

Exhibit F Property Owners of Record

Boardman to Hemingway Transmission Line Project



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Amended Preliminary Application for Site Certificate

June 2017

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LIST OF ATTACHMENTS

Attachment F-1. Property Owners of Record in the Notification Area

ACRONYMS AND ABBREVIATIONS

Amended Project Order	First Amended Project Order, Regarding Statutes, Administrative Rules and Other Requirements Applicable to the Proposed Boardman to Hemingway Transmission Line (December 22, 2014)
DSL	Oregon Department of State Lands
EFSC or Council	Energy Facility Siting Council
GIS	geographic information system
IPC	Idaho Power Company
kV	kilovolt
OAR	Oregon Administrative Rules
ODOE	Oregon Department of Energy
Project	Boardman to Hemingway Transmission Line Project

1 Exhibit F

2 Property Owners of Record

3 1.0 INTRODUCTION

4 Exhibit F provides the names and mailing addresses of all property owners of record as shown
5 on the most recent property tax assessment roll within the notification area of the Boardman to
6 Hemingway Transmission Line Project (Project), to fulfill the submittal requirements of Oregon
7 Administrative Rule (OAR) 345-021-0010(1)(f) paragraphs (A) through (C). Exhibit F also
8 provides the names and mailing addresses of property owners in the notification areas
9 prescribed for Exhibit J and Exhibit X.

10 2.0 APPLICABLE RULES AND AMENDED PROJECT ORDER 11 PROVISIONS

12 2.1 Site Certificate Application Requirements

13 OAR 345-021-0010(1)(f) provides Exhibit F must include:

14 *A list of the names and mailing addresses of all owners of record, as shown on the most*
15 *recent property tax assessment roll, of property located within or adjacent to the site*
16 *boundary as defined in OAR 345-001-0010. The applicant shall submit an updated list of*
17 *property owners as requested by the Department before the Department issues notice of*
18 *any public hearing on the application for a site certificate as described in OAR 345-015-*
19 *0220. In addition to incorporating the list in the application for a site certificate, the*
20 *applicant shall submit the list to the Department in an electronic format approved by the*
21 *Department. Property adjacent to the site boundary means property that is:*

22 (A) *Within 100 feet of the site boundary where the site, corridor or micro siting corridor is*
23 *within an urban growth boundary.*

24 (B) *Within 250 feet of the site boundary where the site, corridor or micro siting corridor is*
25 *outside an urban growth boundary and not within a farm or forest zone.*

26 (C) *Within 500 feet of the site boundary where the site, corridor or micro siting corridor is*
27 *within a farm or forest zone.*

28 2.2 Amended Project Order Provisions

29 The Amended Project Order includes the following discussion regarding Exhibit F:

30 *As explained in OAR 345-021-0010(1)(f), the notification requirements differ based on*
31 *the zoning along the length of the proposed transmission line (and any proposed*
32 *alternative routes). The Council's notification requirement is for notice to all owners of*
33 *record, as shown on the most recent property tax assessment roll, within the specified*
34 *distance from the proposed site boundary. In addition, the applicant should consult the*
35 *notification requirements for other agency permit(s) under the council's jurisdiction (for*
36 *example, a Department of State Lands (DSL) removal-fill permit), to ensure the most*
37 *inclusive notification requirements are met for purposes of any special mailing list*
38 *necessary for compliance with OAR 345-015-0220.*

39 *Changes to the proposed transmission line routes could result in changes to property*
40 *owners requiring notification. It is IPC's responsibility to monitor such changes and*
41 *provide updated notification lists to the Department. Due to the extended timeline of the*

1 application and review process for this project, properties may change hands and
2 owners of record listed on the property tax rolls may change. Consequently, Exhibit F in
3 the pASC should indicate that, pursuant to direction by the Department, the property
4 owner list will be generated prior to the Department's determination of application
5 completeness and in coordination with the Department, to ensure the application issued
6 for public comment has a current property owner list.

7 The Department requests that the property owner list be broken down by county, as the
8 department will ask each county to verify the list provided in the application (unless the
9 application includes evidence that the list provided was generated by the county). The
10 property owner notification list must include identification of map and tax lot information,
11 and be accompanied by maps that include the site boundary, a buffer from the site
12 boundary consistent with OAR 345-021-0010(1)(f) site distance, and the properties/tax
13 lots that are within the applicable site distance. The list shall indicate if property owners
14 that are included on the list to meet the notification requirements of other state agencies
15 that will be issuing required permits. The applicant shall submit the full property owner
16 list, including any duplications that may appear in the list.

17 (Amended Project Order, Section III(f)).

