



May 13, 2025

Mr. Kerry McMurray
Zoning Administrator
Cassia County Zoning & Building
1459 Overland Ave
Burley, ID 83318

RE: SWIP North Transmission Project

Mr. McMurray:

Great Basin Transmission, LLC (GBT) plans to construct the Southwest Intertie Project-North (SWIP North, or Project). SWIP North will be a 285-mile, 500-kilovolt (kV) electric transmission line, connecting the Midpoint Substation operated by Idaho Power Company (Idaho Power) located approximately seven miles south of Shoshone on U.S. 93 in Jerome County, with the Robinson Summit substation located near Ely, Nevada. SWIP North is an inter-regional transmission project that will enable the bi-directional flow of energy for the purchase and sale of electricity among numerous resources and utilities across the West. The Project will enhance reliability for the regional electric grid, increase the supply of electricity into the Magic Valley, and improve resiliency for the electric grid in the event of western wildfires or extreme weather events.

A small portion of the Project—approximately 2.1 miles—will pass through the northwest corner of Cassia County, crossing both public and private lands. Of this segment, 1.3 miles are located on private parcels owned by a single landowner, with 0.8 miles on federal lands managed by the U.S. Bureau of Land Management (BLM). GBT has acquired all necessary land rights in the County.

Project components to be constructed in the County will include tubular steel poles and aboveground utility lines. GBT worked closely with the single landowner on the Project design, including its route and structure placement, specifically to avoid impacts to agricultural pivots and agricultural operations. As a result of this effort, the landowner approved the Project's design and location the property.

GBT encloses herein its application for a Conditional Use Permit for SWIP North and respectfully requests review and approval of the Planning & Zoning Commission. The contents of GBT's application meet the requirements set forth in Title 9 of the Cassia County Code.

Should you have any questions or need any additional information, please reach out to me directly at (636) 532-2200.

Sincerely,

A handwritten signature in black ink, appearing to read "Lane Singleton", with a stylized flourish at the end.

Lane Singleton
Project Manager
Great Basin Transmission, LLC

Enclosures

APPLICATION FOR CONDITIONAL USE PERMIT

**FOR THE
SWIP - NORTH
500kV TRANSMISSION LINE**

Prepared for:

Cassia County Zoning and Building Department

Prepared by:



May 13, 2025

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Conditional Use Permit Application

EXHIBIT
1

Applicant/Owner Information:

In the event there is more than one property owner for the subject property for which a conditional use permit is being sought, all owners of the subject property shall sign as applicants, in order for application to be complete. If the applicant is a limited liability company, partnership, corporation, or other such entity, then the applicant shall file the appropriate paperwork from the entity-applicant, proving that the application signatory has authority to bind the entity to the terms of the application and any permit, arising therefrom. Any application that does not contain all appropriate signatures, shall be deemed incomplete and will not proceed to hearing before the Commission until appropriately signed and executed. (Cassia County Code 9-13-2)

Applicant/Authorized Agent

(Attach additional pages if Necessary)

Name: Great Basin Transmission, LLC
 Address: 16150 Main Circle Drive, Suite 310
 City: Chesterfield
 State: MO Zip: 63017
 Contact Phone # 636-532-2200
 Email: _____

Property Owner of Record

(Attach additional pages if Necessary)

Name: Great Basin Transmission, LLC
 Address: 16150 Main Circle Drive, Suite 310
 City: Chesterfield
 State: MO Zip: 63017
 Contact Phone # 636-532-2200
 Email: _____

Property Information:

Location of Property: See Attachment 1

Parcel Number(s) See Attachment 1

Legal Description of Property: (Attach if Necessary) See Attachment 1

Existing Use of Property: Agricultural/Public Lands

Current Zoning District of the premises: Prime Agricultural

Description of Proposed Conditional Use: See Attachment 1

Required Submittals:

- E t 1 ☐ 1. **Conditional Use Permit Application** and non-refundable application fee.
- Exhibit 2 ☐ 2. **Site Plan:** A plan of the proposed site for the conditional use showing the location of all buildings, parking and loading area, traffic access and traffic circulation, open spaces, landscaping, refuse and service areas, utilities, signs, yards and such other information as the commission may require to determine if the proposed special use meets the intent and requirements of this title;
- Exhibit 3 ☐ 3. **Narrative Statement:** Attach a narrative statement discussing the potential effects of the use on adjoining property; the potential for such elements as noise, glare, odor, fumes and vibration on adjoining property; a discussion of the general compatibility of the proposal with adjacent and other properties in the district; the relationship of the proposed use to the comprehensive plan **and a discussion that explains how this proposal will meet each of the following standards, as listed in 9-13-3 of County Code:**
- A. **Qualify:** Will, in fact, constitute a conditional use as established by the official schedule of zoning regulations for the zone involved.
 - B. **Meet General Obligations:** Will be harmonious with and in accordance with the general objectives or with any specific objective of the comprehensive plan and/or the zoning ordinance.
 - C. **Maintain Character:** Will be designed, constructed, operated and maintained to be reasonably harmonious and appropriate in appearance with the existing or intended character of the general vicinity; and that such use will not change the essential character of the general vicinity.
 - D. **Hazards:** Will not be unreasonably hazardous or disturbing to the existing or future neighboring uses.
 - E. **Facilities:** Will be served adequately by essential public facilities and services such as highways, streets, police and fire protection, drainage structures, refuse disposal, water and sewer and schools; or that the persons or agencies responsible for the establishment of the proposed use will provide adequately for any such services.
 - F. **Economic Welfare:** Will not create excessive additional requirements at public cost for public facilities and services and will not be unreasonably detrimental to the economic welfare of the community.
 - G. **Conditions of Operation:** Will not involve uses, activities, processes, materials, equipment or 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, pollution or odors.
 - H. **Harmful Conditions:** Will not be or create conditions that are unreasonably harmful or dangerous to the individual safety or welfare of persons on the premises of the use or living or working in the vicinity of the use; or will not be or create conditions that could be unreasonably harmful to the general safety, health or welfare of the community.

- I. **Vehicular Approaches:** Will have vehicular approaches to the property which are so designed as not to create safety hazards or interference with traffic on surrounding public thoroughfares.
- J. **Scenic And Historic Features:** Will not result in the destruction or loss or damage to any natural, scenic or historic feature of importance to the public.

Exhibit 4 ☐ 4. **List of Property Owners** within a one-mile radius of the exterior boundaries of the premises.

Exhibit 5 ☐ 5. **County Weed Plan:** A plan developed in conjunction with the **Cassia County Weed Department** setting forth suitable methods, managements and practices for controlling weeds on and involved with the proposed development herein. Weeds shall be defined by state of Idaho noxious weed statutes, laws and regulations.

☐ 6. **If CUP is for CAFO Permit**, show compliance with *Title 9, Chapter 11*.

Exhibit 6 ☐ 7. **Applicant shall obtain an impact statement** from the irrigation district, canal company, groundwater district, surface water district, public water system, or any other such like entity (such entities being referred to hereinafter as "Water System") within which Applicant's proposal will be located.

Exhibit 9 ☐ 8. **Certificate of Mailing, Notice of Hearing, Affidavit of Publication & Affidavit of Posting** (to be submitted after hearing date has been scheduled, and in accordance with 9-13-3 of County Code).

Upon departmental review for completeness of the application and accompanying documentation, the application will be scheduled for hearing and placed on the next available Planning and Zoning agenda. Applicant will be notified of the scheduled hearing information, or if additional information is needed to process the application. The County Code for the Conditional Use requirements and application is found in Cassia County Code 9-13. Please review and follow **all** code requirements when submitting applications. A sample notice of hearing protocol for the applicant's review and reference and is also viewable or downloadable online at: **Cassia County Code:** <https://www.cassia.gov/county-code>, **other forms** as well can be found at: <https://www.cassia.gov/county-forms-applications>. (*Most of the Applications are fillable*)

Exhibit 7: Recorded Option to Purchase Easement, Idaho Agri Investments

Exhibit 8: Resolutions of Support

Exhibit 10: GBT Plan Outlines

Until all items listed herein are submitted to the satisfaction of the zoning administrator, any application made with the zoning department is deemed only to be lodged, but not to be filed. Applications shall be considered and determined based upon the regulations existing as of the date of filing of the application, unless otherwise provided for by action of the Board of County Commissioners.

Applicant / Authorized Agent / Property Owner Certification:

I hereby certify that all information submitted for this application is true and accurate, is prepared to the best of my ability and knowledge, and request that this application be processed for consideration as a conditional use permit. Additionally, I hereby authorize agents of the county to enter upon this subject property for purposes of review concerning the pending application and for determining compliance with applicable county regulations.



Signature of Applicant/Authorized Agent
(Attach additional signature pages if necessary)

5/12/25

Date

Printed Name: Mark D. Milburn, SVP



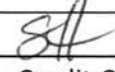
Signature of Property Owner
(Attach additional signature pages if necessary)

5/12/25

Date

Printed Name: Mark D. Milburn, SVP

For Office Use Only:

Date Application Lodged: <u>5-13-25</u>	By: 
Fee \$600.00 Paid: \$ <u>600.00</u>	Check # <u>2411</u>
Credit Card: _____	
Application # _____	

Attachment 1 – Property Information

Great Basin Transmission, LLC (GBT) holds an option to purchase easement as recorded in the Cassia County Records as Instrument #2023001076 (see Exhibit 7 of this Conditional Use Permit (CUP) Application). GBT intends to exercise the option and purchase the easement after approval of the CUP. The underlying property is owned by Idaho Agri Investments, LLC as further described below and in Exhibit 7 of this CUP.

Location of Property

Sections 5 & 6, Township 12 South, Range 19 East of the Boise Meridian, Cassia County, Idaho

Parcel Numbers

RP12S19E062400, RP12S19E060000, RP12S19E050000

Legal Description of Property

Cassia County, Idaho, Township 12 South, Range 19 East of the Boise Meridian:

- Parcel Number RP12S19E062400
Section 6: LOTS 3, 4, 5, SENW, NESW
- Parcel Number RP12S19E060000
Section 6: NE1/4, N1/2SE, and SESE
- Parcel Number RP12S19E050000
Section 5: LOTS 1, 2, 3, 4, SWNW, and W1/2SW

Existing Use of Property: Agricultural

Current Zoning District of the Premises: Prime Agricultural

Description of Proposed Conditional Use

Great Basin Transmission, LLC (GBT) requests a Conditional Use Permit to construct a single-circuit 500-kilovolt (kV) overhead electrical transmission facility and ancillary facilities to be known as “SWIP-North” or “Project.” Within Cassia County, the Project will consist of the construction, operation, and maintenance of approximately 2.1 miles of overhead, 500 kV single circuit electrical transmission line within a 200-foot wide right-of-way across three private parcels of land (1.3 miles) owned by Idaho Agri Investments, LLC, and across federal lands (0.8 miles). GBT has selected H-Frame and 3-Pole Deadend tubular steel poles to minimize visual and avian impacts. The Project right-of-way (ROW) generally parallels an existing transmission utility line. The structure heights range from approximately 120 to 198 feet, depending on terrain and span requirements. The structures are made of self-weathering steel to blend with the landscape and reduce glare. The Project will be located in the northwest corner of the County, which is currently zoned as Prime Agricultural.

SWIP-N in Cassia County

2.1 miles (1.3 miles on private landowner)

EXHIBIT
2

EXHIBIT 2 - SITE PLANS

TWIN FALLS COUNTY

CASSIA COUNTY

TWIN FALLS COUNTY

CASSIA COUNTY

Proposed structure locations

Legend

- 200' ROW
- BLM ROW in Cassia
- County Boundary
- Existing IPC Line
- IAI New Easements
- Original Alignment

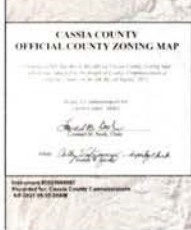
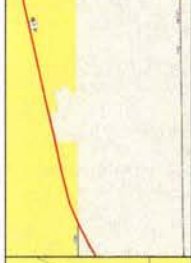
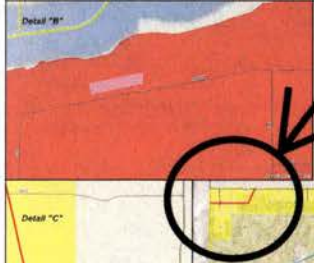
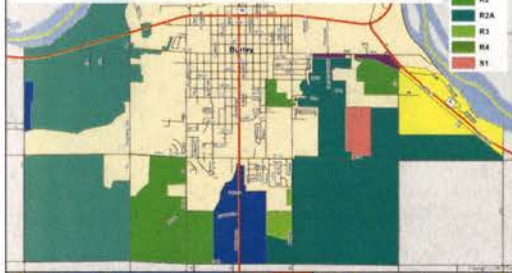
Google Earth

4000 ft



SWIP-N in Cassia County

2.1 miles (1.3 miles on private landowner)



PROJECT LOCATION

CASSIA COUNTY ZONING MAP

Legend		
Cities Communities	Outdoor Recreation	BLM
City Buffer Zones	Historical Preservation Zone	B.O.R.
Industrial Commercial	Electrical Transmission Corridor	U.S. Forest Service
Residential Agricultural	State Lands	U.S. Fish & Wildlife
Agricultural Residential	State Park	Bankhead Jones
Prime Agricultural	State Fish & Game	National Grass Lands
Multiple Use	Roadless Area	National Park

EXHIBIT 2 - SITE PLANS

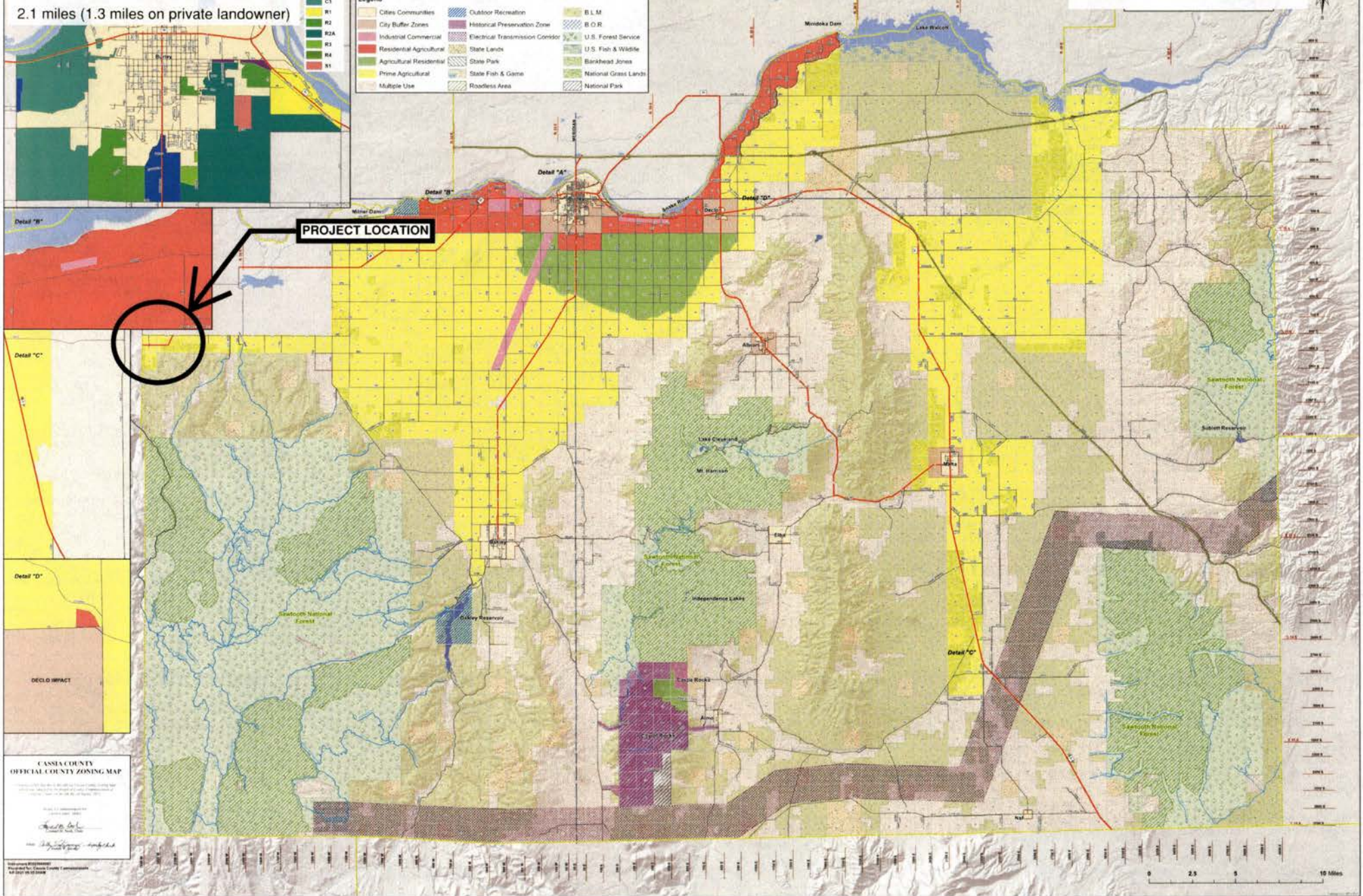


EXHIBIT C – NARRATIVE STATEMENT

Section I. Executive Summary

Great Basin Transmission, LLC (GBT), is planning to construct the Southwest Intertie Project-North (SWIP North, or Project). SWIP North will be a 285-mile, 500-kilovolt electric transmission line, connecting the Midpoint substation operated by Idaho Power Company (Idaho Power) and located in Jerome County, with the Robinson Summit substation located near Ely, Nevada. A small portion of the Project—approximately 2.1 miles—will pass through the northwest corner of Cassia County, crossing both public and private lands. Of this segment, 1.3 miles are located on private parcels owned by a single landowner, with 0.8 miles on federal lands managed by the U.S. Bureau of Land Management (BLM). The Project generally parallels an existing transmission utility line.

As detailed in Section V, the Project components to be constructed in the County will include tubular steel poles, using different configurations and aboveground utility lines.

Idaho Power has entered into an agreement with GBT to participate in the Project. SWIP North will provide the ability to access abundant energy resources in the Desert Southwest, ensuring that Idaho consumers, including those within the Magic Valley, can benefit from enhanced grid reliability and the lowest-cost available energy, especially during winter months and emergencies like wildfires and extreme weather.

Section II. Background

The SWIP North Project represents the final phase of the larger Southwest Intertie Project (SWIP) (Figure 1), which is an approximately 516-mile transmission line extending from Clark County, Nevada, to Jerome County, Idaho. The SWIP project was originally permitted by Idaho Power in the early 1990s. In 2005, GBT acquired Idaho Power's rights to the entire SWIP. Since then, GBT has been advancing the project to completion.

