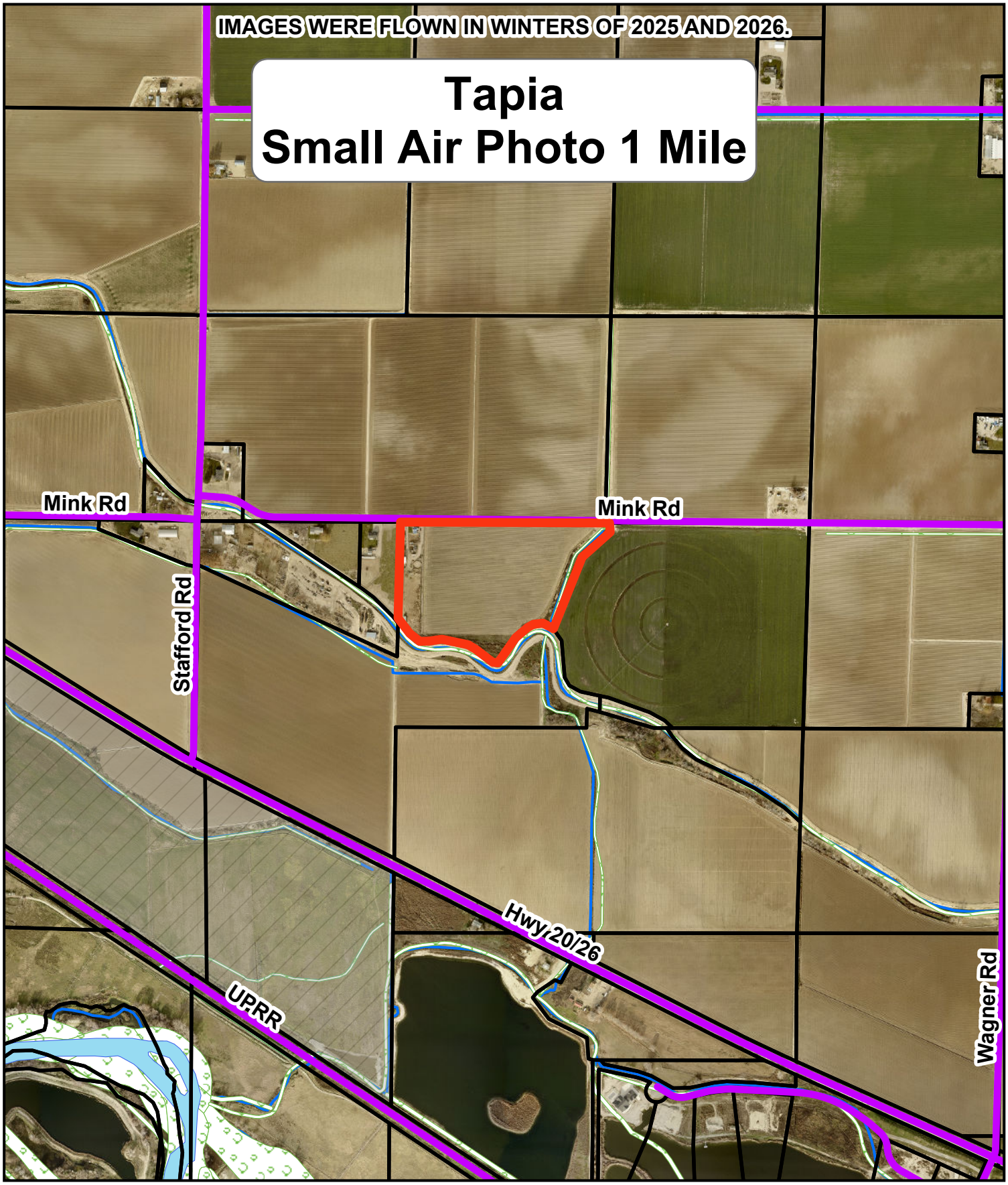
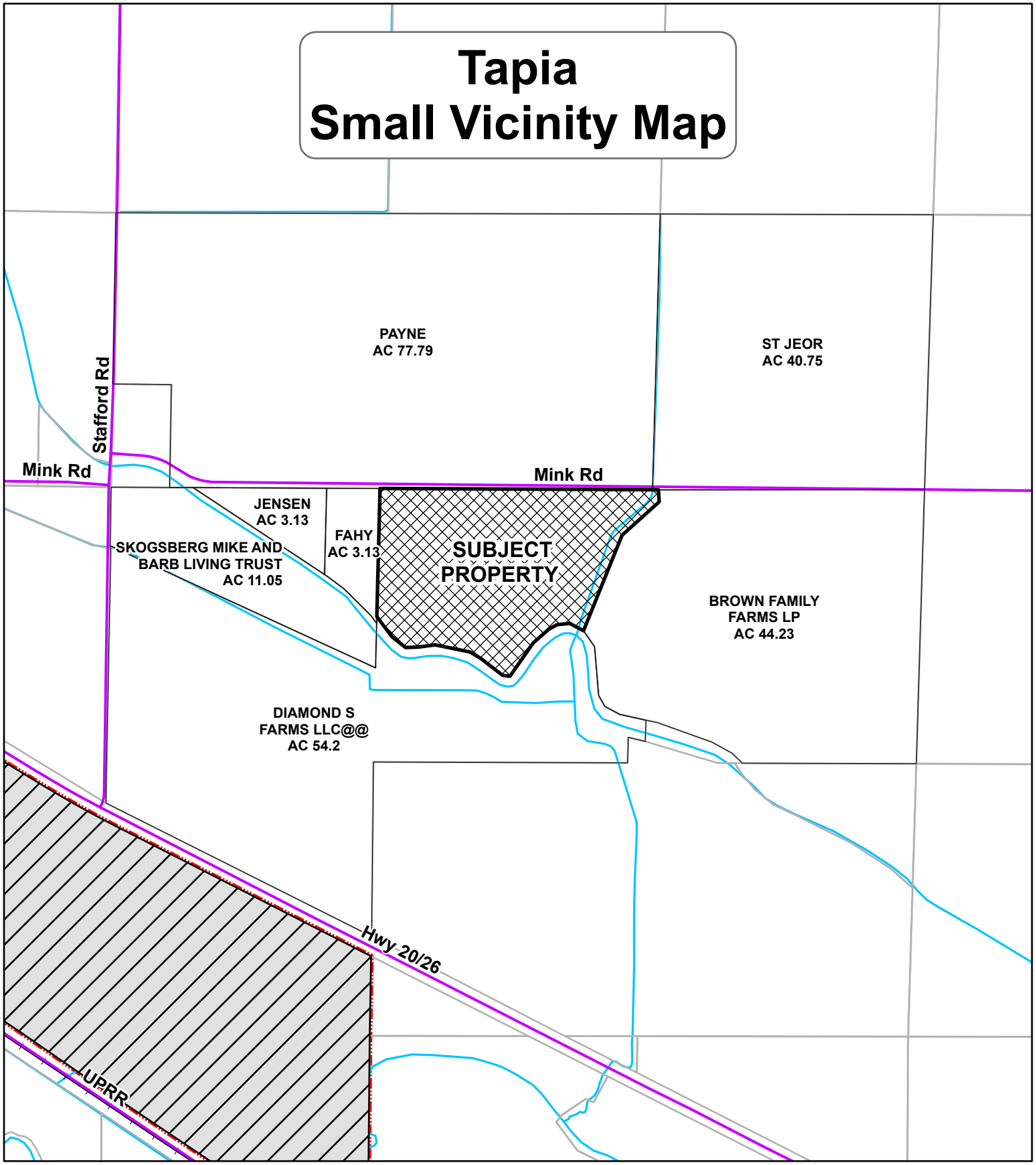
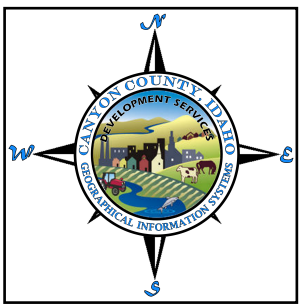


