



Cassia County Planning & Zoning Commission

EXHIBIT LIST

Application Number: 2025-08-CU/CAFO

Applicant: AGPRO – Hannah Dutrow

Property Owner: Nature Ridge Holdings, LLC

P&Z Hearing: October 16, 2025

BOCC Hearing: _____

1. CAFO Application (Fees Paid)
Conditional Use Application
Variance Application
2. Project Narrative for Cafo
Project Narrative for CU
Project Narrative for Variance
3. Property Descriptions & Deeds and Authorizations
4. Site Plan and Boundary Map
5. Topographical Map
6. Nutrient Management Plan ISDA Approval
7. Nuisance Management Plan
8. Pasture Management Plan
9. County Weed Management Plan
10. Water Rights
11. District Impact Statements
Water District 143 – Raft River Basin
Raft River Flood District #15
12. Statement of Compliance
13. Comment Letters
 - a Burley Highway
 - b Intermountain Gas
 - c Northwest Pipeline – Williams
 - d Raft River Electric
 - e Raft River Fire
14. Neighboring Property Owners
15. Herd Composition
16. FEMA Flood Map
17. NRCS Soil Survey
18. Affidavits: Notice of Hearing, Certificate of Mailing, Affidavit of Publication and Posting.
19. Departmental Report
20. Aerials
21. Resolution 2015-10 and Resolution 2016-04 Amending 2015-10
22. Kendall Jones Letter of Support Variance 9-22-25
23. Power Point Presentation from Applicant



Confined Animal Feeding Operation (CAFO) Application

(Title 9, Chapter 11, Cassia County Zoning Ordinance)

Name of Proposed CAFO: Nature Ridge Holdings

Animal Species to be confined: Dairy Cattle

Number of Proposed Animal Units: 8,212 Number of Acres: 4,106.14

Applicant/Owner Information:

Applicant/Authorized Agent (Attach additional pages if Necessary)

Name: AGPROfessionals
Address: 213 Canyon Crest Dr., Ste 100
City: Twin Falls
State: ID Zip: 83301
Contact Phone # 208-595-5301
Email: _____

Authorized Representative of Property Owner(s) of Record (Attach Authorization to represent and additional pages if Necessary)

Name: Nature Ridge Holdings, LLC
Address: 134 E Highway 81
City: Burley
State: ID Zip: 83318
Contact Phone # 208-654-2733
Email: office@gibbygroup.com

Property Information:

Physical Location of Property: South of Interstate-86 and east of Yale Road

Property Legal Description: (Complete Legal Description; attach if necessary) See attached property descriptions

- ☐ GIS/GPS Property Legal Description Data, in digital file format, submitted to County Mapping Department. (Contact County Mapping Department for file format specifications/requirements)

Existing Use of Property: Organic Dairy

Current Zoning Designation of the Property: Prime Agriculture

Required Submittals:

- ☐ 1. CAFO Application and non-refundable application fee.
- ☐ 2. Description of Operation: A narrative describing the proposed CAFO, including the species of animals that will be confined, the number of animals that will be confined, and a description of the structures and other facilities that will be required to confine, feed, and care for the animals and remove the solid and liquid waste produced by the CAFO.

- 3. **Boundary Map:** A map showing the boundaries of the real property comprising the CAFO, including any real property within one mile of any external boundary of the CAFO. The map, which must be drawn to a scale of not less than eight inches (8") to the mile, must show the following:
 - Land Uses: Existing land uses.
 - Water Bodies: Existing ditches, canals, live streams, or other bodies of water.
 - Wells: Existing wells (domestic or agriculture) located within a one (1) mile radius of any proposed barn, corral, lagoon, structure for containing liquid waste, or feed storage structures or areas, associated with the proposed CAFO.
 - Structures: The dimensions and locations of any barns, corrals, lagoons, other structures for containing liquid waste, compost yards, or feed storage structures or areas, on the proposed CAFO site.
 - Residences and Roads: The location of all residences, other buildings intended for human occupancy, and all public roads on the CAFO site and within a one (1) mile radius of the CAFO boundaries.
 - Distances: The map must show the following distances expressed to the nearest ten feet(10'):
 - External Boundaries to Residences: Distances from external boundary lines of the confined animal feeding operation to residences or other buildings intended for human occupancy outside the CAFO boundaries;
 - Lagoons: Distances from lagoons to external boundary lines of the confined animal feeding operation area and to all residences or other buildings intended for human occupancy outside the CAFO boundaries;
 - External Boundaries to Highways: Distances from external boundary lines of the confined animal feeding operation to public highways or floodways.
- 4. **Topographical Map:** A separate topographical map shall be submitted showing elevation contours at intervals of not less than twenty feet (20'), or at such other intervals as approved by the Zoning Administrator.
- 5. **Waste Management:** A narrative describing the waste management aspect of the CAFO site, including, but not limited to, the exact means and methods by which the applicant proposes to dispose of liquid and solid waste generated from the CAFO. The narrative shall include a description of the means and methods by which the applicant will ensure that solid and liquid waste will not escape the boundaries of the CAFO, or enter the waters of the United States of America.
- 6. **Water Rights:** A writing from the Idaho Department of Water Resources indicating existing water rights, including a profile of all water rights necessary for the operation of the CAFO; or, if those rights have not yet been granted, proof that an application for transfer or other suitable application has been filed with the Idaho Department of Water Resources which, if granted, would allow sufficient water rights to permit a lawful operation of the new CAFO.
- 7. **Statement of Compliance:** A notarized statement that the applicant will, as a condition of permit approval, construct and operate the confined animal feeding operation and nutrient management plan acres in keeping with the lawful directives of the state of Idaho department of agriculture or state of Idaho department of environmental quality with respect to location and construction of lagoons, the application of liquid and solid waste from the CAFO and other matters within the jurisdiction of the department of agriculture or DEQ.
- 8. **Comment Letters:** Applicant shall supply proof that comment letters have been requested from the highway districts having jurisdiction over public roads shown within or immediately adjacent to the CAFO site as designated on the previously described map and from any canal company owning ditches or canals that are within or immediately adjacent to the CAFO site as designated on the previously described map, as well as any utility company or other easement holders of record pertaining to land within or abutting the designated CAFO site. Response letters from highway districts, canal companies, utility companies or other easement holders should recommend conditions that the Commission should consider imposing as conditions of approval, or provide written comments otherwise relative to the proposal.

- ☐ 9. 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.
- ☐ 10. Lighting: The map accompanying the application must show the location of all corral or yard lights, and the application shall otherwise demonstrate that the lights have been designed to reflect downward and onto the CAFO to prevent escape of light and glare outside the boundaries of the CAFO area.
- ☐ 11. Setback Compliances: Compliance with all setback rules under 9-11-2 of Cassia County Code must be demonstrated.
- ☐ 12. Neighboring Property Owners: A list of names and addresses of all real property owners located within one (1) mile of the external boundaries of the CAFO.
- ☐ 13. 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.
- ☐ 14. 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 9-11-8 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. Attached to this application is a copy of County Code 9-11 containing the Confined Animal Feeding Operation requirements, and sample notice of hearing protocol, for the applicant's review and reference.

Until all items listed herein are submitted to the satisfaction of the zoning administrator, any application made with the office of zoning administrator 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/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 Confined Animal Feeding Operation 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 _____ Date _____

Printed Name: _____

Signature of Property Owner  _____ Date 6/13/25

Printed Name: Kevin Schroeder

For Office Use Only:

Date Application Filed: _____		By: _____	
Fee Received: \$ _____	Check # _____	Credit _____	
(Fee: \$1200 + \$.25/animal unit) Application # _____			



Conditional Use Permit Application

**EXHIBIT
1 CU**

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 amd. Ord. 2019-08-01)

Applicant/Authorized Agent

(Attach additional pages if Necessary)

Name: AGPROfessionals
 Address: 213 Canyon Crest Dr., Ste 100
 City: Twin Falls
 State: ID Zip: 83301
 Contact Phone # 208-595-5301
 Email: _____

Property Owner of Record

(Attach additional pages if Necessary)

Name: Nature Ridge Holdings, LLC
 Address: 134 E Highway 81
 City: Burley
 State: ID Zip: 83318
 Contact Phone # 208-654-2733
 Email: office@gibbygroup.com

Property Information:

Location of Property: South of Interstate-86 and east of Yale Road

Parcel Number(s) See attached property descriptions

Legal Description of Property: (Attach if Necessary) See attached property descriptions

Existing Use of Property: Organic Dairy

Current Zoning District of the premises: Prime Agriculture

Description of Proposed Conditional Use: Add additional open lots for replacement heifers

Required Submittals:

- ☐ 1. Conditional Use Permit Application and non-refundable application fee.
- ☐ 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;
- ☐ 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.

- ☐ 4. List of Property Owners within a one-mile radius of the exterior boundaries of the premises.
- ☐ 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.
- ☐ 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.
- ☐ 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. Attached to this application is a copy of County Code 9-13 containing the Conditional Use requirements and sample notice of hearing protocol for the applicant's review and reference.

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)

Date

Printed Name: _____

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

Date

Printed Name: Kevin Schroeder

For Office Use Only:

Date Application Received: _____	By: _____
Fee \$600.00 Received: \$ _____	Check # _____ Credit Card: _____
Application # _____	



CASSIA COUNTY ZONING & BUILDING

1459 Overland Ave., Room 210, Burley, ID 83318 Ph: 208.878.7302 Fax: 208.878.3510
Email: bldgdept@cassia.gov

**EXHIBIT
1 VAR**

REQUEST FOR VARIANCE APPLICATION

Applicant/Owner Information:

<u>Property Owner of Record</u> (Attach additional pages if Necessary) Name: <u>Nature Ridge Holdings, LLC</u> Address: <u>134 E Highway 81</u> City: <u>Burley</u> State: <u>ID</u> Zip: <u>83318</u> Contact Phone # <u>208-654-2733</u> Email: <u>office@gibbygroup.com</u>	<u>Applicant/Authorized Agent</u> (Attach additional pages if Necessary) Name: <u>AGPROfessionals</u> Address: <u>213 Canyon Crest Dr., Ste 100</u> City: <u>Twin Falls</u> State: <u>ID</u> Zip: <u>83301</u> Contact Phone # <u>208-595-5301</u> Email: <u>vcauhorn@agpros.com & hdurow@agpros.com</u>
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Property Information:

Physical Address/ Location of Property: Part of Section 8 and Part of Section 9, Township 10 S, Range 28 E
Parcel Number(s) RP10S28E081200 & RP10S28E090001
Legal Description of Property: (Attach if necessary) Part of Section 8 and Part of Section 9,
Township 10 S, Range 28 E (See attached property descriptions)
Current Zoning District of the premises: Prime Agriculture
Existing Use of Property: Agriculture - Dairy CAFO
Nature of Variance: *(Provide a description of the nature of the variance requested and the specific Article or*
Section of the County Zoning Ordinance for which the variance request relates to)
See attached variance request

Required Submittals:

- ☒ 1. Variance Application and fee.
- ☒ 2. Site Plan of the premises indicating 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 use meets the intent and requirements of this title.
- ☒ 3. Statement of Conformity: Attach a narrative statement demonstrating that requested variance conforms to the following standards, as listed in 9-5-5-E.5 of County Code:
 - A. Special Circumstances: That special conditions and circumstances exist which are not applicable to other lands, structures, or buildings in the same district.
 - B. Deprivation of Rights: That a literal interpretation of the provisions of the title would deprive the applicant of rights commonly enjoyed by other properties in the same district under the terms of the title.

- C. Circumstances Unavoidable: That such special conditions and circumstances do not result from the actions of the applicant.
- D. Not a Special Privilege: That granting of the variance requested will not confer on the applicant any special privilege that is denied by this title to other lands, structures or buildings in the same district.
- E. Minimum Change: That the variance requested is the minimum change necessary to alleviate the hardship. A Variance shall not be granted unless the planning and zoning commission makes specific findings of fact based directly on the particular evidence presented to it which support conclusions that the above mentioned standards and conditions have been met by the applicant.
- ☒ 4. List of Property Owners within a one-mile radius of the exterior boundaries of the premises.
- ☐ 5. 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).
- ☐ 6. Supplementary Conditions and Safeguards: Under no circumstances shall the planning and zoning commission grant an appeal or variance to allow a use not permissible under the terms of this title in the zone involved, or any use expressly or by implication prohibited by the terms of this title in said zone. In granting any appeal or variance, the planning and zoning commission may prescribe appropriate conditions and safeguards in conformity with the title. Violation of such conditions and safeguards, when made a part of the terms under which the appeal or variance is granted, shall be deemed a violation of this title. (Ord. 99-1-1,1-4-1999) (9-5-5 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 is obligated to provide Notice as set forth in Cassia County Code, Title 9.
 - Applicant will be notified of the scheduled hearing information, or if additional information is needed to process the application. Attached to this application is a copy of County Code 9-5-5 containing the Variance Request requirements and sample notice of hearing protocol for the applicant's review and reference.

Applicant/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 Request for Variance. 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.

Valene L. Caughon
Signature of Applicant/Authorized Agent

08/01/25
Date

[Signature]
Signature of Property Owner

7/31/25
Date

For Office Use Only:

Date Application Lodged: _____	By: _____
Fee Amount Paid: \$ _____	Check# _____ Credit Card _____ Cash _____
☐ (Fee: \$500)	Application # _____

CASSIA COUNTY CAFO PERMIT PROJECT NARRATIVE

Prepared for Nature Ridge Holdings LLC

Introduction

Nature Ridge Holdings LLC (Nature Ridge) is requesting to amend a Confined Animal Feed Operation (CAFO) to increase animal units, revise the herd composition and add additional open-lot pens for an existing organic dairy operation. This CAFO application is being submitted in conjunction with a Cassia County Conditional Use Permit (CUP) application.

The subject property will be owned and operated by Nature Ridge Holdings, LLC. The current Cassia County CAFO Permit # 2016-04-CAFO was permitted for 3,316 Animal Units (AUs). The intent of this proposal is to increase the Animal Units to a total of 8,212 AUs and 4,106.14 acres.

The existing facility is located on parcels RP10S28E050000 being all of Section 5, Township 10 South, Range 28 East of the B.M. and RP10S28E080000 being in part of Section 8, Township 10 South, Range 28 East of the B.M., Town of American Falls, Cassia County, Idaho. The additional acreage used to meet the density requirements is included in the Property Descriptions provided.

The currently permitted operation's general Waste Management Area (WMA) will remain unchanged. The majority of the irrigated fields included in the density of the permit will be used for land application of liquid manure through a pivot system and solid manure/bedding will be trucked to the farther irrigated fields and also third party transferred.

Owner

Nature Ridge Holdings, LLC
134 E Highway 81
Burley, ID 83318
208-654-2733

Operator

Nature Ridge Organic Dairy
c/o Riley Smith
2958 E 300 N
American Falls, ID 83211
208-261-3379

Description of Site

The CAFO facility will include 4,106.14 acres to meet the two animal units per acre requirement. The legal descriptions for these additional properties and existing CAFO Permits are included in **03 – Property Descriptions**. The dairy is an existing facility contained on approximately 240

acres and is located in the Prime Agricultural (AP) Zone District. The site is approximately 32.0 miles east of the Town of Burley directly south of Interstate-86 and east on North Yale Road. The property has operated a permitted CAFO dairy operation since 2016.

The dairy location is located on flood map no. 1600410150B. The facility is located in Zone C which is an area of minimal flood hazard. Zone C is defined by FEMA as an area that may have ponding and local drainage problems that don't warrant a detailed study or designation as base floodplain. A portion of the dairy's acreage contains Zone A. Zone A is defined by FEMA as areas with a 1% annual chance of flooding and a 26% chance of flooding over the life of a 30-year mortgage." Because detailed analyses are not performed for such areas; no depths or base flood elevations are shown within these zones. This area remains undisturbed cultivated cropland. The facility is setback from FEMA Zone A. The CAFO Map included in **04 – Site Plan & Boundary Map** shows the CAFO Site is compliant with the 1,320-foot floodway setback requirement. The Idaho Department of Water Resources' Flood Hazard Map, included in **16 – FEMA Flood Map**, does not classify this flood zone as a regulatory floodway. Therefore, the CAFO Site is compliant with the 1,320-foot floodway setback requirement.

Surrounding Land Uses

The property is primarily surrounded by irrigated agricultural land, undeveloped rangeland, and rural residential. The nearest residence, not owned by Nature Ridge, is located approximately 4,131 feet west of the existing wastewater system.



Figure 1. Google Earth Aerial Imagery

Operations and Site Description

Nature Ridge Holdings, LLC intends to increase the animal units to a total of 8,212 AUs and add new open lot pens. The current site contains open lot pens, shade structures, freestall barns, milk parlor, feed storage, and associated drainage systems. The dairy operation is an organic facility that meets the National Organic Program (NOP) facility standards. During the active growing season cattle are grazed on available pasture lands, rotating out of fields to prevent excessive damage and allow field recovery. Cows are rotated from the grazing fields to the milk parlors to be milked. Outside of the growing season, cattle are housed in the freestall barns and open lot pens. The entire CAFO site is in the Prime Agricultural (AP) Zone District. **03 – Property Descriptions** contains a list of the parcels included in the CAFO property.

The facility will operate Monday through Sunday. Typical hours of operation are expected to be 7:00 a.m. to 5:00 p.m. with start and end times staggered. Occasional night operations are expected to occur as needed during the fall season when receiving cattle or bringing in commodities from harvest. Cows will be milked in a 60-stall rotary parlor. The cows are housed in freestalls and bedded with dried manure solids. Milking occurs two times daily and is stored in one of two bulk tanks with 20,000-gal capacity each.

The farm will utilize the manure generated by the CAFO according to the Idaho State Department of Agriculture (ISDA) approved Nutrient Management Plan (NMP). The existing lagoons will be utilized for stormwater runoff.

Nuisance Mitigation

A Nuisance Management Plan has been developed to provide common Best Management Practices (BMPs) that Nature Ridge can utilize to mitigate any potential on-site nuisances. As an organic dairy operation, the facility must maintain standards as designated by the NOP. The Nuisance Management Plan explains the practices that their operation may use to best manage nuisances along with common practices in addressing dust, odor, pests, and mortalities. Generally, pen density is reduced, and the facility is required to provide at will grazing for the cattle which also helps to reduce potential nuisance conditions that arise from a typical CAFO operation. The Nuisance Management Plan is included in **07 – Nuisance Management Plan**.

Stormwater Runoff and Drainage

Due to the area's low annual precipitation, well-draining soils, and low frequency of ponding or flooding, it is anticipated that stormwater runoff will be minimal. The NRCS Soil Resource Report included in **17 – NRCS Soil Survey** details the site's soil properties. The report indicates that the CAFO Site is not located in a high-water table area or wetland area.

The CAFO storage and containment facilities are required to be designed and constructed with engineering criteria approved by ISDA. The engineering information is a part of the NMP on file at ISDA.

The dairy cattle are housed in one of four freestall barns, open lots, calf hutches, and open transition barns. They are also provided access to pasture during the growing season. Freestalls are bedded with compost, and solids are pushed two to three times a day to a concrete vault in the center of the barn. Process water is used to flush the solids into the reception pit. A maternity pen and hospital barn are located between the north and south freestall barns on the east side of the facility. Freestall barns are guttered and sloped to collect precipitation. Four drains carry run-off from the barns to a natural drainage around the facility. This natural drainage has been graded and bermed to prevent run-on to the facility as well as run-off. A conveyance ditch on the west side of the open lot corrals carries runoff from the corrals directly to the east lagoon. Additional open lot corrals are located northeast of the milking facility. Cattle are bedded with straw, and solids are mounded and stored in-corral, or immediately west of corrals. Berming on the west and north sides of the lot prevents runoff from the heifer lot.

Waste Management

Solid and liquid manure is land applied from Nature Ridge to irrigated farm fields either that Nature Ridge owns or operates, or third party transferred. Irrigation water can be added to either lagoon to dilute the water prior to land application, thereby reducing odors. Lagoons will be cleaned as needed to remove solids to maintain adequate storage. These fields can also receive solid manure or compost.

All the liquids are applied close to the dairy and the solids are dried and hauled to farther parts of the farm. Liquid is typically not third party transferred, only the composted manure.

Composting has occurred southeast and east of the dairy operations. These two areas are being decommissioned for use with this request. A centralized composting location is proposed to the very south of the site as shown on the site plan. Due to the site constraints in this area, a variance request for the setbacks to the property line for the composting area is being submitted in conjunction with this request.

The CAFO will continue to operate within conformance with their NMP. The existing CAFO site has an approved NMP through ISDA, their approval date being March 19, 2021. An updated NMP has been submitted as of June 12, 2025, and is pending final approval. The submittal email has been included along with the current NMP approval in **06- Nutrient Management Plan**.

Water

Nature Ridge has one water right, 43-13741, that currently serves the dairy operation. This right supplies 0.58 cfs. and 107.4 afa. for commercial and stockwater use. A transfer to convert a

portion of the irrigation right to increase the commercial and stockwater use to a total of 250.28 acre-feet annually will allow the facility to expand the herd and maintain commercial uses.

A copy of the water transfer and an evaluation of water rights for the existing dairy and the expansion was completed and it is included in **08 – Water Rights**. The water use estimate for the transfer application proposes to transfer 142.88 ac-ft to provide adequate water for the facility. The dairy water use estimate is 202 acre-feet approximately. An additional 48 acre-feet of water is being included as a safety factor. The farm is drying up 49 acres for the dairy which leaves approximately 14 acres of irrigated cropland. The 14 acres of irrigation water will continue to be used at the existing point of use for the irrigation right.

Compliance with Setbacks

1. Meets setback of 1,320 feet from nearest subdivision;

The facility is located almost 32-miles east of the Town of Burley, which is the nearest townsite. The site is surrounded by rural agricultural land, no record of subdivisions in the vicinity were found.

2. Locations of waste lagoons, corrals, wells and septic systems of the CAFO site conform to the state of Idaho and the South Central Public Health District's regulations and specifications;

The septic system, permit no. 6580, on site was permitted and approved by the South Central Public Health District.

The wells on site are permitted with the Idaho Division of Water Resources and are compliant with IDAPA 37.03.09 (025.01.d.).

The waste lagoons comply with ISDA requirements to contain all runoff from the facility. The locations of the waste lagoons and corrals are not governed by the State of Idaho or South-Central Public Health District. The existing facility was designed and constructed in accordance with the approved county permits. In addition, the change of use and expansion of the facility has been submitted for county review and comment.

3. Not located in any buffer zone;

The facility is located in the Prime Agricultural Zone District. See Figure 1 and 2 below.

Zoning for the density acreage included with the request includes both Prime Agriculture and Multiple Use Zoning. The areas within the Multiple Use Zone District will continue to be cultivated crop land and active pastureland for the dairy cattle.

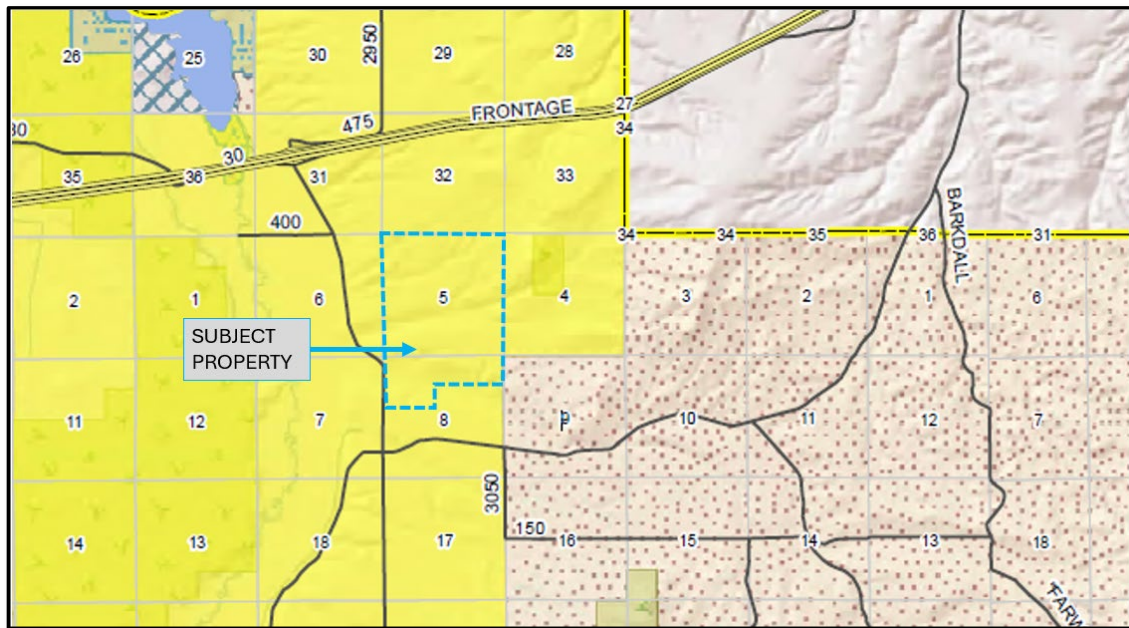


Figure 2. 2021 Official Cassia County Zoning Map

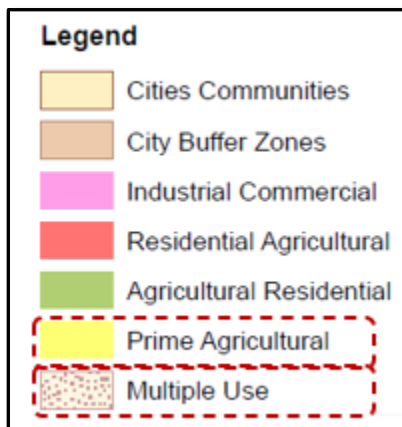


Figure 3. 2021 Official Cassia County Zoning Map Legend

4. Facility lights are directed downward;

All facility lighting will conform with county standards and will be designed to direct light downwards to prevent light pollution onto adjacent properties.

5. Distance from floodplain;

The main dairy facility is bisected by floodplain Zone A, see Figure 3 below. Zone A is defined by FEMA as areas with a 1% annual chance of flooding and a 26% chance of flooding over the life of a 30-year mortgage. Because detailed analyses are not performed for such areas; no depths or base flood elevations are shown within these zones.

The facility is existing, and improvements will not be extended further south toward the floodplain. The existing commodity area, referred to as centralized feed storage in the previous 2016 amendment, is adjacent to the Flood Zone A as shown in Figure 3. This area is existing, will not be extended further south, and is not being changed as a result of this current request.

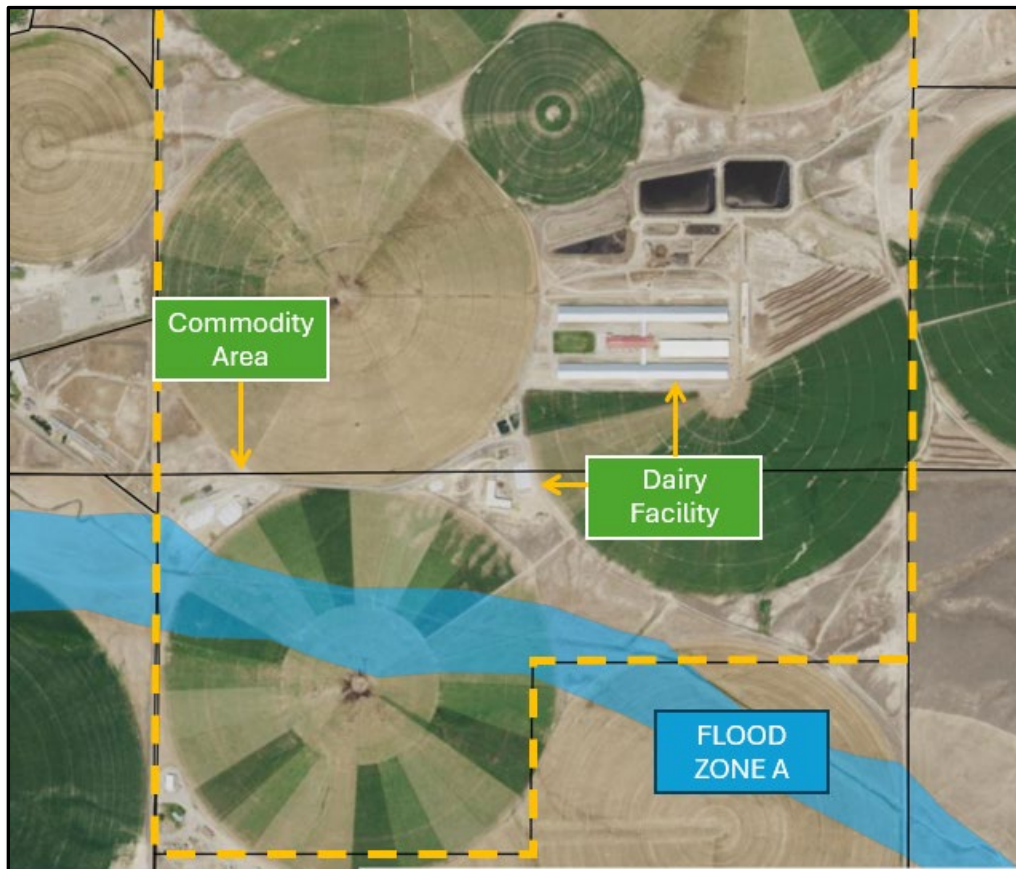


Figure 4. Flood Zone Map

6. *What is the distance from site to wells serving houses for which variance is sought? Could you please label such wells as domestic wells on the maps?*

A variance for the distance to domestic wells is not expected to be required as the facility is existing. Any domestic wells shown are all located on property owned by Nature Ridge.

7. *Show that proximity from site to RA zone or Buffer zones is at least 5,280 feet.*

The facility is approximately 19 linear miles from both the Declo Buffer Zone and the nearest Residential Agricultural Zone as shown in Figure 4.

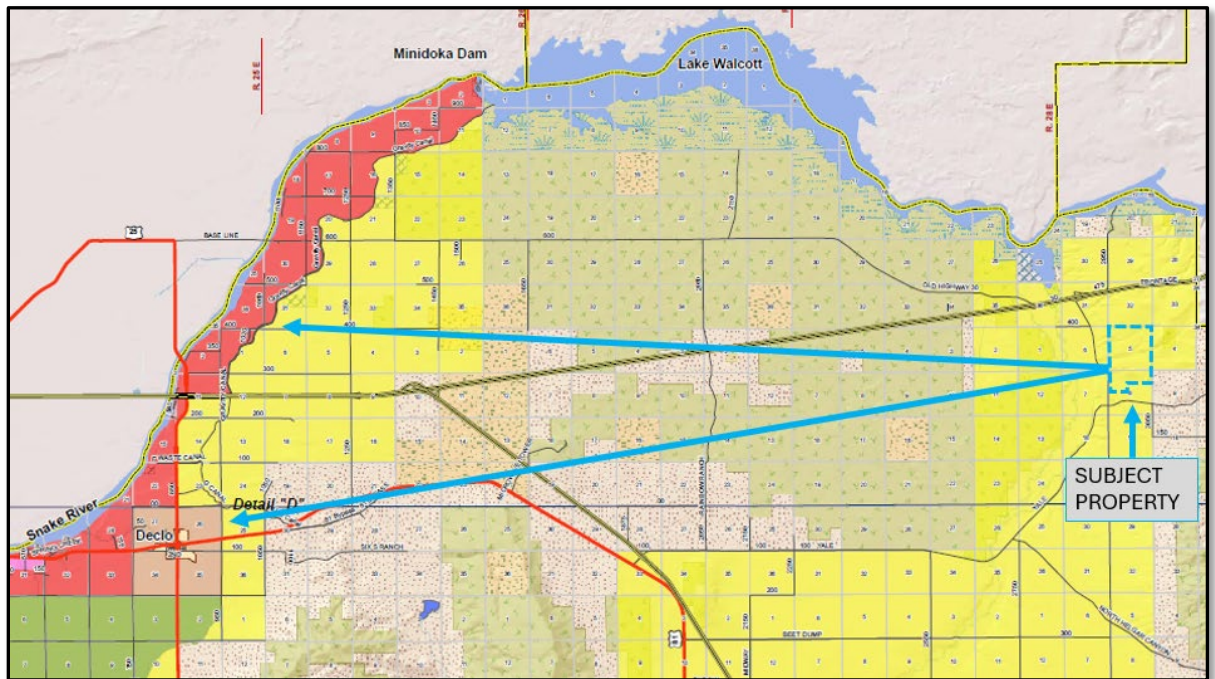


Figure 5. 2021 Official Cassia County Zoning Map

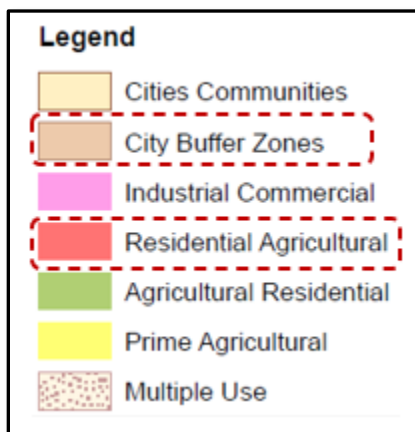


Figure 6. 2021 Official Cassia County Zoning Map Legend

Cassia County CAFO Conditional Use Permit Criteria

The Nature Ridge request to expand their operations complies with the Cassia County Conditional Use Permit Criteria (09-13-03). This is explained in more detail below.

- A. *Qualify: Will, in fact, constitute a conditional use as established by the official schedule of zoning regulations for the zone involved.*

According to the Cassia County Municipal Code 09-08-02, a CAFO is permissible in the AP Zone District with an approved CUP. This proposal is to expand the existing CAFO

operation, which is currently permitted through an existing CUP. Also, the Cassia County Comprehensive Plan Title 8 N.2-2 indicates that CAFO operations should be encouraged in areas designated as Prime Agriculture. The facility is in compliance with both the Municipal Code and Comprehensive Plan.

- B. Meet General Obligations: Will be harmonious with and in accordance with the general objectives or with any specific objective of the zoning ordinance. [Amd. Ord. 2012-07-01, 07-02-2012].*

The site is located in the AP Zone District and in a remote primarily undeveloped area of the county. According to the Cassia County Municipal Code 09-07-03, this zone district is characterized by farms, dairies, and ranches that are devoted to the production of food and animal products. The expansion of this facility will allow the dairy operations to meet local market demands.

- 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.*

The vicinity of the property site is characterized by irrigated cropland, undeveloped rangeland, and rural residential.

Minimal changes to the current site are proposed. The additional corrals will be constructed to maintain the character of the existing corrals on site; as well as, being designed to be similar to other corrals in the area. The dairy is set back from public roads. This is an existing operation and will continue to be harmonious with the other operations in this area. The site will be designed and operated in a manner that maintains the rural character of this area.

- D. Hazards: Will not be unreasonably hazardous or disturbing to existing or future neighboring uses.*

As this is an existing dairy operation, the increase in animal units and additional corrals should not negatively impact other properties in the vicinity. As shown in the Site Plans provided, the site has been developed to meet all required setbacks. The use of appropriate Best Management Practices used in animal feeding operations as well as meeting all local, state, and federal requirements helps to minimize potential hazards.

Additional corrals are proposed adjacent to existing structures and are internal to the site and are set away from the rural residential areas. This helps to create an additional buffer from these residential uses that may be impacted. The location is ideal as non-compatible uses are unlikely to expand into this area due to the limited infrastructure and remote nature of the site.

- 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.*

The site is located outside of municipal service areas. The existing CAFO operation has adequate access to public roads and will be served by the same police and fire protection district that serve the site currently. The increase in animal units should not negatively impact any of these service providers. The site has been evaluated and it has been determined that there are adequate water, drainage, and stormwater drainage facilities for the expansion.

- 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.*

Agricultural activities are a major economic base for Cassia County. The proposed expansion will allow the dairy operation to provide organic milk for local markets. The expansion is not expected to create public costs for improvements as the improvements are internal to an existing facility and will be funded by the landowner. It is expected to allow the owners to meet current market demands in the organic dairy industry. This can benefit Cassia County by increasing the available jobs in the area and providing a high demand product for use in other organic dairy products.

- 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.*

According to the Cassia County Comprehensive Plan and Municipal Code, CAFOs should be operated in the AP zone district. The rural nature of the site helps create a natural buffer to mitigate nuisance conditions. The addition of animals is not expected to increase the traffic to/from the facility significantly. The site is rural in nature which provides a buffer for potential nuisance conditions associated with CAFO operations. Smoke, fumes, and glare are not expected to be an issue with this request as internal changes are limited to the open lot corrals, and the remaining facility is existing and has not had these issues come up.

The current facility has an ISDA approved EMP/NMP. A revised NMP has been submitted for ISDA approval. The facility will manage their CAFO lagoons in conformance with ISDA requirements.

This facility is also an organic dairy operation, which requires access to pasture for grazing during the growing season. This reduces the potential nuisances that result from confined animal operations. There are also freestall barns on site. These are enclosed and help to manage odors since the milking cattle are primarily kept indoors outside of the growing season.

Finally, a nuisance management plan was prepared for the operation that details how the facility will manage nuisance conditions using Best Management Practices (BMPs) for CAFO operations.

- 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.*

Nature Ridge Organic Dairy is a current organic dairy operation. The facility is existing, is in good standing, and operates in conformance with all regulations for the operation. The facility is kept clean and organized. The lagoons are maintained and will continue to be managed in compliance with their approved NMP.

A nuisance management plan has been prepared and the plan details BMPs for the facility to manage dust, odor, pests, and mortalities at the facility. The facility will be inspected regularly and the appropriate practice implemented when potential nuisance conditions arise. The effectiveness of the practice will be reviewed as well and adjusted as needed.

The CAFO manure pond storage and containment facilities are required to be designed and constructed with engineering criteria approved by ISDA. Engineering is a part of the NMP that is kept onsite and reviewed by ISDA.

The CAFO operation is a permissible agricultural use in the AP zone district. The operation will conform to all local, state, and federal regulations. The dairy operation does not currently create harmful conditions, and they will continue to operate and manage the facility in the same manner.

- 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.*

The site is rural in nature with limited traffic. Access to the dairy is from Yale Road west of the site which is designated as a paved arterial road according to the Burley Highway District functional classification map. Traffic will then disperse primarily north to Interstate-86 or south along Yale to S 2500 E. The access to the site is designed in a manner to not create safety hazards or interfere with traffic.

J. Scenic And Historic Features: Will not result in the destruction of loss or damage to any natural, scenic or historic feature of importance to the public. (Ord. 99-10-2, 10-18-1999)

Not applicable, the site does not have any significant scenic or historical features.

Conclusion

The proposed CAFO expansion is supported by the Comprehensive Plan and municipal code. The proposed expansion will not create an undue burden on the county or be a nuisance to neighboring properties. The site will continue to operate in conformance with their approved development standards and state regulations. The remote nature of this site makes it well suited for the CAFO operation and creates a natural buffer.

CASSIA COUNTY CONDITIONAL USE PERMIT PROJECT NARRATIVE

Prepared for Nature Ridge Holdings LLC

Introduction

Nature Ridge Holdings LLC (Nature Ridge) is requesting to amend an existing Conditional Use Permit (CUP) to increase the animal units, revise the herd composition, and construct new open lot pens of an existing organic dairy operation. This CUP application is being submitted in conjunction with a Cassia County Confined Animal Feeding Operation (CAFO) application.

The subject property will be owned and operated by Nature Ridge Holdings, LLC. The current Cassia County CAFO Permit # 2016-04-CAFO was permitted for 3,316 Animal Units (AUs). The intent of this proposal is to increase the Animal Units to a total of 8,212 AUs and 4,106.14 acres.

The existing facility is located on parcels RP10S28E050000 being all of Section 5, Township 10 South, Range 28 East of the B.M. and RP10S28E080000 being in part of Section 8, Township 10 South, Range 28 East of the B.M., Town of American Falls, Cassia County, Idaho. The additional acreage used to meet the density requirements is included in the Property Descriptions provided.

The currently permitted operation's general Waste Management Area (WMA) will remain unchanged. The majority of the irrigated fields included in the density of the permit will be used for land application of liquid manure through a pivot system and solid manure/bedding will be trucked to the farther irrigated fields and also third party transferred.

Owner

Nature Ridge Holdings, LLC
134 E Highway 81
Burley, ID 83318
208-654-2733

Site Contact

Nature Ridge Organic Dairy
c/o Riley Smith
2958 E 300 N
American Falls, ID 83211
208-261-3379

Description of Site

The CAFO facility will include 4,106.14 acres to meet the two animal units per acre requirement. The legal descriptions for these additional properties and existing CAFO Permits are included in **04 – Property Descriptions**. The dairy is an existing facility contained on approximately 240

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acres and is located in the Prime Agricultural (AP) Zone District. The site is approximately 32.0 miles east of the Town of Burley directly south of Interstate-86 and east on North Yale Road. The property has operated a permitted CAFO dairy operation since 2016.

The dairy location is located on flood map no. 1600410150B. The facility is located in Zone C which is an area of minimal flood hazard. Zone C is defined by FEMA as an area that may have ponding and local drainage problems that don't warrant a detailed study or designation as base floodplain. A portion of the dairy's acreage contains Zone A. Zone A is defined by FEMA as areas with a 1% annual chance of flooding and a 26% chance of flooding over the life of a 30-year mortgage. Because detailed analyses are not performed for such areas; no depths or base flood elevations are shown within these zones. This area remains undisturbed cultivated cropland.

The operational area housing livestock is setback from FEMA Zone A. The maps included in **03 – Maps** shows the main facility is compliant with the 1,320-foot floodway setback requirement except for a portion of commodity storage that a variance was approved with the most current CAFO permit.

Surrounding Land Uses

The property is primarily surrounded by irrigated agricultural land, undeveloped rangeland, and rural residential. The nearest residence, not owned by Nature Ridge, is located approximately 4,131 feet west of the existing wastewater system.



Figure 1. Google Earth Aerial Imagery

Operations & Site Description

Nature Ridge Holdings, LLC intends to increase the animal units to a total of 8,212 AUs and add new open lot pens. The current site contains open lot pens, shade structures, freestall barns, milk parlor, feed storage, and associated drainage systems. The dairy operation is an organic facility that meets the National Organic Program (NOP) facility standards. During the active growing season cattle are grazed on available pasture lands, rotating out of fields to prevent excessive damage and allow field recovery. Cows are rotated from the grazing fields to the milk parlors to be milked. Outside of the growing season, cattle are housed in the freestall barns and open lot pens. The entire CAFO site is in the Prime Agricultural (AP) Zone District. **04 – Property Descriptions** contains a list of the parcels included in the CAFO property.

The facility will operate Monday through Sunday. Typical hours of operation are expected to be 7:00 a.m. to 5:00 p.m. with start and end times staggered. Occasional night operations are expected to occur as needed during the fall season when receiving cattle or bringing in commodities from harvest.

The farm will utilize the manure generated by the CAFO according to the Idaho State Department of Agriculture (ISDA) approved Nutrient Management Plan (NMP). The existing lagoons will be utilized for stormwater runoff. The current wastewater system was reviewed and is expected to be able to maintain the increase in Animal Units with any additional storage.

Nuisance Mitigation

A Nuisance Management Plan has been developed to provide common Best Management Practices (BMPs) that Nature Ridge can utilize to mitigate any potential on-site nuisances. As an organic dairy operation, the facility must maintain standards as designated by the NOP. The Nuisance Management Plan explains the practices that their operation may use to best manage nuisances along with common practices in addressing dust, odor, pests, and mortalities. Generally, pen density is reduced, and the facility is required to provide at will grazing for the cattle which also helps to reduce potential nuisance conditions that arise from a typical CAFO operation. The Nuisance Management Plan is included in **08 – Nuisance Management Plan**.

Stormwater Runoff & Drainage

Due to the area's low annual precipitation, well-draining soils, and low frequency of ponding or flooding, it is anticipated that stormwater runoff will be minimal. The NRCS Soil Resource Report included in **09 – NRCS Soil Survey** details the site's soil properties. The report indicates that the CAFO Site is not located in a high-water table area or wetland area.

The CAFO storage and containment facilities are required to be designed and constructed with engineering criteria approved by ISDA. The engineering information is a part of the NMP on file at ISDA.

The dairy cattle are housed in one of four freestall barns, open lots, calf hutches, and open transition barns. They are also provided access to pasture during the growing season. Freestalls are bedded with compost, and solids are pushed two to three times a day to a concrete vault in the center of the barn. Process water is used to flush the solids into the reception pit. A maternity pen and hospital barn are located between the north and south freestall barns on the east side of the facility. Freestall barns are guttered and sloped to collect precipitation. Four drains carry run-off from the barns to a natural drainage around the facility. This natural drainage has been graded and bermed to prevent run-on to the facility as well as run-off. A conveyance ditch on the west side of the open lot corrals carries runoff from the corrals directly to the east lagoon. Additional open lot corrals are located northeast of the milking facility. Cattle are bedded with straw, and solids are mounded and stored in-corral, or immediately west of corrals. Berming on the west and north sides of the lot prevents runoff from the heifer lot.

Waste Management

Solid and liquid manure is land applied from Nature Ridge to irrigated farm fields either that Nature Ridge owns or operates, or third party transferred. Irrigation water can be added to either lagoon to dilute the water prior to land application, thereby reducing odors. Lagoons will be cleaned as needed to remove solids to maintain adequate storage. These fields can also receive solid manure or compost.

All the liquids are applied close to the dairy and the solids are dried and hauled to farther parts of the farm. Liquid is typically not third party transferred, only the composted manure.

Composting has occurred southeast and east of the dairy operations. These two areas are being decommissioned for use with this request. A centralized composting location is proposed to the very south of the site as shown on the site plan. Due to the site constraints in this area, a variance request for the setbacks to the property line for the composting area is being submitted in conjunction with this request.

The CAFO will continue to operate within conformance with their NMP. The existing CAFO site has an approved NMP through ISDA, their approval date being March 19, 2021. An updated NMP has been submitted as of June 12, 2025, and is pending final approval.

Water

Nature Ridge has one water right, 43-13741, that currently serves the dairy operation. This right supplies 0.58 cfs. and 107.4 afa. for commercial and stockwater use. A transfer to convert a portion of the irrigation right to increase the commercial and stockwater use to a total of 250.28 acre-feet annually will allow the facility to expand the herd and maintain commercial uses.

A copy of the water transfer and an evaluation of water rights for the existing dairy and the expansion was completed and it is included in **10 – Water Rights**. The water use estimate for the

transfer application proposes to transfer 142.88 ac-ft to provide adequate water for the facility. The dairy water use estimate is 202 acre-feet approximately. An additional 48 acre-feet of water is being included as a safety factor. The farm is drying up 49 acres for the dairy which leaves approximately 14 acres of irrigated cropland. The 14 acres of irrigation water will continue to be used at the existing point of use for the irrigation right.

Compliance with Setbacks

1. Meets setback of 1,320 feet from nearest subdivision;

The facility is located almost 32-miles east of the Town of Burley, which is the nearest townsite. The site is surrounded by rural agricultural land, no record of subdivisions in the vicinity were found.

2. Locations of waste lagoons, corrals, wells and septic systems of the CAFO site conform to the state of Idaho and the South Central Public Health District's regulations and specifications;

The septic system, permit no. 6580, on site was permitted and approved by the South Central Public Health District.

The wells on site are permitted with the Idaho Division of Water Resources and are compliant with IDAPA 37.03.09 (025.01.d.).

The waste lagoons comply with ISDA requirements to contain all runoff from the facility. The locations of the waste lagoons and corrals are not governed by the State of Idaho or South-Central Public Health District. The existing facility was designed and constructed in accordance with the approved county permits. In addition, the change of use and expansion of the facility has been submitted for county review and comment.

3. Not located in any buffer zone;

The facility is located in the Prime Agricultural Zone District. See Figure 1 and 2 below.

Zoning for the density acreage included with the request includes both Prime Agriculture and Multiple Use Zoning. The areas within the Multiple Use Zone District will continue to be cultivated crop land and active pastureland for the dairy cattle.

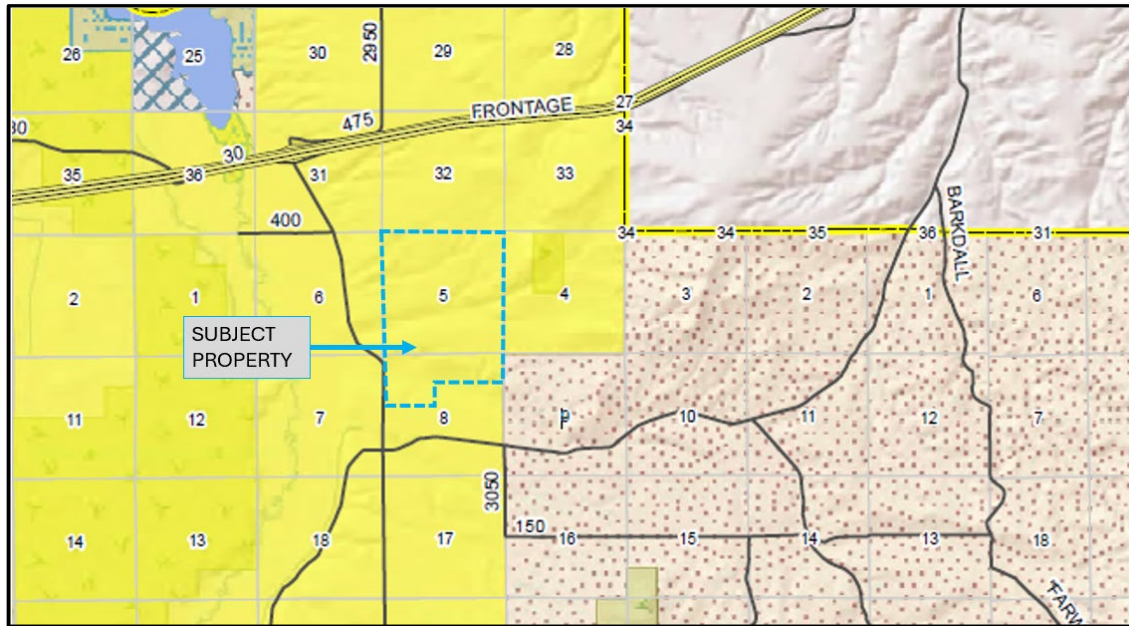


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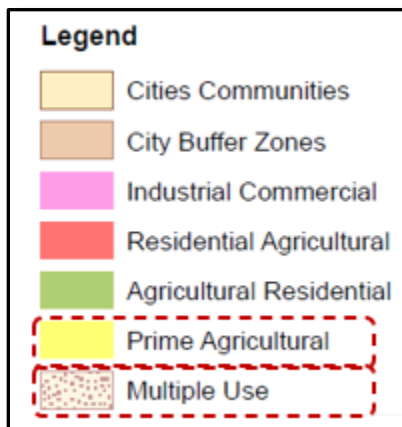


Figure 3. 2021 Official Cassia County Zoning Map Legend

4. Facility lights are directed downward;

All facility lighting will conform with county standards and will be designed to direct light downwards to prevent light pollution onto adjacent properties.

5. Distance from floodplain;

The main dairy facility is bisected by floodplain Zone A, see Figure 3 below. Zone A is defined by FEMA as areas with a 1% annual chance of flooding and a 26% chance of flooding over the life of a 30-year mortgage. Because detailed analyses are not performed for such areas; no depths or base flood elevations are shown within these zones.

The facility is existing, and improvements will not be extended further south toward the floodplain. The existing commodity area, referred to as centralized feed storage in the previous 2016 amendment, is adjacent to the Flood Zone A as shown in Figure 3. This area is existing, will not be extended further south, and is not being changed as a result of this current request.

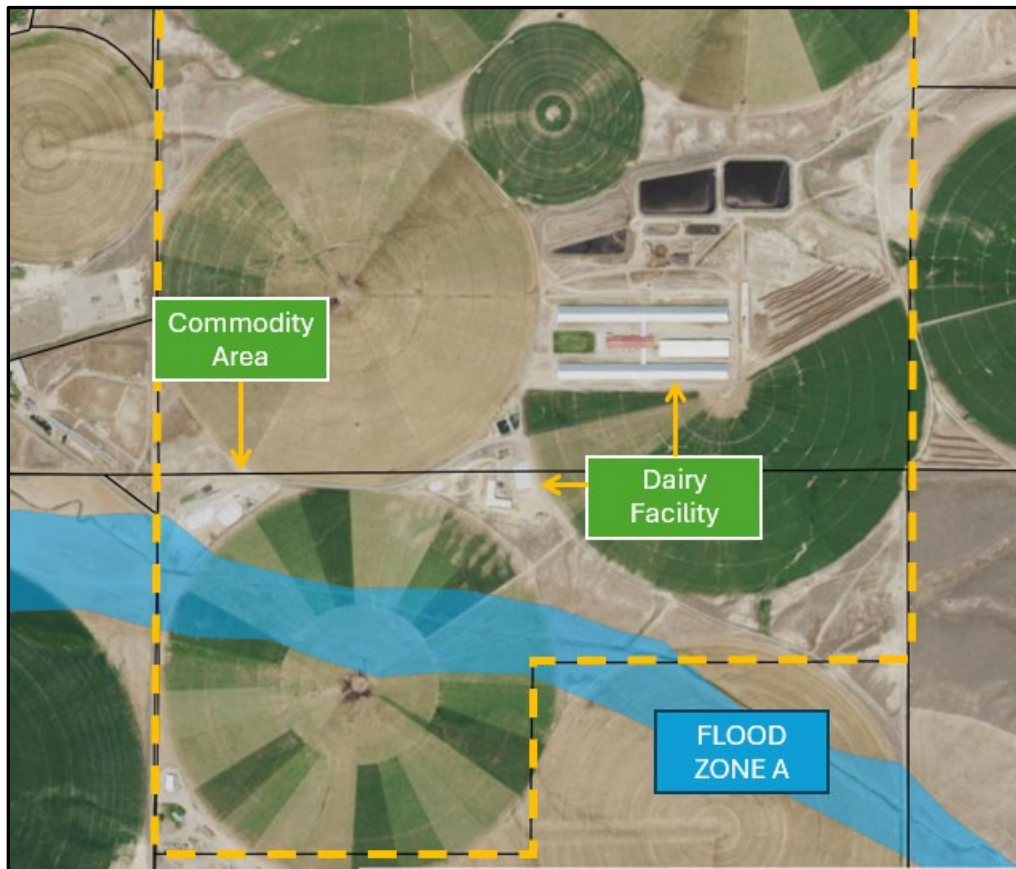


Figure 4. Flood Zone Map

6. *What is the distance from site to wells serving houses for which variance is sought? Could you please label such wells as domestic wells on the maps?*

A variance for the distance to domestic wells is not expected to be required as the facility is existing. Any domestic wells shown are all located on property owned by Nature Ridge.

7. *Show that proximity from site to RA zone or Buffer zones is at least 5,280 feet.*

The facility is approximately 19 linear miles from both the Declo Buffer Zone and the nearest Residential Agricultural Zone as shown in Figure 4.