In collaboration with NV Energy, GBT developed the southern portion of the SWIP, now known as the One Nevada Transmission Line (ON Line), from the Harry Allen substation in Clark County, Nevada, to the Robinson Summit substation in White Pine County, Nevada, which was completed in 2014. In 2020, the corridor was extended to the Eldorado substation via the DesertLink Transmission Line (DesertLink), providing Idaho with broader access to additional energy resources from the Desert Southwest.

SWIP North consists of the northern 285 miles of the SWIP. A 2.1-mile portion of the route will traverse the northwestern corner of Cassia County. The Project will be located on both public and private lands within the County. The line will then continue north to the Midpoint Substation located in Jerome County.

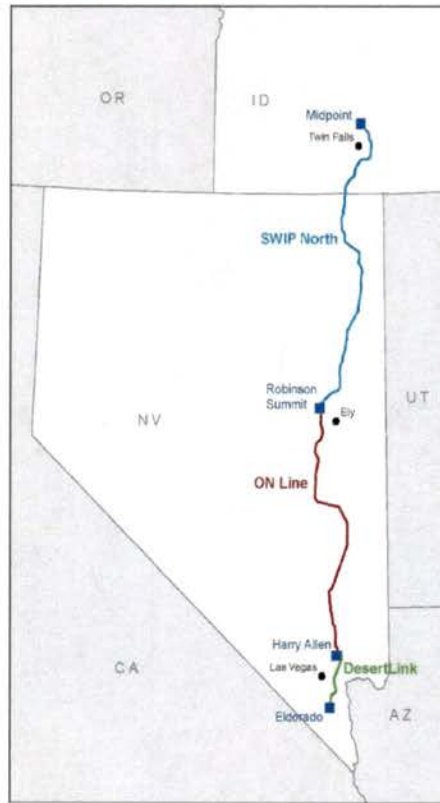


Figure 1: Map of the Southwest Intertie Project

Upon completion of SWIP North, Idaho consumers will benefit from access abundant low-cost energy resources in the Desert Southwest. Prices for these and other regional sources of electricity are at times more economical than those of resources in the Pacific Northwest. For example, during the cold snap in early 2024, Idaho utilities were forced to pay as much as \$750 to \$1,000 per megawatt hour (MWh) in order to keep lights and heat running for Idaho businesses and residences. Had SWIP North been operating at that time, Idaho Power and other utilities could have imported surplus generation from the Desert Southwest at prices closer to \$100 per MWh (see [Figure 2](#) for a snapshot example).

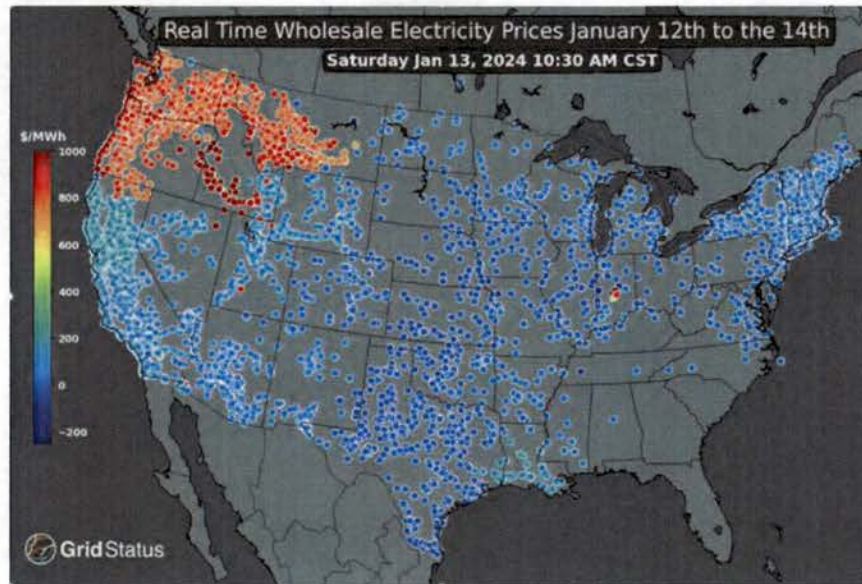


Figure 2: U.S. Wholesale Electricity Prices in January 2024.

Idaho Power has entered into an agreement with GBT establishing commitments that enable Idaho Power to participate in SWIP North as a partial owner of the Project and that entitle Idaho Power to northbound transmission capacity rights on the line. Idaho Power has identified that SWIP North also offers other financial, risk, and reliability benefits such as: (1) grid reliability/resiliency, (2) economic efficiency, (3) improved resource reliability for existing Idaho Power resources, (4) support of contingency reserves, (5) the indefinite deferral of two planned transmission facilities, and (6) cost controls inherent with facility ownership. In March 2025, Idaho Power filed a request for approval to participate in SWIP North from the Idaho Public Utilities Commission, which approval is currently pending.

Section III. Project Route in Cassia County

The SWIP North route was approved by the U.S. Bureau of Land Management (BLM) in 1994. The original route in Cassia County paralleled an existing Idaho Power transmission line, the Midpoint-to-Valmy line, which was built in 1981, and passes through the northwest corner of Cassia County, crossing both public and private lands. Of this SWIP North segment in Cassia County, 1.3 miles are located on the private parcels owned by a single landowner, with 0.8 miles on federal lands managed by the BLM.

Because of the co-location of these two projects, the U.S. Congress designated the public lands containing these routes as an “Energy Right-Of-Way Corridor” under Section 368 of the Energy Policy Act of 2005 (Section 368 Corridor). As preferred locations for energy transport rights-of-way on BLM-managed public lands, “Section 368 Corridors are intended to facilitate long-distance movement of oil, gas or hydrogen via pipeline, and transmission and distribution of high-voltage electric power.”¹

GBT has worked closely with the landowner to shift the original route location approximately 730 feet to the north, in order to avoid any reduction in prime agricultural areas while still staying within the

¹ Bureau of Land Management. Energy Corridors. U.S. Department of the Interior. <https://www.blm.gov/energy-corridors> (last accessed May 13, 2025).

designated Section 368 Corridor (see [Figure 3](#)). Now GBT holds the required public and private property rights for the currently proposed alignment as approved and supported by the landowner.

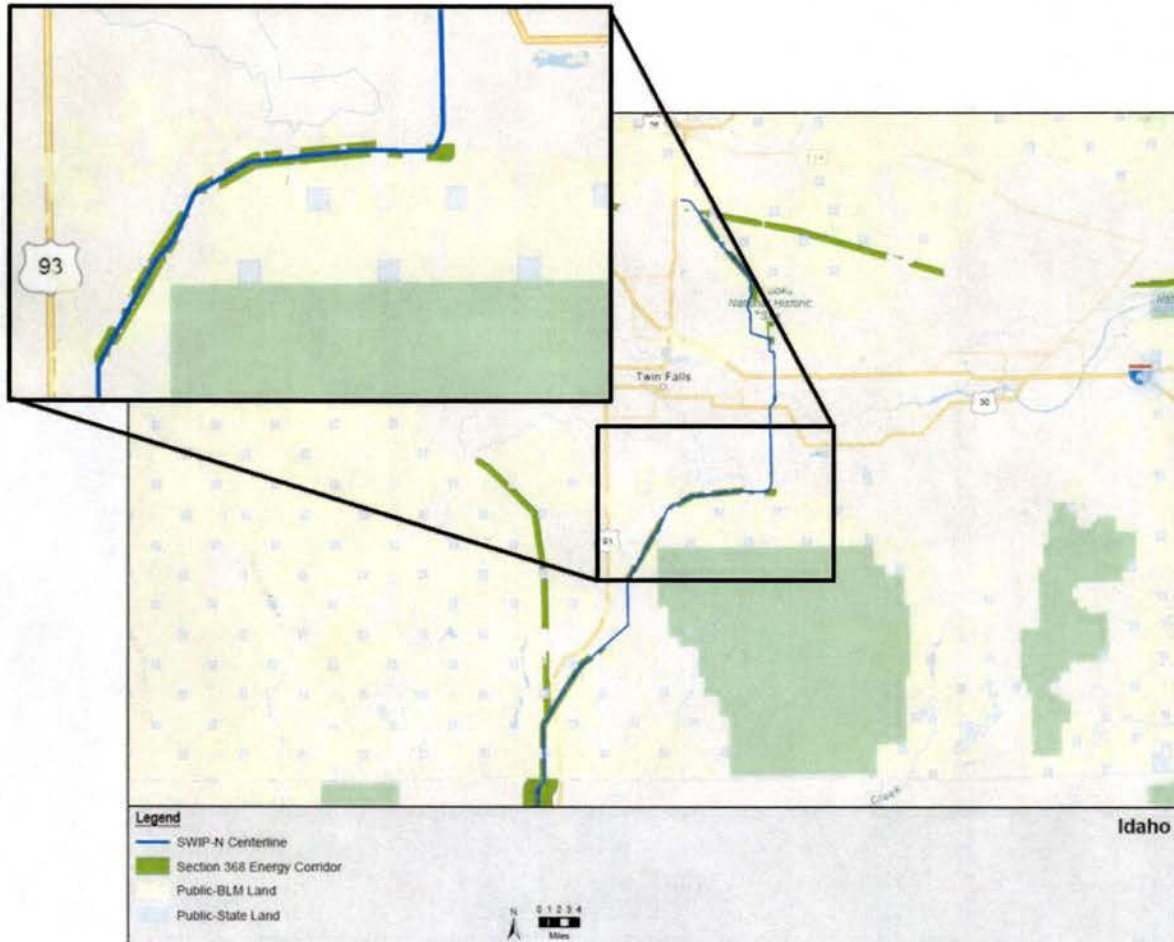


Figure 3: SWIP North within the Section 368 Corridor.

Section IV. Timeframe for Construction

GBT acknowledges the language in Section 9-13-6(E) of the County Code allowing three years to “commence operation” and respectfully requests that the three-year window be extended to five years. The 285-mile linear Project will be constructed in phases throughout Nevada and Idaho. The construction schedule must be carefully sequenced to accommodate best management practices, compliance conditions across multiple jurisdictions, and numerous mitigation measures. In particular, the Project must account for seasonal restrictions to protect and accommodate wildlife, as well as growing periods on both public and private lands. While GBT anticipates construction of SWIP North in Cassia County to commence within three years of final approval of this Application, we respectfully request this additional flexibility so that we might coordinate our work in a manner that promotes efficiency and minimizes impacts to the County and elsewhere.

Section V. Pole Locations and Design

The right-of-way across private and public land in Cassia County is 200 feet in width, with transmission spans ranging between 900 and 1,800 feet apart. Two types of tubular steel poles will be used in Cassia County, depending on several engineering variables at each specific location. These tubular steel pole types include: Tubular H-Frame ([Figure 4](#)), and Tubular Three-Pole Deadend/Angle Structures ([Figure 5](#)). The structures in Cassia County will range in height from 120 to 198 feet above ground level. [Exhibit 2](#) shows the approximate proposed location for each steel pole. These locations have been sited with consideration of landowner feedback while also maintaining compliance with all applicable electrical codes governing design, reliability, and safety.

GBT selected the tubular design for the poles in part to limit nesting and perching locations for avian species. Such a design will help minimize the potential for electrocution of large avian species while also limiting predation of wildlife by perching birds. Moreover, the tubular design and color will help the poles to blend in with the surrounding landscape, ultimately reducing visual impacts. Each pole will support three phases of the transmission line conductor. Each phase will contain three 1.5-inch diameter aluminum stranded, steel reinforced, conductors arranged in a triangular configuration.

Please see [Exhibit 7](#) for information about GBT's private land rights in Cassia County.

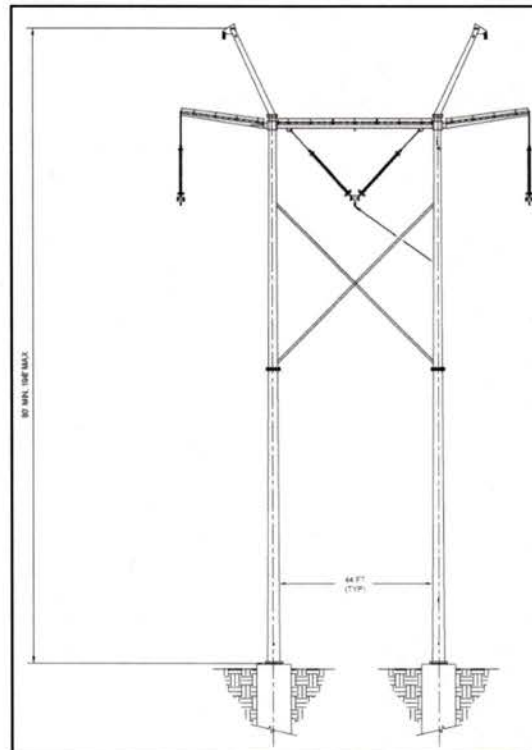


Figure 4: Typical H-Frame Structure

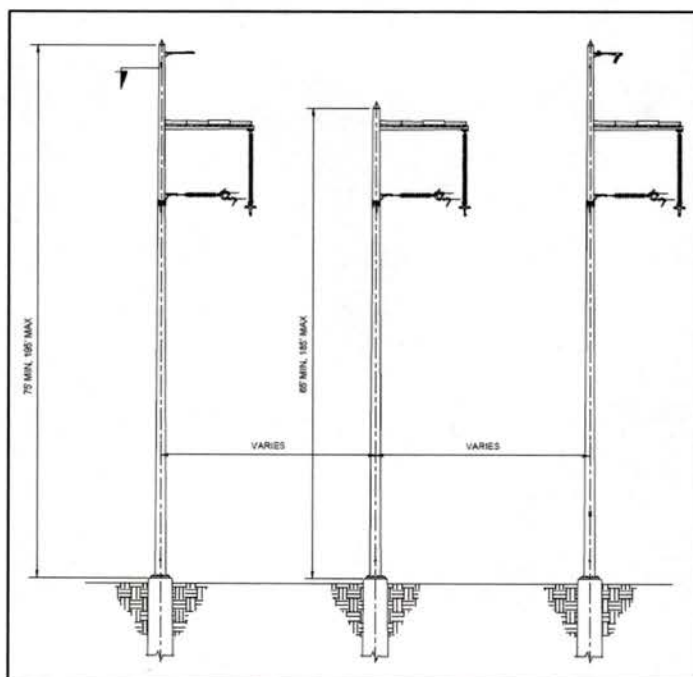


Figure 5: Typical Three-Pole Deadend/Angle Structure

GBT will develop and implement detailed and comprehensive mitigation plans for the construction, operation, and maintenance of the Project. These plans will be developed in collaboration with contractors and relevant agencies, will employ best management practices, and will comply with all applicable federal, state, and local laws. At a minimum, GBT will include the following plans:²

- Construction plan,
- Transportation management plan,
- Flagging, fencing, and signage plan,
- Erosion, dust control and air quality plan,
- Fire protection plan,
- Hazardous materials management plan,
- Emergency preparedness and response plan,
- Biological protection plan,
- Noxious weed management plan,
- Historic properties treatment plan,
- Stormwater pollution and prevention plan, and
- Right-of-way preparation, rehabilitation, and restoration plan.

As discussed below, the Project in Cassia County satisfies the Generally Applicable Standards for a conditional use permit (see § 9-13-3). The Project is located on "Agricultural Prime (AP)" land, and is a conditional use under the schedule of regulations (§ 9-8-2). Because the Project will not be located in the "Electrical Transmission Corridor Overlay (EO)" (see § 9-7-9), and because the Project will have a voltage

² Outlines of the contents of these plans are provided in Exhibit 10.

in excess of 138,000 volts (see § 9-9-5), the Project is subject to the Electrical Transmission Lines Siting and Performance Standards (§ 9-9-5(B)). As discussed below, the Project satisfies those performance standards.

In particular, GBT worked with the only affected private landowner in Cassia County to re-route the existing easement and Project to avoid impacts to that landowner's agricultural irrigation. Exhibit 8 to this Application includes a letter from that private landowner acknowledging GBT's Project, as re-aligned, will result in no impact to its farming operations and irrigation pivots, and recommends approval of this application by GBT.

Section VI. Application of County Code – Use Specific Standards (§ 9-9-5)

Because the Project is not located within the "Electrical Transmission Corridor Overlay (EO)" in Cassia County (see § 9-7-9), and the transmission line has a voltage in excess of 138,000 volts (see § 9-9-5), the Project is subject to the Electrical Transmission Lines Siting and Performance Standards, set forth in Section 9-9-5(B) of the County Code. As discussed below, the Project, which has been routed to avoid impacts to irrigated cropland, meets these requirements.

A. § 9-9-5(B)(1): No overhead electrical transmission line (OHL) shall be constructed or developed over irrigated cropland, or within 150 feet of the outside wire of the proposed transmission line.

GBT is requesting that the County find that the Project complies with the intent of this performance standard and that it has been satisfactorily met. About 1.1 miles of the proposed transmission line within Cassia County will be constructed over irrigated cropland. However, as discussed below, the transmission line and its poles have been designed and sited to avoid irrigation pivots and to avoid any impacts to agricultural operations and the underlying landowner has expressly approved of and supports the Project being sited on its property.

In March 2023, GBT secured an option to purchase an exclusive easement (Option) from the one private landowner in Cassia County—Idaho Agri Investments, LLC (IAI)—over whose land the Project crosses. On April 20, 2023, a Memorandum of Option documenting the Option was recorded in the Cassia County records as Instrument #2023001076 (see Exhibit 7).

GBT worked closely with the landowner on the Project design, including its route and structure placement, specifically to avoid the kinds of impacts to agricultural pivots and agricultural operations that this performance standard contemplates. As a result of this effort, the landowner approved the Project's design and location on his property.

The landowner has provided a letter affirming this agreement and satisfaction which is included herein as Exhibit 8. In relevant part, the landowner states:

In preparing its plan for the SWIP-North Project, GBT has worked with IAI, through years of communication and several on-site reviews, to ensure that impacts to farming operations will be avoided by designing facilities to have zero impact to irrigation pivots. The current design was an iterative process with both parties working together to determine the best solution from an agricultural, engineering, maintenance, and safety perspective. On April 20, 2023, the Memorandum of Option to Purchase Easement between IAI and GBT was Recorded in Cassia County (Instrument #2023001076).

Therefore, IAI is satisfied with the design of SWIP-N and affirmatively recommends approval of GBT's application for a Cassia County Conditional Use Permit.

