

## Dane Adams

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**From:** Jorge Nunez <[REDACTED]>  
**Sent:** Thursday, October 8, 2026 1:55 PM  
**To:** Dane Adams  
**Subject:** Re: [External] Re: CU2026-0013 case scheduling

Vanguard Utilities installs underground utilities, the equipment mainly consists of trucks and trailers carrying conduit and small tool storage. To answer the second question, maintenance mainly consists of regular service intervals for the trucks and trailers, occasional fluid changes, tire work and some welding/fabrication.

Thanks,

On Thu, Oct 8, 2026 at 1:51 PM Dane Adams <[Dane.Adams@canyoncounty.id.gov](mailto:Dane.Adams@canyoncounty.id.gov)> wrote:

Sounds good,

Quick question as I am writing the staff report: What type of business does Vanguard Utilities do? What type of equipment, storage of materials, etc. will occur on site?

Additionally, I was reading over the letter of intent, and I noticed that you mentioned vehicle service and repair will take place in the shop. What type of repairs will it be? For contractor shops, larger, more extensive repairs (replacing transmissions, engines, etc.) aren't allowed, but we typically allow minor maintenance such as oil or tire changes.

Sincerely,



**Dane Adams**

Associate Planner

Canyon County Development Services Department

111 N. 11<sup>th</sup> Ave., #310, Caldwell, ID 83605

Direct Line: [208-454-6607](tel:208-454-6607)

Email: [Dane.Adams@canyoncounty.id.gov](mailto:Dane.Adams@canyoncounty.id.gov)

Website: [www.canyoncounty.id.gov](http://www.canyoncounty.id.gov)

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**From:** Jorge Nunez <[REDACTED]>  
**Sent:** Thursday, October 8, 2026 1:46 PM  
**To:** Dane Adams <[Dane.Adams@canyoncounty.id.gov](mailto:Dane.Adams@canyoncounty.id.gov)>  
**Subject:** [External] Re: CU2026-0013 case scheduling

Dane,

That should work.

Thank you,

On Thu, Oct 8, 2026 at 1:44 PM Dane Adams <[Dane.Adams@canyoncounty.id.gov](mailto:Dane.Adams@canyoncounty.id.gov)> wrote:

Good afternoon,

I am looking to schedule your Conditional Use Permit for November 19, 2026, at 6:30 PM, and I wanted to check in and see if this date would work for you? Once it is officially scheduled, I will send an official schedule letter with some more details.

Sincerely,



## **Dane Adams**

Associate Planner

Canyon County Development Services Department

111 N. 11<sup>th</sup> Ave., #310, Caldwell, ID 83605

Direct Line: [208-454-6607](tel:208-454-6607)

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Jorge Nunez

Area Supervisor

Vanguard Utilities LLC



HIGHWAY DISTRICT No.4  
15435 HIGHWAY 44  
CALDWELL, IDAHO 83607

TELEPHONE 208.454.8135  
FAX 208.454.2008

May 5, 2026

Canyon County Commissioners, P&Z Commission, & Development Services  
111 N. 11<sup>th</sup> Ave Suite 140  
Caldwell, Idaho 83605  
Attention: Dane Adams, Planner

**RE: CU2026-0013 Vanguard Holdings LLC- Contractor Shop/Maintenance Shop,  
Staging Area, and Office  
Canyon County Parcel R36405 aka 0 Upper Pleasant Ridge Road**

Dear Commissioners:

Highway District No. 4 (HD4) reviewed the application for a conditional use of the above-described parcel for purposes of establishing a contractor shop/maintenance shop, staging area, and office within an agricultural zone. The site will be used for storage, clerical work, and maintenance of vehicles with a total of 19 full-time employees and 2 part-time employees.

The subject property is located on the south side of Upper Pleasant Ridge Road approximately 680' east of the Chicken Dinner/Upper Pleasant Ridge intersection. The parcel is more specifically located in the SW ¼ SW ¼ of Section 25 T4N R4.