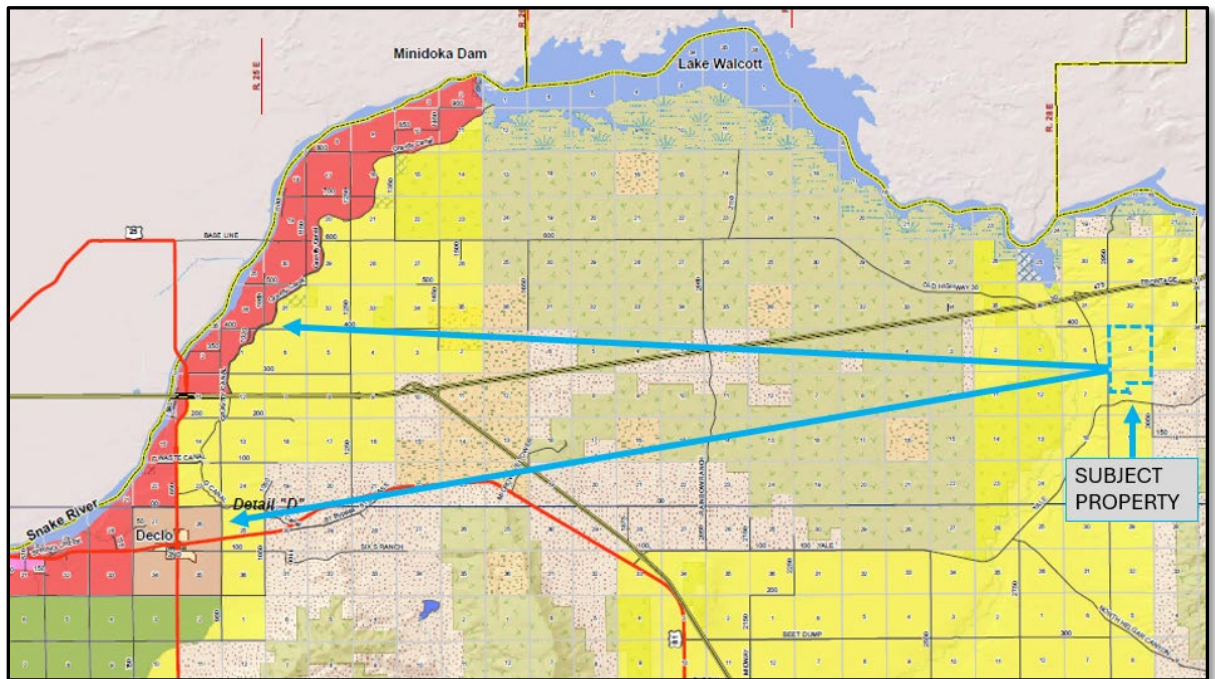


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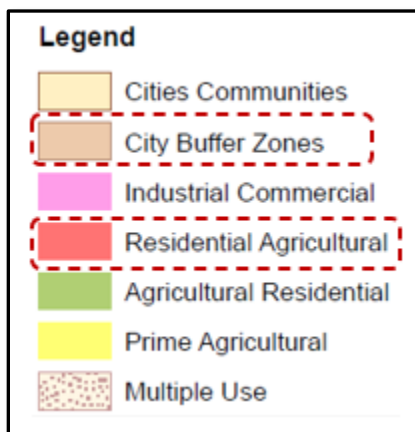


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Cassia County CAFO Conditional Use Permit Criteria

The Nature Ridge request to expand their operations complies with the Cassia County Conditional Use Permit Criteria (09-13-03). This is explained in more detail below.

- A. *Qualify: Will, in fact, constitute a conditional use as established by the official schedule of zoning regulations for the zone involved.*

According to the Cassia County Municipal Code 09-08-02, a CAFO is permissible in the AP Zone District with an approved CUP. This proposal is to expand the existing CAFO

operation, which is currently permitted through an existing CUP. Also, the Cassia County Comprehensive Plan Title 8 N.2-2 indicates that CAFO operations should be encouraged in areas designated as Prime Agriculture. The facility is in compliance with both the Municipal Code and Comprehensive Plan.

- B. Meet General Obligations: Will be harmonious with and in accordance with the general objectives or with any specific objective of the zoning ordinance. [Amd. Ord. 2012-07-01, 07-02-2012].*

The site is located in the AP Zone District and in a remote primarily undeveloped area of the county. According to the Cassia County Municipal Code 09-07-03, this zone district is characterized by farms, dairies, and ranches that are devoted to the production of food and animal products. The expansion of this facility will allow the dairy operations to meet local market demands.

- 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.*

The vicinity of the property site is characterized by irrigated cropland, undeveloped rangeland, and rural residential.

Minimal changes to the current site are proposed. The additional corrals will be constructed to maintain the character of the existing corrals on site; as well as, being designed to be similar to other corrals in the area. The dairy is set back from public roads. This is an existing operation and will continue to be harmonious with the other operations in this area. The site will be designed and operated in a manner that maintains the rural character of this area.

- D. Hazards: Will not be unreasonably hazardous or disturbing to existing or future neighboring uses.*

As this is an existing dairy operation, the increase in animal units and additional corrals should not negatively impact other properties in the vicinity. As shown in the Site Plans provided, the site has been developed to meet all required setbacks. The use of appropriate Best Management Practices used in animal feeding operations as well as meeting all local, state, and federal requirements helps to minimize potential hazards.

Additional corrals are proposed adjacent to existing structures and are internal to the site and are set away from the rural residential areas. This helps to create an additional buffer from these residential uses that may be impacted. The location is ideal as non-compatible uses are unlikely to expand into this area due to the limited infrastructure and remote nature of the site.

- 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.*

The site is located outside of municipal service areas. The existing CAFO operation has adequate access to public roads and will be served by the same police and fire protection district that serve the site currently. The increase in animal units should not negatively impact any of these service providers. The site has been evaluated, and it has been determined that there are adequate water, drainage, and stormwater drainage facilities for the expansion.

- 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.*

Agricultural activities are a major economic base for Cassia County. The proposed expansion will allow the dairy operation to provide organic milk for local markets. The expansion is not expected to create public costs for improvements as the improvements are internal to an existing facility and will be funded by the landowner. It is expected to allow the owners to meet current market demands in the organic dairy industry. This can benefit Cassia County by increasing the available jobs in the area and providing a high demand product for use in other organic dairy products.

- 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.*

According to the Cassia County Comprehensive Plan and Municipal Code, CAFOs should be operated in the AP zone district. The rural nature of the site helps create a natural buffer to mitigate nuisance conditions. The addition of animals is not expected to increase the traffic to/from the facility significantly. The site is rural in nature which provides a buffer for potential nuisance conditions associated with CAFO operations. Smoke, fumes, and glare are not expected to be an issue with this request as internal changes are limited to the open lot corrals, and the remaining facility is existing and has not had these issues come up.

The current facility has an ISDA approved EMP/NMP. A revised NMP has been submitted for ISDA approval. The facility will manage their CAFO lagoons in conformance with ISDA requirements.

This facility is also an organic dairy operation, which requires access to pasture for grazing during the growing season. This reduces the potential nuisances that result from confined animal operations. There are also freestall barns on site. These are enclosed and help to manage odors since the milking cattle are primarily kept indoors outside of the growing season.

Finally, a nuisance management plan was prepared for the operation that details how the facility will manage nuisance conditions using Best Management Practices (BMPs) for CAFO operations.

- 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.*

Nature Ridge Organic Dairy is a current organic dairy operation. The facility is existing, is in good standing, and operates in conformance with all regulations for the operation. The facility is kept clean and organized. The lagoons are maintained and will continue to be managed in compliance with their approved NMP.

A nuisance management plan has been prepared and the plan details BMPs for the facility to manage dust, odor, pests, and mortalities at the facility. The facility will be inspected regularly and the appropriate practice implemented when potential nuisance conditions arise. The effectiveness of the practice will be reviewed as well and adjusted as needed.

The CAFO manure pond storage and containment facilities are required to be designed and constructed with engineering criteria approved by ISDA. Engineering is a part of the NMP that is kept onsite and reviewed by ISDA.

The CAFO operation is a permissible agricultural use in the AP zone district. The operation will conform to all local, state, and federal regulations. The dairy operation does not currently create harmful conditions, and they will continue to operate and manage the facility in the same manner.

- 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.*

The site is rural in nature with limited traffic. Access to the dairy is from Yale Road west of the site which is designated as a paved arterial road according to the Burley Highway District functional classification map. Traffic will then disperse primarily north to Interstate-86 or south along Yale to S 2500 E. The access to the site is designed in a manner to not create safety hazards or interfere with traffic.

- J. Scenic And Historic Features: Will not result in the destruction of loss or damage to any natural, scenic or historic feature of importance to the public. (Ord. 99-10-2, 10-18-1999)*

Not applicable, the site does not have any significant scenic or historical features.

Cassia County Comprehensive Plan and Municipal Code

The CUP and CAFO request are in compliance with the Cassia County Comprehensive Plan as shown below.

D. Economic Development

D.2-1 Economic Growth: Plan for economic growth that is consistent with and supports industry in Cassia County.

This policy recognizes that agriculture comprises a significant share of the local economy.

Agriculture is the primary economic base in Cassia County. This request is to increase the animal units at this facility, revise the herd composition, and add additional open lot pens. This facility is an organic dairy operation that meets stringent national standards to maintain their organic status. This facility provides organic milk products for the production of organic dairy products.

M. Community Design

M.2-2 Infrastructure: Encourage development that minimizes county infrastructure construction and maintenance costs and requires the development to support itself.

This policy recognizes that population growth and the resulting development activity should occur, but with minimum added expense to the existing taxpayers.

The site is an existing dairy CAFO operation. Therefore, the infrastructure for the dairy facility is existing. The open lot pens are interior to the facility. No impact on the county for infrastructure is expected with this request.

N. Agriculture

N.2-2 Concentrated Animal Feeding Operations (CAFO): CAFO operations should be encouraged in areas classified as prime agriculture. CAFO operations are an important part of Cassia County's agri-economic base, and with respect to the nature of their operations, separate regulations are needed to govern the siting and operation of these uses. In forming those regulations, caution must be exercised to assert appropriate county control, while dove-tailing with, but not impinging upon, applicable state regulations of CAFOs. It is important to regulate density in these operations to assure

that the ability to produce waste, odors and other negative impacts does not overrun the ability to manage those wastes, odors and negative impacts.

The site is located in the Prime Agricultural Zone District and is an existing CAFO operation for a dairy facility. A Nuisance Management Plan has been created to provide comment Best Management Practices (BMPs), the facility can use to mitigate potential nuisances. In addition, the facility has been engineered to meet state and federal regulations for CAFO operations. The animal unit density requirements have been met as shown through the property associated with the request and the requested Animal Units.

The site has also been designed to be in compliance with Cassia County Municipal Code Title 9 Ch. 11.

The facility's feed storage and commodity area is existing. The expansion being proposed will not extend south towards the Zone A floodplain that bisects the property. This area will remain unchanged.

A variance request has been submitted in conjunction with this CAFO and CUP applications. This will be for the composting area that is being consolidated along the very southern edge of the property.

The remainder of the site has been designed to meet the setback requirements for CAFO operations. The CAFO will continue to operate within conformance with their NMP. The existing CAFO site has an approved NMP through ISDA, their approval date being March 19, 2021. An updated NMP has been submitted as of June 12, 2025, and is pending final approval.

Conclusion

The proposed CAFO expansion is supported by the Comprehensive Plan and municipal code. The proposed expansion will not create an undue burden on the county or be a nuisance to neighboring properties. The site will continue to operate in conformance with their approved development standards and state regulations. The remote nature of this site makes it well suited for the CAFO operation and creates a natural buffer.

July 30, 2025

Mr. Kerry McMurray
Cassia County Planning & Zoning
1459 Overland Ave., Room 210
Burley, ID 83318

RE: Nature Ridge Holdings, LLC – Variance Request
AGPRO Project # 1728-03

Dear Mr. McMurray:

AGPROfessionals, on behalf of Nature Ridge Holdings, LLC, is requesting a variance from Cassia County Code Section 9-11-2. *Standards on Setbacks* as part of the Confined Animal Feeding Operation (CAFO) and Conditional Use Permit (CUP) applications for the existing dairy located at parcel nos. RP10S28E081200 and RP10S28E090001. An exception is requested from the following sections of the Cassia County Code based on site specific conditions as explained herein:

Sec. 9-11-2.D. Regulations/Setbacks – Property Line: *The closest inside edge of the retaining wall of the waste lagoon, or other structures containing liquid waste, and the outside edge of any Composting Operation of an CAFO shall be located at least four hundred feet (400') inside the existing property lines of the CAFO Site.*

RP10S28E081200 and RP10S28E090001 Request:

Nature Ridge Holdings, LLC dairy is amending an existing CAFO/CUP to increase animal units, revise the herd composition, and construct new open lot pens for their existing dairy operation. In conjunction with the CAFO/CUP permit application, Nature Ridge Holdings, LLC seeks to reduce the required setbacks for the composting area near the south property line to 30 feet from the property line due to the hilly and sloped conditions at the facility.

Below is the information requested to show this request is in conformance with Cassia County Code Sec. 9-5-5.B.5. *Statement Of Conformity.*

a. Special Circumstances: That special conditions and circumstances exist which are not applicable to other lands, structures, or buildings in the same district;

The dairy is planning to combine the composting areas on site into a single area at the facility. This consolidation will minimize the transport of equipment for the composting. The dairy site is located in an area of the county that has steep hills and bluffs that limit the uses on site. The flat areas of the site are primarily productive

farmland and active dairy operations. The single area proposed for composting is along the south end of the CAFO boundary. This consolidation will allow more efficient use of composting equipment, keep productive farmland from being reduced, and allow the facility's waste management plan to meet operational demands.

b. Deprivation of Rights: That a literal interpretation of the provisions of the title would deprive the applicant of rights commonly enjoyed by other properties in the same district under the terms of the title;

Composting is an allowed use at CAFO sites and is a common waste management practice. The enforcement of the setback will result in either a loss of productive farm ground, or the inability to compost on site to meet the facility's needs.

The facility is located in a remote area of the county. This location is set back from the residences in the area and is located north of Lane Gulch Road. The primary uses in this area is cultivated farmland.

c. Circumstances Unavoidable: That such special conditions and circumstances do not result from the actions of the applicant;

The facility already exists. The topography of the site is not caused by the owners or operators. The proposed location of the narrow variance minimizes the overall impact to the facility and neighbors.

d. Not A Special Privilege: That granting of the variance requested will not confer on the applicant any special privilege that is denied by this title to other lands, structures or buildings in the same district; and

The Cassia County Code allows the review and approval of a variance to the setback requirements when the county is provided proof that the request complies with the details here. This is not conferred as a special privilege that others in similar situations would be denied from requesting.

As detailed above, composting is an allowed use with CAFO sites. Without the variance being requested, the facility will likely not be able to compost on site without the loss of productive farm ground.

e. Minimum Change: That the variance requested is the minimum change necessary to alleviate the hardship.

The request is to continue to operate the composting operation at the southern portion of the property which does not comply with the 400-ft. setback as stated in Cassia County Code Sec. 9-11-2.D. The composting area will be 30 feet north of the property line as shown in the site plan. This is the minimum change being requested for the composting area to be functional.

AGPROfessionals will be representing Nature Ridge Holdings LLC. Please remit responses to AGPROfessionals. If you have any questions, please contact me at (208) 595-5301.

Sincerely,

Hannah Dutrow

Hannah Dutrow
Idaho Planning Coordinator

Encl.

1. Application Form
2. Deeds and Authorization
3. Property Descriptions
4. Site Plan
5. Neighboring Property Owners List



Property Descriptions

Cassia County CAFO Permit Application

Prepared for

Nature Ridge Holdings, LLC

EXHIBIT

3

Owner	Parcel #	Address	Legal Description	Deed Rec #	Acres
Nature Ridge Holdings, LLC	RP10S28E080000	2880 E Yale Road	NW4 & N2NE4 of Section 8, Township 10 S, Range 28 E of the B.M.	2015-001781	240.00
	RP10S28E050000		All of Section 5, Township 10 S, Range 28 E of the B.M.	2015-001781	642.90
	RP10S28E043000		Lot 4 (NWNW) and the SW4NW4 of Section 4, Township 10 S, Range 28 E of the B.M.	2015-001781	80.95
	RP10S28E040000		Lot 1 (NENE) and the S2NE4 and the S2 of Section 4, Township 10 S, Range 28 E of the B.M.	2015-001781	439.07
	RP10S28E040601		Lot 2 (Part of the NW4NE4) of Section 4, Township 10 S, Range 28 E of the B.M.	2015-001781	39.65
	RP10S28E081200	247 N Yale Road	S2NE4 and part of the N2S2 of Section 8, Township 10 S, Range 28 E of the B.M.	2015-001782	223.12
	RP10S28E012550		Part of the W2 of Section 1, Township 10 S, Range 28 E of the B.M.	2024-003322	93.60
	RP10S28E110151		T15026 Section 11, Township 10 S, Range 28 E of the B.M.	2024-003322	213.97
	RP10S28E100001		T15027 Section 10, Township 10 S, Range 28 E of the B.M.	2024-003322	351.31
	RP10S28E090001		T15028 Section 9, Township 10 S, Range 28 E of the B.M.	2024-003322	501.55
	RP10S28E020001		T15193 Section 2, Township 10 S, Range 28 E of the B.M.	2025-000401	637.22
	RP10S28E030000		All of Section 3, Township 10 S, Range 28 E of the B.M.	2024-003322	642.80

4106.14 Total Acres

EXHIBIT**3**

CASSIA COUNTY
RECORDED FOR:
TITLEONE - BURLEY
04:09:42 PM 04-23-2015
2015-001781
NO. PAGES: 10 FEE: \$37.00
JOSEPH W. LARSEN
COUNTY CLERK
DEPUTY: TAP
Electronically Recorded by Simplifile

When recorded, please return to:

Attn: Erik J. Bolinder
Givens Pursley LLP
6014 W. Bannock Street
Boise, Idaho 83702
2420428_2

ELECTRONICALLY RECORDED
STAMPED FIRST PAGE NOW
INCORPORATED AS PART OF
THE ORIGINAL DOCUMENT.

GENERAL WARRANTY DEED

FOR VALUE RECEIVED, the receipt and sufficiency of which is hereby acknowledged, G. Phillipp Condie, Condie Properties, L.C., a Utah limited liability company, Denise Tuttle, David J. Condie, Steven R. Condie, Tamara Beckstrand, Carleen Holladay, and George P. Condie and Geraldine Condie, all collectively as tenants-in-common (hereinafter collectively referred to as the "Grantors"), hereby grants, bargains, sells, and conveys unto Evard, L.L.C., an Idaho limited liability company, whose current address is 872 East Pebble Drive, Burley, Idaho 83318 (hereinafter referred to as the "Grantee"), all of Grantors' right, title and interest in and to the following described real property, located in Cassia County, Idaho, to wit (hereinafter referred to as the "Premises"):

See Exhibit A attached hereto and incorporated herein by this reference.

TOGETHER WITH all of Grantors' right, title and interest in and to all water and water rights (including those certain water rights adjudicated pursuant to the Snake River Basin Adjudication Case No. 39576, referred to as water right number 43-07042) and ditch or irrigation company shares associated therewith, streets, alleys and rights of way adjacent thereto, all mineral rights appurtenant thereto, and all and singular the tenements, hereditaments, and appurtenances thereunto belonging or in anywise appertaining, the reversion and reversions, remainder and remainders, rents, issues, and profits thereof; and all estate, right, title, and interest in and to the Premises, as well in law as in equity.

TO HAVE AND TO HOLD the Premises with its appurtenances unto Grantee, its successors, heirs and assigns, forever.

SUBJECT TO the "Approved Exceptions", which shall mean: (a) general taxes and assessments, for the year 2015 and thereafter, which are not yet due and payable, and (b) the easements, rights of way and other matters listed on Exhibit B attached hereto and incorporated herein.

AND Grantors do hereby covenant to and with Grantee, that Grantors are collectively the sole owners of the Premises and own the Premises in its entirety in fee simple; that the Premises are free from all encumbrances except the Approved Exceptions; and that Grantors shall and will warrant and defend the quiet and peaceful possession of said Premises by Grantee, against all lawful claims whatsoever except as excluded or excepted herein.

[end of text]

When recorded, please return to:

Attn: Erik J. Bolinder
Givens Pursley LLP
6014 W. Bannock Street
Boise, Idaho 83702
2420428_2

GENERAL WARRANTY DEED

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TO HAVE AND TO HOLD the Premises with its appurtenances unto Grantee, its successors, heirs and assigns, forever.

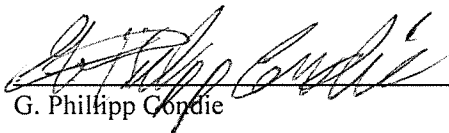
SUBJECT TO the "Approved Exceptions", which shall mean: (a) general taxes and assessments, for the year 2015 and thereafter, which are not yet due and payable, and (b) the easements, rights of way and other matters listed on Exhibit B attached hereto and incorporated herein.

AND Grantors do hereby covenant to and with Grantee, that Grantors are collectively the sole owners of the Premises and own the Premises in its entirety in fee simple; that the Premises are free from all encumbrances except the Approved Exceptions; and that Grantors shall and will warrant and defend the quiet and peaceful possession of said Premises by Grantee, against all lawful claims whatsoever except as excluded or excepted herein.

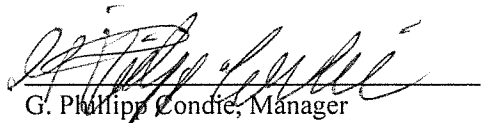
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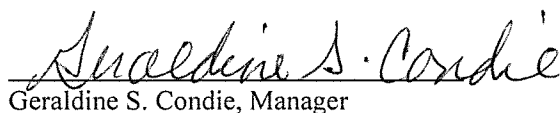
DATED effective as of the 23rd day of April, 2015.

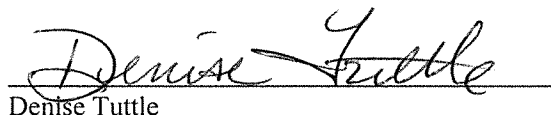
GRANTORS:

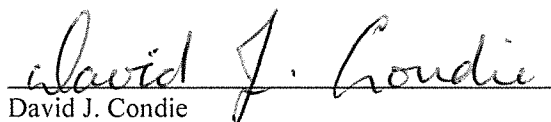

G. Philipp Condie

Condie Properties, L.C., a Utah limited liability company

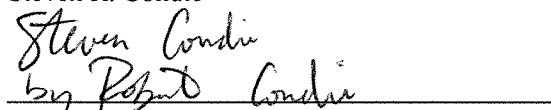

G. Philipp Condie, Manager


Geraldine S. Condie, Manager

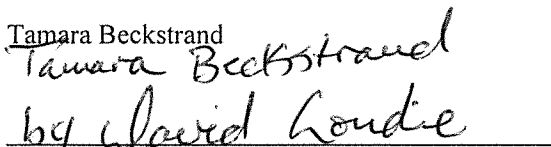

Denise Tuttle

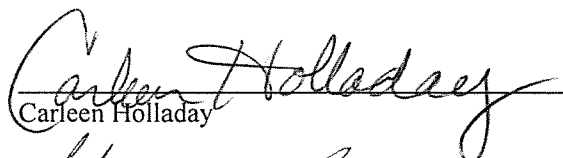

David J. Condie

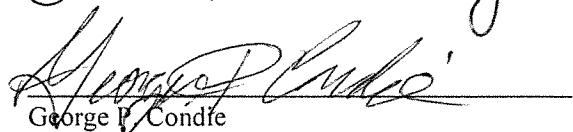
Steven R. Condie

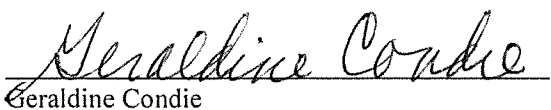

Robert S. Condie, his attorney-in-fact

Tamara Beckstrand


David Condie, her attorney-in-fact

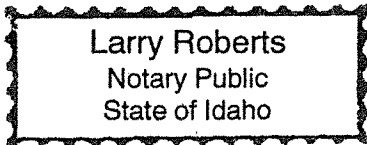

Carleen Holladay


George P. Condie


Geraldine Condie

STATE OF Idaho
County of Cassia) ss.

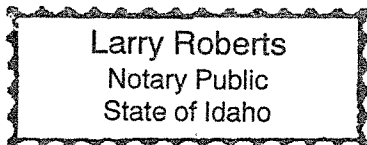
On this 23 day of April, 2015, before me, a Notary Public in and for said State, personally appeared G. Phillipp Condie, known or identified to me to be the person whose name is subscribed to the within instrument, and acknowledged to me that he executed the same.

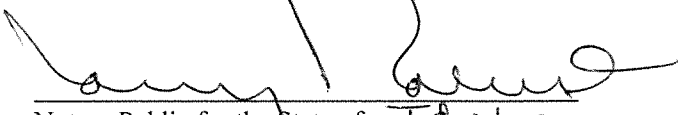



Notary Public for the State of Idaho
Residing at Sun Valley, ID
My Commission expires: 6-30-15

STATE OF Idaho
County of Cassia) ss.

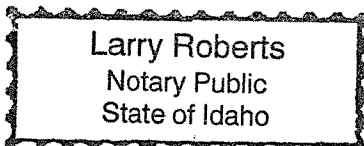
On this 23 day of April, 2015, before me, a Notary Public in and for said State, personally appeared G. Phillipp Condie, known or identified to me to be a manager of Condie Properties, L.C., a Utah limited liability company, the manager or one of the managers who subscribed said limited liability company name to the foregoing instrument, and acknowledged to me that he executed the same in said limited liability company name.




Notary Public for the State of Idaho
Residing at Sun Valley, ID
My Commission expires: 6-30-15

STATE OF Idaho
County of Cassia) ss.

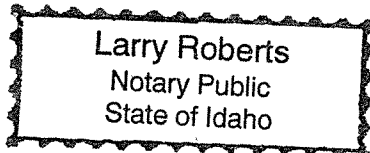
On this 23 day of April, 2015, before me, a Notary Public in and for said State, personally appeared Geraldine S. Condie, known or identified to me to be a manager of Condie Properties, L.C., a Utah limited liability company, the manager or one of the managers who subscribed said limited liability company name to the foregoing instrument, and acknowledged to me that she executed the same in said limited liability company name.




Notary Public for the State of Idaho
Residing at Sun Valley, ID
My Commission expires: 6-30-15

STATE OF Idaho
County of Cassia) ss.

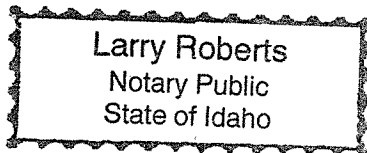
On this 22nd day of April, 2015, before me, a Notary Public in and for said State, personally appeared Denise Tuttle, known or identified to me to be the person whose name is subscribed to the within instrument, and acknowledged to me that she executed the same.



Larry Roberts
Notary Public for the State of Idaho
Residing at Twin Falls, ID
My Commission expires: 6-30-15

STATE OF Idaho
County of Cassia) ss.

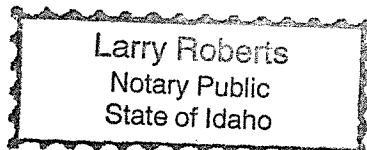
On this 22 day of April, 2015, before me, a Notary Public in and for said State, personally appeared David J. Condie, known or identified to me to be the person whose name is subscribed to the within instrument, and acknowledged to me that he executed the same.



Larry Roberts
Notary Public for the State of Idaho
Residing at Twin Falls, ID
My Commission expires: 6-30-15

STATE OF Idaho
County of Cassia) ss.

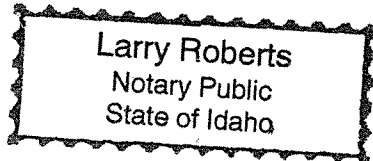
On this 22 day of April, 2015, before me, a Notary Public in and for said State, personally appeared Robert S. Condie, known or identified to me to be the person whose name is subscribed to the within instrument as the attorney-in-fact of Steven R. Condie, and acknowledged to me that he subscribed the name of Steven R. Condie thereto as principal, and his own name as attorney-in-fact.



Larry Roberts
Notary Public for the State of Twin Falls Idaho
Residing at Twin Falls, ID
My Commission expires: 6-30-15

STATE OF Idaho)
County of Cassia) ss.

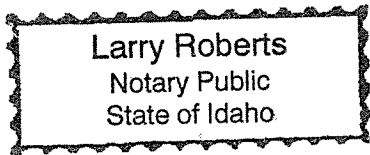
On this 12 day of April, 2015, before me, a Notary Public in and for said State, personally appeared David Condie, known or identified to me to be the person whose name is subscribed to the within instrument as the attorney-in-fact of Tamara Beckstrand, and acknowledged to me that he subscribed the name of Tamara Beckstrand thereto as principal, and his own name as attorney-in-fact.



[Signature]
Notary Public for the State of Idaho
Residing at Tim Falls, ID
My Commission expires: 6-30-15

STATE OF Idaho)
County of Cassia) ss.

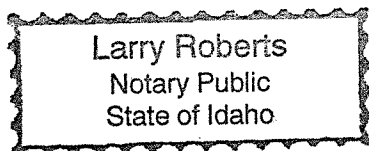
On this 22 day of April, 2015, before me, a Notary Public in and for said State, personally appeared Carleen Holladay, known or identified to me to be the person whose name is subscribed to the within instrument, and acknowledged to me that she executed the same.



[Signature]
Notary Public for the State of Idaho
Residing at Tim Falls, ID
My Commission expires: 6-30-15

STATE OF Idaho)
County of Cassia) ss.

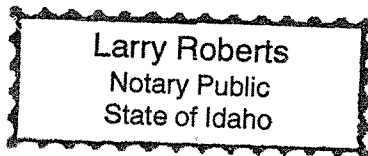
On this 23 day of April, 2015, before me, a Notary Public in and for said State, personally appeared George P. Condie, known or identified to me to be the person whose name is subscribed to the within instrument, and acknowledged to me that he executed the same.



[Signature]
Notary Public for the State of Idaho
Residing at Tim Falls, ID
My Commission expires: 6-30-15

STATE OF Idaho
County of Cassia) ss.

On this 23 day of April, 2015, before me, a Notary Public in and for said State, personally appeared Geraldine Condie, known or identified to me to be the person whose name is subscribed to the within instrument, and acknowledged to me that she executed the same.



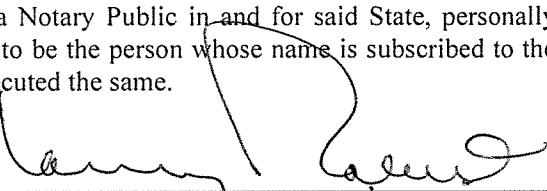

Notary Public for the State of Idaho
Residing at Mountain Falls, ID
My Commission expires: 6-30-15

EXHIBIT A

Description of Premises

TOWNSHIP 10 SOUTH, RANGE 28 EAST OF THE BOISE MERIDIAN, CASSIA COUNTY, IDAHO

Parcel No. 1:

Section 4: Lots 2 and 4, SW1/4NW1/4

Parcel No. 2:

Section 4: Lot 1, S1/2NE1/4 and S1/2

Section 5: All

Section 8: N1/2NE1/4 and NW1/4

EXCEPTING THEREFROM that part of the above Parcel Nos. 1 and 2, deeded to the State of Idaho and the Burley Highway District for road purposes.

EXHIBIT B

Approved Exceptions

1. Taxes, including any assessments collected therewith, for the year 2015 and subsequent years, which are a lien not yet due and payable.
2. Liens, levies and assessment of any and all irrigation districts, including but not limited to the Raft River Ground Water District and the rights, powers, and easements of said district as provided by law.
3. Easement as contained in Quitclaim Deed from William J. MoLyman and Hazel MoLyman, his wife, to the United States of America, dated March 20, 1924 and recorded June 18, 1924 as Instrument No. 72010 in Book 34 of Deeds on Page 103, records of Cassia County, Idaho, granting an easement to construct, reconstruct, operate, and maintain an electric power transmission line consisting of a pole line with 3 or more wires across the SW¼ of Section 8, Township 10 South, Range 28 East, Boise Meridian, said power line to enter the above described tract at a point 1785 feet, more or less, North of the Southwest corner of said Section 8, thence following a line Northeasterly across the above described tract.
4. Easement as contained in Quitclaim Deed from Johann Hornbacher and Rosie Hornbacher, husband and wife, to the United States of America, acting under the provisions of the act of Congress of June 17, 1902 (32 State. 388) known as the Reclamation Act, dated March 20, 1924, and recorded June 18, 1924 as Instrument No. 72011 in Book 34 of Deeds on Page 104, records of Cassia County, Idaho, for an easement to construct, operate and maintain an electric power transmission line across the SW¼ and the W½SE¼ of Section 4, Township 10 South, Range 28 East of the Boise Meridian.
5. Easement as contained in Warranty Deed from E. C. Griffin and Martha P. Griffin, husband and wife, to The United States of America, dated November 10, 1924, and recorded November 21, 1924, as Instrument No. 73790 in Book 34 of Deeds on Page 227, records of Cassia County, Idaho, granting an easement to construct, reconstruct, operate, and maintain an electric power line consisting of a pole line with 3 or more wires across the S½ of the N½ of Section 8, Township 10 South, Range 28 East, Boise Meridian, said power line to enter above described tract at a point 1350 feet, more or less, West of the center of said Section 8; thence following a Northeasterly direction across the above described tract.
6. Easement as contained in Warranty Deed from Asa H. Danforth and Mabel D. Danforth, husband and wife, to The United States of America, acting under the provisions of the Act of Congress of June 17, 1902 (32 Stat. 388) known as the Reclamation Act, dated November 8, 1924, and recorded December 18, 1924, as Instrument No. 74184 in Book 34 of Deeds, Page 263, records of Cassia County, Idaho, for an easement to construct, reconstruct, operate, and maintain an electric power line across the S½NE¼ of Section 4, Township 10 South, Range 28 East of the Boise Meridian.
7. Easement as contained in Quitclaim Deed from Wm. Mayer and Elizabeth Mayer, his wife, and the United States of America, acting under the provisions of the Act of Congress of June 17, 1902 (32 Stat. 388) known as the Reclamation Act, dated November 25, 1924, and recorded December 19, 1924, as Instrument No. 74190 in Book 34 of Deeds, Pages 264 and 265, records of Cassia County, Idaho, for an easement to construct, operate and maintain an electric power transmission line across the SE¼ of Section 5, Township 10 South, Range 28 East of the Boise Meridian, and the N½NE¼ of Section 8, Township 10 South, Range 28 East of the Boise Meridian.
8. Easement as contained in Warranty Deed from R. R. Rogers and Mary G. Rogers, husband and wife, to the United States of America, acting for this purpose under the provisions of the Act of Congress of June

17, 1902 (32 Stat. 388) known as the Reclamation Act, dated March 10, 1926, and recorded March 30, 1926, as Instrument No. 80650 in Book 36 of Deeds on Page 153, records of Cassia County, Idaho, for an easement to construct, reconstruct, operate and maintain an electric power transmission line across the SW¼ and the W½SE¼ of Section 4, Township 10 South, Range 28 East of the Boise Meridian.

9. Mineral Reservation contained in Warranty Deed from Ben B. Johnson and wife Dorothy A. Johnson, to Ferris H. Allen and Quentin H. Allen, dated October 29, 1952, and recorded March 23, 1954, as Instrument No. 181844 in Book 58 of Deeds on Page 398, records of Cassia County, Idaho, which reads as follows: "That the grantor reserve one-half of all oil, gas, and mineral rights in the above described property."

10. Right of Way from Conrad Rehn and Anna Rehn, husband and wife, to Salt Lake Pipe Line Company, a Nevada corporation, dated October 15, 1963, and recorded November 4, 1963 as Instrument No. 15449 on Film No. 23, records of Cassia County, Idaho, over and across the N½ of Section 3; and the S½NE¼, SW¼ of Section 8, all in Township 10 South, Range 28 East, Boise Meridian. Assignment and Assumption of Right-of-Way Interests recorded June 25, 2013 as Instrument No. 2013-002853, records of Cassia County, Idaho.

11. Right of Way Deed from John R. Condie, Jr. and JoAnn Condie, his wife, and George T. Condie, aka G. Phillip Condie, and Geraldine Condie, his wife, to the Salt Lake Pipe Line Company, a Nevada corporation, dated November 9, 1963, and recorded November 13, 1963, as Instrument No. 15570 on Film No. 23, records of Cassia County, Idaho. (Parcel No. 2) Assignment and Assumption of Right-of-Way Interests recorded June 25, 2013 as Instrument No. 2013-002853, records of Cassia County, Idaho.

12. Easement and Right-of-Way Contract from Conrad Rehn and Anna Rehn, husband and wife, to Intermountain Gas Company, dated March 15, 1962, and recorded April 27, 1962 as Instrument No. 6606 on Film No. 13, records of Cassia County, Idaho, over and across the S½ of Section 8, Township 10 South, Range 28 East, Boise Meridian.

13. Agreement for Purchase of Power between Raft River Rural Electric Cooperative, Inc., as Seller, and Valley Vesta Farms, Inc., as Consumer, dated April 30, 1974, and recorded May 8, 1974, as Instrument No. 76617 on Film No. 82, records of Cassia County, Idaho, covering Section 5, Township 10 South, Range 28 East of the Boise Meridian.

14. Agreement for Purchase of Power between the Raft River Rural Electric Cooperative, Inc., as Seller and Valley Vesta Farms, Inc., Dallin J. Reese, Pres/Arlene I. Reese, Sec., as Consumer, dated May 27, 1980 and recorded June 2, 1980 as Instrument No. 126438 on Film No. 134, records of Cassia County, Idaho, over and across the SW¼ of Section 5, Township 10 South, Range 28 East of the Boise Meridian.

15. Agreement for Purchase of Power (irrigation) between the Raft River Rural Electric Cooperative, Inc., as Seller, and Valley Vesta Farms, Inc., Dallin J. Reese, Pres/Arlene I. Reese, Sec., as Consumer, dated June 10, 1981 and recorded October 9, 1981 as Instrument No. 138868 on Film No. 145, records of Cassia County, Idaho, over and across the NW¼ of Section 8, Township 10 South, Range 28 East of the Boise Meridian.

16. Electric Line - Right-of-Way Easement from Valley Vesta Farms, Inc., to Raft River Rural Electric Cooperative, Inc., a cooperative corporation, dated March 2, 1984 and recorded May 31, 1984 as Instrument No. 160960 on Film No. 165, records of Cassia County, Idaho, extending 15 feet East of the West boundary line of Section 5, Township 10 South, Range 28 East of the Boise Meridian.

17. Reservations contained in Deed from Valley Vesta Farms, Inc., to Robert G. Higgins - Trustor of the Granville Gold Trust - Switzerland, for John Clair Sumner Trustee, dated June 11, 1984 and recorded June 11, 1984 as Instrument No. 161215 on Film No. 165, records of Cassia County, Idaho.

18. Agreement For Electrical Service between Raft River Rural Electric Cooperative, Inc., an Idaho rural electric Cooperative of Malta, Seller, and G. Phillip Condie, dba Condie Brothers, Consumer, dated January 26, 2006 and recorded January 31, 2006 as Instrument No. 306445, records of Cassia County, Idaho. (Covers the NW¼SW¼, of Section 8, Township 10 South, Range 28 East of the Boise Meridian)

19. Agreement for Electrical Service and Easement between Raft River Rural Electric Cooperative, Inc., an Idaho rural electric Cooperative of Malta, Seller and Evard LLC, Landowner, dated August 19, 2014 and recorded November 14, 2014 as Instrument No. 2014-004639, records of Cassia County, Idaho. (Covers the NW¼NW¼, Section 8, Township 10 South, Range 28, East of the Boise Meridian)

20. Agreement for Electrical Service and Easement between Raft River Rural Electric Cooperative, Inc., an Idaho rural electric Cooperative of Malta, Seller and Evard LLC, Landowner dated September 22, 2014 and recorded November 14, 2014 as Instrument No. 2014-004640, records of Cassia County, Idaho. (Covers the SE¼SE¼, Section 5, Township 10 South, Range 28, East of the Boise Meridian)

When recorded, please return to:

Attn: Erik J. Bolinder
Givens Pursley LLP
6014 W. Bannock Street
Boise, Idaho 83702
2421977_2

ELECTRONICALLY RECORDED
STAMPED FIRST PAGE NOW
INCORPORATED AS PART OF
THE ORIGINAL DOCUMENT.

GENERAL WARRANTY DEED

FOR VALUE RECEIVED, the receipt and sufficiency of which is hereby acknowledged, G. Phillipp Condie, Condie Properties, L.C., a Utah limited liability company, Denise Tuttle, David J. Condie, Steven R. Condie, Tamara Beckstrand, Carleen Holladay, and G. Phillip Condie a/k/a George Phillip Condie and Geraldine Condie, husband and wife, David Condie, a single man, d/b/a Condie Brothers, a partnership, all collectively as tenants-in-common (hereinafter collectively referred to as the "Grantors"), hereby grants, bargains, sells, and conveys unto Evard, L.L.C., an Idaho limited liability company, whose current address is 872 East Pebble Drive, Burley, Idaho 83318 (hereinafter referred to as the "Grantee"), all of Grantors' right, title and interest in and to the following described real property, located in Cassia County, Idaho, to wit (hereinafter referred to as the "Premises"):

See Exhibit A attached hereto and incorporated herein by this reference.

TOGETHER WITH all of Grantors' right, title and interest in and to all water and water rights (including those certain water rights adjudicated pursuant to the Snake River Basin Adjudication Case No. 39576, referred to as water right number 43-07042) and ditch or irrigation company shares associated therewith, streets, alleys and rights of way adjacent thereto, all mineral rights appurtenant thereto, and all and singular the tenements, hereditaments, and appurtenances thereunto belonging or in anywise appertaining, the reversion and reversions, remainder and remainders, rents, issues, and profits thereof; and all estate, right, title, and interest in and to the Premises, as well in law as in equity.

TO HAVE AND TO HOLD the Premises with its appurtenances unto Grantee, its successors, heirs and assigns, forever.

SUBJECT TO the "Approved Exceptions", which shall mean: (a) general taxes and assessments, for the year 2015 and thereafter, which are not yet due and payable, and (b) the easements, rights of way and other matters listed on Exhibit B attached hereto and incorporated herein.

AND Grantors do hereby covenant to and with Grantee, that Grantors are collectively the sole owners of the Premises and own the Premises in its entirety in fee simple; that the Premises are free from all encumbrances except the Approved Exceptions; and that Grantors shall and will warrant and defend the quiet and peaceful possession of said Premises by Grantee, against all lawful claims whatsoever except as excluded or excepted herein.

[end of text]

When recorded, please return to:

Attn: Erik J. Bolinder
Givens Pursley LLP
6014 W. Bannock Street
Boise, Idaho 83702
2421977_2

GENERAL WARRANTY DEED

FOR VALUE RECEIVED, the receipt and sufficiency of which is hereby acknowledged, G. Phillipp Condie, Condie Properties, L.C., a Utah limited liability company, Denise Tuttle, David J. Condie, Steven R. Condie, Tamara Beckstrand, Carleen Holladay, and G. Phillip Condie a/k/a George Phillip Condie and Geraldine Condie, husband and wife, David Condie, a single man, d/b/a Condie Brothers, a partnership, all collectively as tenants-in-common (hereinafter collectively referred to as the "Grantors"), hereby grants, bargains, sells, and conveys unto Evard, L.L.C., an Idaho limited liability company, whose current address is 872 East Pebble Drive, Burley, Idaho 83318 (hereinafter referred to as the "Grantee"), all of Grantors' right, title and interest in and to the following described real property, located in Cassia County, Idaho, to wit (hereinafter referred to as the "Premises"):

See Exhibit A attached hereto and incorporated herein by this reference.

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TO HAVE AND TO HOLD the Premises with its appurtenances unto Grantee, its successors, heirs and assigns, forever.

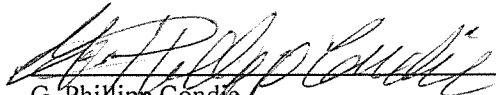
SUBJECT TO the "Approved Exceptions", which shall mean: (a) general taxes and assessments, for the year 2015 and thereafter, which are not yet due and payable, and (b) the easements, rights of way and other matters listed on Exhibit B attached hereto and incorporated herein.

AND Grantors do hereby covenant to and with Grantee, that Grantors are collectively the sole owners of the Premises and own the Premises in its entirety in fee simple; that the Premises are free from all encumbrances except the Approved Exceptions; and that Grantors shall and will warrant and defend the quiet and peaceful possession of said Premises by Grantee, against all lawful claims whatsoever except as excluded or excepted herein.

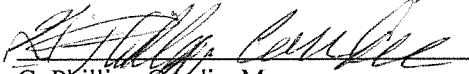
[end of text]

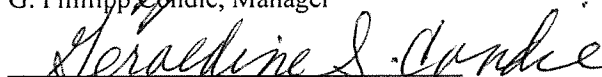
DATED effective as of the 23rd day of April, 2015.

GRANTORS:

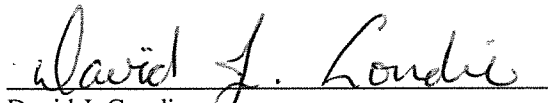

G. Phillip Condie

Condie Properties, L.C., a Utah limited liability company

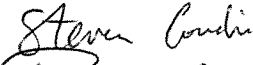
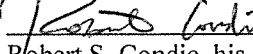

G. Phillip Condie, Manager


Geraldine S. Condie, Manager


Denise Tuttle

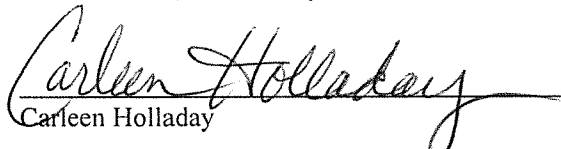

David J. Condie

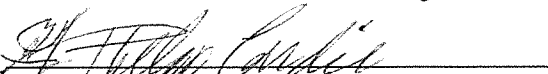
Steven R. Condie


by 
Robert S. Condie, his attorney-in-fact

Tamara Beckstrand


by 
David Condie, her attorney-in-fact


Carleen Holladay

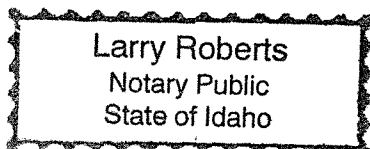

G. Phillip Condie a/k/a George Phillip Condie


Geraldine Condie


David Condie d/b/a Condie Brothers

STATE OF Idaho
County of Cassia) ss.

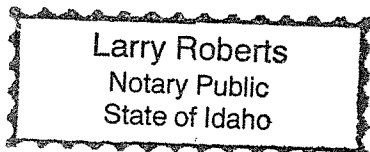
On this 23 day of April, 2015, before me, a Notary Public in and for said State, personally appeared G. Phillipp Condie, known or identified to me to be the person whose name is subscribed to the within instrument, and acknowledged to me that he executed the same.

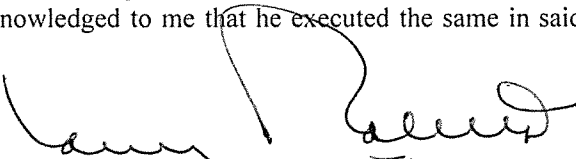



Notary Public for the State of Idaho
Residing at Twins Falls ID
My Commission expires: 6-30-15

STATE OF Idaho
County of Cassia) ss.

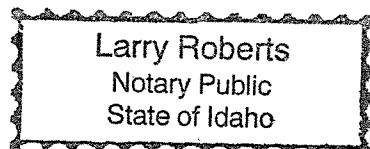
On this 23 day of April, 2015, before me, a Notary Public in and for said State, personally appeared G. Phillipp Condie, known or identified to me to be a manager of Condie Properties, L.C., a Utah limited liability company, the manager or one of the managers who subscribed said limited liability company name to the foregoing instrument, and acknowledged to me that he executed the same in said limited liability company name.

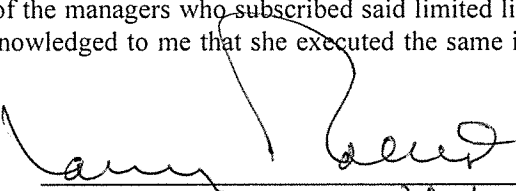



Notary Public for the State of Idaho
Residing at Twins Falls
My Commission expires: 6-30-15

STATE OF Idaho
County of Cassia) ss.

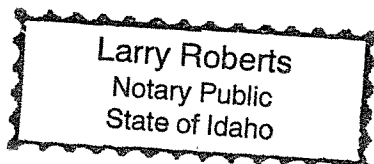
On this 23 day of April, 2015, before me, a Notary Public in and for said State, personally appeared Geraldine S. Condie, known or identified to me to be a manager of Condie Properties, L.C., a Utah limited liability company, the manager or one of the managers who subscribed said limited liability company name to the foregoing instrument, and acknowledged to me that she executed the same in said limited liability company name.




Notary Public for the State of Idaho
Residing at Twins Falls ID
My Commission expires: 6-30-15

STATE OF Idaho
County of Cassia) ss.

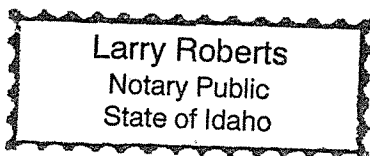
On this 22 day of April, 2015, before me, a Notary Public in and for said State, personally appeared Denise Tuttle, known or identified to me to be the person whose name is subscribed to the within instrument, and acknowledged to me that she executed the same.



Larry Roberts
Notary Public for the State of Idaho
Residing at Luna Falls, ID
My Commission expires: 6-30-15

STATE OF Idaho
County of Cassia) ss.

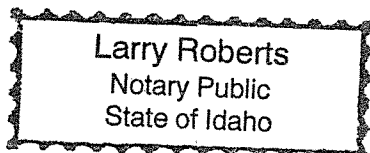
On this 22 day of April, 2015, before me, a Notary Public in and for said State, personally appeared David J. Condie, known or identified to me to be the person whose name is subscribed to the within instrument, and acknowledged to me that he executed the same.



Larry Roberts
Notary Public for the State of Idaho
Residing at Luna Falls, ID
My Commission expires: 6-30-15

STATE OF Idaho
County of Cassia) ss.

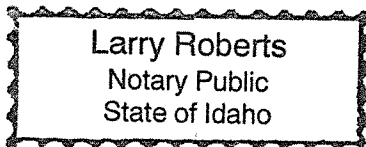
On this 22 day of April, 2015, before me, a Notary Public in and for said State, personally appeared Robert S. Condie, known or identified to me to be the person whose name is subscribed to the within instrument as the attorney-in-fact of Steven R. Condie, and acknowledged to me that he subscribed the name of Steven R. Condie thereto as principal, and his own name as attorney-in-fact.



Larry Roberts
Notary Public for the State of Idaho
Residing at Luna Falls, ID
My Commission expires: 6-30-15

STATE OF Idaho
County of Cassia) ss.

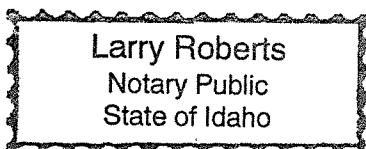
On this 22 day of April, 2015, before me, a Notary Public in and for said State, personally appeared David Condie, known or identified to me to be the person whose name is subscribed to the within instrument as the attorney-in-fact of Tamara Beckstrand, and acknowledged to me that he subscribed the name of Tamara Beckstrand thereto as principal, and his own name as attorney-in-fact.




Notary Public for the State of Idaho
Residing at Winn Falls, ID
My Commission expires: 6-30-15

STATE OF Idaho
County of Cassia) ss.

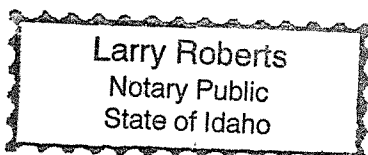
On this 22 day of April, 2015, before me, a Notary Public in and for said State, personally appeared Carleen Holladay, known or identified to me to be the person whose name is subscribed to the within instrument, and acknowledged to me that she executed the same.




Notary Public for the State of Idaho
Residing at Winn Falls, ID
My Commission expires: 6-30-15

STATE OF Idaho
County of Cassia) ss.

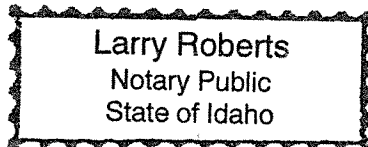
On this 23 day of April, 2015, before me, a Notary Public in and for said State, personally appeared G. Phillip Condie a/k/a George Phillip Condie, known or identified to me to be the person whose name is subscribed to the within instrument, and acknowledged to me that he executed the same.

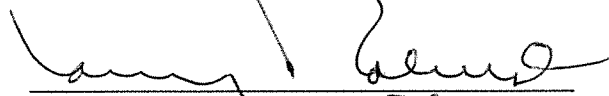



Notary Public for the State of Idaho
Residing at Winn Falls, ID
My Commission expires: 6-30-15

STATE OF Idaho
County of Cassia) ss.

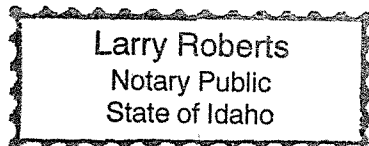
On this 23 day of April, 2015, before me, a Notary Public in and for said State, personally appeared Geraldine Condie, known or identified to me to be the person whose name is subscribed to the within instrument, and acknowledged to me that she executed the same.




Notary Public for the State of Idaho
Residing at Luna Falls, ID
My Commission expires: 6-30-15

STATE OF Idaho
County of Cassia) ss.

On this 22 day of April, 2015, before me, a Notary Public in and for said State, personally appeared David Condie d/b/a Condie Brothers known or identified to me to be the person whose name is subscribed to the within instrument, and acknowledged to me that he executed the same.




Notary Public for the State of Idaho
Residing at Luna Falls, ID
My Commission expires: 6-30-15

EXHIBIT A

Description of Premises

TOWNSHIP 10 SOUTH, RANGE 28 EAST OF THE BOISE MERIDIAN, CASSIA COUNTY, IDAHO

Section 8: S1/2NE1/4 and all that part of the S1/2 lying North of an existing county road

EXCEPTING THEREFROM that part deeded to the State of Idaho and the Burley Highway District for road purposes.