Because the Project does not impact agricultural crop land or operations in the County, and because the private landowner expressly approves of and supports this Application, GBT respectfully requests that the County find that the Project complies with the intent of this performance standard and that it has been satisfactorily met.

- B. § 9-9-5(B)(2): No OHL structures shall be constructed or developed within 50 feet of existing barbed wire, woven wire or fences containing metallic and/or conductive materials.**

None of the transmission poles for the Project in the County will be constructed within 50 feet of existing barbed wire, woven wire, or fences containing metallic or conductive materials. Therefore, the Project complies with this requirement.

- C. § 9-9-5(B)(3): No OHL right-of-way shall be constructed or developed where there is an existing building.**

No existing buildings are located within the Project right-of-way in the County. Therefore, the Project complies with this requirement.

- D. § 9-9-5(B)(4): Any outside wire on an OHL must be setback at least 150 feet from nearest building; and must also be setback 250 feet if the subject building is used to store flammable materials.**

The outside wires of the Project in the County will be setback at least 150 feet from any building. There are no buildings storing flammable materials within 250 feet of the outside wire of the Project. Therefore, the Project complies with this requirement.

- E. § 9-9-5(B)(5): No OHL shall be constructed or developed over or through existing tree farms or orchards; additionally, there must be at least a 25-foot setback from the edge of the right-of-way to the property line of any actual plantings associated with and part of any tree farm or orchard.**

There are no tree farms or orchards in the vicinity of the Project in the County. Therefore, the Project complies with this requirement.

- F. § 9-9-5(B)(6): No OHL, including tower structures, conductors, grounding system and associated guywires, shall be installed closer than 50 feet to an existing pipe, pipeline or cable.**

No portion of the Project in the County will be installed within 50 feet of an existing pipe, pipeline, or cable. Therefore, the Project complies with this requirement.

- G. § 9-9-5(B)(7): No OHL right-of-way shall be developed or constructed within 100 feet of an existing fueling location, including fuel storage tanks.**

There are no fueling locations or fuel storage tanks within the vicinity of the Project in the County. Therefore, the Project complies with this requirement.

- H. § 9-9-5(B)(8): No OHL right-of-way shall be developed or constructed within 250 feet of an existing swimming pool, or dwelling.**

There are no swimming pools or dwellings within the vicinity of the Project in the County. Therefore, the Project complies with this requirement.

- I. § 9-9-5(B)(9): Any OHL right-of-way must be kept clear of tall trees and other objects that would disrupt transmission of electricity and present public safety issues and concerns. A minimal safety zone shall consist of a 25-foot vertical setback between the high voltage transmission line and the trees and brush beneath and around them.**

In compliance with federal reliability requirements for the bulk electric grid and clearances required by the National Electrical Safety Code, GBT will establish a vegetation management plan for the Project to ensure that, among other things, the ROW will be kept clear of tall trees and other objects that could disrupt Project operations or pose public safety issues. GBT will observe all vertical setback requirements between the transmission line and the trees and brush beneath around the line. Therefore, the Project complies with this requirement.

- J. § 9-9-5(B)(10): No OHL right-of-way shall be developed or constructed within 150 feet of an existing water storage pond or wastewater lagoon.**

GBT is requesting that the County find that the Project complies with the intent of this performance standard and that it has been satisfactorily met.

On parcel RP12S19E050000, a small water storage pond is located, at its closest point, approximately 90 feet from the edge of the GBT easement. However, the nearest conductor carrying electricity will be more than 150 feet from that nearest point. Moreover, as discussed above, the private landowner has agreed that the transmission line will have no significant impact to agricultural operations on the Property, which further supports that the purposes of the performance standard has been satisfied.

- K. § 9-9-5(B)(11): No OHL shall be developed or constructed over, or within 1000 feet of existing corrals, barns or other structures containing CAFO animals, or that are part of an existing CAFO.**

There are no existing corrals, barns or other structures containing concentrated animal feeding operation (CAFO) animals, or that are part of an existing CAFO within 1,000 feet of the Project in the County. Therefore, the Project complies with this requirement.

Section VII. Generally Applicable Standards (§ 9-13-3).

Section 9-13-3 of the County Code sets for the Generally Applicable Standards for a conditional use permit. The decision-making body reviews the particular facts and circumstances of a proposed conditional use based on these standards and determines if adequate evidence has been presented showing that each standard has been satisfied.

As demonstrated below, the Project in Cassia County will meet each performance standard.

A. Qualify:

The proposed use at the proposed location “will, in fact, constitute a conditional use as established by the official schedule of zoning regulations in the zone involved” (§ 9-13-13(A)).

The transmission line is located in zone “Agricultural Prime (AP)” on private land in Cassia County (see § 9-7-3), or otherwise on BLM managed lands.

The following uses are designated “Conditional” uses under the schedule of regulations in Section 9-8-2:

- Transmission lines (above or below ground and in excess of 2 miles in length)
- Transmission Towers
- Utility Building and Structures

The Project on private land in Cassia County is composed of above ground transmission lines less than two miles and does not include any utility buildings. Thus, the transmission lines do not need a CUP. However, the tubular steel poles required for the Project may be considered by some as Transmission Towers or Utility Structures. Therefore, for the avoidance of doubt and because overhead transmission line use cannot exist without the tubular steel poles for support, GBT is seeking conditional use approval for the Project.

B. Meet General Obligations:

The County must determine if adequate evidence has been presented showing that the proposed use at the proposed location “will be harmonious with and in accordance with the general objectives or with any specific objective of the zoning ordinance” (§ 9-13-13(B)).

As discussed above, the Project in Cassia County is located only with the Agricultural Prime Zone (AP). The purpose of the AP Zone is “to retain the economic base of Cassia County by preserving the irrigated productive lands for agricultural purposes and by identifying and protecting the farmlands lying in those portions of the County not likely to undergo intensive urban development” (§ 9-7-3(A)). The land included in the AP Zone is characterized by farms, dairies and ranches devoted to the production of food, fiber, and animal products (§ 9-7-3(B)).

The Project in Cassia County has been designed specifically to preserve the irrigated productive lands within and near the Project right-of-way for agricultural purposes. As discussed in Section VI.A above, following extensive discussion with the landowner along with iterative engineering to address the landowner’s operations, GBT designed the transmission line specifically to avoid impacts to irrigation pivots and agricultural cropland and operations. The landowner has agreed that the transmission line will

have no significant impact on irrigation pivots or agricultural operations on the property. Therefore, the Project will be harmonious with and in accordance with the general objectives of the zoning ordinance.

C. Maintain Character:

The County must determine if adequate evidence has been presented showing that the proposed use at the proposed location “will be designed, constructed, operated and maintained to be reasonably harmonious and appropriate in appearance with the existing or intended character of the general vicinity; and that such use will not change the essential character of the general vicinity” (§ 9-13-13(C)).

As discussed above, the proposed transmission line has been designed to avoid impacts to irrigation pivots and agricultural operations on the property, maintaining the general character of this agricultural land. Moreover, the Project corridor in the County will generally parallel an existing Idaho Power transmission line, which has been in service for several decades. The Project route will deviate from this existing line only where necessary to avoid impacts to pivots.

During construction periods, temporary disturbances, if any, will be coordinated with the landowner. Maintenance activities will likewise be performed to minimize impacts to landowner operations. Access roads to the structures will likewise avoid irrigation pivots. If additional impacts are contemplated during maintenance periods, GBT will communicate with the landowner, as appropriate.

Once constructed, Project operations will not interfere with agricultural operations, thereby maintaining harmony with the character of the general vicinity. Not only is the route harmonious with the general vicinity, but the Project design itself and the materials selected for the equipment have been designed specifically to minimize visual impacts by matching the aesthetic of the area. For instance, the transmission line and poles for this location have been designed to match the aesthetic of the area. For example, the tubular steel poles will be made of self-weathering “corten” steel, which has a protective layer of rust on the metal surface to prevent corrosion and minimize glare. The earthy reddish-brown coloration of the rust naturally blends into the surrounding dirt and landscape. Each conductor and optical ground wire (OPGW) will be composed of aluminum stranded, non-specular conductors, which means the outer layer has been physically treated to reduce light reflectance, thereby limiting glare impacts.

During construction periods, temporary disturbances, if any, will be coordinated with the private landowners. Once constructed, Project operations will continue to allow for agricultural operations, thereby maintaining harmony with the character of the general vicinity. Planned maintenance activities will likewise be scheduled to minimize impacts on landowner operations. Access roads to the tubular steel pole locations will be designed to minimize impacts to irrigation. If additional impacts are contemplated during maintenance periods, GBT will communicate and coordinate with the landowner, as appropriate.

Therefore, the Project’s design, and its construction, operations and maintenance will be reasonably harmonious and appropriate in appearance, such that the essential character of the general vicinity will remain unchanged.

D. Hazards:

The County must determine if adequate evidence has been presented showing that the proposed use at the proposed location “will not be unreasonably hazardous or disturbing to existing or future neighboring uses” (§ 9-13-13(D)).

The proposed use will not endanger the public health, safety, or general welfare. The use of self-weathering (“corten”) steel poles reduces maintenance and enhances Project longevity, all while mitigating glare impacts.

The transmission conductors and tubular steel poles will be protected from lightning strikes by the shield wire and the optical ground wire (OPGW) installed near the top of the poles. Electrical current from lightning strikes will be transferred through the ground wires and poles into the ground. Ground rods will be installed next to the pole foundations to prevent a lightning strike from damaging overhead conductors. The shield wire will typically be 7/16-inch in diameter and will be a non-specular conductor, similar in appearance to the transmission conductors. The OPGW will typically range from 0.7 to 0.9 inch in diameter and will have stranding around it, similar to the shield wire.

The possibility of spills or leakage of materials during construction—such as diesel fuel, gasoline, oil, hydraulic fluid, or other fluids and substances from vehicles and equipment—will be minimized and addressed pursuant to the Project’s hazardous materials management plan.

E. Public Facilities and Services:

The County must determine if adequate evidence has been presented showing that the proposed use at the proposed location “will be served adequately by essential public facilities and services such as highways, streets, police and fire protection, drainage structures, refuse disposal, water and sewer and schools; or that the persons or agencies responsible for the establishment of the proposed use will provide adequately for any such services” (§ 9-13-13(E)).

Once operational, significant burdens on County services and public facilities are not expected. Like any other transmission infrastructure, the Project will have minimal to no impact on highways and roads. We do not expect law enforcement protection to be needed. There will be minimal impact, if any, on refuse disposal, and the water needs are minor. The Project is designed to avoid or minimize impacts to all existing essential facilities, and will comprehensively address impacts to drainage structures, water resources, and sewer structures. There will be no impact to schools.

GBT’s fire protection plan will establish notification procedures, fire prevention measures and precautions, fire suppression equipment, initial response procedures, and post-fire rehabilitation strategies for the Project with the goal to minimize risk of project-related fires and, in case of fire, provide for immediate suppression within the construction area. In addition, GBT will develop and implement a wildfire mitigation plan to minimize any needs for fire protection.

During construction, GBT and its contractors will incorporate best management practices to avoid and minimize temporary and permanent impacts to essential public facilities arising from construction activities.

For example, GBT’s transportation management plan will address regulatory compliance, traffic management practices, levels of right-of-way access, and mitigation measures to help reduce impacts related to transportation to support construction, operations, and maintenance of the Project. These practices and measures are intended to mitigate the effects of transportation on environmental resources, roads, traffic, travel, and road safety. All vehicles will obey jurisdictional traffic speed regulations and the posted speed limit. Speeds along access roads and spur roads within the right-of-way

may be limited to 15 mph in some areas to prevent excessive amounts of construction-related dust, as necessary.

Prior to construction, authorized entrances and access routes will be clearly marked in the field with signs and/or flagging. Every effort will be made to minimize the effects of Project construction activities on public transportation and to provide for public safety. For protection of the public during wire installation, guard structures will be erected over highways, railroads, power lines, structures, and other barriers. In cases of smaller roads, other safety measures, such as barriers, flagmen, or other traffic control measures, will be used.

In general, the number of construction vehicles needed for the Project is not expected to substantially increase traffic volumes. Similarly, road and land closures are anticipated to be minimal. If road and lane closures are needed, the appropriate regulatory agencies, affected parties, and emergency service providers will be notified in advance of the anticipated closure.

In addition, all existing roads will be left in a condition equal to or better than their condition prior to the construction of the transmission line. The Project's transportation management plan will identify practices and measures GBT will take to mitigate the effects of transportation on environmental resources, roads, traffic, travel, and road safety. GBT has sought feedback from the Murtaugh Highway Department (MHD), as evidenced by their letter to GBT, which is provided in Exhibit 6, which will inform GBT's construction work in Cassia County. GBT agrees to comply with the conditions specified in the MHD letter.

Lastly, GBT will implement a stormwater pollution and prevention plan to mitigate impacts to drainage structures. Regarding refuse disposal, GBT will use best management practices for proper disposal of refuse to ensure there are minimal impacts. Water impacts are also expected to be minimal during construction and related to activities such as dust control, concrete mixing, cleaning of equipment, and revegetation. No sewer use is anticipated.

F. Economic Welfare:

The County must determine if adequate evidence has been presented showing that the proposed use at the proposed location "will not create excessive additional requirements at public cost for public facilities and services and will not be unreasonably detrimental to the economic welfare of the community" (§ 9-13-13(F)).

The Project, once operational, will not burden existing facilities and will not add public costs that would otherwise be detrimental to the community.

To the contrary, SWIP North will bring numerous economic benefits to the region, such as job creation during construction and tax revenue streams. The estimated fiscal impact for the state of Idaho over the life of the project is more than \$356 million. In addition, SWIP North will provide the ability to access abundant energy resources in the Desert Southwest, ensuring that Idaho consumers can benefit from the lowest-cost available energy, especially during winter months and emergencies like wildfires and extreme weather.

G. Conditions of Operation:

The County must determine if adequate evidence has been presented showing that the proposed use at the proposed location “will not involve uses, activities, processes, materials, equipment or 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, pollution or odors” (§ 9-13-13(G)).

The construction, operations, and maintenance strategies for the Project have been designed to ensure that the general safety, health, and welfare of the community, including agricultural operations, is not adversely impacted.

- **Traffic:** A transport management plan will be used to establish traffic requirements for the Project in conjunction with a flagging, fencing and signage plan. As discussed in Section VII.E, temporary, minor impacts to traffic are expected during construction related activities as personnel and equipment will need to be transported to the site. Once operational, no impacts are anticipated.
- **Noise:** Some increased level of noise will result from the construction and maintenance of the transmission line, but the impacts will be temporary, isolated, and are not expected to be significant. During construction, noise will be generated from equipment used for grading for access roads, staging areas, and pole site, and pole erection activities such as helicopters, and vehicle movement along the corridor. Additionally, noise will be generated during the rehabilitation phase of the Project due to vehicle use and re-vegetation activities, road reclamation, and landform contouring along the right-of-way. During operation and maintenance activities, noise is anticipated to be minimal. Vehicle traffic during routine checks or maintenance activities will be limited. All noise generated during construction, operation and maintenance activities will be similar in nature to the existing noises in the general vicinity of the project.
- **Smoke, Fumes, and Odor:** GBT will establish an erosion, dust control, and air quality plan to inform proper techniques for minimizing impacts related to construction vehicles and land disturbances. Other than temporary construction equipment exhaust, the Project is not anticipated to produce smoke, fumes, and/or odors during any phase of the Project.
- **Glare:** As discussed above, the transmission line and poles for this location have been designed to match the aesthetic of the area and to minimize glare. Each conductor will be composed of aluminum stranded, non-specular conductors, to limit glare impacts. The tubular poles will be made of self-weathering “corten” steel, which has a protective layer of rust on the metal surface to prevent corrosion and minimize glare.

During all phases of the Project, GBT will comply with all permits and requirements of the applicable federal, state, or local agencies, as appropriate if regulations related to these source impacts exist.

H. No Harmful Conditions:

The County must determine if adequate evidence has been presented showing that the proposed use at the proposed location “will not be or create conditions that are unreasonably harmful or dangerous to the individual safety or welfare of persons on the premises of the use or living or working in the vicinity of the use; or will not be or create conditions that could be unreasonably harmful to the general safety, health or welfare of the community” (§ 9-13-13(H)).

The construction, operations, and maintenance of the Project has been developed to ensure that the general safety, health, and welfare of the community is not adversely impacted. In all cases, the Project will comply with all permits and requirements of the applicable federal, state, or local agencies, as appropriate. As discussed above, the portion of the Project located on private land in the County was sited and designed based on iterative feedback from the private landowner to minimize or avoid impacts to agricultural operations.

In addition, the Project is designed to comply with the National Electrical Safety Code and other technical requirements to ensure safety operations, including for all required clearances for overhead transmission lines.

Likewise, GBT will implement best management practices and a fire protection plan to maximize the safe operation of the project.

I. Vehicular Approaches:

The County must determine if adequate evidence has been presented showing that the proposed use at the proposed location “will have vehicular approaches to the property which are so designed as not to create safety hazards or interference with traffic on surrounding public thoroughfares” (§ 9-13-13(I)).

The Project vehicular approaches to the property will be designed not to create safety hazards or interference with traffic. Rather, right-of-way access for both construction and future operations and maintenance will utilize existing access points from County Road 2900N. These existing entrances and access roads will be graded to provide a suitable travel surface and will comply with the five conditions further prescribed by the Murtaugh Highway Department letter (see Exhibit 6).

Please see Section VII.E regarding GBT’s efforts to minimize impacts to traffic and roadways during construction.

J. Scenic and Historic Features:

The County must determine if adequate evidence has been presented showing that the proposed use at the proposed location “will not result in the destruction of loss or damage to any natural, scenic or historic feature of importance to the public” (§ 9-13-13(J)).

No scenic or historic features are expected to be encountered in this area of Cassia County. GBT will employ best management practices, in accordance with federal, state, and local laws, to avoid, minimize, or mitigate impacts to cultural and paleontological resources, and to other areas with high aesthetic or interpretive values, during construction and operation of the Project. Although not anticipated in this location, to the extent practicable, GBT will avoid impacts to historical, cultural, and archaeological resources. Where avoidance is not practicable, sites will be mitigated (e.g., excavated and recorded) in accordance with the Project’s historic properties treatment plan.

Section VIII. Other Considerations

In addition to the Generally Applicable Standards and the Electrical Transmission Lines Siting And Performance Standards in the County Code, the Application content requirements (see § 9-13-2) require this narrative statement to discuss the potential effects of the use on adjoining property; the potential for

such elements as noise, glare, odor, fumes and vibration on adjoining property; a discussion of the general compatibility of the proposal with adjacent and other properties in the district; and the relationship of the proposed use to the comprehensive plan (§ 9-13-2(G)).

