.g., backpack pumps, water sprayer). This requirement to carry water is dependent on the vehicle type and weight restrictions. For example, a mini-excavator would not be required to carry water since there is no safe way to do so, or a loaded bucket truck may not be required to carry water because of weight limitations.

IPC personnel will be trained to use the above tools and equipment to aid in extinguishing a fire ignition before it gets out of control if the situation warrants such action. In the event of a fire ignition, IPC personnel present at the time of the ignition will take action consistent with that person's training and experience to control the fire ignition while still accounting for their own personal safety; however, Idaho Power is generally not responsible for fighting fires. This responsibility remains with federal, state, and local firefighting organizations.

C. Land Management Agency Restrictions and Waivers

The Environmental Affairs department will strive to notify operations leadership within Power Supply, Customer Operations and Business Development, and T&D Engineering and Construction of any wildfire-related requirements and restrictions orders issued by local, state, or federal land management agencies. Typical orders issued each fire season include the following:

- **BLM**. During BLM's Stage II Fire Restrictions, IPC's Environmental Affairs department will obtain an appropriate waiver. Field personnel shall take appropriate precautions when conducting work activities that involve an internal combustion engine, generating a flame, driving over or parking on dry grass, the possibility of dropping a line to the ground, or explosives. Precautions include a Fire Prevention Watch person who will remain in the area for one hour following the cessation of that activity. Also, IPC personnel will not smoke unless within an enclosed vehicle, building, designated recreation site, or while stopped in an area at least 3 feet in diameter that is

barren or cleared of all flammable materials. All smoking materials will be removed from work sites. No smoking materials are to be discarded.

4. Prevention—Practices of Field Personnel

A. General Employee Practices

The following listing identifies practices and behaviors employees shall incorporate during fire season.

1. Daily tailboards must include discussion around fire mitigation planning. Discussion topics may include, but are not limited to, the following:
   - 1.1. Items 2 through 7 below
   - 1.2. Water suppression
   - 1.3. Hand tools
   - 1.4. Welding blankets
   - 1.5. Mowing high brush areas (weed wacker)
   - 1.6. Watering down the worksite before setting up equipment
2. Weather conditions and terrain to be worked shall be considered and evaluated. Items to be considered may include, but are not limited to, the following:
   - 2.1. Identify the FPI for the area being worked if in a WRZ (see Section 4.2 of the WMP).
     - 2.1.1. Monitor weather forecasts, and wind and humidity conditions.
     - 2.1.2. Identify surroundings (i.e., wildland-urban interface, BLM lands, Forest Service lands, proximity to any homes and structures, etc.).
     - 2.1.3. Identify local fire departments and locations.
     - 2.1.4. Evaluate the terrain you are working in (steep or flat).
     - 2.1.5. Consider whether the work will occur during the day or at night.
3. Work procedures and tools that have potential to cause a spark or flash shall be considered and evaluated. Items to be considered may include, but are not limited to, the following:
   - 3.1. Performing energized work

3.2. Grinding or welding

3.3. Trees contacting electrical conductors

3.4. Hot saws

3.5. Chainsaws

3.6. Weed whackers

3.7. Sawzalls

4. Monitoring the worksite throughout the project.

4.1. All crews and equipment working in a WRZ will monitor and inspect the worksite throughout the project. This includes prior to leaving the work area for the night or before moving on to the next structure.

5. Employee cooking stoves.

5.1. If employees bring food to a worksite that needs to be cooked, open flames are not allowed. Cook stoves may be permitted by leadership but special precautions must be followed to use them:

5.1.1. The stove or grill must be in good repair and of sturdy construction.

5.1.2. Stoves must be kept clean; grease build up is not allowed.

5.1.3. Fueling of the stove must follow the fueling procedures when liquid fuels are used.

5.1.4. Cooking must be in areas free of combustible materials.

6. Smoking on the job site.

6.1. The following practices shall be followed:

6.1.1. Do not discard any tobacco products from a moving vehicle.

6.1.2. All employees must smoke only in designated areas, and smoking materials must be disposed of in half-filled water bottles or coffee containers half-filled with sand. Smoking materials shall not be discarded on any site.

