

# Conditional Use Permit Application: Scott Valley Logistics Center Substation

Jeffrey Maffuccio, Facility Siting Coordinator  
208-388-2402 or [jmaffuccio@idahopower.com](mailto:jmaffuccio@idahopower.com)

July 23, 2025

Cynda Herrick, Director  
Valley County Planning and Zoning  
PO BOX 1350  
Cascade, Idaho 83611

## Conditional Use Permit Application: Scott Valley Logistics Center Substation

Dear Ms. Herrick,

Idaho Power Company (or Idaho Power) is pleased to file this Conditional Use Permit Application to construct, maintain, and operate an electrical substation along Warm Lake Road in Valley County, on parcel RP14N05E074475. Idaho Gold Resources Company LLC. owns the property.

The substation will replace an existing single-transformer substation to provide increased capacity to customers in Valley County and accommodate the Stibnite mine. The Scott Valley Logistics Center Substation is proposed on the 25-acre subject parcel.

Along with the completed Conditional Use Permit Application, the following are included as attachments:

1. Project Narrative – Background, Description, and Impacts
2. Site Plan of the Property and Project
3. Grading Plan

On behalf of Idaho Power, we appreciate your time and effort to review and consider this application. Please contact me with any questions or clarification, 208-388-2402 or [jmaffuccio@idahopower.com](mailto:jmaffuccio@idahopower.com).

Regards,



Jeffrey Maffuccio  
Facility Siting Coordinator

# Valley County Planning and Zoning Department

219 N. Main  
PO Box 1350  
Cascade, ID 83611  
www.co.valley.id.us  
cherrick@co.valley.id.us  
208-382-7115



## Conditional Use Permit Application

TO BE COMPLETED BY THE PLANNING AND ZONING DEPARTMENT

☐ Check # \_\_\_\_\_ or ☐ Cash or ☒ Card

FILE # C.U.P 25-019

FEE \$ 250

ACCEPTED BY Hannah Smith

DEPOSIT \_\_\_\_\_

CROSS REFERENCE FILE(S): \_\_\_\_\_

DATE 07/24/2025

PROPOSED USE: Logistics Center Substation

When an application has been submitted, it will be reviewed in order to determine compliance with application requirements.  
A hearing date will be scheduled only after an application has been accepted as complete or if applicant requests the hearing in writing.

Applicant's Signature: \_\_\_\_\_

Date: 07/23/2025

The following must be completed and submitted with the conditional use permit application:

☒ A **detailed project description** disclosing the purpose, strategy, and time frame of construction. Include a phasing plan if appropriate. Address fire mitigation, utilities, fencing, access, emissions, dust, noise, and outside storage.

☒ A **plot plan**, drawn to scale, showing the boundaries, dimensions, area of lot, existing and proposed utilities, streets, easements, parking, setbacks, and buildings.

n/a ☐ A **landscaping plan**, drawn to scale, showing elements such as trees, shrubs, ground covers, and vines. Include a plant list indicating the size, quantity, location and name (both botanical and common) of all plant material to be used.

☒ A **site grading plan** clearly showing the existing site topography and detailing the best management practices for surface water management, siltation, sedimentation, and blowing of dirt and debris caused by grading, excavation, open cuts, side slopes, and other site preparation and development.

n/a ☐ A **lighting plan**.

☒ **Names and addresses of property owners** within 300 feet of the property lines. Information can be obtained through the GIS Portal at [www.co.valley.id.us](http://www.co.valley.id.us). Only one copy of this list is required.

☒ **Ten (10) copies** of the application, project description, plot plan, landscaping plan, grading plan, and impact report are required. three copies provided per conversation with Cynda

Understood ☒ **A Development Agreement may be required**. Possible road mitigation should be discussed with Dan Coonce, Valley County Engineer (208-382-7195)

**We recommend you review the Valley County Code online at [www.co.valley.id.us](http://www.co.valley.id.us)  
or at the Planning & Zoning Office at 219 North Main Street, Cascade, Idaho**

Subject to Idaho Statute Title 55 Chapter 22 Underground Facilities Damage Prevention.

### CONTACT INFORMATION

**APPLICANT** Idaho Power Company PHONE 208.388.2402

Owner ☐ Purchaser ☒ Lessee ☐ Renter ☐

MAILING ADDRESS PO Box 70, Boise, Idaho ZIP 83707

EMAIL jmaffuccio@idahopower.com

**PROPERTY OWNER** Idaho Gold Resources Company, LLC.

MAILING ADDRESS PO Box 429, Donnelly ZIP 83615

EMAIL \_\_\_\_\_

**AGENT / REPRESENTATIVE** Idaho Power Company - Jeff Maffuccio PHONE 208.388.2402

MAILING ADDRESS PO Box 70, Boise, Idaho ZIP 83703

EMAIL jmaffuccio@idahopower.com

**CONTACT PERSON** (if different from above) \_\_\_\_\_

MAILING ADDRESS \_\_\_\_\_ ZIP \_\_\_\_\_

EMAIL \_\_\_\_\_ PHONE \_\_\_\_\_

### PROPERTY INFORMATION

**ADDRESS OF SUBJECT PROPERTY** 855 Warm Lake Road

PROPERTY DESCRIPTION (either lot, block & subdivision name or attach a recorded deed with a metes and bounds description.)

SE 1/4 NW 1/4 NE 1/4 SW 1/4 & Govt Lot 3, Section 7, T14N, R5E

**TAX PARCEL NUMBER(S)** RP 14N05E074475

Quarter NE Section 7 Township 14N Range 5E

1. PROPOSED USE: Residential ☐ Civic or Community ☒ Commercial ☐ Industrial ☐

2. SIZE OF PROPERTY +/- 25 Acres ☒ or Square Feet ☐

3. EXISTING LAND USES AND STRUCTURES ON THE PROPERTY ARE AS FOLLOWS:

Undeveloped

4. ARE THERE ANY KNOWN HAZARDS ON OR NEAR THE PROPERTY (such as canals, hazardous material spills, and/or soil or water contamination)? If so, describe and give location: \_\_\_\_\_

No known hazards and/or soil or water contamination

5. ADJACENT PROPERTIES HAVE THE FOLLOWING BUILDING TYPES AND/OR USES:

North Warm Lake Road, timber land

South Big Creek, open pasture and rangeland

East Big Creek, Open pasture and rangeland

West Warm Lake Road, open pasture and rangeland

## APPLICATION DETAILS

6. MAXIMUM PROPOSED STRUCTURE HEIGHT: Inside substation yard +/-75' for T-line Dead End structure

7. NON-RESIDENTIAL STRUCTURES OR ADDITIONS (If applicable):

Number of Proposed Structures: 1

Number of Existing Structures: n/a

Proposed Gross Square Feet

1<sup>st</sup> Floor 325 SF

2<sup>nd</sup> Floor                     

Total                     

Existing Gross Square Feet

1<sup>st</sup> Floor                     

2<sup>nd</sup> Floor                     

Total                     

n/a 8a. TYPE OF RESIDENTIAL USE (If applicable): Single family residence ☐ Multiple residences on one parcel ☐

8b. TYPE OF STRUCTURE: Stick-built ☒ Manufacture Home ☐ Mobile Home ☐ Tiny Home ☐ Other ☐                     

8c. SQUARE FOOTAGE OF PROPOSED RESIDENTIAL STRUCTURES (If applicable): n/a

SQUARE FOOTAGE OF EXISTING RESIDENTIAL STRUCTURES: n/a

8d. DENSITY OF DWELLING UNITS PER ACRE: n/a

9. SITE DESIGN:

Percentage of site devoted to building coverage: 5%

Percentage of site devoted to landscaping: 5%

Percentage of site devoted to roads or driveways: 75% (gravel, drive aisles)

Percentage of site devoted to other uses: 15%, describe: Substation apparatus

**Total: 100%**

10. PARKING (If applicable): not applicable

**Office Use Only**

a. Handicapped spaces proposed:                     

Handicapped spaces required:                     

b. Parking spaces proposed:                     

Parking spaces required:                     

c. Number of compact spaces proposed:                     

Number of compact spaces allowed:                     

d. Restricted parking spaces proposed:                     

e. Are you proposing off-site parking:                     

11. SETBACKS:	<u>BUILDING</u>	<u>Office Use Only</u>	<u>PARKING</u>	<u>Office Use Only</u>
to property line	Proposed	Required	Proposed	Required
Front	<u>40'</u>	<u>                    </u>	<u>27'</u>	<u>                    </u>
Rear	<u>33'</u>	<u>                    </u>	<u>60'</u>	<u>                    </u>
North Side	<u>30'</u>	<u>                    </u>	<u>14'</u>	<u>                    </u>
South Side	<u>95'</u>	<u>                    </u>	<u>14'</u>	<u>                    </u>

12. NUMBER OF EXISTING ROADS: None Width:                     

Existing roads will be: Publicly maintained? ☐ Privately Maintained? ☐ or Combination of both? ☐

Existing road construction: Gravel ☐ Paved ☐ or Combination of both? ☐

13. NUMBER OF PROPOSED ROADS: None Proposed width:                     

Proposed roads: Publicly maintained? ☐ Privately Maintained? ☐ or Combination of both? ☐

Proposed road construction: Gravel ☐ Paved ☐ or Combination of both? ☐

14. ARE SHARED DRIVEWAYS PROPOSED? If so, please explain why. Yes ☐ No ☒  
Idaho Power will have two gates with gravel driveways, to be used for station access only.

15. EXISTING UTILITIES ON THE PROPERTY ARE AS FOLLOWS:  
None

16. PROPOSED UTILITIES: None  
Proposed utility easement widths \_\_\_\_\_ Locations \_\_\_\_\_

n/a 17. SEWAGE WASTE DISPOSAL METHOD: Septic ☐ Central Sewage Treatment Facility ☐  
Name: \_\_\_\_\_

n/a 18. POTABLE WATER SOURCE: Public ☐ Water Association ☐ Individual Well: ☐  
If individual, has a test well been drilled? \_\_\_\_\_ Depth \_\_\_\_\_ Flow \_\_\_\_\_ Purity Verified? \_\_\_\_\_  
Nearest adjacent well \_\_\_\_\_ Depth \_\_\_\_\_ Flow \_\_\_\_\_

19. DRAINAGE (Proposed method of on-site retention): Sheet flows to NE using existing drainage patterns  
Any special drains? \_\_\_\_\_ (Please attach map)  
Soil type(s): Donnel Sandy Loam  
(Information can be obtained from the Natural Resource Conservation Service: [websoilsurvey.nrcs.usda.gov](http://websoilsurvey.nrcs.usda.gov))  
Stormwater Prevention Management Plan will need approval from Valley County Engineer.

20. IS ANY PORTION OF THE PROPERTY LOCATED IN A FLOODWAY OR 100-YR FLOODPLAIN?  
(Information can be obtained from the Planning & Zoning Office) Yes ☐ No ☒

21. DOES ANY PORTION OF THIS PARCEL HAVE SLOPES IN EXCESS OF 15%? Yes ☐ No ☒

21. ARE THERE WETLANDS LOCATED ON ANY PORTION OF THE PROPERTY? Yes ☐ No ☒

23. IS THERE ANY SITE GRADING OR PREPARATION PROPOSED? Yes ☒ No ☐

If yes, explain:

Idaho Power will grade as applicable for a level substation yard, see enclosed grading plan

24a. ARE THERE ANY EXISTING IRRIGATION SYSTEMS? Yes ☐ No ☒  
Are you proposing any alterations, improvements, extensions or new construction? Yes ☐ No ☒  
If yes, explain: \_\_\_\_\_

24b. COMPLETE ATTACHED PLAN FOR IRRIGATION if you have water rights and are in an irrigation district.  
Submit letter from Irrigation District, if applicable. Not applicable

25. COMPLETE ATTACHED WEED CONTROL AGREEMENT

26. COMPLETE ATTACHED IMPACT REPORT



# VALLEY COUNTY

## WEED CONTROL AGREEMENT

**It shall be the duty and responsibility of all landowners to control noxious weeds on their land and property, in accordance with Idaho Statute 22-2407.**

The purpose of this agreement is to establish a cooperative relationship between Valley County and the undersigned Cooperator to protect the natural and economic values in the Upper Payette River watershed from damages related to the invasion and expansion of infestations of noxious weeds and invasive plants. This is a cooperative effort to prevent, eradicate, contain and control noxious weeds and invasive plants on public and private lands in this area. Factors related to the spread of weeds are not related to ownership nor controllable at agency boundaries. This agreement formalizes the cooperative strategy for management of these weeds addressed in Valley County's Integrated Weed Management Plan.

In this continuing effort to control Noxious Weeds, Valley County Weed Control will consult with the undersigned Cooperator and outline weed identification techniques, present optional control methods and recommend proper land management practices.