EXHIBIT B

Approved Exceptions

1. Taxes, including any assessments collected therewith, for the year 2015 and subsequent years, which are a lien not yet due and payable.
2. Liens, levies and assessment of any and all irrigation districts, including but not limited to the Raft River Ground Water District and the rights, powers, and easements of said district as provided by law.
3. Easement as contained in Quitclaim Deed from William J. MoLyman and Hazel MoLyman, his wife, to the United States of America, dated March 20, 1924 and recorded June 18, 1924 as Instrument No. 72010 in Book 34 of Deeds on Page 103, records of Cassia County, Idaho, granting an easement to construct, reconstruct, operate, and maintain an electric power transmission line consisting of a pole line with 3 or more wires across the SW¼ of Section 8, Township 10 South, Range 28 East, Boise Meridian, said power line to enter the above described tract at a point 1785 feet, more or less, North of the Southwest corner of said Section 8, thence following a line Northeasterly across the above described tract.
4. Easement as contained in Quitclaim Deed from Johann Hornbacher and Rosie Hornbacher, husband and wife, to the United States of America, acting under the provisions of the act of Congress of June 17, 1902 (32 State. 388) known as the Reclamation Act, dated March 20, 1924, and recorded June 18, 1924 as Instrument No. 72011 in Book 34 of Deeds on Page 104, records of Cassia County, Idaho, for an easement to construct, operate and maintain an electric power transmission line across the SW¼ and the W½SE¼ of Section 4, Township 10 South, Range 28 East of the Boise Meridian.
5. Easement as contained in Warranty Deed from E. C. Griffin and Martha P. Griffin, husband and wife, to The United States of America, dated November 10, 1924, and recorded November 21, 1924, as Instrument No. 73790 in Book 34 of Deeds on Page 227, records of Cassia County, Idaho, granting an easement to construct, reconstruct, operate, and maintain an electric power line consisting of a pole line with 3 or more wires across the S½ of the N½ of Section 8, Township 10 South, Range 28 East, Boise Meridian, said power line to enter above described tract at a point 1350 feet, more or less, West of the center of said Section 8; thence following a Northeasterly direction across the above described tract.
6. Easement as contained in Warranty Deed from Asa H. Danforth and Mabel D. Danforth, husband and wife, to The United States of America, acting under the provisions of the Act of Congress of June 17, 1902 (32 Stat. 388) known as the Reclamation Act, dated November 8, 1924, and recorded December 18, 1924, as Instrument No. 74184 in Book 34 of Deeds, Page 263, records of Cassia County, Idaho, for an easement to construct, reconstruct, operate, and maintain an electric power line across the S½NE¼ of Section 4, Township 10 South, Range 28 East of the Boise Meridian.
7. Easement as contained in Quitclaim Deed from Wm. Mayer and Elizabeth Mayer, his wife, and the United States of America, acting under the provisions of the Act of Congress of June 17, 1902 (32 Stat. 388) known as the Reclamation Act, dated November 25, 1924, and recorded December 19, 1924, as Instrument No. 74190 in Book 34 of Deeds, Pages 264 and 265, records of Cassia County, Idaho, for an easement to construct, operate and maintain an electric power transmission line across the SE¼ of Section 5, Township 10 South, Range 28 East of the Boise Meridian, and the N½NE¼ of Section 8, Township 10 South, Range 28 East of the Boise Meridian.
8. Easement as contained in Warranty Deed from R. R. Rogers and Mary G. Rogers, husband and wife, to the United States of America, acting for this purpose under the provisions of the Act of Congress of June

17, 1902 (32 Stat. 388) known as the Reclamation Act, dated March 10, 1926, and recorded March 30, 1926, as Instrument No. 80650 in Book 36 of Deeds on Page 153, records of Cassia County, Idaho, for an easement to construct, reconstruct, operate and maintain an electric power transmission line across the SW¼ and the W½SE¼ of Section 4, Township 10 South, Range 28 East of the Boise Meridian.

9. Right of Way from Conrad Rehn and Anna Rehn, husband and wife, to Salt Lake Pipe Line Company, a Nevada corporation, dated October 15, 1963, and recorded November 4, 1963 as Instrument No. 15449 on Film No. 23, records of Cassia County, Idaho, over and across the N½ of Section 3; and the S½NE¼, SW¼ of Section 8, all in Township 10 South, Range 28 East, Boise Meridian.

Assignment and Assumption of Right-of-Way Interests recorded June 25, 2013 as Instrument No. 2013-002853, records of Cassia County, Idaho.

10. Right of Way Deed from John R. Condie, Jr. and JoAnn Condie, his wife, and George T. Condie, aka G. Phillip Condie, and Geraldine Condie, his wife, to the Salt Lake Pipe Line Company, a Nevada corporation, dated November 9, 1963, and recorded November 13, 1963, as Instrument No. 15570 on Film No. 23, records of Cassia County, Idaho. (Parcel No. 2)

Assignment and Assumption of Right-of-Way Interests recorded June 25, 2013 as Instrument No. 2013-002853, records of Cassia County, Idaho.

11. Easement and Right-of-Way Contract from Conrad Rehn and Anna Rehn, husband and wife, to Intermountain Gas Company, dated March 15, 1962, and recorded April 27, 1962 as Instrument No. 6606 on Film No. 13, records of Cassia County, Idaho, over and across the S½ of Section 8, Township 10 South, Range 28 East, Boise Meridian.

12. Agreement for Purchase of Power between Raft River Rural Electric Cooperative, Inc., as Seller, and Valley Vesta Farms, Inc., as Consumer, dated April 30, 1974, and recorded May 8, 1974, as Instrument No. 76617 on Film No. 82, records of Cassia County, Idaho, covering Section 5, Township 10 South, Range 28 East of the Boise Meridian.

13. Agreement for Purchase of Power between the Raft River Rural Electric Cooperative, Inc., as Seller and Valley Vesta Farms, Inc., Dallin J. Reese, Pres/Arlene I. Reese, Sec., as Consumer, dated May 27, 1980 and recorded June 2, 1980 as Instrument No. 126438 on Film No. 134, records of Cassia County, Idaho, over and across the SW¼ of Section 5, Township 10 South, Range 28 East of the Boise Meridian.

14. Agreement for Purchase of Power (irrigation) between the Raft River Rural Electric Cooperative, Inc., as Seller, and Valley Vesta Farms, Inc., Dallin J. Reese, Pres/Arlene I. Reese, Sec., as Consumer, dated June 10, 1981 and recorded October 9, 1981 as Instrument No. 138868 on Film No. 145, records of Cassia County, Idaho, over and across the NW¼ of Section 8, Township 10 South, Range 28 East of the Boise Meridian.

15. Electric Line - Right-of-Way Easement from Valley Vesta Farms, Inc., to Raft River Rural Electric Cooperative, Inc., a cooperative corporation, dated March 2, 1984 and recorded May 31, 1984 as Instrument No. 160960 on Film No. 165, records of Cassia County, Idaho, extending 15 feet East of the West boundary line of Section 5, Township 10 South, Range 28 East of the Boise Meridian.

16. Reservations contained in Deed from Valley Vesta Farms, Inc., to Robert G. Higgins - Trustor of the Granville Gold Trust - Switzerland, for John Clair Sumner Trustee, dated June 11, 1984 and recorded June 11, 1984 as Instrument No. 161215 on Film No. 165, records of Cassia County, Idaho.

17. Mineral and Royalty Interests contained in Quitclaim Deed from AgAmerica, FCB to Northwest Farm Credit Services, FLCA, recorded May 14, 2003 as Instrument No. 288706, records of Cassia County, Idaho. (Parcel No. 3)

18. Agreement For Electrical Service between Raft River Rural Electric Cooperative, Inc., an Idaho rural electric Cooperative of Malta, Seller, and G. Phillip Condie, dba Condie Brothers, Consumer, dated January 26, 2006 and recorded January 31, 2006 as Instrument No. 306445, records of Cassia County, Idaho. (Covers the NW¼SW¼, of Section 8, Township 10 South, Range 28 East of the Boise Meridian)

19. Agreement for Electrical Service and Easement between Raft River Rural Electric Cooperative, Inc., an Idaho rural electric Cooperative of Malta, Seller and Evard LLC, Landowner, dated August 19, 2014 and recorded November 14, 2014 as Instrument No. 2014-004639, records of Cassia County, Idaho. (Covers the NW¼NW¼, Section 8, Township 10 South, Range 28, East of the Boise Meridian)

20. Agreement for Electrical Service and Easement between Raft River Rural Electric Cooperative, Inc., an Idaho rural electric Cooperative of Malta, Seller and Evard LLC, Landowner dated September 22, 2014 and recorded November 14, 2014 as Instrument No. 2014-004640, records of Cassia County, Idaho. (Covers the SE¼SE¼, Section 5, Township 10 South, Range 28, East of the Boise Meridian)

WHEN RECORDED MAIL TO:

Tyson Nelson
Nature Ridge Holdings, LLC
134 E. Highway 81
Burley, ID 83318

24504055

SPECIAL WARRANTY DEED

For value received, The Merlin H. Jones Revocable Trust ("Grantor"), hereby grants and conveys to Nature Ridge Holdings, LLC, an Idaho limited liability company ("Grantee"), the real property located in Cassia County, Idaho, legally described as:

See legal description set forth in Exhibit A attached and incorporated by this reference (the "Property").

together with all right, title and interest of Grantor in and to all improvements located on the Property; all easements, if any, benefiting the Property; and all rights, benefits, privileges and appurtenances pertaining to the Property ("Appurtenances").

SUBJECT TO current real property taxes; the Permitted Exceptions as set forth on Exhibit B attached hereto and incorporated by this reference; all zoning ordinances and regulations and any other laws, ordinances or governmental regulations restricting or regulating the use, occupancy or enjoyment of the Property; and all matters visible upon or about the Property or that would be disclosed by an accurate survey of the Property.

TO HAVE AND TO HOLD the Property and its Appurtenances unto said Grantee and its successors and assigns forever, and Grantor and Grantor's heirs shall and will warrant and, by these presents, forever defend the Property in the quiet and peaceable possession of Grantee, Grantee's heirs, and assigns against Grantor and Grantor's heirs and against all and every person and persons whomever, lawfully claiming the same.

[Signature Page Follows]

WHEN RECORDED MAIL TO:

Tyson Nelson
Nature Ridge Holdings, LLC
134 E. Highway 81
Burley, ID 83318

24504055

SPECIAL WARRANTY DEED

For value received, The Merlin H. Jones Revocable Trust ("Grantor"), hereby grants and conveys to Nature Ridge Holdings, LLC, an Idaho limited liability company ("Grantee"), the real property located in Cassia County, Idaho, legally described as:

See legal description set forth in Exhibit A attached and incorporated by this reference (the "Property").

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SUBJECT TO current real property taxes; the Permitted Exceptions as set forth on Exhibit B attached hereto and incorporated by this reference; all zoning ordinances and regulations and any other laws, ordinances or governmental regulations restricting or regulating the use, occupancy or enjoyment of the Property; and all matters visible upon or about the Property or that would be disclosed by an accurate survey of the Property.

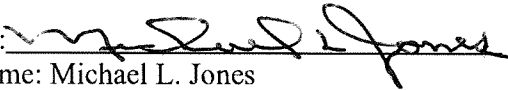
TO HAVE AND TO HOLD the Property and its Appurtenances unto said Grantee and its successors and assigns forever, and Grantor and Grantor's heirs shall and will warrant and, by these presents, forever defend the Property in the quiet and peaceable possession of Grantee, Grantee's heirs, and assigns against Grantor and Grantor's heirs and against all and every person and persons whomever, lawfully claiming the same.

[Signature Page Follows]

Dated this 29th day of August, 2024.

GRANTOR:

The Merlin H. Jones Revocable Trust

By: 
Name: Michael L. Jones
Title: Trustee

ACKNOWLEDGEMENT

STATE OF Utah)
) ss
County of Salt Lake)

On this 29th day of August, before me, the undersigned, a Notary Public in and for said County and State, personally appeared Michael L. Jones, known or identified to me to be the trustee of The Merlin H. Jones Revocable Trust (the "Trust"), and the person whose name is subscribed to the within and foregoing instrument, and who acknowledged to me that he executed the same on behalf of the Trust.

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


NOTARY PUBLIC
Residing at: 1622 W. South Jordan Pkwy, South Jordan UT
Commission Expires: 11-14-2026

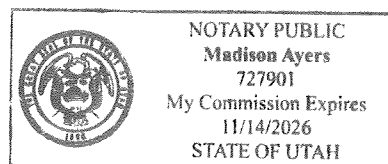


EXHIBIT A
LEGAL DESCRIPTION OF REAL PROPERTY

TOWNSHIP 10 SOUTH, RANGE 28 EAST OF THE BOISE MERIDIAN,
CASSIA COUNTY, STATE OF IDAHO

Section 2: Part of Section 2, more particularly described as follows:

Commencing at the Northeast Corner of Section 2, said corner marked by a U.S. GLO iron pipe with brass cap which shall be the POINT OF BEGINNING;

Thence South 00°00'53" East along the east line of Section 2 for a distance of 2679.00 feet to a 5/8" rebar with 2 inch aluminum cap at the East 1/4 Corner;

Thence South 00°00'53" East along the east line of Section 2 for a distance of 1846.68 feet to the centerline of Lane Gulch Road;

Thence South 40°43'23" West along said centerline for a distance of 532.28 feet;

Thence along a tangent curve to the left along said centerline for a distance of 101.97 feet, said curve having a radius of 562.92 feet, a delta angle of 10°22'44", and a long chord bearing of South 35°32'01" West for a distance of 101.83 feet;

Thence South 30°32'23" West along said centerline for a distance of 365.46 feet to the south line of Section 2;

Thence North 89°31'44" West along said section line for a distance of 2042.94 feet to a 5/8 inch rebar with 2 inch aluminum cap at the South 1/4 Corner;

Thence North 89°31'44" West along said section line for a distance of 2635.31 feet to a U.S. GLO iron pipe with brass cap at the Southwest Corner of Section 2;

Thence North 00°07'50" West along the west line of Section 2 for a distance of 2651.17 feet to a U.S. GLO iron pipe with brass cap at the West 1/4 Corner;

Thence North 00°15'27" East along said section line for a distance of 2650.81 feet to a U.S. GLO iron pipe with brass cap at the Northwest Corner of Section 2;

Thence South 89°46'25" East along the north line of Section 2 for a distance of 2630.55 feet to a U.S. GLO iron pipe with brass cap at the North 1/4 Corner;

Thence South 89°55'40" East along said section line for a distance of 2632.68 feet to the POINT OF BEGINNING.

EXHIBIT B
PERMITTED EXCEPTIONS

1. Taxes, including any assessments collected therewith, for the year 2024 which are a lien not yet due and payable.
2. The land described herein is located within the district boundaries of the Raft River Ground Water Company and is subject to any assessments levied thereby.
3. County Road Rights-of-way and the rights of access thereto for maintenance.
4. Right of way for ditches, tunnels, telephone, and distribution lines constructed by authority of the United States, as granted to the United States under the provisions of Section 58-604 Idaho Code.

WHEN RECORDED MAIL TO:

Tyson Nelson
Nature Ridge Holdings, LLC
134 E. Highway 81
Burley, ID 83318

24504055

SPECIAL WARRANTY DEED

For value received, M.H. Jones Farms L.C., an Idaho limited liability company (“Grantor”), hereby grants and conveys to Nature Ridge Holdings, LLC, an Idaho limited liability company (“Grantee”), the real property located in Cassia County, Idaho, legally described as:

See legal description set forth in Exhibit A attached and incorporated by this reference (the “Property”).

together with all right, title and interest of Grantor in and to all improvements located on the Property; all easements, if any, benefiting the Property; and all rights, benefits, privileges and appurtenances pertaining to the Property (“Appurtenances”).

SUBJECT TO current real property taxes; the Permitted Exceptions as set forth on Exhibit B attached hereto and incorporated by this reference; all zoning ordinances and regulations and any other laws, ordinances or governmental regulations restricting or regulating the use, occupancy or enjoyment of the Property; and all matters visible upon or about the Property or that would be disclosed by an accurate survey of the Property.

TO HAVE AND TO HOLD the Property and its Appurtenances unto said Grantee and its successors and assigns forever, and Grantor and Grantor’s heirs shall and will warrant and, by these presents, forever defend the Property in the quiet and peaceable possession of Grantee, Grantee’s heirs, and assigns against Grantor and Grantor’s heirs and against all and every person and persons whomever, lawfully claiming the same.

[Signature Page Follows]

WHEN RECORDED MAIL TO:

Tyson Nelson
Nature Ridge Holdings, LLC
134 E. Highway 81
Burley, ID 83318

24504055

SPECIAL WARRANTY DEED

For value received, M.H. Jones Farms L.C., an Idaho limited liability company (“Grantor”), hereby grants and conveys to Nature Ridge Holdings, LLC, an Idaho limited liability company (“Grantee”), the real property located in Cassia County, Idaho, legally described as:

See legal description set forth in Exhibit A attached and incorporated by this reference (the “Property”).

together with all right, title and interest of Grantor in and to all improvements located on the Property; all easements, if any, benefiting the Property; and all rights, benefits, privileges and appurtenances pertaining to the Property (“Appurtenances”).

SUBJECT TO current real property taxes; the Permitted Exceptions as set forth on Exhibit B attached hereto and incorporated by this reference; all zoning ordinances and regulations and any other laws, ordinances or governmental regulations restricting or regulating the use, occupancy or enjoyment of the Property; and all matters visible upon or about the Property or that would be disclosed by an accurate survey of the Property.

TO HAVE AND TO HOLD the Property and its Appurtenances unto said Grantee and its successors and assigns forever, and Grantor and Grantor’s heirs shall and will warrant and, by these presents, forever defend the Property in the quiet and peaceable possession of Grantee, Grantee’s heirs, and assigns against Grantor and Grantor’s heirs and against all and every person and persons whomever, lawfully claiming the same.

[Signature Page Follows]

Dated this 29 day of August, 2024.

GRANTOR:

M.H. Jones Farms L.C., an Idaho limited liability company

By: [Signature]
Name: Michael L. Jones
Title: Manager

ACKNOWLEDGEMENT

STATE OF Utah)
) ss
County of Salt Lake)

On this 29th day of August, before me, the undersigned, a Notary Public in and for said County and State, personally appeared Michael L. Jones, known or identified to me to be the authorized manager of M.H. Jones Farms L.C., an Idaho limited liability company (the "Company"), and the person whose name is subscribed to the within and foregoing instrument, and who acknowledged to me that he executed the same on behalf of the Company.

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

[Signature]
NOTARY PUBLIC
Residing at: 1622 W. South Jordan Pkwy South Jordan UT
Commission Expires: 11-14-2026

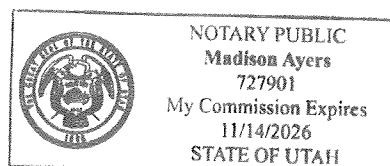


EXHIBIT A
LEGAL DESCRIPTION OF REAL PROPERTY

PARCEL NO. 1:
TOWNSHIP 10 SOUTH, RANGE 28 EAST OF THE BOISE MERIDIAN,
CASSIA COUNTY, STATE OF IDAHO

Section 1: Part of the W $\frac{1}{2}$, more particularly described as follows:

Commencing at the Northwest Corner of Section 1, said corner marked by a U.S. GLO iron pipe with brass cap which shall be the POINT OF BEGINNING;
Thence South 89°49'03" East along the north line of Section 1 for a distance of 1820.51 feet to the centerline of Lane Gulch Road;
Thence South 35°53'23" West along said centerline for a distance of 108.55 feet;
Thence along a tangent curve to the left along said centerline for a distance of 129.71 feet, said curve having a radius of 573.24 feet, a delta angle of 12°57'52", and a long chord bearing of South 29°24'27" West for a distance of 129.43 feet;
Thence South 22°55'23" West along said centerline for a distance of 2362.26 feet;
Thence along a tangent curve to the left along said centerline for a distance of 140.17 feet, said curve having a radius of 573.24 feet, a delta angle of 14°00'35", and a long chord bearing of South 15°55'06" West for a distance of 139.82 feet;
Thence South 08°54'23" West along said centerline for a distance of 403.10 feet;
Thence along a tangent curve to the right along said centerline for a distance of 85.09 feet, said curve having a radius of 573.24 feet, a delta angle of 08°30'16", and a long chord bearing of South 13°09'31" West for a distance of 85.01 feet;
Thence South 17°24'23" West along said centerline for a distance of 1151.96 feet;
Thence along a tangent curve to the right along said centerline for a distance of 233.24 feet, said curve having a radius of 573.24 feet, a delta angle of 23°18'46", and a long chord bearing of South 29°03'46" West for a distance of 231.64 feet;
Thence South 40°43'23" West along said centerline for a distance of 298.63 feet to the west line of Section 1;
Thence North 00°00'53" West along said section line for a distance of 1846.68 feet to a 5/8 inch rebar with 2 inch aluminum cap at the West $\frac{1}{4}$ Corner;
Thence North 00°00'53" West along the west line of Section 1 for a distance of 2679.00 feet to the POINT OF BEGINNING.

PARCEL NO. 2:
TOWNSHIP 10 SOUTH, RANGE 28 EAST OF THE BOISE MERIDIAN,
CASSIA COUNTY, STATE OF IDAHO

Section 11: Part of Section 11, more particularly described as follows:

Commencing at the Northwest Corner of Section 11, said corner marked by a U.S. GLO iron pipe with brass cap which shall be the POINT OF BEGINNING;
Thence South 89°31'44" East along the north line of Section 11 for a distance of 2635.31 feet to a 5/8 inch rebar with 2 inch aluminum cap at the North $\frac{1}{4}$ Corner;
Thence South 89°31'44" East along said section line for a distance of 2042.94 feet to the centerline of Lane Gulch Road;
Thence South 30°32'23" West along said centerline for a distance of 1078.74 feet;
Thence along a tangent curve to the right along said centerline for a distance of 242.06 feet, said curve having a radius of 573.24 feet, a delta angle of 24°11'38", and a long chord bearing of South 42°38'12" West for a distance of 240.26 feet;
Thence South 54°43'23" West along said centerline for a distance of 1968.26 feet;
Thence along a tangent curve to the right along said centerline for a distance of 207.22 feet, said curve having a radius of 573.24 feet, a delta angle of 20°42'41", and a long chord bearing of South 65°04'44" West for a distance of 206.09 feet;

Thence South 75°25'23" West along said centerline for a distance of 2254.58 feet to the west line of Section 11;
Thence North 00°10'00" East along said section line for a distance of 282.04 feet to a 5/8 inch rebar with 2 inch aluminum cap at the West ¼ Corner;
Thence North 00°10'00" East along said section line for a distance of 2653.29 feet to the POINT OF BEGINNING.

PARCEL NO. 3:
TOWNSHIP 10 SOUTH, RANGE 28 EAST OF THE BOISE MERIDIAN,
CASSIA COUNTY, STATE OF IDAHO

Section 10: Part of Section 10, more particularly described as follows:

Commencing at the Northwest Corner of Section 10, said corner marked by a U.S. GLO iron pipe with brass cap which shall be the POINT OF BEGINNING;
Thence South 89°46'30" East along the north line of Section 10 for a distance of 2652.42 feet to a 5/8 inch rebar with 2 inch aluminum cap at the North ¼ Corner;
Thence South 89°46'30" East along said section line for a distance of 2652.42 feet to a U.S. GLO iron pipe with brass cap at the Northeast Corner of Section 10;
Thence South 00°10'00" West along the east line of Section 10 for a distance of 2653.29 feet to a 5/8 inch rebar with 2 inch aluminum cap at the East ¼ Corner;
Thence South 00°10'00" West along said section line for a distance of 282.04 feet to the centerline of Lane Gulch Road;
Thence South 75°25'23" West along said centerline for a distance of 560.00 feet;
Thence along a tangent curve to the right along said centerline for a distance of 307.56 feet, said curve having a radius of 573.24 feet, a delta angle of 30°44'27", and a long chord bearing of North 89°12'24" West for a distance of 303.88 feet;
Thence North 73°50'37" West along said centerline for a distance of 1745.15 feet;
Thence along a tangent curve to the left along said centerline for a distance of 662.99 feet, said curve having a radius of 1146.48 feet, a delta angle of 33°08'00", and a long chord bearing of South 89°35'23" West for a distance of 653.79 feet;
Thence South 73°01'23" West along said centerline for a distance of 1330.55 feet;
Thence along a tangent curve to the left along said centerline for a distance of 408.53 feet, said curve having a radius of 1146.48 feet, a delta angle of 20°25'00", and a long chord bearing of South 62°48'53" West for a distance of 406.38 feet;
Thence South 52°36'23" West along said centerline for a distance of 593.61 feet to the west line of Section 10;
Thence North 00°14'19" West along said section line for a distance of 895.63 feet to a 5/8 inch rebar with 2 inch aluminum cap at the West ¼ Corner;
Thence North 00°14'19" West along said section line for a distance of 2651.02 feet to the POINT OF BEGINNING.

PARCEL NO. 4:
TOWNSHIP 10 SOUTH, RANGE 28 EAST OF THE BOISE MERIDIAN,
CASSIA COUNTY, STATE OF IDAHO

Section 9: Part of Section 9, more particularly described as follows:

Commencing at the Northwest Corner of Section 9, said corner marked by a 5/8 inch rebar with 2 inch aluminum cap which shall be the POINT OF BEGINNING;
Thence South 89°28'34" East along the north line of Section 9 for a distance of 2644.92 feet to a U.S. GLO iron pipe with brass cap at the North ¼ Corner;
Thence South 89°27'30" East along the north line of Section 9 for a distance of 2642.61 feet to a U.S. GLO iron pipe with brass cap at the Northwest Corner of Section 9;
Thence South 00°14'19" East along the east line of Section 9 for a distance of 2651.02 feet to a 5/8 inch rebar with 2 inch aluminum cap at the East ¼ Corner;
Thence South 00°14'19" East along said section line for a distance of 895.63 feet to the centerline of Lane Gulch Road;
Thence South 52°36'23" West along said centerline for a distance of 811.57 feet;

Thence along a tangent curve to the right along said centerline for a distance of 183.42 feet, said curve having a radius of 286.62 feet, a delta angle of 36°40'00", and a long chord bearing of South 70°56'23" West for a distance of 180.31 feet;

Thence South 89°16'23" West along said centerline for a distance of 1046.81 feet;

Thence along a tangent curve to the left along said centerline for a distance of 394.19 feet, said curve having a radius of 1146.48 feet, a delta angle of 19°42'00", and a long chord bearing of South 79°25'23" West for a distance of 392.25 feet;

Thence South 69°34'23" West along said centerline for a distance of 286.54 feet;

Thence along a tangent curve to the right along said centerline for a distance of 284.84 feet, said curve having a radius of 573.24 feet, a delta angle of 28°28'13", and a long chord bearing of South 83°48'30" West for a distance of 281.92 feet;

Thence North 82°02'37" West along said centerline for a distance of 2525.14 feet to the west line of Section 9;

Thence North 00°06'29" West along said section line for a distance of 1362.82 feet to a 5/8 inch rebar with 2 inch aluminum cap at the West ¼ Corner;

Thence North 00°06'29" West along the west line of Section 9 for a distance of 1325.45 feet to a 3/8 inch rebar at the Northwest Corner of the SW¼NW¼ of Section 9;

Thence North 00°00'23" East along the west line of Section 9 for a distance of 1325.44 feet to the POINT OF BEGINNING.

PARCEL NO. 5:

TOWNSHIP 10 SOUTH, RANGE 28 EAST OF THE BOISE MERIDIAN,
CASSIA COUNTY, STATE OF IDAHO

Section 3: All

EXHIBIT B
PERMITTED EXCEPTIONS

1. Taxes, including any assessments collected therewith, for the year 2024 which are a lien not yet due and payable.
2. The land described herein is located within the district boundaries of the Raft River Ground Water Company and is subject to any assessments levied thereby.
3. County Road Rights-of-way and the rights of access thereto for maintenance.
4. Right of way for ditches, tunnels, telephone, and distribution lines constructed by authority of the United States, as granted to the United States under the provisions of Section 58-604 Idaho Code.
5. Terms and conditions contained in a/an Judgment Final Order of Condemnation by and between Burley Highway District and Frank H. Vorheis and Clara A. Vorheis, husband and wife. Recorded: March 15, 1919. Instrument No.: 39193. (Covers the SW¼ of Section 11, Township 10 South, Range 28 East of the Boise Meridian)
6. An easement, including the terms and provisions thereof, as set forth in a/an Deed. Granted to: The United States of America. Recorded: October 31, 1924. Instrument No.: 73543. (Covers the NE¼NW¼ of Section 3, Township 10 South, Range 28 East of the Boise Meridian and the SE¼SW¼ of Section 34, Township 9 South, Range 28 East of the Boise Meridian)
7. An easement, including the terms and provisions thereof, as set forth in a/an Quitclaim Deed. Granted to: The United States of America. Recorded: October 31, 1924. Instrument No.: 73544. (Covers the W½NW¼ and the SE¼NW¼ of Section 3, Township 10 South, Range 28 East of the Boise Meridian)
8. An easement, including the terms and provisions thereof, as set forth in a/an Quitclaim Deed. Granted to: The United States of America. Recorded: November 19, 1924. Instrument No.: 73754. (Covers the NE¼NW¼ of Section 3, Township 10 South, Range 28 East of the Boise Meridian and the SE¼SW¼ of Section 32, Township 9 South, Range 28 East of the Boise Meridian)
9. An easement, including the terms and provisions thereof, as set forth in a/an Right-of-Way. Granted to: Salt Lake Pipe Line Company. Recorded: November 4, 1963. Instrument No.: 15449. (Covers the N½ of Section 3; the S½NE¼ and the SW¼ of Section 8, All in Township 10 South, Range 28 East of the Boise Meridian)



File # 24504055

Quitclaim Deed

For value received, **Nature Ridge Holdings, LLC, an Idaho limited liability company,**

Does hereby convey, release, remise, and forever quit claim unto

Nature Ridge Holdings, LLC, an Idaho limited liability company,

whose current address is 134 E. Highway 81, Burley, ID 83318,

the following described premises:

See Exhibit A, attached hereto and incorporated herein.

To have and to hold the said premises, unto the said grantees, its successors and assigns forever.

Remainder of this page intentionally left blank.

Date: January 30, 2025

Nature Ridge Holdings, LLC, an Idaho limited liability company

By: Evard, L.L.C., an Idaho limited liability company, as Member

By: [Signature]
Reed Gibby, Manager

State of Idaho, County of Cassia, ss.

On this 30 day of January, 2025, before me, the undersigned, a Notary Public in and for said State, personally appeared Reed Gibby, known or identified to me to be the Manager of Evard, L.L.C., an Idaho limited liability company ("Evard"), a member of Nature Ridge Holdings, LLC, an Idaho limited liability company ("Nature Ridge"), and the member that subscribed Nature Ridge's name in the within instrument, and acknowledged to me that he executed the within instrument on behalf of Evard, and that Evard executed the same in Nature Ridge's name.

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

[Signature]
Notary Public for Idaho
Residing In: Burley, Idaho
My Commission Expires: 8/13/2030
(seal)

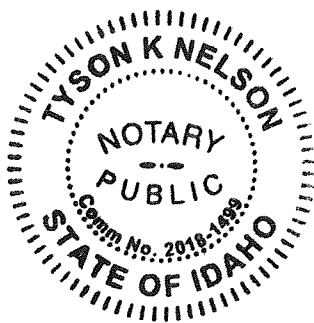


EXHIBIT A
LEGAL DESCRIPTION OF THE PREMISES

TOWNSHIP 10 SOUTH, RANGE 28 EAST OF THE BOISE MERIDIAN,
CASSIA COUNTY, STATE OF IDAHO

Section 2: Part of Section 2, more particularly described as follows:

Commencing at the Northeast Corner of Section 2, said corner marked by a U.S. GLO iron pipe with brass cap which shall be the POINT OF BEGINNING;

Thence South 00°00'53" East along the east line of Section 2 for a distance of 2679.00 feet to a 5/8 inch rebar with 2 inch aluminum cap at the East ¼ Corner;

Thence South 00°00'53" East along the east line of Section 2 for a distance of 1846.68 feet to the centerline of Lane Gulch Road;

Thence South 40°43'23" West along said centerline for a distance of 532.28 feet;

Thence along a tangent curve to the left along said centerline for a distance of 101.97 feet, said curve having a radius of 562.92 feet, a delta angle of 10°22'44", and a long chord bearing of South 35°32'01" West for a distance of 101.83 feet;

Thence South 30°32'23" West along said centerline for a distance of 365.46 feet to the south line of Section 2;

Thence North 89°31'44" West along said section line for a distance of 2042.94 feet to a 5/8 inch rebar with 2 inch aluminum cap at the South ¼ Corner;

Thence North 89°31'44" West along said section line for a distance of 2635.31 feet to a U.S. GLO iron pipe with brass cap at the Southwest Corner of Section 2;

Thence North 00°07'50" West along the west line of Section 2 for a distance of 2651.17 feet to a U.S. GLO iron pipe with brass cap at the West ¼ Corner;

Thence North 00°15'27" East along said section line for a distance of 2650.81 feet to a U.S. GLO iron pipe with brass cap at the Northwest Corner of Section 2;

Thence South 89°46'25" East along the north line of Section 2 for a distance of 2630.55 feet to a U.S. GLO iron pipe with brass cap at the North ¼ Corner;

Thence South 89°55'40" East along said section line for a distance of 2632.68 feet to the POINT OF BEGINNING.

Property Descriptions

Cassia County Variance Application
Prepared for

Nature Ridge Holdings, LLC

EXHIBIT
3 VAR

Owner	Parcel	Address	Legal	Deed Rec #	Acres
Nature Ridge Holdings LLC	RP10S28E081200	247 N Yale Rd	S2NE4 and part of the N2S2 of Section 8, Township 10 S, Range 28 E of the B.M.	2015-001782	223.12
Nature Ridge Holdings LLC	RP10S28E090001	N/A	T15028 Section 9, Township 10 S, Range 28 E of the B.M.	2024-003322	501.55
					724.67

Total Acres

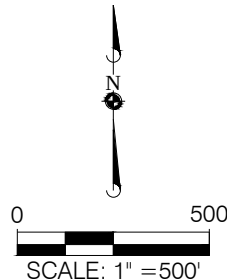


Site Plan & Boundary Map

Cassia County CAFO Permit Application

Prepared for

Nature Ridge Holdings, LLC



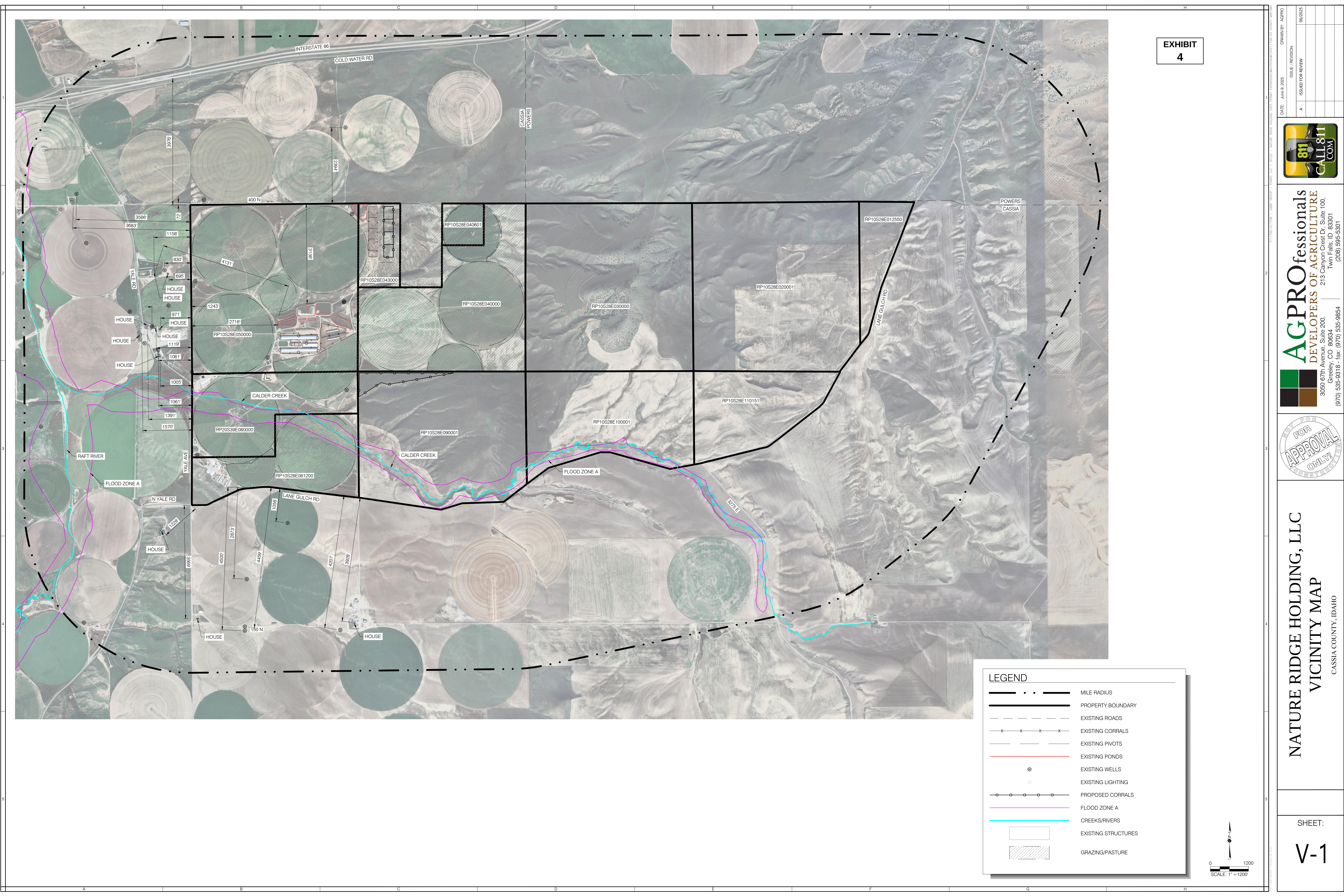
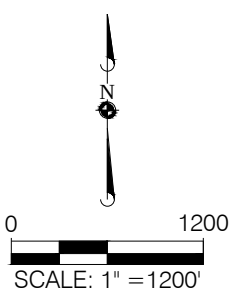


EXHIBIT
4

LEGEND

- . . — MILE RADIUS
- — — — — PROPERTY BOUNDARY
- - - - - EXISTING ROADS
- x x x x EXISTING CORRALS
- - - - - EXISTING PIVOTS
- — — — — EXISTING PONDS
- ⊙ EXISTING WELLS
- EXISTING LIGHTING
- o — o — o — o — PROPOSED CORRALS
- — — — — FLOOD ZONE A
- — — — — CREEKS/RIVERS
- EXISTING STRUCTURES
- ▨ GRAZING/PASTURE



NATURE RIDGE HOLDING, LLC
VICINITY MAP
CASSIA COUNTY, IDAHO

SHEET:

V-1



AGPROfessionals
DEVELOPERS OF AGRICULTURE
3050 67th Avenue, Suite 200,
Greeley, CO 80634
(970) 535-9318 • fax: (970) 535-9854



DATE:	June 9, 2023	DRAWN BY:	AGPRO
ISSUE / REVISION:			
A	ISSUED FOR REVIEW		06/20/23



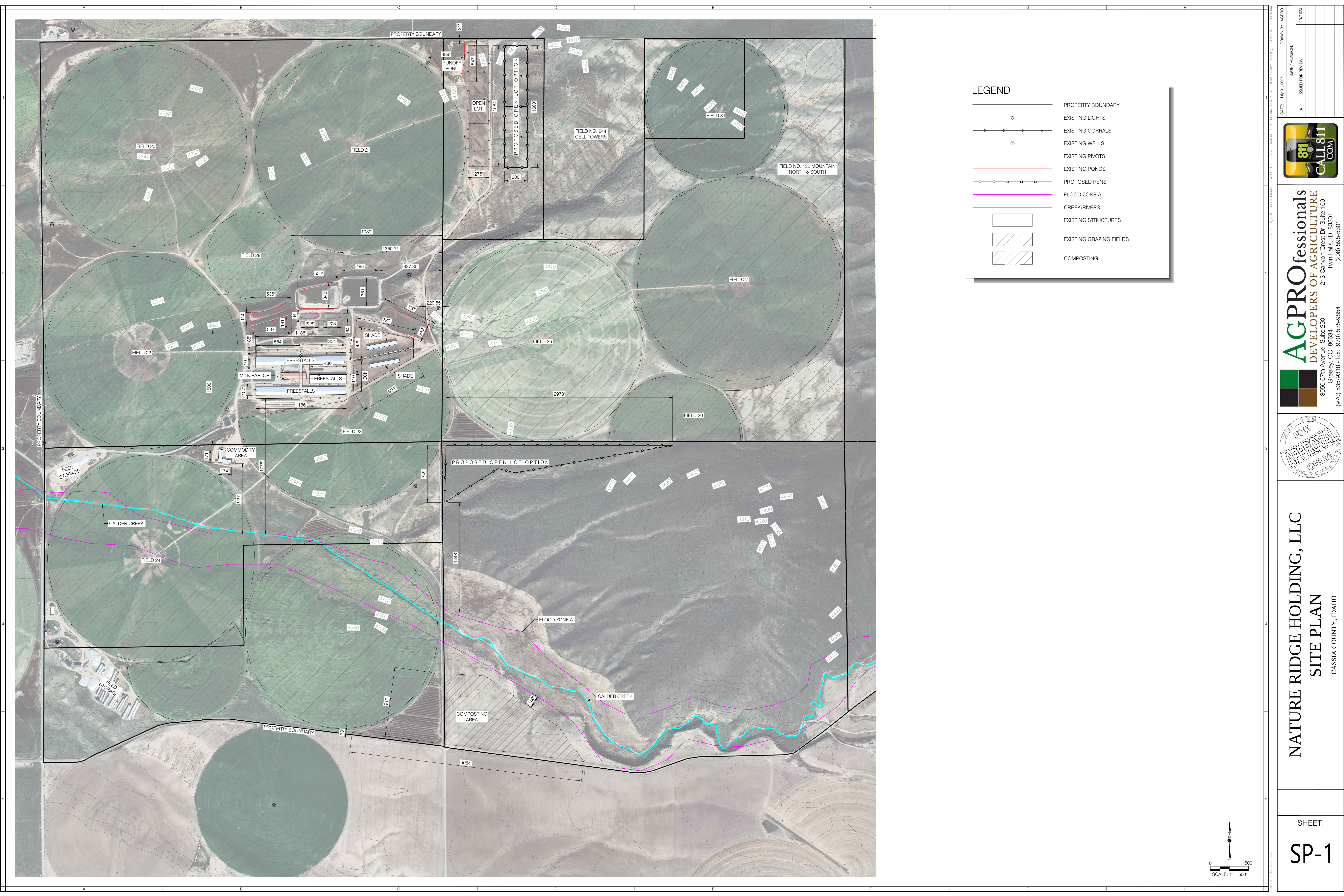
**EXHIBIT
4 CU**

Site Plan & Boundary Map

Cassia County CUP Permit Application

Prepared for

Nature Ridge Holdings, LLC



LEGEND

	PROPERTY BOUNDARY
	EXISTING LIGHTS
	EXISTING CORRALS
	EXISTING WELLS
	EXISTING PIVOTS
	EXISTING PONDS
	PROPOSED PENS
	FLOOD ZONE A
	CREEK/RIVERS
	EXISTING STRUCTURES
	EXISTING GRAZING FIELDS
	COMPOSTING

AGPROprofessionals
DEVELOPERS OF AGRICULTURE

3050 67th Avenue, Suite 200,
Greeley, CO 80634
(970) 535-9318 • fax: (970) 535-9854

DATE: July 31, 2025
DRAWN BY: AGPRO

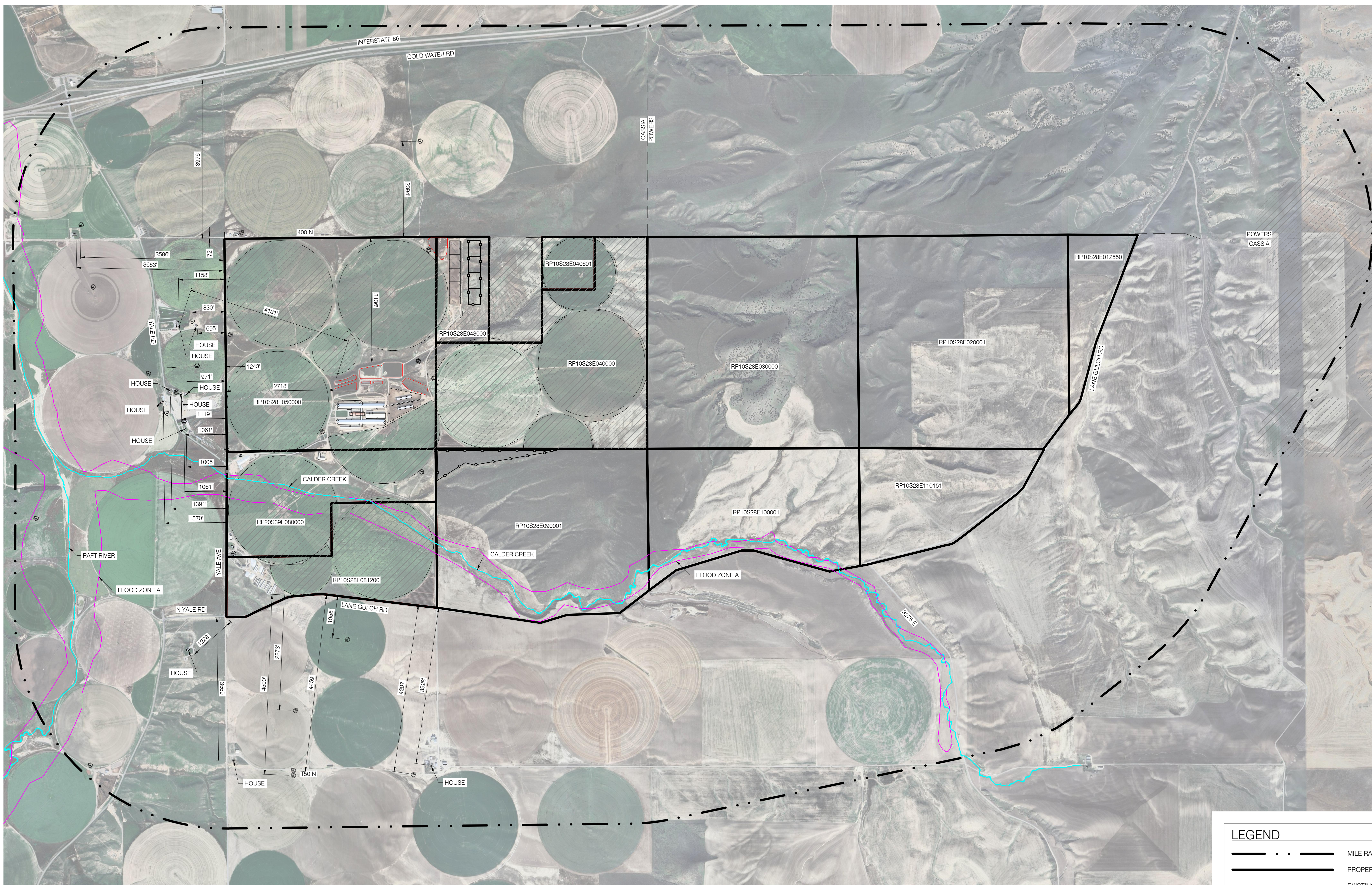
ISSUED FOR REVIEW	10/20/24
A	

FOR APPROVAL ONLY

CONSTRUCTION

NATURE RIDGE HOLDING, LLC
SITE PLAN
CASSIA COUNTY, IDAHO

SHEET:
SP-1



DATE: June 9, 2025	DRAWN BY: AGPRO	
ISSUE / REVISION:		
A	ISSUED FOR REVIEW	06/2025



ACPROessionals
DEVELOPERS OF AGRICULTURE

3050 67th Avenue, Suite 200, | 213 Canyon Crest Dr., Suite 100,
Greeley, CO 80634 | Twin Falls, ID 83301
(970) 535-9318 • fax: (970) 535-9854 | (208) 595-5301



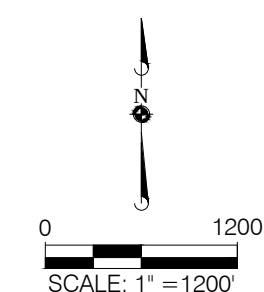
NATURE RIDGE HOLDING, LLC
VICINITY MAP
CASSIA COUNTY, IDAHO

SHEET:

V-1

LEGEND

	MILE RADIUS
	PROPERTY BOUNDARY
	EXISTING ROADS
	EXISTING CORRALS
	EXISTING PIVOTS
	EXISTING PONDS
	EXISTING WELLS
	EXISTING LIGHTING
	PROPOSED CORRALS
	FLOOD ZONE A
	CREEKS/RIVERS
	EXISTING STRUCTURES
	GRAZING/PASTURE



Site Plan

Cassia County Variance Application

Prepared for

Nature Ridge Holdings, LLC



Topographical Map

Cassia County CAFO Permit Application

Prepared for

Nature Ridge Holdings, LLC

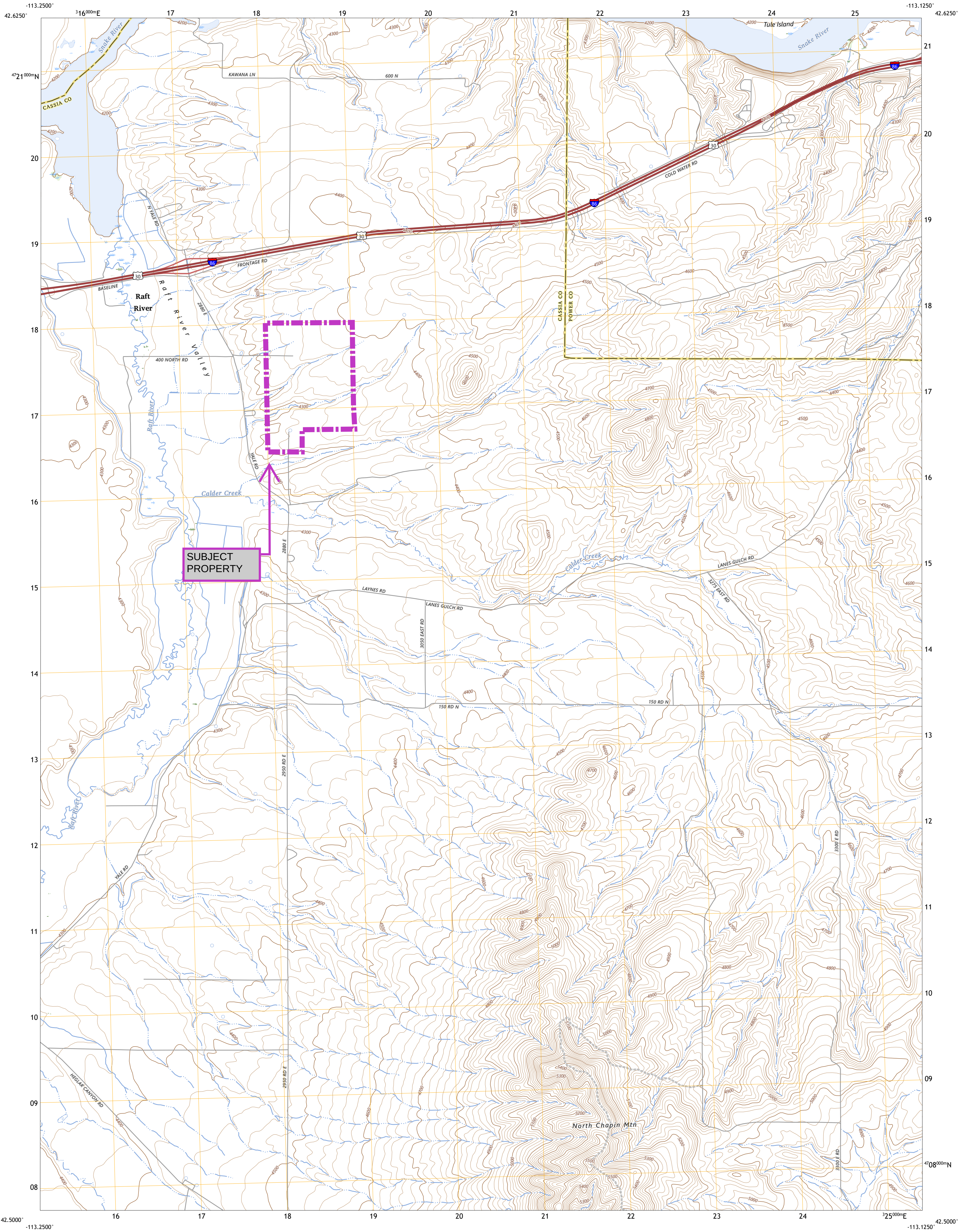


U.S. DEPARTMENT OF THE INTERIOR
U.S. GEOLOGICAL SURVEY



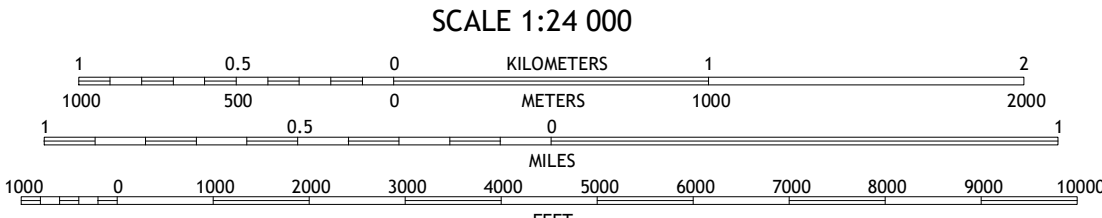
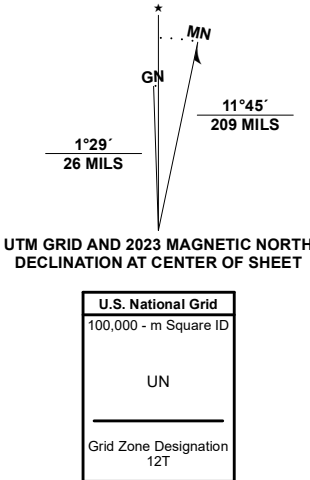
NORTH CHAPIN MOUNTAIN QUADRANGLE
IDAHO
7.5-MINUTE SERIES

EXHIBIT
5

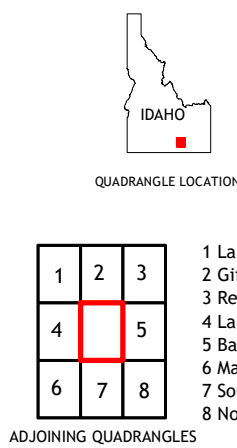


Produced by the United States Geological Survey
North American Datum of 1983 (NAD83)
World Geodetic System of 1984 (WGS84). Projection and
1 000-meter grid/Universal Transverse Mercator, Zone 12T
This map is not a legal document. Boundaries may be
generalized for this map scale. Private lands within government
reservations may not be shown. Obtain permission before
entering private lands.

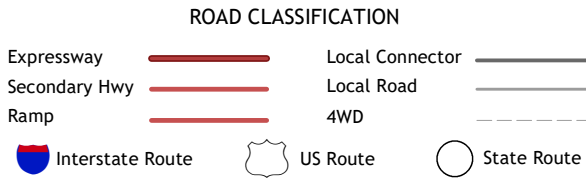
Imagery.....	NAIP, July 2019	August 2019
Roads.....	U.S. Census Bureau, 2016	
Names.....	GNIS, 1979	2022
Hydrography.....	National Hydrography Dataset, 2002	2023
Contours.....	National Elevation Dataset, 2001	
Boundaries.....	Multiple sources: see metadata file	2020
Public Land Survey System.....	BLM, 2019	
Wetlands.....	FWS National Wetlands Inventory	2014



CONTOUR INTERVAL 20 FEET
NORTH AMERICAN VERTICAL DATUM OF 1988
This map was produced to conform with the
National Geospatial Program US Topo Product Standard.



- | | | |
|---|---|---|
| 1 | 2 | 3 |
| 4 | 5 | 6 |
| 7 | 8 | 9 |
- 1 Lake Walcott East
 - 2 Gifford Spring
 - 3 Register Rock
 - 4 Lake Walcott SE
 - 5 Badger Peak
 - 6 Malta NE
 - 7 South Chapin Mountain
 - 8 North Heglar Canyon



NORTH CHAPIN MOUNTAIN, ID
2023



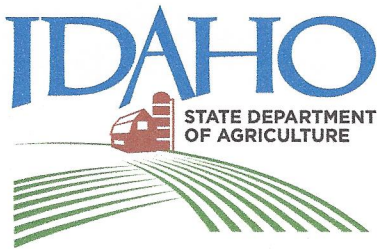


Nutrient Management Plan

Cassia County CAFO Permit Application

Prepared for

Nature Ridge Holdings, LLC



EXHIBIT

6

Idaho State Department of Agriculture
P.O. Box 7249 • Boise, Idaho 83707
P: 208.332.8500 • F: 208.334.2170
www.agri.idaho.gov

BRAD LITTLE, GOVERNOR

CELIA GOULD, DIRECTOR

March 19, 2021

Nature Ridge Organic Dairy
Ray Robinson
2958 E 300 S
American Falls, ID 83211

Dear Mr. Robinson,

I received the Environmental/Nutrient Management Plan for Nature Ridge Organic Dairy from Sadie Clark, Certified Nutrient Management Planner. I approved the Environmental/ Nutrient Management Plan on March 19, 2021. This Environmental/ Nutrient Management Plan is for your existing facility located at 2958 E 300 S, American Falls, ID.