A. Adjoining Property

The adjoining properties to the underlying property are either agricultural lands owned by the same private landowner or other landowners, or they are federal lands. Therefore, the impacts to the property discussed in Section VII.G apply similarly to the adjoining lands. In addition, the Project has been approved for construction, operations, and maintenance on the adjacent federal lands.

B. The Project Complies with the Comprehensive Plan.

The Project will also comply with the Cassia County Comprehensive Plan (Comprehensive Plan).³

- Section A.1 of the Comprehensive Plan provides that it is the goal of the County to balance property rights of all individuals when making land-use and planning decisions. In this instance, the only impacted property owner, IAI, has consented to and supports the Project (see Exhibit 8).
- Section A.2-2 part 4 establishes a policy that there shall not be a “significant impact on the landowner’s economic interest.” In this instance, granting a Conditional Use Permit to GBT will have no economic impact on the landowner IAI, as evidenced by IAI’s support for the Project (see Exhibit 8).
- Section A.2-3 of the Comprehensive Plan “encourage[s] the protection of property rights of landowners to the extent possible.” The Project supports these protections by both allowing GBT to enjoy the usage of its easement and by not unnecessarily burdening the private landowner.
- Section B.1-1 of the Comprehensive Plan encourages wise land-use planning. The SWIP North project will use the designated Section 368 Corridor on BLM lands to help route through Idaho. On private lands within Cassia County, GBT has worked with the landowner to avoid impacts to agriculture by micrositing structures outside of irrigation systems. Furthermore, the Project will enhance the electrical grid within Cassia County and south-central Idaho by increasing import/export opportunities for electricity, which will benefit local ratepayers and help meet future projected growth within the County.
- Section B.2-1 of the Comprehensive Plan encourages “orderly and rational growth,” especially since Idaho is a fast-growing state. Additional electrical transmission infrastructure provided by the Project can support the growing energy demands of the Magic Valley and the state of Idaho.
- Section D of the Comprehensive Plan details the need for economic development. The Project is consistent with this section of the Comprehensive Plan because the addition of SWIP North will improve the supply of and the efficiency of electrical power in Cassia County and in the State of

³ Cassia County. Cassia County Comprehensive Plan. Available online at https://www.cassia.gov/media/County%20Code/CountyCode_2023/Title%208%20Comp%20Plan_2022.pdf (last accessed May 13, 2025).

Idaho. The provision of more reliable and cost-effective electrical power to the residents of Idaho will improve the quality of life and the economic development of the County.

- Section D.2-1 of the Comprehensive Plan establishes a policy that supports economic growth that is “consistent with and supports industry” in the County, and that “agriculture comprises a significant share of the local economy.” The growth of the local economy of the County will be supported through this Project, because the additional electrical infrastructure in the County will support industry growth and will not impact agricultural operations on private lands.
- Section D.2-2 of the Comprehensive Plan establishes a policy that seeks to fully explore the potential for commercial and industrial expansion that is beneficial to the County. The Project will be consistent with this policy as it will enable commercial and industrial expansion, facilitate local growth and help meet the demand that additional growth places on the electrical grid.
- Section D.2-3 of the Comprehensive Plan establishes a policy that seeks to encourage industrial and commercial growth in the County, while protecting “quiet use and enjoyment of property.” As discussed above, the Project endeavors to parallel existing transmission infrastructure, where practical, which minimizes impacts to the quiet use and enjoyment of property by Cassia County residents.
- Section D.2-4 of the Comprehensive Plan establishes a policy that seeks to accomplish industrial and commercial development “in an organized, planned and attractive manner.” This policy will be supported as the Project endeavors to parallel existing transmission infrastructure in the County, which minimizes fragmentation and does not restrict its current agricultural use.
- Section E.1 of the Comprehensive Plan provides that “the county’s goal is to ensure orderly development within the scope outlined and to promote public health, welfare and safety.” The Project is consistent with this goal. The Project will be developed within existing easements and rights-of-way, allowing for the Project to be developed in an orderly fashion. Additionally, the benefits of the Project will promote the health, welfare, and safety of the County through the provision of lower cost electricity during peak demand periods, ensuring a stable and steady supply of electricity. The Project will also be developed with industry standard safety features and best management practices, which will further provide for the safety and welfare of the public. Additional safety measures have been taken to reduce impacts to wildlife through Project designs that reduce opportunities for electrocution of avian species and for the perching of predators.
- F.2-1 of the Comprehensive Plan establishes a policy that seeks to preserve agricultural uses. The Project is consistent with this policy, as its design, and approval by the landowner (see Exhibit 8), will preserve its current agricultural use, thereby preserving the economic base of the agricultural land.
- Section G.1 of the Comprehensive Plan states that the County has “the responsibility to protect its citizens from known or anticipated hazardous conditions.” The Project supports this goal in various ways. As mentioned, the Project will be constructed using industry standard safety features and best management practices, which will reduce the risk of wildfire, stray voltage, and other risks associated with power transmission. Additionally, the Project will support the ability of local utility providers to provide electrical power upon demand in the event that other

transmission lines are impacted by storms. This Project provides redundancy in the delivery of electricity to improve the ability of the local area to access electrical power, when needed.

- Section G.2-4 of the Comprehensive Plan establishes a policy that seeks to limit public exposure to hazardous materials during transportation, storage, and use as much as is reasonably practical. The Project is consistent with this policy, as the possibility of spills or leakage of materials during construction—such as diesel fuel, gasoline, oil, hydraulic fluid, or other fluids and substances from vehicles and equipment—will be minimized and addressed pursuant to the Project’s hazardous materials management plan (see Section VII.D).
- Section H.1 of the Comprehensive Plan states that the County has the goal to provide the “current level of service and plan for expanded public services facilities and utilities to assure adequate capacities needed to meet the demand of an increasing population.” Any new transmission line will add new capacity to the electrical system in Idaho to increase the supply of electricity to support demand growth and economic development. As stated herein, SWIP North does just that—but on a large scale—adding approximately 2,000 megawatts of bi-directional power to the south-central Idaho grid.
- Section H.2.4 of the Comprehensive Plan establishes a policy that public services, facilities and utilities should be coordinated with municipalities and irrigation companies and drainage districts to prevent interference with the delivery and drainage of irrigation water. The location of the Project in the County will not impact the delivery or drainage of irrigation water (see Exhibit 8). GBT will coordinate with local suppliers as appropriate.
- Section H.2-9 of the Comprehensive Plan addresses the design and the location of buildings and facilities that serve future needs of the County. Regarding electrical transmission corridors, it specifically states:

Cassia County recognizes that there is a need for improvement and enhancement of the power transmission grid.

[...]

[T]ransmission corridors will be determined based upon a number of pertinent factors including, but not necessarily limited to: minimization of impact upon residences and existing residential development; and minimization of impact upon irrigated cropland, confined animal feeding operations, environmentally sensitive areas, wetlands, housing developments, etc. The County shall also consider national reserves in determining corridors. Essentially, it is the policy of the County that those uses benefitting the general public should be sited on public land as much as possible.

SWIP North is designed to enhance the power grid within the Magic Valley. As previously stated, GBT has worked with the affected landowner in Cassia County to mitigate impacts on private lands and irrigated cropland. In addition, the Project maximizes its use of the Section 368 Corridor on public lands throughout Idaho, which helps to minimize crossings of private lands, where feasible.

- Section M.2-1 establishes a policy that encourages innovation and excellence in design for all new developments, and encouraging visually attractive and aesthetically pleasing development in the

community. As detailed above, the Project is consistent with this policy because visual impacts from the Project have been minimized through the innovative design of self-weathering steel poles and non-specular conductor (see Section V).

- Section N.1 of the Comprehensive Plan recognizes that agricultural land is a “valuable, non-renewable resource.” The Comprehensive Plan “seeks to encourage protection of agricultural uses, as well as the economic benefits that such uses provide to the County.” The Project is consistent with this goal. The Project has been specifically designed to minimize impact on agricultural lands within the County, which is demonstrated by the support of the only impacted private landowner (see Exhibit 8).
- Section N.2-1 of the Comprehensive Plan establishes a policy that seeks to retain a maximum amount of prime agricultural land for farm use and maintain the agricultural resource base; and to protect agricultural activities from adverse impacts from residential, commercial, or industrial development. The Project is consistent with this policy because GBT worked with the landowner to develop the route so as to avoid impacts to existing farming operations (see Exhibit 8).

-

SWIP-N in Cassia County

2.1 miles (1.3 miles on private landowner)

EXHIBIT

4

EXHIBIT 4 - LANDOWNER LIST
1-MILE BUFFER MAP

RP12S19E062400

RP12S19E0600000

RP12S19E050000

RP12S19E069999

RP12S19E059999

Cassia County Boundary

This Information is for Assessment Purposes Only.
This map is only a representation of the tax code
area boundaries and should not be used for
legal or surveying applications. Cassia County
Assumes No Liability Or Responsibility For Errors or Omissions.

EXHIBIT 4 - LANDOWN LIST CASSIA COUNTY

1-mile Buffer around mult parcels

Parcel_Num	Owner1	MailToAddress	MailToAddress2	MailToCity	MailT MailToPostalCode
RP12S19E079999	<null>	<null>	<null>	<null>	<null <null> >
RP12S19E079999	<null>	<null>	<null>	<null>	<null <null> >
RP12S19E079999	<null>	<null>	<null>	<null>	<null <null> >
RP12S19E079999	<null>	<null>	<null>	<null>	<null <null> >
RP12S19E079999	<null>	<null>	<null>	<null>	<null <null> >
RP12S19E039999	<null>	<null>	<null>	<null>	<null <null> >
RP12S19E069999	<null>	<null>	<null>	<null>	<null <null> >
RP12S19E049999	<null>	<null>	<null>	<null>	<null <null> >
RP12S19E059999	<null>	<null>	<null>	<null>	<null <null> >
RP12S19E169999	<null>	<null>	<null>	<null>	<null <null> >
RP12S19E070000	IDAHO AGRI INVESTMENTS LLC	PO BOX 342		CLARION	IA 50525
RP12S19E070600	IDAHO AGRI INVESTMENTS LLC	PO BOX 342		CLARION	IA 50525
RP12S19E066000	IDAHO AGRI INVESTMENTS LLC	PO BOX 342		CLARION	IA 50525
RP12S19E030050	IDAHO AGRI INVESTMENTS LLC	PO BOX 342		CLARION	IA 50525
RP12S19E040000	IDAHO AGRI INVESTMENTS LLC	PO BOX 342		CLARION	IA 50525
RP12S19E050000	IDAHO AGRI INVESTMENTS LLC	PO BOX 342		CLARION	IA 50525
RP12S19E060000	IDAHO AGRI INVESTMENTS LLC	PO BOX 342		CLARION	IA 50525
RP12S19E062400	IDAHO AGRI INVESTMENTS LLC	PO BOX 342		CLARION	IA 50525

SWIP-N in Cassia County
2.1 miles (1.3 miles on private landowner)



Cassia County Noxious Weed Control
1459 Overland Ave., Room 4
Burley, ID 83318
Phone: 208-878-4043
Fax: 208-878-7862

Applicant:

Name: Great Basin Transmission, LLC
Address: 16150 Main Circle Dr., Suite 310, Chesterfield, MO, 63017
Phone: 636-532-2200

Map of property must be attached or drawn on back; include address of property, all existing buildings and ect. and all proposed changes. If all of the above items are not attached the Noxious Weed Superintendent will not sign off.

County Weed Plan:

This noxious weed control plan is developed IAW with Idaho State Law Title 22 Chapter 24, IDAPA 02.06.22, and the Cassia County Weed Plan requiring all land owners to control noxious weeds on their properties.

Goals: The goal for this facility is to prevent the establishment of noxious weeds on the property. A secondary goal is to eradicate weeds that do establish on the property.

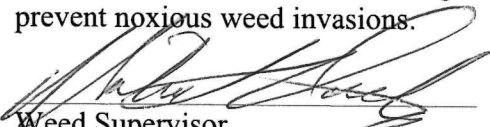
Survey: During the late spring, early summer and/or fall of _____ (year) a survey will be conducted to identify any noxious weeds listed below:

Black Henbane
Canada Thistle
Curley Pondweed
Dalmation Toadflax
Diffuse Knapweed
Field Bindweed
Houndstongue
Jointed Goatgrass
Leafy Spurge
Musk Thistle

Puncture Vine
Perennial Pepperweed
Poison Hemlock
Rush Skeletonweed
Russian Knapweed
Saltcedar
Scotch Thistle
Spotted Knapweed
White Bryony
Whitetop

If there are any questions in the identification of weeds, the county weed agent will be contacted to assist in identification.

Eradication and Prevention (Applicant/Landowner responsibilities): **Any noxious weeds identified during the survey will be physically removed or spot sprayed with herbicides.** During the construction of the facilities, invasive weeds will be prevented from establishing by the use of the appropriate herbicides and mechanical tillage. Post construction, any disturbed soil that was not developed and is non-high traffic will be seeded to native grass species. During the operation of the facilities, any areas susceptible to invasive weeds such as barrow pits, drainage ditches, and fences lines will be regularly surveyed and sprayed with appropriate herbicides to prevent noxious weed invasions.


Weed Supervisor

Date: 5-19-25


Applicant

Date: 5-12-2025

SWIP-N in Cassia County

2.1 miles (1.3 miles on private landowner)

TWIN FALLS COUNTY

CASSIA COUNTY

TWIN FALLS COUNTY

CASSIA COUNTY

Legend

- 200' ROW
- BLM ROW in Cassia
- County Boundary
- Existing IPC Line
- IAI New Easements
- Original Alignment



4000 ft

Google Earth

Exhibit 1 – Conditional Use Permit Application Information

Location of Property

Sections 5 & 6, Township 12 South, Range 19 East of the Boise Meridian, Cassia County, Idaho

Parcel Numbers

RP12S19E062400, RP12S19E060000, RP12S19E050000

Legal Description of Property

Cassia County, Idaho, Township 12 South, Range 19 East of the Boise Meridian:

- Parcel Number RP12S19E062400
Section 6: LOTS 3, 4, 5, SENW, NESW
- Parcel Number RP12S19E060000
Section 6: NE1/4, N1/2SE, and SESE
- Parcel Number RP12S19E050000
Section 5: LOTS 1, 2, 3, 4, SWNW, and W1/2SW

Existing Use of Property: Agricultural

Current Zoning District of the Premises: Prime Agricultural

Description of Proposed Conditional Use

Great Basin Transmission, LLC (GBT) submits this application for a Conditional Use Permit for approval to construct a single-circuit 500-kilovolt (kV) overhead electrical transmission facility and ancillary facilities to be known as "SWIP-North" or "Project." Within Cassia County, the Project will consist of the construction, operation, and maintenance of approximately 2.1 miles of overhead, 500 kV single circuit electrical transmission line within a 200-foot wide right-of-way across three private parcels of land (1.3 miles), and across federal lands (0.8 miles). GBT has selected tubular steel poles, including Guyed-V, H-Frame, and 3-Pole Deadend structures, to minimize visual and avian impacts while ensuring reliable service. The Project ROW generally parallels the existing transmission utility line. The structure heights range from approximately 75 to 198 feet, depending on terrain and span requirements. These structures are made of self-weathering steel to blend with the landscape and reduce glare. The Project will be located in the northwest corner of the County, which is currently zoned as Prime Agricultural.



Rock Creek Rural Fire Protection District

P.O. Box 365
1559 Main St. North
Kimberly, Idaho 83341
(208) 423-4336

Aaron Zent, Fire Chief

EXHIBIT

6

February 16, 2024

The Rock Creek Fire District has reviewed the request for a Conditional Use Application submitted by Darrington Law Office on behalf of a client. The purpose of this application is for the installation of an overhead power line. This property is located at approximately 900 S. between 2300 W. and 2500 W. This property is within the boundaries of the Rock Creek Fire District.

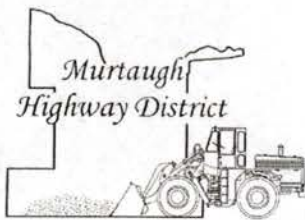
The Rock Creek Fire District finds no negative impact to the Fire District and its resources with the requested Conditional Use Permit and has no objections to the submitted proposal.

Any required access, driveway, and turn arounds will be subject to the 2018 International Fire Code. See Appendix D, Section D102, Required Access and Table D103.4, Requirements for Dead-End Fire Apparatus Access Roads.

Please feel free to contact me with any further questions.

A handwritten signature in black ink, appearing to read "Greg Vawser", written over a horizontal line.

Greg Vawser
Asst. Chief
Rock Creek Rural Fire Protection District



108 W. ARCHER
MURTAUGH, ID 83344
(208) 432-5469

ADAM STANGER-COMMISSIONER
CHANCEY PERKINS – DIRECTOR OF HIGHWAYS

KIP WILKINS – CHAIRMAN

TREVOR ARNOLD-COMMISSIONER
SYDNEY BRIZUELA – CLERK

April 17, 2024

Matt Darrington
Darrington Law, PLLC
601 7th St./PO Box 536
Rupert, Idaho 83350

RE: Great Basin, LLC; SWIP North; 500 KV Transmission Line; Conditional Use Permit

Dear Mr. Darrington:

We are in receipt of your emails dated 2/15/24 and 3/14/24 related to the referenced project, including the 2900 RD Detailed Drawing and P5-3 Construction Access Entrance Locations prepared by POWER Engineers. As you are aware Murtaugh Highway District (MHD) has jurisdiction of the southern half of the Right-of-Way (ROW) on 2900 N (800 S in Cassia County) and Twin Falls Highway District (TFHD) has jurisdiction on the north half of the ROW.

Please be aware that our comments are related to that portion of the roadway within MHD's jurisdiction. We have forwarded the information provided to TFHD for their review related to any permitting required for their portion of the ROW and any land use actions required separately in Twin Falls County.

Based on the information provided and upon review of the proposed project, and our "Highway Standards and Development Procedures Manual" (HSDP), October 2021 edition, MHD has determined that the proposed project is acceptable to the district with the following conditions:

1. Applicant to obtain updated Approach Permits for the existing accesses located at 3900E, 4000E, and 4100E, and complete approach and/or roadway improvements identified as part of the approach permitting process in accordance with the 2021 HSDP, see SD-105 and our review comments.
2. Obtain a temporary approach permit for the proposed access to the guard structure shown at the powerline crossing. This approach shall be constructed in accordance with SD-105 as noted in the review comments, be removed upon completion of the powerline construction, and the ROW restored to its existing condition.
3. Maintain setbacks of 54-ft on the south side of 2900N, and the setback identified by TFHD on the north side of 2900N, for any permanent facilities.
4. Obtain all necessary permits and approvals from TFHD and Twin Falls County related to the ROW on the north side of 2900N.
5. Receipt of payment of all fees related to the approach(es) in accordance with our current fee schedule.