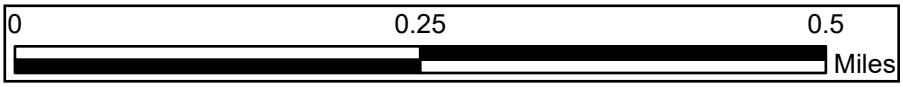
City_Limits
Wetlands

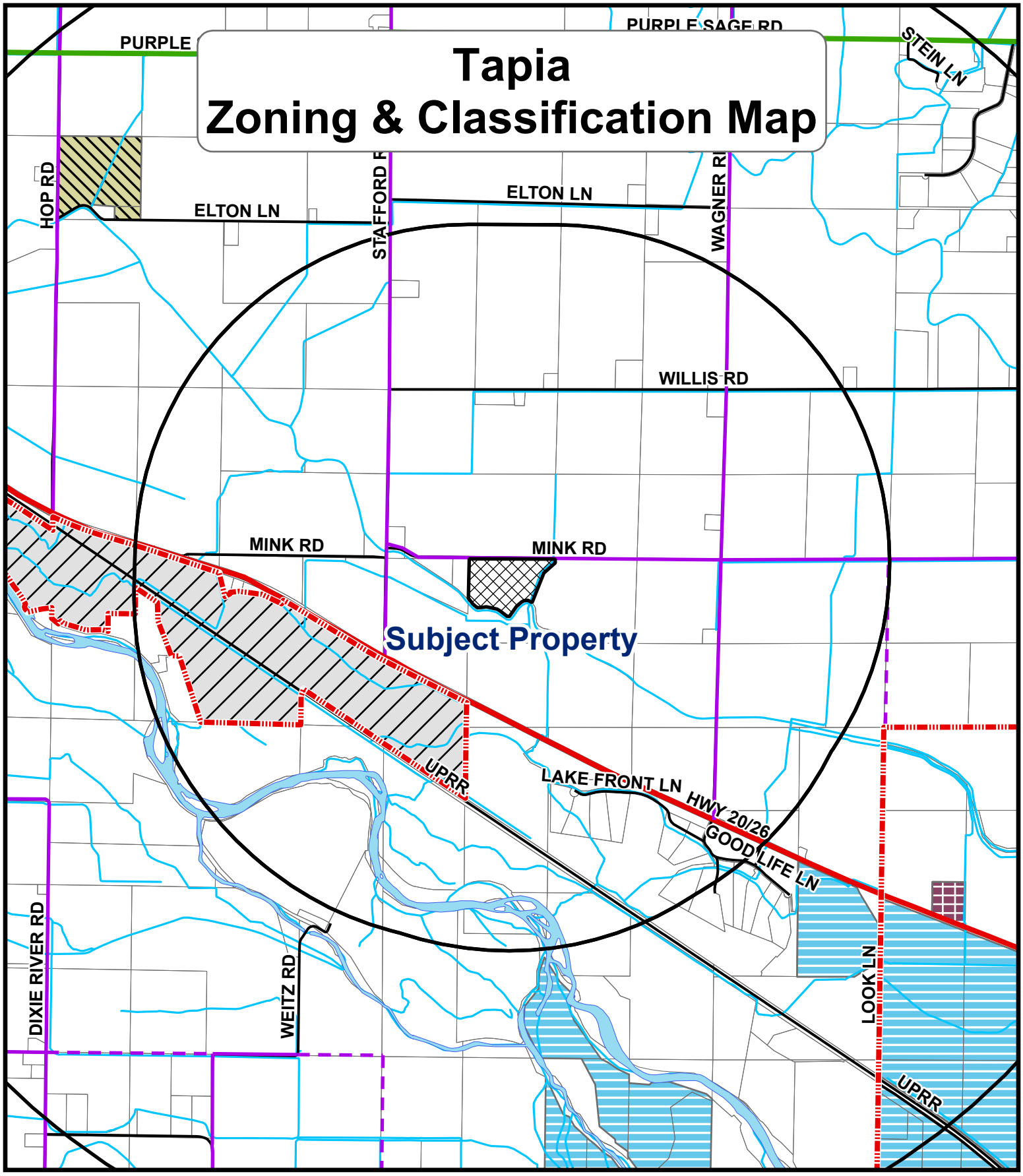
0 0.25 0.5 Miles

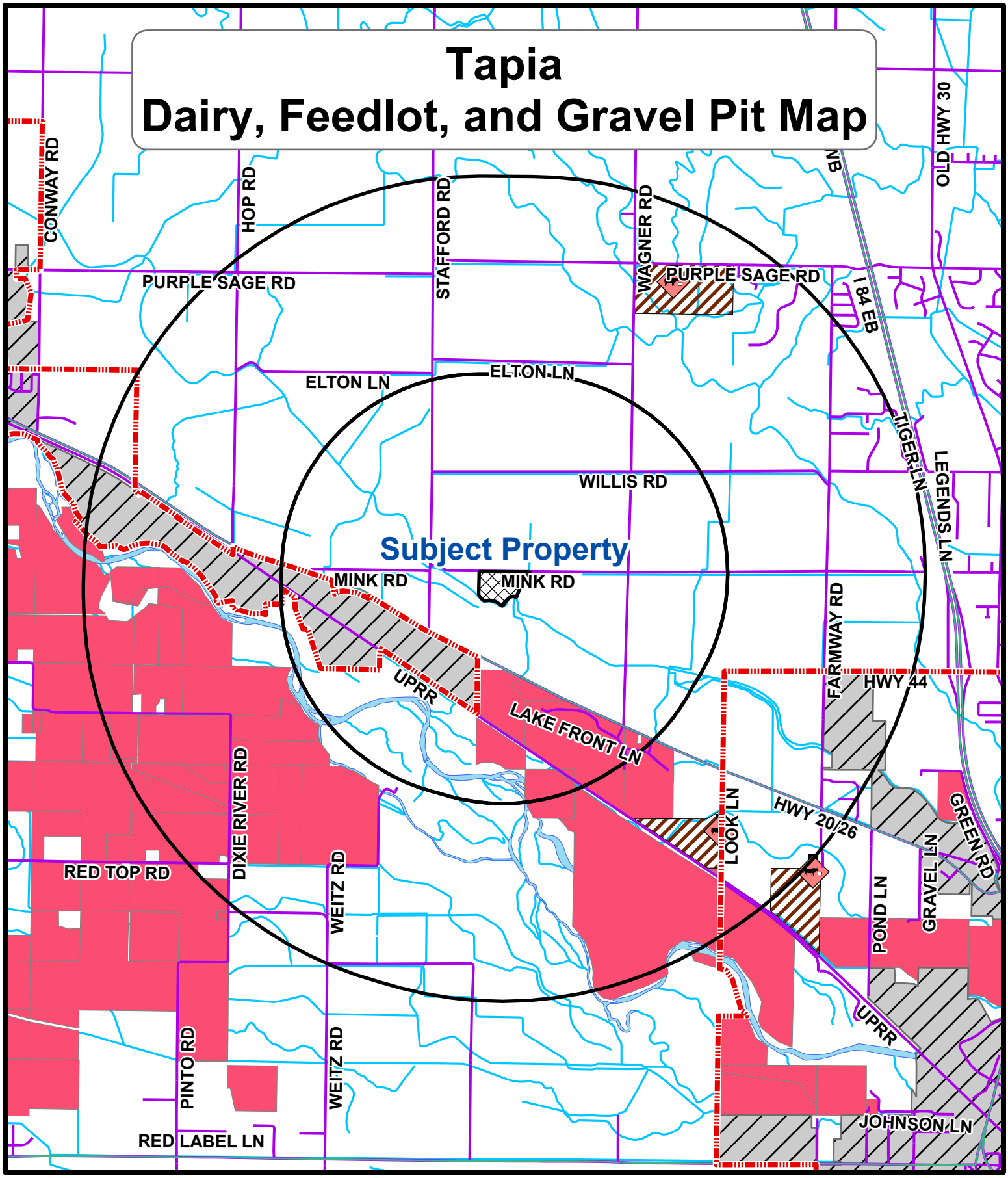
Tapia
Small Vicinity Map





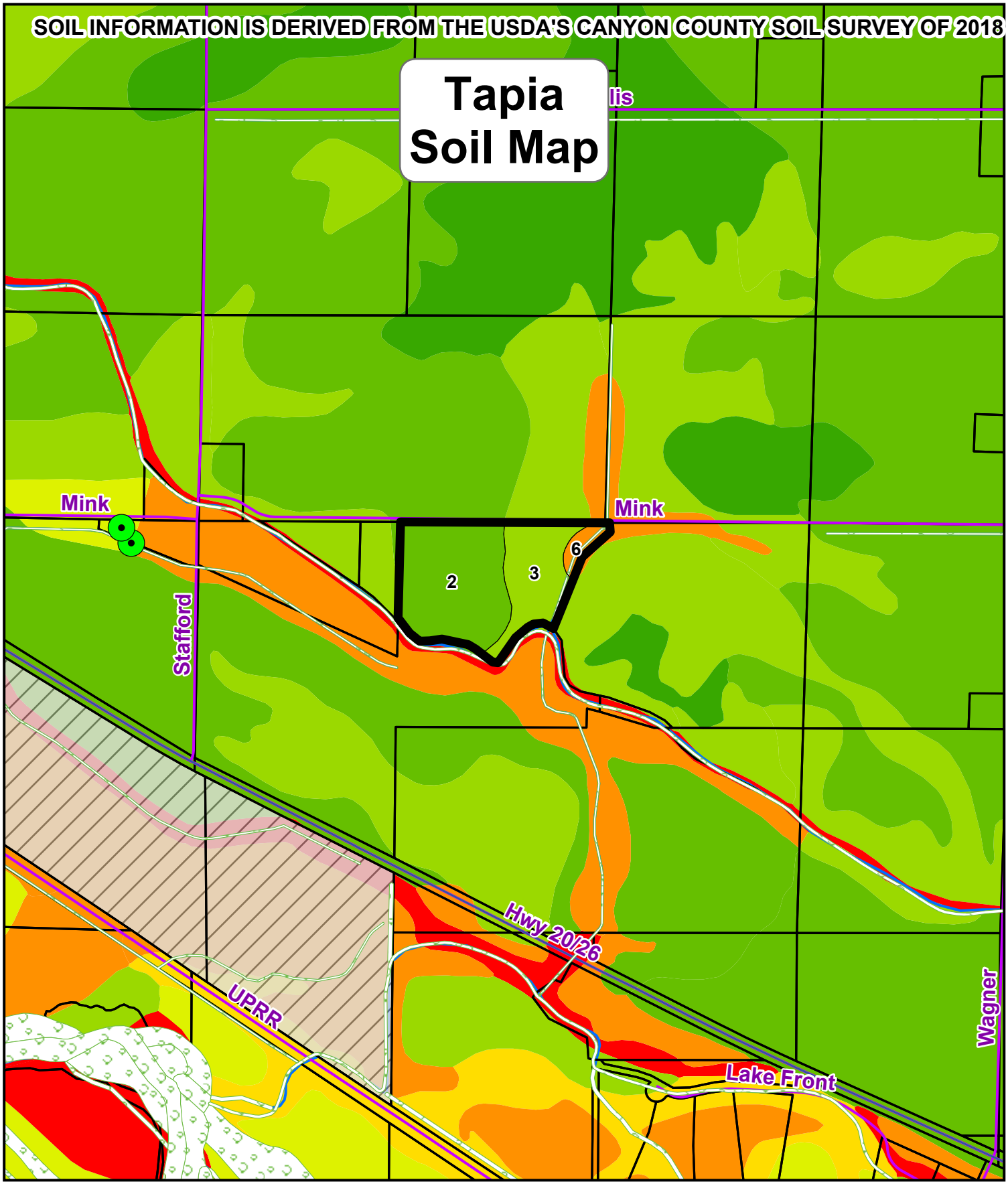



Tapia
Zoning & Classification Map
PURPLE
PURPLE SAGE RD
STEIN LN
HOP RD
ELTON LN
ELTON LN
STAFFORD R
WAGNER R
WILLIS RD
MINK RD
MINK RD
Subject Property
UPRR
LAKE FRONT LN
HWY 20/26
GOOD LIFE LN
DIXIE RIVER RD
WEITZ RD
LOOK LN
UPRR
CANYON COUNTY, IDAHO
DEVELOPMENT SERVICES
GEOGRAPHICAL INFORMATION SYSTEMS
RR
CR-RR
R1
CR-R1
R2
C
C1
CR-C1
C2
CR-C2
M1
CR-M1
M2
AG
INTERSTATE
OTHER FREEWAY/ EXPRESSWAY
PROPOSED OTHER FREEWAY/ EXPRESSWAY
PRINCIPAL ARTERIAL
PROPOSED PRINCIPAL ARTERIAL
MINOR ARTERIAL
PROPOSED MINOR ARTERIAL
COLLECTOR
PROPOSED COLLECTOR
0
0.25
0.5
Miles


Tapia
Dairy, Feedlot, and Gravel Pit Map
CONWAY RD
HOP RD
STAFFORD RD
WAGNER RD
OLD HWY 30
PURPLE SAGE RD
PURPLE SAGE RD
I 84 EB
ELTON LN
ELTON LN
TIGER LN
LEGENDS LN
WILLIS RD
Subject Property
MINK RD
MINK RD
FARMWAY RD
HWY 44
UPRR
LAKE FRONT LN
HWY 20/26
LOOK LN
GREEN RD
GRAVEL LN
POND LN
DIXIE RIVER RD
WEITZ RD
RED TOP RD
PINTO RD
WEITZ RD
UPRR
JOHNSON LN
RED LABEL LN
FEEDLOTS
DAIRIES
GRAVELPITS
0
1
2
Miles