Key Points for EMP/NMP Compliance:

1. You are required to soil test all fields, annually, to which nutrients (commercial fertilizer or manure) will be applied that year and soil test records must be kept for 5 years. Soil tests need to be taken by a certified soil sampler.
2. Liquid effluent applications are to occur only within the growing period of the active crop. Fall application of liquid effluent must be completed prior to the non-growing season. The non-growing season will be determined each year by the ISDA Dairy Bureau. Permission to apply liquid effluent during the non-growing season will be considered on a case-by-case basis. Producers seeking permission to land apply nutrients outside of the application season must contact the Department of Agriculture, Dairy Bureau at (208) 332-8550 prior to application. Factors considered in granting approval will be, but are not limited to, the following:
 - Date
 - Existing and forecasted weather conditions
 - Moisture content of the soil
 - Frost layers in the soil
 - Water holding capacity of the soil
 - Crop needs
3. Dairy byproduct management is a key component to your ability to appropriately implement your environmental/nutrient management plan. It is important to remove accumulated solids and byproduct water from your containment facilities prior to the wet season to ensure that the byproduct containment facilities have the required 180-day storage capacity.

If you have any questions or concerns, please contact me at (208) 332-8550.

Sincerely,

Pradip Adhikari, PhD
Soil Scientist/ Nutrient Management Specialist, Animal Industries

From: [Brian Scarrow](#)
To: [Hannah Dutrow](#)
Cc: [Valene Cauhorn](#)
Subject: Fw: Nature Ridge Organic Dairy
Date: Thursday, June 12, 2025 9:04:29 AM
Attachments: [Nature Ridge Organic Dairy NMP 2025.pdf](#)
[image002.png](#)
[Outlook-42jbvji2.png](#)

Brian Scarrow

Idaho Field Tech

AGPROprofessionals
213 Canyon Crest Drive, Suite 100
Twin Falls, ID 83301
Mobile: 208-432-2857
Office: 208-595-5301

HQ/Mailing:
3050 67th Avenue, Suite #200
Greeley, CO 80634
Office: 970-535-9318
www.agpros.com



From: Brian Scarrow
Sent: Friday, May 2, 2025 4:33 PM
To: Kate Leavitt <Kate.Leavitt@ISDA.IDAHO.GOV>
Cc: Nature Ridge Organic Dairy <natureridgeorganicdairy@gmail.com>; Valene Cauhorn <vcauhorn@agpros.com>
Subject: Nature Ridge Organic Dairy

Good Evening,

Here is the NMP for Nature Ridge Organic Dairy. Please let me know if you have any questions.

Thanks.

Brian Scarrow

Idaho Field Tech

AGPROprofessionals
213 Canyon Crest Drive, Suite 100
Twin Falls, ID 83301
Mobile: 208-432-2857

Office: 208-595-5301

HQ/Mailing:

3050 67th Avenue, Suite #200

Greeley, CO 80634

Office: 970-535-9318

www.agpros.com





EXHIBIT

7

Nuisance Management Plan

Cassia County CAFO Permit Application

Prepared for

Nature Ridge Holdings, LLC

Management Plan for Nuisance Control

For

Nature Ridge Holdings, LLC

*Located in Part of Section 3, Part of Section 4, and Part of Section 5, Township 10 South, Range
28 East of the B.M., Town of American Falls, Cassia County, Idaho*

Developed in Accordance with
Generally Accepted Agricultural Best Management Practices

Prepared By



AGPROfessionals
HQ: 3050 67th Avenue, Greeley, CO 80634
Idaho: 213 Canyon Crest Drive, Suite 100, Twin Falls, ID 83301
(970) 535-9318

June 2025

Introduction

This supplemental *Management Plan for Nuisance Control* has been developed and implemented to identify methods Nature Ridge Holdings, LLC, will use to minimize the inherent conditions that exist in confinement feeding operations. This supplement outlines management practices generally acceptable and proven effective at minimizing nuisance conditions. Neither nuisance management nor this supplemental plan is required by Idaho State statute or specifically outlined in the Idaho Confined Animal Feeding Operations Control Regulations. This is a proactive measure to assist integration into local communities. Nature Ridge Holdings, LLC will use these management and control practices, to their best and practical extent.

Legal Owner, Contacts, and Authorized Persons

Correspondence and contact should be made to:

*Nature Ridge Holdings, LLC
c/o Riley Smith
2958 E 300 N
American Falls, ID 83211
208-261-3379*

The individual(s) at this facility who is (are) responsible for developing the implementation, maintenance, and revision of this supplemental plan are listed below.

Riley Smith

(Name)

Facility Manager

(Title)

Legal Description

The confined animal feeding facility described in this Nuisance Management Plan is located in Part of Sections 1, 2, 3, 4, 5, 8, 9, 10, and 11, all in Township 10 South, Range 28 East of the B.M., Town of American Falls, Cassia County, Idaho.

Air Quality

Air quality at and around confined animal feeding operations are affected primarily from the relationship of soil/manure and available moisture. The two primary air quality concerns at dairy's are dust and odor. However, the management practices for dust or odor control are not inherently compatible. Wet pens and manure produce an odor. Dry pens are dusty. The two paragraphs below outline the best management practices for the control of dust and odors that Nature Ridge Holdings, LLC will use. The manager shall closely observe pen conditions and attempt to achieve a balance between proper dust and odor control.

Dust

Dust from pen surfaces is usually controlled by intensive management of the pen surface by routine cleaning and harrowing of the pen surface. The purpose of intensive surface management is twofold; to keep cattle clean and to reduce pest habitat. The best management systems for dust control involve moisture management. When the cows are not in the corrals or being milked, they are on pasture grazing. Management methods Nature Ridge Holdings, LLC shall use to control dust are:

1. ***Pen density***
Moisture can be managed by varying stocking rates and pen densities. The animals' wet manure and urine keep the surface moist and control dust emissions.
2. ***Regular manure removal***
Nature Ridge Holdings, LLC will continue to conduct regular manure removal. Typically, pens are cleaned, conditioned, and maintained as needed manure is removed at least annually.
3. ***Pen sprinkling***
Should nuisance dust conditions arise, pen sprinkling may be used for moisture control on pens and internal roadways to minimize nuisance dust conditions.
4. ***Pasture Management***
Nature Ridge Holdings, LLC operate an organic dairy. Dairy cattle have access to grazing pasture during the growing season significantly reducing the amount of pen manure needing to be managed.

Odor

Odors result from the natural decomposition processes that start as soon as the manure is excreted and continue as long as any usable material remains as food for microorganisms. Odor strength depends on the kind of manure and the conditions under which it decomposes. Although occasionally unpleasant, the odors are not dangerous to health in the quantities customarily noticed around animal feeding operations and fields where manure is spread for fertilizer. Key practices Nature Ridge Holdings, LLC may use to control odor are:

1. ***Establish good pen drainage***
Dry manure is less odorous than moist manure. Maintaining good pen drainage can be achieved by regular cleaning in pens and under fences. The dairy will conduct routine pen cleaning to reduce standing water and remove wet manure.
2. ***Regular manure removal***
Reduce the overall quantity of odor producing sources. The dairy will conduct routine pen cleaning and conditioning as needed.

3. *Reduce standing water*

Standing water can increase microbial digestion and odor producing by-products. Proper pen maintenance and surface grading will be conducted by the dairy to reduce standing water.

The wastewater ponds will be dewatered regularly in accordance with the *Nutrient Management Plan* for Nature Ridge Holdings, LLC. No chemical additives or treatments of the stormwater ponds for odor control are planned. Research to date indicates these products have little, if any, effectiveness.

4. *Composting*

Proper composting turns manure into a nearly odorless, pathogen-free product that is valuable for soil conditioning. Nature Ridge Holdings, LLC may practice manure composting if land area is available for this purpose.

5. *Land application timing*

Normally, air rises in the morning and sinks in the evening. Nature Ridge Holdings, LLC will consider weather conditions and prevailing wind direction to minimize odors from land application. Typically, land applications will be timed for early mornings.

Pest Control

Insects and Rodents

Insects and rodents inhabit areas that have an adequate to good food supply and foster habitat prime for breeding and living. Key practices Nature Ridge Holdings, LLC may use to manage insects and rodents are to first eliminate possible habitat, and then reduce the available food supply.

The dairy will work to control pests by applying one or more of the following practices as needed:

1. *Regular manure removal*

Manure management removes both food sources and habitat.

2. *Reduce standing water*

Standing water is a primary breeding ground for insects.

3. *Minimize fly habitat*

Standing water, weeds and grass, manure stockpiles, etc., are all prime habitat for reproduction and protection. Reduce or eliminate these areas where practical.

4. *Manage weeds and grass*

Keep weeds and grassy areas to a minimum. These provide both protection and breeding areas.

5. *Minimize stockpiles or storage of manure*

Stockpiles of manure provide both breeding and protective habitat. Keep stockpile use to a minimum.

6. *Biological treatment for flies*

Parasitic wasps are excellent biological fly control and are widely used. The wasps lay their eggs in fly larvae hindering fly reproduction.

7. *Organic chemical and mechanical treatments for flies*

Due to the organic designation of the facility, chemical treatments are limited. The facility may use an organic fly repellant around the feed storage areas, buildings and commodities areas. In addition, the placement of electronic insect-control systems throughout the area may be used in buildings. The fly repellant and insect-control systems target mature flies.

8. *Rodent specific treatments*

The facility may utilize traps for rodents within buildings. In addition, the placement of predatory bird boxes provides habitat for owls that catch mice and other rodents on the facility.

Mortalities

Mortality is an unfortunate and unavoidable part of animal husbandry. Dead animals can produce offensive odors, attract scavengers, and create deleterious conditions. Proper and timely disposal of dead animals prevents nuisance conditions from occurring. Key practices Nature Ridge Holdings, LLC may use to handle and dispose of dead animals are:

1. *Expedient removal from pens*

Dead animals will be removed from pens daily and relocated to an area(s) away from the pens.

2. *Commercial rendering company removal*

Dead animals will be removed by a commercial rendering company when possible and economically feasible.

3. *Burial guidelines*

- a) Burials must be done at the site and on property owned by the dairy at which the animal mortalities occur.
- b) Burials must be done at least two feet underground with at least two feet of soil cover. This must be done within 24 hours of the discovery of a mortality. If severe weather conditions interfere, burials should occur as soon as reasonably possible.

- c) There shall be at least four feet of suitable soil separation (not gravel) from the bottom of the burial pit to the maximum seasonal groundwater table.
- d) Burial sites shall be located at least 150 feet away from any well.

These practices represent the latest and most modern management and scientific information to date for control of nuisance conditions for the livestock feeding industry.



Pasture Management Plan

Cassia County CAFO Permit Application

Prepared for

Nature Ridge Holdings, LLC

Pasture Management Plan

For

Nature Ridge Holdings, LLC

*Located in Part of Section 3, Part of Section 4, and Part of Section 5, Township 10 South, Range
28 East of the B.M., Town of American Falls, Cassia County, Idaho*

Prepared By



AGPROfessionals

HQ: 3050 67th Avenue, Greeley, CO 80634

Idaho: 213 Canyon Crest Drive, Suite 100, Twin Falls, ID 83301
(208) 595-5301

January 2025

Introduction

This supplemental *Pasture Management Plan* has been developed and implemented to identify methods Nature Ridge Holdings, LLC, will use to manage pasture lands associated with the organic dairy operation in conformance with the National Organic Program (NOP) Rule 205.239(a)(2). This supplement outlines management practices generally acceptable and proven effective at managing pasture lands associated with the Confined Animal Feeding Operation (CAFO). Nature Ridge Holdings, LLC will use these management and control practices to their best and most practical extent.

Legal Owner, Contacts, and Authorized Persons

Correspondence and contact should be made to:

*Nature Ridge Holdings, LLC
c/o Riley Smith
2958 E 300 N
American Falls, ID 83211
208-261-3379*

The individual at this facility who is (responsible for developing the implementation, maintenance, and revision of this supplemental plan are listed below.

Riley Smith

(Name)

Facility Manager

(Title)

Legal Description

The CAFO facility described in this Pasture Management Plan is located in Part of Sections 1, 2, 3, 4, 5, 8, 9, 10, and 11, all in Township 10 South, Range 28 East of the B.M., Town of American Falls, Cassia County, Idaho.

The maps included in this plan show the location of the grazing fields in relation to the facility.

Grazing Management System

Pasture lands utilized for grazing operations must be managed as a crop. The methods used to manage the pasture areas associated with the Nature Ridge Holdings, LLC operations are described in more depth below.

Intensive Rotational Grazing

Nature Ridge Holdings, LLC utilizes Intensive Rotational Grazing. This system is used when there are a large number of pastures and/or paddocks associated with the operation. The cattle

will be rotated frequently between available pastures based on forage growth and utilization. This helps to maintain forage production and weeds and brush can typically be controlled through grazing.

Manure

Intensive Rotational Grazing has a higher stocking rate within the paddocks/pastures with a restricted timeframe for access. This can help to evenly distribute manure throughout the paddocks while preventing an excess of manure which helps to prevent waste runoff off site.

The pasture grass is able to uptake the nutrients reducing fertilizer application. The hooves of the animals also help to aerate the soil and promote good soil health.

Fencing

Nature Ridge Holdings, LLC is an existing dairy facility. Perimeter fencing is already in place and is in adequate condition. The use of electrical fencing is used to keep animals within their designated pivot and further divide pivots for additional rotations. Access to the pastures is rotated during the grazing season. Temporary wire fencing may be added to further restrict access to sensitive areas and structures.

Fencing will also be added to create lanes from their housing to a pivot field. This will allow free movement of cattle from a pivot field to any other without passing through a recently grazed area.

Animal Control

Nature Ridge Holdings, LLC will utilize a combination of previously successful grazing timeframes as well as visually inspecting pastures to determine if overgrazing or erosion is occurring. Avoiding overgrazing can prevent most erosion on site that may be caused by the presence of livestock. In addition, maintaining rotational timeframes prevents crops from being grazed to the base while also allowing sufficient time for crops to recover.

Plant Type(s)

The current facility utilizes a combination of principal plant species. These are limited to the majority of irrigated pivot fields, including Field nos. 20, 21, 22, 23, 24, 26, 27, 28, 30, and 31.

- | | |
|---------------------|---------------|
| – Fescues | – Clovers |
| – Rye Grasses | – Timothy |
| – Orchard Grass | – Alfalfa |
| – Birdsfoot Trefoil | – Festulolium |

Field 132 Mountain North and South and Field 244 Cell Tower are native grass. Access to these fields is limited to heifers and dry cows.

Planting/Seeding

The key to maintaining vigorous vegetation is to avoid overgrazing. The forage plants will recover from grazing without depleting root reserves only if there is adequate leaf area remaining to meet the food requirements of the plant. Pastures are currently seeded with a perennial crop. Pivot fields are inspected annually to evaluate the health of the crops and determine if there is adequate forage for livestock.

Seeding is typically completed in the fall when animals are no longer grazing. This allows for new pivot fields to be continuously circulated into the grazing rotation. Seeding may also occur during the grazing season. Fields seeded during the grazing season will be fenced off to prevent animal access until the seed is established enough to handle grazing.

Timeframes

The number of actual grazing days will vary with the size of the paddock, and in practice it will vary with the condition of the forage, how much grazing pressure has been applied in the past, weather conditions, and time during the grazing season. Livestock access is typically between 1 to 3 days to prevent overgrazing of the site. The field is then fenced off to prevent livestock access for approximately 20 to 25 days. Access to the field is not allowed again until the forage has had sufficient time to recuperate.

Inspections/Sampling

Pivot fields are inspected annually to evaluate the health of the crops and determine if there is adequate forage for livestock.

Feed samples are taken from the pivot fields. The samples are tested to confirm there is sufficient nutrient and quantity for the animals. In addition, the length of the crop is measured to make sure there is sufficient feed for the animals and that the crop is recovering.

Grazing Season

The grazing season is determined based on a number of factors. Previous pasture seasons can be used to determine common patterns in the timeframes and available feedstock. Local weather patterns will determine when the first frost dates are, which indicates when grass will be available for the cattle and when the end of the growing season is.

Beginning of Grazing Season

Typical: May 1 - May 15

High Precipitation: May 15 - May 30

End of the Grazing Season

Typical: September 15 - September 29

Late Frost: October 1 - October 15

Early Frost: September 1 - September 15

Cassia County average frost dates

Last Frost: May 11 - May 20

First Frost: September 21 - September 30

Pastures

Pasture ID/ Field No.	Acres	Livestock Classes	Irrigated (Y/N)	Days available for Grazing
20	136	All	Y	120
21	137.5	All	Y	120
22	124.5	All	Y	120
23	82.2	All	Y	120
24	133	All	Y	120
26	127.5	All	Y	120
27	131.5	All	Y	120
28	26.5	All	Y	120
30	36	Heifers/Dry	Y	120
31	62	Heifers	Y	120
132 Mtn N&S	76	Heifers	N	120
244 Cell Tower	130	Heifers/Dry	N	120

Supplemental Feeding and Water

The dairy facility will continue to provide supplemental feed and water at the freestall barns and open lots. Portable water tanks are provided in the fields being actively grazed. Cows are rotated through pastures during the growing season. During that growing season, the cows also have access to supplemental feed. During the non-growing season, cows are housed within the freestall barns.

Sensitive Areas

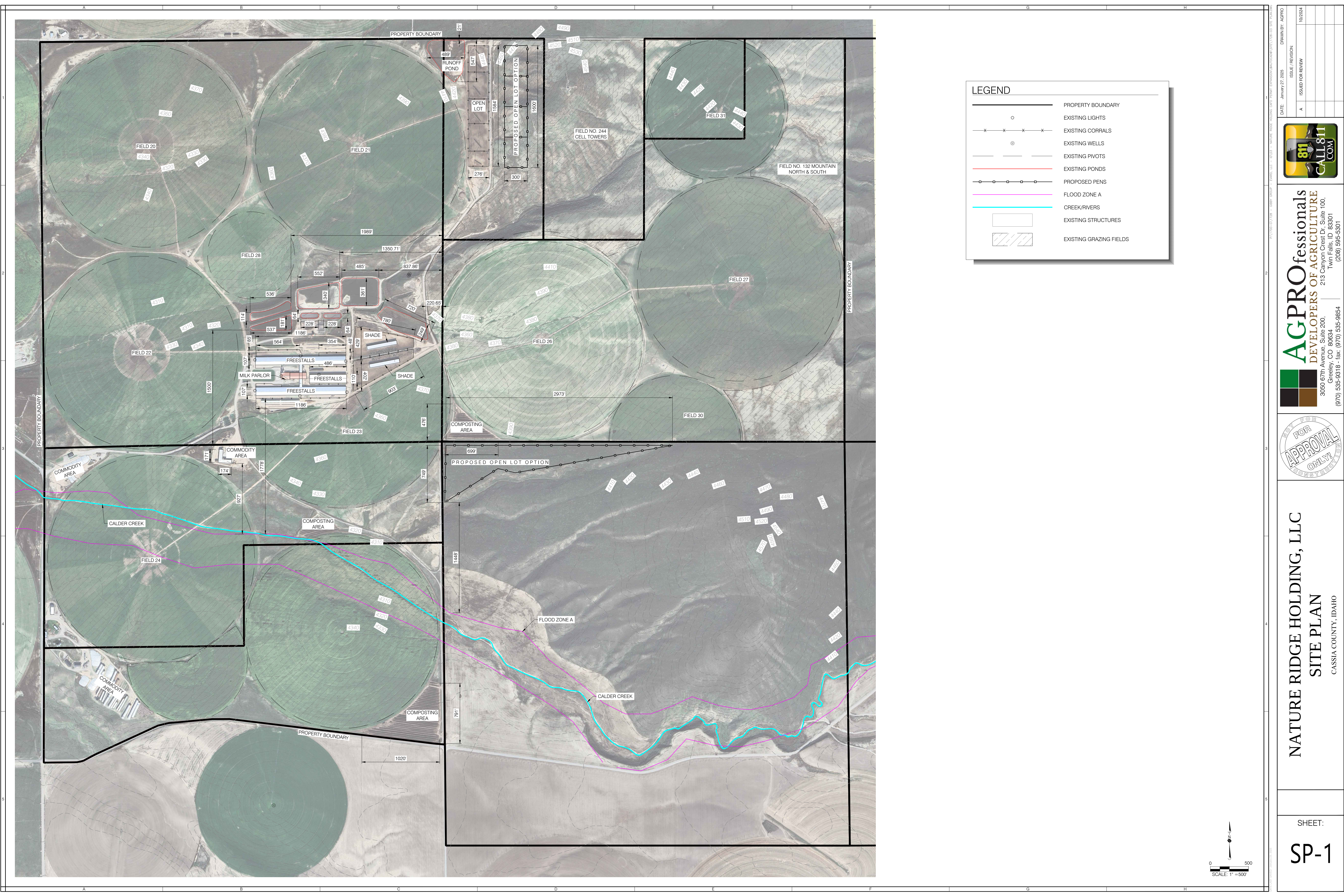
Field no. 24. is bisected by Calder Creek which connects to Raft River. The facility is aware of this area being classified as a sensitive area and will fence this area to restrict livestock access. The pasture should be subdivided when being grazed and alternative drinking water provided for the livestock to prevent their being able to access the stream.

Cassia County CAFO Setbacks

The pastures used for grazing are shown on the site plans included. The grazing areas have a limited livestock presence of less than 6 months on any one pivot field. As such, these fields should not be included when determining the facility setbacks.

Conclusion

Nature Ridge Holdings, LLC is an existing facility. The operation has had a successful grazing program for their dairy operation. The facility will continue to track the success of their program and make adjustments as needed to maintain the health of the available forage and preventing overgrazing and erosion of the fields. Fields will be reseeded as needed to maintain the quantity and quality of available forage for the operation.



LEGEND

PROPERTY BOUNDARY

EXISTING LIGHTS

EXISTING CORRALS

EXISTING WELLS

EXISTING PIVOTS

EXISTING PONDS

PROPOSED PENS

FLOOD ZONE A

CREEK/RIVERS

EXISTING STRUCTURES

EXISTING GRAZING FIELDS

DATE: January 27, 2025

DRAWN BY: AGPRO

ISSUE / REVISION:

10/2024

A

811

CALL 811

COM

AGPRO

professionals

DEVELOPERS OF AGRICULTURE

3050 67th Avenue, Suite 200,

Greeley, CO 80634

(970) 535-9318 • fax: (970) 535-9854

APPROVAL

ONLY FOR CONSTRUCTION

NATURE RIDGE HOLDING, LLC

SITE PLAN

CASSIA COUNTY, IDAHO

SHEET:

SP-1

County Weed Plan

Cassia County CUP Permit Application

Prepared for

Nature Ridge Holdings, LLC



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

EXHIBIT

9

Applicant:

Name: Nature Ridge Holdings, LLC

Address: Physical: 2958 East 300 North, American Falls, ID 83211 (Raft River area); Mailing 134 E. Hwy. 81, Burley, ID 83318

Phone: 208-654-2733

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 2025 (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
Whiteweed

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: 10-22-24

Applicant

Date: 10/18/2024

Weed Management Plan

for

Nature Ridge Holdings, LLC

*Located in Part of Section 3, Part of Section 4, and Part of Section 5, Township 10 South, Range
28 East of the B.M., Town of American Falls, Cassia County, Idaho*

by



AGPROfessionals
HQ: 3050 67th Avenue, Greeley, CO 80634
Idaho: 213 Canyon Crest Drive, Suite 100, Twin Falls, ID 83301
(970) 535-9318

October 2024

Summary

This Weed Management Plan for the Nature Ridge Holdings, LLC amended Conditional Use Permit (CUP) for a Confined Animal Feeding Operation (CAFO), has been developed in accordance with Idaho State Law Title 22 Chapter 24, IDAPA 02/06/22, and the Cassia County Weed Plan.

The Nature Ridge Holdings, LLC amended CUP site is an existing agricultural/rural property facility. The proposed amended CUP is to increase animal units and revise the herd composition for an existing organic dairy facility. The site is within the Cassia County Weed District.

Property owners and operators will use the Best Management Practices (BMPs) described below to control noxious weeds. Each operator is responsible for weed management within the boundary of their lot.

Legal Owner, Contacts, and Authorized Persons

Correspondence and contact should be made to:

Nature Ridge Holdings, LLC
2958 E 300 N
American Falls, ID 83211
208-261-3379

The individual at this facility who is responsible for developing the implementation, maintenance, and revision of this supplemental plan is listed below.

<u>Riley Smith</u>	<u>208-261-3379</u>
(Name)	(Phone Number)

Location

The dairy facility is located in parts of Section 3, Section 4 and Section 5, all in Township 10 South, Range 28 East of the B.M., Town of American Falls, Cassia County, Idaho.

Property Description

The facility currently contains a permitted dairy operation. The remaining land currently contains primarily irrigated crops, irrigated pasture, rural residential, and rangeland. The additional acres being added is used to meet county density requirements and will remain unchanged based on the proposed amended CUP.

Regulations

Idaho State Law Title 22, Chapter 24, requires all landowners to control noxious weeds on their properties. Idaho administrative rules IDAPA 02.06.22 were developed in accordance with Title 22 and further explain the requirements for landowners in regard to weed control. This county weed plan is intended to aid and empower the landowner with an action plan to identify and control noxious weeds on their property. It is not expected that the landowner or his agent is or will become an expert on noxious weeds and their control. However, this plan will aid the producer in managing weeds and making the owner aware of the tools and resources that are available to aid in the management of noxious weeds.

Weed Management Plan Goal

The goal for this facility is to prevent the establishment of weeds on the property. A secondary goal is to eradicate weeds that are established on the property.

Identification

Noxious Weed Classification

The noxious weed list can be found in its entirety in IDAPA 02.06.22. The following weeds have been identified as being found in Cassia County from the Idaho Noxious Weeds 5th Edition.

Black Henbane	Perennial Pepperweed
Canada Thistle	Poison Hemlock
Curley Pondweed	Rush Skeletonweed
Dalmation Toadflax	Russian Knapweed
Diffuse Knapweed	Saltcedar
Field Bindweed	Scotch Thistle
Houndstongue	Spotted Knapweed
Jointed Goatgrass	White Bryony
Leafy Spurge	Whitetop
Musk Thistle	

These weeds will be the main focus of the survey; however, any other strange plants should be investigated to maintain the integrity of the property.

Weed Management

Survey

The first step in a noxious weed control plan is the survey. The property must be surveyed to determine the presence of noxious weeds. Surveys done during the summer months are easier as plants are mature; however, removal of noxious weeds is more difficult when plants are mature and in the process of propagating. Surveys must be done at various times of the year to identify weeds and problem areas. The best times to do surveys are early spring after emergence, middle of summer, and fall. The survey consists of walking the property and looking for weeds. Once weeds are found, it must then be determined if the weed is a noxious weed. Idaho Noxious Weeds 5th edition is an extension publication to aid in the identification of noxious weeds.

Currently, there are no noxious weeds identified on the site. The site is an existing organic dairy facility and cultivated land that has been under continuous crop cultivation and has been disked, so there is nothing currently growing on the site. However, as the land use changes there will be additional opportunity for the establishment of weeds on the property. The main phases for weed establishment are during construction and post construction. During construction is a short-term opportunity that is not expected to be a major issue for this amendment request, and post construction is the remainder of the life of the property and use.

If, during a survey, a suspect plant is discovered that cannot be identified, there are resources available to aid in the identification of the plant. The following is a list of the resources available to identify suspect plants.

- County Weed Agent: Michael T. Ottley
1459 Overland Ave., Room 4
Burley, ID 83318
208-878-4043
- University of Idaho - Idaho Weed Resource -
http://www.cals.uidaho.edu/weeds2/IWR/iwr-v6_website/index.html
 - This web site includes a form and address where a sample of the weed can be sent to the Idaho Weed Lab for identification. Pictures of the plant can also be emailed to the lab for identification.

Eradication and Prevention

Prevention and eradication will vary between the two phases of development on the property. The minor construction phase is expected to be completed within two to three years. As the facility is existing, and the purpose of this amendment is to increase the animal units and revise the herd composition, this is not expected to be a major factor. Construction will be for additional heifer pens. During the construction phase, the ground surface will be disturbed and little to no vegetation, native or otherwise, will be growing

on the site. The site will be susceptible to any weed or other seeds that are blown or deposited at the site during this time and the site will be disked or harrowed to disturb and prevent weed establishment. Mechanical weed elimination, the mowing, pulling and disposing of weeds should occur prior to the formation of flowers or seeds to minimize the spread of the weed(s).

Post construction will consist of the remainder of the life of the site and use. After construction of the site, the undeveloped areas of the site will be seeded to grasses or perennials to make the establishment of weeds in the future more difficult and to add to the aesthetics of the site. Larger areas capable of being farmed will be seeded to pasture, alfalfa or grain. The remaining open areas, which are not high traffic, will be seeded to a native grass species. After construction, it is the goal of the facility to have all non-traffic areas seeded. Once these areas are established, weed generation will be greatly diminished.

Mechanical weed elimination, mowing, pulling and disposing of weeds should occur prior to the formation of flowers or seeds to minimize the spread

Suppression

Suppression of noxious weeds involves reducing the ability of noxious weed species to thrive, reproduce, and spread to surrounding properties.

Control

The following weed control methods may be employed to suppress noxious weeds:

- Cultural controls such as proper grazing management, irrigation, and seeding to grow desirable plant species
- Mechanical control such as pulling, mowing, tillage, mulching, burning, and flooding
- Biological control such as insect or disease organisms, or large herbivores

The above methods can be used individually or in combination to effectively control the specific weed. Each weed species is unique and will respond differently to various control measures. Proper identification of the suspected noxious weed will ensure the appropriate control methods are utilized.

Long Term Management

Monitoring

Property should be monitored yearly for changes in infestation and written records kept. A photographic record can also be kept. At the minimum, identify the size of the infestation and the general abundance of weeds in the area. If infestations are not controlled, revise management as necessary.

Noxious weed control BMPs should be employed over an extended period of time. Weed management typically requires input for several growing seasons and persistence is necessary. Creeping perennials' vast root systems and the dormancy of most weed seeds typically requires long-term management, especially in rangeland, pasture, and natural areas.



Water Rights

Cassia County CAFO Permit Application

Prepared for

Nature Ridge Holdings, LLC

Valene Cauhorn

From: Jodi Boyles
Sent: Monday, June 16, 2025 9:12 AM
To: corey.skinner@idwr.idaho.gov; IDWR File
Cc: Tyson Nelson; Matthew Thompson; Hannah Dutrow; Valene Cauhorn; Jodi Boyles
Subject: Nature Ridge Holding LLC
Attachments: Attachments.txt

ShareFile Attachments

Expires December 16, 2025

0. Nature Ridge Holdings, LLC - Water Trans...ter.pdf	627.8 KB
1. Water Right Transfer Application.pdf	3.5 MB
2. Water Needs Analysis.pdf	225.1 KB
3. Attachment 1D - Idaho Secretary of State...ons.pdf	49.7 KB
4. Attachment 1F - Lenders Consent.pdf	114.6 KB
5. Attachment 2A - Current Water Rights.pdf	306 KB
6. Attachment 2B - Site Map.pdf	3.1 MB
7. Attachment 2C - Tract Map & Beneficial U...sis.pdf	5.2 MB

[Download Attachments](#)

Jodi Boyles uses ShareFile to share documents securely.

Good Morning:

Attached is the Nature Ridge Holding LLC Water Rights Transfer Request. From the Fee Schedule Table, the Application Fee appears to be \$580. Can you please confirm and Nature Ridge can submit the fee.

Please let us know if you would like a Hard Copy delivered.

Kindest Regards,

Valene Lickley Cauhorn, PE

Agricultural Engineer/Idaho Office Manager

AGPROfessionals

213 Canyon Crest Dr, Suite 100

Twin Falls, ID 83301

970-571-9086 cell

June 13, 2025

Idaho Department of Water Resources
Attn: Water Resource Agent
2735 W. Airport Way
Boise, ID 83705

RE: Water Transfer – Nature Ridge Holdings, LLC

To Whom it May Concern:

Nature Ridge Holdings, LLC, dba Nature Ridge Organic Dairy, is planning to submit a land use application to Cassia County to update their existing Confined Animal Feeding Operation (CAFO) permit. They are planning to increase the animal units within the dairy footprint and add additional corrals for heifers.

This application is being made to provide additional stock and commercial water for the dairy. This will be accomplished by transferring a portion of the existing irrigation ground water right. The stock and commercial use will be supplied by existing points of diversion for the existing dairy. The existing wells have flow meters installed. The additional corrals for the Nature Ridge Organic Dairy will result in an additional place of use.

The following water right is applicable to the site:

Basin 43 Right: 13741

The above right(s) share the same place of use. This transfer will change part of Water Right 43-13741 nature of use to keep the transfer as simple as possible. The below is a proposed water right transfer from irrigation to commercial/stock use for Nature Ridge Organic Dairy.

Water Right #	Diversion Rate (cfs)	Volume (acft)	Beneficial Use
43-13741	0.61 cfs	142.9 acre-feet	Commercial/Stockwater

A water needs analysis was prepared to determine the amount of water the dairy requires for stockwater and commercial operations. The facility will require a total of approximately 202 acre-feet of water per year. To provide this volume, Nature Ridge Organic Dairy proposes drying up approximately 49 acres of Field 31 (61 on the tract map) located in a part of the Northeast Quarter of Section 4, Township 10 South, Range 28 East of the B.M., which includes Water Right # 13741. This will also reduce the Permissible Place of Use (PPU).

A beneficial use analysis was performed to prevent an expansion of beneficial use. The Farm Service Administration (FSA) provided a crop report for the last five years for Farm Tract 61.

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The crop reports indicate that pasture was grown on the field in 2024; therefore, pasture was used as the crop for beneficial evaluation. The Idaho Department of Water Resources (IDWR) precipitation deficit table for Malta, Idaho was used to determine the amount of water used by an acre of pasture crop which is listed as 889 mm or 2.92 acre-feet of water per acre. Using the included 49 acres of land being dried up at the 2.92 acre-feet per acre results in 142.88 acre-feet of water for the transfer. The table and estimate are included in the attachments.

This water right has 1,161.4 acres as the allowable irrigated acres and the beneficial use of the water right is 4.22%. The corresponding flow of the right is a total of 14.34 cfs and 4.22% of that flow is 0.61 cfs. Nature Ridge Organic Dairy wants to transfer 0.61 cfs of the flow for the dairy and leave the remaining 13.73 cfs for irrigation uses.

The resulting water right will be:

Water Right #	Diversion Rate (cfs)	Volume (ac-ft)	Beneficial Use
43-13741	13.73 cfs	4,502.72 ac-ft	Irrigation
	1.19 cfs	250.28 ac-ft	Commercial/Stock
Total	14.34 cfs	4,753 ac-ft	

A map showing the well location, distribution system, and the acres that are part of the transfer is included in the attachments.

Nature Ridge Organic Dairy will be drying up 49 acres for the dairy, which leaves approximately 14 acres of irrigated cropland on the existing site. Nature Ridge Organic Dairy will continue to use the 14 acres of irrigation water on the existing point of use for the irrigation right.

Should you have any questions or comments regarding the water transfer application or attachments, please feel free to contact me at the number listed above.

Sincerely,



Valene Cauhorn, PE

Encl.

1. Water transfer application
2. Water Needs Analysis
3. Attachment 1D – Idaho Secretary of State Business Registrations
4. Attachment 1F - Lenders Consent
5. Attachment 2A - Current Water Right 43-13741
6. Attachment 2B - Site Map
7. Attachment 2C – Tract Map & Beneficial Use Analysis (2020-2024 Crop Reports, Table, Estimate(s))

STATE OF IDAHO
DEPARTMENT OF WATER RESOURCES

APPLICATION FOR TRANSFER OF WATER RIGHT

GENERAL INFORMATION AND INSTRUCTIONS

Pursuant to Section 42-222(1), *Idaho Code*, a transfer application may be filed to change the point of diversion, place of use, period of use, or nature of use of all or part of an established water right. Any person proposing to make such a change is required to file a transfer application with the Department. "Such application shall be upon forms furnished by the department and shall describe the [water right] to be changed and the changes which are proposed and shall be accompanied by the statutory filing fee." *Idaho Code* § 42-222(1).

The Department has developed this application form to assist applicants in satisfying the requirements of Section 42-222(1). This application form requests information about the applicant's authority to file (Part 1), information about the current elements of the water right(s) to be changed (Part 2), information about the proposed changes (Part 3), information about the validity of the water right(s) and the effects of the proposed changes (Part 4), and confirmation that the information provided is truthful (Part 5).

The applicant or their representative must provide a response for all applicable questions, any additional information required, and the proper filing fee before this application will be considered complete. If an application is incomplete or more information is required, the Department will notify the applicant or representative and allow time for the application to be completed. An application that remains incomplete will be returned to the applicant and the filing fee will be refunded.

An application for transfer is limited to the changes proposed for a single water distribution system. A proposal to change two or more separate water distribution systems, that will remain separate after the transfer, must be filed as separate applications. Applicants may provide additional pages to supplement their responses to the questions posed on this application form. Supplemental forms for listing additional water rights, points of diversion, or places of use can be found on the Department's website (idwr.idaho.gov). If you need assistance understanding the questions on this form, generating current water right reports, determining legal descriptions, or accessing water measurement records feel free to contact the nearest regional office of the Department.

PART 1 – CONTACT INFORMATION, OWNERSHIP RECORDS, AUTHORITY TO FILE

Name(s) of Applicant(s) Nature Ridge Holdings LLC

Mailing Address 321 N Yale Rd, American Falls, ID 83211

Email* natureridgeorganicdairy@gmail.com **Phone** 208-650-6943

Name of Representative (if any) AGPROfessionals

Mailing Address 213 Canyon Crest Dr. STE 100 Twin Falls, ID 83301

Email* vcauhorn@agpros.com & hdurow@agpros.com **Phone** 208-595-5301

*If an email address is provided, Department staff will use email as the primary method for corresponding with the applicant and representative about the application.

A. Representative. If the representative is authorized to sign or amend the application on behalf of the applicant, attach documents confirming that authority. Label documents as Attachment 1A.

B. Current Owner. If the applicant is not the current owner of record for all water rights included in this application, attach documents showing that the applicant has the authority to make the proposed changes. Label documents as Attachment 1B.

C. Updating Ownership Records. Applicants needing to update the ownership records for any of the water rights included in this application must attach documents supporting the ownership change. Such documents must trace ownership of the subject water rights or the current place of use for the subject water rights from the current owner of record for the water rights to the applicant. Label documents as Attachment 1C.

D. Business Entities. If the applicant is a business entity (corporation, LLC, partnership, trust, etc.), is the entity currently registered with the Idaho Secretary of State?

☐ Yes. If this application is signed by someone other than a person listed on the most recent annual report filed with the Idaho Secretary of State, attach documents confirming the authority of the signer to sign on behalf of the business entity. Label documents as Attachment 1D.

☒ No. Attach documents confirming the authority of the signer to sign on behalf of the business entity. Label documents as Attachment 1D.

E. Approval of Irrigation Delivery Entity. Section 42-108, *Idaho Code*, states that a transfer application proposing to change water rights held by an irrigation company or district requires the consent of the irrigation entity. If this application proposes to change water rights held by an irrigation entity, attach a letter of consent from the entity (labeled as Attachment 1E) or have an authorized representative of the entity co-sign the application.

F. Encumbered Properties. If the current place of use for the water rights included in this application is subject to a lien, deed of trust, mortgage, or contract and the application proposes to change the nature of use of the water rights or to move water rights off the current place of use, attach a statement of consent for the change signed by the lien holder, trustee, mortgagor or contract holder. Label documents as Attachment 1F.

G. Legal Access. If the applicant is not the current owner of the proposed point(s) of diversion, conveyance system, or place(s) of use, provide evidence of legal access to the land or infrastructure not owned by the applicant. Label documents as Attachment 1G. For example, an applicant may provide a letter of consent from the owner of the land or conveyance system or may have the owner co-sign the application. For applications proposing to divert water on or convey water across federal land, an applicant is not required to demonstrate legal access to the federal land prior to approval. Instead, if the transfer application is approved, the applicant must obtain access authorization from the relevant federal agency prior to diverting water under the subject water rights.

PART 2 – WATER RIGHTS BEFORE PROPOSED CHANGES

A. Current Water Rights. For each water right proposed to be changed, attach a current water right report obtained from any Department office or from the Department's website (idwr.idaho.gov). Label water right reports as Attachment 2A.

B. Map of Current System. Attach a map of the current point(s) of diversion and place(s) of use for the water rights to be changed. The map should clearly depict the elements of the water rights to be changed. For example, if the application proposes to change the point of diversion for a water right, the map should display the current location of the point of diversion. For irrigation water rights, the map should also identify the location of the irrigated acres to be changed. Label map as Attachment 2B.

C. Current Location of Irrigated Acres. If this application proposes to change the place of use or nature of use for only a portion of an irrigation water right, use the following table to identify the current location of the irrigated acres to be changed. If additional pages are required, label additional pages as Attachment 2C. If this application proposes to change or rearrange the entire place of use for irrigation water right(s), skip to Part 3.

☐ **N/A.** This application does not propose to change the place of use or nature of use of an irrigation water right or this application proposes to change the place of use or nature of use for an entire irrigation right.

Current Location of Irrigated Acres to be Changed

Twp	Rge	Sec	NE ¼				NW ¼				SW ¼				SE ¼				Acre Totals
			NE	NW	SW	SE	NE	NW	SW	SE	NE	NW	SW	SE	NE	NW	SW	SE	
10 S	28E	4	13				36												49

Total Irrigated Acres to be Changed: 49

PART 3 – DESCRIPTION OF PROPOSED CHANGES

A. Purpose of Transfer. Section 42-222(1), *Idaho Code*, states that transfer applications may only be filed to change the point of diversion, place of use, period of use, or nature of use of an established water right. Section 42-248(3), *Idaho Code*, authorizes water right ownership changes to be described on a transfer application. Identify the changes proposed in this application:

- | | |
|--|---|
| ☐ Change point(s) of diversion | ☒ Change place of use |
| ☐ Add point(s) of diversion | ☐ Change period of use |
| ☒ Change nature of use | ☐ Update water right ownership records |

B. Proposed Changes. Describe the proposed changes in narrative form:
See Cover Letter.

C. Summary of Proposed Changes.

1. Water Rights. Use the following table to list all water rights, or portions thereof, that are proposed to be changed as they would appear after the proposed changes. In the Amount column, list the volume in acre-feet (af) for storage uses or the rate in cubic feet per second (cfs) for all other uses.

All or Part	Right Number	Amount (cfs/af)	Nature of Use	Period of Use	Source
☐ ☒	43-13741	0.58/107.40	Commerical/Stock	1/1 to 12/31	Irrigation Wells
☐ ☒	43-13741	13.76/4645	Irrigation	03/15 to 11/15	Irrigation Wells
☐ ☐				to	
☐ ☐				to	
☐ ☐				to	
☐ ☐				to	
☐ ☐				to	
☐ ☐				to	
☐ ☐				to	
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☐ ☐				to	

2. Total Amounts. Calculate the total quantity, in cfs or af, of water rights that are proposed to be changed through this application. For an application proposing to only change the place of use for irrigation rights, the total quantity of water is calculated by comparing the current place of use to the proposed place of use, summing the number of acres increased in each legal subdivision, and quantifying the proportional amount of diversion rate for the increased acres. For an application proposing to change or add points of diversion for irrigation or any other beneficial use, the total amount is the total diversion rate for the changed portion of the right.

Total Amount of Water Rights Proposed to be Changed: 0.61 cfs and/or 142.9 af.

3. Point(s) of Diversion. Use the following table to list all the proposed points of diversion for the water rights to be changed, including any current points of diversion that will continue to be used as part of the proposed water distribution system.

The legal description for the proposed point(s) of diversion must be to the nearest 40-acre subdivision (QQ) or U.S. Government Lot of the Public Land Survey System (PLSS). PLSS information is typically available from USGS topo maps, property deeds, tax bills or various mapping tools on the Department's website.

For points of diversion within platted subdivisions, list the lot and block number in the "Diversion Name/Number" column. An application proposing an injection into a stream and a re-diversion from that stream must list the source for the original diversion as the source for the injection and re-diversion points. If this application proposes construction of a new diversion structure (for example, a new ground water well or a new pump station on a creek), please indicate the status in the appropriate column.

☒ N/A. This application does not propose to add or change any points of diversion.

Proposed Points of Diversion

New?	Twp	Rge	Sec	Lot	1/4	1/4	1/4	County	Source	Diversion Name/Number

4. Place of Use. The proposed place of use must be described to the nearest 40-acre subdivision (QQ) or U.S. Government Lot of the Public Land Survey System. Government lot numbers can be noted in parenthesis below the approximate quarter-quarter location of the government lot. For water rights held by irrigation districts, municipal providers or irrigation companies, the proposed place of use may be generally described as authorized by Sections 42-202B, 42-219 and 42-222B, *Idaho Code*.

☐ N/A. This application does not propose to change the place of use.

Proposed Place of Use

Twp	Rge	Sec	NE ¼				NW ¼				SW ¼				SE ¼				Acre Totals
			NE	NW	SW	SE	NE	NW	SW	SE	NE	NW	SW	SE	NE	NW	SW	SE	
10 S	28 E	9		x			x	x											

Total Irrigated Acres: _____

5. Map of Proposed System. Attach a map showing the location of the points of diversion, reservoirs, dams, canals, ditches, pipelines and other works proposed to divert and convey water. Also show the location of the place of use, including any lands to be irrigated. The map should delineate the legal subdivisions including townships, ranges, sections, quarter-quarters and government lots. Label map as Attachment 3C.

See Map of Existing System

PART 4 – ADDITIONAL INFORMATION

Section 42-222(1), *Idaho Code*, establishes the criteria used to evaluate transfer applications. An applicant bears the burden of demonstrating that the water right to be changed is a valid right, that the proposed use is a beneficial use, and that the proposed changes will not injure other water rights, will not enlarge the use of the original rights, are in the local public interest, and are consistent with the conservation of water resources within the state of Idaho. To satisfy this burden, an applicant must provide sufficient data and information for the

Department to evaluate the effects of the proposed change. The Department may deny an application if the applicant fails to provide sufficient data and information to determine whether the criteria from Section 42-222(1) are satisfied. In addition to the information requested in Parts 1-3 of this application, the following information must be provided for an application to be considered complete. Department staff may request additional information or clarification as the application is processed.

A. Validity of Water Rights

1. If one or more of the water rights proposed to be changed is a statutory claim, established pursuant to Section 42-248, *Idaho Code*, attach evidence supporting the priority date claimed. Label documents as Attachment 4A-1. For statutory claims, the Department may conduct a field inspection as part of the application review process to evaluate the water right elements listed on the statutory claim.

2. Has any portion of the water right(s) proposed to be changed undergone a period of five or more consecutive years of non-use?

☐ Yes. Attach a statement describing the portion of the right(s) that were not used and the length of time of the non-use. In addition, identify any exception or defense to forfeiture and provide a detailed description as to why the water rights have not been lost and forfeited for non-use. Label documents as Attachment 4A-2. Statutory exceptions or defenses to forfeiture are set forth in Section 42-223, *Idaho Code*.

☒ No.

B. Injury to Other Water Rights

1. Identify any other water right(s) diverted at the current point(s) of diversion.

None

2. Identify any other water right(s) diverted at the proposed point(s) of diversion.

None

3. Is the proposed point of diversion within a state water district? ☒ Yes. Water District # 43A. ☐ No.

4. If already constructed and in use, are the proposed points of diversion equipped with Department-approved measuring devices? ☐ Yes. ☐ No.

5. If this application proposes to divert a surface water right from a ground water well, attach a technical analysis evaluating the hydraulic connection between the proposed ground water point of diversion and the source of water listed on the right to be changed. Label technical analysis as Attachment 4B-5.

6. If this application proposes changing the point of diversion for a ground water right in the Eastern Snake Plain Aquifer (ESPA), attach a technical analysis of the anticipated depletions to reaches of the Snake River that are hydraulically connected to the ESPA using the Department's current ground water model for the ESPA. The technical analysis must evaluate depletion impacts in a time-series format at transient and steady state time steps. To assist applicants in preparing the required technical analysis, the Department has developed a transfer tool interface for the ESPA model. The transfer tool and user instructions can be downloaded from the Department's website (idwr.idaho.gov). If the proposed and current points of diversion are in the same or adjacent model cells, no technical analysis is required, unless specifically requested by the Department. Label technical analysis as Attachment 4B-6.

C. Enlargement in Use

1. Identify any other water rights used at the current place of use, including the number of shares in a canal company or acres assessed by an irrigation district.

None

2. Identify any other water rights used at the proposed place of use, including the number of shares in a canal company or acres assessed by an irrigation district.

None

3. If this application proposes changing the place of use or nature of use for irrigation water rights, will the current place of use, for the portion of the right to be changed, continue to be irrigated?

☐ Yes. Identify the water right(s) to be used for the continued irrigation.

☒ No. The place of use for the portion to be changed will no longer be irrigated.

☐ N/A. The application does not propose to change the place of use for irrigation rights.

4. Unstacking Water Rights for Irrigation. If this application proposes to change the place of use for an irrigation water right that is combined with other irrigation rights at the current place of use but does not propose to change the place of use for all the stacked irrigation rights, attach evidence of the historical consumptive use occurring under all water rights at the current place of use. For irrigation rights, this should include at least five years of diversion data and/or crop data and estimates of evapotranspiration. Label the information as Attachment 4C-4. Evapotranspiration data may be available on the Department's website (<http://idwr.idaho.gov>)

5. If the application proposes to change the nature of use for a water right, attach evidence of the historical consumptive use occurring under the portion of the water right to be changed. For irrigation rights, this should include diversion data, crop data and estimates of evapotranspiration. Label the information as Attachment 4C-5. Evapotranspiration data may be available on the Department's website (<http://et-idwr.idaho.gov>)

6. If the application proposes to change the nature of use of a water right to municipal use for reasonably anticipated future needs, complete the form titled "Municipal Water Right Application Checklist" found on the Department's website (idwr.idaho.gov). Label the form as Attachment 4C-6.

7. To your knowledge, are any portions of the water rights proposed to be changed:

Yes No

☐

☒

currently leased to the Water Supply Bank?

If yes, complete the form titled "Application for Transfer of Water Right Attachment WSB" found on the Department's website (idwr.idaho.gov).

Label the Form as Attachment 4C-7.

☐

☐

currently used in a mitigation plan limiting the use of water under the right?

☐

☒

subject to an agreement not to divert (CREP)?

☐

☒

currently enrolled in a federal set-aside program (CRP)?

D. Local Public Interest

The department must consider whether the proposed changes are in the local public interest as defined in Section 42-202B(3), *Idaho Code*. Some of the local public interest factors that may be considered in conjunction with a transfer application are (1) Recreation, fish, and wildlife impacts, (2) Water quality or contamination concerns, (3) Local and state ordinances, regulations, or policies related to water use, (4) Goals, requirements and limits set forth in the State Water Plan. If you choose to provide information about local public interest factors, label the information as Attachment 4D.

E. Conservation of Water Resources

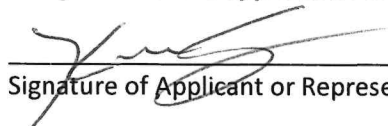
Describe the diversion works and water delivery system. This may include sizes and dimensions of pumps, pipelines, headgates, ditches, dams, impoundments and irrigation equipment.

PART 5 – FILING FEE AND SIGNATURE

A. Filing Fee. Filing fees for transfer applications are set forth in Section 42-221.O, *Idaho Code*. A table summarizing the filing fees for transfer applications is also found on the Department's website (idwr.idaho.gov). Any application proposing to change the nature of use for one or more rights requires an additional filing fee of \$250. Applications proposing to update the ownership records for water rights must also include the appropriate filing fee to update the ownership records. For any application relying on the filing fee set forth in Section 42-221.O.8, *Idaho Code*, attach a statement describing how the application qualifies under Section 42-221.O.8. Label documents as Attachment 5A.

B. Affidavit of Applicant or Representative:

I hereby assert that no one will be injured by the proposed changes and that the proposed changes do not constitute an enlargement in use of the original right(s). The information contained in this application is true to the best of my knowledge. I understand that any willful misrepresentations made in this application may result in rejection of the application or cancellation of an approval.

	Kevin Schroeder, Member	6/13/25
Signature of Applicant or Representative*	Print Name and Title, if applicable	Date
Signature of Applicant or Representative*	Print Name and Title, if applicable	Date

*If water rights included in this application are owned by multiple people or entities, each owner must sign the application form.

FOR DEPARTMENT USE ONLY

Fee Paid: \$ _____	Receipt #: _____	Date: _____	Received by: _____
Add'l Paid: \$ _____	Receipt #: _____	Date: _____	Received by: _____

Dairy Water Use Requirements

Date

6/5/2025

Owner/Operator Info

Name: Nature Ridge Holdings, LLC Address: 134 E Highway 81 Telephone: 0
 County: Cassia City: Burley State: ID Zip Code: 83318

Facility Info

Name: Nature Ridge Organic Dairy Address: 321 N Yale Road Telephone: 0
 County: Cassia City: American Falls State: Idaho Zip Code: 83211

Dairy Stock Water Requirements

Animal Type	# of Animals	Animal Weight (lbs)	Animal Units	Drinking Requirement (gal/hd/day)	Drinking Requirement (gal/day)	Total Drinking (acft/yr)	Reference
Lactating cow 10	608	1,000	608.2	33.0	20,065	22.48	Modified Kertz Equation, A.T. Kertz, Kaiston Puma Company
Lactating cow 14	532	1,400	745.0	17.2	9,161	10.26	Water Partitioning and Intake Prediction in Dry and Lactating Holstein Cows, J. B. Holter & W. F. Urban Jr.
Lactating cow 14	2,661	1,400	3,192.8	14.5	38,580	43.22	Fresh Water Needs for Dairy Farms, Dean Paulk D of Extension Specialist
Dry Cow 10	418	1,000	418.0	11.1	4,639	5.20	Water Partitioning and Intake Prediction in Dry and Lactating Holstein Cows, J. B. Holter & W. F. Urban Jr.
Heifer 7.5	2,661	750	1,995.8	7.9	21,022	23.55	Fresh Water Needs for Dairy Farms, Dean Paulk D of Extension Specialist
none	0	0	0.0	0.0	0	0.00	N/A
none	0	0	0.0	0.0	0	0.00	N/A
none	0	0	0.0	0.0	0	0.00	N/A
none	0	0	0.0	0.0	0	0.00	N/A
Totals	6,880		6,959.7		93,467	104.70	

Stock water requirement in acre ft/ year

104.7

Stock water pumping diversion in cfs

0.14

Wash Water Sizing

Barn 1

Barn 2

Barn 3

Barn 1 Breakdown below

# Cows milked	3,800	0	0	
Stations/side	60	0	0	
Strings/milking	63	0	0	
Milkings per Day	2	0	0	0 milkings/day
Cow Prep.	1,900	0	0	0 gal/day 2 milkings/day 0.25 gal/cow/milking
Bulk Tank	2,200	0	0	0 gal/day
Pipelines	1,400	0	0	0 gal/day 4 cycles/wash 175 gallons/cycle
Claw Back flush	3,648	0	0	0 gal/day 0.12 gal/cycle 4 cycles/wash
Parlor Hand Washdown	1,200	0	0	0 gal/day 30 gal/min 20 min/milking
Deck Sprays	4,771	0	0	0 gal/day 5 gal/min 452 runtime sec 127 cycles/day
Deck Flush	39,600	0	0	0 gal/day 30 gal/min 60 min/cycle 22 cycles/day
Holding Pen Flush	28,800	0	0	0 gal/day 900 gal/min 2 min/cycle 16 cycles/day
Holding Pen Hand Washdown	1,800	0	0	0 gal/day 30 gal/min 30 min/milking
Sprinkler Pen Water Use	0	0	0	0 gal/day 0 heads 0 gpm/head 0 min/pen 0 % use
Milk Room Cleaning	300	0	0	0 gal/day
Water Trough Cleaning	1026	0	0	0 gal/day 26 # of troughs 300 gal/trough 4 #/month
Miscellaneous	0	0	0	0 gal/day 0
	86,645	0	0	0 Total Parlor gal/day

Yearly Parlor Wash Volume 31,625,376 Gallons/year
Yearly Parlor Wash Volume 97.06 Acre Ft/year
Commercial Diversion Rate 0.134 CFS

Notes

Plate cooler water use is assumed to be 2 gal water to 1 gal milk. Its is also assumed to only run when milking. Water use at 24 hrs per day would spill clean water to the lagoon.