HD4 offers the following comments on the proposed use:

### **General**

The subject property consists of one parcel, totaling approximately 10.11 acres. The parcel has approximately 330' of frontage on Upper Pleasant Ridge Road along the northerly boundary.

According to the COMPASS Functional Classification Map dated July 26, 2023. Upper Pleasant Ridge Road is classified as a major collector road. Said road is presently maintained by a 50' wide prescriptive easement centered on the road centerline (25' half-width measured from centerline). The ultimate ROW width for a major collector is 80' (40' half-width) in this case generally centered on the 1/16<sup>th</sup> line.

### **Access**

The subject property was served by a gravel approach for a single-family house. Said approach was located approximately 940' east of the Chicken Dinner/Upper Pleasant intersection. Within the past year a new approach onto Upper Pleasant Ridge was constructed 700' east of the aforementioned intersection—50' east of residential parcel R36407. The change of use and new approach is not permitted and requires an approach permit.

The parcel can have one approach onto Upper Pleasant Ridge. The new industrial approach located 50' from the single-family residential parcel is inconsistent with the adjacent residential

use. To maintain access spacing and buffer from the surrounding residential uses said approach to be located generally in the middle of the parcel's frontage, about 850' east of the Chicken Dinner/Upper Pleasant Ridge intersection. The approach location will require further finessing due to the power pole but this to be reviewed at access permit application. All other approaches to be removed.

The aforementioned approach location is suitable for the proposed uses subject to the following conditions:

1. An access permit from HD4 is required to document the change in land use
  - a. Access permit consideration by HD4 to be considered after the land use approval
  - b. Special provisions recognizes a cap of 21 employees
  - c. Remove other approaches
2. The approach to Upper Pleasant Ridge Road shall be improved to meet standard drawing ACCHD-106.
3. See transportation impacts for other conditions

### **Transportation Impacts**

A total of 21 employees are predicted to use this area during a typical day. Traffic impacts from development projects are typically estimated using the ITE Trip Generation Manual (11<sup>th</sup> Edition). The categories below are the best available in that reference to compare the proposed use:

| <b>Use</b>                 | <b>ITE Code</b> | <b>Units</b> | <b># of Units Proposed</b> | <b>PM Peak Trips</b> | <b>Daily Trips</b> |
|----------------------------|-----------------|--------------|----------------------------|----------------------|--------------------|
| Specialty Trade Contractor | 180             | Employees    | 21                         | 14                   | 76                 |

For comparative purposes, the PM peak trips are equivalent to a 14 single family lots.

Traffic impact mitigation from the proposed development includes but are not limited to ROW dedication along Upper Pleasant Ridge Road, landscape removal from the ROW, flattening of foreslopes, widening of the road section consistent with ½ of a collector road, and other means as necessary.

HD4 does not oppose the requested changes, but requests the Commission make these comments conditions of any approved land use action. Please feel free to contact me with any questions on this matter.

Regards,



Leonard Riccio, P.E.  
Transportation Planner  
Senior Assistant Engineer



May 4, 2026

Dane Adams, Planner  
Canyon County Development Services  
111 N. 11<sup>th</sup> Ave., #310, Caldwell, ID 83605  
Dane.adams@canyoncounty.id.gov

Subject: Agency Notice CU2026-0013 / Vanguard Holdings

Dear Dane Adams:

Thank you for the opportunity to respond to your request for comment. While DEQ does not review every project on a project-specific basis, we attempt to provide the best review of the information provided. DEQ encourages agencies to review and utilize the Idaho Environmental Guide to assist in addressing project-specific conditions that may apply. This guide can be found at:

<https://www2.deq.idaho.gov/admin/LEIA/api/document/download/15083>.