Thank you for the opportunity to review proposed project and if you have any questions or need any additional information related to our recommendations to the Cassia County Planning and Zoning Department, please let me or Stephen Freiburger, our District Engineer (208-921-8491), know.

Sincerely,

Chancey Perkins
Director of Highways

cc: Stephen Freiburger, PE; MHD Engineer
Cassia County Planning and Zoning
Twin Falls Highway District

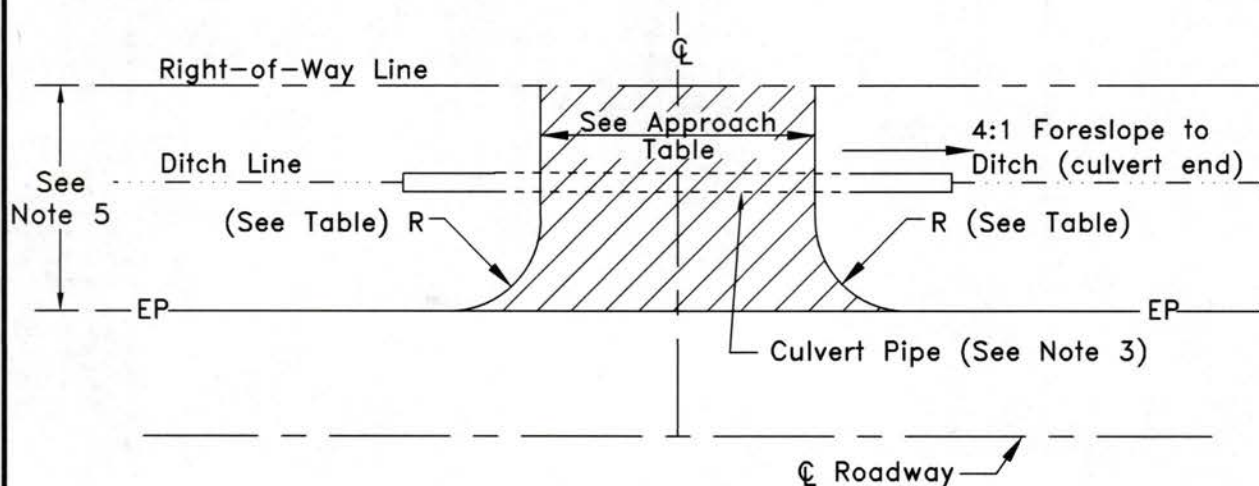
encl.

Great Basin

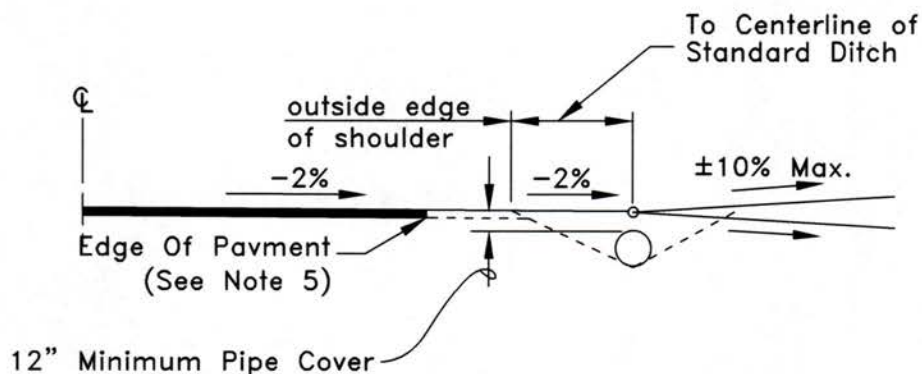
Transmission Line CUP

Sketch
4/17/24





APPROACH PLAN



GRADE REQUIREMENTS

APPROACH TABLE

APPROACH TYPE	Apr. Width		Min. Radius
	Min.	Max.	
Farmyard, Field	20'	40'	20'
Residential*, on Rural Road	20'	30'	20'
Residential*, on Subd. Road Or	20'	36'	30'

APPROACH STRUCTURAL SECTION

See Standard Drawings:
SD-101 thru SD-102A

*Residential approach serving 1 or 2 residences.

See SD 106 for approaches serving commercial, or 3 or more residences.

NOTES:

1. APPROACH SPACING SHALL CONFORM TO SECTION 3000 OF THE DEVELOPMENT POLICY MANUAL.
2. INGRESS/EGRESS BY FORWARD MOTION ONLY.
3. CULVERT PIPE SHALL BE 12" MIN. DIAMETER. CULVERT PIPE SHALL EXTEND TO THE INTERSECTION OF THE DITCH LINE AND THE 4:1 APPROACH FORESLOPE. PIPE MATERIAL SHALL BE EITHER 0.064" THICK CORRUGATED STEEL, 0.060" CORRUGATED ALUMINUM OR CLASS V REINFORCED CONCRETE.
4. SUBDIVISION ROADS ARE DEFINED AS ROADS THAT PRIMARILY PROVIDE ACCESS TO ADJACENT LOTS OR PARCEL, DO NOT SERVE AS COLLECTOR ROADS, AND HAVE A POSTED SPEED OF 25 MPH OR LESS. ALL OTHER ROADS SHALL BE CONSIDERED RURAL ROADS FOR APPLICATION OF APPROACH STANDARDS.
5. PAVE INTERSECTING APPROACH 8' OR TO RIGHT-OF-WAY LINE WHICHEVER IS LESS.

STANDARD RESIDENTIAL APPROACHES

N.T.S.

Stephen Freiburger

From: Matt Darrington <matt@minicassialaw.com>
Sent: Thursday, March 14, 2024 5:15 PM
To: Stephen Freiburger
Subject: Additional Docs
Attachments: 2900 N RD Detailed Crossing Drawing.pdf; P5-3 Construction Access Entrance Locations.pdf

See review comments on dwg's

Stephen,

The attached drawing entitled "P5-3 Construction Access Entrance Locations" shows the construction access plans in Cassia County for the SWIP-North Project. As you noted in the phone call a few weeks ago, there are zero new entrances planned into Cassia County. Inset #3 in the drawing shows the planned access to structure #34/1 (in Twin Falls County) that was detailed in the previously provided crossing drawing (also attached for reference).

Following is a description of each of the four construction access points highlighted in the new drawing.

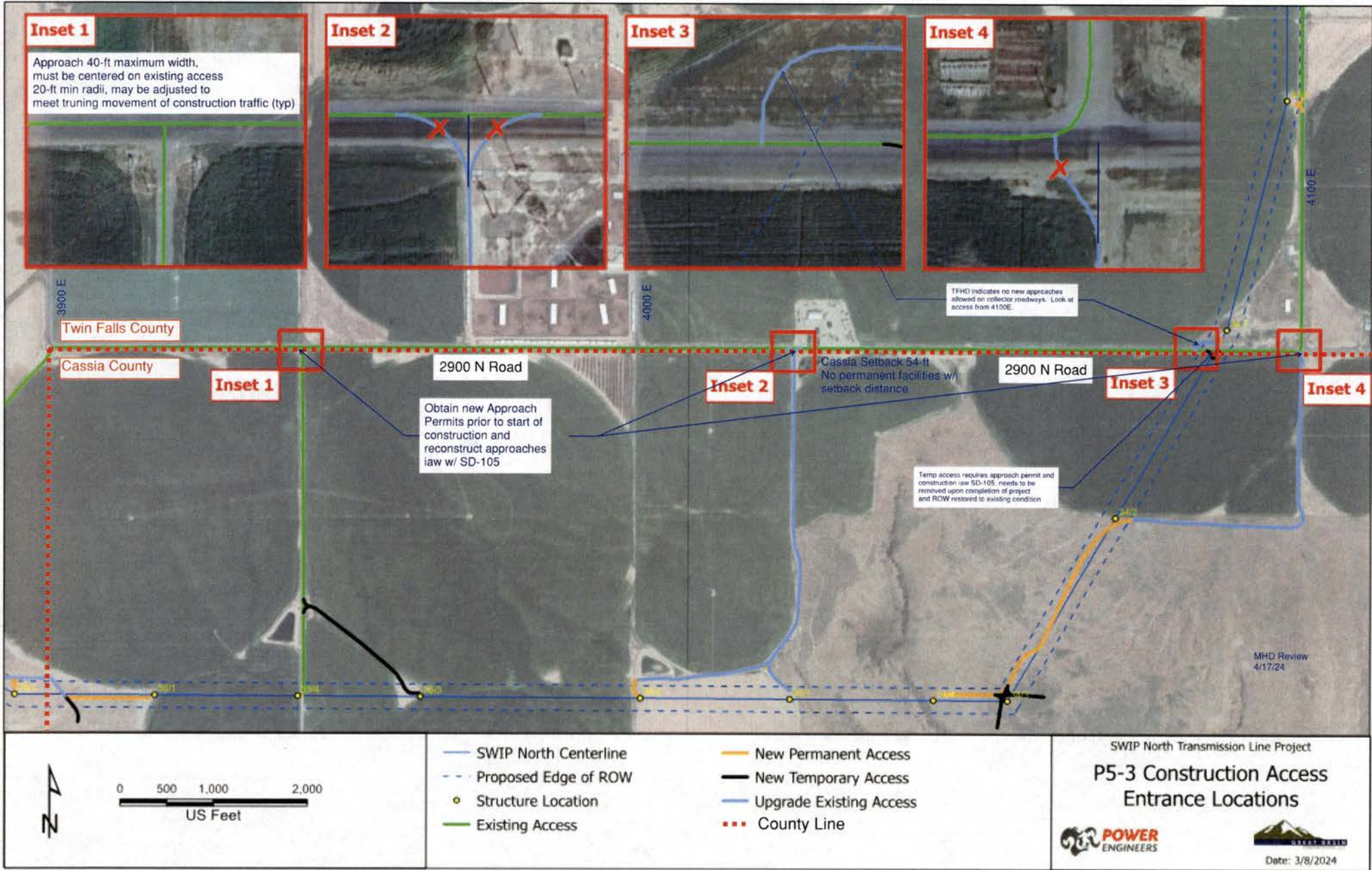
- Inset #1: No improvement required, this farm road appears to be frequently used by farming operations
- Inset #2: Little or no improvement will be required. Crushed stone may be used to reinforce the entrance as needed. Contractor will assess the piping in the SE corner of this entrance and protect as appropriate. This farm road appears to be frequently used by farming operations.
- Inset #3 (Twin Falls County): Minimal improvement required. Crushed stone may be used to reinforce the entrance. If required, or beneficial to the Highway Department, this access to structure 34/1 could be temporary and reclaimed after construction.
- Inset #4: Little or no improvement will be required. Crushed stone may be used to reinforce the entrance as needed, this farm road appears to be frequently used by farming operations

As for the guard structure we discussed, this would be temporary only during a few discrete days during construction. The guard structure would be in place for no more than seven (7) days total. The type of structure used to guard the road would be customized to some degree to further minimize impact during those few days. The guard structure is necessary to protect the road, the public, and our construction crews during the wire stringing operation.

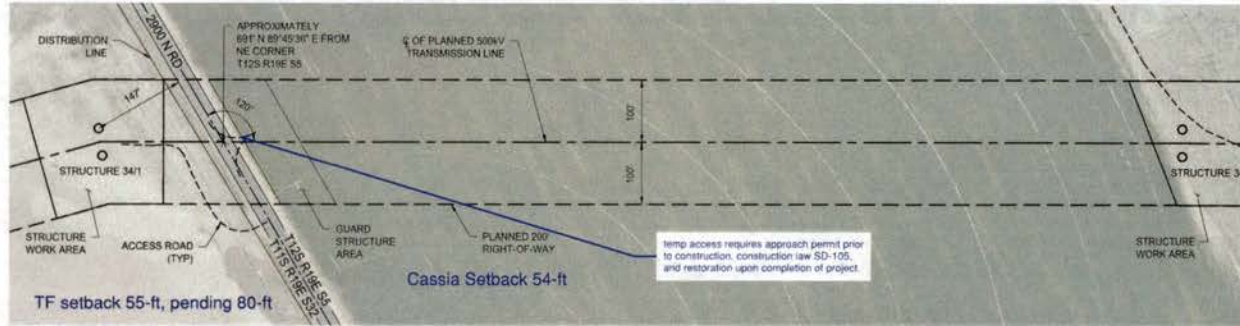
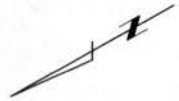
Please reach out with any other questions or concerns.

Matt

Matt Darrington
Darrington Law, PLLC
601 7th St.
P.O. Box 536
Rupert, Idaho 83350
Phone: (208) 260-5280
Email: matt@minicassialaw.com



MHD Review
4/17/24

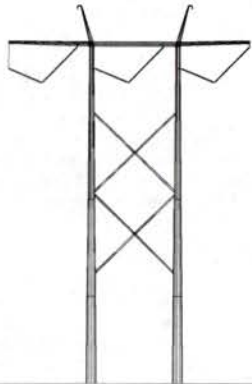


PLAN

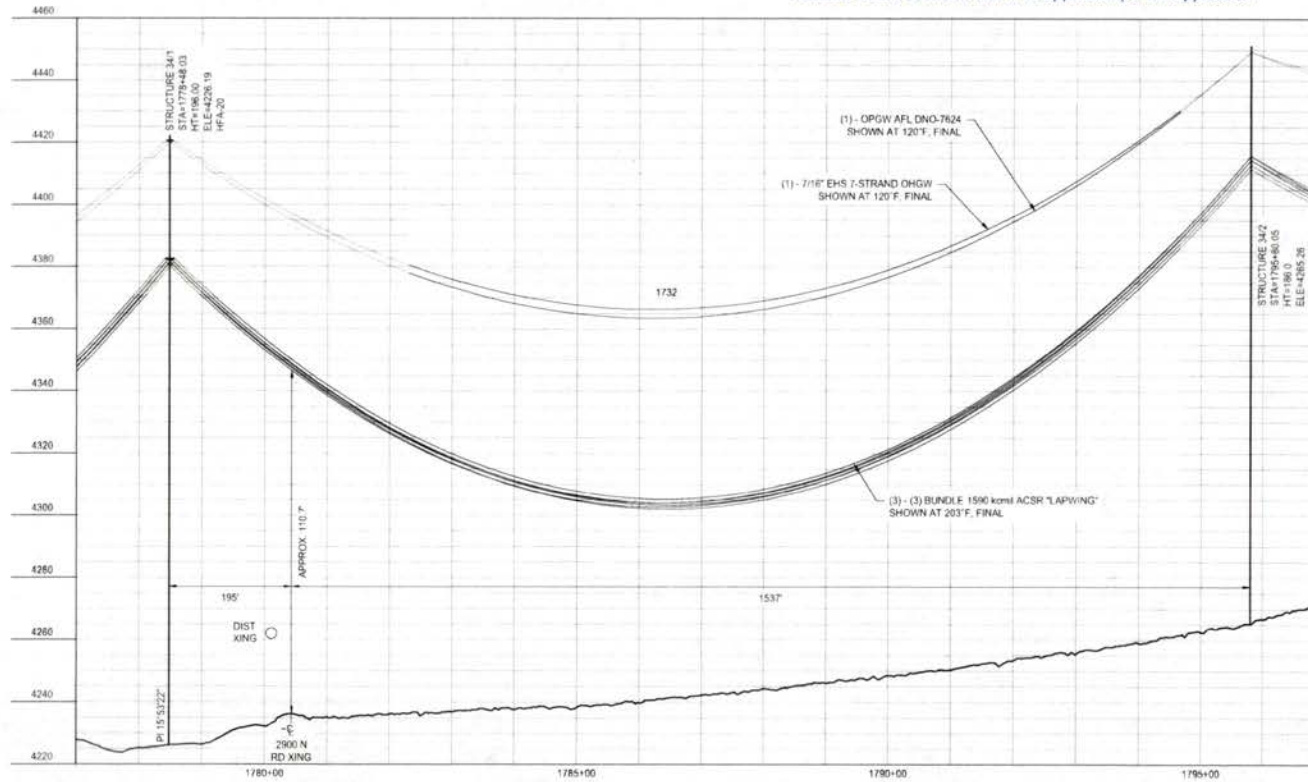
Include Traffic Control Plan with approach permit application



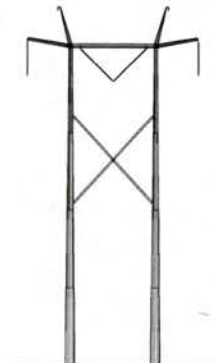
LOCATION PLAN
NTS



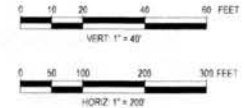
STR 34/1



PROFILE




STR 34/2



NOTES

1. CLEARANCE FROM SWIP NORTH CONDUCTOR AT 203' F, FINAL TO GROUND AT ROAD IS APPROXIMATELY 110' F.



TRANSMISSION, LLC										DSGN	SS	01/26/24	 POWER ENGINEERS	GREAT BASIN TRANSMISSION, LLC		JOB NUMBER	REV
										DRN	DO	01/26/24		SWIP NORTH		138128	<div>B</div>
										CKD	BF	01/26/24		500 KV TRANSMISSION LINE PROJECT			
B	ISSUED FOR PERMITTING			01/30/24	DO	SS	BF	AC			SCALE	FOR 11kV DRG ONLY	CROSSING DRAWING		DRAWING NUMBER		
A	ISSUED FOR REVIEW			01/26/24	DO	SS	BF	AC	***	***	CASSIA CO. CUP - 2900 N RD		P5-3				
REV	REVISIONS			DATE	DRN	DSGN	CKD	APPD	REFERENCE DRAWINGS						SHEET 1 OF 1		

Stephen Freiburger

From: Matt Darrington <matt@minicassialaw.com>
Sent: Thursday, February 15, 2024 2:19 PM
To: Stephen Freiburger
Subject: Cassia County Conditional Use Permit
Attachments: 2900 N RD Detailed Crossing Drawing.pdf

Stephen,

Regarding our previous communications, additional information on the proposed project is as follows:

Great Basin Transmission (GBT) is currently applying for a Conditional Use Permit from Cassia County and is requesting a letter of no impact for the highway district for this portion of the project only. GBT will apply for a crossing permit from the highway district closer to the planned construction start.

Of the proposed 285-mile transmission line, 2.1 miles will be located within Cassia County. In Cassia County, the current design calls for the structures to be anywhere between 130-ft and 195-ft tall, with the tallest structures located near the crossing of E 2900 Rd N. At that crossing, as currently designed, there will be approximately 111' feet of clearance at the centerline of the road. Structures will be spaced between 1,000-ft and 1,800-ft apart, and no structures will be located within the road ROW.