SOIL INFORMATION IS DERIVED FROM THE USDA'S CANYON COUNTY SOIL SURVEY OF 2018

Tapia Soil Map



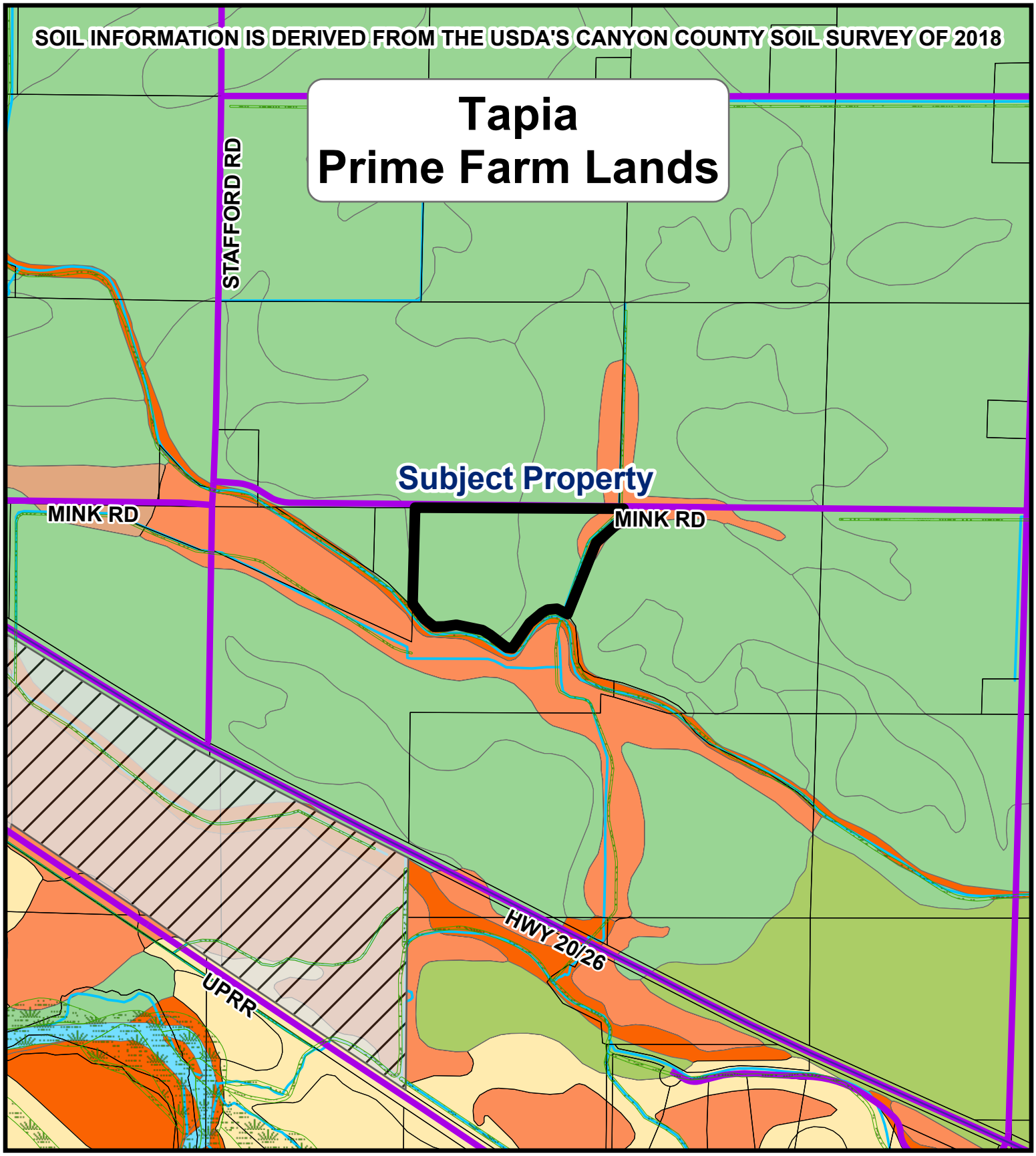
Nitrate Priority Wells

- 0.005000 - 2.000000
- 2.000001 - 5.000000
- 5.000001 - 10.000000
- 10.000001 - 49.800000

IDWR_2C_Geothermal_

Wetlands

0 0.25 0.5 Miles


SOIL INFORMATION IS DERIVED FROM THE USDA'S CANYON COUNTY SOIL SURVEY OF 2018
Tapia
Prime Farm Lands
STAFFORD RD
Subject Property
MINK RD
MINK RD
HWY 20/26
UPRR
TAXLOTS
City_Limits
WETLANDS
2C_Hydro
FARMLAND
Farmland of statewide importance
Farmland of statewide importance, if irrigated
Farmland of statewide importance, if irrigated and reclaimed of excess salts and sodium
Not prime farmland
Water/Gravel Pit/ Rock outcrop/ Riverwash/ Terrace Escarpments
Prime farmland if irrigated
Prime farmland if irrigated and drained
Prime farmland if irrigated and reclaimed of excess salts and sodium
0
0.125
0.25
Miles

SOIL REPORT

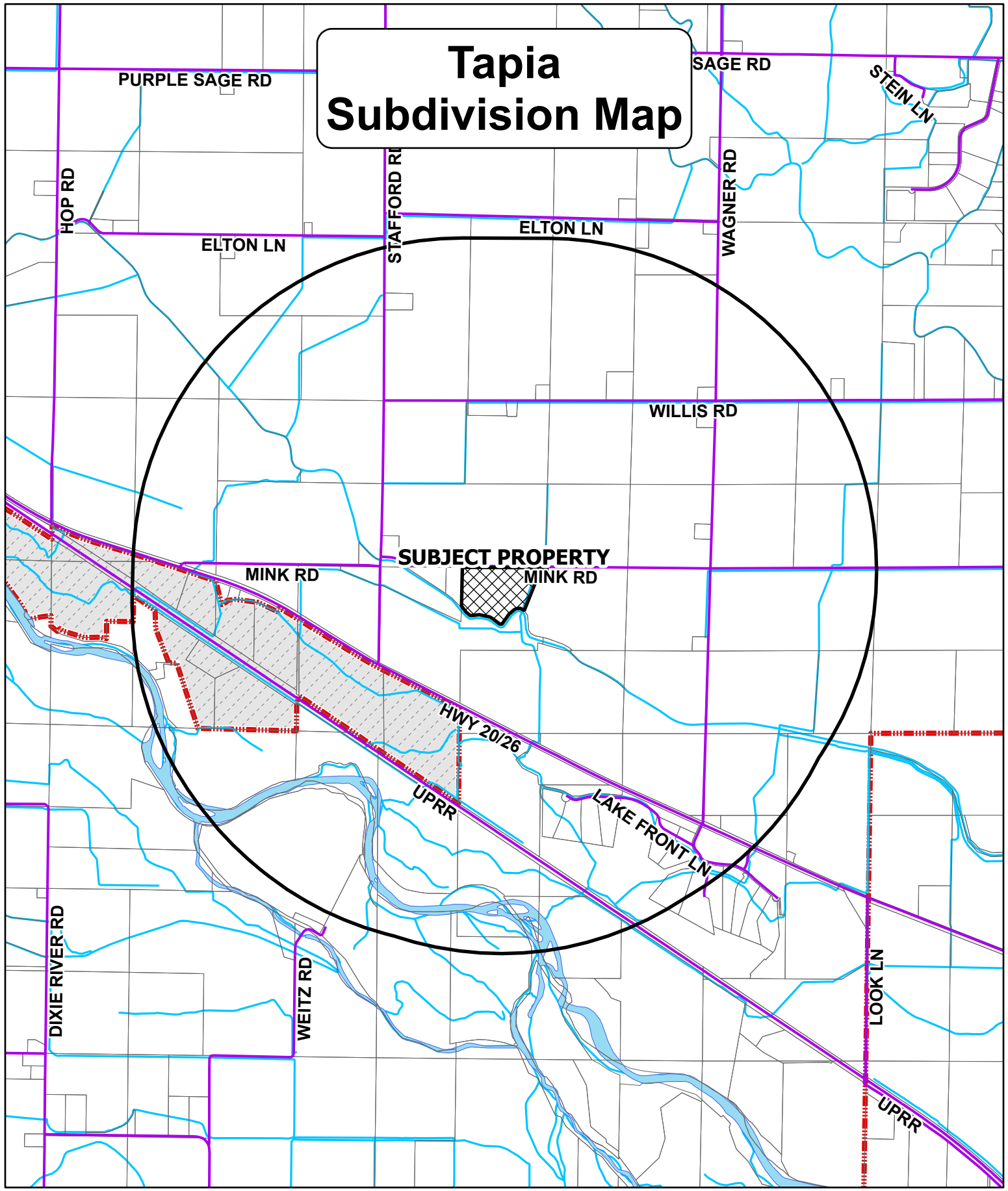
SOIL CAPABILITY CLASS	SOIL CAPABILITY	SQUARE FOOTAGE	ACREAGE	PERCENTAGE
3	MODERATELY SUITED SOIL	292972.66	6.73	33.56%
2	BEST SUITED SOIL	529933.67	12.17	60.70%
6	LEAST SUITED SOIL	50130.58	1.15	5.74%
		873036.91	20.04	100%

FARMLAND REPORT

SOIL NAME	FARMLAND TYPE	SQUARE FOOTAGE	ACREAGE	PERCENTAGE
GwB	Prime farmland if irrigated	292972.66	6.73	33.56%
GwA	Prime farmland if irrigated	529933.67	12.17	60.70%
BsA	Not prime farmland	50130.58	1.15	5.74%
		873036.91	20.04	100%

SOIL INFORMATION IS DERIVED FROM THE USDA's CANYON COUNTY SOIL SURVEY OF 2018

GRADE	SOILTYPE
1	BEST SUITED SOIL
2	BEST SUITED SOIL
3	MODERATELY SUITED SOIL
4	MODERATELY SUITED SOIL
5	LEAST SUITED SOIL
6	LEAST SUITED SOIL
7	LEAST SUITED SOIL
8	LEAST SUITED SOIL
9	LEAST SUITED SOIL


Tapia
Subdivision Map
PURPLE SAGE RD
SAGE RD
STEIN LN
HOP RD
STAFFORD RD
WAGNER RD
ELTON LN
ELTON LN
WILLIS RD
SUBJECT PROPERTY
MINK RD
MINK RD
HWY 20/26
UPRR
LAKE FRONT LN
DIXIE RIVER RD
WEITZ RD
LOOK LN
UPRR
SUBDIVISIONS
Plat Type,Plat Status
Preliminary,Approved
Preliminary,Pending
MOBILE HOME PARKS
0
0.25
0.5
Miles