The following information does not cover every aspect of this project; however, we have the following general comments to use as appropriate:

**1. AIR QUALITY**

- Please review IDAPA 58.01.01 for all rules on Air Quality, especially those regarding fugitive dust (58.01.01.651), trade waste burning (58.01.01.600-617), and odor control plans (58.01.01.776).  
For questions, contact David Luft, Air Quality Manager, at (208) 373-0201.
- IDAPA 58.01.01.201 requires an owner or operator of a facility to obtain an air quality permit to construct prior to the commencement of construction or modification of any facility that will be a source of air pollution in quantities above established levels. DEQ asks that cities and counties require a proposed facility to contact DEQ for an applicability determination on their proposal to ensure they remain in compliance with the rules.
- For questions, contact the DEQ Air Quality Permitting Hotline at 1-877-573-7648.

**2. WASTEWATER AND RECYLED WATER**

- DEQ recommends verifying that there is adequate sewer to serve this project prior to approval. Please contact the sewer provider for a capacity statement, declining balance report, and willingness to serve this project.
- IDAPA 58.01.16 and IDAPA 58.01.17 are the sections of Idaho rules regarding wastewater and recycled water. Please review these rules to determine whether this or future projects will require DEQ approval. IDAPA 58.01.03 is the section of Idaho rules regarding subsurface disposal of wastewater. Please review this rule to determine whether this or future projects will require permitting by the local public health district.

- All projects for construction or modification of wastewater systems require preconstruction approval. Recycled water projects and subsurface disposal projects require separate permits as well.
- DEQ recommends that projects be served by existing approved wastewater collection systems or a centralized community wastewater system whenever possible. Please contact DEQ to discuss potential for development of a community treatment system along with best management practices for communities to protect groundwater.
- DEQ recommends that cities and counties develop and use a comprehensive land use management plan, which includes the impacts of present and future wastewater management in this area. Please schedule a meeting with DEQ for further discussion and recommendations for plan development and implementation.
- For questions, contact Valerie Greear, Water Quality Engineering Manager at (208) 373-0459.

### **3. DRINKING WATER**

- DEQ recommends verifying that there is adequate water to serve this project prior to approval. Please contact the water provider for a capacity statement, declining balance report, and willingness to serve this project.
- DEQ recommends verifying if the current and/or proposed drinking water system is a regulated public drinking water system. A drinking water system is a Public Water System (PWS) if it has at least 15 service connections or regularly serves an average of 25 or more people per day for at least 60 days per year (refer to the DEQ website at: <https://www.deq.idaho.gov/water-quality/drinking-water/>). For non-regulated systems, DEQ recommends annual testing for total coliform bacteria, nitrate, and nitrite.
- IDAPA 58.01.08 is the section of Idaho rules regarding public drinking water systems. Please review these rules to determine whether this or future projects will require DEQ approval.
- All projects for construction or modification of public drinking water systems require preconstruction approval.
- If any private wells will be included in this project, we recommend that they be tested for total coliform bacteria, nitrate, and nitrite prior to use and retested annually thereafter.
- DEQ recommends using an existing drinking water system whenever possible or construction of a new community drinking water system. Please contact DEQ to discuss this project and to explore options to both best serve the future residents of this development and provide for protection of groundwater resources.
- DEQ recommends cities and counties develop and use a comprehensive land use management plan which addresses the present and future needs of this area for adequate, safe, and sustainable drinking water. Please schedule a meeting with DEQ for further discussion and recommendations for plan development and implementation.
- For questions, contact Valerie Greear, Water Quality Engineering Manager at (208) 373-0459.

### **4. SURFACE WATER**

- Please contact DEQ to determine whether this project will require an Idaho Pollutant Discharge Elimination System (IPDES) Permit. A Multi-Sector General Permit from DEQ may be required for facilities that have an allowable discharge of storm water or authorized non-storm water associated with the primary industrial activity and co-located industrial activity.
- For questions, contact Emily Montague, IPDES Compliance Supervisor, at (208) 373-0433.
- If this project is near a source of surface water, DEQ requests that projects incorporate construction best management practices (BMPs) to assist in the protection of Idaho's water resources. Additionally, please contact DEQ to identify BMP alternatives and to determine whether this project is in an area with Total Maximum Daily Load stormwater permit conditions.