Recyclable Water Use	Barn 1	Barn 2	Barn 3	
Milking Parlor Throughput	225	65	65	Cows/hr
Time Milking Per Day	33.8	0.0	0	hours/day
Plate Cooler Water Use	54,940	-	-	Gal/day
Water Cooled Compressor	-	-	-	Gal/day
Water Cooled Vacuum Pump	-	-	-	Gal/day
	54,940	-	-	Total Cooling Parlor Volume/day in gallons

Water Use Evaluation

Clean Water Use	54940	Gal/day	(Water is recycled)
Cow Drinking water use	93467	Gal/day	
Commercial Parlor Use	86645	Gal/day	
Net Excess Cooling Water	0	Gal/day	
Yearly Parlor Cooling Volume (amount exceeding that recycled)	0.0	Acre Ft/year	
	180,112.17	Gal/day	

Total Facility Water Use Requirements

Stock water Requirement 104.7 Acre Ft/yr
 Commercial Parlor Use 97.1 Acre Ft/yr
 Additional Cooling Use 0.0 Acre Ft/yr

Gallons per day per animal unit
 25.4 gal/au/day

Water Use Estimate 201.8 Acre Ft/yr
Safety Factor 1.2 SF
Total Water Use Estimate 242.1 Acre Ft/yr
Total Diversion Rate 0.33 Cubic Feet/Second (CFS)

150.1 GPM

(this diversion rate is the minimum rate required to pump the above water use estimate 24/7/365)

	Diversion rate	Volume	
	cfs	gal/day	acre/ft/year
Existing Water Rights			
43-13741	0.58	95,881	107.4

107.4

Consumptive Use Calculations

FSA Crop	Year	Station	Mean GS mm	Acft	Acres Needed
Pasture	2014	Malta	889	2.92	46.20

Water Rights Affected

Right #	Total Acres	cfs	AFA	Acres Used	Acres Needed	Acres Remaining	% Used	AcFt Transferred	cfs Transferred	cfs Remaining	% of Right
43-13741	1161.4	14.34	4753	49.00	46.20	1112.40	4.22%	142.88	0.61	13.73	4.22%
						0.00	#DIV/0!	0.00	#DIV/0!	#DIV/0!	#DIV/0!
						0.00	#DIV/0!	0.00	#DIV/0!	#DIV/0!	#DIV/0!
						0.00	#DIV/0!	0.00	#DIV/0!	#DIV/0!	#DIV/0!
Totals	1161.4	14.34	4753	49.00			4.22% % Used				

acft Transferred

Combined Rights	CFS	AcFt	Net AcFt Transferred	Acres Remaining
Original Use Combined	14.34	4753	142.88	1161.40
Dried up Portion	0.61	200.5	142.88	49.00
Remaining 43-13741	13.73	4552.5		1112.40
43-13741 sc	0.61	254.10		
	14.34	4806.6		

References:

Cattle drinking requirements were calculated using published information from industry accepted sources or from table data. Typically the highest use estimate is reported with the cooresponding source of information. In some cases the designer will override the source values. In those cases an overridden value may include an explanation for the override.

The following sources were evaluated for the milking and dry cow herds.

Fresh Water Needs for Dairy Farms, Dean Faulk U of I Extension Specialist

Water Intake and Quality for Dairy Cattle, Richard S. Adams & William E. Sharpe, Department of Dairy and Animal Science, Pennsylvania State University

Modified Kertz Equation, A.F. Kertz, Ralston Purina Company

Water Partitioning and Intake Prediction in Dry and Lactating Holstein Cows, J. B. Holter & W.E. Urban Jr., Journal of Dairy Science 1992

The following sources were evaluated for animals other than milking and dry cows.

Fresh Water Needs for Dairy Farms, Dean Faulk U of I Extension Specialist

Water Intake and Quality for Dairy Cattle, Richard S. Adams & William E. Sharpe, Department of Dairy and Animal Science, Pennsylvania State University

Water Requirements of Livestock, Daniel Ward & Kevin McKague, Ministry of Agriculture Food & Rural Affairs, May 2007

208-595-5301 office

Jodi Boyles, CAP

Sr. Executive Assistant

AGPROprofessionals

3050 67th Avenue, Suite 200

Greeley, CO 80634

970-535-9318 office

970-576-5557 cell

970-535-9854 fax

www.agpros.com





**EXHIBIT
10 CU**

Water Rights

Cassia County CUP Permit Application

Prepared for

Nature Ridge Holdings, LLC

Valene Cauhorn

From: Jodi Boyles
Sent: Monday, June 16, 2025 9:12 AM
To: corey.skinner@idwr.idaho.gov; IDWR File
Cc: Tyson Nelson; Matthew Thompson; Hannah Dutrow; Valene Cauhorn; Jodi Boyles
Subject: Nature Ridge Holding LLC
Attachments: Attachments.txt

ShareFile Attachments

Expires December 16, 2025

0. Nature Ridge Holdings, LLC - Water Trans...ter.pdf	627.8 KB
1. Water Right Transfer Application.pdf	3.5 MB
2. Water Needs Analysis.pdf	225.1 KB
3. Attachment 1D - Idaho Secretary of State...ons.pdf	49.7 KB
4. Attachment 1F - Lenders Consent.pdf	114.6 KB
5. Attachment 2A - Current Water Rights.pdf	306 KB
6. Attachment 2B - Site Map.pdf	3.1 MB
7. Attachment 2C - Tract Map & Beneficial U...sis.pdf	5.2 MB

[Download Attachments](#)

Jodi Boyles uses ShareFile to share documents securely.

Good Morning:

Attached is the Nature Ridge Holding LLC Water Rights Transfer Request. From the Fee Schedule Table, the Application Fee appears to be \$580. Can you please confirm and Nature Ridge can submit the fee.

Please let us know if you would like a Hard Copy delivered.

Kindest Regards,

Valene Lickley Cauhorn, PE

Agricultural Engineer/Idaho Office Manager

AGPROfessionals

213 Canyon Crest Dr, Suite 100

Twin Falls, ID 83301

970-571-9086 cell

June 13, 2025

Idaho Department of Water Resources
Attn: Water Resource Agent
2735 W. Airport Way
Boise, ID 83705

RE: Water Transfer – Nature Ridge Holdings, LLC

To Whom it May Concern:

Nature Ridge Holdings, LLC, dba Nature Ridge Organic Dairy, is planning to submit a land use application to Cassia County to update their existing Confined Animal Feeding Operation (CAFO) permit. They are planning to increase the animal units within the dairy footprint and add additional corrals for heifers.

This application is being made to provide additional stock and commercial water for the dairy. This will be accomplished by transferring a portion of the existing irrigation ground water right. The stock and commercial use will be supplied by existing points of diversion for the existing dairy. The existing wells have flow meters installed. The additional corrals for the Nature Ridge Organic Dairy will result in an additional place of use.

The following water right is applicable to the site:

Basin 43 Right: 13741

The above right(s) share the same place of use. This transfer will change part of Water Right 43-13741 nature of use to keep the transfer as simple as possible. The below is a proposed water right transfer from irrigation to commercial/stock use for Nature Ridge Organic Dairy.

Water Right #	Diversion Rate (cfs)	Volume (acft)	Beneficial Use
43-13741	0.61 cfs	142.9 acre-feet	Commercial/Stockwater

A water needs analysis was prepared to determine the amount of water the dairy requires for stockwater and commercial operations. The facility will require a total of approximately 202 acre-feet of water per year. To provide this volume, Nature Ridge Organic Dairy proposes drying up approximately 49 acres of Field 31 (61 on the tract map) located in a part of the Northeast Quarter of Section 4, Township 10 South, Range 28 East of the B.M., which includes Water Right # 13741. This will also reduce the Permissible Place of Use (PPU).

A beneficial use analysis was performed to prevent an expansion of beneficial use. The Farm Service Administration (FSA) provided a crop report for the last five years for Farm Tract 61.

ENGINEERING, PLANNING, CONSULTING & REAL ESTATE
HQ & Mailing: 3050 67th Avenue, Suite 200, Greeley, CO 80634 | 970.535.9318 office | 970.535.9854 fax
Idaho: 213 Canyon Crest Drive, Suite 100, Twin Falls, ID 83301 | 208.595.5301

www.agpros.com

The crop reports indicate that pasture was grown on the field in 2024; therefore, pasture was used as the crop for beneficial evaluation. The Idaho Department of Water Resources (IDWR) precipitation deficit table for Malta, Idaho was used to determine the amount of water used by an acre of pasture crop which is listed as 889 mm or 2.92 acre-feet of water per acre. Using the included 49 acres of land being dried up at the 2.92 acre-feet per acre results in 142.88 acre-feet of water for the transfer. The table and estimate are included in the attachments.

This water right has 1,161.4 acres as the allowable irrigated acres and the beneficial use of the water right is 4.22%. The corresponding flow of the right is a total of 14.34 cfs and 4.22% of that flow is 0.61 cfs. Nature Ridge Organic Dairy wants to transfer 0.61 cfs of the flow for the dairy and leave the remaining 13.73 cfs for irrigation uses.

The resulting water right will be:

Water Right #	Diversion Rate (cfs)	Volume (ac-ft)	Beneficial Use
43-13741	13.73 cfs	4,502.72 ac-ft	Irrigation
	1.19 cfs	250.28 ac-ft	Commercial/Stock
Total	14.34 cfs	4,753 ac-ft	

A map showing the well location, distribution system, and the acres that are part of the transfer is included in the attachments.

Nature Ridge Organic Dairy will be drying up 49 acres for the dairy, which leaves approximately 14 acres of irrigated cropland on the existing site. Nature Ridge Organic Dairy will continue to use the 14 acres of irrigation water on the existing point of use for the irrigation right.

Should you have any questions or comments regarding the water transfer application or attachments, please feel free to contact me at the number listed above.

Sincerely,



Valene Cauhorn, PE

Encl.

1. Water transfer application
2. Water Needs Analysis
3. Attachment 1D – Idaho Secretary of State Business Registrations
4. Attachment 1F - Lenders Consent
5. Attachment 2A - Current Water Right 43-13741
6. Attachment 2B - Site Map
7. Attachment 2C – Tract Map & Beneficial Use Analysis (2020-2024 Crop Reports, Table, Estimate(s))

STATE OF IDAHO
DEPARTMENT OF WATER RESOURCES

APPLICATION FOR TRANSFER OF WATER RIGHT

GENERAL INFORMATION AND INSTRUCTIONS

Pursuant to Section 42-222(1), *Idaho Code*, a transfer application may be filed to change the point of diversion, place of use, period of use, or nature of use of all or part of an established water right. Any person proposing to make such a change is required to file a transfer application with the Department. "Such application shall be upon forms furnished by the department and shall describe the [water right] to be changed and the changes which are proposed and shall be accompanied by the statutory filing fee." *Idaho Code* § 42-222(1).

The Department has developed this application form to assist applicants in satisfying the requirements of Section 42-222(1). This application form requests information about the applicant's authority to file (Part 1), information about the current elements of the water right(s) to be changed (Part 2), information about the proposed changes (Part 3), information about the validity of the water right(s) and the effects of the proposed changes (Part 4), and confirmation that the information provided is truthful (Part 5).

The applicant or their representative must provide a response for all applicable questions, any additional information required, and the proper filing fee before this application will be considered complete. If an application is incomplete or more information is required, the Department will notify the applicant or representative and allow time for the application to be completed. An application that remains incomplete will be returned to the applicant and the filing fee will be refunded.

An application for transfer is limited to the changes proposed for a single water distribution system. A proposal to change two or more separate water distribution systems, that will remain separate after the transfer, must be filed as separate applications. Applicants may provide additional pages to supplement their responses to the questions posed on this application form. Supplemental forms for listing additional water rights, points of diversion, or places of use can be found on the Department's website (idwr.idaho.gov). If you need assistance understanding the questions on this form, generating current water right reports, determining legal descriptions, or accessing water measurement records feel free to contact the nearest regional office of the Department.

PART 1 – CONTACT INFORMATION, OWNERSHIP RECORDS, AUTHORITY TO FILE

Name(s) of Applicant(s) Nature Ridge Holdings LLC

Mailing Address 321 N Yale Rd, American Falls, ID 83211

Email* natureridgeorganicdairy@gmail.com **Phone** 208-650-6943

Name of Representative (if any) AGPROfessionals

Mailing Address 213 Canyon Crest Dr. STE 100 Twin Falls, ID 83301

Email* vcauhorn@agpros.com & hdurow@agpros.com **Phone** 208-595-5301

*If an email address is provided, Department staff will use email as the primary method for corresponding with the applicant and representative about the application.

A. Representative. If the representative is authorized to sign or amend the application on behalf of the applicant, attach documents confirming that authority. Label documents as Attachment 1A.

B. Current Owner. If the applicant is not the current owner of record for all water rights included in this application, attach documents showing that the applicant has the authority to make the proposed changes. Label documents as Attachment 1B.

C. Updating Ownership Records. Applicants needing to update the ownership records for any of the water rights included in this application must attach documents supporting the ownership change. Such documents must trace ownership of the subject water rights or the current place of use for the subject water rights from the current owner of record for the water rights to the applicant. Label documents as Attachment 1C.

D. Business Entities. If the applicant is a business entity (corporation, LLC, partnership, trust, etc.), is the entity currently registered with the Idaho Secretary of State?

☐ Yes. If this application is signed by someone other than a person listed on the most recent annual report filed with the Idaho Secretary of State, attach documents confirming the authority of the signer to sign on behalf of the business entity. Label documents as Attachment 1D.

☒ No. Attach documents confirming the authority of the signer to sign on behalf of the business entity. Label documents as Attachment 1D.

E. Approval of Irrigation Delivery Entity. Section 42-108, *Idaho Code*, states that a transfer application proposing to change water rights held by an irrigation company or district requires the consent of the irrigation entity. If this application proposes to change water rights held by an irrigation entity, attach a letter of consent from the entity (labeled as Attachment 1E) or have an authorized representative of the entity co-sign the application.

F. Encumbered Properties. If the current place of use for the water rights included in this application is subject to a lien, deed of trust, mortgage, or contract and the application proposes to change the nature of use of the water rights or to move water rights off the current place of use, attach a statement of consent for the change signed by the lien holder, trustee, mortgagor or contract holder. Label documents as Attachment 1F.

G. Legal Access. If the applicant is not the current owner of the proposed point(s) of diversion, conveyance system, or place(s) of use, provide evidence of legal access to the land or infrastructure not owned by the applicant. Label documents as Attachment 1G. For example, an applicant may provide a letter of consent from the owner of the land or conveyance system or may have the owner co-sign the application. For applications proposing to divert water on or convey water across federal land, an applicant is not required to demonstrate legal access to the federal land prior to approval. Instead, if the transfer application is approved, the applicant must obtain access authorization from the relevant federal agency prior to diverting water under the subject water rights.

PART 2 – WATER RIGHTS BEFORE PROPOSED CHANGES

A. Current Water Rights. For each water right proposed to be changed, attach a current water right report obtained from any Department office or from the Department's website (idwr.idaho.gov). Label water right reports as Attachment 2A.

B. Map of Current System. Attach a map of the current point(s) of diversion and place(s) of use for the water rights to be changed. The map should clearly depict the elements of the water rights to be changed. For example, if the application proposes to change the point of diversion for a water right, the map should display the current location of the point of diversion. For irrigation water rights, the map should also identify the location of the irrigated acres to be changed. Label map as Attachment 2B.

C. Current Location of Irrigated Acres. If this application proposes to change the place of use or nature of use for only a portion of an irrigation water right, use the following table to identify the current location of the irrigated acres to be changed. If additional pages are required, label additional pages as **Attachment 2C**. If this application proposes to change or rearrange the entire place of use for irrigation water right(s), skip to Part 3.

☐ **N/A.** This application does not propose to change the place of use or nature of use of an irrigation water right or this application proposes to change the place of use or nature of use for an entire irrigation right.

Current Location of Irrigated Acres to be Changed

Twp	Rge	Sec	NE ¼				NW ¼				SW ¼				SE ¼				Acre Totals
			NE	NW	SW	SE	NE	NW	SW	SE	NE	NW	SW	SE	NE	NW	SW	SE	
10 S	28E	4	13				36												49

Total Irrigated Acres to be Changed: 49

PART 3 – DESCRIPTION OF PROPOSED CHANGES

A. Purpose of Transfer. Section 42-222(1), *Idaho Code*, states that transfer applications may only be filed to change the point of diversion, place of use, period of use, or nature of use of an established water right. Section 42-248(3), *Idaho Code*, authorizes water right ownership changes to be described on a transfer application. Identify the changes proposed in this application:

- | | |
|--|---|
| ☐ Change point(s) of diversion | ☒ Change place of use |
| ☐ Add point(s) of diversion | ☐ Change period of use |
| ☒ Change nature of use | ☐ Update water right ownership records |

B. Proposed Changes. Describe the proposed changes in narrative form:
See Cover Letter.

C. Summary of Proposed Changes.

1. Water Rights. Use the following table to list all water rights, or portions thereof, that are proposed to be changed as they would appear after the proposed changes. In the Amount column, list the volume in acre-feet (af) for storage uses or the rate in cubic feet per second (cfs) for all other uses.

All or Part	Right Number	Amount (cfs/af)	Nature of Use	Period of Use	Source
☐ ☒	43-13741	0.58/107.40	Commerical/Stock	1/1 to 12/31	Irrigation Wells
☐ ☒	43-13741	13.76/4645	Irrigation	03/15 to 11/15	Irrigation Wells
☐ ☐				to	
☐ ☐				to	
☐ ☐				to	
☐ ☐				to	
☐ ☐				to	
☐ ☐				to	
☐ ☐				to	
☐ ☐				to	
☐ ☐				to	

2. Total Amounts. Calculate the total quantity, in cfs or af, of water rights that are proposed to be changed through this application. For an application proposing to only change the place of use for irrigation rights, the total quantity of water is calculated by comparing the current place of use to the proposed place of use, summing the number of acres increased in each legal subdivision, and quantifying the proportional amount of diversion rate for the increased acres. For an application proposing to change or add points of diversion for irrigation or any other beneficial use, the total amount is the total diversion rate for the changed portion of the right.

Total Amount of Water Rights Proposed to be Changed: 0.61 cfs and/or 142.9 af.

3. Point(s) of Diversion. Use the following table to list all the proposed points of diversion for the water rights to be changed, including any current points of diversion that will continue to be used as part of the proposed water distribution system.

The legal description for the proposed point(s) of diversion must be to the nearest 40-acre subdivision (QQ) or U.S. Government Lot of the Public Land Survey System (PLSS). PLSS information is typically available from USGS topo maps, property deeds, tax bills or various mapping tools on the Department's website.

For points of diversion within platted subdivisions, list the lot and block number in the "Diversion Name/Number" column. An application proposing an injection into a stream and a re-diversion from that stream must list the source for the original diversion as the source for the injection and re-diversion points. If this application proposes construction of a new diversion structure (for example, a new ground water well or a new pump station on a creek), please indicate the status in the appropriate column.

☒ N/A. This application does not propose to add or change any points of diversion.

Proposed Points of Diversion

New?	Twp	Rge	Sec	Lot	1/4	1/4	1/4	County	Source	Diversion Name/Number

4. Place of Use. The proposed place of use must be described to the nearest 40-acre subdivision (QQ) or U.S. Government Lot of the Public Land Survey System. Government lot numbers can be noted in parenthesis below the approximate quarter-quarter location of the government lot. For water rights held by irrigation districts, municipal providers or irrigation companies, the proposed place of use may be generally described as authorized by Sections 42-202B, 42-219 and 42-222B, *Idaho Code*.

☐ N/A. This application does not propose to change the place of use.

Proposed Place of Use

Twp	Rge	Sec	NE ¼				NW ¼				SW ¼				SE ¼				Acre Totals
			NE	NW	SW	SE	NE	NW	SW	SE	NE	NW	SW	SE	NE	NW	SW	SE	
10 S	28 E	9		x			x	x											

Total Irrigated Acres: _____

5. Map of Proposed System. Attach a map showing the location of the points of diversion, reservoirs, dams, canals, ditches, pipelines and other works proposed to divert and convey water. Also show the location of the place of use, including any lands to be irrigated. The map should delineate the legal subdivisions including townships, ranges, sections, quarter-quarters and government lots. Label map as Attachment 3C.

See Map of Existing System

PART 4 – ADDITIONAL INFORMATION

Section 42-222(1), *Idaho Code*, establishes the criteria used to evaluate transfer applications. An applicant bears the burden of demonstrating that the water right to be changed is a valid right, that the proposed use is a beneficial use, and that the proposed changes will not injure other water rights, will not enlarge the use of the original rights, are in the local public interest, and are consistent with the conservation of water resources within the state of Idaho. To satisfy this burden, an applicant must provide sufficient data and information for the

Department to evaluate the effects of the proposed change. The Department may deny an application if the applicant fails to provide sufficient data and information to determine whether the criteria from Section 42-222(1) are satisfied. In addition to the information requested in Parts 1-3 of this application, the following information must be provided for an application to be considered complete. Department staff may request additional information or clarification as the application is processed.

A. Validity of Water Rights

1. If one or more of the water rights proposed to be changed is a statutory claim, established pursuant to Section 42-248, *Idaho Code*, attach evidence supporting the priority date claimed. Label documents as Attachment 4A-1. For statutory claims, the Department may conduct a field inspection as part of the application review process to evaluate the water right elements listed on the statutory claim.

2. Has any portion of the water right(s) proposed to be changed undergone a period of five or more consecutive years of non-use?

☐ Yes. Attach a statement describing the portion of the right(s) that were not used and the length of time of the non-use. In addition, identify any exception or defense to forfeiture and provide a detailed description as to why the water rights have not been lost and forfeited for non-use. Label documents as Attachment 4A-2. Statutory exceptions or defenses to forfeiture are set forth in Section 42-223, *Idaho Code*.

☒ No.

B. Injury to Other Water Rights

1. Identify any other water right(s) diverted at the current point(s) of diversion.

None

2. Identify any other water right(s) diverted at the proposed point(s) of diversion.

None

3. Is the proposed point of diversion within a state water district? ☒ Yes. Water District # 43A. ☐ No.

4. If already constructed and in use, are the proposed points of diversion equipped with Department-approved measuring devices? ☐ Yes. ☐ No.

5. If this application proposes to divert a surface water right from a ground water well, attach a technical analysis evaluating the hydraulic connection between the proposed ground water point of diversion and the source of water listed on the right to be changed. Label technical analysis as Attachment 4B-5.

6. If this application proposes changing the point of diversion for a ground water right in the Eastern Snake Plain Aquifer (ESPA), attach a technical analysis of the anticipated depletions to reaches of the Snake River that are hydraulically connected to the ESPA using the Department's current ground water model for the ESPA. The technical analysis must evaluate depletion impacts in a time-series format at transient and steady state time steps. To assist applicants in preparing the required technical analysis, the Department has developed a transfer tool interface for the ESPA model. The transfer tool and user instructions can be downloaded from the Department's website (idwr.idaho.gov). If the proposed and current points of diversion are in the same or adjacent model cells, no technical analysis is required, unless specifically requested by the Department. Label technical analysis as Attachment 4B-6.

C. Enlargement in Use

1. Identify any other water rights used at the current place of use, including the number of shares in a canal company or acres assessed by an irrigation district.

None

2. Identify any other water rights used at the proposed place of use, including the number of shares in a canal company or acres assessed by an irrigation district.

None

3. If this application proposes changing the place of use or nature of use for irrigation water rights, will the current place of use, for the portion of the right to be changed, continue to be irrigated?

☐ Yes. Identify the water right(s) to be used for the continued irrigation.

☒ No. The place of use for the portion to be changed will no longer be irrigated.

☐ N/A. The application does not propose to change the place of use for irrigation rights.

4. Unstacking Water Rights for Irrigation. If this application proposes to change the place of use for an irrigation water right that is combined with other irrigation rights at the current place of use but does not propose to change the place of use for all the stacked irrigation rights, attach evidence of the historical consumptive use occurring under all water rights at the current place of use. For irrigation rights, this should include at least five years of diversion data and/or crop data and estimates of evapotranspiration. Label the information as Attachment 4C-4. Evapotranspiration data may be available on the Department's website (<http://idwr.idaho.gov>)

5. If the application proposes to change the nature of use for a water right, attach evidence of the historical consumptive use occurring under the portion of the water right to be changed. For irrigation rights, this should include diversion data, crop data and estimates of evapotranspiration. Label the information as Attachment 4C-5. Evapotranspiration data may be available on the Department's website (<http://et-idwr.idaho.gov>)

6. If the application proposes to change the nature of use of a water right to municipal use for reasonably anticipated future needs, complete the form titled "Municipal Water Right Application Checklist" found on the Department's website (idwr.idaho.gov). Label the form as Attachment 4C-6.

7. To your knowledge, are any portions of the water rights proposed to be changed:

Yes No

☐

☒

currently leased to the Water Supply Bank?

If yes, complete the form titled "Application for Transfer of Water Right Attachment WSB" found on the Department's website (idwr.idaho.gov).

Label the Form as Attachment 4C-7.

☐

☐

currently used in a mitigation plan limiting the use of water under the right?

☐

☒

subject to an agreement not to divert (CREP)?

☐

☒

currently enrolled in a federal set-aside program (CRP)?

D. Local Public Interest

The department must consider whether the proposed changes are in the local public interest as defined in Section 42-202B(3), *Idaho Code*. Some of the local public interest factors that may be considered in conjunction with a transfer application are (1) Recreation, fish, and wildlife impacts, (2) Water quality or contamination concerns, (3) Local and state ordinances, regulations, or policies related to water use, (4) Goals, requirements and limits set forth in the State Water Plan. If you choose to provide information about local public interest factors, label the information as Attachment 4D.

E. Conservation of Water Resources

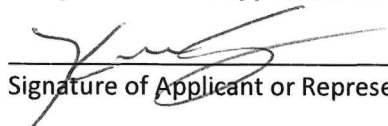
Describe the diversion works and water delivery system. This may include sizes and dimensions of pumps, pipelines, headgates, ditches, dams, impoundments and irrigation equipment.

PART 5 – FILING FEE AND SIGNATURE

A. Filing Fee. Filing fees for transfer applications are set forth in Section 42-221.O, *Idaho Code*. A table summarizing the filing fees for transfer applications is also found on the Department's website (idwr.idaho.gov). Any application proposing to change the nature of use for one or more rights requires an additional filing fee of \$250. Applications proposing to update the ownership records for water rights must also include the appropriate filing fee to update the ownership records. For any application relying on the filing fee set forth in Section 42-221.O.8, *Idaho Code*, attach a statement describing how the application qualifies under Section 42-221.O.8. Label documents as Attachment 5A.

B. Affidavit of Applicant or Representative:

I hereby assert that no one will be injured by the proposed changes and that the proposed changes do not constitute an enlargement in use of the original right(s). The information contained in this application is true to the best of my knowledge. I understand that any willful misrepresentations made in this application may result in rejection of the application or cancellation of an approval.

	Kevin Schroeder, Member	6/13/25
Signature of Applicant or Representative*	Print Name and Title, if applicable	Date
Signature of Applicant or Representative*	Print Name and Title, if applicable	Date

*If water rights included in this application are owned by multiple people or entities, each owner must sign the application form.

FOR DEPARTMENT USE ONLY

Fee Paid: \$ _____	Receipt #: _____	Date: _____	Received by: _____
Add'l Paid: \$ _____	Receipt #: _____	Date: _____	Received by: _____

Dairy Water Use Requirements

Date

6/5/2025

Owner/Operator Info

Name: Nature Ridge Holdings, LLC Address: 134 E Highway 81 Telephone: 0
 County: Cassia City: Burley State: ID Zip Code: 83318

Facility Info

Name: Nature Ridge Organic Dairy Address: 321 N Yale Road Telephone: 0
 County: Cassia City: American Falls State: Idaho Zip Code: 83211

Dairy Stock Water Requirements

Animal Type	# of Animals	Animal Weight (lbs)	Animal Units	Drinking Requirement (gal/hd/day)	Drinking Requirement (gal/day)	Total Drinking (acft/yr)	Reference
Lactating cow 10	608	1,000	608.2	33.0	20,065	22.48	Modified Kertz Equation, A.T. Kertz, Raiston Purina Company
Lactating cow 14	532	1,400	745.0	17.2	9,161	10.26	Water Partitioning and Intake Prediction in Dry and Lactating Holstein Cows, J. B. Holter & W. F. Urban Jr.
Lactating cow 14	2,661	1,400	3,192.8	14.5	38,580	43.22	Fresh Water Needs for Dairy Farms, Dean Paulk D of Extension Specialist
Dry Cow 10	418	1,000	418.0	11.1	4,639	5.20	Water Partitioning and Intake Prediction in Dry and Lactating Holstein Cows, J. B. Holter & W. F. Urban Jr.
Heifer 7.5	2,661	750	1,995.8	7.9	21,022	23.55	Fresh Water Needs for Dairy Farms, Dean Paulk D of Extension Specialist
none	0	0	0.0	0.0	0	0.00	N/A
none	0	0	0.0	0.0	0	0.00	N/A
none	0	0	0.0	0.0	0	0.00	N/A
none	0	0	0.0	0.0	0	0.00	N/A
Totals	6,880		6,959.7		93,467	104.70	

Stock water requirement in acre ft/ year

104.7

Stock water pumping diversion in cfs

0.14

Wash Water Sizing

Barn 1

Barn 2

Barn 3

Barn 1 Breakdown below

# Cows milked	3,800	0	0	
Stations/side	60	0	0	
Strings/milking	63	0	0	
Milkings per Day	2	0	0	milkings/day
Cow Prep.	1,900	0	0	gal/day 2 milkings/day 0.25 gal/cow/milking
Bulk Tank	2,200	0	0	gal/day
Pipelines	1,400	0	0	gal/day 4 cycles/wash 175 gallons/cycle
Claw Back flush	3,648	0	0	gal/day 0.12 gal/cycle 4 cycles/wash
Parlor Hand Washdown	1,200	0	0	gal/day 30 gal/min 20 min/milking
Deck Sprays	4,771	0	0	gal/day 5 gal/min 452 runtime sec 127 cycles/day
Deck Flush	39,600	0	0	gal/day 30 gal/min 60 min/cycle 22 cycles/day
Holding Pen Flush	28,800	0	0	gal/day 900 gal/min 2 min/cycle 16 cycles/day
Holding Pen Hand Washdown	1,800	0	0	gal/day 30 gal/min 30 min/milking
Sprinkler Pen Water Use	0	0	0	gal/day 0 heads 0 gpm/head 0 min/pen 0 % use
Milk Room Cleaning	300	0	0	gal/day
Water Trough Cleaning	1026	0	0	gal/day 26 # of troughs 300 gal/trough 4 #/month
Miscellaneous	0	0	0	gal/day 0
	86,645	0	0	Total Parlor gal/day

Yearly Parlor Wash Volume 31,625,376 Gallons/year
Yearly Parlor Wash Volume 97.06 Acre Ft/year
Commercial Diversion Rate 0.134 CFS

Notes

Plate cooler water use is assumed to be 2 gal water to 1 gal milk. Its is also assumed to only run when milking. Water use at 24 hrs per day would spill clean water to the lagoon.

Recyclable Water Use	Barn 1	Barn 2	Barn 3	
Milking Parlor Throughput	225	65	65	Cows/hr
Time Milking Per Day	33.8	0.0	0	hours/day
Plate Cooler Water Use	54,940	-	-	Gal/day
Water Cooled Compressor	-	-	-	Gal/day
Water Cooled Vacuum Pump	-	-	-	Gal/day
	54,940	-	-	Total Cooling Parlor Volume/day in gallons

Water Use Evaluation

Clean Water Use	54940	Gal/day	(Water is recycled)
Cow Drinking water use	93467	Gal/day	
Commercial Parlor Use	86645	Gal/day	
Net Excess Cooling Water	0	Gal/day	
Yearly Parlor Cooling Volume (amount exceeding that recycled)	0.0	Acre Ft/year	
	180,112.17	Gal/day	

Total Facility Water Use Requirements

Stock water Requirement 104.7 Acre Ft/yr
 Commercial Parlor Use 97.1 Acre Ft/yr
 Additional Cooling Use 0.0 Acre Ft/yr

Gallons per day per animal unit
 25.4 gal/au/day

Water Use Estimate 201.8 Acre Ft/yr
Safety Factor 1.2 SF
Total Water Use Estimate 242.1 Acre Ft/yr
Total Diversion Rate 0.33 Cubic Feet/Second (CFS)

150.1 GPM

(this diversion rate is the minimum rate required to pump the above water use estimate 24/7/365)

	Diversion rate	Volume	
	cfs	gal/day	acre/ft/year
Existing Water Rights			
43-13741	0.58	95,881	107.4

107.4

Consumptive Use Calculations

FSA Crop	Year	Station	Mean GS mm	Acft	Acres Needed
Pasture	2014	Malta	889	2.92	46.20

Water Rights Affected

Right #	Total Acres	cfs	AFA	Acres Used	Acres Needed	Acres Remaining	% Used	AcFt Transferred	cfs Transferred	cfs Remaining	% of Right
43-13741	1161.4	14.34	4753	49.00	46.20	1112.40	4.22%	142.88	0.61	13.73	4.22%
						0.00	#DIV/0!	0.00	#DIV/0!	#DIV/0!	#DIV/0!
						0.00	#DIV/0!	0.00	#DIV/0!	#DIV/0!	#DIV/0!
						0.00	#DIV/0!	0.00	#DIV/0!	#DIV/0!	#DIV/0!
Totals	1161.4	14.34	4753	49.00			4.22% % Used				

acft Transferred

Combined Rights	CFS	AcFt	Net AcFt Transferred	Acres Remaining
Original Use Combined	14.34	4753	142.88	1161.40
Dried up Portion	0.61	200.5	142.88	49.00
Remaining 43-13741	13.73	4552.5		1112.40
43-13741 sc	0.61	254.10		
	14.34	4806.6		

References:

Cattle drinking requirements were calculated using published information from industry accepted sources or from table data. Typically the highest use estimate is reported with the cooresponding source of information. In some cases the designer will override the source values. In those cases an overridden value may include an explanation for the override.

The following sources were evaluated for the milking and dry cow herds.

Fresh Water Needs for Dairy Farms, Dean Faulk U of I Extension Specialist

Water Intake and Quality for Dairy Cattle, Richard S. Adams & William E. Sharpe, Department of Dairy and Animal Science, Pennsylvania State University

Modified Kertz Equation, A.F. Kertz, Ralston Purina Company

Water Partitioning and Intake Prediction in Dry and Lactating Holstein Cows, J. B. Holter & W.E. Urban Jr., Journal of Dairy Science 1992

The following sources were evaluated for animals other than milking and dry cows.

Fresh Water Needs for Dairy Farms, Dean Faulk U of I Extension Specialist

Water Intake and Quality for Dairy Cattle, Richard S. Adams & William E. Sharpe, Department of Dairy and Animal Science, Pennsylvania State University

Water Requirements of Livestock, Daniel Ward & Kevin McKague, Ministry of Agriculture Food & Rural Affairs, May 2007

208-595-5301 office

Jodi Boyles, CAP

Sr. Executive Assistant

AGPROprofessionals

3050 67th Avenue, Suite 200

Greeley, CO 80634

970-535-9318 office

970-576-5557 cell

970-535-9854 fax

www.agpros.com



Water Right Report : 43-13741(Decreed/Active)

Water Right Owners

Owner Type	Name	Address	City	State	Postal Code
Current Owner	NATURE RIDGE HOLDINGS LLC	134 E HIGHWAY 81	BURLEY	ID	83318-5427
Original Owner	CONDIE BROTHERS	4625 W 4100 S	WEST VALLEY CITY	UT	84120
Previous Owner	EVARD LLC	134 E HIGHWAY 81	BURLEY	ID	83318-5427
Security Interest	RABO AGRIFINANCE LLC	14767 NORTH OUTER 40 RD STE 400	CHESTERFIELD	MO	63017-2003

Water Right Status

Priority Date : 7/25/1973
Basis : Decreed
Status : Active

Water Source

Source	Source Qualifier	Tributary	Tributary Qualifier
GROUND WATER			

Points Of Diversion (Location)

Source	Township	Range	Section	Govt. Lot	QQQ	QQ	Q	County	Diversion Type
GROUND WATER	10S	28E	4	0		NW	SW	CASSIA	
GROUND WATER	10S	28E	5	1		NE	NE	CASSIA	
GROUND WATER	10S	28E	5	0	NW	NW	SW	CASSIA	
GROUND WATER	10S	28E	5	0	SE	SE	SW	CASSIA	
GROUND WATER	10S	28E	5	0		NE	SE	CASSIA	
GROUND WATER	10S	28E	5	0		NE	SE	CASSIA	
GROUND WATER	10S	28E	8	0		NE	NE	CASSIA	
GROUND WATER	10S	28E	8	0		NW	NW	CASSIA	
GROUND WATER	10S	28E	8	0	SW	SW	NW	CASSIA	

Water Uses

Beneficial Use	From	To	Diversion Rate	Volume
IRRIGATION	03/15	11/15	13.76 CFS	4645.60 AFA
STOCKWATER	1 /1	12/31	0.58 CFS	107.40 AFA
COMMERCIAL	1 /1	12/31	0.58 CFS	107.40 AFA
TOTAL			14.34 CFS	4753.00 AFA

Places of Use

Printable View

Paged View

Place of Use Legal Description : IRRIGATION (CASSIA county)

Township	Range	Section	Lot	QQQ	QQ	Q	Acres
10S	28E	4	1		NE	NE	13
10S	28E	4	2		NW	NE	36
10S	28E	4			SW	NE	31
10S	28E	4			SE	NE	20
10S	28E	4	4		NW	NW	2.7
10S	28E	4			SW	NW	3.8
10S	28E	4			NE	SW	33
10S	28E	4			NW	SW	32
10S	28E	4			SW	SW	33
10S	28E	4			SE	SW	36

Township	Range	Section	Lot	QQQ	QQ	Q	Acres
10S	28E	4			NE	SE	39
10S	28E	4			NW	SE	40
10S	28E	4			SW	SE	35
10S	28E	4			SE	SE	11
10S	28E	5	1		NE	NE	35
10S	28E	5	2		NW	NE	28
10S	28E	5			SW	NE	37
10S	28E	5			SE	NE	38
10S	28E	5	3		NE	NW	34
10S	28E	5	4		NW	NW	31
10S	28E	5			SW	NW	33
10S	28E	5			SE	NW	40
10S	28E	5			NE	SW	36
10S	28E	5			NW	SW	29
10S	28E	5			SW	SW	34
10S	28E	5			SE	SW	34
10S	28E	5			NE	SE	1.9
10S	28E	5			NW	SE	13
10S	28E	5			SW	SE	17
10S	28E	5			SE	SE	27
10S	28E	8			NE	NE	21
10S	28E	8			NW	NE	22
10S	28E	8			SW	NE	38
10S	28E	8			SE	NE	34
10S	28E	8			NE	NW	32
10S	28E	8			NW	NW	27
10S	28E	8			SW	NW	33
10S	28E	8			SE	NW	40
10S	28E	8			NE	SW	26
10S	28E	8			NW	SW	3.4
10S	28E	8			NE	SE	26
10S	28E	8			NW	SE	26

Place of Use Legal Description : STOCKWATER (CASSIA county)

Township	Range	Section	Lot	QQQ	QQ	Q	Acres
10S	28E	4	4		NW	NW	
10S	28E	4			SW	NW	
10S	28E	5			NE	SE	
10S	28E	5			NW	SE	
10S	28E	5			SW	SE	
10S	28E	5			SE	SE	

Place of Use Legal Description : COMMERCIAL (CASSIA county)

Township	Range	Section	Lot	QQQ	QQ	Q	Acres
10S	28E	4	4		NW	NW	
10S	28E	4			SW	NW	
10S	28E	5			NE	SE	
10S	28E	5			NW	SE	
10S	28E	5			SW	SE	
10S	28E	5			SE	SE	

Irrigation Totals

Total Acres Acre Limit

1161.40

Conditions

Code Condtions

- R05

Use of water under this right will be regulated by a watermaster with responsibility for the distribution of water among appropriators within a water district. At the time of this approval, this water right is within State Water District No. 143.
- R43

The right holder shall maintain a measuring device and lockable controlling works of a type approved by the Department in a manner that will provide the watermaster suitable control of the diversion(s).
- 046

Right holder shall comply with the drilling permit requirements of Idaho Code § 42-235 and applicable Well Construction Rules of the Department.
- R64

This right when combined with all other rights shall provide no more than 0.02 cfs per acre nor more than 4.0 afa per acre at the field headgate for irrigation of the lands above.
- X05

Commercial use is for a dairy operation.
- 082

Prior to the diversion and use of water under this approval, the right holder shall comply with applicable county zoning and use ordinances.
- 106

Prior to the diversion and use of water under this approval, the right holder shall comply with applicable water quality monitoring and/or permitting requirements administered by the Department of Environmental Quality or the Department of Agriculture.
- T07

The right holder shall accomplish the change authorized by this transfer within one year of the date of this approval.
- T08

Failure of the right holder to comply with the conditions of this transfer is cause for the Director to rescind approval of the transfer.
- T19

Pursuant to Section 42-1412(6), Idaho Code, this water right is subject to such general provisions necessary for the definition of the rights or for the efficient administration of water rights as determined by the Snake River Basin Adjudication court in the final unified decree entered 08/26/2014.

Dates

- Licensed Date :
- Decreed Date : 6/28/2002
- Permit Proof Due Date :
- Permit Proof Made Date :
- Permit Approved Date :
- Permit Moratorium Expiration Date :
- Enlargment Use Priority Date :
- Enlargement Statute Priority Date :
- Application Recevied Date:
- Protest Deadline Date:

Other Information

- State or Federal : S
- Water District Number : 143
- Generic Max Rate Per Acre : 0.02
- Generic Max Volume Per Acre : 4
- Civil Case Number :
- Decree Plaintiff :
- Decree Defendant :
- Swan Falls Trust or Nontrust :
- Swan Falls Dismissed :
- DLE Act Number :
- Cary Act Number :
- Mitigation Plan: False



District Impact Statements

Cassia County CAFO Permit Application

Prepared for

Nature Ridge Holdings, LLC



IDAHO DEPARTMENT OF
WATER RESOURCES

322 E Front Street, Suite 648, Boise ID 83702 • PO Box 83720, Boise ID 83720-0098

Phone: 208-287-4800 • Fax: 208-287-6700 • Email: idwrinfo@idwr.idaho.gov • Website: idwr.idaho.gov

Governor Brad Little

Director Mathew Weaver

October 17, 2024

HANNAH DUTROW, LAND PLANNER II
AGPROFESSIONALS
213 CANYON CREST DRIVE, SUITE 100
TWIN FALLS, ID 83301

RE: Request for water impact statement by Water District 143 for Cassia County, Idaho, conditional use permit regarding Nature Ridge Dairy CAFO Amendment

Mrs. Dutrow,

On October 9, 2024, I received your email and attachments which included a cover letter and site plan describing the intent to amend the Cassia county conditional use permit to “increase the animal units and revise the herd composition” at the Nature Ridge Dairy. This approximate address of this facility is 2880 East Yale Road, American Falls, Idaho.

This facility is located within Water District 143 (Raft River Basin) (“WD143”). Water District 143 is an extension of the Idaho Department of Water Resources (“IDWR”) and administers ground water diversions within the district boundary. The WD143 Watermaster has jurisdiction over the diversion of the ground water resource, not surface water. Ground water use for irrigation, stockwater and commercial purposes at this facility is authorized by water right number 43-13741.

As long as the proposed amendments do not require changes to existing ground or surface water rights or their places of use, I have no comments or concerns regarding this project. If the proposed amendments do require changes to existing water rights or places of use, the facility should contact the IDWR Twin Falls regional office to discuss the changes.

Sincerely,

Brian Ragan
Watermaster, Water District 143

cc. file



October 9, 2024

Raft River Basin Water District – WD143
Attn: Brian Ragan
PO Box 83720
Boise, ID 83720-0098

RE: Nature Ridge Organic Dairy - CAFO Amendment
AGPRO Project # 1728-03

To Whom It May Concern,

We kindly request your review of an amended Conditional Use Permit (CUP) for an existing Confined Animal Feeding Operation (CAFO). Nature Ridge Organic Dairy is proposing to amend the CAFO permit of an existing dairy operation located at approximately 2880 E Yale Road, City of American Falls, Cassia County, Idaho to increase the animal units and revise the herd composition of the facility. The subject property is located in part of Sections 1, 2, 3, 4, 5, 8, 9, 10, and 11, all in Township 10 South, Range 28 East of the B.M., Town of American Falls, Cassia County, Idaho.

The dairy facility has been a permitted CAFO operation since 2016. The intent of this amendment is to increase the animal units and revise the herd composition. The dairy is currently milking jersey cows and wants to shift to milking crossbred Holsteins. Jerseys are considered 1 Animal Unit, and the Holstein is considered 1.4 Animal Units. They also have support stock on-site.

We kindly request your review and formal response of the enclosed Site Plan to meet the Cassia County Conditional Use Permit requirements. Please reach out if you require additional information to complete this review.

Please contact me at (970) 535-9318 or hdutrow@agpros.com if you have any questions.

Sincerely,

Hannah Dutrow
Land Planner II

CC: brian.ragan@idwr.idaho.gov

Enclosures: Site Plan



LEGEND

- PROPERTY BOUNDARY
- EXISTING LIGHTS
- EXISTING CORRALS
- EXISTING WELLS
- EXISTING PIVOTS
- EXISTING PONDS
- PROPOSED PENS
- EXISTING STRUCTURES

DATE: October 3, 2024

DRAWN BY: AGPRO

ISSUE / REVISION:

10/2024

ISSUED FOR REVIEW

A

811

CALL 811

COM

AGPRO

professionals

DEVELOPERS OF AGRICULTURE

3050 67th Avenue, Suite 200,
Greeley, CO 80634

(970) 535-9318 • fax: (970) 535-9854

NOT FOR
APPROVAL
ONLY

NATURE RIDGE HOLDING, LLC

SITE PLAN

CASSIA COUNTY, IDAHO

SHEET:

SP-1

✓ Water District 143 (Raft River Basin) **APPROVED**

Reviewed By ⌚ 06/30/2025 11:16 am
Brian Ragan

Review History

⌚ 06/30/2025 11:16 am

Approved by Brian Ragan

⌚ 06/30/2025 10:54 am

Set to **Reviewing** by Brian Ragan

[Brian Ragan](#) • Jun 30 at 11:12 am

As long as the proposed amendments do not require changes to existing ground or surface water rights or their places of use, I have no comments or concerns regarding this project.

EXHIBIT
11

✓ Raft River Flood
District #15

APPROVED

Reviewed By 07/16/2025 2:33 pm
Lucas Spratling

Review History

07/16/2025 2:33 pm
Approved by Lucas Spratling

Statement of Compliance

Cassia County CAFO Permit Application

Prepared for

Nature Ridge Holdings, LLC

June 13, 2025

Statement of Compliance:

Nature Ridge Holdings, LLC will, as a condition of permit approval, construct and operate the confined animal feeding operation (CAFO) and nutrient management plan acres in keeping with the lawful directives of the Idaho State Department of Agriculture (ISDA) and Idaho State Department of Environmental Quality (DEQ) with respect to location and construction of lagoons, the application of liquid and solid waste from the CAFO, and other matters within the jurisdiction of ISDA or DEQ.

OWNER:

Nature Ridge Holdings, LLC



Kevin Schroeder, Member

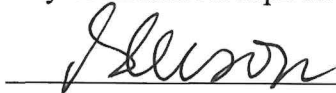
STATE OF IDAHO }
 } ss.
County of Cassia }

The foregoing instrument was acknowledged before me this 13th day of June, 2025, by Kevin Schroder as member of Nature Ridge Holdings, LLC.



Witness my hand and official seal.

My commission expires: 8/13/2030



Notary Public

Page 1 of 1



Comment Letters

Cassia County CAFO Permit Application

Prepared for

Nature Ridge Holdings, LLC

EXHIBIT
13a



Burley Highway
District

APPROVED

Reviewed By

🕒 06/23/2025 6:35 am

Bob Worthington

Review History

🕒 06/23/2025 6:35 am

Approved by Bob Worthington



October 9, 2024

Burley Highway District
19 E 200 S
Burley, ID 83318

RE: Nature Ridge Organic Dairy - CAFO Amendment
AGPRO Project # 1728-03

To Whom It May Concern,

We kindly request your review of an amended Conditional Use Permit (CUP) for an existing Confined Animal Feeding Operation (CAFO). Nature Ridge Organic Dairy is proposing to amend the CAFO permit of an existing dairy operation located at approximately 2880 E Yale Road, City of American Falls, Cassia County, Idaho to increase the animal units and revise the herd composition of the facility. The subject property is located in part of Sections 1, 2, 3, 4, 5, 8, 9, 10, and 11, all in Township 10 South, Range 28 East of the B.M., Town of American Falls, Cassia County, Idaho.

The dairy facility has been a permitted CAFO operation since 2016. The intent of this amendment is to increase the animal units and revise the herd composition. The dairy is currently milking jersey cows and wants to shift to milking crossbred Holsteins. Jerseys are considered 1 Animal Unit, and the Holstein is considered 1.4 Animal Units. They also have support stock on-site.

Access to the facility is from Yale Road west of the site. No change to the current access is proposed with this CAFO amendment.

The current dairy facility has 39 employees. As a result, the average trips per day for employees of the current operations is 25-30 +/- roundtrips per day. No additional employees are proposed with this amendment. 1 milk truck per day will be needed and approximately 4 feed trucks will access the site per week.

Operations are expected to occur primarily from 5:00 a.m. to 5:00 p.m. Start and end times are expected to be staggered from 5:00 a.m. to 7:00 a.m. and from 3:00 p.m. to 5:00 p.m.

	Avg. Number of Vehicle Roundtrips per day
Employee Vehicles	30 roundtrips per day
Feed Trucks	>1 roundtrip per day (4 roundtrips per week)
Milk Trucks	1 roundtrip per day
Total	32+/- roundtrips per day

We kindly request your review and formal response of the enclosed Site Plan to meet the Cassia County Conditional Use Permit requirements. Please reach out if you require additional information to complete this review.

Please contact me at (970) 535-9318 or hdutrow@agpros.com if you have any questions.

Sincerely,



Hannah Dutrow
Land Planner/ Idaho Planning Coordinator

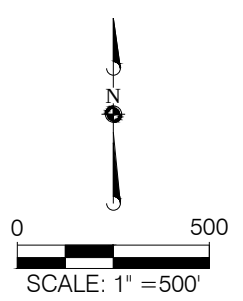
CC: melanie11.bhd@gmail.com

Encl.
Site Plan



LEGEND

	PROPERTY BOUNDARY
	EXISTING LIGHTS
	EXISTING CORRALS
	EXISTING WELLS
	EXISTING PIVOTS
	EXISTING PONDS
	PROPOSED PENS
	EXISTING STRUCTURES



AGPROprofessionals
DEVELOPERS OF AGRICULTURE

3050 67th Avenue, Suite 200,
Greeley, CO 80634
(970) 535-9318 • fax: (970) 535-9854

FOR CONSTRUCTION APPROVAL ONLY

NATURE RIDGE HOLDING, LLC
SITE PLAN
CASSIA COUNTY, IDAHO

SHEET:
SP-1

DATE: October 3, 2024
DRAWN BY: AGPRO

ISSUE / REVISION:	10/20/24
A	ISSUED FOR REVIEW

970 535 9318 • FAX 970 535 9854

FOR CONSTRUCTION APPROVAL ONLY

CALL 811
811
CALL 811
CALL 811

DATE: October 3, 2024
DRAWN BY: AGPRO

ISSUE / REVISION:	10/20/24
A	ISSUED FOR REVIEW

EXHIBIT
13b

From: [Doman, David](#)
To: [Hannah Dutrow](#)
Subject: Nature ridge Organic Dairy - CAFO Amendment
Date: Monday, October 14, 2024 10:46:32 AM
Attachments: [image001.png](#)

To Whom It May Concern,

Intermountain Gas Company has reviewed the proposed Conditional Use Permit amendment(s) for the Confined Animal Feeding Operation located at approximately 2880 E Yale Road.

There are no concerns or issues with the proposed changes on the part of Intermountain Gas Company.

Furthermore, there is no conflict with proposed changes indicated on the site plans provided and the existing infrastructure in the area owned and operated by Intermountain Gas Company.

Sincerely,

David Doman
District Manager
Intermountain Gas Company
Office: 208-737-6312



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October 9, 2024

Intermountain Gas Company
451 Alan Drive
Jerome, ID 83338

RE: Nature Ridge Organic Dairy - CAFO Amendment
AGPRO Project # 1728-03

To Whom It May Concern,

We kindly request your review of an amended Conditional Use Permit (CUP) for an existing Confined Animal Feeding Operation (CAFO). Nature Ridge Organic Dairy is proposing to amend the CAFO permit of an existing dairy operation located at approximately 2880 E Yale Road, City of American Falls, Cassia County, Idaho to increase the animal units and revise the herd composition of the facility. The subject property is located in part of Sections 1, 2, 3, 4, 5, 8, 9, 10, and 11, all in Township 10 South, Range 28 East of the B.M., Town of American Falls, Cassia County, Idaho.

The dairy facility has been a permitted CAFO operation since 2016. The intent of this amendment is to increase the animal units and revise the herd composition. The dairy is currently milking jersey cows and wants to shift to milking crossbred Holsteins. Jerseys are considered 1 Animal Unit, and the Holstein is considered 1.4 Animal Units. They also have support stock on-site.

We kindly request your review and formal response of the enclosed Site Plan to meet the Cassia County Conditional Use Permit requirements. Please reach out if you require additional information to complete this review.

Please contact me at (970) 535-9318 or hdutrow@agpros.com if you have any questions.