7. Post job-site inspection.

7.1. Conduct a final inspection or post-check the work site for any ignition hazards that may remain.

B. Behaviors Relating to Vehicles and Combustion Engine Power Tools

Employees should follow the vehicle-related processes set out below when working in WRZ during fire season. Leadership should consider scheduling off-road equipment use in WRZ during fire season for times of green-level FPI.

1. Additional heat may bring vegetative materials to an easier point of ignition. This includes, but is not limited to, the following vehicles:

    - Pickups
    - Crew cabs
    - Line-beds
    - Bucket trucks (large and small)
    - Backhoes
    - Excavators and rope trucks
    - Any other motorized equipment

2. Vehicle Procedures:

    2.1. Inspect engine exhaust, spark arresters, and electrical systems of vehicles used off road daily for debris, holes, or exposed hot components, and ensure heat shields and protective components are in place.

        2.1.1. Conduct inspections of the vehicle undercarriage before entering or exiting the project area to clear vegetation that may have accumulated near the vehicle's exhaust system.

        2.1.2. Vehicles shall be parked overnight in areas free from flammable vegetation at a minimum distance of 10 feet.

        2.1.3. Vehicles and equipment will not be stationary or in use in areas where grass, weeds, or other flammable vegetation will be in contact with the exhaust system.

        2.1.4. If there is no other workable option for the location that doesn't include weeds, grass, or other flammable vegetation, the vegetation and debris will need to be removed.

        2.1.5. Consider using a fire-resistant material, such as a welding blanket to cover flammable material to act as a heat shield; fire blankets may be a suitable option to avoid removal of vegetation.

3. Hot brakes on vehicles and equipment:

   3.1. Park vehicles in areas free of combustible materials.

      3.1.1. Hot brake emergency parking during times of Yellow or Red FPI shall be cleared of combustible materials for a distance of at least 10 feet from the heat source.

4. Fueling procedures:

   4.1. Tools or equipment should NOT be fueled while running.

      4.1.1. Allow a cool-down period to give equipment time to no longer be considered a fire risk.

      4.1.2. Allow for a 10-foot radius from all ignition sources.

      4.1.3. Clear any combustible debris from the immediate area.

      4.1.4. Never smoke while fueling.

      4.1.5. Designate fueling areas for all gas-powered tools.

5. Combustion engine power tools:

   5.1. Poorly maintained or missing spark arrester screens may allow sparks to escape and cause ignition of vegetation. Ensure proper spark arrester screens are in place for the following tools:

      - Generators
      - Pony motors
      - Pumps
      - Chainsaws
      - Hot saws
      - Weed whacker
      - Brush hog

6. Inspect spark arresters daily; clean or replace when clogged, damaged, or missing or remove from service until repaired.

5. Reporting

A. Fire Ignition

All fire ignitions shall be reported to IPC regional or system dispatch as soon as practicable. All work shall immediately stop, and reasonably prudent steps taken to extinguish the fire with available tools, water, and equipment considering the individual's training and experience, subject to the safety of personnel. If the fire gets too large to safely contain or extinguish, ensure all employees are accounted for and get to a safe location.

B. Fire Reporting

When reporting a fire ignition to IPC regional or system dispatch provide the following information:

- Your name
- Location—Reference points, including an address, road or street name, cross streets, mountain range, GPS coordinates, as applicable
- Fire information
- Size and behavior of the fire
- Weather conditions

6. Training

Each employee who performs work in WRZs shall be trained on the content of this document and be required to complete annual refresher courses through the Workday system. Employees are required to complete fire extinguisher and fire shelter training annually as part of lineman safety compliance. Documentation of all training shall be retained in Workday.