- The Idaho Stream Channel Protection Act requires a permit for most stream channel alterations. Please contact the Idaho Department of Water Resources (IDWR), Western Regional Office, at 2735 Airport Way, Boise, or call (208) 334-2190 for more information. Information is also available on the IDWR website at: <https://idwr.idaho.gov/streams/stream-channel-alteration-permits.html>
- The Federal Clean Water Act requires a permit for filling or dredging in waters of the United States. Please contact the US Army Corps of Engineers, Boise Field Office, at 10095 Emerald Street, Boise, or call 208-345-2155 for more information regarding permits.
- For questions, contact Lance Holloway, Surface Water Manager, at (208) 373-0564.

#### 5. SOLID WASTE, HAZARDOUS WASTE AND GROUNDWATER CONTAMINATION

- **Solid Waste.** No trash or other solid waste shall be buried, burned, or otherwise disposed of at the project site. These disposal methods are regulated by various state regulations including Idaho's Solid Waste Management Regulations and Standards (IDAPA 58.01.06), Rules and Regulations for Hazardous Waste (IDAPA 58.01.05), and Rules and Regulations for the Prevention of Air Pollution (IDAPA 58.01.01). Inert and other approved materials are also defined in the Solid Waste Management Regulations and Standards.
- **Hazardous Waste.** The types and number of requirements that must be complied with under the federal Resource Conservations and Recovery Act (RCRA) and the Idaho Rules and Standards for Hazardous Waste (IDAPA 58.01.05) are based on the quantity and type of waste generated. Every business in Idaho is required to track the volume of waste generated, determine whether each type of waste is hazardous, and ensure that all wastes are properly disposed of according to federal, state, and local requirements.
- **Water Quality Standards.** Site activities must comply with the Idaho Water Quality Standards (IDAPA 58.01.02) regarding hazardous and deleterious-materials storage, disposal, or accumulation adjacent to or in the immediate vicinity of state waters (IDAPA 58.01.02.800); and the cleanup and reporting of oil-filled electrical equipment (IDAPA 58.01.02.849); hazardous materials (IDAPA 58.01.02.850); and used-oil and petroleum releases (IDAPA 58.01.24.060 and 58.01.24.061). Petroleum releases must be reported to DEQ in accordance with IDAPA 58.01.24.060.01 and 58.01.24.061.04. Hazardous material releases to state waters, or to land such that there is likelihood that it will enter state waters, must be reported to DEQ in accordance with IDAPA 58.01.02.850.
- **Groundwater Contamination.** DEQ requests that this project comply with Idaho's Ground Water Quality Rules (IDAPA 58.01.11), which states that "No person shall cause or allow the release, spilling, leaking, emission, discharge, escape, leaching, or disposal of a contaminant into the environment in a manner that causes a ground water quality standard to be exceeded, injures a beneficial use of ground water, or is not in accordance with a permit, consent order or applicable best management practice, best available method or best practical method."
- For questions, contact Matthew Pabich, Waste & Remediation Manager, at (208) 373-0510.

## 6. ADDITIONAL NOTES

- If an underground storage tank (UST) or an aboveground storage tank (AST) is identified at the site, additional regulations may apply. If an UST is present, the site should be evaluated to determine whether the UST is regulated by DEQ. If an AST is identified, EPA may have additional requirements. Both UST and AST sites should be assessed to determine whether there is potential soil and ground water contamination. Please call DEQ at (208) 373-0550, or visit the DEQ website <https://www.deq.idaho.gov/waste-management-and-remediation/storage-tanks/leaking-underground-storage-tanks-in-idaho/> for assistance. If applicable to this project, DEQ recommends that BMPs be implemented for any of the following land uses: wash water from cleaning vehicles, fertilizers and pesticides, animal facilities, composted waste, ponds and outdoor gun ranges. Please contact DEQ for more information on any of these conditions.