Sincerely,

Hannah Dutrow
Land Planner II

Encl.
Site Plan



LEGEND

PROPERTY BOUNDARY

EXISTING LIGHTS

EXISTING CORRALS

EXISTING WELLS

EXISTING PIVOTS

EXISTING PONDS

PROPOSED PENS

EXISTING STRUCTURES

DATE: October 3, 2024		DRAWN BY: AGPRO	
ISSUE / REVISION:		10/20/24	
A			
ISSUED FOR REVIEW			



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DEVELOPERS OF AGRICULTURE

3050 67th Avenue, Suite 200,
Greeley, CO 80634
(970) 535-9318 • fax: (970) 535-9854

218 Canyon Crest Dr, Suite 100,
Twin Falls, ID 83301
(208) 595-5301



NATURE RIDGE HOLDING, LLC

SITE PLAN

CASSIA COUNTY, IDAHO



October 9, 2024

Williams Security Operations Center – Northwest Pipeline LLC
One Williams Center
Tulsa, OK 74172

RE: Nature Ridge Organic Dairy - CAFO Amendment
AGPRO Project # 1728-03

To Whom It May Concern,

We kindly request your review of an amended Conditional Use Permit (CUP) for an existing Confined Animal Feeding Operation (CAFO). Nature Ridge Organic Dairy is proposing to amend the CAFO permit of an existing dairy operation located at approximately 2880 E Yale Road, City of American Falls, Cassia County, Idaho to increase the animal units and revise the herd composition of the facility. The subject property is located in part of Sections 1, 2, 3, 4, 5, 8, 9, 10, and 11, all in Township 10 South, Range 28 East of the B.M., Town of American Falls, Cassia County, Idaho.

The dairy facility has been a permitted CAFO operation since 2016. The intent of this amendment is to increase the animal units and revise the herd composition. The dairy is currently milking jersey cows and wants to shift to milking crossbred Holsteins. Jerseys are considered 1 Animal Unit, and the Holstein is considered 1.4 Animal Units. They also have support stock on-site.

We kindly request your review and formal response of the enclosed Site Plan to meet the Cassia County Conditional Use Permit requirements. Please reach out if you require additional information to complete this review.

Please contact me at (970) 535-9318 or hdutrow@agpros.com if you have any questions.

Sincerely,

Hannah Dutrow
Land Planner II

CC: security.operationscenter@williams.com

Encl.
Site Plan



LEGEND

PROPERTY BOUNDARY

EXISTING LIGHTS

EXISTING CORRALS

EXISTING WELLS

EXISTING PIVOTS

EXISTING PONDS

PROPOSED PENS

EXISTING STRUCTURES

DATE: October 3, 2024

DRAWN BY: AGPRO

ISSUE / REVISION:

10/2024

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NOT FOR
APPROVAL
ONLY

NATURE RIDGE HOLDING, LLC

SITE PLAN

CASSIA COUNTY, IDAHO

SHEET:

SP-1



October 9, 2024

Raft River Rural Electric Co-op Inc
PO Box 617
Malta, ID 83342

RE: Nature Ridge Organic Dairy - CAFO Amendment
AGPRO Project # 1728-03

To Whom It May Concern,

We kindly request your review of an amended Conditional Use Permit (CUP) for an existing Confined Animal Feeding Operation (CAFO). Nature Ridge Organic Dairy is proposing to amend the CAFO permit of an existing dairy operation located at approximately 2880 E Yale Road, City of American Falls, Cassia County, Idaho to increase the animal units and revise the herd composition of the facility. The subject property is located in part of Sections 1, 2, 3, 4, 5, 8, 9, 10, and 11, all in Township 10 South, Range 28 East of the B.M., Town of American Falls, Cassia County, Idaho.

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We kindly request your review and formal response of the enclosed Site Plan to meet the Cassia County Conditional Use Permit requirements. Please reach out if you require additional information to complete this review.

Please contact me at (970) 535-9318 or hdutrow@agpros.com if you have any questions.

Sincerely,

Hannah Dutrow
Land Planner II

Encl.
Site Plan



LEGEND

- PROPERTY BOUNDARY
- EXISTING LIGHTS
- EXISTING CORRALS
- EXISTING WELLS
- EXISTING PIVOTS
- EXISTING PONDS
- PROPOSED PENS
- EXISTING STRUCTURES

DATE: October 3, 2024

ISSUE / REVISION:

ISSUED FOR REVIEW

10/20/24

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Greeley, CO 80634
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APPROVAL

ONLY FOR CONSTRUCTION

NATURE RIDGE HOLDING, LLC

SITE PLAN

CASSIA COUNTY, IDAHO

SHEET:

SP-1

SCALE: 1" = 500'

0 500

DATE: October 3, 2024

ISSUE / REVISION:

ISSUED FOR REVIEW

10/20/24

811

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COM

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3050 67th Avenue, Suite 200,
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APPROVAL

ONLY FOR CONSTRUCTION

NATURE RIDGE HOLDING, LLC

SITE PLAN

CASSIA COUNTY, IDAHO

SHEET:

SP-1

From: [Chad Black](#)
To: [Hannah Dutrow](#)
Subject: Nature Ridge Dairy project #1728-03
Date: Wednesday, October 16, 2024 1:51:34 PM
Attachments: [image001.jpg](#)
[image002.png](#)

Ms. Hannah Dutrow,

I am formally responding to the request of the site plan for the Nature Ridge Organic Dairy CAFO Amendment AGPRO project #1728-03. I am simply letting you know we have received and reviewed the application as the Electrical Distribution Cooperative that serves this facility. We maintain a neutral position in the request and neither support nor oppose the project.

If anything in addition is required, please let me know. You may contact me by email cblack@rrelectric.com or by phone at 208-645-221.

Kind Regards,

Chad Black

General Manager



208-645-2915 Direct

208-645-2211

800-342-7732 Toll Free & After Hours

208-645-2300 Fax

P.O. Box 617 - 155 North Main Malta, ID 83342

cblack@rrelectric.com

www.rrelectric.com

Office Hours: 7:00am – 5:30 pm (Monday – Thursday)

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October 9, 2024

Raft River Fire District
PO Box 114
Malta, ID 83342

RE: Nature Ridge Organic Dairy - CAFO Amendment
AGPRO Project # 1728-03

To Whom It May Concern,

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Sincerely,

Hannah Dutrow
Land Planner II

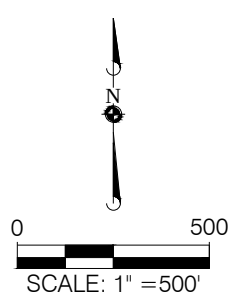
CC: raftriverfire@gmail.com

Encl.
Site Plan



LEGEND

	PROPERTY BOUNDARY
	EXISTING LIGHTS
	EXISTING CORRALS
	EXISTING WELLS
	EXISTING PIVOTS
	EXISTING PONDS
	PROPOSED PENS
	EXISTING STRUCTURES



NATURE RIDGE HOLDING, LLC

SITE PLAN

CASSIA COUNTY, IDAHO

AGPROfessionals

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Greeley, CO 80634
(970) 535-9318 • fax: (970) 535-9854

FOR APPROVAL ONLY

SHEET:

SP-1

DATE: October 3, 2024

ISSUE / REVISION:

A	ISSUED FOR REVIEW	10/2/24

DRAWN BY: AGPRO

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811

CALL 811

COM

EXHIBIT
13e



Raft River Fire
District

APPROVED

Reviewed By
Karla Adams

🕒 06/24/2025 2:27 pm

Notes for the Applicant
Via phone 6/24/2025

Review History

🕒 06/24/2025 2:27 pm

Approved by Karla Adams

1 Mile Buffer based on RP Provided by AgPro. (Oct. 2024)

Parcel_Num	MailToName	MailToAddress	MailToAddress2	MailToCity	MailToStat	MailToPos	MailToCou	Owner1	Owner2	Owner3
RP09S28E285400	GIFFORD SPRING REAL ESTATE LLC	3851 WARM CREEK RD		AMERICAN FALLS	ID	83211	USA	GIFFORD SPRING REAL ESTATE LLC		
RP09S28E290600	GIFFORD SPRING REAL ESTATE LLC	3851 WARM CREEK RD		AMERICAN FALLS	ID	83211	USA	GIFFORD SPRING REAL ESTATE LLC		
RP09S28E297200	GIFFORD SPRING REAL ESTATE LLC	3851 WARM CREEK RD		AMERICAN FALLS	ID	83211	USA	GIFFORD SPRING REAL ESTATE LLC		
RP09S28E300000	BLACK DIAMOND REAL PROPERTY LLC	2886 EAST 400 NORTH		AMERICAN FALLS	ID	83211	USA	BLACK DIAMOND REAL PROPERTY LLC		
RP09S28E310000	BLACK DIAMOND REAL PROPERTY LLC	2886 EAST 400 NORTH		AMERICAN FALLS	ID	83211	USA	BLACK DIAMOND REAL PROPERTY LLC		
RP09S28E310010	STATE OF IDAHO	3311 WEST STATE STREET		BOISE	ID	83703	USA	STATE OF IDAHO	DIVISION OF HIGHWAYS	
RP09S28E310140	STATE OF IDAHO	3311 WEST STATE STREET		BOISE	ID	83703	USA	STATE OF IDAHO	DIVISION OF HIGHWAYS	
RP09S28E311400	BLACK DIAMOND REAL PROPERTY LLC	2886 EAST 400 NORTH		AMERICAN FALLS	ID	83211	USA	BLACK DIAMOND REAL PROPERTY LLC		
RP09S28E314000	BLACK DIAMOND REAL PROPERTY LLC	2886 E 400 N		AMERICAN FALLS	ID	83211	USA	BLACK DIAMOND REAL PROPERTY LLC		
RP09S28E315270	WAVRA, LAURI	ATTN: UG FIXED ASSEST ACCOUNTING	400 N 4TH ST	BISMARCK	ND	58501	USA	INTERMOUNTAIN GAS CO	MDUR TAX DEPARTMENT	
RP09S28E315275	MONTGOMERY, ETHAN	PO BOX 2400	MD46-4	TULSA	OK	74102	USA	NORTHWEST PIPELINE CORP		
RP09S28E318720	RAFT RIVER RURAL ELEC COOP INC	PO BOX 617		MALTA	ID	83342	USA	RAFT RIVER RURAL ELEC COOP INC		
RP09S28E318725	RAFT RIVER RURAL ELEC COOP INC	PO BOX 617		MALTA	ID	83342	USA	RAFT RIVER RURAL ELEC COOP INC		
RP09S28E320000	GIFFORD SPRING REAL ESTATE LLC	3851 WARM CREEK RD		AMERICAN FALLS	ID	83211	USA	GIFFORD SPRING REAL ESTATE LLC		
RP09S28E320100	STATE OF IDAHO	DIVISION OF HIGHWAYS	3311 WEST STATE STREET	BOISE	ID	83703	USA	STATE OF IDAHO		
RP09S28E320300	JONES & WIDERBURG	1168 LEROSIER CT		WEST JORDAN	UT	84088-9070	USA	JONES & WIDERBURG		
RP09S28E330100	JONES & WIDERBURG	1168 LEROSIER CT		WEST JORDAN	UT	84088-9070	USA	JONES & WIDERBURG		
RP09S28E333150	GIFFORD SPRING REAL ESTATE LLC	3851 WARM CREEK RD		AMERICAN FALLS	ID	83211	USA	GIFFORD SPRING REAL ESTATE LLC		
RP10S28E010001	JONES, MH FAMILY, LLC	1592 W CORNERSTONE DR		SOUTH JORDAN	UT	84095	USA	JONES, MH FAMILY, LLC		
RP10S28E012550	NATURE RIDGE HOLDINGS LLC	134 E HWY 81		BURLEY	ID	83318	USA	NATURE RIDGE HOLDINGS LLC		
RP10S28E012600	STATE OF IDAHO	Address Not Provided					USA	STATE OF IDAHO	DEPT OF HIGHWAYS	
RP10S28E021200	JONES, MH FARMS LC	82 S 150 E		BURLEY	ID	83318	USA	JONES, MH FARMS LC		
RP10S28E029110	STATE OF IDAHO	Address Not Provided					USA	STATE OF IDAHO	DEPT OF HIGHWAYS	
RP10S28E029120	JONES, MH FAMILY, LLC	1592 W CORNERSTONE DR		SOUTH JORDAN	UT	84095	USA	JONES, MH FAMILY, LLC		
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RP10S28E060002	GW FINANCE COMPANY LLC	289 CENTENNIAL DRIVE		HEYBURN	ID	83336	USA	GW FINANCE COMPANY LLC		
RP10S28E060752	GW FINANCE COMPANY LLC	289 CENTENNIAL DRIVE		HEYBURN	ID	83336	USA	GW FINANCE COMPANY LLC		
RP10S28E061701	STEADMAN, LYNN	345 NORTH YALE RD		AMERICAN FALLS	ID	83211	USA	STEADMAN, LYNN	STEADMAN, SUSAN H/W	
RP10S28E061803	STEADMAN, LYNN	345 N YALE RD		AMERICAN FALLS	ID	83211	USA	STEADMAN, LYNN	STEADMAN, SUSAN	
RP10S28E061870	STEADMAN, LYNN	345 N YALE RD		AMERICAN FALLS	ID	83211	USA	STEADMAN, LYNN	STEADMAN, SUSAN	
RP10S28E062000	STEADMAN, LYNN	345 N YALE RD		AMERICAN FALLS	ID	83211	USA	STEADMAN, LYNN	STEADMAN, SUSAN	
RP10S28E063600	GW FINANCE COMPANY LLC	22 NORTH YALE ROAD		DECLO	ID	83323	USA	GW FINANCE COMPANY LLC		
RP10S28E065401	FOWLER, GARY	641 N 1250 E		JACKSON	ID	83350	USA	FOWLER, GARY	FOWLER, GARY & SOMSEN, KRISTINE, H/W, 33.3%	SOMSEN-FOWLER, SARA, 16.7%
RP10S28E065500	GW FINANCE COMPANY LLC	22 NORTH YALE ROAD		DECLO	ID	83323	USA	GW FINANCE COMPANY LLC		
RP10S28E068383	BURLEY HIGHWAY DISTRICT	19 E 200 S		BURLEY	ID	83318	USA	BURLEY HIGHWAY DISTRICT		
RP10S28E068386	GW FINANCE COMPANY LLC	289 CENTENNIAL DRIVE		HEYBURN	ID	83336	USA	GW FINANCE COMPANY LLC		
RP10S28E068400	GW FINANCE COMPANY LLC	22 NORTH YALE RD		DECLO	ID	83323	USA	GW FINANCE COMPANY LLC		
RP10S28E069351	HAHN, DAVID	305 N YALE RD		AMERICAN FALLS	ID	83211	USA	HAHN, DAVID		
RP10S28E070003	GW FINANCE COMPANY,LLC	22 NORTH YALE RD		DECLO	ID	83323	USA	GW FINANCE COMPANY,LLC		
RP10S28E070500	WOODBURY PROPERTIES LLC	C/O WOODBURY, LYLE & CAROL	305 N YALE RD	AMERICAN FALLS	ID	83211	USA	WOODBURY PROPERTIES LLC		
RP10S28E070650	GW FINANCE COMPANY LLC	22 NORTH YALE RD		DECLO	ID	83323	USA	GW FINANCE COMPANY LLC		
RP10S28E073001	FOWLER, GARY	641 N 1250 E		JACKSON	ID	83350	USA	FOWLER, GARY	FOWLER, GARY & SOMSEN, KRISTINE, H/W, 33.3%	SOMSEN-FOWLER, SARA, 16.7%
RP10S28E073050	GW FINANCE COMPANY LLC	22 NORTH YALE ROAD		DECLO	ID	83323	USA	GW FINANCE COMPANY LLC		
RP10S28E076151	GW FINANCE COMPANY LLC	22 NORTH YALE ROAD		DECLO	ID	83323	USA	GW FINANCE COMPANY LLC		
RP10S28E079000	WEBB, JOSHUA ALLAN	2933 E YALE RD		AMERICAN FALLS	ID	83211	USA	WEBB, JOSHUA ALLAN	WEBB, TARA CAMILLE	
RP10S28E086000	JONES & WIDERBURG FARMS	1168 LEROSIER CT		WEST JORDAN	UT	84088-9070	USA	JONES & WIDERBURG FARMS		
RP10S28E089000	JONES, MH FARMS LC	82 S 150 E		BURLEY	ID	83318	USA	JONES, MH FARMS LC		
RP10S28E110000	JONES, MH FAMILY, LLC	1592 W CORNERSTONE DR		SOUTH JORDAN	UT	84095	USA	JONES, MH FAMILY, LLC		
RP10S28E115434	<Null>	<Null>	<Null>	<Null>	<Null>	<Null>	<Null>	<Null>	<Null>	<Null>
RP10S28E120000	JONES, MH FAMILY, LLC	1592 W CORNERSTONE DR		SOUTH JORDAN	UT	84095	USA	JONES, MH FAMILY, LLC		
RP10S28E130000	JONES, MH FAMILY, LLC	1592 W CORNERSTONE DR		SOUTH JORDAN	UT	84095	USA	JONES, MH FAMILY, LLC		
RP10S28E140000	JONES, MH FAMILY, LLC	1592 W CORNERSTONE DR		SOUTH JORDAN	UT	84095	USA	JONES, MH FAMILY, LLC		
RP10S28E142400	WOODWORTH, KENNETH D	51 NORTH 3350 EAST		AMERICAN FALLS	ID	83211	USA	WOODWORTH, KENNETH D	WOODWORTH, CINDA S H/W	
RP10S28E144800	JONES, MH FARMS LC	82 S 150 E		BURLEY	ID	83318	USA	JONES, MH FARMS LC		
RP10S28E150000	WOODWORTH, KENNETH D	51 NORTH 3350 EAST		AMERICAN FALLS	ID	83211	USA	WOODWORTH, KENNETH D	WOODWORTH, CINDA S H/W	
RP10S28E152400	WOODWORTH, KENNETH D	51 NORTH 3350 EAST		AMERICAN FALLS	ID	83211	USA	WOODWORTH, KENNETH D	WOODWORTH, CINDA S H/W	
RP10S28E153000	JONES, MH FARMS LC	82 S 150 E		BURLEY	ID	83318	USA	JONES, MH FARMS LC		
RP10S28E153600	JONES, MH FARMS LC	82 S 150 E		BURLEY	ID	83318	USA	JONES, MH FARMS LC		
RP10S28E159999	<Null>	<Null>	<Null>	<Null>	<Null>	<Null>	<Null>	<Null>	<Null>	<Null>
RP10S28E160000	JONES, MH FARMS LC	82 S 150 E		BURLEY	ID	83318	USA	JONES, MH FARMS LC		
RP10S28E170000	JONES, MH FARMS LC	82 S 150 E		BURLEY	ID	83318	USA	JONES, MH FARMS LC		
RP10S28E170600	JONES & WIDERBURG FARMS	1168 LEROSIER CT		WEST JORDAN	UT	84088-9070	USA	JONES & WIDERBURG FARMS		
RP10S28E180002	GW FINANCE COMPANY LLC	22 NORTH YALE ROAD		DECLO	ID	83323	USA	GW FINANCE COMPANY LLC		
RP10S28E180090	BURLEY HIGHWAY DISTRICT	19 E 200 S		BURLEY	ID	83318	USA	BURLEY HIGHWAY DISTRICT		
RP10S28E180099	BURLEY HIGHWAY DISTRICT	19 E 200 S		BURLEY	ID	83318	USA	BURLEY HIGHWAY DISTRICT		
RP10S28E181500	GW FINANCE COMPANY LLC	22 NORTH YALE ROAD		DECLO	ID	83323	USA	GW FINANCE COMPANY LLC		
RP10S28E183601	GW FINANCE COMPANY LLC	22 NORTH YALE ROAD		DECLO	ID	83323	USA	GW FINANCE COMPANY LLC		
RP10S28E188401	RELAR FARMS LLC 2/3 INT	2500 OVERLAND AVE		BURLEY	ID	83318	USA	RELAR FARMS LLC 2/3 INT	ADT FARMS LLC 1/3 INT	
RP10S29E060000	MARTIN, DELORES A	705 WHITE PINE LANE		IDAHO FALLS	ID	83404	USA	MARTIN, DELORES A		
RP10S29E062400	JONES, MH FAMILY, LLC	1592 WEST CORNERSTONE DRD		SOUTH JORDAN	UT	84095	USA	JONES, MH FAMILY, LLC		
RP10S29E070000	ISAAK, ESTHER E, TRUSTEE	3235 S ISAAK LN		AMERICAN FALLS	ID	83211	USA	OSBORN, JENNIE LOIS, TRUST		



Herd Composition

Cassia County CAFO Permit Application

Prepared for

Nature Ridge Holdings, LLC

HERD COMPOSITION

Prepared for Nature Ridge Holdings, LLC

Proposed Herd Composition

Animal	Number of Animals	AU Equivalency Factor	Animal Units
<i>Milk Cows - Holsteins</i>	550	1.4	770
<i>Milk Cows – Jersey/Crossbreds</i>	4,370	1.0	4,370
<i>Dry - Jersey/Crossbreds</i>	650	1.0	650
<i>Heifers</i>	1,345	1.0	1,345
<i>Heifers</i>	1,345	0.8	1,076
Total	8,260	Total	8,211

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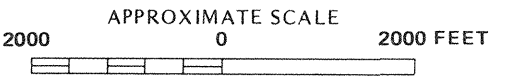


FEMA Flood Map

Cassia County CAFO Permit Application

Prepared for

Nature Ridge Holdings, LLC



NATIONAL FLOOD INSURANCE PROGRAM

FIRM
FLOOD INSURANCE RATE MAP

**CASSIA COUNTY,
IDAHO**
(UNINCORPORATED AREAS)

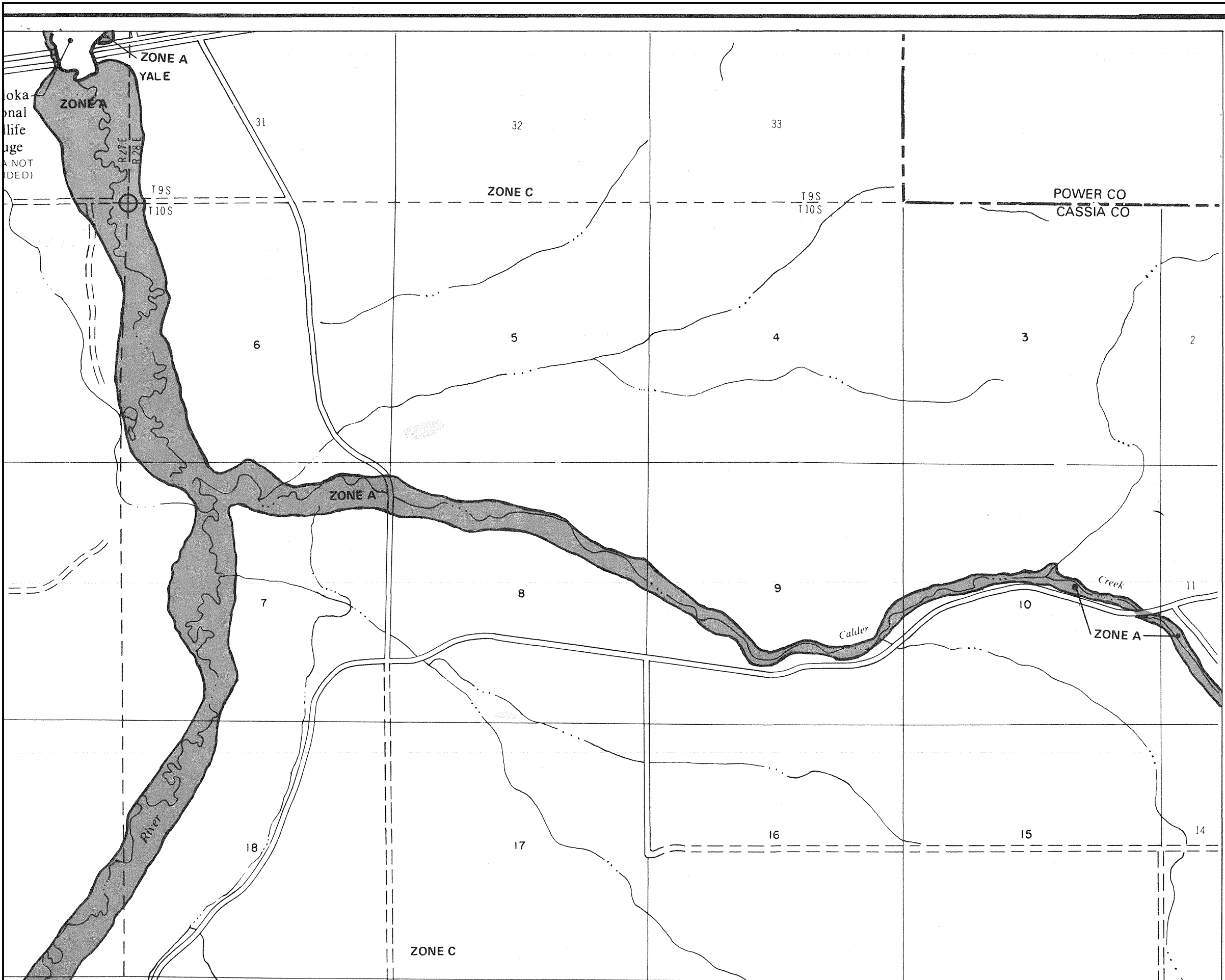
PANEL 150 OF 775
(SEE MAP INDEX FOR PANELS NOT PRINTED)

COMMUNITY-PANEL NUMBER
160041 0150 B

EFFECTIVE DATE:
AUGUST 15, 1983



Federal Emergency Management Agency



This is an official FIRMette showing a portion of the above-referenced flood map created from the MSC FIRMette Web tool. This map does not reflect changes or amendments which may have been made subsequent to the date on the title block. For additional information about how to make sure the map is current, please see the Flood Hazard Mapping Updates Overview Fact Sheet available on the FEMA Flood Map Service Center home page at <https://msc.fema.gov>.



Flood Zone Review

APPROVED

Reviewed By

🕒 06/30/2025 1:07 pm

Todd Quast

Notes for the Applicant

***Flood Zone C - Panel 160041 0150 B
- Tfq***

Review History

🕒 06/30/2025 1:07 pm

Approved by Todd Quast



NRCS Soil Survey

Cassia County CAFO Permit Application

Prepared for

Nature Ridge Holdings, LLC



United States
Department of
Agriculture

NRCS

Natural
Resources
Conservation
Service

A product of the National
Cooperative Soil Survey,
a joint effort of the United
States Department of
Agriculture and other
Federal agencies, State
agencies including the
Agricultural Experiment
Stations, and local
participants

Custom Soil Resource Report for **Cassia County, Idaho, Eastern Part**

**EXHIBIT
17 CAFO**



September 16, 2024

Preface

Soil surveys contain information that affects land use planning in survey areas. They highlight soil limitations that affect various land uses and provide information about the properties of the soils in the survey areas. Soil surveys are designed for many different users, including farmers, ranchers, foresters, agronomists, urban planners, community officials, engineers, developers, builders, and home buyers. Also, conservationists, teachers, students, and specialists in recreation, waste disposal, and pollution control can use the surveys to help them understand, protect, or enhance the environment.

Various land use regulations of Federal, State, and local governments may impose special restrictions on land use or land treatment. Soil surveys identify soil properties that are used in making various land use or land treatment decisions. The information is intended to help the land users identify and reduce the effects of soil limitations on various land uses. The landowner or user is responsible for identifying and complying with existing laws and regulations.

Although soil survey information can be used for general farm, local, and wider area planning, onsite investigation is needed to supplement this information in some cases. Examples include soil quality assessments (<http://www.nrcs.usda.gov/wps/portal/nrcs/main/soils/health/>) and certain conservation and engineering applications. For more detailed information, contact your local USDA Service Center (<https://offices.sc.egov.usda.gov/locator/app?agency=nrcs>) or your NRCS State Soil Scientist (http://www.nrcs.usda.gov/wps/portal/nrcs/detail/soils/contactus/?cid=nrcs142p2_053951).

Great differences in soil properties can occur within short distances. Some soils are seasonally wet or subject to flooding. Some are too unstable to be used as a foundation for buildings or roads. Clayey or wet soils are poorly suited to use as septic tank absorption fields. A high water table makes a soil poorly suited to basements or underground installations.

The National Cooperative Soil Survey is a joint effort of the United States Department of Agriculture and other Federal agencies, State agencies including the Agricultural Experiment Stations, and local agencies. The Natural Resources Conservation Service (NRCS) has leadership for the Federal part of the National Cooperative Soil Survey.

Information about soils is updated periodically. Updated information is available through the NRCS Web Soil Survey, the site for official soil survey information.

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How Soil Surveys Are Made

Soil surveys are made to provide information about the soils and miscellaneous areas in a specific area. They include a description of the soils and miscellaneous areas and their location on the landscape and tables that show soil properties and limitations affecting various uses. Soil scientists observed the steepness, length, and shape of the slopes; the general pattern of drainage; the kinds of crops and native plants; and the kinds of bedrock. They observed and described many soil profiles. A soil profile is the sequence of natural layers, or horizons, in a soil. The profile extends from the surface down into the unconsolidated material in which the soil formed or from the surface down to bedrock. The unconsolidated material is devoid of roots and other living organisms and has not been changed by other biological activity.

Currently, soils are mapped according to the boundaries of major land resource areas (MLRAs). MLRAs are geographically associated land resource units that share common characteristics related to physiography, geology, climate, water resources, soils, biological resources, and land uses (USDA, 2006). Soil survey areas typically consist of parts of one or more MLRA.

The soils and miscellaneous areas in a survey area occur in an orderly pattern that is related to the geology, landforms, relief, climate, and natural vegetation of the area. Each kind of soil and miscellaneous area is associated with a particular kind of landform or with a segment of the landform. By observing the soils and miscellaneous areas in the survey area and relating their position to specific segments of the landform, a soil scientist develops a concept, or model, of how they were formed. Thus, during mapping, this model enables the soil scientist to predict with a considerable degree of accuracy the kind of soil or miscellaneous area at a specific location on the landscape.

Commonly, individual soils on the landscape merge into one another as their characteristics gradually change. To construct an accurate soil map, however, soil scientists must determine the boundaries between the soils. They can observe only a limited number of soil profiles. Nevertheless, these observations, supplemented by an understanding of the soil-vegetation-landscape relationship, are sufficient to verify predictions of the kinds of soil in an area and to determine the boundaries.

Soil scientists recorded the characteristics of the soil profiles that they studied. They noted soil color, texture, size and shape of soil aggregates, kind and amount of rock fragments, distribution of plant roots, reaction, and other features that enable them to identify soils. After describing the soils in the survey area and determining their properties, the soil scientists assigned the soils to taxonomic classes (units). Taxonomic classes are concepts. Each taxonomic class has a set of soil characteristics with precisely defined limits. The classes are used as a basis for comparison to classify soils systematically. Soil taxonomy, the system of taxonomic classification used in the United States, is based mainly on the kind and character of soil properties and the arrangement of horizons within the profile. After the soil

scientists classified and named the soils in the survey area, they compared the individual soils with similar soils in the same taxonomic class in other areas so that they could confirm data and assemble additional data based on experience and research.

The objective of soil mapping is not to delineate pure map unit components; the objective is to separate the landscape into landforms or landform segments that have similar use and management requirements. Each map unit is defined by a unique combination of soil components and/or miscellaneous areas in predictable proportions. Some components may be highly contrasting to the other components of the map unit. The presence of minor components in a map unit in no way diminishes the usefulness or accuracy of the data. The delineation of such landforms and landform segments on the map provides sufficient information for the development of resource plans. If intensive use of small areas is planned, onsite investigation is needed to define and locate the soils and miscellaneous areas.

Soil scientists make many field observations in the process of producing a soil map. The frequency of observation is dependent upon several factors, including scale of mapping, intensity of mapping, design of map units, complexity of the landscape, and experience of the soil scientist. Observations are made to test and refine the soil-landscape model and predictions and to verify the classification of the soils at specific locations. Once the soil-landscape model is refined, a significantly smaller number of measurements of individual soil properties are made and recorded. These measurements may include field measurements, such as those for color, depth to bedrock, and texture, and laboratory measurements, such as those for content of sand, silt, clay, salt, and other components. Properties of each soil typically vary from one point to another across the landscape.

Observations for map unit components are aggregated to develop ranges of characteristics for the components. The aggregated values are presented. Direct measurements do not exist for every property presented for every map unit component. Values for some properties are estimated from combinations of other properties.

While a soil survey is in progress, samples of some of the soils in the area generally are collected for laboratory analyses and for engineering tests. Soil scientists interpret the data from these analyses and tests as well as the field-observed characteristics and the soil properties to determine the expected behavior of the soils under different uses. Interpretations for all of the soils are field tested through observation of the soils in different uses and under different levels of management. Some interpretations are modified to fit local conditions, and some new interpretations are developed to meet local needs. Data are assembled from other sources, such as research information, production records, and field experience of specialists. For example, data on crop yields under defined levels of management are assembled from farm records and from field or plot experiments on the same kinds of soil.

Predictions about soil behavior are based not only on soil properties but also on such variables as climate and biological activity. Soil conditions are predictable over long periods of time, but they are not predictable from year to year. For example, soil scientists can predict with a fairly high degree of accuracy that a given soil will have a high water table within certain depths in most years, but they cannot predict that a high water table will always be at a specific level in the soil on a specific date.

After soil scientists located and identified the significant natural bodies of soil in the survey area, they drew the boundaries of these bodies on aerial photographs and

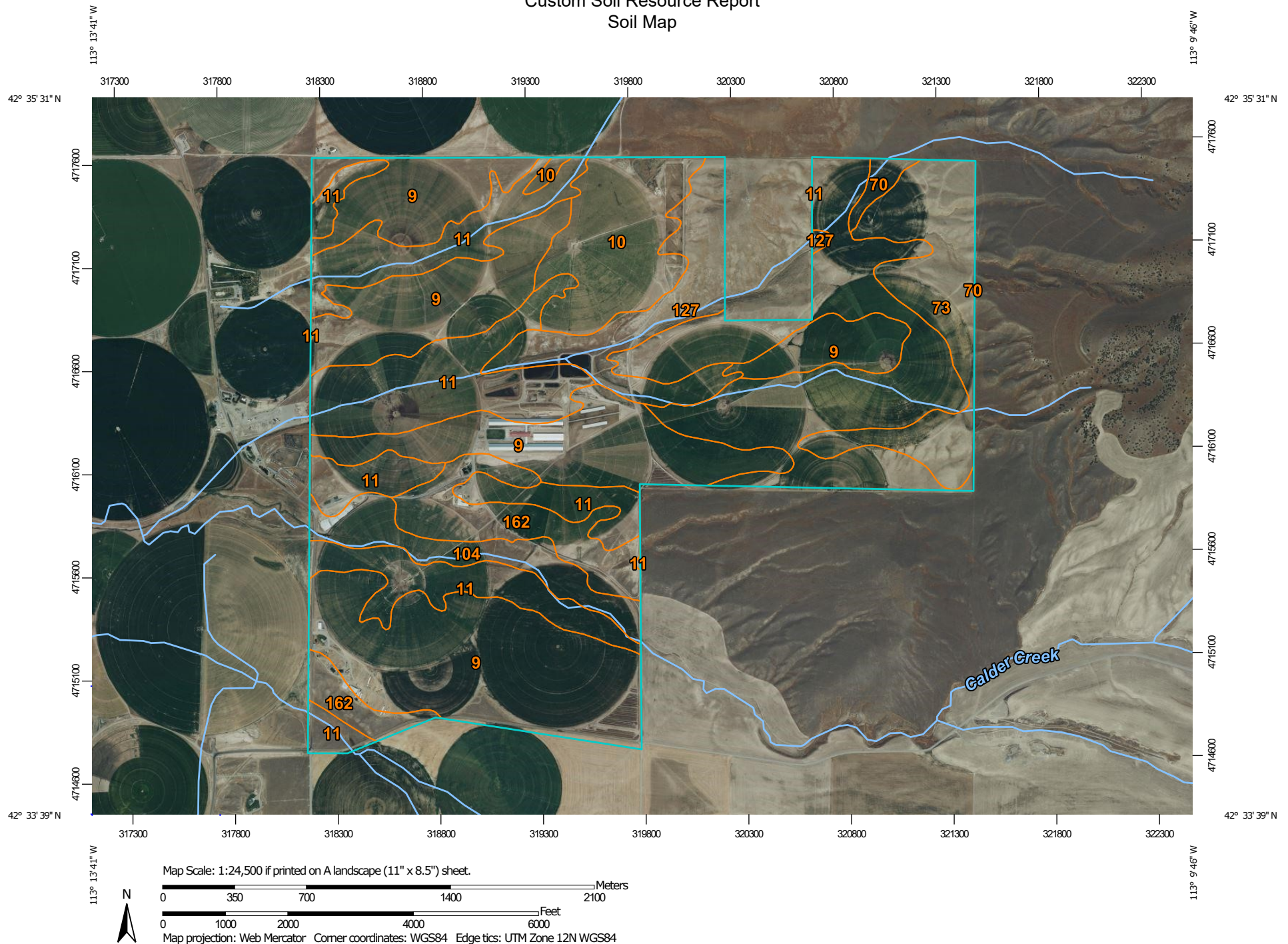
Custom Soil Resource Report

identified each as a specific map unit. Aerial photographs show trees, buildings, fields, roads, and rivers, all of which help in locating boundaries accurately.

Soil Map

The soil map section includes the soil map for the defined area of interest, a list of soil map units on the map and extent of each map unit, and cartographic symbols displayed on the map. Also presented are various metadata about data used to produce the map, and a description of each soil map unit.

Custom Soil Resource Report Soil Map



Custom Soil Resource Report

MAP LEGEND

Area of Interest (AOI)

 Area of Interest (AOI)

Soils

 Soil Map Unit Polygons

 Soil Map Unit Lines

 Soil Map Unit Points

Special Point Features

 Blowout

 Borrow Pit

 Clay Spot

 Closed Depression

 Gravel Pit

 Gravelly Spot

 Landfill

 Lava Flow

 Marsh or swamp

 Mine or Quarry

 Miscellaneous Water

 Perennial Water

 Rock Outcrop

 Saline Spot

 Sandy Spot

 Severely Eroded Spot

 Sinkhole

 Slide or Slip

 Sodic Spot

 Spoil Area

 Stony Spot

 Very Stony Spot

 Wet Spot

 Other

 Special Line Features

Water Features

 Streams and Canals

Transportation

 Rails

 Interstate Highways

 US Routes

 Major Roads

 Local Roads

Background

 Aerial Photography

MAP INFORMATION

The soil surveys that comprise your AOI were mapped at 1:24,000.

Please rely on the bar scale on each map sheet for map measurements.

Source of Map: Natural Resources Conservation Service

Web Soil Survey URL:

Coordinate System: Web Mercator (EPSG:3857)

Maps from the Web Soil Survey are based on the Web Mercator projection, which preserves direction and shape but distorts distance and area. A projection that preserves area, such as the Albers equal-area conic projection, should be used if more accurate calculations of distance or area are required.

This product is generated from the USDA-NRCS certified data as of the version date(s) listed below.

Soil Survey Area: Cassia County, Idaho, Eastern Part

Survey Area Data: Version 18, Aug 31, 2023

Soil map units are labeled (as space allows) for map scales 1:50,000 or larger.

Date(s) aerial images were photographed: Data not available.

The orthophoto or other base map on which the soil lines were compiled and digitized probably differs from the background imagery displayed on these maps. As a result, some minor shifting of map unit boundaries may be evident.

Map Unit Legend

Map Unit Symbol	Map Unit Name	Acres in AOI	Percent of AOI
9	Bahem silt loam, 1 to 3 percent slopes	573.1	34.1%
10	Bahem silt loam, 3 to 8 percent slopes	116.8	6.9%
11	Bahem-Pocatello complex, 8 to 20 percent slopes	590.4	35.1%
70	Heglar silt loam, 3 to 8 percent slopes	9.7	0.6%
73	Heglar-Pocatello complex, 4 to 30 percent slopes	127.7	7.6%
104	Pocatello silt loam, 0 to 1 percent slopes	63.3	3.8%
127	Sandall very gravelly loam, 35 to 55 percent slopes	101.0	6.0%
162	Xerollic Calciorthids, 25 to 55 percent slopes	101.0	6.0%
Totals for Area of Interest		1,683.2	100.0%

Map Unit Descriptions

The map units delineated on the detailed soil maps in a soil survey represent the soils or miscellaneous areas in the survey area. The map unit descriptions, along with the maps, can be used to determine the composition and properties of a unit.

A map unit delineation on a soil map represents an area dominated by one or more major kinds of soil or miscellaneous areas. A map unit is identified and named according to the taxonomic classification of the dominant soils. Within a taxonomic class there are precisely defined limits for the properties of the soils. On the landscape, however, the soils are natural phenomena, and they have the characteristic variability of all natural phenomena. Thus, the range of some observed properties may extend beyond the limits defined for a taxonomic class. Areas of soils of a single taxonomic class rarely, if ever, can be mapped without including areas of other taxonomic classes. Consequently, every map unit is made up of the soils or miscellaneous areas for which it is named and some minor components that belong to taxonomic classes other than those of the major soils.

Most minor soils have properties similar to those of the dominant soil or soils in the map unit, and thus they do not affect use and management. These are called noncontrasting, or similar, components. They may or may not be mentioned in a particular map unit description. Other minor components, however, have properties and behavioral characteristics divergent enough to affect use or to require different management. These are called contrasting, or dissimilar, components. They generally are in small areas and could not be mapped separately because of the scale used. Some small areas of strongly contrasting soils or miscellaneous areas

are identified by a special symbol on the maps. If included in the database for a given area, the contrasting minor components are identified in the map unit descriptions along with some characteristics of each. A few areas of minor components may not have been observed, and consequently they are not mentioned in the descriptions, especially where the pattern was so complex that it was impractical to make enough observations to identify all the soils and miscellaneous areas on the landscape.

The presence of minor components in a map unit in no way diminishes the usefulness or accuracy of the data. The objective of mapping is not to delineate pure taxonomic classes but rather to separate the landscape into landforms or landform segments that have similar use and management requirements. The delineation of such segments on the map provides sufficient information for the development of resource plans. If intensive use of small areas is planned, however, onsite investigation is needed to define and locate the soils and miscellaneous areas.

An identifying symbol precedes the map unit name in the map unit descriptions. Each description includes general facts about the unit and gives important soil properties and qualities.

Soils that have profiles that are almost alike make up a *soil series*. Except for differences in texture of the surface layer, all the soils of a series have major horizons that are similar in composition, thickness, and arrangement.

Soils of one series can differ in texture of the surface layer, slope, stoniness, salinity, degree of erosion, and other characteristics that affect their use. On the basis of such differences, a soil series is divided into *soil phases*. Most of the areas shown on the detailed soil maps are phases of soil series. The name of a soil phase commonly indicates a feature that affects use or management. For example, Alpha silt loam, 0 to 2 percent slopes, is a phase of the Alpha series.

Some map units are made up of two or more major soils or miscellaneous areas. These map units are complexes, associations, or undifferentiated groups.

A *complex* consists of two or more soils or miscellaneous areas in such an intricate pattern or in such small areas that they cannot be shown separately on the maps. The pattern and proportion of the soils or miscellaneous areas are somewhat similar in all areas. Alpha-Beta complex, 0 to 6 percent slopes, is an example.

An *association* is made up of two or more geographically associated soils or miscellaneous areas that are shown as one unit on the maps. Because of present or anticipated uses of the map units in the survey area, it was not considered practical or necessary to map the soils or miscellaneous areas separately. The pattern and relative proportion of the soils or miscellaneous areas are somewhat similar. Alpha-Beta association, 0 to 2 percent slopes, is an example.

An *undifferentiated group* is made up of two or more soils or miscellaneous areas that could be mapped individually but are mapped as one unit because similar interpretations can be made for use and management. The pattern and proportion of the soils or miscellaneous areas in a mapped area are not uniform. An area can be made up of only one of the major soils or miscellaneous areas, or it can be made up of all of them. Alpha and Beta soils, 0 to 2 percent slopes, is an example.

Some surveys include *miscellaneous areas*. Such areas have little or no soil material and support little or no vegetation. Rock outcrop is an example.

Cassia County, Idaho, Eastern Part

9—Bahem silt loam, 1 to 3 percent slopes

Map Unit Setting

National map unit symbol: 2rxf
Elevation: 4,300 to 5,600 feet
Mean annual precipitation: 8 to 12 inches
Mean annual air temperature: 45 to 48 degrees F
Frost-free period: 110 to 130 days
Farmland classification: Prime farmland if irrigated

Map Unit Composition

Bahem and similar soils: 80 percent
Estimates are based on observations, descriptions, and transects of the mapunit.

Description of Bahem

Setting

Landform: Fan remnants
Down-slope shape: Linear
Across-slope shape: Linear
Parent material: Silty alluvium and/or loess

Typical profile

Ap - 0 to 7 inches: silt loam
Bk - 7 to 46 inches: silt loam
C - 46 to 60 inches: silt loam

Properties and qualities

Slope: 1 to 3 percent
Depth to restrictive feature: More than 80 inches
Drainage class: Well drained
Capacity of the most limiting layer to transmit water (Ksat): Moderately high to high
(0.57 to 2.00 in/hr)
Depth to water table: More than 80 inches
Frequency of flooding: None
Frequency of ponding: None
Calcium carbonate, maximum content: 25 percent
Maximum salinity: Very slightly saline to moderately saline (2.0 to 8.0 mmhos/cm)
Sodium adsorption ratio, maximum: 10.0
Available water supply, 0 to 60 inches: High (about 10.7 inches)

Interpretive groups

Land capability classification (irrigated): 3e
Land capability classification (nonirrigated): 6c
Hydrologic Soil Group: B
Ecological site: R011XB001ID - Loamy 8-12 PZ
Hydric soil rating: No

10—Bahem silt loam, 3 to 8 percent slopes

Map Unit Setting

National map unit symbol: 2rrh

Elevation: 4,300 to 5,600 feet

Mean annual precipitation: 8 to 12 inches

Mean annual air temperature: 45 to 48 degrees F

Frost-free period: 110 to 130 days

Farmland classification: Farmland of statewide importance, if irrigated

Map Unit Composition

Bahem and similar soils: 90 percent

Estimates are based on observations, descriptions, and transects of the mapunit.

Description of Bahem

Setting

Landform: Fan remnants

Down-slope shape: Linear

Across-slope shape: Linear

Parent material: Silty alluvium and/or loess

Typical profile

Ap - 0 to 7 inches: silt loam

Bk - 7 to 46 inches: silt loam

C - 46 to 60 inches: silt loam

Properties and qualities

Slope: 3 to 8 percent

Depth to restrictive feature: More than 80 inches

Drainage class: Well drained

Capacity of the most limiting layer to transmit water (Ksat): Moderately high to high
(0.57 to 2.00 in/hr)

Depth to water table: More than 80 inches

Frequency of flooding: None

Frequency of ponding: None

Calcium carbonate, maximum content: 25 percent

Maximum salinity: Very slightly saline to moderately saline (2.0 to 8.0 mmhos/cm)

Sodium adsorption ratio, maximum: 10.0

Available water supply, 0 to 60 inches: High (about 10.7 inches)

Interpretive groups

Land capability classification (irrigated): 4e

Land capability classification (nonirrigated): 6c

Hydrologic Soil Group: B

Ecological site: R011XB001ID - Loamy 8-12 PZ

Hydric soil rating: No

11—Bahem-Pocatello complex, 8 to 20 percent slopes

Map Unit Setting

National map unit symbol: 2rrv
Elevation: 3,000 to 5,600 feet
Mean annual precipitation: 8 to 13 inches
Mean annual air temperature: 45 to 52 degrees F
Frost-free period: 100 to 140 days
Farmland classification: Not prime farmland

Map Unit Composition

Bahem and similar soils: 55 percent
Pocatello and similar soils: 30 percent
Estimates are based on observations, descriptions, and transects of the mapunit.

Description of Bahem

Setting

Landform: Fan remnants
Down-slope shape: Linear
Across-slope shape: Linear
Parent material: Silty alluvium and/or loess

Typical profile

Ap - 0 to 7 inches: silt loam
Bk - 7 to 28 inches: silt loam
C - 28 to 60 inches: silt loam

Properties and qualities

Slope: 8 to 20 percent
Depth to restrictive feature: More than 80 inches
Drainage class: Well drained
Capacity of the most limiting layer to transmit water (Ksat): Moderately high to high (0.57 to 2.00 in/hr)
Depth to water table: More than 80 inches
Frequency of flooding: None
Frequency of ponding: None
Calcium carbonate, maximum content: 25 percent
Maximum salinity: Very slightly saline to moderately saline (2.0 to 8.0 mmhos/cm)
Sodium adsorption ratio, maximum: 10.0
Available water supply, 0 to 60 inches: High (about 10.5 inches)

Interpretive groups

Land capability classification (irrigated): None specified
Land capability classification (nonirrigated): 6c
Hydrologic Soil Group: B
Ecological site: R011XB001ID - Loamy 8-12 PZ
Hydric soil rating: No

Description of Pocatello

Setting

Landform: Fan remnants
Down-slope shape: Linear
Across-slope shape: Convex
Parent material: Loess and/or mixed alluvium

Typical profile

Ap - 0 to 10 inches: silt loam
Bk - 10 to 60 inches: silt loam

Properties and qualities

Slope: 8 to 20 percent
Depth to restrictive feature: More than 80 inches
Drainage class: Well drained
Capacity of the most limiting layer to transmit water (Ksat): Moderately high to high (0.57 to 2.00 in/hr)
Depth to water table: More than 80 inches
Frequency of flooding: None
Frequency of ponding: None
Calcium carbonate, maximum content: 15 percent
Maximum salinity: Very slightly saline to slightly saline (2.0 to 4.0 mmhos/cm)
Sodium adsorption ratio, maximum: 20.0
Available water supply, 0 to 60 inches: High (about 11.0 inches)

Interpretive groups

Land capability classification (irrigated): 6e
Land capability classification (nonirrigated): 6s
Hydrologic Soil Group: B
Ecological site: R011XB001ID - Loamy 8-12 PZ
Hydric soil rating: No

70—Heglar silt loam, 3 to 8 percent slopes

Map Unit Setting

National map unit symbol: 2rwr
Elevation: 4,400 to 5,600 feet
Mean annual precipitation: 12 to 16 inches
Mean annual air temperature: 45 to 48 degrees F
Frost-free period: 100 to 125 days
Farmland classification: Not prime farmland

Map Unit Composition

Heglar and similar soils: 90 percent
Estimates are based on observations, descriptions, and transects of the mapunit.

Description of Heglar

Setting

Landform: Hillslopes, fan remnants
Down-slope shape: Linear
Across-slope shape: Linear
Parent material: Silty alluvium and loess

Typical profile

A - 0 to 12 inches: silt loam
Bk - 12 to 60 inches: silt loam

Properties and qualities

Slope: 3 to 8 percent
Depth to restrictive feature: More than 80 inches
Drainage class: Well drained
Capacity of the most limiting layer to transmit water (Ksat): Moderately high to high (0.57 to 2.00 in/hr)
Depth to water table: More than 80 inches
Frequency of flooding: None
Frequency of ponding: None
Calcium carbonate, maximum content: 30 percent
Maximum salinity: Nonsaline to slightly saline (0.0 to 4.0 mmhos/cm)
Sodium adsorption ratio, maximum: 10.0
Available water supply, 0 to 60 inches: High (about 9.9 inches)

Interpretive groups

Land capability classification (irrigated): 4e
Land capability classification (nonirrigated): 3e
Hydrologic Soil Group: B
Ecological site: R013XY018ID - Loamy 11-13 PZ ARTRW8/PSSPS
Hydric soil rating: No

73—Heglar-Pocatello complex, 4 to 30 percent slopes

Map Unit Setting

National map unit symbol: 2rwv
Elevation: 3,000 to 5,600 feet
Mean annual precipitation: 8 to 16 inches
Mean annual air temperature: 45 to 52 degrees F
Frost-free period: 100 to 140 days
Farmland classification: Not prime farmland

Map Unit Composition

Heglar and similar soils: 70 percent
Pocatello and similar soils: 25 percent
Estimates are based on observations, descriptions, and transects of the mapunit.

Description of Heglar

Setting

Landform: Hillslopes

Custom Soil Resource Report

Landform position (two-dimensional): Toeslope
Down-slope shape: Linear
Across-slope shape: Linear
Parent material: Silty alluvium and loess

Typical profile

A - 0 to 12 inches: silt loam
Bk - 12 to 60 inches: silt loam

Properties and qualities

Slope: 4 to 20 percent
Depth to restrictive feature: More than 80 inches
Drainage class: Well drained
Capacity of the most limiting layer to transmit water (Ksat): Moderately high to high
(0.57 to 2.00 in/hr)
Depth to water table: More than 80 inches
Frequency of flooding: None
Frequency of ponding: None
Calcium carbonate, maximum content: 30 percent
Maximum salinity: Nonsaline to slightly saline (0.0 to 4.0 mmhos/cm)
Sodium adsorption ratio, maximum: 10.0
Available water supply, 0 to 60 inches: High (about 9.9 inches)

Interpretive groups

Land capability classification (irrigated): 6e
Land capability classification (nonirrigated): 4e
Hydrologic Soil Group: B
Ecological site: R013XY018ID - Loamy 11-13 PZ ARTRW8/PSSPS
Hydric soil rating: No

Description of Pocatello

Setting

Landform: Hillslopes
Landform position (two-dimensional): Shoulder
Down-slope shape: Linear
Across-slope shape: Convex
Parent material: Loess and/or mixed alluvium

Typical profile

Ap - 0 to 9 inches: silt loam
Bk - 9 to 60 inches: silt loam

Properties and qualities

Slope: 15 to 30 percent
Depth to restrictive feature: More than 80 inches
Drainage class: Well drained
Capacity of the most limiting layer to transmit water (Ksat): Moderately high to high
(0.57 to 2.00 in/hr)
Depth to water table: More than 80 inches
Frequency of flooding: None
Frequency of ponding: None
Calcium carbonate, maximum content: 15 percent
Maximum salinity: Very slightly saline to slightly saline (2.0 to 4.0 mmhos/cm)
Sodium adsorption ratio, maximum: 20.0
Available water supply, 0 to 60 inches: High (about 11.0 inches)

Interpretive groups

Land capability classification (irrigated): None specified
Land capability classification (nonirrigated): 6e
Hydrologic Soil Group: B
Ecological site: R013XY018ID - Loamy 11-13 PZ ARTRW8/PSSPS
Hydric soil rating: No

104—Pocatello silt loam, 0 to 1 percent slopes

Map Unit Setting

National map unit symbol: 2rrn
Elevation: 3,000 to 5,200 feet
Mean annual precipitation: 8 to 13 inches
Mean annual air temperature: 45 to 52 degrees F
Frost-free period: 100 to 140 days
Farmland classification: Farmland of statewide importance, if irrigated and reclaimed of excess salts and sodium

Map Unit Composition

Pocatello and similar soils: 95 percent
Estimates are based on observations, descriptions, and transects of the mapunit.