SUBDIVISION & LOT REPORT

NUMBER OF SUBS	ACRES IN SUB	NUMBER OF LOTS	AVERAGE LOT SIZE
0			

NUMBER OF SUBS IN PLATTING	ACRES IN SUB	NUMBER OF LOTS	AVERAGE LOT SIZE
0			

NUMBER OF LOTS NOTIFIED	AVERAGE	MEDIAN	MINIMUM	MAXIMUM
9	35.86	40.75	3.13	77.79

NUMBER OF MOBILE HOME PARKS	ACRES IN MHP	NUMBER OF SITES	AVG HOMES PER ACRE	MAXIMUM
0				

PLATTED SUBDIVISIONS

SUBDIVISION NAME	Label	LOCATION	ACRES	NO. OF LOTS	AVERAGE LOT SIZE	CITY OF…	Year

SUBDIVISIONS IN PLATTING

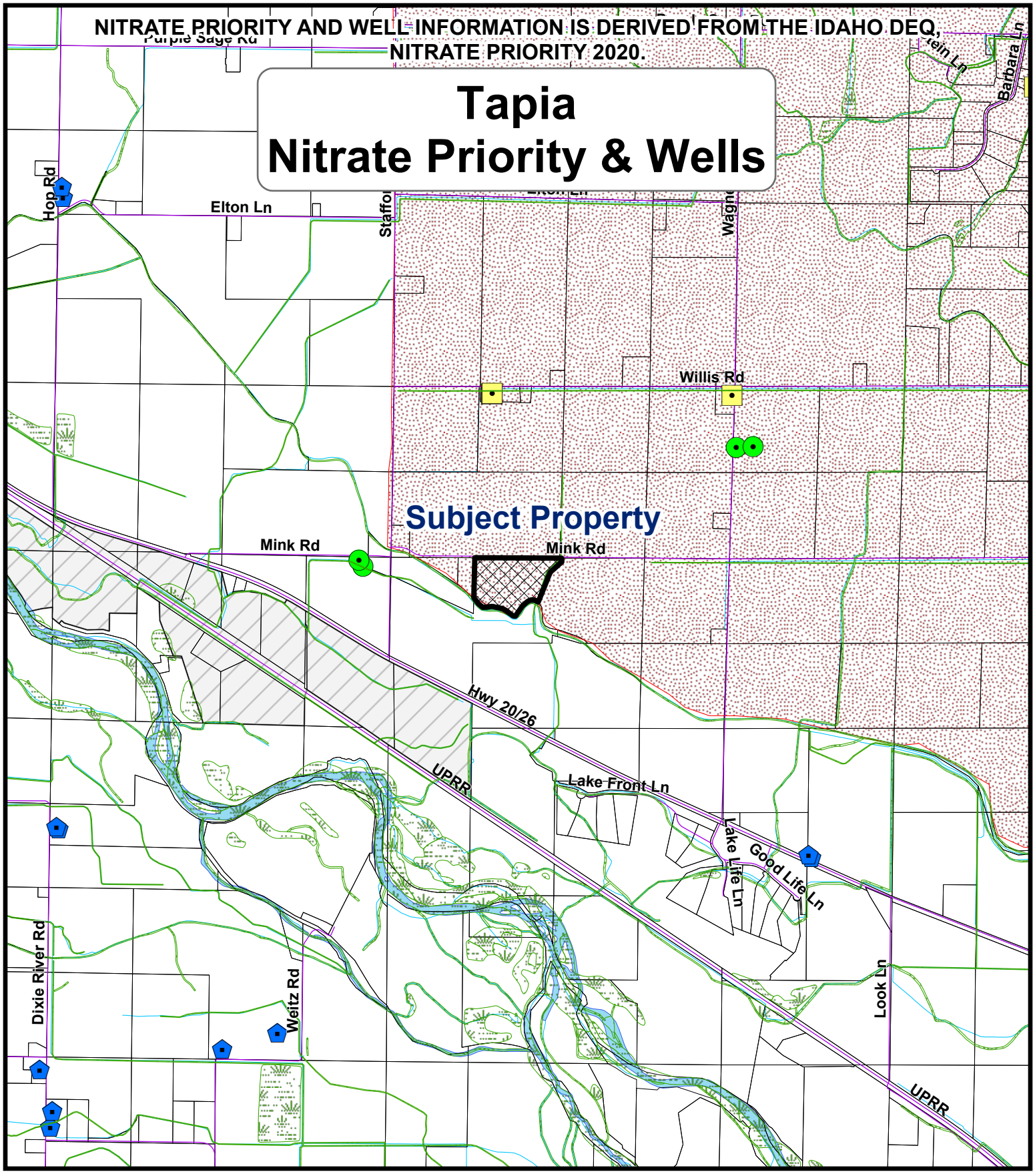
SUBDIVISION NAME	ACRES	NO. OF LOTS	AVERAGE LOT SIZE

MOBILE HOME & RV PARKS

SUBDIVISION NAME	SITE ADDRESS	ACRES	NO. OF SPACES	UNITS PER ACRE	CITY OF…

NITRATE PRIORITY AND WELL INFORMATION IS DERIVED FROM THE IDAHO DEQ, NITRATE PRIORITY 2020.