The undersigned Cooperator acknowledges that he/she is aware of any potential or real noxious weed problems on his/her private property and agrees to control said weeds in a timely manner using proper land management principles.

Valley County Weed Department can be contacted at 208-382-7199.

Idaho Power Company  
By: represented by Jeff Maffuccio  
**Applicant**

By: Valley County Weed Supervisor

Date: 07/23/2025

## IMPACT REPORT (from Valley County Code 9-5-3-D)

**You may add information to the blanks below or attach additional sheets.**

❖ **An impact report shall be required for all proposed Conditional Uses.**

❖ **Thoroughly answer all questions. Mark N/A if the question is not applicable to your application.**

❖ **The impact report shall address potential environmental, economic, and social impacts and how these impacts are to be minimized as follows:**

1. Traffic volume, character, and patterns including adequacy of existing or proposed street width, surfacing, alignment, gradient, and traffic control features or devices, and maintenance. Contrast existing with the changes the proposal will bring during construction and after completion, build-out, or full occupancy of the proposed development. Include pedestrian, bicycle, auto, and truck traffic.
2. Provision for the mitigation of impacts on housing affordability.
3. Noise and vibration levels that exist and compare to those that will be added during construction, normal activities, and special activities. Include indoor and outdoor, day and night variations.
4. Heat and glare that exist and that might be introduced from all possible sources such as autos in parking areas, outdoor lights, water or glass surfaces, buildings or outdoor activities.
5. Particulate emissions to the air including smoke, dust, chemicals, gasses, or fumes, etc., both existing and what may be added by the proposed uses.
6. Water demand, discharge, supply source, and disposal method for potable uses, domestic uses, and fire protection. Identify existing surface water drainage, wetlands, flood prone areas and potential changes. Identify existing ground water and surface water quality and potential changes due to this proposal.



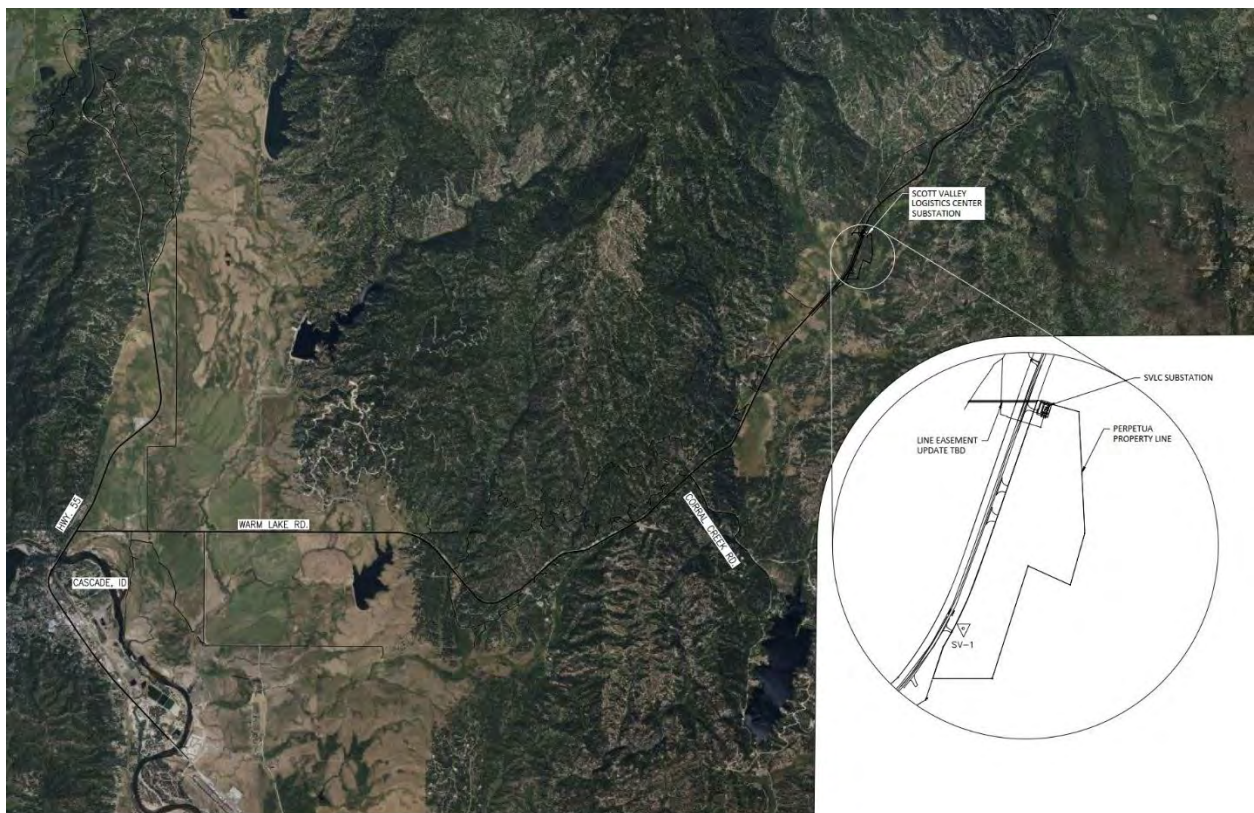
7. Fire, explosion, and other hazards existing and proposed. Identify how activities on neighboring property may affect the proposed use.
8. Removal of existing vegetation or effects thereon including disturbance of wetlands, general stability of soils, slopes, and embankments and the potential for sedimentation of disturbed soils.
9. Include practices that will be used to stabilize soils and restore or replace vegetation.
10. Soil characteristics and potential problems in regard to slope stability, embankments, building foundation, utility and road construction. Include suitability for supporting proposed landscaping.
11. Site grading or improvements including cuts and fills, drainage courses and impoundments, sound and sight buffers, landscaping, fencing, utilities, and open areas.
12. Visibility from public roads, adjoining property, and buildings. Include what will be done to reduce visibility of all parts of the proposal but especially cuts and fills and buildings. Include the impacts of shadows from new features on neighboring property.
13. Reasons for selecting the particular location including topographic, geographic and similar features, historic, adjoining land ownership or use, access to public lands, recreation, utilities, streets, etc., in order to illustrate compatibility with and opportunities presented by existing land uses or character.

14. Approximation of increased revenue from change in property tax assessment, new jobs available to local residents, and increased local expenditures.
15. Approximation of costs for additional public services, facilities, and other economic impacts.
16. State how the proposed development will impact existing developments providing the same or similar products or services.
17. State what natural resources or materials are available at or near the site that will be used in a process to produce a product and the impacts resulting from the depletion of the resource. Describe the process in detail and describe the impacts of each part.
18. What will be the impacts of a project abandoned at partial completion?
19. Number of residential dwelling units, other buildings and building sites, and square footage or gross non-residential floor space to be available.
20. Stages of development in geographic terms and proposed construction time schedule.
21. Anticipated range of sale, lease or rental prices for dwelling units, building or other site, or non-residential floor space in order to insure compatibility with adjacent land use and development.

## Project Narrative

### Scott Valley Logistics Center Substation Application Narrative

On behalf of Idaho Power, we are pleased to file this narrative with our Conditional Use Permit (CUP) Application for the proposed Scott Valley Logistics Center (SVLC) Substation located east of Warm Lake Road, approximately 8 miles east of Cascade, in Valley County, Idaho. This CUP would allow Idaho Power to construct, maintain, and operate a substation proposed on a portion of the approximately 25-acre property owned by Idaho Gold Resources Company, LLC.



***Image 1. Aerial image of the subject property.***

## Project Background

The Stibnite Gold Project (Project) is being developed by Perpetua Resources and presents an unparalleled opportunity to secure essential mineral resources for energy and national security, advance environmental restoration, and bolster the local and national economy. The Project started the National Environmental Policy Act (NEPA) permitting review process in 2016. Over the intervening eight years, the Project underwent robust agency review, scientific study, and substantial modifications to make it the most comprehensively protective plan it can reasonably be. The US Forest Service issued a positive Record of Decision for the Project in early 2025.

The Project has a power demand of approximately 65 megawatts (MW) when in operation. The existing power infrastructure in the Valley County area cannot support the required demand. Therefore, Perpetua Resources plans to partner with Idaho Power to upgrade the current system. Perpetua Resources will pay Idaho Power for the required system improvements, including construction costs. Idaho Power will own and operate all facilities constructed as part of the Project.

System improvements include strengthening and upgrading transmission infrastructure to reduce disruptions, which will improve resilience and reliability to residents of Valley County. Idaho Power will do this by widening the right-of-way through forested terrain, replacing wood poles with durable steel poles, increasing voltage from 69 kV to 138 kV, and constructing or upgrading several substations along the 74-mile route.

Idaho Power intends to construct the project over approximately three years. Construction will begin on the Lake Fork to Cascade portion of the transmission line upgrade and will gradually proceed east to Warm Lake and Stibnite.

Valley County's Comprehensive Plan was considered in determining the location for the Scott Valley Logistics Center Substation.

1. The proposed site meets the Chapter 11 (Public Facilities, Utilities and Services) Goal IV objectives:
  - a. Idaho Power is developing public utility facilities to meet the public need while providing additional capacity for the Stibnite mine site.
  - b. Idaho Power plans to minimize impacts by locating the Scott Valley Logistics Center Substation in a favorable location to alleviate strain on existing facilities while providing needed capacity for Stibnite.
2. The proposed site meets the Chapter 6 (Special Areas and Sites) Goal IV objectives:
  - a. The substation will not be visible from Highway-55 and will be obscured by naturally occurring vegetation from Warm Lake Road (the adjacent roadway).
3. The proposed site meets the Chapter 7 (Transportation) Goal III objectives:
  - a. The substation will not be visible from Highway-55 as it is approximately 8 miles to the east and site will be obscured from Warm Lake Road, the adjacent right-of-way.

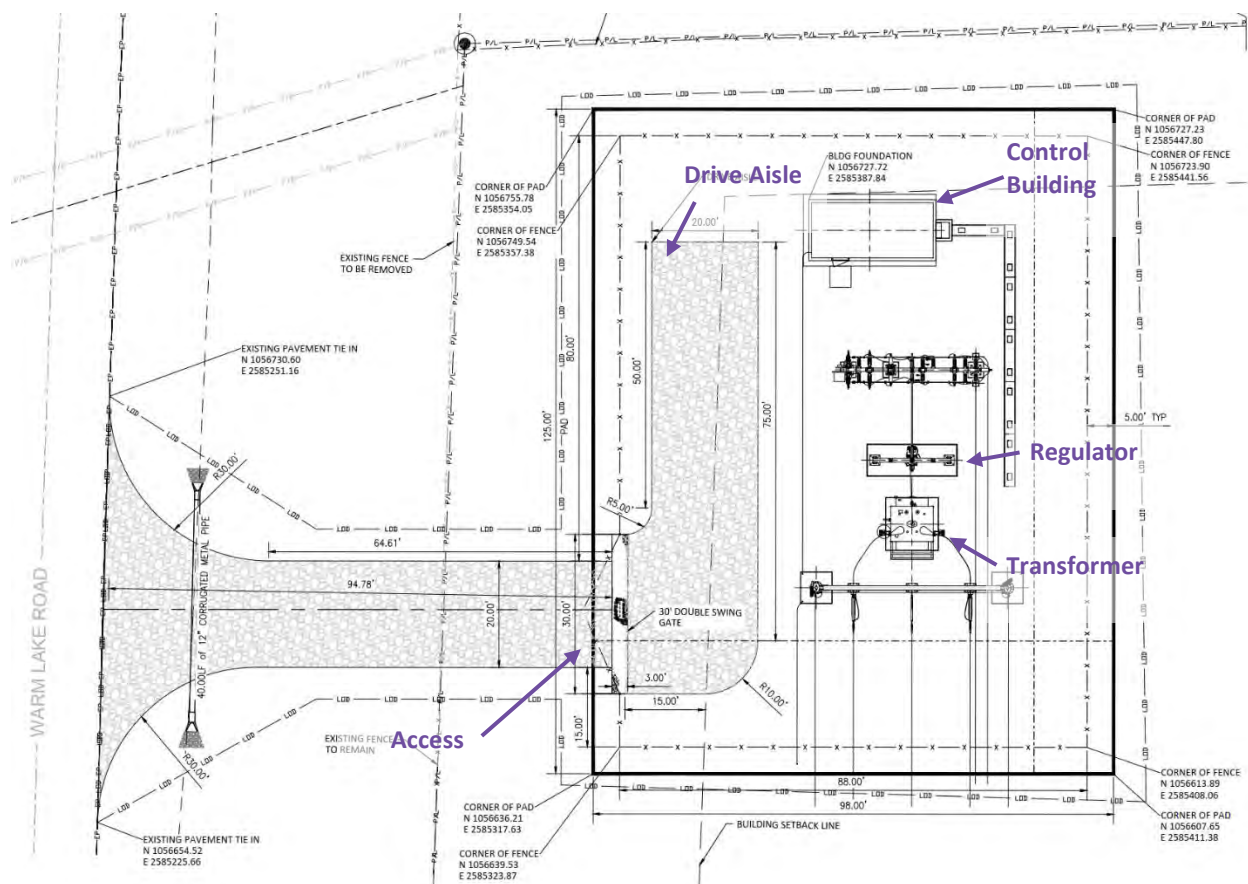
## Project Description

The Scott Valley Logistics Center Substation will be constructed at the northwest corner of the previously approved Stibnite Gold Logistics Facility property (CUP No 20-12) on Warm Lake Road. An existing single-transformer substation is located about 1.8 miles south, on parcel RP14N04E136005, and will be removed. The distribution feeders from the old substation, to customers, will be fed by the new substation located within the Logistics Facility property.