Description of Pocatello

Setting

Landform: Stream terraces, fan remnants
Down-slope shape: Linear
Across-slope shape: Linear
Parent material: Loess and/or mixed alluvium

Typical profile

Ap - 0 to 5 inches: silt loam
Bk1 - 5 to 27 inches: silt loam
Bk2 - 27 to 60 inches: silt loam

Properties and qualities

Slope: 0 to 1 percent
Depth to restrictive feature: More than 80 inches
Drainage class: Well drained
Capacity of the most limiting layer to transmit water (Ksat): Moderately high to high (0.57 to 2.00 in/hr)
Depth to water table: More than 80 inches
Frequency of flooding: None
Frequency of ponding: None
Calcium carbonate, maximum content: 15 percent
Maximum salinity: Moderately saline to strongly saline (8.0 to 16.0 mmhos/cm)
Sodium adsorption ratio, maximum: 25.0
Available water supply, 0 to 60 inches: High (about 10.9 inches)

Interpretive groups

Land capability classification (irrigated): 6s
Land capability classification (nonirrigated): 6s
Hydrologic Soil Group: B
Ecological site: R013XY018ID - Loamy 11-13 PZ ARTRW8/PSSPS
Hydric soil rating: No

127—Sandall very gravelly loam, 35 to 55 percent slopes

Map Unit Setting

National map unit symbol: 2rsg
Elevation: 4,800 to 6,200 feet
Mean annual precipitation: 12 to 14 inches
Mean annual air temperature: 46 to 54 degrees F
Frost-free period: 80 to 140 days
Farmland classification: Not prime farmland

Map Unit Composition

Sandall and similar soils: 75 percent
Estimates are based on observations, descriptions, and transects of the mapunit.

Description of Sandall

Setting

Landform: Mountain slopes, hillslopes
Down-slope shape: Convex
Across-slope shape: Convex
Parent material: Alluvium over bedrock derived from limestone

Typical profile

A - 0 to 4 inches: very gravelly loam
Bw - 4 to 8 inches: gravelly loam
Bk1 - 8 to 16 inches: gravelly loam
Bk2 - 16 to 37 inches: extremely cobbly loam
R - 37 to 47 inches: bedrock

Properties and qualities

Slope: 35 to 55 percent
Depth to restrictive feature: 20 to 40 inches to lithic bedrock
Drainage class: Well drained
Capacity of the most limiting layer to transmit water (Ksat): Moderately high to high (0.57 to 2.00 in/hr)
Depth to water table: More than 80 inches
Frequency of flooding: None
Frequency of ponding: None
Calcium carbonate, maximum content: 70 percent
Maximum salinity: Nonsaline to very slightly saline (0.0 to 2.0 mmhos/cm)
Sodium adsorption ratio, maximum: 5.0
Available water supply, 0 to 60 inches: Low (about 3.8 inches)

Interpretive groups

Land capability classification (irrigated): None specified

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Land capability classification (nonirrigated): 7e

Hydrologic Soil Group: C

Ecological site: R011XB012ID - South Slope Loamy 11-13 PZ ARTRW8/PSSPS

Hydric soil rating: No

162—Xerollic Calciorthids, 25 to 55 percent slopes

Map Unit Setting

National map unit symbol: 2rtq

Elevation: 4,250 to 5,600 feet

Mean annual precipitation: 8 to 12 inches

Mean annual air temperature: 45 to 48 degrees F

Frost-free period: 90 to 135 days

Farmland classification: Not prime farmland

Map Unit Composition

Xerollic calciorthids and similar soils: 100 percent

Estimates are based on observations, descriptions, and transects of the mapunit.

Description of Xerollic Calciorthids

Setting

Landform: Hillslopes, terraces

Down-slope shape: Linear

Across-slope shape: Linear

Parent material: Mixed alluvium and/or loess

Typical profile

A - 0 to 6 inches: gravelly loam

Bk1 - 6 to 10 inches: extremely gravelly loam

Bk2 - 10 to 54 inches: extremely gravelly loam

C - 54 to 60 inches: extremely gravelly loam

Properties and qualities

Slope: 25 to 55 percent

Depth to restrictive feature: More than 80 inches

Drainage class: Well drained

*Capacity of the most limiting layer to transmit water (Ksat): Moderately high to high
(0.57 to 2.00 in/hr)*

Depth to water table: More than 80 inches

Frequency of flooding: None

Frequency of ponding: None

Calcium carbonate, maximum content: 25 percent

Maximum salinity: Very slightly saline to slightly saline (2.0 to 4.0 mmhos/cm)

Sodium adsorption ratio, maximum: 5.0

Available water supply, 0 to 60 inches: Low (about 6.0 inches)

Interpretive groups

Land capability classification (irrigated): None specified

Land capability classification (nonirrigated): 7e

Hydrologic Soil Group: B

Ecological site: R011XB001ID - Loamy 8-12 PZ

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Hydric soil rating: No

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**EXHIBIT
17 CU**

NRCS Soil Survey

Cassia County CUP Permit Application

Prepared for

Nature Ridge Holdings, LLC



United States
Department of
Agriculture

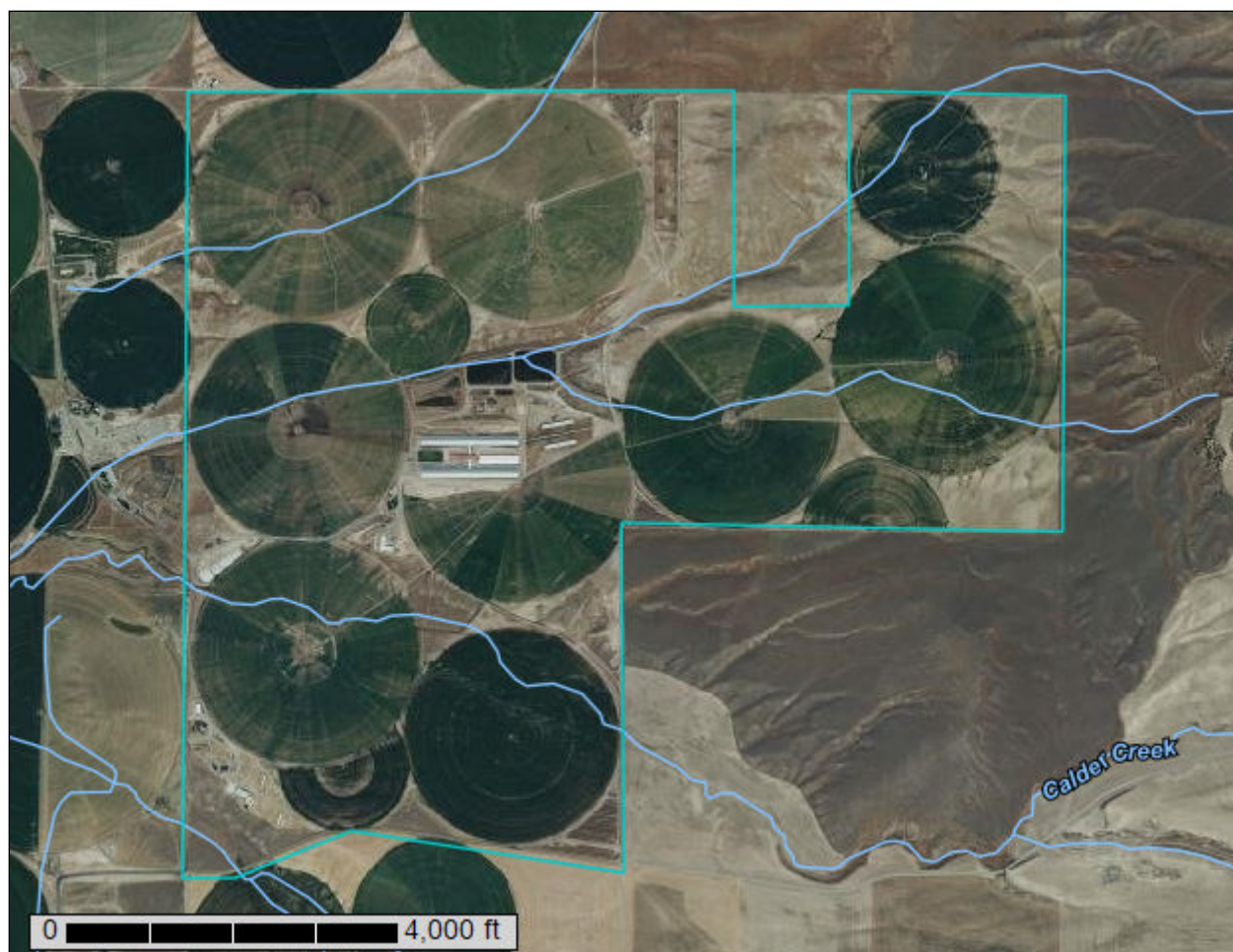
NRCS

Natural
Resources
Conservation
Service

A product of the National
Cooperative Soil Survey,
a joint effort of the United
States Department of
Agriculture and other
Federal agencies, State
agencies including the
Agricultural Experiment
Stations, and local
participants

Custom Soil Resource Report for Cassia County, Idaho, Eastern Part

**EXHIBIT
17 CU**



September 16, 2024

Preface

Soil surveys contain information that affects land use planning in survey areas. They highlight soil limitations that affect various land uses and provide information about the properties of the soils in the survey areas. Soil surveys are designed for many different users, including farmers, ranchers, foresters, agronomists, urban planners, community officials, engineers, developers, builders, and home buyers. Also, conservationists, teachers, students, and specialists in recreation, waste disposal, and pollution control can use the surveys to help them understand, protect, or enhance the environment.

Various land use regulations of Federal, State, and local governments may impose special restrictions on land use or land treatment. Soil surveys identify soil properties that are used in making various land use or land treatment decisions. The information is intended to help the land users identify and reduce the effects of soil limitations on various land uses. The landowner or user is responsible for identifying and complying with existing laws and regulations.

Although soil survey information can be used for general farm, local, and wider area planning, onsite investigation is needed to supplement this information in some cases. Examples include soil quality assessments (<http://www.nrcs.usda.gov/wps/portal/nrcs/main/soils/health/>) and certain conservation and engineering applications. For more detailed information, contact your local USDA Service Center (<https://offices.sc.egov.usda.gov/locator/app?agency=nrcs>) or your NRCS State Soil Scientist (http://www.nrcs.usda.gov/wps/portal/nrcs/detail/soils/contactus/?cid=nrcs142p2_053951).

Great differences in soil properties can occur within short distances. Some soils are seasonally wet or subject to flooding. Some are too unstable to be used as a foundation for buildings or roads. Clayey or wet soils are poorly suited to use as septic tank absorption fields. A high water table makes a soil poorly suited to basements or underground installations.

The National Cooperative Soil Survey is a joint effort of the United States Department of Agriculture and other Federal agencies, State agencies including the Agricultural Experiment Stations, and local agencies. The Natural Resources Conservation Service (NRCS) has leadership for the Federal part of the National Cooperative Soil Survey.

Information about soils is updated periodically. Updated information is available through the NRCS Web Soil Survey, the site for official soil survey information.

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How Soil Surveys Are Made

Soil surveys are made to provide information about the soils and miscellaneous areas in a specific area. They include a description of the soils and miscellaneous areas and their location on the landscape and tables that show soil properties and limitations affecting various uses. Soil scientists observed the steepness, length, and shape of the slopes; the general pattern of drainage; the kinds of crops and native plants; and the kinds of bedrock. They observed and described many soil profiles. A soil profile is the sequence of natural layers, or horizons, in a soil. The profile extends from the surface down into the unconsolidated material in which the soil formed or from the surface down to bedrock. The unconsolidated material is devoid of roots and other living organisms and has not been changed by other biological activity.

Currently, soils are mapped according to the boundaries of major land resource areas (MLRAs). MLRAs are geographically associated land resource units that share common characteristics related to physiography, geology, climate, water resources, soils, biological resources, and land uses (USDA, 2006). Soil survey areas typically consist of parts of one or more MLRA.

The soils and miscellaneous areas in a survey area occur in an orderly pattern that is related to the geology, landforms, relief, climate, and natural vegetation of the area. Each kind of soil and miscellaneous area is associated with a particular kind of landform or with a segment of the landform. By observing the soils and miscellaneous areas in the survey area and relating their position to specific segments of the landform, a soil scientist develops a concept, or model, of how they were formed. Thus, during mapping, this model enables the soil scientist to predict with a considerable degree of accuracy the kind of soil or miscellaneous area at a specific location on the landscape.

Commonly, individual soils on the landscape merge into one another as their characteristics gradually change. To construct an accurate soil map, however, soil scientists must determine the boundaries between the soils. They can observe only a limited number of soil profiles. Nevertheless, these observations, supplemented by an understanding of the soil-vegetation-landscape relationship, are sufficient to verify predictions of the kinds of soil in an area and to determine the boundaries.

Soil scientists recorded the characteristics of the soil profiles that they studied. They noted soil color, texture, size and shape of soil aggregates, kind and amount of rock fragments, distribution of plant roots, reaction, and other features that enable them to identify soils. After describing the soils in the survey area and determining their properties, the soil scientists assigned the soils to taxonomic classes (units). Taxonomic classes are concepts. Each taxonomic class has a set of soil characteristics with precisely defined limits. The classes are used as a basis for comparison to classify soils systematically. Soil taxonomy, the system of taxonomic classification used in the United States, is based mainly on the kind and character of soil properties and the arrangement of horizons within the profile. After the soil

scientists classified and named the soils in the survey area, they compared the individual soils with similar soils in the same taxonomic class in other areas so that they could confirm data and assemble additional data based on experience and research.

The objective of soil mapping is not to delineate pure map unit components; the objective is to separate the landscape into landforms or landform segments that have similar use and management requirements. Each map unit is defined by a unique combination of soil components and/or miscellaneous areas in predictable proportions. Some components may be highly contrasting to the other components of the map unit. The presence of minor components in a map unit in no way diminishes the usefulness or accuracy of the data. The delineation of such landforms and landform segments on the map provides sufficient information for the development of resource plans. If intensive use of small areas is planned, onsite investigation is needed to define and locate the soils and miscellaneous areas.

Soil scientists make many field observations in the process of producing a soil map. The frequency of observation is dependent upon several factors, including scale of mapping, intensity of mapping, design of map units, complexity of the landscape, and experience of the soil scientist. Observations are made to test and refine the soil-landscape model and predictions and to verify the classification of the soils at specific locations. Once the soil-landscape model is refined, a significantly smaller number of measurements of individual soil properties are made and recorded. These measurements may include field measurements, such as those for color, depth to bedrock, and texture, and laboratory measurements, such as those for content of sand, silt, clay, salt, and other components. Properties of each soil typically vary from one point to another across the landscape.

Observations for map unit components are aggregated to develop ranges of characteristics for the components. The aggregated values are presented. Direct measurements do not exist for every property presented for every map unit component. Values for some properties are estimated from combinations of other properties.

While a soil survey is in progress, samples of some of the soils in the area generally are collected for laboratory analyses and for engineering tests. Soil scientists interpret the data from these analyses and tests as well as the field-observed characteristics and the soil properties to determine the expected behavior of the soils under different uses. Interpretations for all of the soils are field tested through observation of the soils in different uses and under different levels of management. Some interpretations are modified to fit local conditions, and some new interpretations are developed to meet local needs. Data are assembled from other sources, such as research information, production records, and field experience of specialists. For example, data on crop yields under defined levels of management are assembled from farm records and from field or plot experiments on the same kinds of soil.

Predictions about soil behavior are based not only on soil properties but also on such variables as climate and biological activity. Soil conditions are predictable over long periods of time, but they are not predictable from year to year. For example, soil scientists can predict with a fairly high degree of accuracy that a given soil will have a high water table within certain depths in most years, but they cannot predict that a high water table will always be at a specific level in the soil on a specific date.

After soil scientists located and identified the significant natural bodies of soil in the survey area, they drew the boundaries of these bodies on aerial photographs and

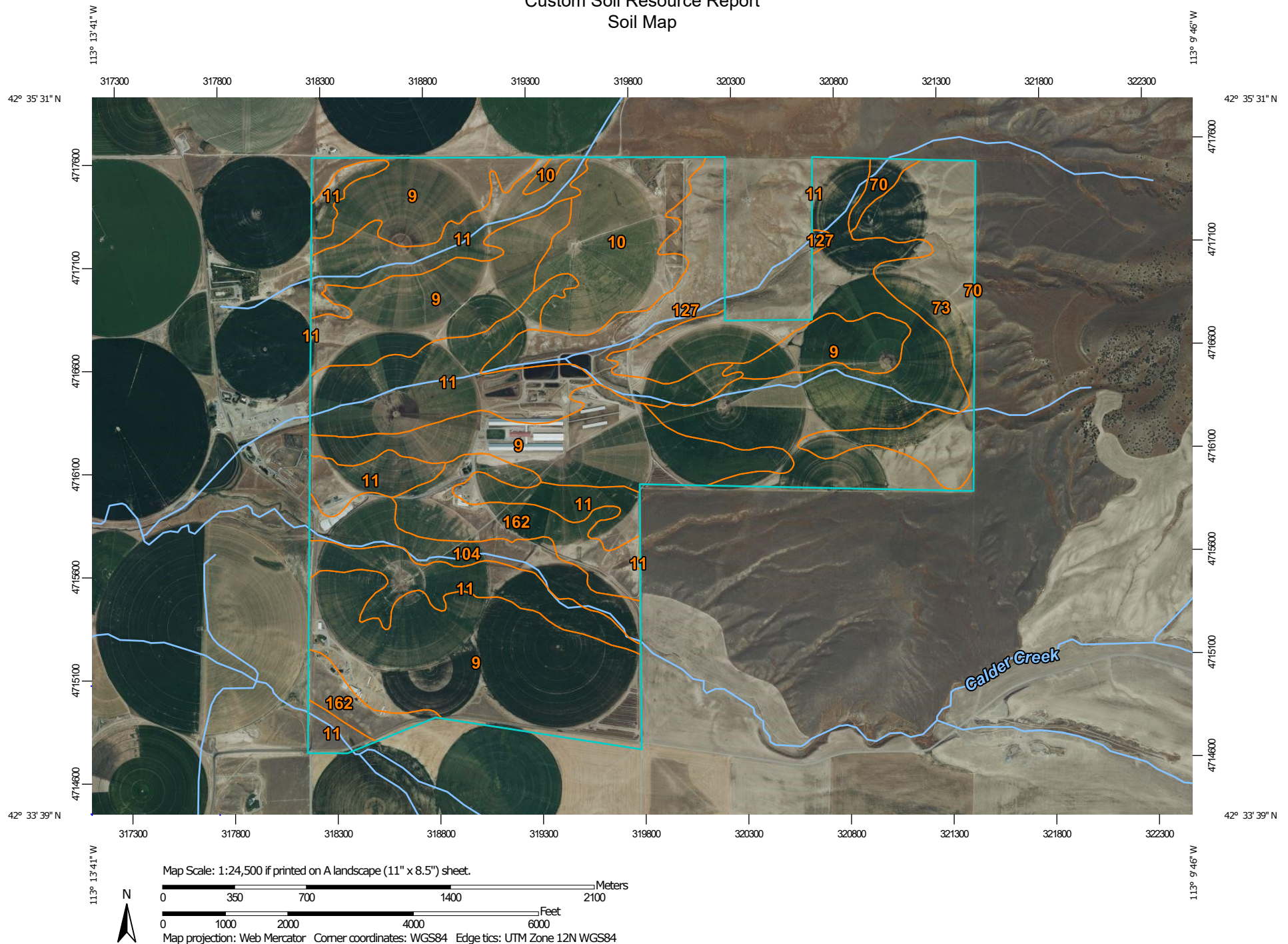
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identified each as a specific map unit. Aerial photographs show trees, buildings, fields, roads, and rivers, all of which help in locating boundaries accurately.

Soil Map

The soil map section includes the soil map for the defined area of interest, a list of soil map units on the map and extent of each map unit, and cartographic symbols displayed on the map. Also presented are various metadata about data used to produce the map, and a description of each soil map unit.

Custom Soil Resource Report Soil Map



Custom Soil Resource Report

MAP LEGEND

Area of Interest (AOI)

 Area of Interest (AOI)

Soils

 Soil Map Unit Polygons

 Soil Map Unit Lines

 Soil Map Unit Points

Special Point Features

 Blowout

 Borrow Pit

 Clay Spot

 Closed Depression

 Gravel Pit

 Gravelly Spot

 Landfill

 Lava Flow

 Marsh or swamp

 Mine or Quarry

 Miscellaneous Water

 Perennial Water

 Rock Outcrop

 Saline Spot

 Sandy Spot

 Severely Eroded Spot

 Sinkhole

 Slide or Slip

 Sodic Spot

 Spoil Area

 Stony Spot

 Very Stony Spot

 Wet Spot

 Other

 Special Line Features

Water Features

 Streams and Canals

Transportation

 Rails

 Interstate Highways

 US Routes

 Major Roads

 Local Roads

Background

 Aerial Photography

MAP INFORMATION

The soil surveys that comprise your AOI were mapped at 1:24,000.

Please rely on the bar scale on each map sheet for map measurements.

Source of Map: Natural Resources Conservation Service

Web Soil Survey URL:

Coordinate System: Web Mercator (EPSG:3857)

Maps from the Web Soil Survey are based on the Web Mercator projection, which preserves direction and shape but distorts distance and area. A projection that preserves area, such as the Albers equal-area conic projection, should be used if more accurate calculations of distance or area are required.

This product is generated from the USDA-NRCS certified data as of the version date(s) listed below.

Soil Survey Area: Cassia County, Idaho, Eastern Part

Survey Area Data: Version 18, Aug 31, 2023

Soil map units are labeled (as space allows) for map scales 1:50,000 or larger.

Date(s) aerial images were photographed: Data not available.

The orthophoto or other base map on which the soil lines were compiled and digitized probably differs from the background imagery displayed on these maps. As a result, some minor shifting of map unit boundaries may be evident.

Map Unit Legend

Map Unit Symbol	Map Unit Name	Acres in AOI	Percent of AOI
9	Bahem silt loam, 1 to 3 percent slopes	573.1	34.1%
10	Bahem silt loam, 3 to 8 percent slopes	116.8	6.9%
11	Bahem-Pocatello complex, 8 to 20 percent slopes	590.4	35.1%
70	Heglar silt loam, 3 to 8 percent slopes	9.7	0.6%
73	Heglar-Pocatello complex, 4 to 30 percent slopes	127.7	7.6%
104	Pocatello silt loam, 0 to 1 percent slopes	63.3	3.8%
127	Sandall very gravelly loam, 35 to 55 percent slopes	101.0	6.0%
162	Xerollic Calciorthids, 25 to 55 percent slopes	101.0	6.0%
Totals for Area of Interest		1,683.2	100.0%

Map Unit Descriptions

The map units delineated on the detailed soil maps in a soil survey represent the soils or miscellaneous areas in the survey area. The map unit descriptions, along with the maps, can be used to determine the composition and properties of a unit.

A map unit delineation on a soil map represents an area dominated by one or more major kinds of soil or miscellaneous areas. A map unit is identified and named according to the taxonomic classification of the dominant soils. Within a taxonomic class there are precisely defined limits for the properties of the soils. On the landscape, however, the soils are natural phenomena, and they have the characteristic variability of all natural phenomena. Thus, the range of some observed properties may extend beyond the limits defined for a taxonomic class. Areas of soils of a single taxonomic class rarely, if ever, can be mapped without including areas of other taxonomic classes. Consequently, every map unit is made up of the soils or miscellaneous areas for which it is named and some minor components that belong to taxonomic classes other than those of the major soils.

Most minor soils have properties similar to those of the dominant soil or soils in the map unit, and thus they do not affect use and management. These are called noncontrasting, or similar, components. They may or may not be mentioned in a particular map unit description. Other minor components, however, have properties and behavioral characteristics divergent enough to affect use or to require different management. These are called contrasting, or dissimilar, components. They generally are in small areas and could not be mapped separately because of the scale used. Some small areas of strongly contrasting soils or miscellaneous areas

are identified by a special symbol on the maps. If included in the database for a given area, the contrasting minor components are identified in the map unit descriptions along with some characteristics of each. A few areas of minor components may not have been observed, and consequently they are not mentioned in the descriptions, especially where the pattern was so complex that it was impractical to make enough observations to identify all the soils and miscellaneous areas on the landscape.

The presence of minor components in a map unit in no way diminishes the usefulness or accuracy of the data. The objective of mapping is not to delineate pure taxonomic classes but rather to separate the landscape into landforms or landform segments that have similar use and management requirements. The delineation of such segments on the map provides sufficient information for the development of resource plans. If intensive use of small areas is planned, however, onsite investigation is needed to define and locate the soils and miscellaneous areas.

An identifying symbol precedes the map unit name in the map unit descriptions. Each description includes general facts about the unit and gives important soil properties and qualities.

Soils that have profiles that are almost alike make up a *soil series*. Except for differences in texture of the surface layer, all the soils of a series have major horizons that are similar in composition, thickness, and arrangement.

Soils of one series can differ in texture of the surface layer, slope, stoniness, salinity, degree of erosion, and other characteristics that affect their use. On the basis of such differences, a soil series is divided into *soil phases*. Most of the areas shown on the detailed soil maps are phases of soil series. The name of a soil phase commonly indicates a feature that affects use or management. For example, Alpha silt loam, 0 to 2 percent slopes, is a phase of the Alpha series.

Some map units are made up of two or more major soils or miscellaneous areas. These map units are complexes, associations, or undifferentiated groups.

A *complex* consists of two or more soils or miscellaneous areas in such an intricate pattern or in such small areas that they cannot be shown separately on the maps. The pattern and proportion of the soils or miscellaneous areas are somewhat similar in all areas. Alpha-Beta complex, 0 to 6 percent slopes, is an example.

An *association* is made up of two or more geographically associated soils or miscellaneous areas that are shown as one unit on the maps. Because of present or anticipated uses of the map units in the survey area, it was not considered practical or necessary to map the soils or miscellaneous areas separately. The pattern and relative proportion of the soils or miscellaneous areas are somewhat similar. Alpha-Beta association, 0 to 2 percent slopes, is an example.

An *undifferentiated group* is made up of two or more soils or miscellaneous areas that could be mapped individually but are mapped as one unit because similar interpretations can be made for use and management. The pattern and proportion of the soils or miscellaneous areas in a mapped area are not uniform. An area can be made up of only one of the major soils or miscellaneous areas, or it can be made up of all of them. Alpha and Beta soils, 0 to 2 percent slopes, is an example.

Some surveys include *miscellaneous areas*. Such areas have little or no soil material and support little or no vegetation. Rock outcrop is an example.

Cassia County, Idaho, Eastern Part

9—Bahem silt loam, 1 to 3 percent slopes

Map Unit Setting

National map unit symbol: 2rxf
Elevation: 4,300 to 5,600 feet
Mean annual precipitation: 8 to 12 inches
Mean annual air temperature: 45 to 48 degrees F
Frost-free period: 110 to 130 days
Farmland classification: Prime farmland if irrigated

Map Unit Composition

Bahem and similar soils: 80 percent
Estimates are based on observations, descriptions, and transects of the mapunit.

Description of Bahem

Setting

Landform: Fan remnants
Down-slope shape: Linear
Across-slope shape: Linear
Parent material: Silty alluvium and/or loess

Typical profile

Ap - 0 to 7 inches: silt loam
Bk - 7 to 46 inches: silt loam
C - 46 to 60 inches: silt loam

Properties and qualities

Slope: 1 to 3 percent
Depth to restrictive feature: More than 80 inches
Drainage class: Well drained
Capacity of the most limiting layer to transmit water (Ksat): Moderately high to high
(0.57 to 2.00 in/hr)
Depth to water table: More than 80 inches
Frequency of flooding: None
Frequency of ponding: None
Calcium carbonate, maximum content: 25 percent
Maximum salinity: Very slightly saline to moderately saline (2.0 to 8.0 mmhos/cm)
Sodium adsorption ratio, maximum: 10.0
Available water supply, 0 to 60 inches: High (about 10.7 inches)

Interpretive groups

Land capability classification (irrigated): 3e
Land capability classification (nonirrigated): 6c
Hydrologic Soil Group: B
Ecological site: R011XB001ID - Loamy 8-12 PZ
Hydric soil rating: No

10—Bahem silt loam, 3 to 8 percent slopes

Map Unit Setting

National map unit symbol: 2rrh

Elevation: 4,300 to 5,600 feet

Mean annual precipitation: 8 to 12 inches

Mean annual air temperature: 45 to 48 degrees F

Frost-free period: 110 to 130 days

Farmland classification: Farmland of statewide importance, if irrigated

Map Unit Composition

Bahem and similar soils: 90 percent

Estimates are based on observations, descriptions, and transects of the mapunit.

Description of Bahem

Setting

Landform: Fan remnants

Down-slope shape: Linear

Across-slope shape: Linear

Parent material: Silty alluvium and/or loess

Typical profile

Ap - 0 to 7 inches: silt loam

Bk - 7 to 46 inches: silt loam

C - 46 to 60 inches: silt loam

Properties and qualities

Slope: 3 to 8 percent

Depth to restrictive feature: More than 80 inches

Drainage class: Well drained

Capacity of the most limiting layer to transmit water (Ksat): Moderately high to high
(0.57 to 2.00 in/hr)

Depth to water table: More than 80 inches

Frequency of flooding: None

Frequency of ponding: None

Calcium carbonate, maximum content: 25 percent

Maximum salinity: Very slightly saline to moderately saline (2.0 to 8.0 mmhos/cm)

Sodium adsorption ratio, maximum: 10.0

Available water supply, 0 to 60 inches: High (about 10.7 inches)

Interpretive groups

Land capability classification (irrigated): 4e

Land capability classification (nonirrigated): 6c

Hydrologic Soil Group: B

Ecological site: R011XB001ID - Loamy 8-12 PZ

Hydric soil rating: No

11—Bahem-Pocatello complex, 8 to 20 percent slopes

Map Unit Setting

National map unit symbol: 2rrv
Elevation: 3,000 to 5,600 feet
Mean annual precipitation: 8 to 13 inches
Mean annual air temperature: 45 to 52 degrees F
Frost-free period: 100 to 140 days
Farmland classification: Not prime farmland

Map Unit Composition

Bahem and similar soils: 55 percent
Pocatello and similar soils: 30 percent
Estimates are based on observations, descriptions, and transects of the mapunit.

Description of Bahem

Setting

Landform: Fan remnants
Down-slope shape: Linear
Across-slope shape: Linear
Parent material: Silty alluvium and/or loess

Typical profile

Ap - 0 to 7 inches: silt loam
Bk - 7 to 28 inches: silt loam
C - 28 to 60 inches: silt loam

Properties and qualities

Slope: 8 to 20 percent
Depth to restrictive feature: More than 80 inches
Drainage class: Well drained
Capacity of the most limiting layer to transmit water (Ksat): Moderately high to high (0.57 to 2.00 in/hr)
Depth to water table: More than 80 inches
Frequency of flooding: None
Frequency of ponding: None
Calcium carbonate, maximum content: 25 percent
Maximum salinity: Very slightly saline to moderately saline (2.0 to 8.0 mmhos/cm)
Sodium adsorption ratio, maximum: 10.0
Available water supply, 0 to 60 inches: High (about 10.5 inches)

Interpretive groups

Land capability classification (irrigated): None specified
Land capability classification (nonirrigated): 6c
Hydrologic Soil Group: B
Ecological site: R011XB001ID - Loamy 8-12 PZ
Hydric soil rating: No

Description of Pocatello

Setting

Landform: Fan remnants
Down-slope shape: Linear
Across-slope shape: Convex
Parent material: Loess and/or mixed alluvium

Typical profile

Ap - 0 to 10 inches: silt loam
Bk - 10 to 60 inches: silt loam

Properties and qualities

Slope: 8 to 20 percent
Depth to restrictive feature: More than 80 inches
Drainage class: Well drained
Capacity of the most limiting layer to transmit water (Ksat): Moderately high to high (0.57 to 2.00 in/hr)
Depth to water table: More than 80 inches
Frequency of flooding: None
Frequency of ponding: None
Calcium carbonate, maximum content: 15 percent
Maximum salinity: Very slightly saline to slightly saline (2.0 to 4.0 mmhos/cm)
Sodium adsorption ratio, maximum: 20.0
Available water supply, 0 to 60 inches: High (about 11.0 inches)

Interpretive groups

Land capability classification (irrigated): 6e
Land capability classification (nonirrigated): 6s
Hydrologic Soil Group: B
Ecological site: R011XB001ID - Loamy 8-12 PZ
Hydric soil rating: No

70—Heglar silt loam, 3 to 8 percent slopes

Map Unit Setting

National map unit symbol: 2rwr
Elevation: 4,400 to 5,600 feet
Mean annual precipitation: 12 to 16 inches
Mean annual air temperature: 45 to 48 degrees F
Frost-free period: 100 to 125 days
Farmland classification: Not prime farmland

Map Unit Composition

Heglar and similar soils: 90 percent
Estimates are based on observations, descriptions, and transects of the mapunit.

Description of Heglar

Setting

Landform: Hillslopes, fan remnants
Down-slope shape: Linear
Across-slope shape: Linear
Parent material: Silty alluvium and loess

Typical profile

A - 0 to 12 inches: silt loam
Bk - 12 to 60 inches: silt loam

Properties and qualities

Slope: 3 to 8 percent
Depth to restrictive feature: More than 80 inches
Drainage class: Well drained
Capacity of the most limiting layer to transmit water (Ksat): Moderately high to high (0.57 to 2.00 in/hr)
Depth to water table: More than 80 inches
Frequency of flooding: None
Frequency of ponding: None
Calcium carbonate, maximum content: 30 percent
Maximum salinity: Nonsaline to slightly saline (0.0 to 4.0 mmhos/cm)
Sodium adsorption ratio, maximum: 10.0
Available water supply, 0 to 60 inches: High (about 9.9 inches)

Interpretive groups

Land capability classification (irrigated): 4e
Land capability classification (nonirrigated): 3e
Hydrologic Soil Group: B
Ecological site: R013XY018ID - Loamy 11-13 PZ ARTRW8/PSSPS
Hydric soil rating: No

73—Heglar-Pocatello complex, 4 to 30 percent slopes

Map Unit Setting

National map unit symbol: 2rwv
Elevation: 3,000 to 5,600 feet
Mean annual precipitation: 8 to 16 inches
Mean annual air temperature: 45 to 52 degrees F
Frost-free period: 100 to 140 days
Farmland classification: Not prime farmland

Map Unit Composition

Heglar and similar soils: 70 percent
Pocatello and similar soils: 25 percent
Estimates are based on observations, descriptions, and transects of the mapunit.

Description of Heglar

Setting

Landform: Hillslopes

Custom Soil Resource Report

Landform position (two-dimensional): Toeslope
Down-slope shape: Linear
Across-slope shape: Linear
Parent material: Silty alluvium and loess

Typical profile

A - 0 to 12 inches: silt loam
Bk - 12 to 60 inches: silt loam

Properties and qualities

Slope: 4 to 20 percent
Depth to restrictive feature: More than 80 inches
Drainage class: Well drained
Capacity of the most limiting layer to transmit water (Ksat): Moderately high to high
(0.57 to 2.00 in/hr)
Depth to water table: More than 80 inches
Frequency of flooding: None
Frequency of ponding: None
Calcium carbonate, maximum content: 30 percent
Maximum salinity: Nonsaline to slightly saline (0.0 to 4.0 mmhos/cm)
Sodium adsorption ratio, maximum: 10.0
Available water supply, 0 to 60 inches: High (about 9.9 inches)

Interpretive groups

Land capability classification (irrigated): 6e
Land capability classification (nonirrigated): 4e
Hydrologic Soil Group: B
Ecological site: R013XY018ID - Loamy 11-13 PZ ARTRW8/PSSPS
Hydric soil rating: No

Description of Pocatello

Setting

Landform: Hillslopes
Landform position (two-dimensional): Shoulder
Down-slope shape: Linear
Across-slope shape: Convex
Parent material: Loess and/or mixed alluvium

Typical profile

Ap - 0 to 9 inches: silt loam
Bk - 9 to 60 inches: silt loam

Properties and qualities

Slope: 15 to 30 percent
Depth to restrictive feature: More than 80 inches
Drainage class: Well drained
Capacity of the most limiting layer to transmit water (Ksat): Moderately high to high
(0.57 to 2.00 in/hr)
Depth to water table: More than 80 inches
Frequency of flooding: None
Frequency of ponding: None
Calcium carbonate, maximum content: 15 percent
Maximum salinity: Very slightly saline to slightly saline (2.0 to 4.0 mmhos/cm)
Sodium adsorption ratio, maximum: 20.0
Available water supply, 0 to 60 inches: High (about 11.0 inches)

Interpretive groups

Land capability classification (irrigated): None specified
Land capability classification (nonirrigated): 6e
Hydrologic Soil Group: B
Ecological site: R013XY018ID - Loamy 11-13 PZ ARTRW8/PSSPS
Hydric soil rating: No

104—Pocatello silt loam, 0 to 1 percent slopes

Map Unit Setting

National map unit symbol: 2rrn
Elevation: 3,000 to 5,200 feet
Mean annual precipitation: 8 to 13 inches
Mean annual air temperature: 45 to 52 degrees F
Frost-free period: 100 to 140 days
Farmland classification: Farmland of statewide importance, if irrigated and reclaimed of excess salts and sodium

Map Unit Composition

Pocatello and similar soils: 95 percent
Estimates are based on observations, descriptions, and transects of the mapunit.

Description of Pocatello

Setting

Landform: Stream terraces, fan remnants
Down-slope shape: Linear
Across-slope shape: Linear
Parent material: Loess and/or mixed alluvium

Typical profile

Ap - 0 to 5 inches: silt loam
Bk1 - 5 to 27 inches: silt loam
Bk2 - 27 to 60 inches: silt loam

Properties and qualities

Slope: 0 to 1 percent
Depth to restrictive feature: More than 80 inches
Drainage class: Well drained
Capacity of the most limiting layer to transmit water (Ksat): Moderately high to high (0.57 to 2.00 in/hr)
Depth to water table: More than 80 inches
Frequency of flooding: None
Frequency of ponding: None
Calcium carbonate, maximum content: 15 percent
Maximum salinity: Moderately saline to strongly saline (8.0 to 16.0 mmhos/cm)
Sodium adsorption ratio, maximum: 25.0
Available water supply, 0 to 60 inches: High (about 10.9 inches)

Interpretive groups

Land capability classification (irrigated): 6s
Land capability classification (nonirrigated): 6s
Hydrologic Soil Group: B
Ecological site: R013XY018ID - Loamy 11-13 PZ ARTRW8/PSSPS
Hydric soil rating: No

127—Sandall very gravelly loam, 35 to 55 percent slopes

Map Unit Setting

National map unit symbol: 2rsg
Elevation: 4,800 to 6,200 feet
Mean annual precipitation: 12 to 14 inches
Mean annual air temperature: 46 to 54 degrees F
Frost-free period: 80 to 140 days
Farmland classification: Not prime farmland

Map Unit Composition

Sandall and similar soils: 75 percent
Estimates are based on observations, descriptions, and transects of the mapunit.

Description of Sandall

Setting

Landform: Mountain slopes, hillslopes
Down-slope shape: Convex
Across-slope shape: Convex
Parent material: Alluvium over bedrock derived from limestone

Typical profile

A - 0 to 4 inches: very gravelly loam
Bw - 4 to 8 inches: gravelly loam
Bk1 - 8 to 16 inches: gravelly loam
Bk2 - 16 to 37 inches: extremely cobbly loam
R - 37 to 47 inches: bedrock

Properties and qualities

Slope: 35 to 55 percent
Depth to restrictive feature: 20 to 40 inches to lithic bedrock
Drainage class: Well drained
Capacity of the most limiting layer to transmit water (Ksat): Moderately high to high (0.57 to 2.00 in/hr)
Depth to water table: More than 80 inches
Frequency of flooding: None
Frequency of ponding: None
Calcium carbonate, maximum content: 70 percent
Maximum salinity: Nonsaline to very slightly saline (0.0 to 2.0 mmhos/cm)
Sodium adsorption ratio, maximum: 5.0
Available water supply, 0 to 60 inches: Low (about 3.8 inches)

Interpretive groups

Land capability classification (irrigated): None specified

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Land capability classification (nonirrigated): 7e

Hydrologic Soil Group: C

Ecological site: R011XB012ID - South Slope Loamy 11-13 PZ ARTRW8/PSSPS

Hydric soil rating: No

162—Xerollic Calciorthids, 25 to 55 percent slopes

Map Unit Setting

National map unit symbol: 2rtq

Elevation: 4,250 to 5,600 feet

Mean annual precipitation: 8 to 12 inches

Mean annual air temperature: 45 to 48 degrees F

Frost-free period: 90 to 135 days

Farmland classification: Not prime farmland

Map Unit Composition

Xerollic calciorthids and similar soils: 100 percent

Estimates are based on observations, descriptions, and transects of the mapunit.

Description of Xerollic Calciorthids

Setting

Landform: Hillslopes, terraces

Down-slope shape: Linear

Across-slope shape: Linear

Parent material: Mixed alluvium and/or loess

Typical profile

A - 0 to 6 inches: gravelly loam

Bk1 - 6 to 10 inches: extremely gravelly loam

Bk2 - 10 to 54 inches: extremely gravelly loam

C - 54 to 60 inches: extremely gravelly loam

Properties and qualities

Slope: 25 to 55 percent

Depth to restrictive feature: More than 80 inches

Drainage class: Well drained

*Capacity of the most limiting layer to transmit water (Ksat): Moderately high to high
(0.57 to 2.00 in/hr)*

Depth to water table: More than 80 inches

Frequency of flooding: None

Frequency of ponding: None

Calcium carbonate, maximum content: 25 percent

Maximum salinity: Very slightly saline to slightly saline (2.0 to 4.0 mmhos/cm)

Sodium adsorption ratio, maximum: 5.0

Available water supply, 0 to 60 inches: Low (about 6.0 inches)

Interpretive groups

Land capability classification (irrigated): None specified

Land capability classification (nonirrigated): 7e

Hydrologic Soil Group: B

Ecological site: R011XB001ID - Loamy 8-12 PZ

Custom Soil Resource Report

Hydric soil rating: No

References

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- United States Department of Agriculture, Natural Resources Conservation Service. National range and pasture handbook. <http://www.nrcs.usda.gov/wps/portal/nrcs/detail/national/landuse/rangepasture/?cid=stelprdb1043084>

Custom Soil Resource Report

United States Department of Agriculture, Natural Resources Conservation Service. National soil survey handbook, title 430-VI. http://www.nrcs.usda.gov/wps/portal/nrcs/detail/soils/scientists/?cid=nrcs142p2_054242

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CERTIFICATE OF MAILING

I hereby certify that a true and correct copy of the foregoing document (*Notice of Hearing* - *Please Attach signed copy*) was on this date September 12, 2025 served upon the persons listed, at the addresses set out below their names, (*list of mailing addresses attached*) by mailing to them a true and correct copy of said document in a properly addressed envelope in the United States mail, postage prepaid.

Dated 12th day of September 20 25.

Stacey Rivera
Applicant Signature

Stacey Rivera, AGPRfessionals

Applicant Printed Name

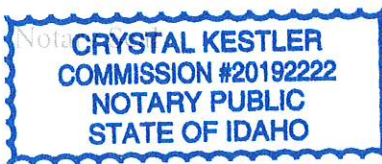
State of Idaho)
) ss
County of Twin Falls)

Subscribed and sworn to be before me this 12th day of September, 2025, personally appeared before me and proved to me on the basis of satisfactory evidence to be the person (s) whose name(s) are subscribed to this instrument, and acknowledged that they executed the same.

[Signature]
Notary Signature

Residing at Kimberly ID

Commission expires 10/21/25



NOTE: This form is general in nature. Users are responsible for any form that is used, and must ensure that it is accurate in content and should also ascertain that it meets the requirements of state statutes and county ordinances applicable thereto.

**NOTICE OF HEARING ON APPLICATION FOR A
CONFINED ANIMAL FEEDING OPERATION PERMIT**

#2025-08-CAFO-CU-VAR

NOTICE IS HEREBY GIVEN: that a hearing will be held on Thursday, the 16th day of October, 2025, beginning at the hour of 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:

Applicant: Valene Cauhorn, AGPROfessionals 213 Canyon Crest Dr. Suite 100, Twin Falls, ID 83301

Property Owner: Nature Ridge Holdings, LLC whose address is 134 E Highway 81, Burley, ID 83318

~~regarding an Application for a Conditional Use Permit, Confined Animal Feeding Operation~~
Permit, and Variance Application, which application was received by the County on the 16th day of June, 2025.

The applicant is amending an existing organic dairy operation in the Prime Agricultural (AP) Zone District. The proposal is to have 8,212 Animal Units with 4,106.14 dedicated density acres.

The site is located at approximately 2880 E Yale Rd., American Falls, ID 83211.

Being in Part of Sections 1, 2, 4, 8, 9, 10, and 11, all in Township 10 South, Range 28 East of the B.M., County of Cassia, State of Idaho.

All of Section 3, Township 10 South, Range 28 East of the B.M., County of Cassia, State of Idaho.

All of Section 5, Township 10 South, Range 28 East of the B.M., County of Cassia, State of Idaho.

The applicants or their representatives will appear at this hearing to provide to the Cassia County Planning & Zoning Commission all the information required regarding the proposed confined animal feeding operation, before a permit may be issued.

A copy of the Application, including relevant maps and drawings, if any, and information concerning the hearing process is available for review by the public at the office of the Zoning Administrator, Room 210 in the Cassia County Courthouse, 1459 Overland Ave., Burley, Idaho 83318, prior to the hearing.

All other interested persons are invited to attend the hearing on the question of issuance of the requested confined animal feeding operation 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 CAFO 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 the external boundaries of the CAFO 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 1/2" 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 CAFO 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 28 day of August, 2025

Signature: Valene Cauhorn

Applicant Printed Name: Valene Cauhorn, P.E., AGPROfessionals

1 Mile Buffer based on RP Provided by AgPro. (Oct. 2024)

[illegible]

GIFFORD SPRING REAL ESTATE 3851 WARM CREEK RD AMERICAN FALLS, ID 83211	BLACK DIAMOND REAL PROP 2886 EAST 400 NORTH AMERICAN FALLS, ID 83211	STATE OF IDAHO 3311 WEST STATE STREET BOISE, ID 83703
WAVRA, LAURI 400 N 4 TH ST BISMARCK, ND 58501	MONTGOMERY, ETHAN PO BOX 2400 TULSA, OK 74102	RAFT RIVER RURAL ELEC COOP PO BOX 617 MALTA, ID 83342
JONES & WIDERBURG 1168 LEROSIER CT WEST JORDAN, UT 84088-9076	JONES, MH FAMILY, LLC 1592 W CORNERSTONE DR SOUTH JORDAN, UT 84095	NATURE RIDGE HOLDINGS LLC 134 E HWY 81 BURLEY, ID 83318
JONES, MH FARMS LC 82 S 150 E BURLEY, ID 83318	GW FINANCE COMPANY LLC 289 CENTENNIAL DRIVE HEYBURN, ID 83336	STEADMAN, LYNN 345 NORTH YALE RD AMERICAN FALLS, ID 83211
BURLEY HIGHWAY DISTRICT 19 E 200 S BURLEY, ID 83318	HAHN, DAVID 305 N YALE RD AMERICAN FALLS, ID 83211	GW FINANCE COMPANY, LLC 22 NORTH YALE RD DECLO, ID 83323
WOODBURY PROPERTIES LLC 305 N YALE RD AMERICAN FALLS, ID 83211	WEBB, JOSHUA ALLAN 2933 E YALE RD AMERICAN FALLS, ID 83211	JONES, MH FARMS LC 82 S 150 E BURLEY, ID 83318
WOODWORTH, KENNETH D 51 NORTH 3350 EAST AMERICAN FALLS, ID 83211	RELAR FARMS LLC 2500 OVERLAND AVE BURLEY, ID 83318	MARTIN, DELORES A 705 WHITE PINE LANE IDAHO FALLS, ID 83404
ISAAK, ESTHER E, TRUSTEE 3235 S ISAAK LN AMERICAN FALLS, ID 83211	FOWLER, GARY 641 N 1250 E JACKSON, ID 83350	

AFFIDAVIT OF PUBLICATION

Magic Valley Times-News
132 Fairfield ST W, Twin Falls, ID 83301
(208) 735-3253

State of Florida, County of Broward, ss:

I, Anjana Bhadoriya, of lawful age, being duly sworn upon oath depose and say that I am an agent of Column Software, PBC, duly appointed and authorized agent of the Publisher of Magic Valley Times-News, a newspaper printed and published at Twin Falls on Tuesday, Thursday and Saturday, Twin Falls County, State of Idaho, and having a general circulation therein, and which said newspaper has been continuously and uninterruptedly published in said County during a period of twelve consecutive months prior to the first publication of the notice, a copy of which is attached hereto: that said notice was published in the Times-News, in conformity with Section 60-108, Idaho Code, as amended, for:

Publication Dates:

- Sep 11, 2025

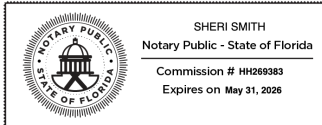
Notice ID: kTgAWNACnILIJyIGVMhW

Notice Name: 1728-03-01 Nature Ridge

Publication Fee: \$134.71

Anjana Bhadoriya

Agent

**VERIFICATION**

State of Florida
County of Broward

Signed or attested before me on this: 09/12/2025

S. Smith

Notary Public

Notarized remotely online using communication technology via Proof.

Notice of Hearing on Application for Confined Animal Feeding Operation Permit #2025-08-CAFO-CU-VAR

NOTICE IS HEREBY GIVEN: that a hearing will be held on Thursday, the 16th day of October, 2025, beginning at the hour of 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:

Applicant: Valene Cauhorn, AGPROfessionals 213 Canyon Crest Dr. Suite 100, Twin Falls, ID 83301

Property Owner: Nature Ridge Holdings, LLC whose address is 134 E Highway 81, Burley, ID 83318

regarding an Application for a Conditional Use Permit, Confined Animal Feeding Operation Permit, and Variance Application, which application was received by the County on the 16th day of June, 2025.

The applicant is amending an existing organic dairy operation in the Prime Agricultural (AP) Zone District. The proposal is to have 8,212 Animal Units with 4,106.14 dedicated density acres. The site is located at approximately 2880 E Yale Rd., American Falls, ID 83211.

Being in Part of Sections 1, 2, 4, 8, 9, 10, and 11, all in Township 10 South, Range 28 East of the B.M., County of Cassia, State of Idaho.

All of Section 3, Township 10 South, Range 28 East of the B.M., County of Cassia, State of Idaho.

All of Section 5, Township 10 South, Range 28 East of the B.M., County of Cassia, State of Idaho.

The applicants or their representatives will appear at this hearing to provide to the Cassia County Planning & Zoning Commission all the information required regarding the proposed confined animal feeding operation, before a permit may be issued.

A copy of the Application, including relevant maps and drawings, if any, and information concerning the hearing process is available for review by the public at the office of the Zoning Administrator, Room 210 in the Cassia County Courthouse, 1459 Overland Ave., Burley, Idaho 83318, prior to the hearing.

All other interested persons are invited to attend the hearing on the question of issuance of the requested confined animal feeding operation 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 CAFO 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 the external boundaries of the CAFO 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 1/2" 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 CAFO 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 28th day of August, 2025.

Applicant Name: Valene Cauhorn, P.E., AGPROfessionals

Publish: September 11, 2025

COL-NV-2801

AFFIDAVIT OF POSTING

Application No. _____

Name of Applicant Bryan Brown**AFFIDAVIT OF POSTING**

I Bryan Brown, hereby state that I personally posted on the property located at Nature Ridge Dairy, Cassia County, Idaho, a Notice of Hearing as required by Cassia County Zoning Ordinance:

Indicate the appropriate hearing type below:

- ☐ Chapter 9-10-8 Hearing Process for Poultry CAFO
☒ Chapter 9-11-8 Hearing Process for CAFO
☒ Chapter 9-13-5 Hearing Process for Conditional Use/Subdivision.

Notice was posted upon the property listed at the address set out below, the date being not less than one week prior to the date of hearing.

Dated 2nd day of September 20 25.

Bryan Brown
Applicant

Property location: 321 N Yale Rd, American Falls, ID 83211

State of Idaho) ss

County of Cassia)

Twin Falls

Twin Falls, Twin Falls

Subscribed and sworn to or affirmed before me at Burley, Cassia County, Idaho on the

2nd day of September, 2025.

[Signature]

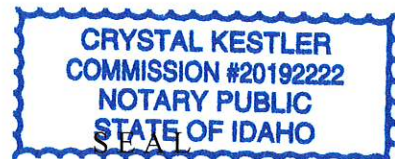
Notary

Commission expires

Residing at

10/21/2025

Kimberly, ID



NOTE: This form is general in nature. Users are responsible for any form that is used, and must ensure that it is accurate in content and should also ascertain that it meets the requirements of state statutes and county ordinances applicable thereto.

NOTICE OF HEARING ON APPLICATION FOR A CONFINED ANIMAL FEEDING OPERATION PERMIT

#2025-08-CAFO-CU-VAR

NOTICE IS HEREBY GIVEN: that a hearing will be held on Thursday, the 16th day of October, 2025, beginning at the hour of 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:

Applicant: Valene Cauhorn, AGPROfessionals 213 Canyon Crest Dr. Suite 100, Twin Falls, ID 83301

Property Owner: Nature Ridge Holdings, LLC whose address is 134 E Highway 81, Burley, ID 83318

regarding an Application for a Conditional Use Permit, Confined Animal Feeding Operation Permit, and Variance Application, which application was received by the County on the 16th day of June, 2025.

The applicant is amending an existing organic dairy operation in the Prime Agricultural (AP) Zone District. The proposal is to have 8,212 Animal Units with 4,106.14 dedicated density acres.

The site is located at approximately 2880 E Yale Rd., American Falls; ID 83211.

Being in Part of Sections 1, 2, 4, 8, 9, 10, and 11, all in Township 10 South, Range 28 East of the B.M., County of Cassia, State of Idaho.

All of Section 3, Township 10 South, Range 28 East of the B.M., County of Cassia, State of Idaho.

All of Section 5, Township 10 South, Range 28 East of the B.M., County of Cassia, State of Idaho.

The applicants or their representatives will appear at this hearing to provide to the Cassia County Planning & Zoning Commission all the information required regarding the proposed confined animal feeding operation, before a permit may be issued.

A copy of the Application, including relevant maps and drawings, if any, and information concerning the hearing process is available for review by the public at the office of the Zoning Administrator, Room 210 in the Cassia County Courthouse, 1459 Overland Ave., Burley, Idaho 83318, prior to the hearing.

All other interested persons are invited to attend the hearing on the question of issuance of the requested confined animal feeding operation 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 CAFO 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 the external boundaries of the CAFO 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 1/2" 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 CAFO 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 28 ^{August} day of , 2025

Signature: Valene Cauhorn

Applicant Printed Name: Valene Cauhorn, P.E., AGPROfessionals

Posting Locations

Legend

● Nature Ridge Organic Dairy

Posted Here

Posted Here

Google Earth

Image © 2025 Airbus

AN

100 ft

2025-08-CAFO-CU-VAR Sign Posting Photo Log September 2, 2025

Nature Ridge Holdings, LLC
321 N Yale Road, American Falls, ID 83211

Posting 1	
North of facility approach	

Posting 1	
North of facility approach	

Posting 1	
	

Posting 2	
South of facility approach	

Posting 2	
	

Cassia County Zoning and Building Department Staff Report

In Consideration of the Matter of:

Application of Nature Ridge Holdings LLC for a Conditional Use Permit and Dairy CAFO Permit.