Tapia
Nitrate Priority & Wells



CANYON COUNTY, IDAHO
DEVELOPMENT SERVICES
GEOGRAPHICAL INFORMATION SYSTEMS

GEO-THERMAL LOCATIONS

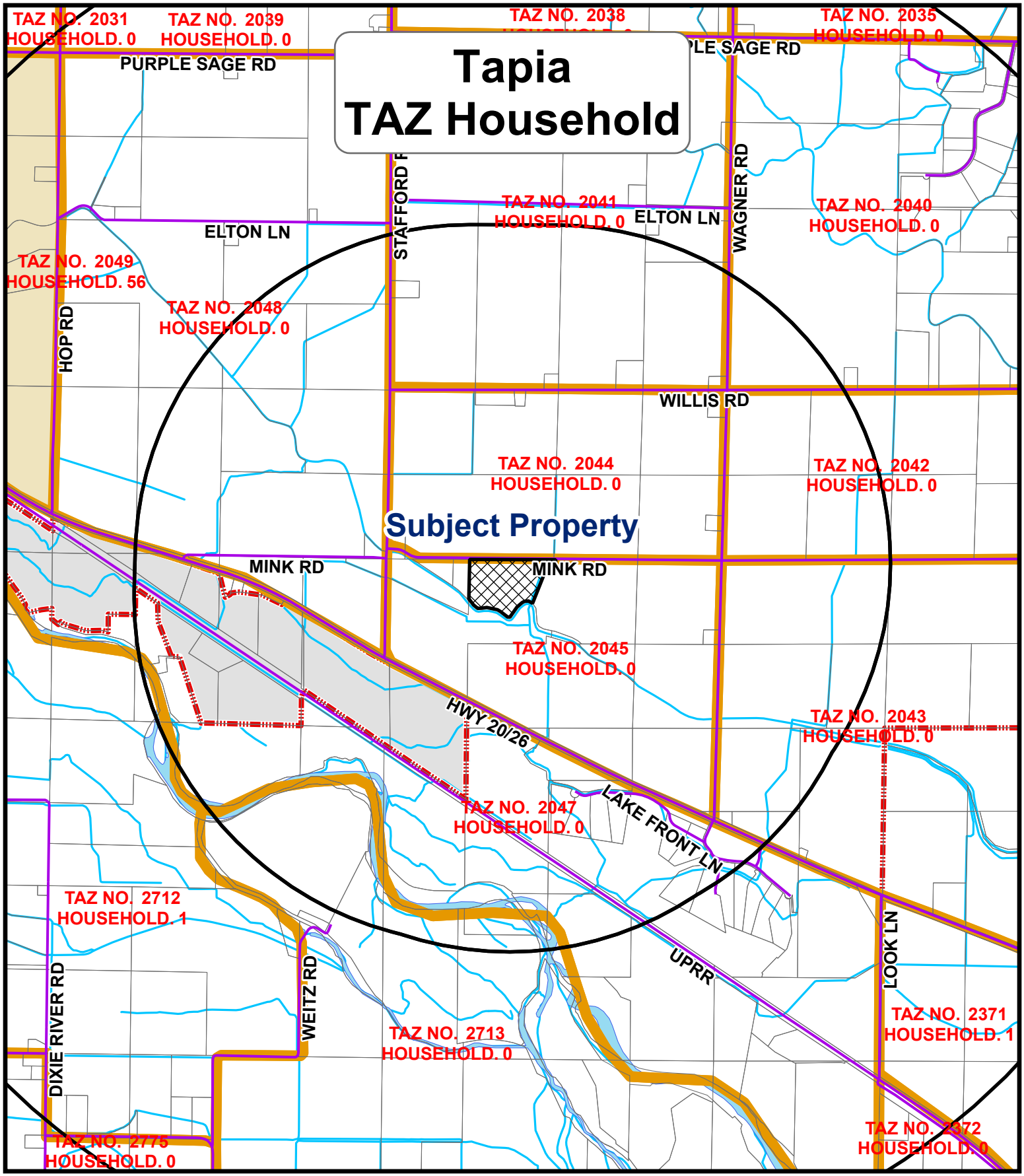
WETLANDS

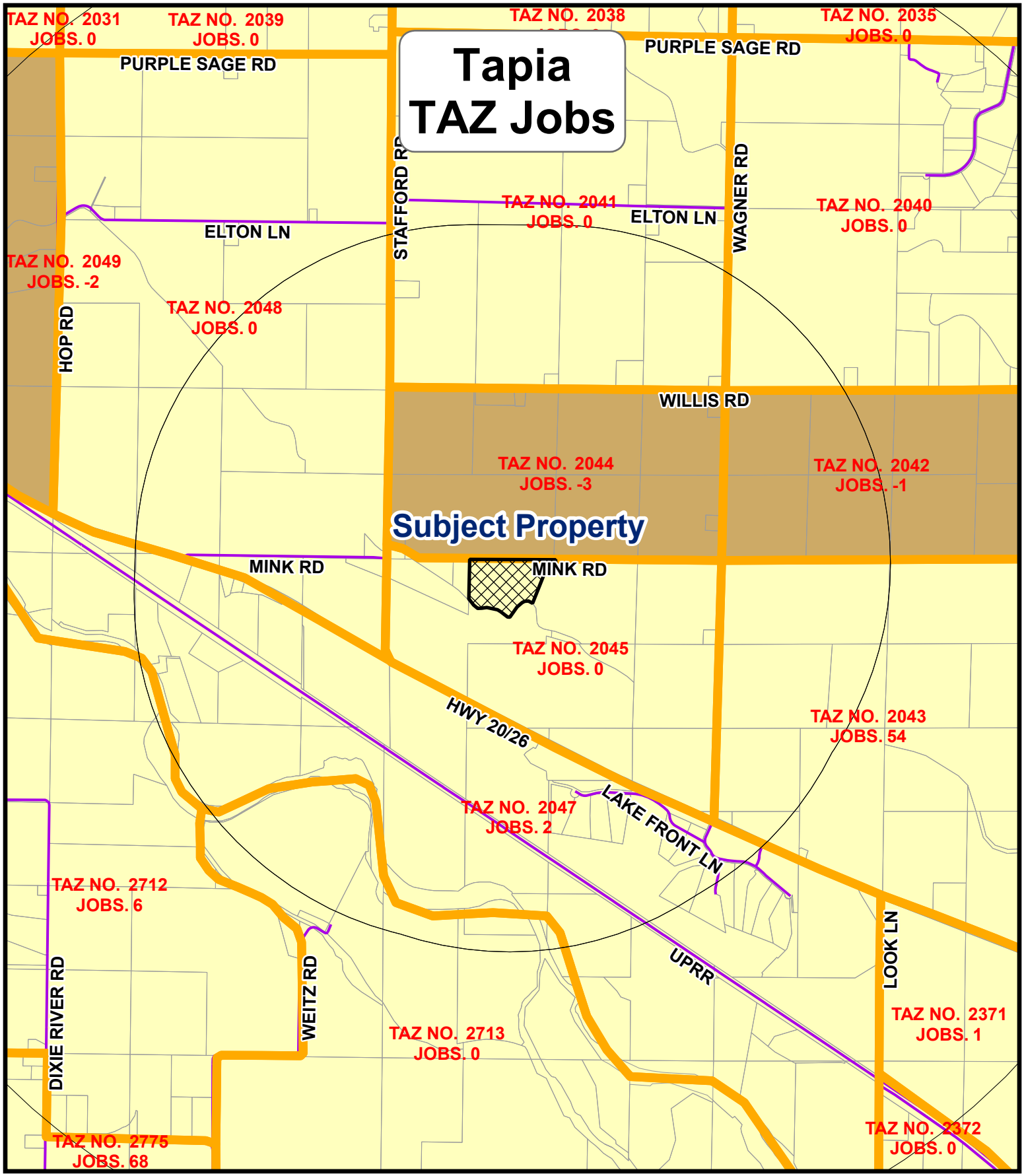
NITRATE_PRIORITY

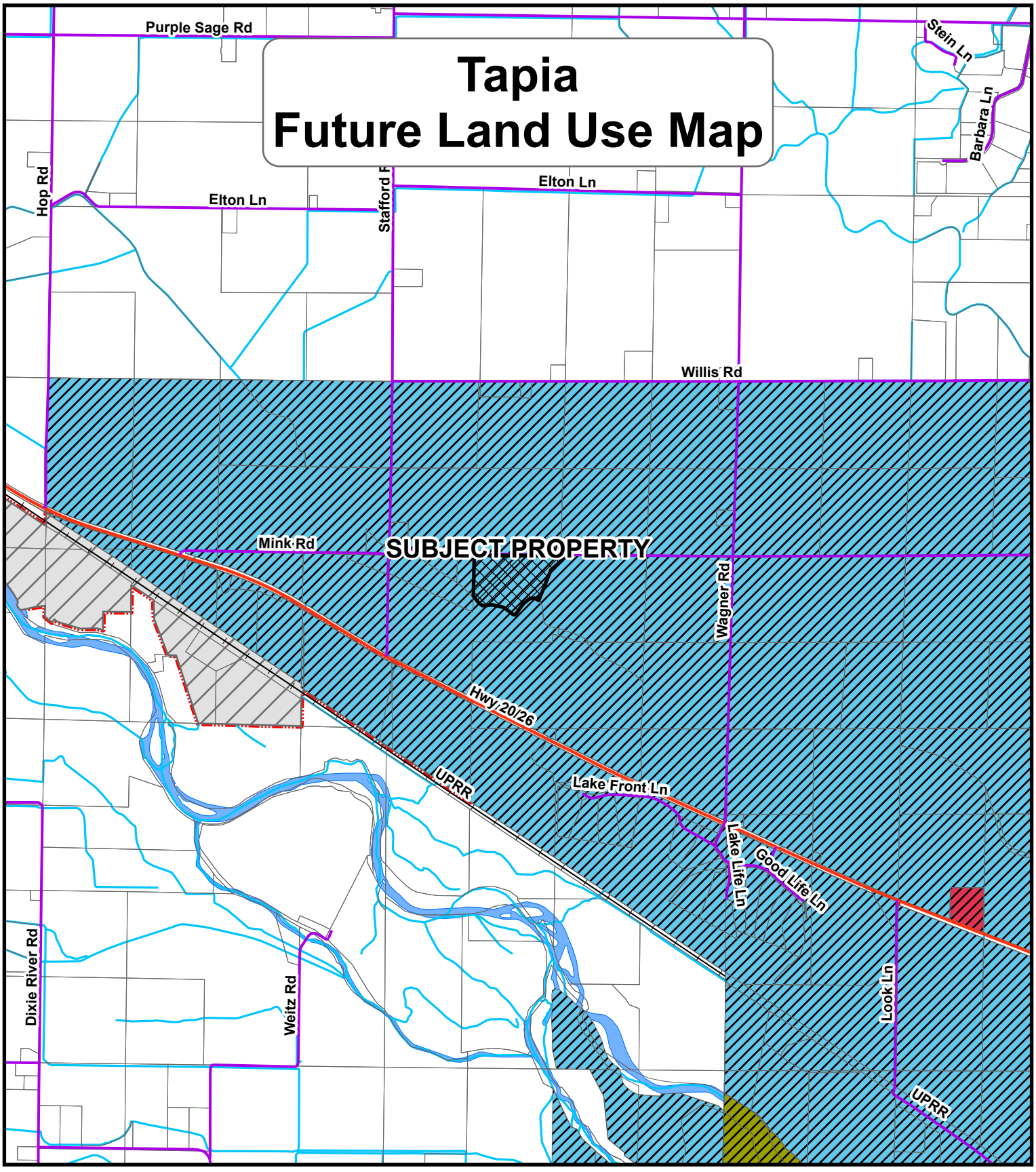
DEQ WELLS
N03_MGL

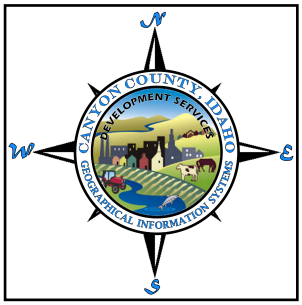
- 0.005 - 2.00
- 2.000001 - 5.00
- 5.0000001 - 10.00
- 10.000001 - 49.80

0 0.5 1 Miles


Tapia
TAZ Household
TAZ NO. 2031
HOUSEHOLD. 0
TAZ NO. 2039
HOUSEHOLD. 0
TAZ NO. 2038
TAZ NO. 2035
HOUSEHOLD. 0
PURPLE SAGE RD
PURPLE SAGE RD
STAFFORD R
WAGNER RD
TAZ NO. 2041
HOUSEHOLD. 0
ELTON LN
ELTON LN
TAZ NO. 2040
HOUSEHOLD. 0
TAZ NO. 2049
HOUSEHOLD. 56
HOP RD
TAZ NO. 2048
HOUSEHOLD. 0
WILLIS RD
TAZ NO. 2044
HOUSEHOLD. 0
TAZ NO. 2042
HOUSEHOLD. 0
Subject Property
MINK RD
MINK RD
TAZ NO. 2045
HOUSEHOLD. 0
HWY 20/26
TAZ NO. 2043
HOUSEHOLD. 0
LAKE FRONT LN
TAZ NO. 2047
HOUSEHOLD. 0
TAZ NO. 2712
HOUSEHOLD. 1
UPRR
LOOK LN
DIXIE RIVER RD
WEITZ RD
TAZ NO. 2713
HOUSEHOLD. 0
TAZ NO. 2371
HOUSEHOLD. 1
TAZ NO. 2775
HOUSEHOLD. 0
TAZ NO. 2372
HOUSEHOLD. 0
N
W
E
S
CANYON COUNTY, IDAHO
DEVELOPMENT SERVICES
GEOGRAPHICAL INFORMATION SYSTEMS
House Hold 2025-2050
-4 - 50
51 - 150
151 - 250
251 - 500
501 - 750
751 - 1263
0
0.5
1
Miles


Tapia
TAZ Jobs
TAZ NO. 2031
JOBS. 0
TAZ NO. 2039
JOBS. 0
TAZ NO. 2038
TAZ NO. 2035
JOBS. 0
PURPLE SAGE RD
PURPLE SAGE RD
STAFFORD RD
WAGNER RD
TAZ NO. 2041
JOBS. 0
ELTON LN
ELTON LN
TAZ NO. 2040
JOBS. 0
TAZ NO. 2049
JOBS. -2
TAZ NO. 2048
JOBS. 0
HOP RD
WILLIS RD
TAZ NO. 2044
JOBS. -3
TAZ NO. 2042
JOBS. -1
Subject Property
MINK RD
MINK RD
TAZ NO. 2045
JOBS. 0
HWY 20/26
TAZ NO. 2043
JOBS. 54
TAZ NO. 2047
JOBS. 2
LAKE FRONT LN
TAZ NO. 2712
JOBS. 6
UPRR
LOOK LN
DIXIE RIVER RD
WEITZ RD
TAZ NO. 2713
JOBS. 0
TAZ NO. 2371
JOBS. 1
TAZ NO. 2775
JOBS. 68
TAZ NO. 2372
JOBS. 0
N
W
E
S
CANYON COUNTY, IDAHO
DEVELOPMENT SERVICES
GEOGRAPHICAL INFORMATION SYSTEMS
Jobs 2025-2050
-1
0 - 100
101 - 250
251 - 500
501 - 1000
1001 - 2148
0
0.5
1
Miles

