

GLENN COUNTY
Planning & Community Development Services Agency

225 North Tehama Street
Willows, CA 95988
530.934.6540
www.countyofglenn.net



Mardy Thomas, Director

EnviroPro Energy Co. LLC.
3767 County Road 99w
Orland, CA. 95963
Phone Number: 530-784-4427

Conditional Use Permit 2006-012 Amendment,
EnviroPro Energy CO. LLC.
APN: 024-090-050

May 4, 2023

To Whom It May Concern,

On March 20, 2023, the Glenn County Planning & Community Development Services Agency received your application for a Minor Amendment to Conditional Use Permit 2006-012. This project is in the "SC" (Service Commercial) zoning district and is an allowed use with an approved Conditional Use Permit Amendment.

On May 4, 2023, the Glenn County Planning & Community Development Services Agency approved the Minor Amendment. Included with the Staff Report is a copy of the Conditions of Approval. Please sign the Conditions of Approval as indicated and return by email, or send to the Glenn County Planning & Community Development Services Agency, 225 N Tehama Street, Willows, CA 95988.

Please note that this is not a building permit. For information on acquiring a building permit, contact the Glenn County Building Inspection Division at (530) 934-6546.

Sincerely,

Brandon Jennings
Assistant Planner
Planning@countyofglenn.net

GLENN COUNTY
Planning & Community Development Services Agency

225 North Tehama Street
Willows, CA 95988
530.934.6540
www.countyofglenn.net



Mardy Thomas, Director

STAFF REPORT

DATE: May 4, 2023
TO: Mardy Thomas, Director
FROM: Brandon Jennings, Assistant Planner
SUBJECT: Conditional Use Permit 2006-012, Minor Amendment
AMMD 2023-001, EnviroPro Energy CO. LLC.

Attachments:

1. Conditions of Approval, Minor Amendment, EnviroPro
2. Application and Site Plan
3. Comments
4. Vicinity Notice

1. **PROJECT SUMMARY:**

EnviroPro Energy has applied for a Conditional Use Permit 2006-012 Amendment, to operate a liquid propane gas delivery company. The business will operate with 1-3 employees, in the Service Commercial District. This Conditional Use Permit amendment would allow the installation of two 30,000-gallon propane tanks, in addition to the ingress/egress of up to 1-3 delivery trucks a day; potentially 5-6 days a week. EnviroPro Energy would operate between the hours of 7:00 A.M. to 3:30 P.M. daily; however, during busy periods the hours will be 7:00 A.M. to 7:00 P.M. Fuel tank farms, wholesale fuel sales or distributors, including natural gas or propane distributors or wholesalers is permitted under section 15.42.030 I. of the Glenn County General Plan.

Staff recommends that the Planning Director approve the Conditional Use Permit 2006-012, Minor Amendment, EnviroPro Energy CO. LLC. with the Findings listed below.

2. **ANALYSIS:**

The proposed project is to install two 30,000-gallon liquid propane gas tanks, which will be used to store bulk propane to sell and deliver. This area of Glenn County is a "Service Commercial" area, and the proposed project is consistent with Conditional Use Permit 2006-012. Conditional Use Permit 2006-012 permitted a contractor's heavy equipment storage yard, in addition to a full-service natural gas well construction and maintenance company, (SPR2006-027) which had 23 employees in the service commercial district. The proposed minor amendment for liquid propane gas storage tanks will revise the scope of the previous Conditional Use Permit from a well construction and maintenance company to the wholesale of propane.

A minor amendment to an approved conditional use permit may be granted as outlined in the Glenn County Unified Development Code, Section 15.19.