7. Roles and Responsibilities

Employee	1. Be familiar with the requirements specified in this Plan and operate in accordance with this Plan. 2. Be aware of daily weather forecast and FPI level. 3. Be aware of whether field work will be performed in a WRZ.
Crew Foreman and Front-Line Leaders	1. Ensure direct report employees are familiar with and follow Plan requirements. 2. Ensure the crew or team conducts field operations in accordance with this Plan. 3. Be aware of daily weather forecast and FPI level (by viewing the FPI dashboard or by calling in to dispatch or a leader): a) Ensure employees are aware of the FPI level. b) Ensure work practices comply with this Wildland Fire Preparedness and Prevention Plan. 4. Ensure annual training of employees is completed prior to wildfire season. 5. Ensure required tools and equipment are in place prior to wildfire season.
Manager (Regional Operations Manager, Area Manager, T&D Construction Manager)	1. Ensure crew foremen and front-line leaders understand they are to operate in accordance with Plan requirements. 2. Support crew foremen and front-line leaders in scheduling training and making required tools and equipment available. 3. View daily weather forecast and FPI dashboard: a) Authorize any exceptions to working when FPI is "Red" and the WRZ is Tier 3. b) Ensure specified audits are completed in a timely manner.
Atmospheric Sciences Department	1. Provide daily weather forecast and update the FPI dashboard.
Environmental Services Department	1. Monitor local, state, and federal land management agencies for any wildfire restriction orders issued. 2. Communicate content of any orders issued to Power Supply, Customer Operations and Safety, and Planning Engineering and Construction leadership.
Vice President of Planning, Engineering and Construction (VP of PEC)	1. Ensure annual review/update of this Plan is conducted following the completion of each wildfire season.

8. Audit

Before the start of wildfire season (May 10), all vehicles associated with work on transmission and distribution lines will be informally audited by leadership to ensure those required to carry certain equipment pursuant to this Plan are properly equipped with firefighting equipment. The following checklist must be completed, dated, and signed by a member of leadership (front-line supervisor or above) and kept with the crew or individual until fire season has ended. A copy of each audit checklist shall be sent to the respective manager and senior manager.

Wildland Fire Preparedness Audit Checklist

Inspector _____

Signature _____

Date _____

Crew _____

Line Crew

At least one vehicle will be equipped with the following:

- Fire suppression hand tools (shovels, Pulaski, axes, etc.) for each member of the crew.
- A 16- to 20-pound fire extinguisher.
- A supply of water, sufficient for initial attack, with an effective spraying mechanism (i.e., backpack pumps, water sprayer, etc.).
- A 30- to 200-gallon mechanical fire pumper.

Individual Truck

Each truck will be equipped with the following:

- One round, pointed shovel at least 8 inches wide, with a handle at least 26 inches long.
- One axe or Pulaski with a 26-inch handle or longer.
- A combination of shovels, axes, or Pulaskis to each person on the crew.
- One fire extinguisher rated no less than 2A:10BV (5 pounds).
- A supply of water, sufficient for initial attack, with an effective spraying mechanism (i.e., backpack pumps, water sprayer, etc.). This requirement to carry water is dependent on the vehicle type and weight restrictions. For example, a mini-excavator would not be

required to carry water since there is no safe way to do so, or a loaded bucket truck may not be required to carry water because of weight limitations.

PPE: IPC and BLM standards

Each employee performing construction or maintenance activities will be required to have the following PPE:

- Hard hat
- Safety glasses
- Hearing protection
- Long sleeve FR shirt and FR pants
- Leather gloves
- Exterior leather work boots 8-inch-high lace type with Vibram type soles
- Fire shelter

Exhibit 14

DEPARTMENT OF THE AIR FORCE
366TH CIVIL ENGINEER SQUADRON (ACC)
MOUNTAIN HOME AIR FORCE BASE IDAHO

07 January 2026

MEMORANDUM FOR RECORD

Subject: Idaho Power Proposed Infrastructure Upgrade Projects: Gateway West and Peregrine Power Plant.

Mountain Home Air Force Base (MHAFB) has reviewed the location and impacts of both Idaho Power's proposed projects and determined that the projects will not impact the Wing's Flying Mission.

Mountain Home AFB appreciates the opportunity to review all proposed projects, current and future, to ensure all potential impacts can be mitigated to protect the Wing's flying mission.

The base POCs to answer any questions on this matter are:

1. Tony Rash (Airspace Manager), anthony.rash@us.af.mil
2. Diana Clark (Community Planner), georgia.clark@us.af.mil

Respectfully,

Diana Clark
Community Planner
366 CENPL
208-828-2734