A new entrance will be constructed via Warm Lake Road with a locked gate required for Idaho Power maintenance personnel during operations. The existing perimeter fence consisting of lodgepole pine will remain, providing a vegetated buffer from Warm Lake Road. A perimeter fence will secure and enclose the substation. The substation is designed to adhere to Valley County setback requirements with a 50-foot setback along Warm Lake Road and 30-foot setback to the north.

The proposed Scott Valley Logistics Center Substation will be located on an approximately 0.5-acre portion of undeveloped land in the northwest corner of the 25-acre subject property. This substation will have the following apparatus:

- One 138/7.2kV 3.75 MVA transformer, to serve two (2) distribution feeders for customers.
- One voltage regulator, breaker, and two (2) reclosers to manage power flows.
- 18-ft by 12-ft concrete masonry control building.
- Retention of existing lodgepole pine visible from Warm Lake Road and 7-ft tall chain-link perimeter fence with one 30 ft gate.



Idaho Power will not request any additional utilities for this project, Idaho Power maintains its own electrical and communication service. This site will not be outdoor storage; however, all of the apparatus is “outdoor” by nature and not in buildings or sheds with exception of controls (in the control building).

### ***Air, Dust and Noise Emissions***

The initial stages of construction will require site preparation, such as grading and leveling, to prepare the site for grounding and then graveling the driveway and the substation “yard.” Idaho Power will actively monitor and control dust during construction. With the exception of construction vehicles, the project does not use fuels and thus, will not produce air emissions. Any operational noises will not exceed 65 dB (decibels) per the Code of Federal Registry Section 24. An analogy of 65 dB sound level is a normal conversation at a 3-ft distance. The typical noise source is the transformer, rated at 59 dB from that same distance. The sound level of the transformer drastically reduces to 37 dB at about 200 feet from the transformer, which is equivalent to “rural” ambient noise levels. The nearest residence is approximately 1-mile from the substation border.

### ***Fire Mitigation***

Idaho Power safely operates its substation facilities. Idaho Power incorporates mitigations into its design to avoid the spread of fire onto adjacent properties. The design of the station includes open gravel areas between apparatus, for safe working and operating clearances, but also to minimize any promulgation of fire and heat beyond the station fence.

Along with these design aspects, Idaho Power takes additional steps to remotely monitor and operate their substations. In an emergency, Idaho Power will isolate the issue and dispatch crews from the local operations centers to the substation. Idaho Power will also coordinate with local emergency responders.

### **Project Impact Report**

Below are responses regarding the project’s impacts in accordance with Valley County Code 9-5-3-D.

- 1. Traffic volume, character, and patterns including adequacy of existing or proposed street width, surfacing, alignment, gradient, and traffic control features or devices, and maintenance. Contrast existing with the changes the proposal will bring during construction and after completion, build-out, or full occupancy of the proposed development. Include pedestrian, bicycle, auto, and truck traffic.***

The existing road network (Warm Lake Road) is adequate for the limited duration of construction. The proposed substation will require some heavy truck (earth-moving equipment and cranes) and light truck (pickups and flatbeds) traffic. Once construction is complete, Idaho Power will typically visit the substation with light trucks on a monthly basis.

- 2. Provision for the mitigation of impacts on housing affordability.***

Not applicable to the proposed substation.



- 3. Noise and vibration levels that exist and compare to those that will be added during construction, normal activities, and special activities. Include indoor and outdoor, day and night variations.**

Construction activities will create some additional noise during day-time work hours. Once construction is complete, any noise and vibration from operating the substation will be minimal.

- 4. Heat and glare that exist and that might be introduced from all possible sources such as autos in parking areas, outdoor lights, water or glass surfaces, buildings, or outdoor activities.**

The applicant is not aware of abnormal heat or glare that may exist at this site and does not expect this project will be an additional, or new, source of heat and glare.

- 5. Particulate emissions to the air including smoke, dust, chemicals, gasses, or fumes, etc., both existing and what may be added by the proposed uses.**

The applicant does not expect the project to be a source of particulate emissions. Idaho Power will actively monitor and control dust during construction. The proposed substation will not create any undesirable effects such as odors, fumes, or vibrations.

- 6. Water demand, discharge, supply source, and disposal method for potable uses, domestic uses, and fire protection. Identify existing surface water drainage, wetlands, flood prone areas and potential changes. Identify existing ground water and surface water quality and potential changes due to this proposal.**

Idaho Power will not require water for potable, domestic or fire protection.

- 7. Fire, explosion, and other hazards existing and proposed. Identify how activities on neighboring property may affect the proposed use.**

Idaho Power does not expect the project to be a source of fire or explosions. However, operating high-voltage infrastructure does present certain safety hazards. Idaho Power designs, maintains, and operates its facilities to stringent State (Idaho Public Utility Commission), Federal (Federal Energy Regulatory Commission) and Industry-regulated (North American Electric Reliability Corporation) standards, in such a manner to not expose neighboring properties to these hazards.

- 8. Removal of existing vegetation or effects thereon including disturbance of wetlands, general stability of soils, slopes, and embankments and the potential for sedimentation of disturbed soils.**

The proposed substation site will be developed to minimize impacts to existing vegetation or natural features. Where possible, existing trees and vegetation will be retained to provide screening to Warm Lake Road and surrounding property. No wetlands will be impacted.

- 9. Include practices that will be used to stabilize soils and restore or replace vegetation.**

Idaho Power will incorporate best management practices and solutions to minimize further impacts to any areas of concern.

- 10. Soil characteristics and potential problems in regard to slope stability, embankments, building foundation, utility, and road construction. Include suitability for supporting proposed landscaping.**

This location was found to be suitable for the proposed substation through available desktop analysis completed by Idaho Power and completion of a geotechnical analysis including infiltration testing. Adjacent to the proposed substation, soils have been found suitable to allow for buildings, graveled areas, and driveways.

**11. Site grading or improvements including cuts and fills, drainage courses and impoundments, sound and sight buffers, landscaping, fencing, utilities, and open areas.**

Idaho Power has attached a Site Plan and preliminary Grading Plan with this application. The station sheet flows to the northeast following existing drainage patterns, with no detention provided as the total disturbed area is less than 1 acre.

**12. Visibility from public roads, adjoining property, and buildings. Include what will be done to reduce visibility of all parts of the proposal but especially cuts and fills and buildings. Include the impacts of shadows from new features on neighboring property.**

The proposed substation location is located adjacent to Warm Lake Road and is surrounded by dense vegetation. The site is approximately 8 miles east of Cascade and is not visible from Highway 55.

**13. Reasons for selecting the particular location including topographic, geographic, and similar features, historic, adjoining land ownership or use, access to public lands, recreation, utilities, streets, etc., in order to illustrate compatibility with and opportunities presented by existing land uses or character.**

The Stibnite Gold Project's power demand will exceed the capability of the existing power infrastructure and the selected site will be an appropriate location to strengthen and upgrade the transmission infrastructure.

Perpetua received a Conditional Use Permit for the Stibnite Gold Logistics Facility (CUP No. 20-12) in 2020. The logistics facility will be a light industrial facility and will accommodate employee parking, an assay laboratory building, a cores sampling logging facility, warehouses, laydown yards, equipment inspection areas, a truck scale, and an administration building. Idaho Power and Perpetua agreed that the logistics facility would be a suitable location for the substation considering the proximity to the logistics facility and its similarity to the approved light industrial use. The property has enough area that is relatively stable and adjacent to the planned Stibnite Gold Logistics Facility.

The substation grading will be tied into the 25-acre logistics facility grading and all stormwater will be managed Perpetua Resources.

As indicated in responses to Items 11 and 12, Idaho Power will do its best to minimize viewshed concerns and compatibility from existing agrarian, recreational, and rural-residential land uses. This area is remote and not visible from Highway-55 or easily accessible and highly-trafficked areas of Valley County.

**14. Approximation of increased revenue from change in property tax assessment, new jobs available to local residents, and increased local expenditures.**

As a regulated utility, Idaho Power pays taxes to the State of Idaho, which are apportioned out to each County. During construction, Idaho Power will leverage local suppliers, first in Valley County, for available materials such as fencing, building, concrete and gravel, and landscaping.

The Stibnite Gold Project will also bring economic value to Valley County. During construction, Perpetua Resources will invest \$1.3 billion in Idaho. Once operational, the Project is projected to contribute \$232 million annually and will create 500-600 jobs. These efforts will strengthen the Valley County community, support family-wage jobs, and generate millions in state and local tax revenues.



**15. Approximation of costs for additional public services, facilities, and other economic impacts.**

The applicant does not anticipate any additional costs or impacts to local services and facilities.

**16. State how the proposed development will impact existing developments providing the same or similar products or services.**

The applicant does not anticipate any impacts to existing developments.

**17. State what natural resources or materials are available at or near the site that will be used in a process to produce a product and the impacts resulting from the depletion of the resource. Describe the process in detail and describe the impacts of each part.**

The Stibnite Gold Project will include extraction of minerals for energy and national security while focusing on environmental restoration and bolstering the local economy. The project is located on an abandoned mine and will clean up legacy tailings and waste, restore vital river ecosystems, and reconnect fish migration routes that have been blocked for 80 years. The project has undergone robust agency review, scientific study, and substantial modifications to make it the most comprehensively protective plan it can reasonably be. Impacts specific to mining activities were addressed with the conditional use permit for the project (CUP No 20-12).

**18. What will be the impacts of a project abandoned at partial completion?**

This concern is not applicable to the proposed substation.

**19. Number of residential dwelling units, other buildings and building sites, and square footage or gross non-residential floor space to be available.**

This concern is not applicable to the proposed substation.

**20. Stages of development in geographic terms and proposed construction time schedule.**

Idaho Power will develop, or construct, this project on the property as described. Typical substation construction takes approximately six (6) to eight (8) months, from earthwork to energization.

**21. Anticipated range of sale, lease, or rental prices for dwelling units, building or other site, or non-residential floor space in order to insure compatibility with adjacent land use and development.**

This concern is not applicable to the proposed substation.



file: \\NAF-B4CD\DATA\PD\20052266\_STIBNITE\_GOLD\_MINE\_PM\_CM\_PROGRAM\DES\PHY\SVLC\82131001-1.DWG saved: 10/03/24 14:01 by: FRANCISCO.AMARO@IDP.COM

CONTROL POINTS			
NAME	NORTHING	EASTING	ELEVATION
SV-1	1055014.70	2584760.24	5137.51

AS NOTED IN RUSSELL SURVEYING, INC. TOPOGRAPHIC SURVEY DATED OCTOBER 28, 2024, ALL FEATURES IN X & Y INCLUDING CONTOURS ON STATE PLANE GRID, HOWEVER Z IS ORTHOMETRIC, AT GROUND. THE ONLY DRAFTING ELEMENTS AT GROUND ARE BEARINGS, DISTANCES, AND ELEVATIONS. STATE PLANE COORDINATES HAVE NOT BEEN MODIFIED IN THE DRAWING. TO DO SO USE A COMBINED FACTOR OF 1.000308045 APPLIED AT SV-1. BEARINGS ARE GRID. MAPPING ANGLE IS -0°06'26.77".