2.1 **Environmental Impacts:**

This project is a Class 1 Categorical Exemption pursuant to Section 15301, "*Existing Facilities*" of the Guidelines of the California Environmental Quality Act. California Code of Regulations states:

Title 14, Chapter 3, Article 19, Section 15301 "Existing Facilities":

Class 1 consists of the operation, repair, maintenance, permitting, leasing, licensing, or minor alteration of existing public or private structures, facilities, mechanical equipment, or topographical features, involving negligible or no expansion of use beyond that existing at the time of the lead agency's determination. The types of "existing facilities" itemized below are not intended to be all-inclusive of the types of projects which might fall within Class 1. The key consideration is whether the project involves negligible or no expansion of an existing use. Examples include but are not limited to:

(e) Additions to existing structures provided that the addition will not result in an increase of more than:

(1) 50 percent of the floor area of the structures before the addition, or 2,500 square feet, whichever is less; or

(2) 10,000 square feet if:

(A) The project is in an area where all public services and facilities are available to allow for maximum development permissible in the General Plan, and

There will be no expansion to the current structures on the property, which is an approximate 1,400 sq. ft. office building, 150' x 50' shop, and a 20' x 50' quonset hut building. This project involves installing two (2) 30,000-gallon liquid propane gas tanks on the property, which will be used for the storage and sale of propane. According to the Glenn County General Plan Service Commercial Land Use Classification the minimum parcel size shall be forty thousand square feet (40,000) square feet. Population density will not increase and shall not exceed 100 persons per square mile (640 acres) and building intensity shall not exceed one residential unit per forty (40) acres except that housing for farm labor and senior citizens in excess of the above standard may be permitted subject to permitting procedures (GCC Chapters 15.19, 15.22, and section 15.42.030.I) established in the Glenn County Unified Development Code.

This proposal would have minimal impact on public services. The proposal does not include an increase in development that would require additional public services, such as police protection, schools, parks, landfills, storm water drainage, or other public facilities. There will be no new water well drilling or increase of onsite sewage disposal/septic tanks, or leach lines with this project.

The project corresponding to the approval of the minor amendment of Conditional Use Permit 2006-012 is in an area where all public services and facilities are available to allow for development permissible in the General Plan.

(B) The area in which the project is located is not environmentally sensitive.

According to the Glenn County General Plan and the California Department of Fish and Game Natural Diversity Database (CNDDDB), there are no areas within the project or surrounding areas that contain habitat for sensitive species, an area of special biological importance, within any migratory wildlife corridor, or designated as a protected wetland site. There are no special-status wildlife species, plants, nor habitat identified at the project site.

Therefore, the project is located in an area which is not environmentally sensitive and will not attribute to any impact on species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Game or U.S. Fish and Wildlife Service.

2.2 General Plan, Zoning and Building Codes:

The General Plan Designation for this area is "Service Commercial". The Zoning Designation is "SC" (Service Commercial, 40,000 square foot minimum parcel size). The property (APN: 024-090-050) is 2.07± acres and is consistent with the minimum site area requirements (15.42.050, Glenn County Title 15 Zoning Code). The proposed storage tanks associated with this minor amendment are not being constructed on a property line.

This project site is in an area of existing Service Commercial and Industrial zones, which allows a wide variety of uses. The existing facility is a permitted use in the "SC" Zone with the Conditional Use Permit 2006-012 (Chapter 15.42.030.H) as approved by the Planning Commission on October 29, 2007.

Consequently, the proposed propane storage tanks and sales facility required a minor amendment to the existing CUP 2006-012.

2.3 Minor Amendment to Conditional Use Permit (Title 15 Unified Development Code, Section 15.19.010):

The director or designated representative may grant an amendment to a previously approved conditional use permit one time provided that:

A. The amendment will not result in an increase of more than ten percent (10%) of the existing facility or use covered by the use permit; and

There are no new or requested expansions to structures within this proposal, the original structures will remain the same. This proposal is for two (2) propane tanks, on the existing developed footprint, which is in the location of a previous outdoor storage area. The square footage for the new propane tanks will be approximately 1,300 sq. ft. The previous use as a gas well drilling maintenance operations facility is similar to the proposed propane storage and sales facility; however, the hours of operation, employee numbers, and vehicle ingress and egress will be reduced as a result of this amendment. Future development may require a major amendment to CUP 2006-012 (15.22.030).