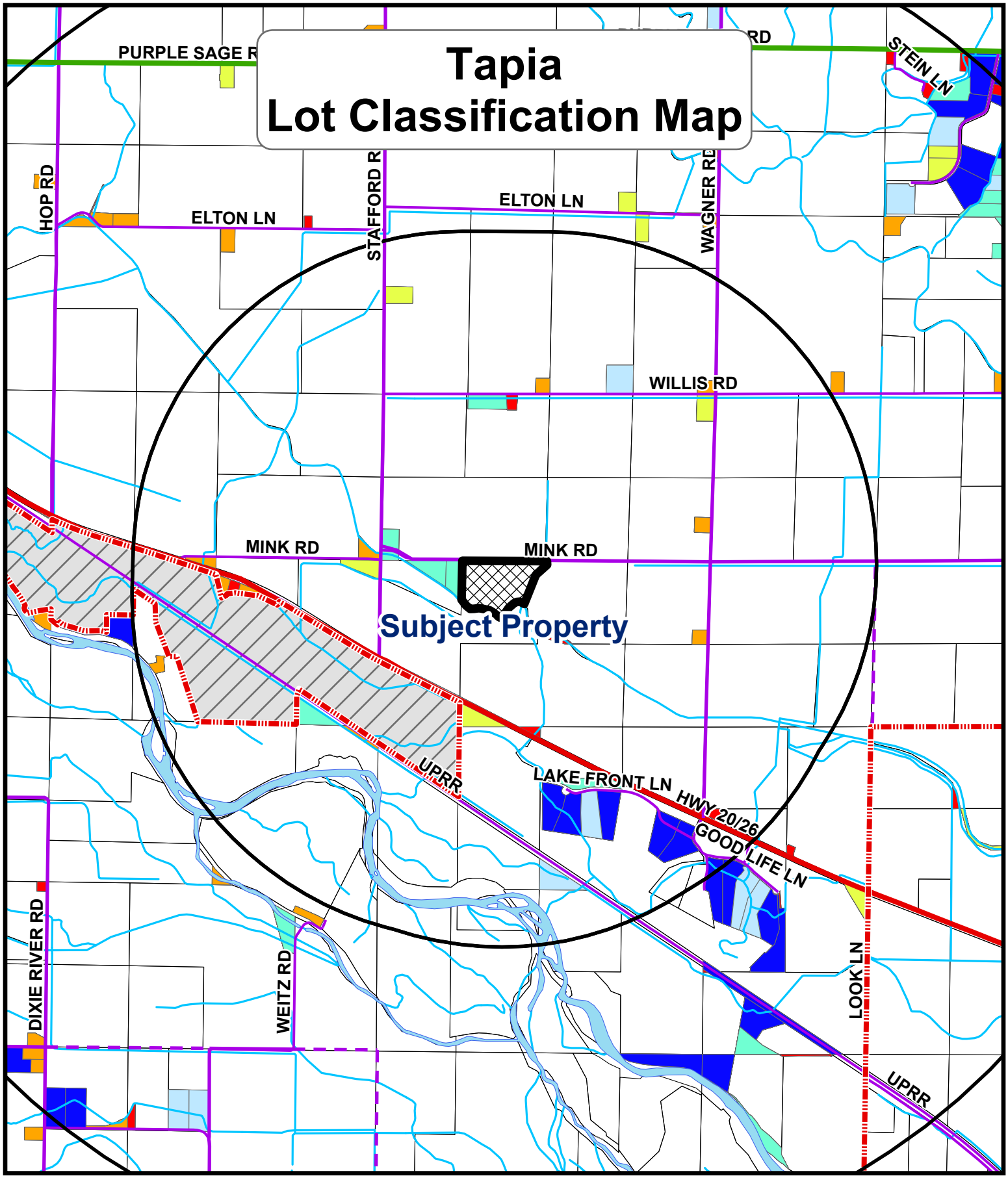


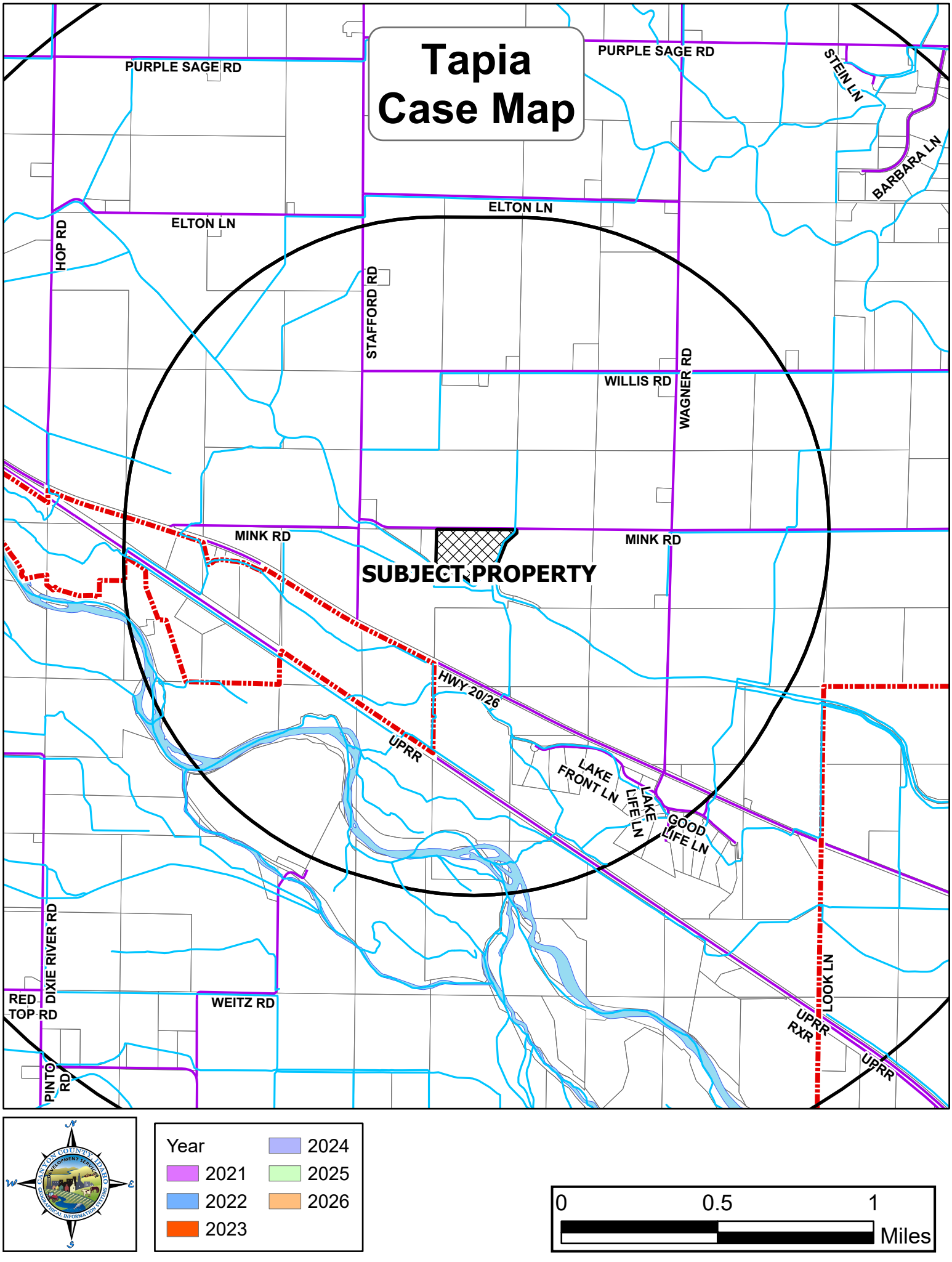


Future Land Use 2030

- COMMERCIAL
- INDUSTRIAL
- RESIDENTIAL
- RURAL RESIDENTIAL

0 0.5 1 Miles

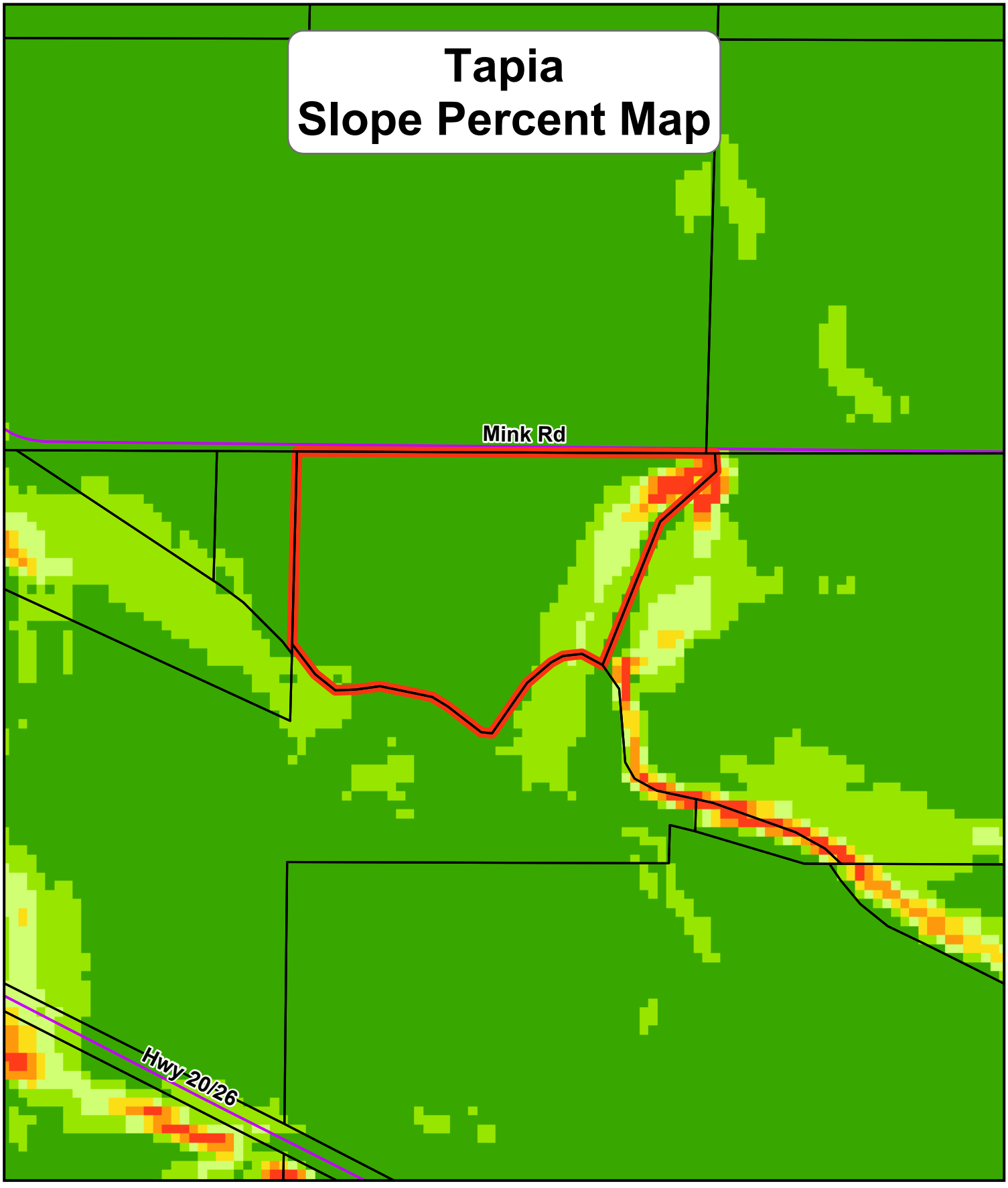

Tapia
Lot Classification Map
PURPLE SAGE R
STEIN LN
HOP RD
ELTON LN
STAFFORD R
ELTON LN
WAGNER RD
WILLIS RD
MINK RD
MINK RD
Subject Property
UPRR
LAKE FRONT LN
HWY 20/26
GOOD LIFE LN
DIXIE RIVER RD
WEITZ RD
LOOK LN
UPRR
Lot Size
0.0 - 1.0
1.1 - 2.0
2.1 - 3.0
3.1 - 4.0
4.1 - 5.0
5.1 - 6.0
INTERSTATE
OTHER FREEWAY/ EXPRESSWAY
PROPOSED OTHER FREEWAY/ EXPRESSWAY
PRINCIPAL ARTERIAL
PROPOSED PRINCIPAL ARTERIAL
MINOR ARTERIAL
PROPOSED MINOR ARTERIAL
COLLECTOR
PROPOSED COLLECTOR
0
0.25
0.5
Miles


Tapia
Case Map
PURPLE SAGE RD
PURPLE SAGE RD
STEIN LN
BARBARA LN
ELTON LN
ELTON LN
HOP RD
STAFFORD RD
WILLIS RD
WAGNER RD
MINK RD
MINK RD
SUBJECT PROPERTY
HWY 20/26
UPRR
LAKE FRONT LN
LAKE LIFE LN
GOOD LIFE LN
DIXIE RIVER RD
RED TOP RD
WEITZ RD
LOOK LN
UPRR
RXR
UPRR
PINTO RD
Year
2021
2022
2023
2024
2025
2026
0
0.5
1
Miles

CASE SUMMARY

ID	CASENUM	REQUEST	CASENAME	FINALDECIS

Tapia
Slope Percent Map



Slope Percent

0.001 - 3	9.001 - 12
3.001 - 6	12.001 - 14.999
6.001 - 9	15 - 202.718

0 200 400 600 Feet

Emily Bunn

From: Anthony Lee <Anthony.Lee@swdh.id.gov>
Sent: Monday, June 29, 2026 8:07 AM
To: Emily Bunn
Cc: Mitch Kiester
Subject: [External] RE: Agency Notice CR2026-0005 / Tapia
Attachments: Pre.Development.Notes.Signed.04.28.2026.pdf

Hi Emily,

1.) Will a Nutrient Pathogen Study be required? **A Nutrient Pathogen Study will not be required since it does not meet the conditions of the NP policy.**
2.) Will adequate sanitary systems be provided to accommodate the use? **It has not yet been determined whether adequate sanitary systems can be provided to accommodate the proposed use. Test holes are required to evaluate soil suitability for a subsurface sewage disposal system on each lot.**
3.) Any concerns about the use or request for rezoning? If so, are there any conditions or mitigation measures recommended to ensure the use or requested rezone minimizes potential impacts to the surrounding area and nearby city? **There are no concerns with the use or request for rezoning if the applicant meets all SWDH requirements.**

Please see attached pre-development notes.

Please let me know if you have any questions.