18 **3.0 ANALYSIS**

19 **3.1 Analysis Area**

20 The analysis areas for Exhibit F and Exhibit X are based on notification corridors extending from
21 the Site Boundary, which is defined as "the perimeter of the site of a proposed energy facility, its
22 related or supporting facilities, all temporary laydown and staging areas, and all corridors and
23 micro-siting corridors proposed by the applicant" (OAR 345-001-0010(55)). The Site Boundary
24 encompasses the following facilities in Oregon:

- 25 • The Proposed Route, consisting of 270.8 miles of new 500-kilovolt (kV) electric
26 transmission line, removal of 12 miles of existing 69-kV transmission line, rebuilding of
27 0.9 mile of a 230-kV transmission line, and rebuilding of 1.1 miles of an existing 138-kV
28 transmission line;
- 29 • Four alternatives that each could replace a portion of the Proposed Route, including the
30 West of Bombing Range Road Alternative 1 (3.7 miles), West of Bombing Range Road
31 Alternative 2 (3.7 miles), Morgan Lake Alternative (18.5 miles), and Double Mountain
32 Alternative (7.4 miles);
- 33 • One proposed 20-acre station (Longhorn Station);
- 34 • Ten communication station sites of less than ¼-acre each and two alternative
35 communication station sites;
- 36 • Permanent access roads for the Proposed Route, including 206.3 miles of new roads
37 and 223.2 miles of existing roads requiring substantial modification, and for the
38 Alternative Routes, including 30.2 miles of new roads and 22.7 miles of existing roads
39 requiring substantial modification; and
- 40 • Thirty-one temporary multi-use areas and 299 pulling and tensioning sites of which four
41 will have light-duty fly yards within the pulling and tensioning sites.

42 The Project features are fully described in Exhibit B and the location of the Project features and
43 Site Boundary is described in Exhibit C and Table C-24.

1 The analysis area for the notification of landowners for Exhibit J is based on the landowners
2 included in removal-fill permit application. See Exhibit J for additional discussion.

3 **3.2 Methodology**

4 The following is a description of the methodology that Idaho Power Company (IPC) will use to
5 produce the mailing lists required for Exhibit F, Exhibit J (pursuant to the removal-fill permit
6 notification requirements), and Exhibit X:

- 7 • IPC will obtain current geographic information system (GIS) data in the form of maps
8 with outlined tracts, associated tax parcel information and landowner lists of names and
9 addresses from the tax rolls for Morrow, Umatilla, Union, Baker, and Malheur counties.
- 10 • IPC will request that the lists of landowner names and addresses from each county be
11 provided in an Excel-based program. IPC will then sort the lists by ascending tax
12 identification numbers to locate each landowner on the list, while looking at the county tax
13 maps and the GIS maps with the tax identification numbers during the measuring process.
14 IPC will also merge the Proposed Route and alternative route line lists in the database
15 with the county-provided lists.
- 16 • IPC will use the accurately scaled county tax assessor maps and simultaneously check
17 the GIS maps to carefully measure each of the required distances from the Site Boundary
18 (as per the parameters of Exhibit F and Exhibit X) to determine which tracts are to be
19 included on the final mailing list. IPC will add the landowners included in the removal-fill
20 permit application to the final mailing list. As this process is completed, the tracts on the
21 maps and lists will be highlighted to make sure that none will be overlooked or missed.
- 22 • Once the names on the ascending landowner list are determined, IPC will then sort and
23 group the names that had numerous tracts per name. IPC will eliminate the names that are
24 exact duplicate names on more than one tract to make sure that landowners will not
25 receive a separate notice for each tract that they may have within the required notification
26 areas where the tax notice address is the same for each tract. IPC will also identify each
27 landowner of record who has more than one mailing address, to ensure that both the tax
28 notice address and any and all other addresses in IPC's database for that party will be
29 included. Similarly, wherever IPC has information on tracts where there are multiple owners
30 on the tract, IPC will include the known addresses for those parties. However, as the tax
31 rolls may show only one address per tract, in the case of multiple ownership IPC may not
32 be able to ascertain whether each and every party that has an interest in any tract is
33 included, since these addresses may not be listed as the owner of record.
- 34 • It is IPC's understanding that the Oregon Department of Energy (ODOE) has another
35 mailing list of interested parties that will receive notice of the Application. This list is not
36 included in Exhibit F.

3.3 Exhibit F Property Owner Notification Requirements

OAR 345-021-0010(1)(f): A list of the names and mailing addresses of all owners of record, as shown on the most recent property tax assessment roll, of property located within or adjacent to the site boundary as defined in OAR 345-001-0010. The applicant shall submit an updated list of property owners as requested by the Department before the Department issues notice of any public hearing on the application for a site certificate as described in OAR 345-015-0220. In addition to incorporating the list in the application for a site certificate, the applicant shall submit the list to the Department in an electronic format approved by the Department. Property adjacent to the site boundary means property that is:

(A) Within 100 feet of the site boundary where the site, corridor or micro-siting corridor is within an urban growth boundary.

(B) Within 250 feet of the site boundary where the site, corridor or micro-siting corridor is outside an urban growth boundary and not within a farm or forest zone.

(C) Within 500 feet of the site boundary where the site, corridor or micro-siting corridor is within a farm or forest zone.

As directed by ODOE, IPC will generate the Exhibit F property owner list prior to the Department's determination of application completeness and in coordination with the Department, to ensure the application issued for public comment has the most up-to-date property owner list. IPC will provide this information in Attachment F-1.