B. Any extension of time will not exceed two years unless provided for otherwise in the original use permit; and

The granting of this minor amendment will not require an extension of time for Conditional Use Permit CUP 2006-012. When the permit was approved on October 29, 2007, there was no expiration date specified in the conditions of approval for the permit.

C. Applicant/operator has complied with all the conditions of approval of the approved conditional use permit; and

The previous operator currently meets all of the conditions of approval as set forth with CUP 2006-012. The new operator is required to sign and meet the amended Conditions of Approval.

D. No significant public controversy was generated during the initial hearing;

According to the minutes for the October 29, 2007 meeting of the Planning Commission, there was no controversy generated by this project.

E. Applicant/operator has submitted an application for amendment with an application fee set by resolution adopted by the board of supervisors.

On March 20, 2023, as required by the minor amendment application procedures, EnviroPro Energy CO. LLC. submitted an application and fee for the proposed minor amendment that includes the installation of two (2) 30,000-gallon propane tanks.

2.4 Public Benefit:

There is a public interest in the propane facility, as it will be servicing agricultural facilities and residents within the county. The proposed revision to the facility will bring tax revenue to the county and provide benefit to the agriculture industry. The proposed propane facility will be used to store and deliver propane, which is currently being trucked in and delivered from outside the county. By providing propane storage capacity in the locality of the customers being served there will be an overall reduction in the amount of vehicle miles traveled.

3. RECOMMENDATION:

- A. Staff recommends that the Planning Director find that this project qualifies as a Class 1 Categorical Exemption within Section 15301 of the Guidelines for the California Environmental Quality Act.
- B. Staff recommends that the Planning Director approve this project with the following Findings:

Finding 1:

The proposed minor amendment to Conditional Use Permit 2006-012 will not result in an increase of more than 10% of the existing facility. The hours of operation, employee numbers, and vehicle ingress and egress will be reduced as a result of this amendment.

Finding 2:

The proposed minor amendment does not involve an extension of time.

Finding 3:

The previous operator was up to date and in compliance with the previous conditions of approval as required by Conditional Use Permit 2006-012.

Finding 4:

No public controversy was generated during the Planning Commission hearing on October 29, 2007 for Conditional Use Permit 2006-012.

Finding 5:

EnviroPro Energy CO. LLC. has submitted an application and application fee for the proposed minor amendment.

GLENN COUNTY

CONDITIONS OF APPROVAL

**Conditional Use Permit 2006-012, Minor Amendment
AMMD 2023-001**

EnviroPro Energy Co. LLC.
3767 County Road 99w
Orland, CA. 95963

Minor Amendment to Conditional Use Permit 2006-012, to operate a liquid propane gas (LPG) storage and delivery company. The business will operate with 1-3 employees, in the Service Commercial District. The amendment is to permit the installation of two 30,000-gallon LPG tanks, with the ingress/egress of 1-3 delivery trucks per day; up to 6 days a week, between the hours of 7:00 A.M. to 7:00 P.M.

1. That this permit CUP 2006-012, Minor Amendment is in effect, and the following Conditions of Approval are applicable.
2. That the area of operation shall be confined and implemented to those areas as delineated in the EnviroPro Energy Co. LLC. Site Plan and Application Details.
3. This facility is subject to the Hazardous Materials Business Plan (HMBP) Program and is required to electronically submit a business plan in CERS (California Environmental Reporting System).
4. No off-site parking associated with this development shall be allowed on County Road 99w.
5. That only the vehicles and equipment used in direct conjunction with the permitted use shall be stored or maintained on the premises.
6. That the maintenance of vehicles and equipment shall only occur in the interior of structures.
7. That there shall be no washing of vehicles or equipment on the premises.
8. That the existing sewage disposal system and replacement area remain separated from the driveway by traffic barriers.