Access to the transmission line's right-of-way for both construction and operating and maintenance will utilize existing access points from County Road E 2900 Rd N. The project will not create any new vehicular approaches to the property which would be so designed to create safety hazards or interference with traffic. As part of GBT's ROW grant from the Bureau of Land Management (BLM), GBT has prepared, and BLM has approved, a Construction, Operations, and Maintenance (COM) plan. The COM Plan includes a Transportation Management Plan which addresses traffic management practices, levels of right-of-way access, and mitigation measures to help reduce impacts related to transportation. More specifically, these practices and measures are intended to mitigate the effects of transportation on roads, traffic, travel, and road safety. All vehicles will obey jurisdictional traffic speed regulations and the posted speed limit. Speeds along access roads and spur roads within the right-of-way may be limited to 15 mph in some areas to prevent excessive amounts of construction related dust, as necessary. In addition, GBT is committed to repairing or improving any roads that may be impacted by construction.

I have attached a detailed crossing drawing for the portion that affects Cassia County.

Please advise on the best way to pay the letter fee for the letter we need for Cassia County.

Matt

Matt Darrington
Darrington Law, PLLC
601 7th St.
P.O. Box 536
Rupert, Idaho 83350
Phone: (208) 260-5280
Email: matt@minicassialaw.com

February 29, 2024

Cassia County Planning and Zoning Commission
1459 Overland Ave # 102
Burley, ID 83318

RE:SWIP-North 500 kV Transmission Line: Cassia County Conditional Use
Permit

To the Planning and Zoning Commissioners of Cassia County:

Rock Creek Water District 470 has received notice from Great Basin Transmission ("GBT") of its planned transmission line project in northwestern Cassia County, SWIP-North. SWIP-North is a 285 mile long transmission line from central Nevada to Jerome, ID. The project Right-of-Way is in Cassia County for approximately 2 miles on BLM land and a singular private landowner. GBT has provided the water district with a project map and details on the project's planned water usage, which includes minimal water use for dust control and tower foundations. GBT plans to acquire the minimal water required from private sources. Based on our review of the information provided, we have found that the SWIP-North project will not have any adverse impact to our system.

Sincerely,

A handwritten signature in black ink, appearing to be 'AD', written over a horizontal line.

Amie Duke
Water master 47-O

THIS DOCUMENT PREPARED
BY AND AFTER RECORDING
RETURN TO:

Great Basin Transmission, LLC
c/o LS Power Development, LLC
16150 Main Circle Drive, Suite 310
Chesterfield, MO 63017
Attn: Project Manager

Instrument # 2023001076

BURLEY, CASSIA, IDAHO

4-20-2023 02:13:44 PM No. of Pages: 7

Recorded for : LS POWER DEVELOPMENT

JOSEPH LARSEN

Fee: 15.00

Ex-Officio Recorder Deputy

Index to: AGREEMENT/BILL OF SALES

CU

MEMORANDUM OF OPTION TO PURCHASE EASEMENT

This Memorandum of Option to Purchase Easement (this "Memorandum"), is made by and between **IDAHO AGRI INVESTMENTS, LLC**, an Idaho limited liability company ("Grantor"), having an address at 7 Cobblestone Dr., Ste 3, Turner, ME 04282, and **GREAT BASIN TRANSMISSION, LLC**, a Delaware limited liability company ("Grantee"), having an office address at 16150 Main Circle Drive, Suite 310, Chesterfield, Missouri 63017.

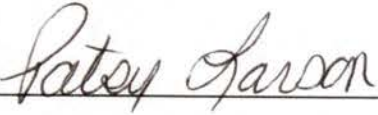

Grantor is the owner of those certain parcels of real property located in Cassia County, Idaho, identified as Tax Parcel Identification Numbers RP12S19E062400, RP12S19E060000, and RP12S19E050000, which are more particularly described in Attachment A attached hereto and incorporated herein by reference (the "Property"). Grantor and Grantee entered into that certain Option to Purchase Easement, dated as of March 21, 2023 (the "Agreement"), pursuant to which Grantor granted to Grantee the exclusive option ("Option") to purchase a permanent right-of-way and utility easement ("Easement") over, under, in, across, and upon an up-to two hundred (200) feet wide portion (the "Easement Area") of the Property as generally depicted in Attachment B attached hereto and made a part hereof.

The Agreement and the Option granted thereunder will expire and terminate at 11:59 p.m. Mountain prevailing time on the 21st day of March, 2026. All terms, conditions, provisions, and covenants as set forth in the Agreement are incorporated in this Memorandum by reference as though the Agreement were written out in its entirety herein.

Grantor represents, warrants, covenants, and agrees that Grantee's use of the Property will have no significant impact on irrigation pivots or agricultural operations on the Property. Grantor waives any objection to, and expressly authorizes, the uses of the Property as set forth herein. If requested by Grantee, Grantor agrees to cooperate with Grantee and support all processes and give all approvals that would be required for all local permitting, zoning, and other governmental approvals in Cassia County, Idaho, for the intended use of the Easement by Grantee, including without limitation the execution of any relevant applications. To the extent that any permits or other governmental approvals are issued to Grantor as a result of Grantee's development activities, Grantor shall cooperate with Grantee to transfer such permits or governmental approvals to Grantee, as appropriate.

This Memorandum is made solely for the purpose of recording and giving notice to third parties of the Option in favor of Grantee. This Memorandum shall not be construed to amend or in any way modify the terms of said Agreement, and the terms of said Agreement shall govern.

IN WITNESS WHEREOF, Grantor and Grantee have executed this Memorandum to be effective as of this 11th day of APRIL, 2023.

<u>GRANTOR:</u> IDAHO AGRI INVESTMENTS, LLC By: <u></u> Name: <u>Patsy Larson</u> Title: <u>Manager</u> Date: <u>4/3/23</u> <u>Address:</u> Idaho Agri Investments, LLC 7 Cobblestone Dr., Ste 3 Turner, ME 04282	<u>GRANTEE:</u> GREAT BASIN TRANSMISSION, LLC By: <u></u> Name: <u>Mark D. Milburn</u> Title: <u>Senior Vice President</u> Date: <u>4/11/23</u> <u>Address:</u> Great Basin Transmission, LLC 16150 Main Circle Drive, Suite 310 Chesterfield, MO 63017
--	---

STATE OF IOWA)
COUNTY OF Wright) SS.

On this 3 day of April, 2023, before me, a notary public for the State of Iowa, personally appeared **Patsy Larson**, whose name as **Manager of Idaho Agri Investments, LLC**, an Idaho limited liability company, known to me to be the person named in the foregoing, acknowledged before me on this day that, being informed of the contents of said instrument, he, as such officer and with full authority, executed the same voluntarily for and as the act of said limited liability company.

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



Janette Stevens
Notary Public
Janette Stevens
Printed Name

My Commission Expires: 12-19-24

STATE OF MISSOURI)
) SS.
COUNTY OF SAINT LOUIS)

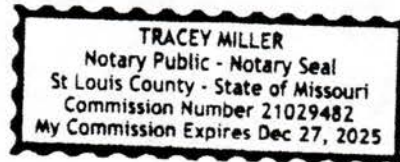
I, the undersigned authority, a Notary Public in and for said County in said State, hereby certify that **Mark D. Milburn**, whose name as **Senior Vice President of Great Basin Transmission, LLC**, a Delaware limited liability company, is signed to the foregoing instrument, and who is known to me, acknowledged before me on this day that, being informed of the contents of said instrument, he, as such officer and with full authority, executed the same voluntarily for and as the act of said limited liability company.

WITNESS under my hand and notarial seal this 11 day of April, 2023.

Tracey Miller

Notary Public

My Commission Expires: 12-27-2025



Attachment A
Description of Property

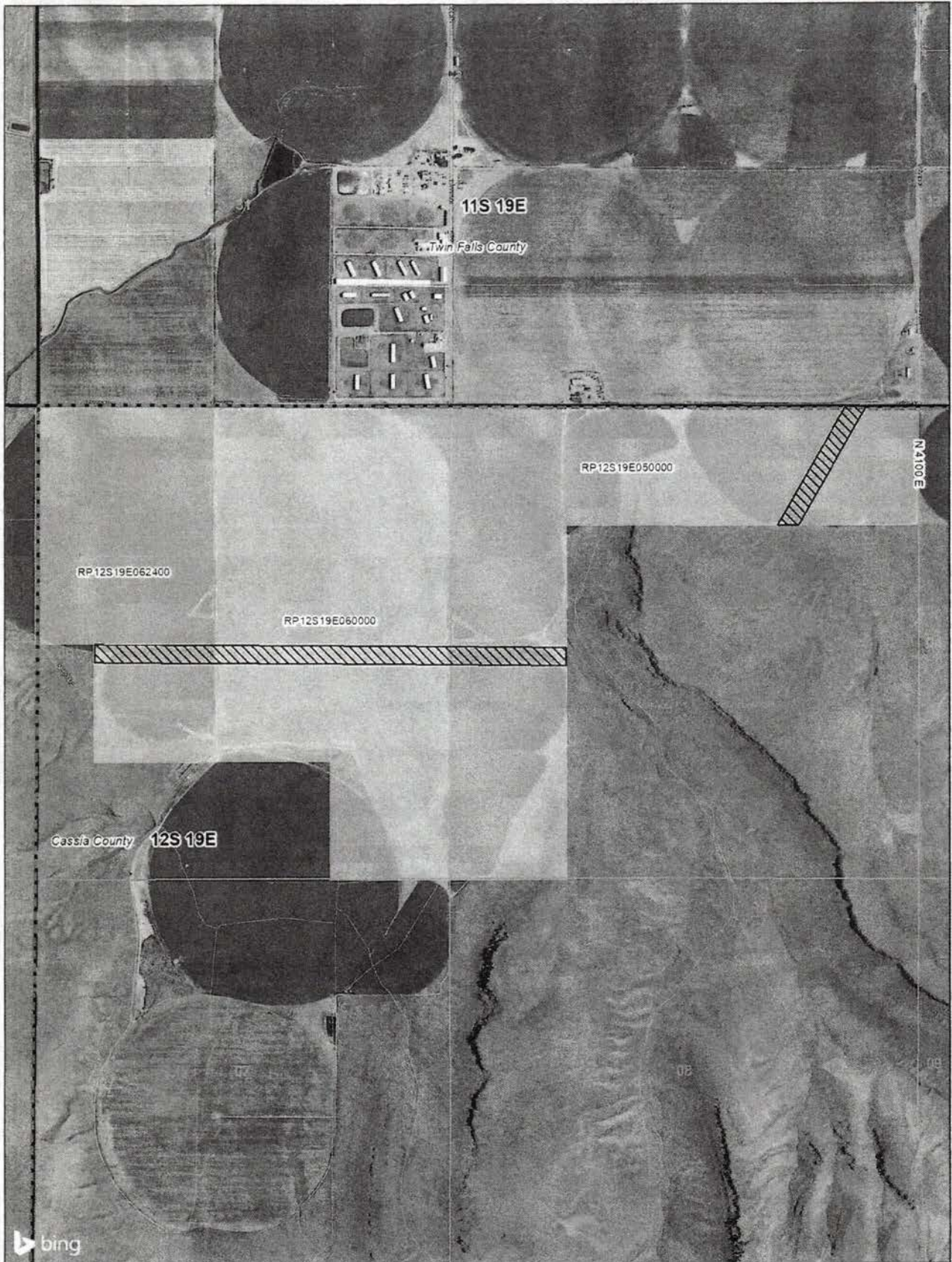
The Property consists of the following parcels of land, which are recorded in the records of the assessor/recorder of Cassia County, Idaho, and more specifically identified as follows:

Cassia County, Idaho




Township 12 South, Range 19 East of the Boise Meridian

- Parcel Number RP12S19E062400:
Section 6: LOTS 3, 4, 5, SENW, NESW
- Parcel Number RP12S19E060000:
Section 6: NE1/4, N1/2SE, and SESE
- Parcel Number RP12S19E050000:
Section 5: LOTS 1, 2, 3, 4, SWN, and W1/2SW

Attachment B
Depiction of Easement Area



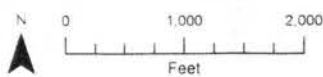
Legend

-  Property
-  Easement Area
-  County Boundary

ATTACHMENT B

Idaho Agri Investments

Revised: 1/26/2023



Williams, Meservy & Larsen, LLP
Attorneys at Law

153 East Main Street
Post Office Box 168
Jerome, Idaho 83338-0168



EXHIBIT
8

BRIAN J. WILLIAMS - Partner
THEODORE R. LARSEN - Partner
KIMBERLY L. WILLIAMS - Partner
BRANDON "B.J." HESS - Partner

ROBERT E. WILLIAMS - Of Counsel
JAMES C. MESERVY - Of Counsel

TELEPHONE: (208) 324-2303
FACSIMILE: (208) 324-3135
E-MAIL: TRLARSEN@WMLATTYS.COM

November 17, 2023

Cassia County Planning and Zoning Commission
1459 Overland Ave # 102
Burley, Idaho 83318

RE: SWIP-North 500 kV Transmission Line Cassia County Conditional Use Permit

To the Planning and Zoning Commissioners of Cassia County:

Idaho Agri Investments, LLC (IAI) is the proud owner of over 2,300 acres of zoned Prime Agricultural land in northwest Cassia County with additional parcels located nearby in Twin Falls County. This Cassia County Prime Agricultural land is proposed to be crossed by approximately 1.3 miles of Great Basin Transmission (GBT)'s proposed SWIP-North transmission line.

IAI is supportive of new infrastructure projects in Idaho as they promote economic growth and enhance the economic future of Idaho. The SWIP-North project will serve to support the reliability and supply of electricity in Idaho and the Western Grid. This project will serve as a catalyst for millions of dollars in additional infrastructure projects and will also provide real jobs for Idahoans and economic growth of the surrounding area in the short term. The tax revenue generated from this project will be a boom for the local economies.

In preparing its plan for the SWIP-North Project, GBT has worked with IAI, through years of communication and several on-site reviews, to ensure that impacts to farming operations will be avoided by designing facilities to have zero impact to irrigation pivots. The current design was an iterative process with both parties working together to determine the best solution from an agricultural, engineering, maintenance, and safety perspective. On April 20, 2023 the Memorandum of Option to Purchase Easement between IAI and GBT was Recorded in Cassia County (Instrument #2023001076).

Therefore, IAI is satisfied with the design of SWIP-N and affirmatively recommends approval of GBT's application for a Cassia County Conditional Use Permit.

Thank you for your attention to this matter, and please feel free to contact me at (208) 324-2303 with any questions or to discuss in more detail.

Regards,

A handwritten signature in black ink, appearing to read 'Theodore R. Larsen', with a stylized, flowing script.

THEODORE R. LARSEN



Elko County Board of Commissioners

540 Court Street, Suite 101 • Elko, Nevada 89801

775-738-5398 Phone • 775-753-8535 Fax

www.elkocountynv.net

Commissioners

Delmo Andreozzi

Wilde Brough

Cliff Eklund

Jon Karr

Rex Steninger

Elko County Manager

Amanda Osborne

Executive Assistant

Michele Petty

Receptionist/Clerical

Jen Schuler

RESOLUTION NO. 2021-39

A RESOLUTION BY THE ELKO COUNTY BOARD OF COMMISSIONERS, SUPPORTING THE GREAT BASIN TRANSMISSION LLC'S NORTHERN PORTION OF THE SOUTHWEST INTERTIE PROJECT

WHEREAS, Great Basin Transmission, LLC is proposing to construct and operate a 500 kilovolt electrical transmission facility, known as the Northern Portion of the Southwest Intertie Project (SWIP North), which will be located between the Robinson Summit Substation in White Pine County and the Midpoint Substation in Jerome County, Idaho, including approximately 140 miles of transmission line to be located in Elko County, and

WHEREAS, the Bureau of Land Management, in consultation with other federal, state, and local government agencies, has performed the appropriate environmental analyses and determined that the transmission facility can be constructed, operated, and maintained while protecting sensitive resources through avoidance and mitigation, and

WHEREAS, the construction and operation of SWIP North will create direct economic benefits for Elko County and other eastern Nevada counties through the creation of direct and indirect jobs both during and after construction, the creation of tax revenue streams, including sales and use taxes and millions of dollars in annual property taxes, and

WHEREAS, the construction and operation of SWIP North will create indirect economic benefits through the increase in purchases of goods and services from locally owned businesses in Elko County and other eastern Nevada counties, and

WHEREAS, SWIP North will provide opportunities for additional infrastructure investment and economic development in Elko County due to increased availability of reliable electricity and bulk transmission capacity in the region, and

WHEREAS, SWIP North will encourage the development of new renewable energy generation projects in Elko County and eastern Nevada which will continue to contribute greatly to the local and regional economy, and

WHEREAS, SWIP North will increase the reliability of the electrical grid in Nevada and provide a pathway for the more efficient use of the existing electrical generation resources in the state which will help reduce the impact of rising energy costs in the state, and

WHEREAS, the SWIP North, by increasing transmission access for development of new renewable energy resources, is consistent with the energy policies of the President, Congress, the Governor, and numerous federal, regional, and state authorities, and

WHEREAS, the Elko County Commission unanimously approved Resolution No. 23-2008 supporting the construction and operation of the Southern Portion of the Southwest Intertie Project, now known as the One Nevada Transmission Line (ON Line) which was subsequently granted approval to construct pursuant to the Utility Environmental Protection Act by the Public Utilities Commission of Nevada, and which was placed into service in January 2014, and

WHEREAS, the Elko County Commission unanimously approved Resolution No. 08-2009 supporting the construction and operation of SWIP North, and

WHEREAS, SWIP North complements the completed ON Line project by enhancing opportunities for Nevada to realize reliability and economic benefits as well as expanding opportunities for development and delivery of renewable energy resources.

NOW THEREFORE, BE IT RESOLVED that after due consideration, the Elko County Commission supports the construction and operation of SWIP North and encourages the Public Utilities Commission of Nevada to approve the application of Great Basin Transmission, LLC for a permit under the provisions of the Utility Environmental Protection Act to construct the Northern Portion of the Southwest Intertie Project from Robinson Summit Substation to Midpoint Substation.

PROPOSED by Commissioner Delmo Andreozzi.

SECONDED by Commissioner Cliff Eklund.

PASSED and **ADOPTED** this 3rd day of November, 2021.