REVISION	
-	07-02-2025
New drawing with station.	
VARI120124	
W.O. #27652265	
HTH/KIE	



LAT. 44°33'57.14"N  
LONG. -115°54'02.22"W

REFERENCE DRAWINGS

21D-82481-1	EXISTING CONDITIONS
21D-82486-1	SITE PLAN
21D-82487-1	GRADING PLAN
21D-84047-1	STANDARD DETAILS

SCOTT VALLEY LOGISTICS CNTR

GENERAL LOCATION PLAN

IDAHO POWER COMPANY BOISE, IDAHO

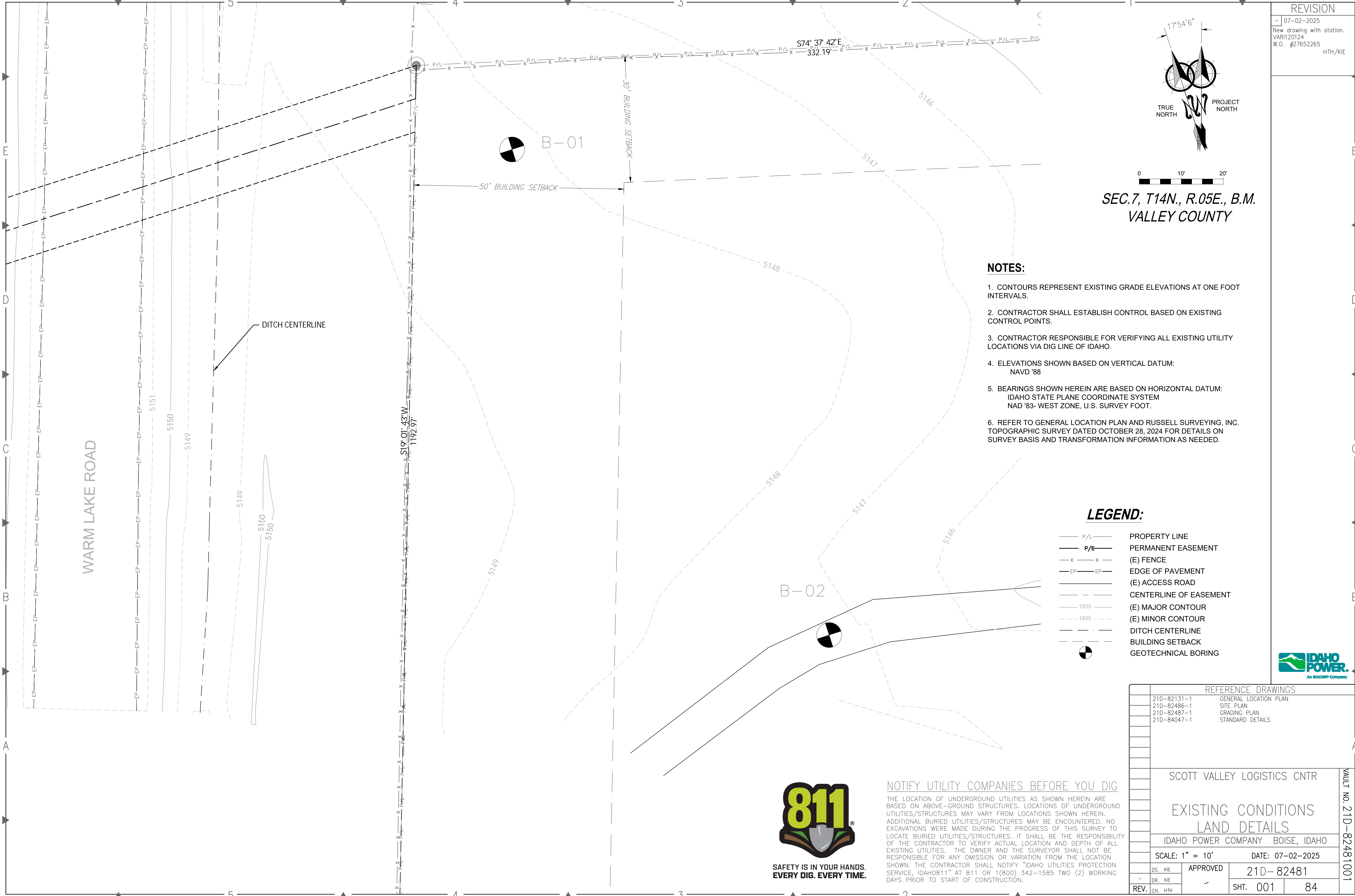
SCALE: NONE DATE: 07-02-2025

DS. KIE	APPROVED	21D-82131	
DR. KIE			
REV.	CH. HTH	SHT. 001	03

MAINT NO. 21D-82131001

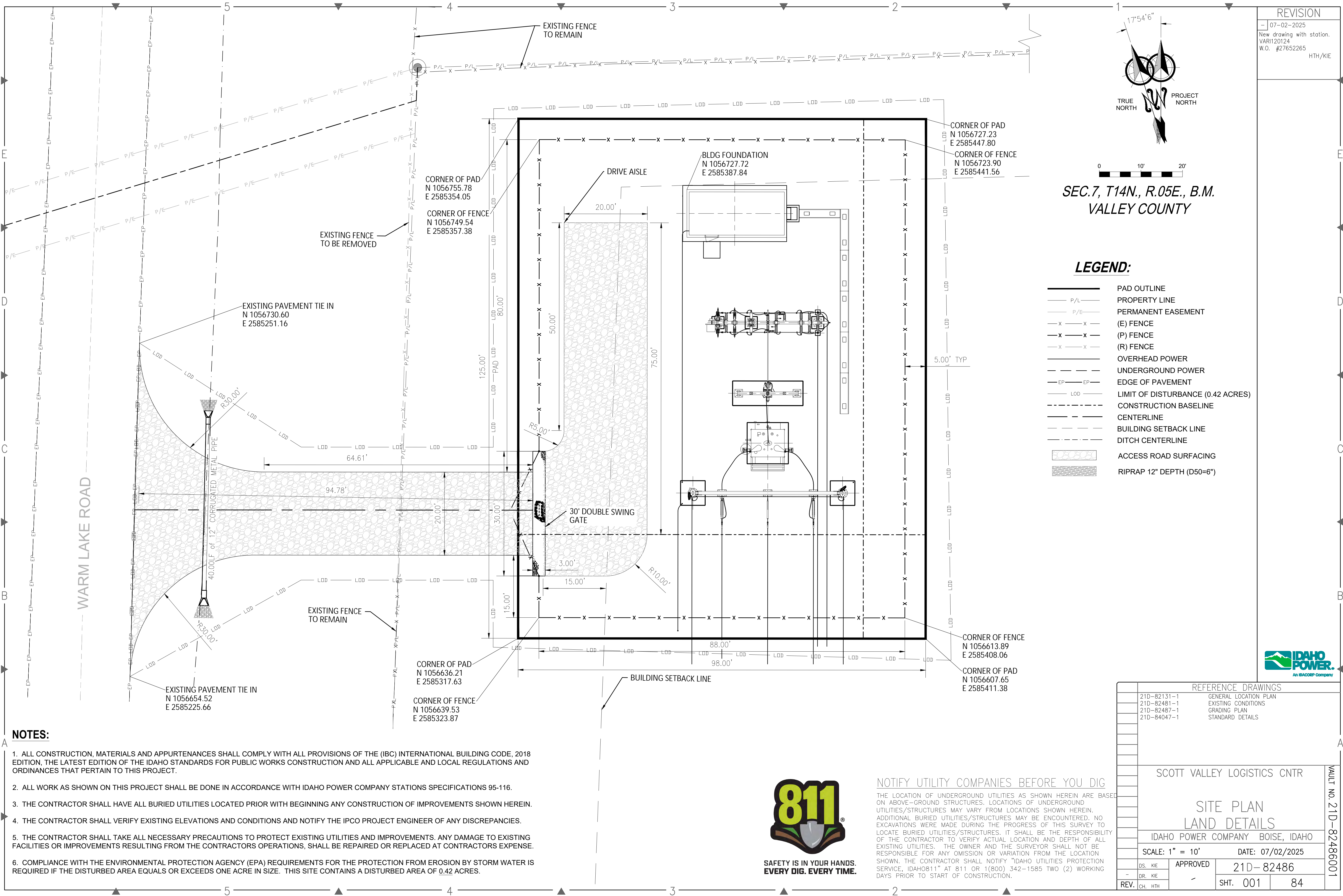


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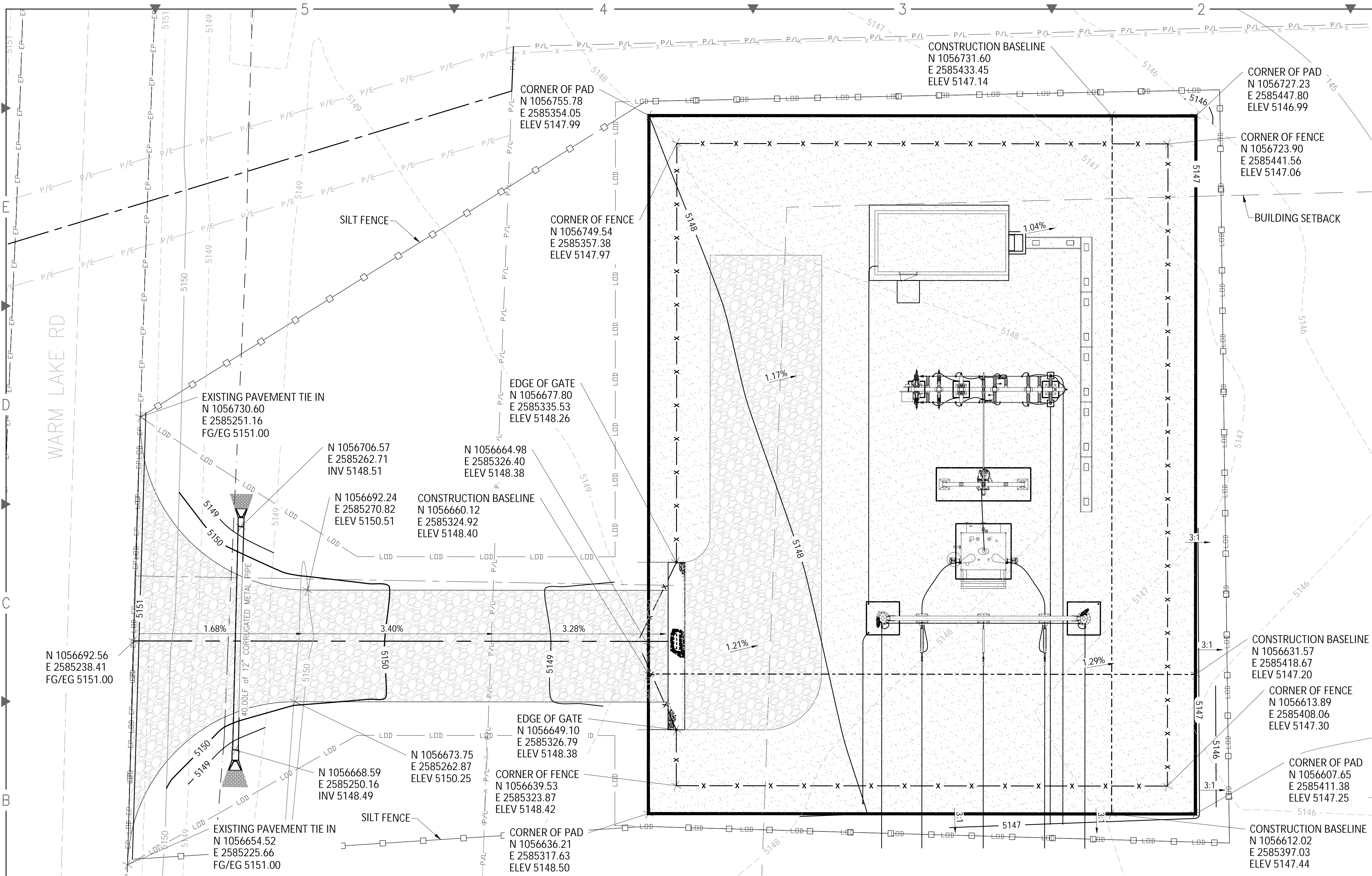


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NOTES:

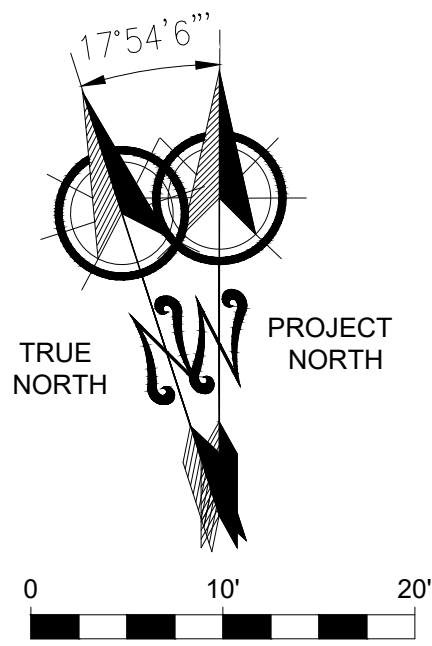
1. CONTOURS REPRESENT FINISHED GRADE ELEVATIONS AT 1 FOOT INTERVALS.
2. AFTER REMOVAL OF UNSUITABLE MATERIAL, THE EXPOSED SUBGRADE SHOULD BE COMPACTED IN ACCORDANCE WITH IPC SPECIFICATION 95-116.
3. ALL NATIVE FILL SHALL CONSIST OF NATIVE SOILS EXCLUDING ORGANIC CLAYS, PEAT, TOPSOIL AND OTHER DELETERIOUS MATERIAL.
4. ALL STRUCTURAL FILL MUST BE PLACED IN ACCORDANCE WITH IPC SPECIFICATION 95-116. ANY IMPORTED STRUCTURAL FILL MUST BE MOISTURE-CONDITIONED TO NEAR OPTIMUM MOISTURE CONTENT AND PLACED IN MAXIMUM 6-INCH-THICK, LOOSE LIFTS. IF SMALLER OR LIGHTER COMPACTION EQUIPMENT IS USED, THE LIFT THICKNESS SHOULD BE REDUCED TO MEET THE COMPACTION REQUIREMENTS.
5. CONTRACTOR SHALL BE RESPONSIBLE FOR LEGALLY DISPOSING ALL EXCESS MATERIAL OFF SITE INCLUDING TOP SOIL.
6. CONTRACTOR SHALL ESTABLISH CONTROL BASED ON PROVIDED CONTROL POINTS.
7. CONTRACTOR RESPONSIBLE FOR VERIFYING ALL EXISTING UTILITY LOCATIONS VIA DIG LINE OF IDAHO.
8. CONTRACTOR RESPONSIBLE FOR CONTACTING TESTING AGENCY 7 DAYS PRIOR TO COMPACTION TESTING OF NATIVE FILL AND AGGREGATE BASE MATERIAL. RESULTS MUST BE SENT TO ENGINEER.
9. ALL GRADING (CUT/FILL) AND CULVERT INSTALLATION SHALL BE STABILIZED WITHIN 24 HOURS OF COMPLETION.
10. EXISTING VEGETATION AND TREES SHOULD BE LEFT IN PLACE AND PROTECTED TO THE EXTENT PRACTICAL ON THE WEST AND NORTH SIDES OF THE STATION OUTSIDE THE PAD LIMITS.
11. REFER TO SHANNON & WILSON GEOTECHNICAL REPORT DATED AUGUST 29, 2024 FOR SUBSURFACE INFORMATION AND RECOMMENDED SITE IMPROVEMENTS.



SAFETY IS IN YOUR HANDS.  
EVERY DIG. EVERY TIME.

NOTIFY UTILITY COMPANIES BEFORE YOU DIG

THE LOCATION OF UNDERGROUND UTILITIES AS SHOWN HEREIN ARE BASED ON ABOVE-GROUND STRUCTURES. LOCATIONS OF UNDERGROUND UTILITIES/STRUCTURES MAY VARY FROM LOCATIONS SHOWN HEREIN. ADDITIONAL BURIED UTILITIES/STRUCTURES MAY BE ENCOUNTERED. NO EXCAVATIONS WERE MADE DURING THE PROGRESS OF THIS SURVEY TO LOCATE BURIED UTILITIES/STRUCTURES. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO VERIFY ACTUAL LOCATION AND DEPTH OF ALL EXISTING UTILITIES. THE OWNER AND THE SURVEYOR SHALL NOT BE RESPONSIBLE FOR ANY OMISSION OR VARIATION FROM THE LOCATION SHOWN. THE CONTRACTOR SHALL NOTIFY "IDAHO UTILITIES PROTECTION SERVICE, IDAHO811" AT 811 OR 1(800) 342-1585 TWO (2) WORKING DAYS PRIOR TO START OF CONSTRUCTION.



SEC.7, T14N., R.05E., B.M.  
VALLEY COUNTY

LEGEND:

	PAD OUTLINE
	PROPERTY LINE
	PERMANENT EASEMENT
	(E) FENCE
	(P) FENCE
	OVERHEAD POWER
	UNDERGROUND POWER
	(E) MAJOR CONTOUR
	(E) MINOR CONTOUR
	(P) MAJOR CONTOUR
	(P) MINOR CONTOUR
	LIMIT OF DISTURBANCE (0.42 ACRES)
	SILT FENCE
	CONSTRUCTION BASELINE
	CENTERLINE
	BUILDING SETBACK LINE
	DITCH CENTERLINE
	EDGE OF PAVEMENT
	SPOT ELEVATION @ FG
	STATION PAD CRUSHED FINISH GRADE CRUSHED ROCK
	ACCESS ROAD SURFACING
	RIPRAP 12" DEPTH (D50=6")

\*ESTIMATE OF QUANTITIES:

RAW CUT:..... 24 CY  
RAW FILL:..... 131 CY  
BALANCE:..... 107 CY (FILL)  
3/4" MINUS ROAD SURFACING:..... 51 CY (4" THICK)  
GRANULAR SUB-BASE:..... 154 CY (12" THICK)  
FINISHED GRADE CRUSHED ROCK:..... 130 CY (4" THICK)  
TOPSOIL STRIPPING:..... 433 CY (4" THICK)  
SILT FENCE:..... 541 LF

\*QUANTITIES ARE ASSUMED COMPACTED AND IN PLACE.

REVISION	
-	07-02-2025
New drawing with station. VARI120124	
W.O. #27652265	
HTH/KIE	

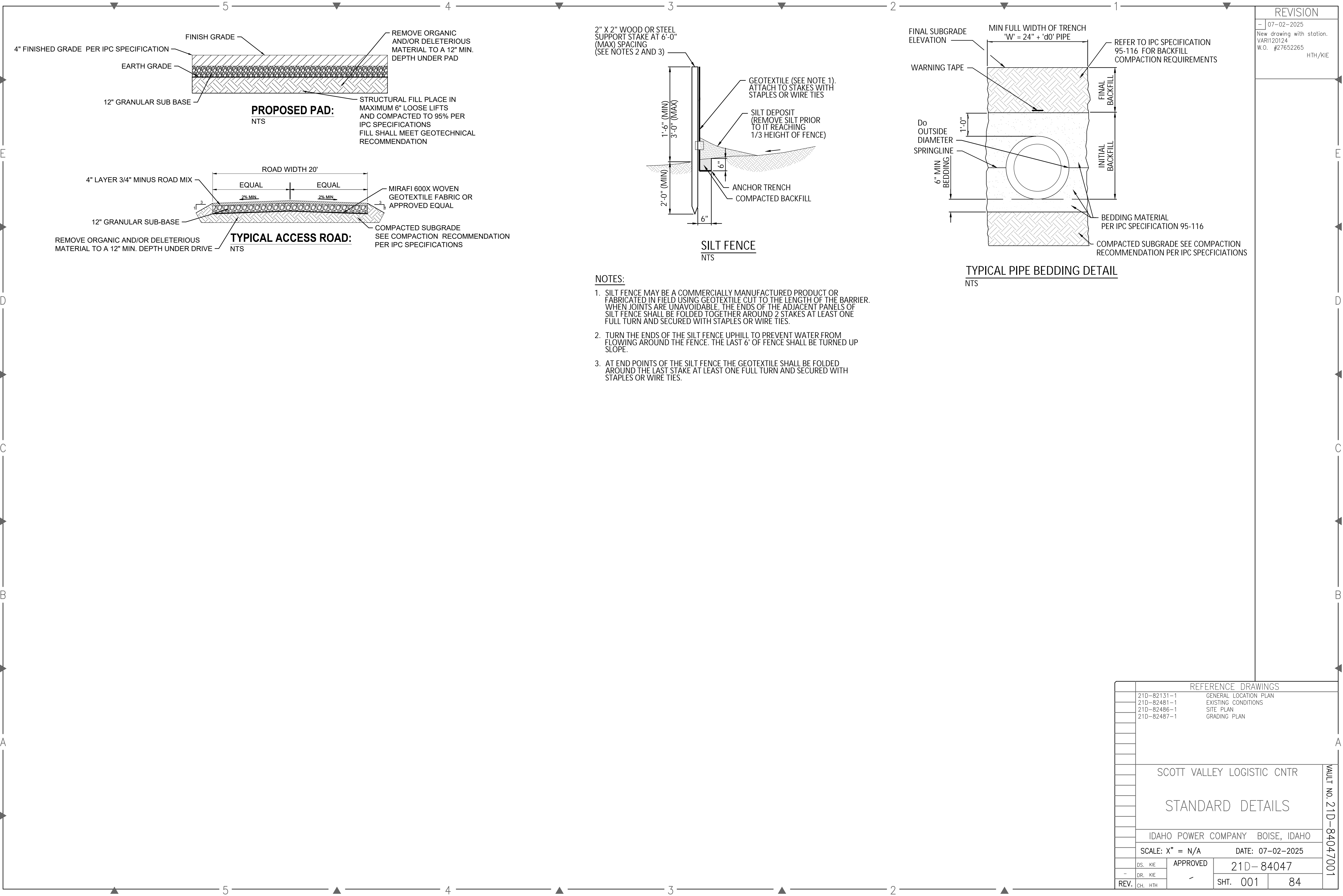


		REFERENCE DRAWINGS	
	21D-82131-1	GENERAL LOCATION PLAN	
	21D-82481-1	EXISTING CONDITIONS	
	21D-82486-1	SITE PLAN	
	21D-84047-1	STANDARD DETAILS	

VAULT NO. 21D-82487/001



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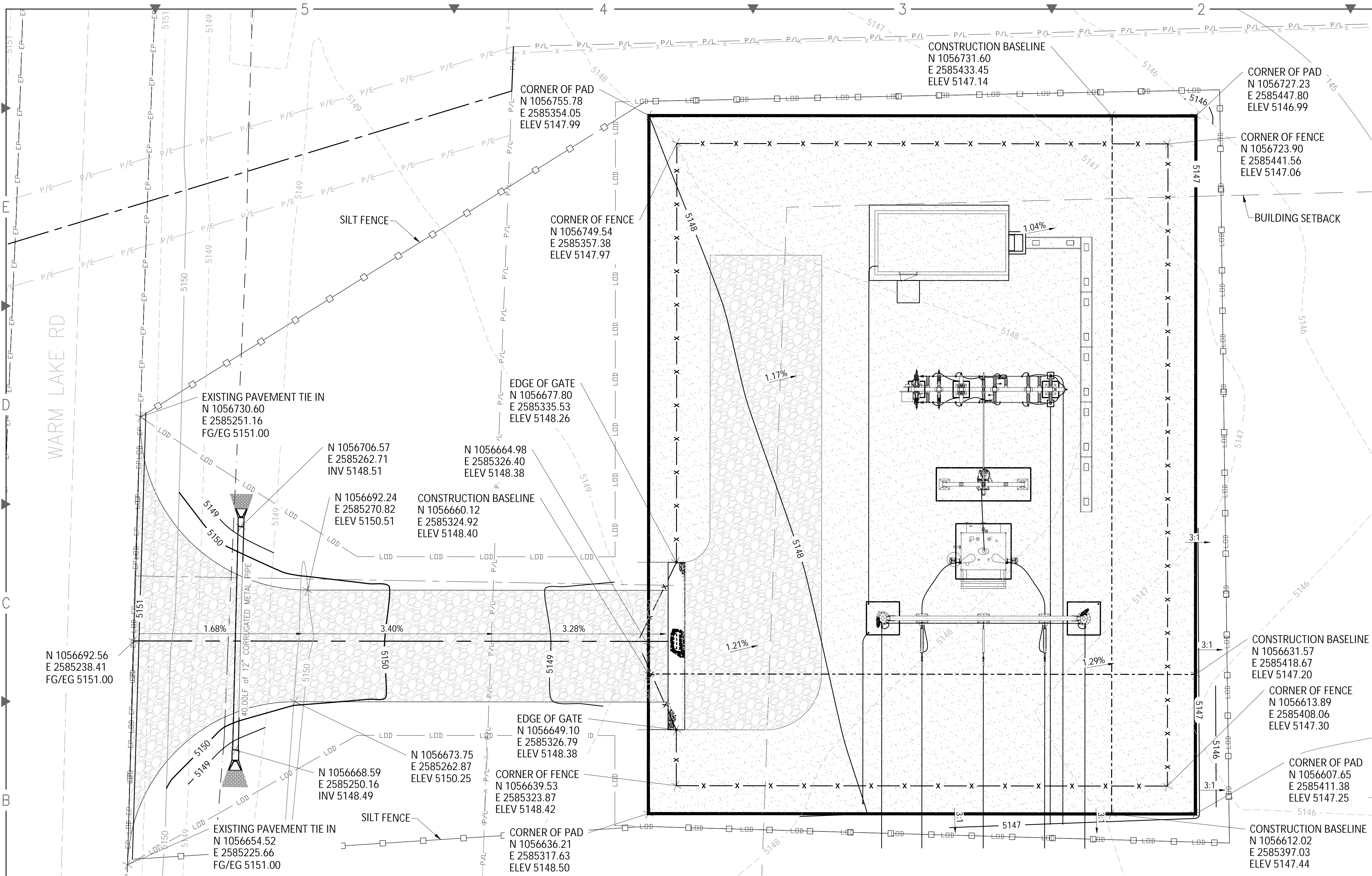
## INSTALL:

- NO 27652265

WALIT NO 21D-8213200



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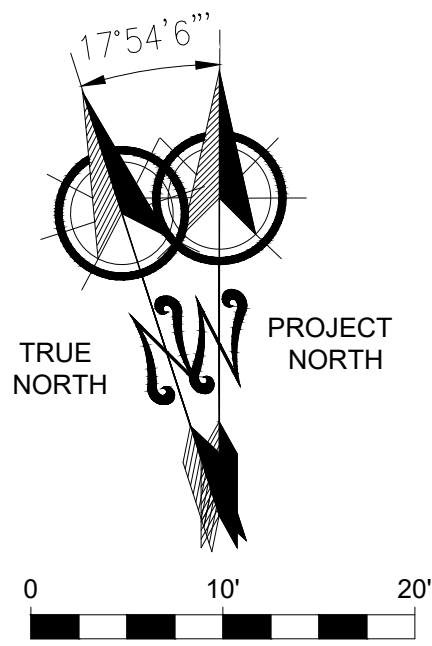
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SEC.7, T14N., R.05E., B.M.  
VALLEY COUNTY

LEGEND:

	PAD OUTLINE
	PROPERTY LINE
	PERMANENT EASEMENT
	(E) FENCE
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	OVERHEAD POWER
	UNDERGROUND POWER
	(E) MAJOR CONTOUR
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	LIMIT OF DISTURBANCE (0.42 ACRES)
	SILT FENCE
	CONSTRUCTION BASELINE
	CENTERLINE
	BUILDING SETBACK LINE
	DITCH CENTERLINE
	EDGE OF PAVEMENT
	SPOT ELEVATION @ FG
	STATION PAD CRUSHED FINISH GRADE CRUSHED ROCK
	ACCESS ROAD SURFACING
	RIPRAP 12" DEPTH (D50=6")

\*ESTIMATE OF QUANTITIES:

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BALANCE:..... 107 CY (FILL)  
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TOPSOIL STRIPPING:..... 433 CY (4" THICK)  
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\*QUANTITIES ARE ASSUMED COMPACTED AND IN PLACE.

REVISION	
-	07-02-2025
New drawing with station. VARI120124	
W.O. #27652265	
HTH/KIE	



		REFERENCE DRAWINGS	
		21D-82131-1	GENERAL LOCATION PLAN
		21D-82481-1	EXISTING CONDITIONS
		21D-82486-1	SITE PLAN
		21D-84047-1	STANDARD DETAILS

VAULT NO. 21D-82487/001



**VALLEY COUNTY ASSESSOR'S OFFICE**

## Parcel Summary and Improvement Report

PO Box 1350 - 219 N Main St, Cascade, ID 83611

Phone (208) 382 - 7126 | [assessor@co.valley.id.us](mailto:assessor@co.valley.id.us)**GENERAL PROPERTY SUMMARY**

PARCEL ID	RP14N05E074475
OWNER(S)	IDAHO GOLD RESOURCES COMPANY LLC
SITUS ADDRESS	855 WARM LAKE RD
SITUS CITY, STATE, ZIP	CASCADE, ID 83611
MAILING ATTENTION	
MAILING ADDRESS	PO BOX 429
MAILING CITY, STATE, ZIP	DONNELLY ID 83615
MAILING COUNTRY	

**PROPERTY DESCRIPTION & LAND DATA**

AREA	ACRES: 25.0644		SQUARE FEET: 1091805		FRONTAGE: 0	
PRIMARY LAND USE	413 Comm Rural Tract Vacant					
LEGAL DESCRIPTIONS	TAX #1 IN W/2 S7 T14N R5E					
NEIGHBORHOOD	314300 Cascade Residential outofcity					
PLAT LINKS	<a href="#">14N 5E S07.pdf</a>					
LAND USE DETAILS	<u>USE:</u> Rural Commercial		<u>LAND GRADE:</u>	Average (Comm buffer)	<u>ACRES:</u> 24.0644	
	Rural Commercial			Average - Commercial	1	

*\*The Land Use Details section shows all land uses associated with the property and how each type is broken down and used for assessment purposes.*

**SALES HISTORY**

SALE DATE	GRANTOR	DEED REFERENCE

**VALLEY COUNTY ASSESSOR'S OFFICE**

## Parcel Summary and Improvement Report

PO Box 1350 - 219 N Main St, Cascade, ID 83611

Phone (208) 382 - 7126 | [assessor@co.valley.id.us](mailto:assessor@co.valley.id.us)**GENERAL PROPERTY SUMMARY**

PARCEL ID	RP14N04E00IDA1
OWNER(S)	
SITUS ADDRESS	
SITUS CITY, STATE, ZIP	CASCADE, ID 83611
MAILING ATTENTION	
MAILING ADDRESS	
MAILING CITY, STATE, ZIP	
MAILING COUNTRY	

**PROPERTY DESCRIPTION & LAND DATA**

AREA	ACRES:	SQUARE FEET:	FRONTAGE:
PRIMARY LAND USE			
LEGAL DESCRIPTIONS			
NEIGHBORHOOD			
PLAT LINKS			
LAND USE DETAILS	<u>USE:</u>	<u>LAND GRADE:</u>	<u>ACRES:</u>

*\*The Land Use Details section shows all land uses associated with the property and how each type is broken down and used for assessment purposes.*

**SALES HISTORY**

SALE DATE	GRANTOR	DEED REFERENCE

**ASSESSMENT HISTORY**

<b><u>ASSESS DATE</u></b>	
CHANGE REASON	
LAND	
IMPROVEMENTS	
TOTAL	

**VALLEY COUNTY ASSESSOR'S OFFICE**

## Parcel Summary and Improvement Report

PO Box 1350 - 219 N Main St, Cascade, ID 83611

Phone (208) 382 - 7126 | [assessor@co.valley.id.us](mailto:assessor@co.valley.id.us)**GENERAL PROPERTY SUMMARY**

PARCEL ID	RP14N04E121805
OWNER(S)	LITTLE LAND & LIVESTOCK CO
SITUS ADDRESS	NULL
SITUS CITY, STATE, ZIP	CASCADE, ID 83611
MAILING ATTENTION	
MAILING ADDRESS	PO BOX 488
MAILING CITY, STATE, ZIP	EMMETT ID 83617
MAILING COUNTRY	

**PROPERTY DESCRIPTION & LAND DATA**

AREA	ACRES: 80	SQUARE FEET: 3484800	FRONTAGE: 0
PRIMARY LAND USE	105 Dry Grazing Land		
LEGAL DESCRIPTIONS	SE4 NE4; NE4 SE4 S12 T14N R4E		
NEIGHBORHOOD	300000 Cascade area Rural Investment		
PLAT LINKS	<a href="#">14N 4E S12.pdf</a>		
LAND USE DETAILS	<u>USE:</u> Dry Grazing	<u>LAND GRADE:</u> Cat 5	<u>ACRES:</u> 43
	Meadow	Cat 4	37

*\*The Land Use Details section shows all land uses associated with the property and how each type is broken down and used for assessment purposes.*

**SALES HISTORY**

SALE DATE	GRANTOR	DEED REFERENCE

**VALLEY COUNTY ASSESSOR'S OFFICE**

## Parcel Summary and Improvement Report

PO Box 1350 - 219 N Main St, Cascade, ID 83611

Phone (208) 382 - 7126 | [assessor@co.valley.id.us](mailto:assessor@co.valley.id.us)**GENERAL PROPERTY SUMMARY**

PARCEL ID	RP14N04E129005
OWNER(S)	LITTLE ENTERPRISES LTD PARTNERSHIP
SITUS ADDRESS	NULL
SITUS CITY, STATE, ZIP	CASCADE, ID 83611
MAILING ATTENTION	C/O BRADLEY J LITTLE
MAILING ADDRESS	PO BOX 488
MAILING CITY, STATE, ZIP	EMMETT ID 83617
MAILING COUNTRY	

**PROPERTY DESCRIPTION & LAND DATA**

AREA	ACRES: 74.4575	SQUARE FEET: 3243368	FRONTAGE: 0
PRIMARY LAND USE	105 Dry Grazing Land		
LEGAL DESCRIPTIONS	S/2 SE4 LYING N & W OF DEEDED CO. RD. ROW; S12 T14N R4E		
NEIGHBORHOOD	300000 Cascade area Rural Investment		
PLAT LINKS	<a href="#">14N 4E S12.pdf</a>		
LAND USE DETAILS	<u>USE:</u> Dry Grazing	<u>LAND GRADE:</u> Cat 5	<u>ACRES:</u> 74.4575

*\*The Land Use Details section shows all land uses associated with the property and how each type is broken down and used for assessment purposes.*

**SALES HISTORY**

SALE DATE	GRANTOR	DEED REFERENCE

**ASSESSMENT HISTORY**

ASSESS DATE	01/01/2025	01/01/2024	01/01/2023	01/01/2022	1/1/2021
CHANGE REASON	01- Revaluat	01- Revaluat	01- Revaluat	01- Revaluat	01- Revaluat
LAND	5659	5584	5435	5733	5361
IMPROVEMENTS	0	0	0	0	0
TOTAL	5659	5584	5435	5733	5361

**VALLEY COUNTY ASSESSOR'S OFFICE**

## Parcel Summary and Improvement Report

PO Box 1350 - 219 N Main St, Cascade, ID 83611

Phone (208) 382 - 7126 | [assessor@co.valley.id.us](mailto:assessor@co.valley.id.us)**GENERAL PROPERTY SUMMARY**

PARCEL ID	RP14N04E129805
OWNER(S)	LITTLE ENTERPRISES LTD PARTNERSHIP
SITUS ADDRESS	NULL
SITUS CITY, STATE, ZIP	CASCADE, ID 83611
MAILING ATTENTION	C/O BRADLEY J LITTLE
MAILING ADDRESS	PO BOX 488
MAILING CITY, STATE, ZIP	EMMETT ID 83617
MAILING COUNTRY	

**PROPERTY DESCRIPTION & LAND DATA**

AREA	ACRES: 2.314	SQUARE FEET: 100797	FRONTAGE: 0
PRIMARY LAND USE	105 Dry Grazing Land		
LEGAL DESCRIPTIONS	S/2 SE4 LYING S & E OF DEEDED CO. RD. ROW; S12 T14N R4E		
NEIGHBORHOOD	300000 Cascade area Rural Investment		
PLAT LINKS	<a href="#">14N 4E S12.pdf</a>		
LAND USE DETAILS	<u>USE:</u> Dry Grazing	<u>LAND GRADE:</u> Cat 5	<u>ACRES:</u> 2.314

*\*The Land Use Details section shows all land uses associated with the property and how each type is broken down and used for assessment purposes.*

**SALES HISTORY**

SALE DATE	GRANTOR	DEED REFERENCE

**ASSESSMENT HISTORY**

ASSESS DATE	01/01/2025	01/01/2024	01/01/2023	01/01/2022	1/1/2021
CHANGE REASON	01- Revaluat	01- Revaluat	01- Revaluat	01- Revaluat	01- Revaluat
LAND	176	174	169	178	167
IMPROVEMENTS	0	0	0	0	0
TOTAL	176	174	169	178	167

**VALLEY COUNTY ASSESSOR'S OFFICE**

## Parcel Summary and Improvement Report

PO Box 1350 - 219 N Main St, Cascade, ID 83611

Phone (208) 382 - 7126 | [assessor@co.valley.id.us](mailto:assessor@co.valley.id.us)**GENERAL PROPERTY SUMMARY**

PARCEL ID	RP14N04E130005
OWNER(S)	LITTLE ENTERPRISES LLLP
SITUS ADDRESS	NULL
SITUS CITY, STATE, ZIP	CASCADE, ID 83611
MAILING ATTENTION	
MAILING ADDRESS	PO BOX 488
MAILING CITY, STATE, ZIP	EMMETT ID 83617
MAILING COUNTRY	

**PROPERTY DESCRIPTION & LAND DATA**

AREA	ACRES: 98.33                      SQUARE FEET: 4283254                      FRONTAGE: 0		
PRIMARY LAND USE	110 Agri homesite land		
LEGAL DESCRIPTIONS	PT. NE4 LYING SOUTH & EAST OF WARM LAKE ROAD S13 T14N R4E MEDIUM CLASS TIMBER		
NEIGHBORHOOD	314300 Cascade Residential outofcity		
PLAT LINKS	<a href="#">14N 4E S13.pdf</a>		
LAND USE DETAILS	<u>USE:</u> Dry Grazing	<u>LAND GRADE:</u> Cat 5	<u>ACRES:</u> 41
	Bare Forestland	Cat 7	34.33
	Meadow	Cat 4	22
	Homesite	Average	1

\*The Land Use Details section shows all land uses associated with the property and how each type is broken down and used for assessment purposes.