9. If any neighboring property makes a complaint to the Planning & Community Development Services Agency relating to the sound levels at the site, the applicant shall submit evidence prepared by a qualified individual certified in the fields of environmental noise assessment and architectural acoustics that noise at the property line and nearest residence is meeting the standards as set forth in the General Plan and the Glenn County Code. This evaluation shall be the responsibility of the applicant.
10. If any potential prehistoric, protohistoric and historic cultural resources are encountered during any phase of project operations, all work shall cease in the area of the finding pending an examination of the site and materials by a professional archeologist.
11. If upon approval of this Conditional Use Permit any health or safety hazard arises due to the operation allowed by this permit, the Planning Commission retains the authority to add or revise the Conditions of Approval, or revoke this permit.
12. That the Applicant(s) and/or successor(s) in interest shall defend, hold harmless and indemnify Glenn County from any claim, action or proceeding against Glenn County and/or its agents, officers and employees, to attack, set aside, void or annul the approval(s) granted by Glenn County concerning this proposal/project or any action relating to or arising out of such approval. The Applicant(s) and/or successor(s) in interest shall further indemnify Glenn County and/or its agents, officers and employees from liability for any award, damages, costs and fees, including but not limited to legal fees and costs, incurred by the County and/or awarded to any plaintiff in any action challenging the validity of this permit or any environmental or other documentation related to approval of this permit. Applicant(s) and/or successor(s) in interest further agree to provide a defense for the County in any such action.

I hereby declare that I have read the foregoing conditions; that they are in fact the conditions that were imposed upon the granting of this permit, and that I agree to abide fully by said conditions. Additionally, I have read the Staff Report and I am aware of codified County, State, and/or Federal standards and regulation that shall be met with the granting of this permit.

DATE: _____

SIGNATURE: _____
Brandon Neal, Enviropro Energy Co., LLC

GLENN COUNTY Planning & Community Development Services Agency

225 North Tehama Street
Willows, CA 95988
530.934.6540
www.countyofglenn.net



Mardy Thomas, Director

REQUEST FOR REVIEW

COUNTY DEPARTMENTS/DISTRICTS

- Glenn County Agricultural Commissioner
- Glenn County Air Pollution Control District/CUPA
- Glenn County Assessor
- Glenn County Building Inspector
- Glenn County Engineering & Surveying Division
- Glenn County Environmental Health Department
- Glenn County Sheriff's Department
- Glenn County Board of Supervisors
- Glenn County Counsel
- Glenn County Planning Commission
- Glenn LAFCO

FEDERAL AGENCIES

- U.S. Army Corps of Engineers
- U.S. Fish and Wildlife Service
- U.S. Department of Agriculture
- U.S. Bureau of Reclamation - Willows

OTHER

- Orland-Artois Water District
- California Water Service Co. (Chico)
-
- City of Orland
- Comcast Cable (Chico Office)
- Community Services District:

- Fire Protection District: Artois
- Glenn County Resource Conservation District
- Pacific Gas and Electric Company (PG&E)
- School District: Orland
- Tehama-Colusa Canal Authority

STATE AGENCIES

- Central Valley Flood Protection Board
- Central Valley Regional Water Quality Control Board (RWQCB)
- State Water Resources Control Board – Division of Drinking Water
- Department of Alcoholic Beverage Control (ABC)
- Department of Conservation, Division of Land Resource Protection
- Department of Conservation, Office of Mine Reclamation (OMR)
- Department of Conservation, Division of Oil, Gas, and Geothermal Resources
- Department of Fish and Wildlife
- Department of Food and Agriculture
- California Air Resource Board (CARB)
- California Environmental Protection Agency (CalEPA)
- Department of Public Health
- Department of Toxic Substances Control (DTSC)
- Department of Transportation (Caltrans)
- Department of Water Resources (DWR)
- Office of the State Fire Marshall
- California Department of Resource Recycling and Recovery (CalRecycle)
- California Department of Water Resources: Division of Safety of Dams

- Northeast Center of the California Historical Resources Information System
- Grindstone Rancheria of Wintun-Wailaki
- Paskenta Band of Nomlaki Indians
- Mechoopda Indian Tribe of Chico Rancheria
- Colusa Indian Community Council Cachi Dehe Band of Wintun Indians