VOTE:

AYES - 5

NAYS - 0

ABSENT - 0



**JON KARR, CHAIR
BOARD OF COUNTY COMMISSIONERS
ELKO COUNTY, NEVADA**

ATTEST:



KRISTINE JAKEMAN, ELKO COUNTY CLERK

Janet VanCamp, Chairman
Paula Carson, Vice Chairman
Commissioner Hank Vogler
Commissioner Pat Robison
Commissioner Tim Pauley

1786 Great Basin Blvd., Suite 3
Ely, Nevada 89301
(775) 293-6509
Fax (775) 289-2544

Nichole Stephey, Ex-officio Clerk of the Board

White Pine County
Board of County Commissioners

WPClerk@WhitePineCountyNV.Gov

RESOLUTION 2025-5

Whereas, Great Basin Transmission, LLC is proposing to construct and operate a 500 kilovolt electrical transmission facility, known as the Northern Portion of the Southwest Intertie Project (SWIP North), which will be located between the Robinson Summit Substation in White Pine County and the Midpoint Substation in Jerome County, Idaho, including approximately 64 miles of transmission line to be located in White Pine County, and

Whereas, the Bureau of Land Management, in consultation with other federal, state, and local government agencies, has performed the appropriate environmental analyses and determined that the transmission facility can be constructed, operated, and maintained while protecting sensitive resources through avoidance and mitigation, and

Whereas, the construction and operation of SWIP North will create direct economic benefits for White Pine County and other eastern Nevada counties through the creation of direct and indirect jobs both during and after construction, the creation of tax revenue streams, including sales and use taxes and millions of dollars in annual property taxes, and

Whereas, the construction and operation of SWIP North will create indirect economic benefits through the increase in purchases of goods and services from locally owned businesses in White Pine County and other eastern Nevada counties, and

Whereas, SWIP North will provide opportunities for additional infrastructure investment and economic development in White Pine County due to increased availability of reliable electricity and bulk transmission capacity in the region, and

Whereas, SWIP North will encourage the development of new energy generation projects in White Pine County and eastern Nevada which will continue to contribute greatly to the local and regional economy, and

Whereas, SWIP North will increase the reliability of the electrical grid in Nevada and provide a pathway for the more efficient use of the existing electrical generation resources in the state which will help reduce the impact of rising energy costs in the state, and

Whereas, the SWIP North, by increasing transmission access for development of new energy resources, is consistent with the energy policies of the President, the Secretary of Energy, Congress, the Governor, and numerous federal, regional, and state authorities, and

Whereas, the White Pine County Commission unanimously approved Resolution No. 2008-24 supporting the construction and operation of the Southern Portion of the Southwest Intertie Project, now known as the One Nevada Transmission Line (ON Line) which was subsequently granted approval to construct pursuant to the Utility Environmental Protection Act by the Public Utilities Commission of Nevada, and which was placed into service in January 2014, and

Whereas, the White Pine County Commission unanimously approved Resolution No. 2010-43 supporting the construction and operation of SWIP North by approving a Conditional Special Use Permit, and

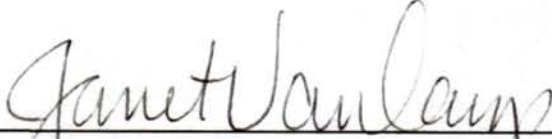
Whereas, the White Pine County Commission unanimously approved Resolution No. 2023-08 supporting the construction and operation of SWIP North by approving an Amended Conditional Special Use Permit, and

Whereas, due to rising equipment and labor costs and the worldwide backlog on the delivery of engineered electrical equipment, it is in the best interest of all White Pine County citizens to start construction of the SWIP North Project as soon as possible.

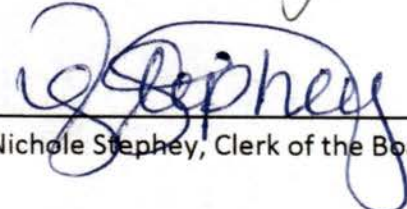
Now therefore, be it resolved that after due consideration, the White Pine County Commission a) supports the construction and operation of SWIP North as soon as possible, b) encourages the Bureau of Land Management to complete any remaining surveys and studies related to SWIP North as soon as possible and issue a full notice to proceed for construction, and c) encourages the Public Utilities Commission of Nevada to expeditiously approve the application of Great Basin Transmission, LLC for a permit under the provisions of the Utility Environmental Protection Act to construct the Northern Portion of the Southwest Intertie Project from Robinson Summit Substation to Midpoint Substation.

Passed, adopted and approved the 26th day of March 2025.

Ayes: 5
Nays: 0
Absent: 0



Janet VanCamp, Chairperson of the Board

ATTEST: 

Nichole Stephey, Clerk of the Board

101 NORTH CARSON STREET
CARSON CITY, NEVADA 89701-3713
OFFICE: (775) 684-5670
FAX NO.: (775) 684-5685



1 STATE OF NEVADA WAY
LAS VEGAS, NEVADA 89119-4339
OFFICE: (702) 486-2500
FAX NO.: (702) 486-2505

Office of the Governor

April 14, 2025

Mr. Mark D. Milburn
Senior Vice President
Great Basin Transmission, LLC
16150 Main Circle Drive
Chesterfield, MO 63005

Dear Mr. Milburn:

The State of Nevada is pleased to support the advancement of the Southwest Intertie Project North (SWIP-North), a project that will provide significant benefits for Nevadans through increased transmission capacity, new energy import and export opportunities, increased reliability, and enhanced resiliency against wildfire and weather events.

Since 2014, the One Nevada Transmission Line (ON Line) has provided millions of dollars in economic savings for Nevada electric customers, and SWIP-North, a 285-mile northern extension of ON Line, will help increase those savings in the future. Completion of SWIP-North will boost our regional energy independence by nurturing relationships with our state partners, creating new jobs, and promoting local tax revenues that lift up our communities. Importantly, Nevada will receive all these benefits at no incremental capital cost due to the unique contractual arrangements between your company and NV Energy.

Nevada applauds the efforts by the California Independent System Operator (CAISO) and Idaho Power Company to participate in SWIP-North, ensuring this important project can move forward to construction as soon as possible. As a result, SWIP-North plus ON Line will truly be a backbone for the regional electric grid, with cost responsibility and benefits shared among Nevada, Idaho and California.

SWIP-North is an important part of the solution to Nevada's energy independence consistent with my Executive Order 2023-007 establishing Nevada's energy policy objectives. Nevada has committed to work together and collaborate with businesses and other organizations, as well as with local and neighboring state governments to advance the policies established with Executive Order 2023-07. SWIP-North is a perfect example of these policies in action. This includes job creation, economic development and investment in the state, maintenance of affordable rates and increasing the reliability and resiliency of energy for Nevadans, and the pursuit of new transmission to access additional resources from regions that compliment Nevada's energy usage and diversify our energy portfolio.

Again, congratulations on securing commercial arrangements with CAISO and Idaho Power. I welcome you to share this letter with any federal, tribal, state or local agencies as required to support SWIP-North or the expansion of ON Line, including but not limited to the Federal Energy Regulatory Commission, U.S. Bureau of Land Management, U.S. Department of Energy, Public Utilities Commission of Nevada, Idaho Public Utilities Commission, and CAISO. Furthermore, consistent with Executive Order 2023-007, I urge those agencies to expeditiously process any required permits or approvals.

Sincerely,

A handwritten signature in blue ink, appearing to read 'Joe Lombardo', with a stylized flourish at the end.

Joe Lombardo
Governor

NOTICE OF HEARING BEFORE CASSIA COUNTY PLANNING AND ZONING COMMISSION

NOTICE IS HEREBY GIVEN: that a hearing will be held on **Thursday**, the _____ day of _____, 20____, beginning at the hour of three (3) o'clock P.M., in the Cassia County Courthouse, 1459 Overland Avenue, Room 206, Burley, Idaho 83318, before the Cassia County Planning & Zoning Commission on the application of:

(Names and Addresses of ALL Applicants)

_____.

regarding an Application for a Conditional Use Permit, which application was received by the County on the _____ day of _____, 20_____.

The Nature of the Proposed Conditional Use is: construction of an electric transmission line in the prime
agricultural zone.

The property is located on lands at approximately: 42.409754, -114.263883 (northwest corner of Cassia Co.)

_____.

Such lands are located within the Prime Agricultural **Zone**. Pursuant to the Cassia County Zoning Ordinance a Conditional Use Permit is required for development in said zone.

The applicant will appear at this hearing to provide to the Cassia County Planning & Zoning Commission all the information required for issuance of a conditional use permit for the proposed use under the Cassia County Zoning Ordinance, before such permit can be issued.

A copy of the Application for Conditional Use Permit, including relevant maps and drawings, and information concerning the hearing process is available for review by the public at the office of the Zoning Administrator, Room 210 of the Cassia County Courthouse, 1459 Overland Ave., Burley, Idaho, prior to the hearing.

All other interested persons are invited to attend the hearing on the question of issuance of the requested conditional use permit. Such other interested persons are advised that in order to participate in the hearing, the following regulations apply:

- A. Written Statements of Support Or Objection:** All persons to whom notice is mailed shall be advised in that notice that they and others who can establish that their substantial rights would be affected by the approval or denial of the permit may file written objections or supporting statements with the planning and zoning commission secretary, 1459 Overland Ave. Rm. 210, Burley, ID 83318, no later than ten (10) days prior to the hearing setting forth in that writing that person's support or objection to the issuance of the new conditional use permit.

1. Written objections shall set forth each requirement of law (local, state or federal) which the objecting party believes the conditional use permit would violate.
2. Written statements shall also set forth either that the party making the statement owns property within:
 - one (1) mile of any external boundaries of the conditional use permit site described in the application, or
 - in the designated Areas of City Impact only, within three hundred feet (300') of any external boundaries of the conditional use permit site described in the application and/or otherwise setting forth the substantial rights that would be affected by the approval or denial of the permit.
3. Additionally, any party desiring to file any document(s) exceeding one (1) one- sided, 8 ½" x 11" sized page, shall file such document(s) at least ten (10) days prior to the hearing, with the planning and zoning commission secretary. The planning and zoning commission reserves the right to reject any proffered documentation that violates the intent of this regulation.

B. Providing Testimony at the Public Hearing: Any person who files a statement in support or objection to the issuance of a new conditional use permit shall indicate in such statement whether or not such person desires to testify at the hearing.

1. Prior to the hearing the planning and zoning commission shall determine which of those persons who desire to testify will be permitted to testify at the hearing.
2. All statements of support or objections shall be made a part of the record at the hearing, but no person except the applicant shall be permitted to testify at the hearing unless they have previously filed a written statement of support for or objection to the issuance of the permit.

DATED this _____ day of _____, 20_____.

Signature: _____

Applicant Printed Name: _____

SWIP-North: Construction Plan Outline

The Construction Plan for the SWIP-North Project outlines a comprehensive and phased approach to safely and efficiently construct the 500 kV transmission line. The plan addresses all construction stages and associated infrastructure, emphasizing environmental compliance, operational safety, and effective mitigation measures.

Key elements include:

Coordination and Compliance:

Outlines roles and responsibilities for environmental compliance and inspection.

Pre-Construction Surveys and Studies:

Details surveys and technical studies required to inform design and mitigation.

Surveying and Access Roads:

Describes access road design, minimization of disturbance, and restoration.

Clearing, Grading, and Foundations:

Explains foundation construction methods and site preparation standards.

Structure Assembly and Erection:

Specifies equipment and staging for tower assembly and installation.

Conductor Stringing and Safety Measures:

Covers wire stringing procedures, safety measures, and guard structures.

Counterpoise and Grounding:

Ensures structure grounding through site-specific resistance testing.

Clean-up and Reclamation:

Requires removal of waste and reclamation consistent with restoration plans.

Additional Infrastructure:

Identifies use and laydown yards and batch plants for construction activities.

SWIP-North: Transportation Management Plan Outline

The Transportation Management Plan for the SWIP-North Project outlines best practices and mitigation measures designed to minimize transportation-related impacts during construction, operation, and maintenance of the 500 kV transmission line. The plan details strategies to reduce public safety risks, avoid environmental degradation, and comply with local, state, and federal regulations.

Key elements include:

Traffic Management:

Restricts construction traffic to designated roads and enforces safety protocols.

Right-of-Way Access:

Classifies access types and ensures site-specific minimization and restoration.

Mitigation Measures:

Applies general and specific measures to reduce road impacts and protect resources.

Vehicle Operation Protocols:

Specifies vehicle safety and weed prevention procedures for equipment.

Coordination and Public Safety:

Coordinates traffic control and public safety outreach with agencies.

SWIP-North: Flagging, Fencing, and Signage Plan Outline

The Flagging, Fencing, and Signage Plan for the SWIP-North Project provides clear, standardized procedures to ensure protection of sensitive resources and delineation of approved work areas during transmission line construction. The plan supports compliance with environmental mitigation requirements through visible field markers and signage.

Key elements include:

Flagging System:

Implements a standardized color-coding system to clearly identify limits of work and sensitive areas.

Fencing Materials:

Uses high-visibility fencing to physically protect resources like wetlands and cultural sites.

Signage Standards:

Provides laminated signs to communicate restrictions and important site information at access roads and certain project facilities.

Installation and Maintenance:

Ensures flagging and signs are maintained throughout construction and removed during cleanup.

SWIP-North: Erosion, Dust Control, and Air Quality Plan Outline

The Erosion, Dust Control, and Air Quality Plan for the SWIP-North Project outlines comprehensive mitigation strategies to minimize soil erosion, manage dust emissions, and protect air quality during construction, operation, and maintenance of the 500 kV transmission line.

Key elements include:

Regulatory Compliance:

Ensures adherence to all required disturbance and discharge permits.

Soil Conservation and Erosion Control:

Applies erosion control techniques informed by preconstruction site analysis.

Dust and Air Quality Management:

Implements dust suppression, equipment emissions control, and burn restrictions.

Mitigation and Construction Practices:

Includes mitigation measures and construction practices soil disturbance through controlled access and use of low-impact methods.

Site Stabilization Techniques:

Stabilizes disturbed areas using topsoil replacement and engineered erosion controls.

Monitoring:

Mandates regular inspections and long-term monitoring of erosion control structures.

SWIP-North: Fire Protection Plan Outline

The Fire Protection Plan for the SWIP-North Project establishes detailed procedures and protocols to reduce the risk of fire ignition, ensure safe suppression response, and guide post-fire rehabilitation during construction, operation, and maintenance of the 500 kV transmission line.

Key elements include:

Roles and Responsibilities:

Designates a Fire Marshal and outlines oversight responsibilities across teams.

Prevention Measures:

Lists prevention measures including bans on open flames, enforcement of cleared zones, and requirement of spark arrestors on tools.

Activity-Specific Precautions:

Adds protocols for welding, fueling, and other high-risk construction activities.

Equipment Standards:

Requires fire response equipment at all work sites and in high-risk areas.

Emergency Response:

Outlines immediate fire reporting, on-site suppression, and evacuation protocols.

Post-Fire Rehabilitation:

Requires restoration and weed control after fire events tied to construction activities.

SWIP-North: Hazardous Materials Management Plan Outline

The Hazardous Materials Management Plan (HMMP) for the SWIP-North Project provides a comprehensive framework to prevent, manage, and respond to risks associated with the use, transport, and storage of hazardous materials during construction, operation, and maintenance.

Key elements include:

Purpose and Compliance:

Outlines legal compliance with hazardous materials regulations.

Hazardous Materials Inventory and Management:

Requires up-to-date inventories, SDS records, and 24-hour response roles.

Spill Prevention and Control:

Implements measures such as secondary containment, inspections, and equipment safeguards to prevent releases.

Spill Response and Notification:

Details procedures for emergency containment, agency notification, and documentation.

Waste Disposal and Labeling:

Mandates proper labeling, storage, and disposal per regulations.

Training and Inspection:

Information on training and inspection such as annual training and weekly site inspections for hazardous material handling.

SWIP-North: Emergency Preparedness and Response Plan Outline

The Emergency Preparedness and Response Plan for the SWIP-North Project establishes a structured framework for responding to emergency events during the construction, operation, and maintenance of the transmission line.

Key elements include:

Purpose and Need:

Establishes emergency planning requirements to reduce health, safety, and environmental impacts.

Emergency Roles and Coordination:

Defines command structures and activation levels for incident response.

Communication and Contacts:

Maintains and distributes contact lists for rapid agency and responder coordination.

Hazard Identification and Scenarios:

Focuses training on potential emergency events like fire or electrocution.

Interagency and On-Site Response Integration:

Integrates other GBT plans such as fire, hazardous materials, and safety plans to unify emergency actions.

SWIP-North: Biological Protection Plan Outline

The Biological Protection Plan (BPP) for the SWIP-North Project outlines mitigation measures to avoid, minimize, and monitor impacts to sensitive biological resources during construction, operation, and maintenance of the 500 kV transmission line.

Key elements include:

Regulatory Compliance:

Aligns with all relevant state and federal laws protecting biological resources.

Mitigation for Key Species:

Applies site-specific avoidance and minimization strategies for priority species.

Habitat Protection Priorities:

Addresses predation, habitat loss, fire risk, disturbance, and human-wildlife interaction.

Survey and Monitoring Protocols:

Requires pre- and post-construction surveys to guide mitigation and track success.

Design and Access Considerations:

Minimizes disturbance with strategic structure siting and limited access development.

Special Habitats:

Incorporates maps and habitat models to guide planning and resource protection efforts.

SWIP-North: Noxious Weed Management Plan Outline

The Noxious Weed Management Plan for the SWIP-North Project establishes a proactive, multi-phased strategy for early detection, prevention, containment, and control of noxious weeds during construction, operation, and maintenance of the 500 kV transmission line. The plan ensures compliance with state and federal laws and incorporates monitoring, education, and mitigation measures tailored to site-specific conditions.

Key elements include:

Prevention and Education:

Personnel are trained and equipment is cleaned to prevent spread of weeds.

Treatment and Control:

Applies site-specific weed treatments, including the use of herbicides and reseeding with desirable forbs.

Monitoring and Adaptive Management:

Uses scheduled surveys and reports to guide follow-up treatment.

Compliance and Coordination:

Follows handling and application protocols in coordination with cooperating groups and agencies.

SWIP-North: Historic Properties Treatment Plan (HPTP)

Outline

The Historic Properties Treatment Plan (HPTP) outlines procedures for treating cultural resources potentially impacted by the SWIP-North Project and provides protocols for data recovery, construction monitoring, and mitigation.

Key elements include:

Archaeological Data Recovery:

Establishes excavation, analysis, and reporting procedures for sites requiring data recovery.

Monitoring and Discovery Protocols:

Defines construction monitoring procedures and treatment of unanticipated discoveries.