**SALES HISTORY**

SALE DATE	GRANTOR	DEED REFERENCE
05/10/2011	D L LIMITED PARTNERSHIP	360201



**VALLEY COUNTY ASSESSOR'S OFFICE**

## Parcel Summary and Improvement Report

PO Box 1350 - 219 N Main St, Cascade, ID 83611

Phone (208) 382 - 7126 | [assessor@co.valley.id.us](mailto:assessor@co.valley.id.us)**GENERAL PROPERTY SUMMARY**

PARCEL ID	RP14N04E130020
OWNER(S)	LITTLE ENTERPRISES LTD PARTNERSHIP
SITUS ADDRESS	NULL
SITUS CITY, STATE, ZIP	CASCADE, ID 83611
MAILING ATTENTION	C/O BRADLEY J LITTLE
MAILING ADDRESS	PO BOX 488
MAILING CITY, STATE, ZIP	EMMETT ID 83617
MAILING COUNTRY	

**PROPERTY DESCRIPTION & LAND DATA**

AREA	ACRES: 50.34	SQUARE FEET: 2192810	FRONTAGE: 0
PRIMARY LAND USE	105 Dry Grazing Land		
LEGAL DESCRIPTIONS	PT. NE4, LYING NORTH & WEST OF YELLOW PINE ROAD S13 T14N R4E MEDIUM CLASS TIMBER		
NEIGHBORHOOD	300000 Cascade area Rural Investment		
PLAT LINKS	<a href="#">14N 4E S13.pdf</a>		
LAND USE DETAILS	<u>USE:</u> Dry Grazing Bare Forestland	<u>LAND GRADE:</u> Cat 5 Cat 7	<u>ACRES:</u> 36.34 14

\*The Land Use Details section shows all land uses associated with the property and how each type is broken down and used for assessment purposes.

**SALES HISTORY**

SALE DATE	GRANTOR	DEED REFERENCE

**VALLEY COUNTY ASSESSOR'S OFFICE**

## Parcel Summary and Improvement Report

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Phone (208) 382 - 7126 | [assessor@co.valley.id.us](mailto:assessor@co.valley.id.us)**GENERAL PROPERTY SUMMARY**

PARCEL ID	RP14N05E070005
OWNER(S)	DF DEVELOPMENT LLC
SITUS ADDRESS	NULL
SITUS CITY, STATE, ZIP	CASCADE, ID 83611
MAILING ATTENTION	
MAILING ADDRESS	PO BOX 111
MAILING CITY, STATE, ZIP	CISCO TX 76437
MAILING COUNTRY	

**PROPERTY DESCRIPTION & LAND DATA**

AREA	ACRES: 280	SQUARE FEET: 12196800	FRONTAGE: 0
PRIMARY LAND USE	106 Productivity Forest Land		
LEGAL DESCRIPTIONS	E/2 NE4; SW4 NE4; SE4; S7 T14N R5E POOR CLASS TIMBER - 140.00 AC MEDIUM CLASS TIMBER- 140.00 AC		
NEIGHBORHOOD	300000 Cascade area Rural Investment		
PLAT LINKS	<a href="#">14N 5E S07.pdf</a>		
LAND USE DETAILS	<u>USE:</u> Productivity Forest	<u>LAND GRADE:</u> Cat 6	<u>ACRES:</u> 140
	Productivity Forest	Cat 6	140

*\*The Land Use Details section shows all land uses associated with the property and how each type is broken down and used for assessment purposes.*

**SALES HISTORY**

SALE DATE	GRANTOR	DEED REFERENCE
08/23/2016	SPP LAND LLC	400428
04/21/2016	PFHI IDAHO INVESTMENT LLC	397755
11/28/2008	QRS YELLOWSTONE LLC	336983



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PARCEL ID	RP14N05E070605
OWNER(S)	DF DEVELOPMENT LLC
SITUS ADDRESS	NULL
SITUS CITY, STATE, ZIP	CASCADE, ID 83611
MAILING ATTENTION	
MAILING ADDRESS	PO BOX 111
MAILING CITY, STATE, ZIP	CISCO TX 76437
MAILING COUNTRY	

**PROPERTY DESCRIPTION & LAND DATA**

AREA	ACRES: 38.132	SQUARE FEET: 1661029	FRONTAGE: 0
PRIMARY LAND USE	106 Productivity Forest Land		
LEGAL DESCRIPTIONS	NW4 NE4 LESS WARM LAKE ROAD ROW S7 T14N R5E MEDIUM CLASS TIMBER		
NEIGHBORHOOD	300000 Cascade area Rural Investment		
PLAT LINKS	<a href="#">14N 5E S07.pdf</a>		
LAND USE DETAILS	<u>USE:</u> Productivity Forest	<u>LAND GRADE:</u> Cat 6	<u>ACRES:</u> 38.132

*\*The Land Use Details section shows all land uses associated with the property and how each type is broken down and used for assessment purposes.*

**SALES HISTORY**

SALE DATE	GRANTOR	DEED REFERENCE
08/23/2016	SPP LAND LLC	400428
04/21/2016	PFHI IDAHO INVESTMENT LLC	397755
11/28/2008	QRS YELLOWSTONE LLC	336983

**ASSESSMENT HISTORY**

ASSESS DATE	01/01/2025	01/01/2024	01/01/2023	01/01/2022	1/1/2021
CHANGE REASON	01- Revaluat	01- Revaluat	01- Revaluat	01- Revaluat	01- Revaluat
LAND	4728	4995	4767	4728	4576
IMPROVEMENTS	0	0	0	0	0
TOTAL	4728	4995	4767	4728	4576

**VALLEY COUNTY ASSESSOR'S OFFICE**

## Parcel Summary and Improvement Report

PO Box 1350 - 219 N Main St, Cascade, ID 83611

Phone (208) 382 - 7126 | [assessor@co.valley.id.us](mailto:assessor@co.valley.id.us)**GENERAL PROPERTY SUMMARY**

PARCEL ID	RP14N05E072404
OWNER(S)	LITTLE ENTERPRISES LTD PARTNERSHIP
SITUS ADDRESS	NULL
SITUS CITY, STATE, ZIP	CASCADE, ID 83611
MAILING ATTENTION	C/O BRADLEY J LITTLE
MAILING ADDRESS	PO BOX 488
MAILING CITY, STATE, ZIP	EMMETT ID 83617
MAILING COUNTRY	

**PROPERTY DESCRIPTION & LAND DATA**

AREA	ACRES: 76.5633	SQUARE FEET: 3335097	FRONTAGE: 0
PRIMARY LAND USE	107 Bare Forest Land		
LEGAL DESCRIPTIONS	GOV'T. LOT 1; E/2 NW4 LYING N & W OF WARM LAKE ROAD ROW S7 T14N R5E MEDIUM CLASS TIMBER		
NEIGHBORHOOD	300000 Cascade area Rural Investment		
PLAT LINKS	<a href="#">14N 5E S07.pdf</a>		
LAND USE DETAILS	<u>USE:</u> Bare Forestland	<u>LAND GRADE:</u> Cat 7	<u>ACRES:</u> 59.8982
	Dry Grazing	Cat 5	16.6651

*\*The Land Use Details section shows all land uses associated with the property and how each type is broken down and used for assessment purposes.*

**SALES HISTORY**

SALE DATE	GRANTOR	DEED REFERENCE

**VALLEY COUNTY ASSESSOR'S OFFICE**

## Parcel Summary and Improvement Report

PO Box 1350 - 219 N Main St, Cascade, ID 83611

Phone (208) 382 - 7126 | [assessor@co.valley.id.us](mailto:assessor@co.valley.id.us)**GENERAL PROPERTY SUMMARY**

PARCEL ID	RP14N05E072460
OWNER(S)	LITTLE ENTERPRISES LTD PARTNERSHIP
SITUS ADDRESS	NULL
SITUS CITY, STATE, ZIP	CASCADE, ID 83611
MAILING ATTENTION	C/O BRADLEY J LITTLE
MAILING ADDRESS	PO BOX 488
MAILING CITY, STATE, ZIP	EMMETT ID 83617
MAILING COUNTRY	

**PROPERTY DESCRIPTION & LAND DATA**

AREA	ACRES: 33.4818	SQUARE FEET: 1458467	FRONTAGE: 0
PRIMARY LAND USE	107 Bare Forest Land		
LEGAL DESCRIPTIONS	E/2 NW4 LYING E & S OF WARM LAKE ROAD ROW LESS TAX #1 S7 T14N R5E MEDIUM CLASS TIMBER		
NEIGHBORHOOD	300000 Cascade area Rural Investment		
PLAT LINKS	<a href="#">14N 5E S07.pdf</a>		
LAND USE DETAILS	<u>USE:</u> Bare Forestland	<u>LAND GRADE:</u> Cat 7	<u>ACRES:</u> 33.4818

*\*The Land Use Details section shows all land uses associated with the property and how each type is broken down and used for assessment purposes.*

**SALES HISTORY**

SALE DATE	GRANTOR	DEED REFERENCE

**VALLEY COUNTY ASSESSOR'S OFFICE**

## Parcel Summary and Improvement Report

PO Box 1350 - 219 N Main St, Cascade, ID 83611

Phone (208) 382 - 7126 | [assessor@co.valley.id.us](mailto:assessor@co.valley.id.us)**GENERAL PROPERTY SUMMARY**

PARCEL ID	RP14N05E073306
OWNER(S)	LITTLE LAND & LIVESTOCK CO
SITUS ADDRESS	NULL
SITUS CITY, STATE, ZIP	CASCADE, ID 83611
MAILING ATTENTION	
MAILING ADDRESS	PO BOX 488
MAILING CITY, STATE, ZIP	EMMETT ID 83617
MAILING COUNTRY	

**PROPERTY DESCRIPTION & LAND DATA**

AREA	ACRES: 38.986	SQUARE FEET: 1698230	FRONTAGE: 0
PRIMARY LAND USE	105 Dry Grazing Land		
LEGAL DESCRIPTIONS	GOV'T LOT 2 LESS WARM LAKE ROAD ROW S7 T14N R5E		
NEIGHBORHOOD	300000 Cascade area Rural Investment		
PLAT LINKS	<a href="#">14N 5E S07.pdf</a>		
LAND USE DETAILS	<u>USE:</u> Dry Grazing	<u>LAND GRADE:</u> Cat 5	<u>ACRES:</u> 38.986

*\*The Land Use Details section shows all land uses associated with the property and how each type is broken down and used for assessment purposes.*

**SALES HISTORY**

SALE DATE	GRANTOR	DEED REFERENCE

**ASSESSMENT HISTORY**

ASSESS DATE	01/01/2025	01/01/2024	01/01/2023	01/01/2022	1/1/2021
CHANGE REASON	01- Revaluat	01- Revaluat	01- Revaluat	01- Revaluat	01- Revaluat
LAND	1910	1910	1871	1949	1871
IMPROVEMENTS	0	0	0	0	0
TOTAL	1910	1910	1871	1949	1871

**VALLEY COUNTY ASSESSOR'S OFFICE**

## Parcel Summary and Improvement Report

PO Box 1350 - 219 N Main St, Cascade, ID 83611

Phone (208) 382 - 7126 | [assessor@co.valley.id.us](mailto:assessor@co.valley.id.us)**GENERAL PROPERTY SUMMARY**

PARCEL ID	RP14N05E074805
OWNER(S)	LITTLE ENTERPRISES LTD PARTNERSHIP
SITUS ADDRESS	NULL
SITUS CITY, STATE, ZIP	CASCADE, ID 83611
MAILING ATTENTION	C/O BRADLEY J LITTLE
MAILING ADDRESS	PO BOX 488
MAILING CITY, STATE, ZIP	EMMETT ID 83617
MAILING COUNTRY	

**PROPERTY DESCRIPTION & LAND DATA**

AREA	ACRES: 29.458	SQUARE FEET: 1283190	FRONTAGE: 0
PRIMARY LAND USE	105 Dry Grazing Land		
LEGAL DESCRIPTIONS	NE4 SW4 LESS WARM LAKE ROAD ROW AND LESS CNTR PT TAX #1 S7 T14N R5E		
NEIGHBORHOOD	300000 Cascade area Rural Investment		
PLAT LINKS	<a href="#">14N 5E S07.pdf</a>		
LAND USE DETAILS	<u>USE:</u> Dry Grazing	<u>LAND GRADE:</u> Cat 5	<u>ACRES:</u> 29.458

*\*The Land Use Details section shows all land uses associated with the property and how each type is broken down and used for assessment purposes.*

**SALES HISTORY**

SALE DATE	GRANTOR	DEED REFERENCE

**ASSESSMENT HISTORY**

ASSESS DATE	01/01/2025	01/01/2024	01/01/2023	01/01/2022	1/1/2021
CHANGE REASON	01- Revaluat	01- Revaluat	01- Revaluat	01- Revaluat	01- Revaluat
LAND	2239	2209	2150	2268	2121
IMPROVEMENTS	0	0	0	0	0
TOTAL	2239	2209	2150	2268	2121