Hearing Date: October 16, 2025

1. Background/Proposal:

Nature Ridge Holdings LLC is applying for a Conditional Use Permit and CAFO permit to amend its existing CAFO operation. The subject property is owned by Nature Ridge Holdings and the existing CAFO, under Permit #2015-10 and Permit #2016-04-CAFO, is permitted for 3,316 animal units. The new proposal is to permit 8,212 total AUs and will provide total acres of 4,106.14 acres, which will meet the two-animal unit per acre requirement. This is all proposed to be located in an area that is zoned Prime Agricultural (AP).

The subject property is owned by Nature Ridge Holdings LLC, 134 East Highway 81, Burley, Idaho and the CAFO site is located on parcels RP10S28E050000 being all in Section 5, Township 10 South, Range 28 East of the Boise Meridian and RP10S28E080000 being in part of Section 8, Township 10 South, Range 28 East of the Boise Meridian, Town of American Falls, Cassia County, Idaho, and is found at the commonly known address of 3010 East 300 North, American Falls, Idaho.

2. Zoning. The ground at issue herein is Prime Agricultural (AP). Cassia County Code, Title 9, Chapter 7 defines the purpose and regulations that apply to the AP zone, as follows:

9-7-3: AGRICULTURAL PRIME ZONE (AP):

A. Purpose: The purpose of this zone or district 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.

B. Lands Included: The prime agricultural zone is characterized by farms, dairies and ranches devoted to the production of food, fiber, and animal products.

C. Right To Farm: Individuals desiring to obtain a permit to build a residence in this zone shall, as a condition of obtaining such a permit, sign and file with the county building inspector an acknowledgment and waiver

statement, in which they acknowledge that they are seeking to establish a residence in a predominately agricultural area, and that they recognize that certain conditions are prevalent in such areas, i.e., dust, noise, odors, spraying, etc., and waiving their right to complain against such conditions as a nuisance when the conditions are created in the ordinary course of agricultural and livestock confinement operations.

3. CUP PERMIT:

In review of the Zoning Chart at Chapter 8, Title 9, Cassia County Code, CAFOs are listed as a potential use under the "Agricultural Activities" Category of Section 9-8-2 Schedule of Regulations and a conditional use permit is required to develop a confined animal feeding operation (CAFO) in the Prime Agricultural ("AP") zone.

Therefore, this is an appropriate matter for the Planning and Zoning Commission to consider as a conditional use permit application for development, construction and operation of a new CAFO permit.

The Commission's duty and obligation is to review the facts and evidence presented in the application and in the hearing of this matter as applied to the standards set forth in Cassia County code Title 9, Chapter 13. The Commission should make findings as to each standard, and in such finding determine if the standard is met, or if it is not met, that it could be satisfied by imposing a reasonable condition.

The generally applicable standards of Title 9, Chapter 13 are found at 9-13-3, which are as follows:

GENERALLY APPLICABLE STANDARDS: The commission shall review the particular facts and circumstances of each proposed conditional use in terms of the following standards and shall determine if adequate evidence has been presented showing that such use at the proposed location:

- 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 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 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 of loss or damage to any natural, scenic or historic feature of importance to the public.

If all of the standards are met, or through imposition of reasonable conditions can be met, then the matter should be approved. If conditions are imposed, then such reasonable conditions should be clearly stated during deliberations upon the decision in the matter.

If the standards have not been, or cannot be, met even with the imposition of reasonable conditions, then the matter should be denied. The Commission is then obligated under state law and county regulation to provide the applicant with guidance, if any there be, so that the applicant could obtain approval of the sought-after permit.

Cassia County Code, Section 9-13-1, states in relevant part, and in line with Idaho statutory law that: "If the conditional use permit application is for a CAFO permit, then the Planning and Zoning Commission shall hold a hearing and make a recommendation to the Board of County Commissioners on such application and the Board of County Commissioners shall be the decision-making body for all conditional use permits for CAFO permits."

4. CAFOs:

Cassia County Code, Title 9, Chapter 11 regulates Confined Animal Feeding Operations. Key to meeting siting requirements is complying with the relevant setbacks. Those setbacks are as follows:

9-11-2: REGULATIONS/SETBACKS: In addition to all other regulations specified in this title, all new confined animal feeding operations (CAFOs) shall comply with the following setbacks and other provisions:

- A. B Zones: All CAFOs shall be located outside the defined areas of impact of any incorporated municipality within Cassia County as identified on the zoning map of Cassia County ("B Zones").
- B. Subdivisions: All CAFO Sites shall be located at least one thousand three hundred twenty feet (1,320') from any legally platted subdivision or planned unit development with visible improvements such as a highway district or county approved and accepted road. This measurement shall be taken from the outside edge of any feed lot, corral, building, facility, pastures and related structures thereon where such livestock are actual confined, that are integral to the confinement of such livestock, including waste disposal facilities, lagoons, and Composting Operation associated with the operation of a CAFO.
- C. Dwellings, Churches and Schools: All CAFO Sites shall be located at least one thousand three hundred twenty feet (1,320') from any existing dwelling, church, school or any other building designed for human occupancy, not located within a CAFO Property, dwellings located within a CAFO Property for the employees of the operator of the CAFO being exempt. This measurement shall be taken from the outside edge of any feed lot, corral, building, facility, pastures and related structures thereon where such livestock are actual confined, that are integral to the confinement of such livestock, including waste disposal facilities, lagoons, and Composting Operation associated with the operation of a CAFO.
- D. Property Line: The closest inside edge of the retaining wall of the waste lagoon, or other structures containing liquid waste, and the outside edge of any Composting Operation of any CAFO shall be located at least four hundred feet (400') inside the existing property lines of the CAFO Site.
- E. Proximity to Right of Way: Any structure confining animals in a CAFO Site, whether barn, corral, or other structure, shall be located at least one hundred feet (100') from the external boundary of any public right of way.
- F. Health Authority: Locations of waste lagoons, corrals, wells, and septic systems of any CAFO Site shall conform to state of Idaho and health authority regulations and specifications.
- G. Lights: Lights for any CAFO Site shall be placed and shielded to direct the light source down onto and inside the property lines of the CAFO Site.
- H. Floodplain: The external boundary of a CAFO Site shall not be less than one thousand three hundred twenty feet (1,320') from any floodplain as defined by the Flood Insurance Rate Map (FIRM) panel for the geographical area of the proposed CAFO site.
- I. Water: No CAFO Site shall be located within an area that is a high water table area or wetland area in regards to the water table level as determined by a soil survey map from the natural resources conservation service (NRCS).

- J. Proximity to Well: No CAFO Site shall be located nearer than four hundred feet (400') from any well not located within the boundaries of the designated CAFO Site. This measurement shall be taken from the outside edge of any feed lot, corral, building, facility, pastures and related structures thereon where such livestock are actually confined, that are integral to the confinement of such livestock, including waste disposal facilities, lagoons, and Composting Operation associated with the operation of a CAFO.
- K. Proximity to Residential Agricultural or Buffer Zones: Any structure confining animals in a CAFO Site, whether barn, corral, or other structure, shall be located at least five thousand two hundred eighty feet (5,280') from the external boundary of any land in Cassia County that is zoned Residential Agricultural or Buffer Zone. This measurement shall be taken from the outside edge of any feed lot, corral, building, facility, pastures and related structures thereon where such livestock are actual confined, that are integral to the confinement of such livestock, including waste disposal facilities, lagoons, and Composting Operation associated with the operation of a CAFO.
- L. [Repealed.] [Ord. 2018-10-1]
- M. All barns, corrals or other structures in which livestock are confined in a CAFO, or any lagoon or other structure containing liquid waste generated from a CAFO, or any composting or manure stacking yard for the waste generated from a CAFO, shall be located within the boundaries of the designated CAFO Site.
- N. Consistent with the Local Land Use Planning Act, exceptions or waivers to standards established by this section may be approved in conjunction with the issuance of a conditional use permit for a CAFO consistent with this Chapter as well as Title 9, Chapter 13. Moreover, consistent with this section and the approval of such exceptions and waivers as may be deemed to be necessary and appropriate, a CAFO permit may be approved where animals are maintained in pastures with necessary exceptions waivers of setbacks from such pastures, which would otherwise be deemed to be part of a CAFO Site upon the approval and ongoing compliance with a Pasture Management Plan as defined in Section 9-11-6 Q.

Additionally, current Cassia County Code Section 9-11-3 requires that CAFOs shall not exceed two (2) animal units per acre in any permitted zone. Considering that the proposal in the application is to permit 8,2012 AUs for this CAFO permit, and with the current ordinance limiting AUs per acre to 2, we multiply the acres by density ($4,106.14 \times 2$), which yields 8,2012.28 AUs. So, the proposed expansion in capacity of animal units would meet the two (2) AU density requirement under Cassia County's current CAFO ordinance.

5. Considerations:

There is a matter of a Variance request that requires special attention by the Commission:

a. A Variance application has been made seeking a variance from Section 9-11-2.D. relative to the setbacks from composting operations to existing property lines of the CAFO site. County ordinance requires a 400-foot setback. Applicant is seeking to reduce the required setback to 30 feet. The neighboring property owner, Kendall Jones of M.H. Jones Farms L.C., has submitted a letter that he does not object to the variance (See Exhibit #22). If the Commission recommends granting the variance from the setback of the composting area to the property line, as has been requested, the proposed grant of variance should be listed as a condition of approval of the CUP in the recommendation.

b. Other general conditions in these types of applications, which should be strongly considered in the event of recommendation to approve, are as follows:

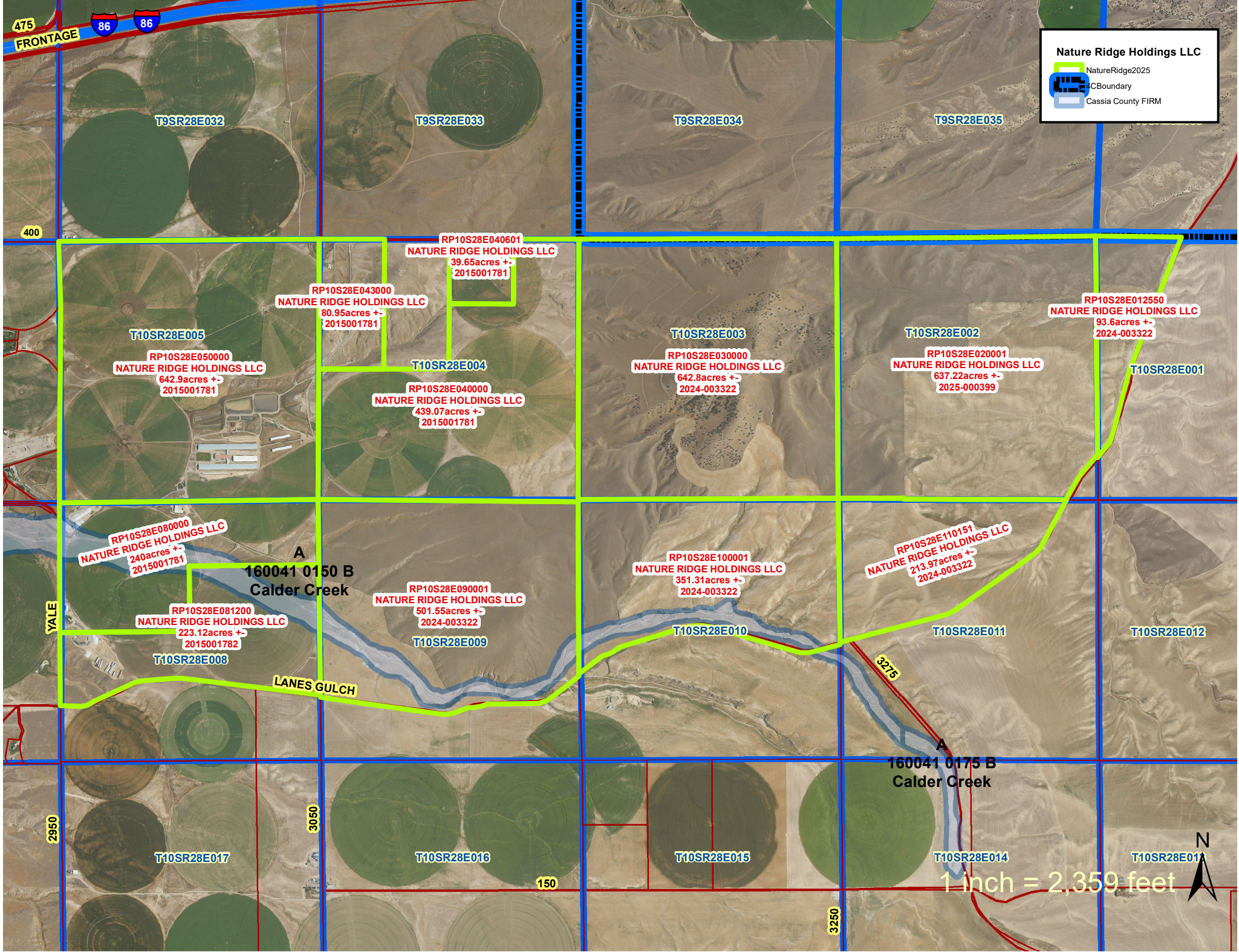
1. That this permit allows for 8,212 total one-time capacity of animal units to be sited based upon currently identified real property in the amount of 4,106.14 acres, as set forth in the application.
2. The CAFO must be built and operated strictly in accordance with the terms of both the CUP and CAFO applications, the proposal by applicant and its agents at public hearings and the exhibits submitted by applicant and its agents with the applications, as well as all applicable local, State and Federal laws and regulations to which the conditional use and confined animal feeding operation and its real property are subject.
3. The Permittee shall obtain building permits from Cassia County for all structures to be built upon the premises which are covered by the relevant Building Code.
4. That Permittee will implement and follow the County Weed Plan, as set forth in Application Exhibit #9 in the development, operation, and maintenance of this use.
5. That all prior conditions of approval as listed in Cassia County Resolution No. 2015-10 and Resolution 2016-04, will continue to apply to Permittee in the construction and operation of this permitted use.
6. That Permittee shall file an annual report with the Cassia County Zoning and Building Department setting forth total animal units on the permitted site, and shall file supplemental reports of total animal units upon reasonable request by the Cassia County Zoning Administrator.
7. That Permittee shall allow agents of the County to enter upon his property for purposes of determining compliance with these conditions and other applicable County regulations; and Permittee shall fully cooperate with agents of the County in such compliance audits.
8. The Planning and Zoning Commission and/or Board of County Commissioners reserves all right and authority to review and revisit this permit to assure

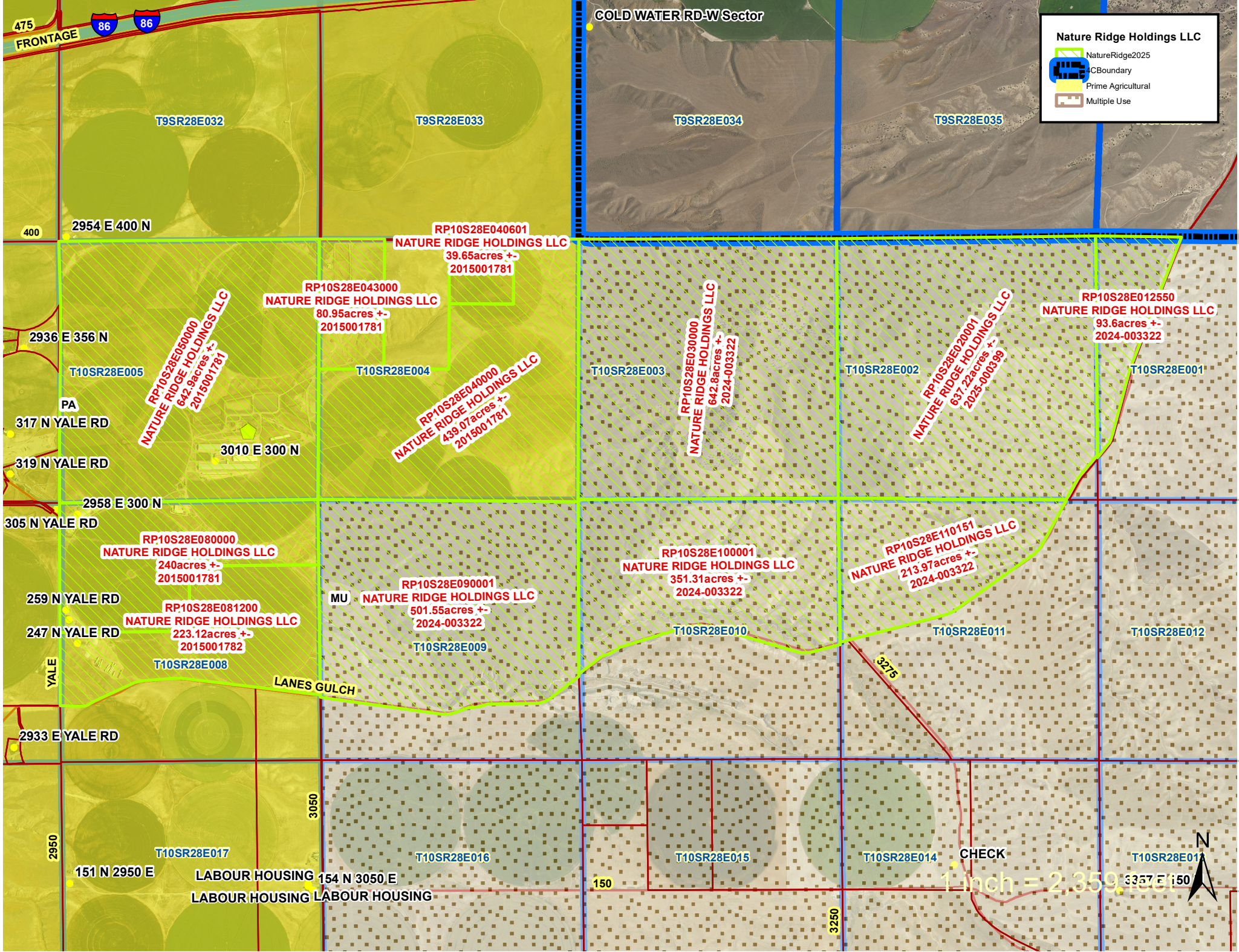
compliance, conformance and cooperation in meeting the provisions of county code and conditions applicable to this permit; and to consider minor adjustments to the permit to avoid undue hardship that are not the result of the actions of the permittee; and to avoid matters contrary to the public interest.

The Commission is well advised to review each of these matters, as well as the CUP standards and CAFO requirements, then question applicant and others appearing before the Commission at the time of the hearing to determine if there are any impacts rising to the level of "unreasonable" under the CUP standards and/or CAFO requirements. Any findings made by the Commission should only be based upon those facts and evidence presented in the application and at the public hearing.

With a CAFO Conditional Use Permit, Idaho law and county code requires that siting decisions need to be made by the governing board, in this instance that would be the Board of County Commissioners. Therefore, Planning and Zoning Commission action on this application is of the nature of advisement and recommendation to the Board of County Commissioners.







Nature Ridge Holdings LLC

- NatureRidge2025
- 4C Boundary
- Prime Agricultural
- Multiple Use

COLD WATER RD-W Sector

475
FRONTAGE



T9SR28E032

T9SR28E033

T9SR28E034

T9SR28E035

400
2954 E 400 N

RP10S28E040601
NATURE RIDGE HOLDINGS LLC
39.65 acres +/-
2015001781

RP10S28E043000
NATURE RIDGE HOLDINGS LLC
80.95 acres +/-
2015001781

2936 E 356 N

T10SR28E005

PA

317 N YALE RD

319 N YALE RD

RP10S28E050000
NATURE RIDGE HOLDINGS LLC
642.9 acres +/-
2015001781

3010 E 300 N

T10SR28E004

RP10S28E040000
NATURE RIDGE HOLDINGS LLC
439.07 acres +/-
2015001781

T10SR28E003

RP10S28E030000
NATURE RIDGE HOLDINGS LLC
642.8 acres +/-
2024-003322

T10SR28E002

RP10S28E020001
NATURE RIDGE HOLDINGS LLC
637.22 acres +/-
2023-000399

RP10S28E012550
NATURE RIDGE HOLDINGS LLC
93.6 acres +/-
2024-003322

T10SR28E001

2958 E 300 N

305 N YALE RD

RP10S28E080000
NATURE RIDGE HOLDINGS LLC
240 acres +/-
2015001781

259 N YALE RD

247 N YALE RD

RP10S28E081200
NATURE RIDGE HOLDINGS LLC
223.12 acres +/-
2015001782

T10SR28E008

MU

RP10S28E090001
NATURE RIDGE HOLDINGS LLC
501.55 acres +/-
2024-003322

T10SR28E009

RP10S28E100001
NATURE RIDGE HOLDINGS LLC
351.31 acres +/-
2024-003322

T10SR28E010

RP10S28E110151
NATURE RIDGE HOLDINGS LLC
213.97 acres +/-
2024-003322

T10SR28E011

T10SR28E012

2933 E YALE RD

LANES GULCH

3050

T10SR28E017

151 N 2950 E

LABOUR HOUSING
LABOUR HOUSING
LABOUR HOUSING

T10SR28E016

150

T10SR28E015

T10SR28E014

CHECK

1 inch = 2,359 feet

T10SR28E013

3357 E 150



**BEFORE THE CASSIA COUNTY PLANNING
AND ZONING COMMISSION****RESOLUTION NO. 2015-10****A RESOLUTION OF THE CASSIA COUNTY PLANNING
AND ZONING COMMISSION GRANTING A
CONFINED ANIMAL FEEDING OPERATION PERMIT
WITHIN THE PRIME AGRICULTURAL ZONE.**

This matter came on for hearing before the Cassia County Planning and Zoning Commission on Thursday, November 19, 2015, on an Application for Confined Animal Feeding Operation within the Prime Agricultural (AP) Zone, Application number #2015-10-CAFO. The hearing was held in the Commission Chambers, Cassia County Courthouse, Room #206, 1459 Overland Avenue, Burley, Idaho. The application was filed by Reed Gibby, whose address is 872 East Pebble Drive, Burley, Idaho 83318, along with Evard LLC of the same address, as property owner.

Notice was provided as required by law and ordinance prior to the hearing. The public hearing was held. Thereafter, the Commission decided this matter as a request for a new CAFO permit for the operation.

The application for Confined Animal Feeding Operation Permit seeks permission to permit, develop and operate a dairy within the AP Zone of Cassia County, Idaho, with a total one time animal unit capacity of 3,316 animal units on 1658 acres located at approximately 2880 East 300 North, Burley, Cassia County, Idaho. The full legal descriptions for the CAFO, as supplied by applicant are contained in Exhibit #2 in the record of this matter. Said Exhibit #2 is also attached hereto, and is hereby incorporated herein as though fully set forth in this resolution.

The Planning and Zoning Commissioners received testimony from the applicant at the hearing and reviewed, accepted and placed into evidence Exhibits #1 through #13, which are contained in the record.

Upon polling for conflict, Commission Chair Bruce Beck, Vice-Chair Robert Brice, and Commissioner Kody Beck disclosed potential business related conflicts, and so were excused from deliberating on this matter. Commissioners Kent Durfee and Kurt Mills deliberated this applications, and the hearing was conducted by County Zoning Administrator Kerry McMurray, as by County regulation provided. Commissioners Nolan Peterson and John Lind were absent and excused from the hearing.

Presentation of the Applicants' proposal was made Applicant's Consultant, Matt Thompson from AGTEC. Kendall Jones, an adjoining landowner appeared and testified of concerns relating to weeds, setbacks to protect quality of domestic water, access road location, and concern about future conversion to a swine operation. Also, entered into the record of this matter is a letter from Tesoro Logistics concerning their pipeline easement and the applicable development standards that apply. The Commission also received a letter from an adjoining landowner, Lyle Woodbury. Mr. Woodbury

expressed concern about placing structures and lagoons in water drainage areas and how they would deal with flooding issues. Following presentation of comments and testimony, the record was closed and the application was submitted for decision.

NOW THEREFORE, the Commission, being fully informed in the matter hereby enters its findings and decision on the application. The requirements for the application and standards for review and approval of such an application are found in Title 9 Chapter 11 of the Cassia County Zoning Ordinance, as currently amended. Those standards and the Commission's findings with regard to each are as follows:

1. Requirements for permits under Chapter 11, Title 9, Cassia County Code apply to all Confined Animal Feeding Operations (hereinafter "CAFO") located in Cassia County.

The Commission finds that the proposed CAFO, together with its proposed waste management area is entirely located in Cassia County and within the County's Prime Agricultural Zone. Therefore, the proposed matter is governed by provisions of Chapter 11, Title 9, Cassia County Code.

2. Permits for new CAFOs located within Cassia County's Prime Agricultural Zone shall not be granted where the proposed development exceeds a density of two (2) animal units per acre and where such CAFO would be constituted of more than Seven Thousand Five Hundred (7,500) total animal units in overall size of operation.

The Commission notes that the application seeks to permit 3,316 animal units, requiring 1,658 acres to meet the two (2) animal units per acre density maximum. The Commission finds from evidence presented at the hearing that Applicant currently has sufficient acres dedicated to this CAFO. The Commission finds that based upon evidence presented it can, and will, permit Three Thousand three hundred sixteen (3,316) animal units.

This finding meets County regulations for density, with the proposed density of this operation being at two (2) animal units per acre density. Further, the Commission finds that the total animal unit size for this proposed permit for this operation does not exceed the County's regulatory cap for this zone, with a total proposed permit size of Three Thousand Three Hundred Sixteen (3,316) animal units in a zone for which the cap is 7,500 animal units per CAFO permit.

3. Persons applying for a permit for a new CAFO must submit an application containing information regarding the complete names, addresses and telephone numbers of every owner of real property within the proposed CAFO. For applicants that are not owners of real property, they shall also disclose complete names, addresses, telephone numbers and the nature of their interests. The issuance of a CAFO permit shall bind all owners of real property identified in the application and their heirs, successors and assigns to that real property for the duration of the permit.

The Commission finds that the owners of all real property in the proposed CAFO have joined in the application and are bound by the terms of any permit that may be issued.

4. An application must be filed with Cassia County Office of the Zoning Administrator in order to seek a permit to establish a new CAFO. The application must be in written form, on a form approved by the Cassia County Planning and Zoning Commission.

Written application was made in an approved form. In review of the application and its contents, the Commission finds that the application is essentially complete.

5. In addition to all other regulations specified in Title 9, all new confined animal feeding operations (CAFOs) shall comply with the following setbacks and other provisions:

A. B Zones: All new CAFOs shall be located outside the defined areas of impact of any incorporated municipality within Cassia County as identified on the zoning map of Cassia County (B zones).

B. Subdivisions: The closest inside edge of the retaining wall of any new CAFO waste lagoon, or other structures containing liquid waste, and the outside edge of any composting yard of any new CAFO shall be located at least one thousand three hundred twenty feet (1,320') from any legally platted subdivision or planned unit development with visible improvements such as a highway district or county approved and accepted road.

C. Dwellings: The closest inside edge of the retaining wall of any new CAFO waste lagoon or other structure containing liquid waste, or the outside edge of any composting yard for the waste generated from a confined animal feeding operation shall be located at least one thousand three hundred twenty feet (1,320') from any existing dwelling, church, school or any other building designed for human occupancy, not located within the designated CAFO site.

D. Property Line: The closest inside edge of the retaining wall of the waste lagoon, or other structures containing liquid waste, and the outside edge of any composting yard of any new CAFO shall be located at least four hundred feet (400') inside the existing property lines of the designated CAFO site.

E. Corrals: The outside edge of all corrals of any new CAFO shall be located at least four hundred feet (400') from the nearest existing dwelling, church, school, or any other building used for human occupancy, not located within the designated CAFO site.

F. Proximity to Right of Way: Any structure confining animals in a CAFO, whether barn, corral, or other structure, must have external boundaries no less than one hundred feet (100') from the external boundary of any public right of way.

G. Health Authority: Locations of waste lagoons, corrals, wells, and septic systems of any new CAFO shall conform to state of Idaho and health authority regulations and specifications.

H. Lights: lights for all new CAFOs shall be placed and shielded to direct the light source down onto and inside the property lines of the CAFO.

I. Floodway: The external boundary of a CAFO shall not be less than one thousand three hundred twenty feet (1,320') from any floodway as defined by the Cassia County flood damage prevention ordinance [Title 12, Cassia County Code] and corresponding map.

J. Water: No CAFO shall be located within an area that is a high water table area or wetland area in regards to the water table level as determined by a soil survey map from the natural resources conservation service (NRCS).

K. Proximity to Well: No barn, corral or other structure in which livestock are confined in a CAFO, or any lagoon or other structure containing liquid waste generated from a CAFO, or the outside edge of any composting yard for the waste generated from a CAFO, shall be located nearer than four hundred feet (400') from any well not located within the boundaries of the designated CAFO site.

L. Proximity to Residential Agricultural, or Buffer Zones: Any structure confining animals in a CAFO, whether barn, corral, or other structure, must have external boundaries no less than five thousand two hundred eighty feet (5,280') from the external boundary of any land in Cassia County that is zoned Residential Agricultural, or Buffer Zone.

M. All barns, corrals or other structures in which livestock are confined in a CAFO, or any lagoon or other structure containing liquid waste generated from a CAFO, or any composting or manure stacking yard for waste generated from a CAFO, shall be located within the boundaries of the designated CAFO site.

Based upon information contained in the application and as the proposal was presented to the Commission, the Commission finds that all of the required setbacks, as contemplated by the ordinance, have been met in the applicant's plan. Conditioned upon the requirement that the CAFO be built and operated strictly in accordance with the terms of the zoning regulations, the application and the exhibits submitted with the application as well as all applicable county, state and federal regulations to which the CAFO is subject, then this proposal adequately secures that these standards will be met.

6. The Commission shall carefully consider all of the evidence and testimony presented in this matter, and thereafter shall approve, disapprove, or approve with conditions the application by written decision. If the application is approved, or approved with conditions, then a CAFO permit shall issue, with such appropriate conditions as the Commission determines, recognizing that upon meeting the above stated standards, an application for a new CAFO permit should be approved.

The Commission finds after careful review of the evidence submitted in the application, that Applicant will, or can, upon compliance with certain conditions, meet the standards required for a CAFO facility within the Prime Agricultural (AP) Zone. The Commission finds that standards applicable to this type of operation by local, state and federal agencies having oversight of this type of use are being adequately addressed.

NOW THEREFORE, be it resolved by the Cassia County Planning and Zoning Commission, that Application number #2015-10-CAFO filed by Reed Gibby, whose address is 872 East Pebble Drive, Burley, Idaho 83318, along with Evard LLC of the same address, as property owner, to develop and to construct and to operate a dairy operation, within the Prime Agricultural Zone of Cassia County, Idaho, with a one-time total Cassia County animal unit capacity of Three Thousand Three Hundred Sixteen (3,316) animal units on a site located at approximately the following physical situs: 2880 East 300 North, Burley, Cassia County, Idaho (said property being more fully described and set forth in

attached and incorporated Exhibit #2) be and the same is hereby granted, to run with the land, and upon compliance with conditions.

This CAFO permit is granted based upon maintained compliance with the following specific conditions:

1. The CAFO must be built and operated strictly in accordance with the terms of the application and the exhibits submitted with the application as well as all applicable State and Federal regulations to which the CAFO is subject.
2. That Permittee is permitted for a total capacity of Three Thousand Three Hundred Sixteen (3,316) Cassia County animal units by this CAFO permit.
3. That Permittee shall file with the Cassia County Planning Office the letter of confirmation of the Idaho State Department of Agriculture's final approval of the nutrient management plan for the proposed facility, prior to commencing operations, and maintain compliance with any such certification in conducting operations under the permit.
4. That Permittee, in design, construction, and operation of the facility, shall maintain full compliance with all provisions of federal, state and county laws, ordinances, rules and regulations, whether specifically set forth herein or not, as are applicable to this type of operation. Determination by the Commission to not specifically state, as a condition herein, any law, rule or regulation does not operate as a waiver of Permittee's requirement to comply with such law, rule or regulation.
5. That Permittee shall obtain approval from the Cassia County Building Inspector, including the obtaining of any required building permits, before constructing or locating any fixtures or buildings on the site.
6. That Permittee shall design, construct and maintain sufficient berming around the proposed site to contain site waste run off and to prevent run-on water at the site.
7. That Permittee shall maintain the site and keep it clean of all debris by removing such debris to a suitable permanent disposal site.
8. That upon termination of use of this site as a CAFO, the Permittee shall remove all animal waste from the site, and land apply such waste in an agronomically feasible manner.
9. That Permittee shall file an annual report with the Cassia County Building Department setting forth total animal units on the permitted site, and shall file supplemental reports of total animal units upon reasonable request by the Cassia County Zoning Administrator.
10. That Permittee shall allow agents of the County to enter upon his property for purposes of determining compliance with these conditions and other applicable County regulations; and Permittee shall fully cooperate with agents of the County in such compliance audits.

11. The Planning and Zoning Commission reserves all right and authority to review and revisit this permit to assure compliance, conformity and cooperation in meeting the provisions of county code and conditions applicable to this permit; and to consider minor adjustments to the permit to avoid undue hardship that are not the result of the actions of the Permittee; and to avoid matters contrary to the public interest.
12. That all corral lights, yard lights and outside lights associated with this project shall reflect light in a downward direction, and onto the CAFO property, so as to prevent escape of light and glare outside the boundaries of the CAFO area.
13. That Permittee shall not commence operations of the new CAFO or allow animals to occupy the new CAFO, without approval of the Zoning Administrator for Cassia County, Idaho, as contemplated by Section 9-11-11 of the Cassia County Zoning Ordinance.
14. That Permittee shall place a culvert that is at least fifteen inches (15") in diameter and at least Eighty feet (80') long along the east side of Yale Road at approximately 300 North. Such placement shall be in compliance with Burley Highway District specifications.

NOTICE OF APPEAL RIGHT

Pursuant to provision of Cassia County Code Zoning Regulation, Title 9, Chapter 5, Section 9-5-5 J, any person, whose substantial rights are affected by this decision, is hereby notified that they have a right to file an appeal of this decision to the Board of County Commissioners for Cassia County, Idaho within twenty-eight (28) days after the date of this written decision, by filing with the County Clerk a notice of appeal specifying the grounds therefor and paying the appropriate fee.

Notice to Applicant – Right to Request Regulatory Taking Analysis

Idaho Code Section 67-8003 (2) provides that:

Upon the written request of an owner of real property that is the subject of such action, such request being filed with the clerk or the agency or entity undertaking the regulatory or administrative action not more than twenty-eight (28) days after the final decision concerning the matter at issue, a state agency or local governmental entity shall prepare a written taking analysis concerning the action. Any regulatory taking analysis prepared hereto shall comply with the process set forth in this chapter, including use of the checklist developed by the attorney general pursuant to subsection (1) of this section and shall be provided to the real property owner no longer than forty-two (42) days after the date of filing the request with the clerk or secretary of the agency whose action is questioned. A regulatory taking analysis prepared pursuant to this section shall be considered public information.

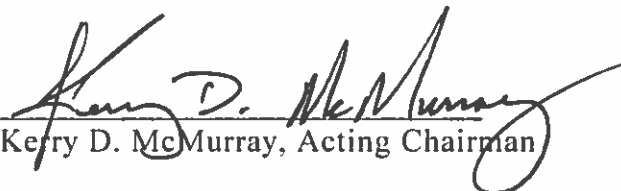
A request for a regulatory taking analysis in this matter, if requested, shall be filed with the Administrative Assistant of the Planning and Zoning Commission, in Courthouse Room #210, 1459 Overland Avenue, Burley, Cassia County, Idaho.

DATED this 17th day of December, 2015.

Approved this date by the following vote:

Bruce Beck	Aye ☐	Nay ☐	Excused ☒
Nolan Peterson	Aye ☐	Nay ☐	Excused ☒
Robert Brice	Aye ☐	Nay ☐	Excused ☒
Kent Durfee	Aye ☒	Nay ☐	Excused ☐
Kody Beck	Aye ☐	Nay ☐	Excused ☒
Kurt Mills	Aye ☒	Nay ☐	Excused ☐
John Lind	Aye ☐	Nay ☐	Excused ☒

PLANNING AND ZONING COMMISSION


Kerry D. McMurray, Acting Chairman

ATTEST:


Timbri M. Hurst,

Administrative Assistant to Planning and Zoning

EXHIBIT 2 - LEGAL DESCRIPTION

Legal description of property for the Waste Management Area

PARCEL NO. 1:

TOWNSHIP 10 SOUTH, RANGE 28 EAST OF THE BOISE MERIDIAN,
CASSIA COUNTY, IDAHO

Section 4: Lots 2 and 4, SW $\frac{1}{4}$ NW $\frac{1}{4}$

PARCEL NO. 2:

TOWNSHIP 10 SOUTH, RANGE 28 EAST OF THE BOISE MERIDIAN,
CASSIA COUNTY, IDAHO

Section 4: Lot 1, S $\frac{1}{2}$ NE $\frac{1}{4}$ and S $\frac{1}{2}$

Section 5: All

Section 8: N $\frac{1}{2}$ NE $\frac{1}{4}$ and NW $\frac{1}{4}$

PARCEL NO. 3:

TOWNSHIP 10 SOUTH, RANGE 28 EAST OF THE BOISE MERIDIAN,
CASSIA COUNTY, IDAHO

Section 8: S $\frac{1}{2}$ NE $\frac{1}{4}$ and all that part of the S $\frac{1}{2}$ lying North of an existing county road.

Nos. **EXCEPTING THEREFROM** that part of the above described Parcel
1, 2 and 3, deeded to the State of Idaho and the Burley Highway District
for
road purposes.

Comprising 1660 $\pm$ acres

**BEFORE THE CASSIA COUNTY
PLANNING AND ZONING COMMISSION**

RESOLUTION NO. 2016-04

[Amending Resolution No. 2015-10]

CASSIA COUNTY
Recorded for:
CASSIA COUNTY PLAN/ZONE COMM
4:30:34 pm 03-17-2016
2016-001103
No. Pages: 2 Fee: \$
JOSEPH W. LARSEN
County Clerk
Deputy: CVELASQUEZ

This matter came before the Cassia County Planning and Zoning Commission on Thursday, February 18, 2016, on the written request of Evard, LLC, by its consultant engineer, Matthew Thompson for an amendment to Evard, LLC's dairy CAFO permit.

This request is for an amendment to change the three (3) phase/ three (3) barn milking plan to a centralized one (1) barn rotary parlor with centralized feed storage and waste water lagoons. This proposed amendment does not increase the external boundaries of the existing CAFO nor does it propose an increase in animal units or density. The Zoning Administrator determined this to not constitute a minor change and so the matter must be heard by the Commission. Commissioners Durfee, Peterson and Mills heard the matter, with Zoning Administrator McMurray conducting the hearing. Commissioners Bruce Beck and Robert Brice were excused for conflicts. Commissioner Kody Beck was absent.

Mr. Thompson, on behalf of Evard, LLC advised the Commission at this hearing that he is seeking the proposed changes to achieve costs savings, efficiency of operations, and to try to accommodate certain concerns raised by neighboring property owners.

Mr. Thompson advised that this is not a request for increase in number of animal units, or increased lagoon capacity, nor will it change the waste management plan. It is to allow for more economical milk production and to achieve better management practices.

The Planning and Zoning Commission, in re-opening and considering this matter; and good cause appearing therefore, makes the following determination;

IT IS HEREBY THE DECISION of the Cassia County Planning and Zoning Commission to grant the request of Evard, LLC with respect to Cassia County Planning and Zoning Resolution No. 2015-10, to allow the amendment of the CAFO to change from a three (3) phase/ three (3) barn plan to one (1) centralized rotary milking barn, with centralized feed storage and centralized waste storage in the central part of the farm, as is set forth in the amendment application maps, which are incorporated herein by reference.

All other conditions, as set forth in Cassia County Planning and Zoning Resolution No. 2015-10 shall remain in full force and effect.

NOTICE OF APPEAL RIGHT

Pursuant to provision of Cassia County Code Zoning Regulation, Title 9, Chapter 5, Section 9-5-5 J, any person, whose substantial rights are affected by this decision, is hereby notified that they have a right to file an appeal of this decision to the Board of County Commissioners for Cassia County, Idaho within twenty-eight (28) days after the date of this written decision, by filing with the County Clerk a notice of appeal specifying the grounds therefor and paying the appropriate fee.

Notice to Applicant - Right to Request Regulatory Taking Analysis
Idaho Code Section 67-8003 (2) provides that:

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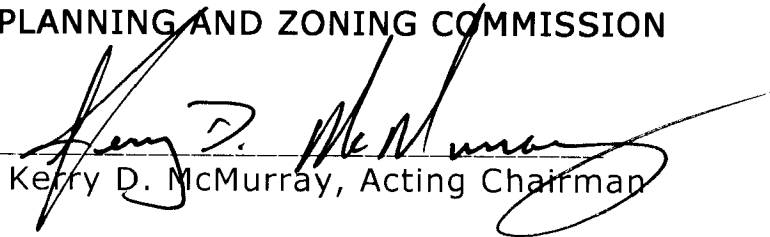
A request for a regulatory taking analysis in this matter, if requested, shall be filed with the Administrative Assistant of the Planning and Zoning Commission, in Courthouse Room #210, 1459 Overland Avenue, Burley, Cassia County, Idaho.

DATED this 17 day of March, 2014.

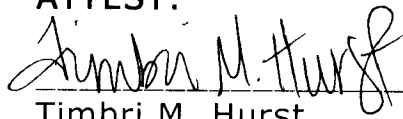
Approved this date by the following vote:

Bruce Beck	Aye ☐	Nay ☐	Excused ☒
Robert Brice	Aye ☐	Nay ☐	Excused ☒
Nolan Peterson	Aye ☒	Nay ☐	Excused ☐
Kent Durfee	Aye ☒	Nay ☐	Excused ☐
Kody Beck	Aye ☐	Nay ☐	Excused ☒
Kurt Mills	Aye ☒	Nay ☐	Excused ☐

PLANNING AND ZONING COMMISSION


Kerry D. McMurray, Acting Chairman

ATTEST:



Timbri M. Hurst,
Administrative Assistant to Planning and Zoning

M.H. Jones Farms, L.C.
82 South 150 East
Burley, ID 83318

September 22, 2025

Cassia County Planning and Zoning Commission
Attn: Kerry McMurry
1459 Overland Ave., Room 210
Burley, ID 83318

Re: Nature Ridge Holdings, LLC's Variance Request

Dear Cassia County Planning and Zoning Commission:

I am with M.H. Jones Farms L.C. We own property located adjacent to Nature Ridge Holdings, LLC's property in Cassia County. I have reviewed the variance request submitted to the county by Nature Ridge Holdings, LLC. M.H. Jones Farms L.C. does not oppose the variance request.

Sincerely,



Kendall Jones
M.H. Jones Farms L.C.

Conditional Use/CAFO/Variance Permit

Case Number # 2025-08-CAFO_CU_VAR

Applicants:

Nature Ridge Holdings, LLC

c/o AGPROfessionals
213 Canyon Crest Dr, Suite 100
Twin Falls, ID 83301

Request

Expansion of Existing Organic Dairy

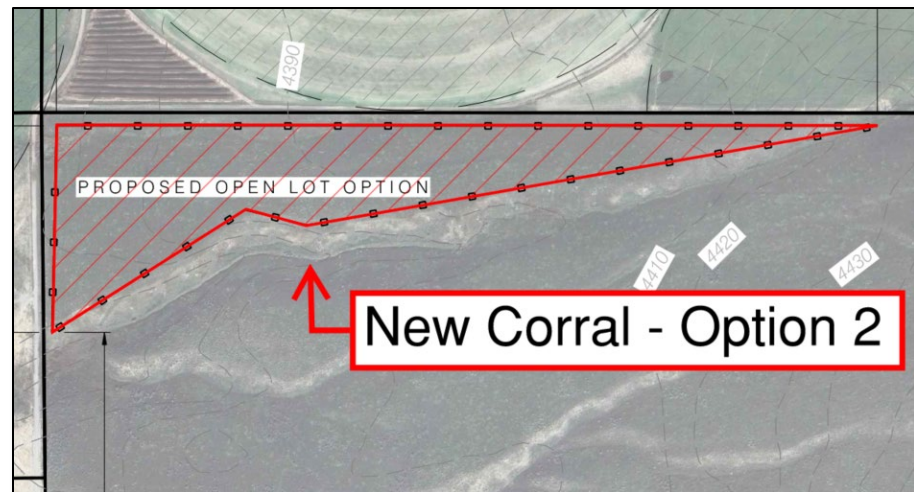
- 4,106.14 Acres
- 8,212 Animal Units
- Revise Herd Composition
- Add Open-Lot Pens and relocate composting operations on site

Vicinity Map





Site Plan - Improvements





Compliance with Setbacks

Setback Type	Required	Provided
Subdivisions	1,320-ft	No records found within 1 mile
Dwellings, churches, schools	1,320-ft	Not increasing
Floodplain (Zone A)	1,320-ft	Not increasing
Wells	400-ft	Not increasing
RA & Buffer Zone	5,280-ft	19-miles

Dwelling & Well Setbacks



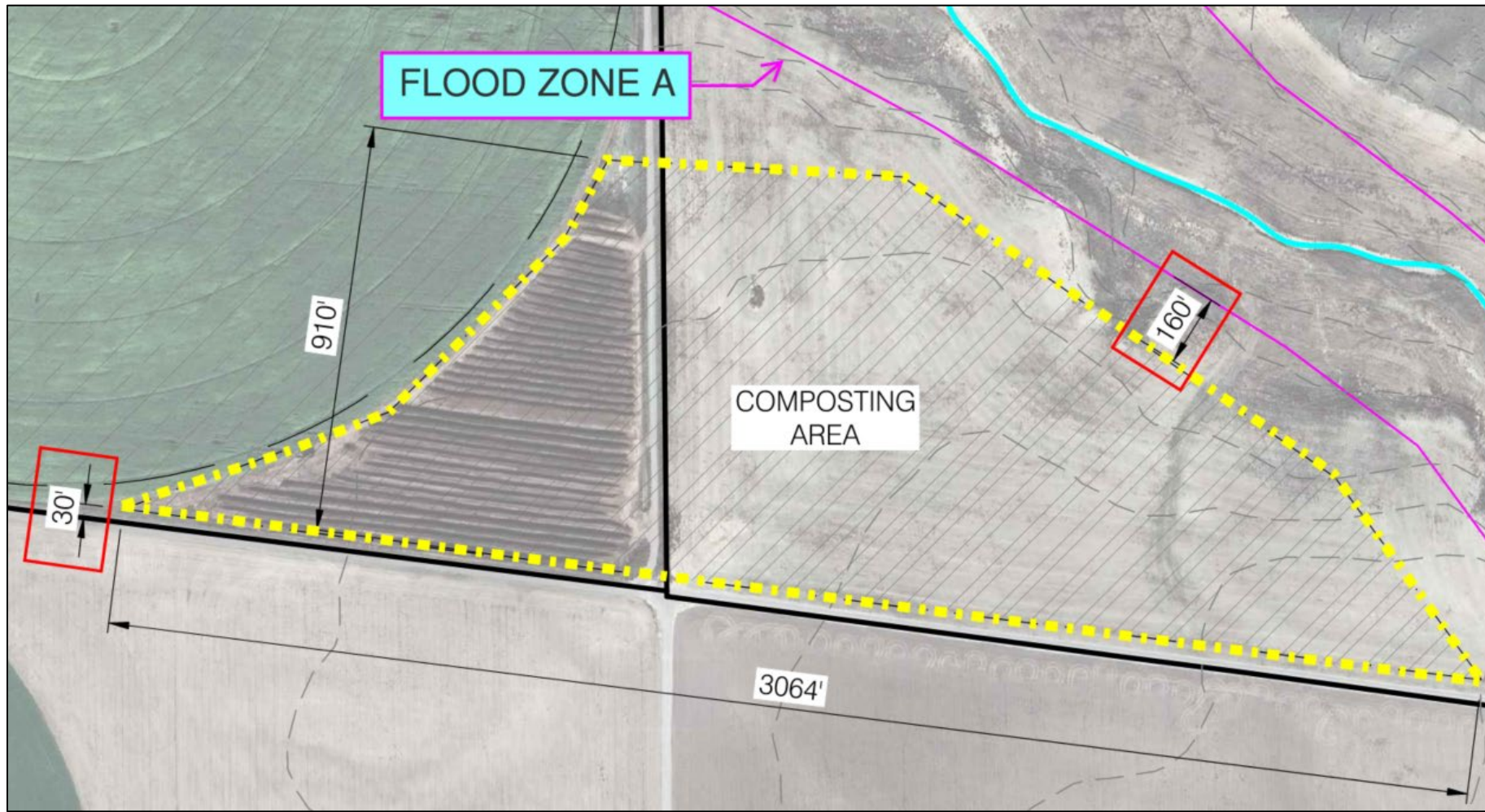
Floodplain Setbacks



Herd Composition

Animal	Number of Animals	AU Equivalency Factor	Animal Units
Milk Cows Holsteins	550	1.4	770
Milk Cows Jersey/Crossbreds	4,370	1.0	4,370
Dry Jersey/Crossbreds	650	1.0	650
Heifers	1,345	1.0	1,345
Heifers	1,345	0.8	1,076
Total	8,260	Total	8,211

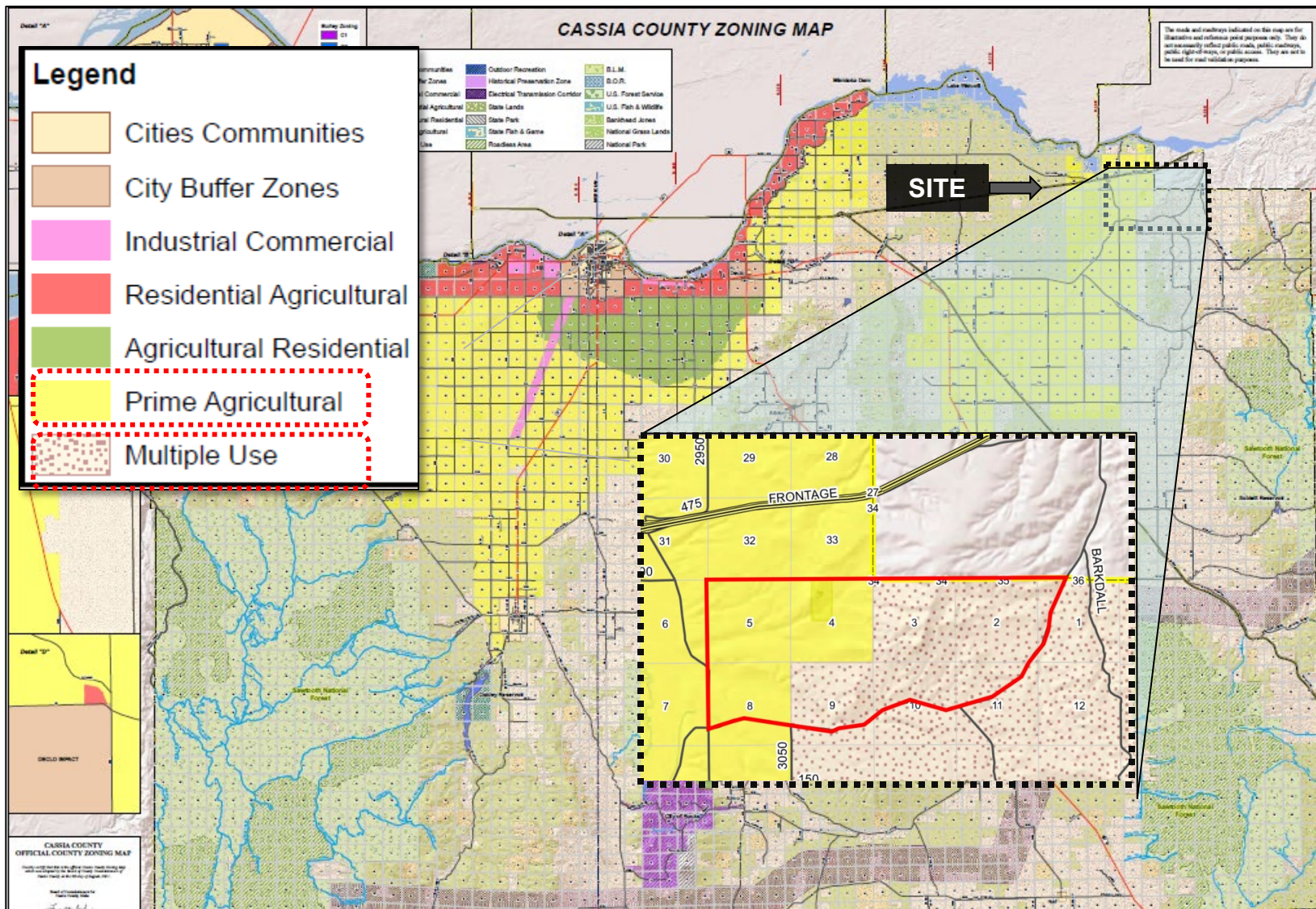
Variance – Composting Area



9-5-5: Variances: Statement of Conformity

- ✓ Special Circumstances
- ✓ Deprivation of Rights
- ✓ Circumstances Unavoidable
- ✓ Not a Special Privilege
- ✓ Minimum Condition

Cassia County Zoning Map



- Nutrient Management Plan
 - Updated NMP was submitted to ISDA on June 12, 2025



Nuisance Management Plan

Air Quality

- Dust
- Odor

Pests

- Flies
- Mosquitoes
- Rodents
- Birds

Cleanliness

- Pens harrowed
- Habitat removed
- Biological, organic chemical, and mechanical treatments

Weed Management Plan

- Weed Management Supervisor approved the plan on April 3, 2025
- Prevent the establishment of noxious weeds
- Eradicate weeds that do establish on the property

Pasture Management Plan

- Plan developed and implemented to comply with the National Organic Program (NOP) Rule
 - Cattle are required to have regular field access during the active grazing season
- Intensive Rotational Grazing
 - Typical Grazing Season: May 1 – September 29
- Designed to prevent overgrazing

Burley Highway District

- Feb. 10, 2025 Meeting held with District and Consultants
- March 5, 2025 Response letter from District– No concerns

Water Usage

Water Use	Water Demand (AFA)	Diversion Rate
Stockwater	104.7	0.19
Commercial Parlor	97.1	0.13
Safety Factor (1.2)	40.3	0.06
TOTAL	242.1	0.38

Water Right 43-13741	AFA	Diversion Rate	Use/s
Current	107.4	0.58	Stockwater/Commercial
Transfer	142.9	0.61	Stockwater/Commercial
FINAL	250.28	1.19	Stockwater/Commercial

District Impact Statement

- Water District 143 – Raft River Basin
 - October 17, 2024 Response received from IDWR
 - June 16, 2025 Water transfer application submitted to IDWR for updated Beneficial Uses



Applicant Obligations

Title 9 Chapter 13 – Conditional Use Permits 9-13-3: Generally Applicable Standards

1. Qualify as a Conditional Use in the Zone District
2. Meet General Obligations
3. Maintain Character
4. Will not be Unreasonably Hazardous
5. Adequate Public Facilities to Serve the Use
6. Economic Welfare
7. Conditions of Operation
8. Harmful Conditions
9. Vehicular Approaches
10. Scenic & Historic Features



Conditional Use/CAFO/Variance Permit

Case Number # 2025-08-CAFO_CU_VAR

Applicants:

Nature Ridge Holdings, LLC

**c/o AGPROfessionals
213 Canyon Crest Dr , Suite 100
Twin Falls, ID 83301**