Curation and Reporting:

Ensures artifact analysis, long-term curation, and timely submission of final reports.

Coordination with Agencies and Tribes:

Outlines consultation and notification responsibilities among federal, state, and tribal entities.

SWIP-North: Storm Water Pollution Prevention Plan Methodology Outline

The Storm Water Pollution Prevention Plan (SWPPP) Methodology for the SWIP-North Project outlines the framework and implementation strategies to prevent pollutant discharges from stormwater runoff during and after construction. The SWPPP aligns with NPDES General Permit requirements in Nevada and Idaho, and emphasizes proactive site management, inspection, and training.

Key elements include:

Purpose and Permitting:

Ensures compliance with National Pollutant Discharge Elimination System (NPDES) requirements through site-specific SWPPP development.

Implementation and Inspection:

Construction contractors conduct regular inspections, including after storm events, to ensure best management practices (BMPs) are functioning properly.

SWPPP Amendments:

Site-specific SWPPPs must be updated when conditions change or issues arise.

Training:

Construction personnel are trained in stormwater BMP installation, maintenance, and response.

Post-Construction Management:

Long-term stormwater controls will be applied during transmission line maintenance. Any erosion observed along the right-of-way will be assessed for appropriate permanent mitigation strategies.

SWIP-North: ROW Preparation, Rehabilitation, and Restoration Plan Outline

The Right-of-Way Preparation, Rehabilitation, and Restoration Plan for the SWIP-North Project defines protocols to minimize environmental degradation during construction and to restore temporarily disturbed areas to a functional, visually compatible state. The plan incorporates restoration standards, site-specific vegetation and soil considerations, and robust monitoring procedures.

Key elements include:

Restoration Zones and Levels:

Classifies lands into zones and levels to guide restoration practices.

Pre-Construction Actions:

Pre-construction preventative measures such as weed control, preservation of vegetation, and topsoil segregation prior to disturbance.

Post-Construction Restoration:

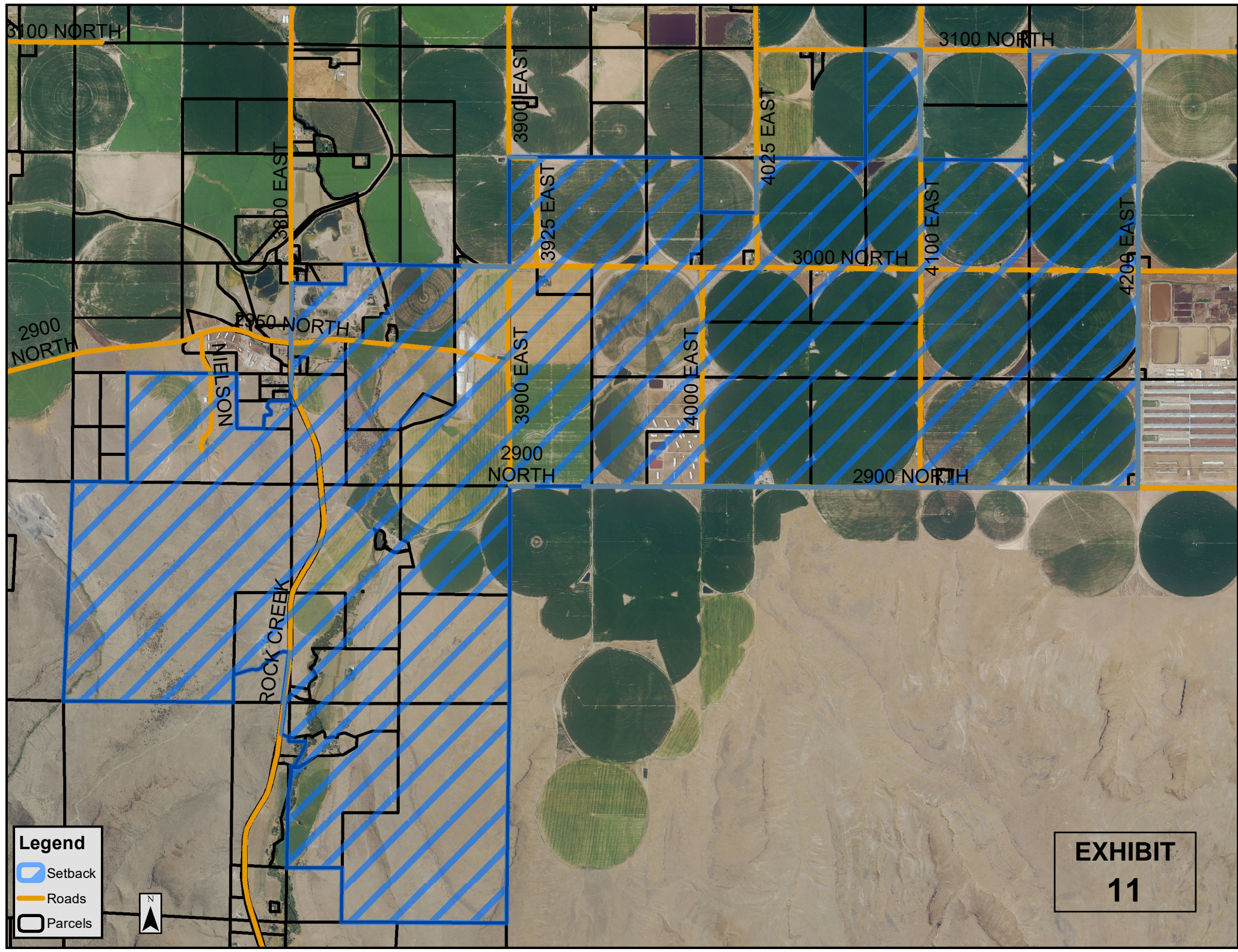
Applies restoration efforts like seeding, earthwork, vertical mulch, and erosion controls to disturbed areas.

Monitoring and Success Standards:

Defines quantitative/qualitative monitoring protocols with detailed success criteria and adaptive management techniques if needed.

Site Release:

BLM approves site release based on restoration progress and adherence to success thresholds.



Legend




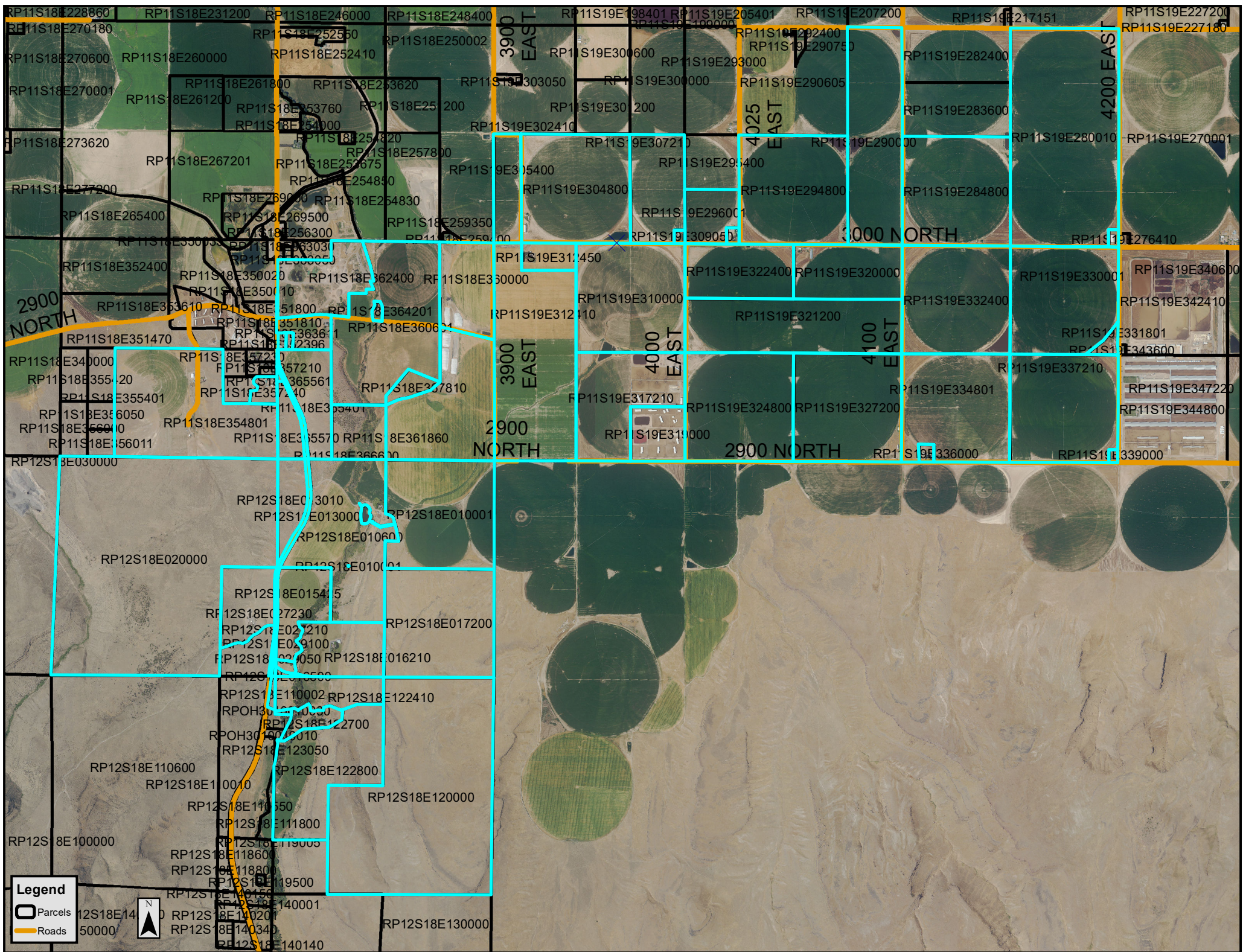
-  Setback
-  Roads
-  Parcels



EXHIBIT
11



Parcel_Info

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RPIISI8E35480I	HAMMOND, RICHARD J	25 NIELSON LN	HANSEN	ID	83334
RPIISI8E367810	FUNK, BRENT	3202 N 3900 E	HANSEN	ID	83334
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RPIISI8E363600	PATTERSON, GAYLIN T	2938-A ROCK CREEK RD	HANSEN	ID	83334
RPIISI8E36361I	KIME, DAVID H	2944 ROCK CREEK RD	HANSEN	ID	83334
RPIISI8E362400	TWIN FALLS CANAL COMPANY	163 2ND AVE W	TWIN FALLS	ID	
RPIISI8E360000	IDAHO AGRI INVESTMENTS, LLC	P O BOX 342	CLARION	IA	50525
RPIISI9E305400	IDAHO AGRI INVESTMENTS, LLC	P O BOX 342	CLARION	IA	50525
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RPIISI9E297060	IDAHO AGRI INVESTMENTS, LLC	P O BOX 342	CLARION	IA	50525
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RPIISI9E312450	WFH LLC	2499 N WHITEBIRD AVE	MERIDIAN	ID	83646
RPIISI9E317210	IDAHO DAIRY HOLDINGS, LLC	P O BOX 342	CLARION	IA	50525
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RP12SI8E016300	GRACE CONSTRUCTION LLC	222 SHOSHONE ST E	TWIN FALLS	ID	83301
RP12SI8E029450	GRACE CONSTRUCTION LLC	222 SHOSHONE ST E	TWIN FALLS	ID	83301
RP12SI8E027210	TWIN FALLS HIGHWAY DISTRICT	2620 KIMBERLY RD	TWIN FALLS	ID	
RP12SI8E015425	AVAS DRY GULCH PROPERTIES, LLC	44 DRY GULCH	HANSEN	ID	83334
RP12SI8E016210	FUNK, BRENT	3202 N 3900 E	HANSEN	ID	83334
RP12SI8E027230	HUGHES, LARRY G TRUSTEE	2849 ROCK CREEK RD	HANSEN	ID	83334
RP12SI8E020000	UNITED STATES				
RP12SI8E017200	UNITED STATES				
RP12SI8E013010	IDAHO AGRI INVESTMENTS LLC	P O BOX 342	CLARION	IA	50525
RP12SI8E010001	IDAHO AGRI INVESTMENTS LLC	P O BOX 342	CLARION	IA	50525
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RP12SI8E110002	PEARSON, MICHAEL W	2786 ROCK CREEK RD	HANSEN	ID	83334
RP12SI8E122410	PEARSON, MICHAEL W	2786 ROCK CREEK RD	HANSEN	ID	83334
RP12SI8E122800	CROCKETT, BRIAN	405 US HWY 395 N	GARDNERVILLE	NV	89410
RP12SI8E120000	UNITED STATES				
RP11SI8E363620	TWIN FALLS HIGHWAY DISTRICT	2620 KIMBERLY RD	TWIN FALLS	ID	
RP11SI8E365570	FUNK, BRENT	3202 N 3900 E	HANSEN	ID	83334
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RPI2S18E122700	FRANKLIN, RYAN M	2754 ROCK CREEK RD	HANSEN	ID	83334
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RPI1S18E357240	SCHMIDT, JOSEPH	2927-A ROCK CREEK RD	HANSEN	ID	83334
RPI2S18E016500	PEARSON, MICHAEL W	2786 ROCK CREEK RD	HANSEN	ID	83334
RPOH3010010030	LAPP, DUSTIN B	1233 FIESTA WAY	TWIN FALLS	ID	83301

Cassia County 1 Mile Radius property owners

OBJECTID	Parcel_Num	MailToName	MailToAddr	MailToCity	MailToStat	MailToPost
4699	RP12S19E070000	IDAHO AGRI INVESTMENTS LLC	PO BOX 342	CLARION	IA	50525
4700	RP12S19E070600	IDAHO AGRI INVESTMENTS LLC	PO BOX 342	CLARION	IA	50525
4767	RP12S19E066000	IDAHO AGRI INVESTMENTS LLC	PO BOX 342	CLARION	IA	50525
5038	RP12S19E030050	IDAHO AGRI INVESTMENTS LLC	PO BOX 342	CLARION	IA	50525
5039	RP12S19E040000	IDAHO AGRI INVESTMENTS LLC	PO BOX 342	CLARION	IA	50525
5041	RP12S19E050000	IDAHO AGRI INVESTMENTS LLC	PO BOX 342	CLARION	IA	50525
5042	RP12S19E060000	IDAHO AGRI INVESTMENTS LLC	PO BOX 342	CLARION	IA	50525
5044	RP12S19E062400	IDAHO AGRI INVESTMENTS LLC	PO BOX 342	CLARION	IA	50525
8285	RP12S19E079999					
8296	RP12S19E079999					
8303	RP12S19E079999					
8304	RP12S19E079999					
8323	RP12S19E079999					
8348	RP12S19E069999					
8368	RP12S19E049999					
8369	RP12S19E059999					



OFFICIAL AD PROOF

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Notice ID: TtDBozbDOyXfSEJesAuJ | **Proof Updated: May. 19, 2025 at 02:11pm MDT**
Notice Name: Notice of Hearing | Publisher ID: COL-NV-2075

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05/24/2025: General Legal Notice	145.89
Affidavit Fee	9.00

Total	\$154.89
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See Proof on Next Page

NOTICE OF HEARING

BEFORE CASSIA COUNTY PLANNING AND ZONING
COMMISSION

2025-05-CU

NOTICE IS HEREBY GIVEN : that a hearing will be held on Thursday, the 25 th day of June, 2025, beginning at the hour of three (3) o'clock P.M., in the Cassia County Courthouse, 1459 Overland Avenue, Room 206, Burley, Idaho 83318, before the Cassia County Planning & Zoning Commission on the application of:

Great Basin Transmission, LLC

16150 Main Circle Drive, Suite 310, Chesterfield, MO, 63017.

regarding an Application for a Conditional Use Permit, which application was received by the County on the 13th day of May, 2025.

The Nature of the Proposed Conditional Use is: Overhead electrical transmission facility.

The property is located on lands at approximately: Cassia County, Idaho, Township 12 South, Range 19 East of the Boise Meridian Section 6: LOTS 3, 4, 5, SENW, NESW; Section 6: NE1/4, N1/2SE, and SESE; and Section 5: LOTS 1, 2, 3, 4, SWNW, and W1/2SW.

Such lands are located within the Prime Agricultural Zone. Pursuant to the Cassia County Zoning Ordinance a Conditional Use Permit is required for development in said zone.

The applicant will appear at this hearing to provide to the Cassia County Planning & Zoning Commission all the information required for issuance of a conditional use permit for the proposed use under the Cassia County Zoning Ordinance, before such permit can be issued.

A copy of the Application for Conditional Use Permit, including relevant maps and drawings, and information concerning the hearing process is available for review by the public at the office of the Zoning Administrator, Room 210 of the Cassia County Courthouse, 1459 Overland Ave., Burley, Idaho, prior to the hearing.

All other interested persons are invited to attend the hearing on the question of issuance of the requested conditional use permit. Such other interested persons are advised that in order to participate in the hearing, the following regulations apply:

A. Written Statements of Support Or Objection : All persons to whom notice is mailed shall be advised in that notice that they and others who can establish that their substantial rights would be affected by the approval or denial of the permit may file written objections or supporting statements with the planning and zoning commission secretary, 1459 Overland Ave. Rm. 210, Burley, ID 83318, no later than ten (10) days prior to the hearing setting forth in that writing that person's support or objection to the issuance of the new conditional use permit.

1. Written objections shall set forth each requirement of law (local, state or federal) which the objecting party believes the conditional use permit would violate.

2. Written statements shall also set forth either that the party making the statement owns property within:

· one (1) mile of any external boundaries of the conditional use permit site described in the application, or

· in the designated Areas of City Impact only, within three hundred feet (300') of any external boundaries of the conditional use permit site described in the application and/or otherwise setting forth the substantial rights that would be affected by the approval or denial of the permit.

3. Additionally, any party desiring to file any document(s) exceeding one (1) one- sided, 8 ½" x 11" sized page, shall file such document(s) at least ten (10) days prior to the hearing, with the planning and zoning commission secretary. The planning and zoning commission reserves the right to reject any proffered documentation that violates the intent of this regulation.

B. Providing Testimony at the Public Hearing: Any person who files a statement in support or objection to the issuance of a new conditional use permit shall indicate in such statement whether or not such person desires to testify at the hearing.

1. Prior to the hearing the planning and zoning commission shall determine which of those persons who desire to testify will be permitted to testify at the hearing.

2. All statements of support or objections shall be made a part of the record at the hearing, but no person except the applicant shall be permitted to testify at the hearing unless they have previously filed a written statement of support for or objection to the issuance of the permit.

DATED this 19th day of May, 2025.

/s/ Matt Darrington, Attorney for Applicant

Publish: May 24, 2025

COL-NV-2075