**VALLEY COUNTY ASSESSOR'S OFFICE**

## Parcel Summary and Improvement Report

PO Box 1350 - 219 N Main St, Cascade, ID 83611

Phone (208) 382 - 7126 | [assessor@co.valley.id.us](mailto:assessor@co.valley.id.us)**GENERAL PROPERTY SUMMARY**

PARCEL ID	RP14N05E075406
OWNER(S)	LITTLE ENTERPRISES LTD PARTNERSHIP
SITUS ADDRESS	NULL
SITUS CITY, STATE, ZIP	CASCADE, ID 83611
MAILING ATTENTION	C/O BRADLEY J LITTLE
MAILING ADDRESS	PO BOX 488
MAILING CITY, STATE, ZIP	EMMETT ID 83617
MAILING COUNTRY	

**PROPERTY DESCRIPTION & LAND DATA**

AREA	ACRES: 28.3707	SQUARE FEET: 1235827	FRONTAGE: 0
PRIMARY LAND USE	107 Bare Forest Land		
LEGAL DESCRIPTIONS	GOV'T LOT 3 LESS WARM LAKE ROAD ROW AND LESS SW'RLY PT TAX #1 S7 T14N R5E MEDIUM CLASS TIMBER		
NEIGHBORHOOD	300000 Cascade area Rural Investment		
PLAT LINKS	<a href="#">14N 5E S07.pdf</a>		
LAND USE DETAILS	<u>USE:</u> Bare Forestland	<u>LAND GRADE:</u> Cat 7	<u>ACRES:</u> 18.86
	Meadow	Cat 4	9.5107

*\*The Land Use Details section shows all land uses associated with the property and how each type is broken down and used for assessment purposes.*

**SALES HISTORY**

SALE DATE	GRANTOR	DEED REFERENCE



**VALLEY COUNTY ASSESSOR'S OFFICE**

## Parcel Summary and Improvement Report

PO Box 1350 - 219 N Main St, Cascade, ID 83611

Phone (208) 382 - 7126 | [assessor@co.valley.id.us](mailto:assessor@co.valley.id.us)**GENERAL PROPERTY SUMMARY**

PARCEL ID	RP14N05E076155
OWNER(S)	LITTLE ENTERPRISES LTD PARTNERSHIP
SITUS ADDRESS	NULL
SITUS CITY, STATE, ZIP	CASCADE, ID 83611
MAILING ATTENTION	C/O BRADLEY J LITTLE
MAILING ADDRESS	PO BOX 488
MAILING CITY, STATE, ZIP	EMMETT ID 83617
MAILING COUNTRY	

**PROPERTY DESCRIPTION & LAND DATA**

AREA	ACRES: 4.0617	SQUARE FEET: 176927	FRONTAGE: 0
PRIMARY LAND USE	107 Bare Forest Land		
LEGAL DESCRIPTIONS	GOV'T. LOT 4 LYING N & W OF WARM LAKE ROAD ROW SESW S7 T14N R5E MEDIUM CLASS TIMBER		
NEIGHBORHOOD	300000 Cascade area Rural Investment		
PLAT LINKS	<a href="#">14N 5E S07.pdf</a>		
LAND USE DETAILS	<u>USE:</u> Bare Forestland	<u>LAND GRADE:</u> Cat 7	<u>ACRES:</u> 4.0617

*\*The Land Use Details section shows all land uses associated with the property and how each type is broken down and used for assessment purposes.*

**SALES HISTORY**

SALE DATE	GRANTOR	DEED REFERENCE



**VALLEY COUNTY ASSESSOR'S OFFICE**

## Parcel Summary and Improvement Report

PO Box 1350 - 219 N Main St, Cascade, ID 83611

Phone (208) 382 - 7126 | [assessor@co.valley.id.us](mailto:assessor@co.valley.id.us)**GENERAL PROPERTY SUMMARY**

PARCEL ID	RP14N05E076605
OWNER(S)	LITTLE ENTERPRISES LTD PARTNERSHIP
SITUS ADDRESS	NULL
SITUS CITY, STATE, ZIP	CASCADE, ID 83611
MAILING ATTENTION	C/O BRADLEY J LITTLE
MAILING ADDRESS	PO BOX 488
MAILING CITY, STATE, ZIP	EMMETT ID 83617
MAILING COUNTRY	

**PROPERTY DESCRIPTION & LAND DATA**

AREA	ACRES: 70.8121	SQUARE FEET: 3084575	FRONTAGE: 0
PRIMARY LAND USE	107 Bare Forest Land		
LEGAL DESCRIPTIONS	GOV'T. LOT 4 AND SESW LYING E & S OF WARM LAKE ROAD ROW SESW S7 T14N R5E MEDIUM CLASS TIMBER		
NEIGHBORHOOD	300000 Cascade area Rural Investment		
PLAT LINKS	<a href="#">14N 5E S07.pdf</a>		
LAND USE DETAILS	<u>USE:</u> Bare Forestland	<u>LAND GRADE:</u> Cat 7	<u>ACRES:</u> 46.9383
	Meadow	Cat 4	23.8738

*\*The Land Use Details section shows all land uses associated with the property and how each type is broken down and used for assessment purposes.*

**SALES HISTORY**

SALE DATE	GRANTOR	DEED REFERENCE

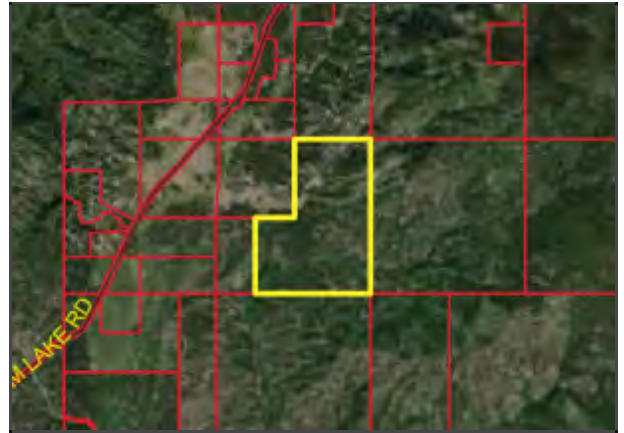
**VALLEY COUNTY ASSESSOR'S OFFICE**

## Parcel Summary and Improvement Report

PO Box 1350 - 219 N Main St, Cascade, ID 83611

Phone (208) 382 - 7126 | [assessor@co.valley.id.us](mailto:assessor@co.valley.id.us)**GENERAL PROPERTY SUMMARY**

PARCEL ID	RP14N05E180005
OWNER(S)	DF DEVELOPMENT LLC
SITUS ADDRESS	NULL
SITUS CITY, STATE, ZIP	CASCADE, ID 83611
MAILING ATTENTION	
MAILING ADDRESS	PO BOX 111
MAILING CITY, STATE, ZIP	CISCO TX 76437
MAILING COUNTRY	

**PROPERTY DESCRIPTION & LAND DATA**

AREA	ACRES: 400	SQUARE FEET: 17424000	FRONTAGE: 0
PRIMARY LAND USE	106 Productivity Forest Land		
LEGAL DESCRIPTIONS	NE4; E/2 SW4; SE4 S18 T14N R5E POOR CLASS TIMBER - 184.00 AC MEDIUM CLASS TIMBER- 216.00 AC		
NEIGHBORHOOD	300000 Cascade area Rural Investment		
PLAT LINKS	<a href="#">14N 5E S18.pdf</a>		
LAND USE DETAILS	<u>USE:</u> Productivity Forest Productivity Forest	<u>LAND GRADE:</u> Cat 6 Cat 6	<u>ACRES:</u> 216 184

*\*The Land Use Details section shows all land uses associated with the property and how each type is broken down and used for assessment purposes.*

**SALES HISTORY**

SALE DATE	GRANTOR	DEED REFERENCE
08/23/2016	SPP LAND LLC	400428
04/21/2016	PFHI IDAHO INVESTMENT LLC	397755
11/28/2008	QRS YELLOWSTONE LLC	336983

**VALLEY COUNTY ASSESSOR'S OFFICE**

## Parcel Summary and Improvement Report

PO Box 1350 - 219 N Main St, Cascade, ID 83611

Phone (208) 382 - 7126 | [assessor@co.valley.id.us](mailto:assessor@co.valley.id.us)**GENERAL PROPERTY SUMMARY**

PARCEL ID	RP14N05E182405
OWNER(S)	LITTLE ENTERPRISES LTD PARTNERSHIP
SITUS ADDRESS	NULL
SITUS CITY, STATE, ZIP	CASCADE, ID 83611
MAILING ATTENTION	C/O BRADLEY J LITTLE
MAILING ADDRESS	PO BOX 488
MAILING CITY, STATE, ZIP	EMMETT ID 83617
MAILING COUNTRY	

**PROPERTY DESCRIPTION & LAND DATA**

AREA	ACRES: 158.88	SQUARE FEET: 6920812	FRONTAGE: 0
PRIMARY LAND USE	107 Bare Forest Land		
LEGAL DESCRIPTIONS	E/2 NW4; GOV'T LOTS 1 & 2 S18 T14N R5E MEDIUM CLASS TIMBER		
NEIGHBORHOOD	300000 Cascade area Rural Investment		
PLAT LINKS	<a href="#">14N 5E S18.pdf</a>		
LAND USE DETAILS	<u>USE:</u> Bare Forestland	<u>LAND GRADE:</u> Cat 7	<u>ACRES:</u> 119
	Dry Grazing	Cat 5	24.88
	Meadow	Cat 4	15

*\*The Land Use Details section shows all land uses associated with the property and how each type is broken down and used for assessment purposes.*

**SALES HISTORY**

SALE DATE	GRANTOR	DEED REFERENCE

Primary Owner

LITTLE LAND & LIVESTOCK CO  
DF DEVELOPMENT, LLC  
LITTLE ENTERPRISES LTD PARTNERSHIP  
US FOREST SERVICE  
MONTEGO PROPERTIES LC  
BRECHEISEN WILLIAM L  
MUNRO LIVING TRUST  
LEEPER SUSAN MARIE  
JAMERSON CHARLES V  
EUCLID HOLDING LLC  
MC KINNEY BRIAN B  
STANDLEY CYNTHIA  
MILLIRON FAMILY TRUST  
FISH & GAME DEPT OF (C/B)

Owner Address

PO BOX 488 EMMETT ID 83617  
PO BOX 111 CISCO TX 76437  
PO BOX 488 EMMETT ID 83617  
540 NORTH MAIN ST CASCADE ID 83611  
3400 S MONTEGO WAY NAMPA ID 83686  
1475 NW BLUEGRASS CIR MOUNTAIN HOME ID 83647  
1475 NW BLUEGRASS CIR MOUNTAIN HOME ID 83647  
PO BOX [REDACTED] CASCADE ID 83611  
PO BOX [REDACTED] CASCADE ID 83611  
PO BOX 1185 KAMAS UT 84036  
2647 NE 19TH AVE PAYETTE ID 83661  
9806 W SUNFLOWER DR BOISE ID 83704  
4101 W HOUSELAND CT EAGLE ID 83616  
PO BOX 25 BOISE ID 83707

Scott Valley Logistics Center Mailing list - properties in 300' radius and ~15,000' to south

LITTLE LAND & LIVESTOCK CO  
PO BOX 488  
EMMETT ID 83617

DF DEVELOPMENT, LLC  
PO BOX 111  
CISCO TX 76437

LITTLE ENTERPRISES LTD  
PARTNERSHIP  
PO BOX 488  
EMMETT ID 83617

US FOREST SERVICE  
540 NORTH MAIN ST  
CASCADE ID 83611

MONTEGO PROPERTIES LC  
3400 S MONTEGO WAY  
NAMPA ID 83686

BRECHEISEN WILLIAM L  
1475 NW BLUEGRASS CIR  
MOUNTAIN HOME ID 83647

MUNRO LIVING TRUST  
1475 NW BLUEGRASS CIR  
MOUNTAIN HOME ID 83647

LEEPER SUSAN MARIE  
PO BOX [REDACTED]  
CASCADE ID 83611

JAMERSON CHARLES V  
PO BOX [REDACTED]  
CASCADE ID 83611

EUCLID HOLDING LLC  
PO BOX 1185  
KAMAS UT 84036

MC KINNEY BRIAN B  
2647 NE 19TH AVE  
PAYETTE ID 83661

STANDLEY CYNTHIA  
9806 W SUNFLOWER DR  
BOISE ID 83704

MILLIRON FAMILY TRUST  
4101 W HOUSELAND CT  
EAGLE ID 83616

FISH & GAME DEPT OF (C/B)  
PO BOX 25  
BOISE ID 83707