3.4 Exhibit J Property Owner Notification Requirements

OAR 141-085-0550(5)(b): Landowner information including name and mailing address where any removal-fill activity is proposed, and if applicable, where permittee-responsible compensatory mitigation is proposed.

(A) For the construction of a new linear facility, the applicant must provide a complete list of landowner names and mailing addresses for all landowners whose land is identified in the permit application within the alignment of the new linear facility. Mailing labels must be provided when there are more than five landowners listed in the application.

(B) For the purpose of this rule, a condemner is the landowner when:

(i) If using state condemnation authority, the condemner has complied with ORS Chapter 35, filed an eminent domain action in court and deposited the condemner's estimate of just compensation with the court for the use and benefit of the defendants, or it has a court's order authorizing its possession of the land; or

(ii) If using federal authority, the condemner has complied with Federal Rules of Civil Procedure 71.1 and, if other than the United States, has a court's order authorizing its possession of the land.

Pursuant to OAR 345-021-0010(1)(j)(E), IPC must provide the information required by the Oregon Department of State Lands under OAR Chapter 141, Division 85 to support issuance of a removal-fill permit. IPC will include the landowner list required by OAR 141-085-0550(b) in Attachment F-1. To ensure that the most current property owner information will be used for notification, IPC will provide a complete Attachment F-1 as directed by ODOE.

3.5 Exhibit X Property Owner Notification Requirements

OAR 345-021-0010(1)(x): (E) A list of the names and addresses of all owners of noise sensitive property, as defined in OAR 340-035-0015, within one mile of the proposed site boundary.

The Amended Project Order states:

However, because of the linear nature of the proposed facility, the requirements of paragraph E are modified. Instead of one mile, to comply with paragraph E the applicant must develop a list of all owners of noise sensitive property, as defined in OAR 340-035-0015, within one-half mile of the proposed site boundary.

IPC will provide noise sensitive property owner within one-half mile of the proposed Site Boundary information in Attachment F-1. To ensure that the most current property owner information will be used for notification, IPC will provide Attachment F-1 with the final Application for Site Certificate.

4.0 PROPERTY OWNERS TO BE NOTIFIED

As described above in Section 3.0, IPC will provide Attachment F-1 prior to completeness as directed by ODOE. Attachment F-1 will include the names and mailing addresses of all owners of record within the notification area as defined by OAR 345-021-0010(1)(f). The list will be divided into sections by county. An electronic listing of owners, and associated mailing labels for notification, will be transmitted under separate cover.

5.0 CONCLUSIONS

Exhibit F includes the information required by OAR 345-021-0010(1)(f) and the Amended Project Order regarding the notification of property owners.

6.0 COMPLIANCE CROSS-REFERENCES

Table F-1 identifies the location within the application for site certificate of the information responsive to the application submittal requirements in OAR 345-021-0010(1)(f) and the relevant Amended Project Order provisions.

Table F-1. Compliance Requirements and Relevant Cross-References

Requirement	Location
OAR 345-021-0010(1)(f)	
(f) Exhibit F. A list of names and mailing addresses of all owners of record as shown on the most recent property tax assessment roll, of property located within or adjacent to the site boundary as defined in OAR 325-001-0010.	
(A) Within 100 feet of the site boundary where the site, corridor or micro-siting corridor is within an urban growth boundary;	Exhibit F, Section 3.3
(B) Within 250 feet of the site boundary where the site, corridor or micro-siting corridor is outside an urban growth boundary and not within a farm or forest zone; and	Exhibit F, Section 3.3
(C) Within 500 feet of the site boundary where the site, corridor or micro-siting corridor is within a farm or forest zone;	Exhibit F, Section 3.3

Requirement	Location
Amended Project Order Provisions, Section III(f)	
<p>As explained in OAR 345-021-0010(1)(f), the notification requirements differ based on the zoning along the length of the proposed transmission line (and any proposed alternative routes). The Council's notification requirement is for notice to all owners of record, as shown on the most recent property tax assessment roll, within the specified distance from the proposed site boundary. In addition, the applicant should consult the notification requirements for other agency permit(s) under the council's jurisdiction (for example, a Department of State Lands (DSL) removal-fill permit), to ensure the most inclusive notification requirements are met for purposes of any special mailing list necessary for compliance with OAR 345-015-0220.</p>	Exhibit F, Section 3
<p>The Department requests that the property owner list be broken down by county, as the department will ask each county to verify the list provided in the application (unless the application includes evidence that the list provided was generated by the county). The property owner notification list must include identification of map and tax lot information, and be accompanied by maps that include the site boundary, a buffer from the site boundary consistent with OAR 345-021-0010(1)(f) site distance, and the properties/tax lots that are within the applicable site distance. The list shall indicate if property owners that are included on the list to meet the notification requirements of other state agencies that will be issuing required permits. The applicant shall submit the full property owner list, including any duplications that may appear in the list.</p>	Exhibit F, Section 4

ATTACHMENT F-1
PROPERTY OWNERS OF RECORD IN THE NOTIFICATION AREA

[CONTENT OF ATTACHMENT F-1 TO BE PROVIDED WHEN REQUESTED BY ODOE]