Thank you,

SOUTHWEST DISTRICT HEALTH

Check out our new online self-service portal here! PORTAL

Anthony Lee, RS/BS | Land Development Senior

o 208.455.5384 | c 208.899.1285 | f 208.455.5300

anthony.lee@swdh.id.gov | SWDH.org

13307 Miami Ln., Caldwell, ID 83607

From: Caitlin Ross <Caitlin.Ross@canyoncounty.id.gov>
Sent: Thursday, June 25, 2026 12:40 PM
To: notuscityclerk@gmail.com; colesr@notusschools.org; 'lrichard@cityofcaldwell.org' <lrichard@cityofcaldwell.org>; aperry@cityofcaldwell.org; 'knute.sandahl@doi.idaho.gov' <knute.sandahl@doi.idaho.gov>; 'gwatkins@nphd.net'

<gwatkins@nphd.net>; 'brandy.walker@ForgedFiber37.com' <brandy.walker@ForgedFiber37.com>; 'eingram@idahopower.com' <eingram@idahopower.com>; 'easements@idahopower.com' <easements@idahopower.com>; 'arobins@idahopower.com' <arobins@idahopower.com>; 'monica.taylor@intgas.com' <monica.taylor@intgas.com>; 'jessica.mansell@intgas.com' <jessica.mansell@intgas.com>; 'Contract.Administration.Bid.Box@ziply.com' <Contract.Administration.Bid.Box@ziply.com>; 'developmentreview@blackcanyonirrigation.com' <developmentreview@blackcanyonirrigation.com>; 'fcdc1875@gmail.com' <fcdc1875@gmail.com>; Mitch Kiester <Mitch.Kiester@swdh.id.gov>; Anthony Lee <Anthony.Lee@swdh.id.gov>; D3Development.Services@itd.idaho.gov; Kendra.Conder@itd.idaho.gov; Brian Crawforth <Brian.Crawforth@canyoncounty.id.gov>; christine.wendelsdorf@canyoncounty.id.gov; Michael Stowell <mstowell@ccparamedics.com>; Assessor Website <2cAsr@canyoncounty.id.gov>; 'middletown.rich@gmail.com' <middletown.rich@gmail.com>; Dalia Alnajjar <Dalia.Alnajjar@canyoncounty.id.gov>; Lucy Ostyn <lucy.ostyn@canyoncounty.id.gov>; Tom Crosby <Tom.Crosby@canyoncounty.id.gov>; Code Enforcement <CodeEnforcement@canyoncounty.id.gov>; GIS and Addressing Division <GISAddressing@canyoncounty.id.gov>; 'file@idwr.idaho.gov' <file@idwr.idaho.gov>; 'makline2@marathonpetroleum.com' <makline2@marathonpetroleum.com>; 'BRO.Admin@deq.idaho.gov' <BRO.Admin@deq.idaho.gov>
Subject: Agency Notice CR2026-0005 / Tapia

CAUTION: This email originated outside Southwest District Health's network. Verify links and attachments BEFORE you click or open, even if you recognize and/or trust the sender. Contact IT with any concerns.

Please see the attached agency notice. The application can be viewed at https://landhearingsagenda.canyoncounty.id.gov/DownloadDocument/1076. You are invited to provide written testimony or comments by **July 24, 2026**, although as of this point, no hearing date has been set. You will receive a separate notification when the hearing date has been set for this case. If the comment deadline is on a weekend or holiday, it will move to close of business, 5:00 p.m. the next business day. The deadline for written testimony or additional exhibits is to ensure planners can consider the information as they develop their staff report and recommended findings. All items received by the deadline will also be placed in the hearing packet, allowing the hearing body adequate time to review the submitted information.

Please direct your comments or questions to Planner **Emily Bunn** at emily.bunn@canyoncounty.id.gov.

Thank you,

Caitlin Ross
Hearing Specialist
Canyon County Development Services Department
111 N. 11th Ave., #310, Caldwell, ID 83605

Direct Line: 208-454-7463
Email: Caitlin.Ross@canyoncounty.id.gov
Website: www.canyoncounty.id.gov

Development Services Department (DSD)
Public office hours:
Monday, Tuesday, Thursday and Friday
8am – 5pm
Wednesday

1pm – 5pm
**We will not be closed during lunch hour **

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SOUTHWEST DISTRICT HEALTH

Environmental & Community Health Services
EnvironmentalSupport@swdh.id.gov • (208) 455-5400

Pre-Development Meeting

Name of Development: Land Division

Applicant: Sylvester Castaneda

P.E./P.G.: _____

Others In Attendance: _____

_____

of Lots: 3 (1 existing) Wastewater Flow: Pending Acreage Proposed: 20.12 (6.71 each)

Location of Development: 17733 Mink Rd, Caldwell, ID 83607

Parcel # : R34578000 0

Project in Area of Concern: Located in a NP Area Groundwater/Rock <10': Unknown

Level 1 NP Study Required: ☐ Yes ☑ No ☐ Pending

LSAS/CSS Proposed: N/A

Proposed Drinking Water: ☑ Individual ☐ City ☐ Community ☐ Public Water Supply ☐ Pending

Information Distributed: ☐ SER ☐ NP Guidance ☐ Non-Domestic WW AP ☐ Pending

Description of Projects:

The applicant met with Southwest District Health (SWDH) to discuss the proposal to subdivide a 20.12-acre parcel into three (3) parcels, approximately 6.71 acres each.
The subject property is located within a designated Nitrate Priority Area (NPA).
The following conditions apply:

- A Nutrient Pathogen (NP) Study is not required, as the proposal does not meet the criteria for a platted subdivision of five (5) or more lots, nor does it involve a commercial facility producing wastewater flows of 600 gallons per day (GPD) or greater.
- The applicant shall apply for a site evaluation and schedule test hole excavation to determine site suitability in accordance with IDAPA 58.01.03.
- All proposed development shall maintain required vertical and horizontal separation distances from features of concern, including wells, surface water, property lines, and other applicable setbacks, for the placement of septic tanks and designated primary and replacement drainfield areas.
- Each parcel shall demonstrate adequate area for both a primary and replacement drainfield in accordance with IDAPA 58.01.03 and the Idaho Department of Environmental Quality (DEQ) Technical Guidance Manual (TGM).
- Soil conditions, groundwater conditions, and depth to limiting layers shall be evaluated through test holes to ensure compliance with all applicable subsurface sewage disposal requirements.
- All applicable SWDH requirements shall be satisfied prior to final approval.

Anthony Lee

Date: 04/28/2026

Richard Sims
Associate Supervisor
Canyon County Soil Conservation District
2208 E. Chicago Ste A, Caldwell Idaho 83605
Middletown.rich@gmail.com
1 208-897-9297
June 25, 2026

Canyon County Planning and Zoning Commission
Canyon County Development Services
111 North 11th Ave., Ste 310, Nampa, Idaho 83686

RE: Case No. CR2026-0005

Attention: Emily Bunn
Emily.Bunn@canyoncounty.id.gov

Thank you for sending Canyon County Soil Conservation District (SCD) a zoning request. The acreage amounts on the map is an estimate. Percentages of soils are rounded to a whole number.

CR2026-0005 is 64 percent Irrigated Capability Class 2. This is the most productive soil in Canyon County with few limitations. It is 33 percent irrigated Class 3 with moderate limitations and appropriate management practices can make any irrigated Class 3 productive. We do NOT recommend a land use change.

Richard Sims

Signing for Clay Erskine
Chairman Soil Conservation District

United States Department of Agriculture

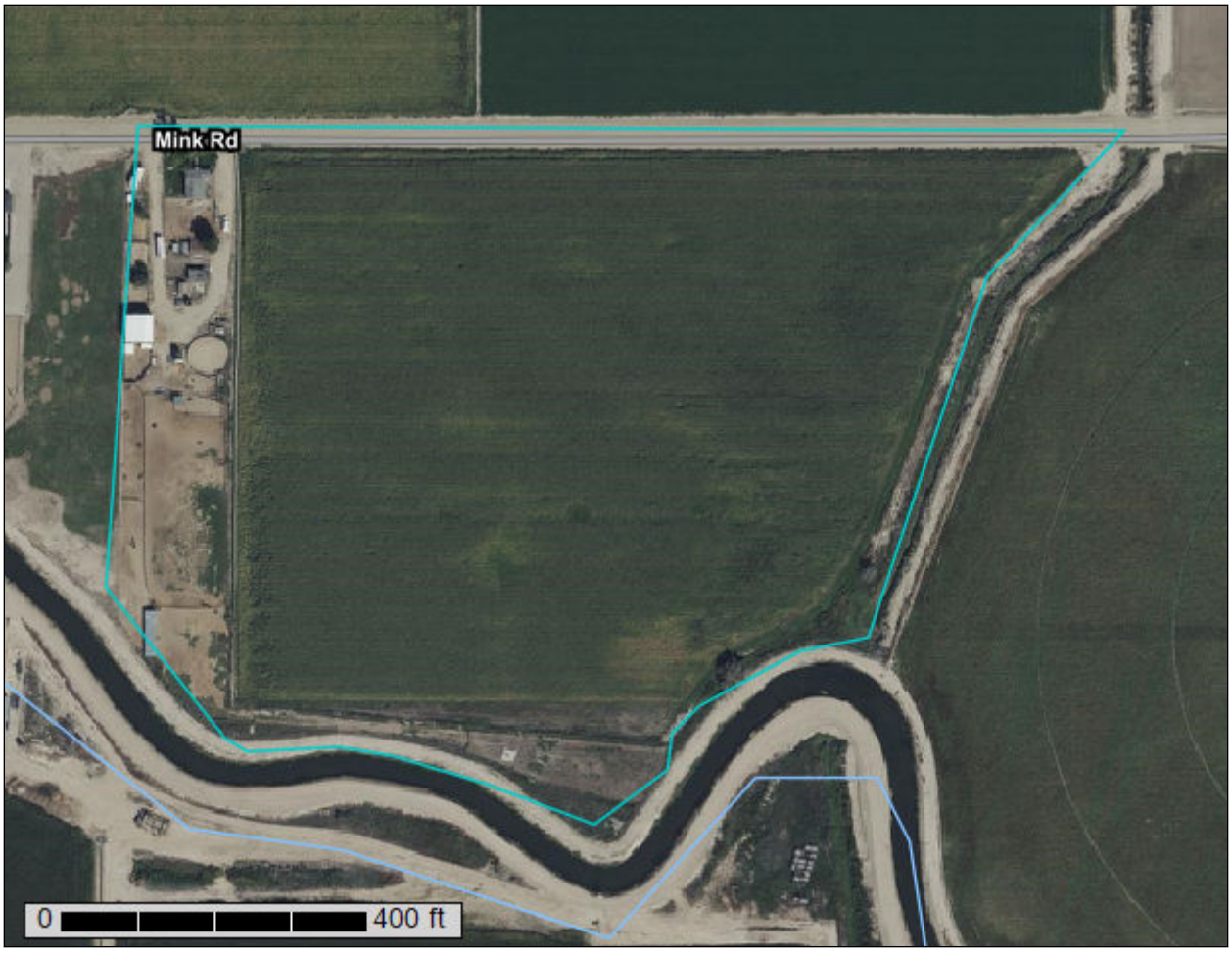
NRCS

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 Canyon Area, Idaho

CR2026-0005 Tapia



June 25, 2026

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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Soil Information for All Uses

Suitabilities and Limitations for Use

The Suitabilities and Limitations for Use section includes various soil interpretations displayed as thematic maps with a summary table for the soil map units in the selected area of interest. A single value or rating for each map unit is generated by aggregating the interpretive ratings of individual map unit components. This aggregation process is defined for each interpretation.