We look forward to working with you in a proactive manner to address potential environmental impacts that may be within our regulatory authority. If you have any questions, please contact me, or any of our technical staff at (208) 373-0550.

Sincerely,

A handwritten signature in blue ink, appearing to read "Troy G. Smith". The signature is stylized with a large, sweeping initial "T" and "G".

Troy Smith  
Regional Administrator

**Pre-Development Meeting**

Name of Development: Vanguard Holdings, LLC  
Applicant: Jorge Nunz  
P.E./P.G.: \_\_\_\_\_  
Others In Attendance: \_\_\_\_\_

# of Lots: 1 Wastewater Flow: Pending Acreage Proposed: 10.11

Location of Development: 18835 Lower Pleasant Ridge Rd, Caldwell, ID 83607

Parcel #: R36405000 0

Project in Area of Concern: Located in a designated NP Area Groundwater/Rock <10': None

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 a proposal for a contractor shop with a bathroom and a staging area for the storage of machinery and equipment on a 10.11-acre parcel.

An existing septic system is present on the property; however, it does not have system rights. As such, the system must be brought into compliance with current requirements under IDAPA 58.01.03. Alternative wastewater disposal options were discussed, including the potential use of a portable toilet (porta potty) in lieu of a septic system.

The property is located within a designated Nitrate Priority Area. A Nutrient Pathogen Study will be required if the proposed wastewater flow equals or exceeds 600 gallons per day.

Following approval of the Conditional Use Permit by the county, the applicant may proceed with submitting a site evaluation application and scheduling test holes to determine site suitability for a subsurface sewage disposal system and to verify compliance with all required setback distances in accordance with IDAPA 58.01.03.

Additionally, the applicant will be required to submit a Letter of Intended Use outlining the proposed use and estimated wastewater flows.

*Anthony Lee*

## Dane Adams

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**From:** Tom Crosby  
**Sent:** Friday, April 24, 2026 11:43 AM  
**To:** Dane Adams  
**Cc:** Lucy Ostyn  
**Subject:** RE: Agency Notice CU2026-0013 / Vanguard Holdings

Dane,

If they are planning on building new structure for contractor shop, please add notes below to case file.

In Idaho, a new structure built to be used as a contractor shop is treated as a commercial (non-residential) building and will require a building permit and associated commercial review and inspections. Any owner or authorized agent who intends to construct a building or install building systems must first apply for and obtain the required permits.

More specifically:

- Highway District approval for commercial access
- Fire District approval for the structure and access
- SWDH approval
- **Permit is required for new commercial construction:** The Idaho Building Code requires a permit whenever an owner or their agent plans to construct, enlarge, alter, move, or change the occupancy of a building, or install regulated electrical, mechanical, gas, or plumbing systems. A contractor shop is a business use, so it is not covered by the small residential-type exemptions and will require a commercial building permit and likely separate trade permits for mechanical, plumbing, and electrical work.
- **Fire and other permits may also apply:** Because this is a business operation in a commercial building, the Idaho Fire Code can require operational or construction permits for certain activities or systems (for example, spray finishing, fuel-fired equipment, motor vehicle repair rooms).

Thanks,  
Tom.



### Tom Crosby

Building Official

Canyon County Development Services Department

111 N. 11<sup>th</sup> Ave., #310, Caldwell, ID 83605

Direct Line: 208-455-5980

Email: [Tom.crosby@canyoncounty.id.gov](mailto:Tom.crosby@canyoncounty.id.gov)

**NEW** public office hours

**Effective Jan. 3, 2023**

Monday, Tuesday, Thursday and Friday

8am – 5pm

Wednesday

1pm – 5pm