Land Classifications

Land Classifications are specified land use and management groupings that are assigned to soil areas because combinations of soil have similar behavior for specified practices. Most are based on soil properties and other factors that directly influence the specific use of the soil. Example classifications include ecological site classification, farmland classification, irrigated and nonirrigated land capability classification, and hydric rating.

Irrigated Capability Class (CR2026-0005 Tapia)

Land capability classification shows, in a general way, the suitability of soils for most kinds of field crops. Crops that require special management are excluded. The soils are grouped according to their limitations for field crops, the risk of damage if they are used for crops, and the way they respond to management. The criteria used in grouping the soils do not include major and generally expensive landforming that would change slope, depth, or other characteristics of the soils, nor do they include possible but unlikely major reclamation projects. Capability classification is not a substitute for interpretations that show suitability and limitations of groups of soils for rangeland, for woodland, or for engineering purposes.

In the capability system, soils are generally grouped at three levels-capability class, subclass, and unit. Only class and subclass are included in this data set.

Capability classes, the broadest groups, are designated by the numbers 1 through 8. The numbers indicate progressively greater limitations and narrower choices for practical use. The classes are defined as follows:

Class 1 soils have few limitations that restrict their use.

Class 2 soils have moderate limitations that reduce the choice of plants or that require moderate conservation practices.

Class 3 soils have severe limitations that reduce the choice of plants or that require special conservation practices, or both.

Class 4 soils have very severe limitations that reduce the choice of plants or that require very careful management, or both.

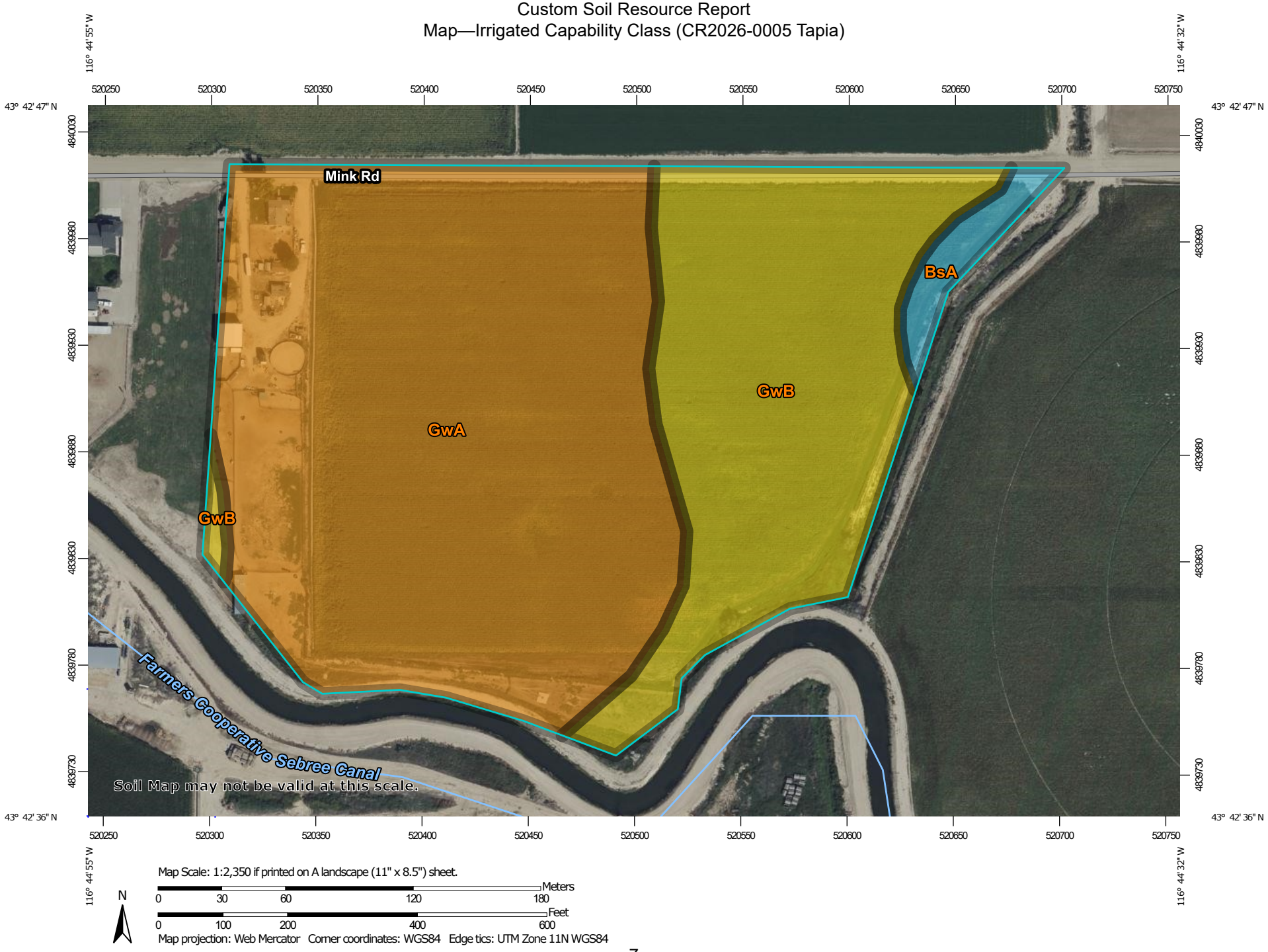
Class 5 soils are subject to little or no erosion but have other limitations, impractical to remove, that restrict their use mainly to pasture, rangeland, forestland, or wildlife habitat.

Class 6 soils have severe limitations that make them generally unsuitable for cultivation and that restrict their use mainly to pasture, rangeland, forestland, or wildlife habitat.

Class 7 soils have very severe limitations that make them unsuitable for cultivation and that restrict their use mainly to grazing, forestland, or wildlife habitat.

Class 8 soils and miscellaneous areas have limitations that preclude commercial plant production and that restrict their use to recreational purposes, wildlife habitat, watershed, or esthetic purposes.

Custom Soil Resource Report
Map—Irrigated Capability Class (CR2026-0005 Tapia)



Map Scale: 1:2,350 if printed on A landscape (11" x 8.5") sheet.

N

Meters
0 30 60 120 180

Feet
0 100 200 400 600

Map projection: Web Mercator Corner coordinates: WGS84 Edge tics: UTM Zone 11N WGS84

MAP LEGEND

Area of Interest (AOI)

- Area of Interest (AOI)

Soils

Soil Rating Polygons

- Capability Class - 1
- Capability Class - 2
- Capability Class - 3
- Capability Class - 4
- Capability Class - 5
- Capability Class - 6
- Capability Class - 7
- Capability Class - 8
- Not rated or not available

Soil Rating Lines

- Capability Class - 1
- Capability Class - 2
- Capability Class - 3
- Capability Class - 4
- Capability Class - 5
- Capability Class - 6
- Capability Class - 7
- Capability Class - 8
- Not rated or not available

Soil Rating Points

- Capability Class - 1
- Capability Class - 2
- Capability Class - 3
- Capability Class - 4
- Capability Class - 5
- Capability Class - 6
- Capability Class - 7
- Capability Class - 8
- Not rated or not available

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 1:20,000.

Warning: Soil Map may not be valid at this scale.

Enlargement of maps beyond the scale of mapping can cause misunderstanding of the detail of mapping and accuracy of soil line placement. The maps do not show the small areas of contrasting soils that could have been shown at a more detailed scale.

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: Canyon Area, Idaho
Survey Area Data: Version 22, Aug 27, 2025

Soil map units are labeled (as space allows) for map scales 1:50,000 or larger.

Date(s) aerial images were photographed: Sep 9, 2023—Sep 14, 2023

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.

Table—Irrigated Capability Class (CR2026-0005 Tapia)

Map unit symbol	Map unit name	Rating	Acres in AOI	Percent of AOI
BsA	Bram silt loam, saline-alkali, 0 to 1 percent slopes	6	0.5	2.6%
GwA	Greenleaf-Owyhee silt loams, 0 to 1 percent slopes	2	12.6	64.1%
GwB	Greenleaf-Owyhee silt loams, 1 to 3 percent slopes	3	6.6	33.3%
Totals for Area of Interest			**19.7**	**100.0%**

Rating Options—Irrigated Capability Class (CR2026-0005 Tapia)

Aggregation Method: Dominant Condition

Component Percent Cutoff: None Specified

Tie-break Rule: Higher

Date: 07/08/2026

Canyon County Development Services
Rezone / Zoning Map Amendment
Parcel: R3457800000
Re: Case Number: CR2026-0005

The Caldwell Rural Fire District has reviewed the application and can approve the applicants request regarding Rezoning subject to compliance with all the following code requirements and conditions set forth by the 2018 International Fire Code (IFC) as adopted by the Idaho State Fire Marshal's Office.

Details:

Station 18 707 Notus Rd. Caldwell

National Standards for Travel Time (90% of time) for first arriving unit:	4 minutes
Nearest Fire Station:	Station 18
Closest fire station (in miles) to site:	3.6 Miles
Approximate response time to site:	6 minutes
Will this development have other significant impacts on the ability to provide services?	No
Will this development necessitate additional fire resources and/or equipment beyond current levels? *If yes, please explain under "Adverse Impact Comments, Recommendations, and Fiscal Impact".* • Our department is currently operating with high resource utilization, and continued growth is contributing to increased service demand. Aligning staffing and resources with that demand will help maintain our current level of service.	No

Distance from Station	Service Expectation	Staffing & Apparatus	Typical Response Time Goal
0–1 mile	Immediate—high-priority	First-due company (engine)	≤4min travel, ≤5min total
1–2 miles	Very rapid—high-priority	First-due company, backup	≤4min travel, ≤5min total
2–3 miles	Rapid—standard coverage	First-due w/ backup	≤6min travel, ≤9min total (full alarm)
3–4 miles	Slower—moderate	Closest available, limited	6–8min travel
4–5 miles	Extended	Closest company, delayed	>8min travel, variable

Properties located 3–4 miles from a fire station are at the limit of effective coverage and may experience service delays.

Developments beyond 5 miles are generally not recognized by ISO as having fire protection, and response to these areas will be significantly delayed.

Conditions for Canyon County Rural Construction:

Commercial & Residential building plans shall be submitted to the Canyon County Development Services Department first. Once the Canyon County Development Services Department provides the applicant with receipt of fees, the applicant can then submit the project to the Caldwell Fire Department through the Caldwell City's CitizanServe (CS) & Project Dox (PD) portal. The CS portal will issue the project an "FCP" number for tracking purposes and be assigned to a plan reviewer. Citizenserve Online Portal

The application can be found at Permits/Inspections | Caldwell, ID

General Requirement:

Fire Department required fire Water, Access, and Street Identification shall be installed prior to construction or storage of combustible materials on site. Provisions may be made for temporary access and identification measures.

Structures over 3600 square feet may need water supply or a fire sprinkler system if the land is under 5 acres.

Access for driveways over 150' long need fire department approval.

Specific building construction requirements of the International Building Code, International Fire Code. However, these provisions are best addressed by a licensed Architect at time of building permit application.

Regards,



Joseph Bongiorno
Fire Prevention Office
Caldwell Rural Fire Protection District
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