DATE: March 27, 2023

PROJECT: Conditional Use Permit 2006-012, Amendment
EnviroPro

PLANNER: Brandon Jennings, Assistant Planner;
bjennings@countyofglenn.net

APPLICANT: Enviropro Energy Co. LLC.
3767 County Road 99w
Orland, CA. 95963
Phone Number: 530-784-4427
Email: Brandon@enviroproenergy.com

LANDOWNER: Enviropro Energy Co. LLC.
P.O. Box 157
Maxwell, CA. 95955
Phone Number: 530-754-4427

PROPOSAL: **Conditional Use Permit 2006-012 Amendment,
EnviroPro Energy CO. LLC.**

EnviroPro has applied for Conditional Use Permit 2006-012, Amendment, in order to amend the existing natural gas well driller facility permit, to operate a liquid propane gas (LPG) delivery company. The business will operate with 1-3 employees, in the Service Commercial District. This amendment would allow the installation of two skid mounted 30,000-gallon LPG tanks, in addition to the ingress/egress of up to 1-3 delivery trucks a day; potentially 5-6 days a week. Additionally, EnviroPro would operate between the hours of 7:00 A.M. to 7:00 P.M. daily. Fuel tank farms, wholesale fuel sales or distributors, including natural gas or propane distributors or wholesalers are permitted under section 15.42.030 I. of the Glenn County Code.

Please **refer to the attached application, project narrative, and plot plan.**

LOCATION: The project is located at 3767 County Road 99W, on the west side of County Road 99W, south of County Road 25, east of Interstate 5, and north of County Road 27, in the unincorporated area of Glenn County, California.

ZONING: "SC" Service Commercial

GENERAL PLAN: "Service Commercial"

APN: 024-090-050 (2.07 ± acres)

FLOOD ZONES: Flood Zone "X" according to Flood Insurance Rate Map (FIRM) No. 06021C0400D, dated August 5, 2010 issued by the Federal Emergency Management Agency (FEMA). Flood Zone "X" (unshaded) consists of areas of minimal risk outside the 1-percent and 0.2-percent annual chance floodplains. No base flood elevations or base flood depths are shown within this zone.

The Glenn County Planning Division is requesting comments on this proposal for determination of completeness, potential constraints, and/or proposed conditions of

approval. If comments are not received by **Monday, April 10, 2023**, it is assumed that there are no specific comments to be included in the initial analysis of the project. Comments submitted by e-mail are welcomed. Thank you for considering this matter.

AGENCY COMMENTS:

Please consider the following:

1. Is the information in the application complete enough to analyze impacts and conclude review?

2. Comments may include project-specific code requirements unique to the project. Cite code section and document (i.e. General Plan, Subdivision Map Act, etc.).

3. What are the recommended Conditions of Approval for this project and justification for each Condition? When should each Condition be accomplished (i.e. prior to any construction at the site, prior to recording the parcel map, filing the Final Map, or issuance of a Certificate of Occupancy, etc.)?

4. Are there significant environmental impacts? What mitigation(s) would bring the impacts to a less than significant level? When should mitigation(s) be accomplished (i.e. prior to recording parcel map, filing Final Map, or Certificate of Occupancy, etc.)?

Date Submitted: _____

**GLENN COUNTY
PLANNING AND COMMUNITY
DEVELOPMENT SERVICES AGENCY**
255 Tehama Street
Willows, CA 95988
(530) 934-6540
planning@countyofglenn.net

APPLICATION FOR CONDITIONAL USE PERMIT

NOTE: FAILURE TO ANSWER APPLICABLE QUESTIONS AND REQUIRED ATTACHMENTS COULD DELAY THE PROCESSING OF YOUR APPLICATION.

1. Applicant(s):

Name: _____

Address: _____

Phone: _____ E-Mail _____

2. Property Owner(s):

Name: _____

Address: _____

Phone: _____ E-Mail _____

3. Engineer/Person who Prepared Site Plan (if applicable):

Name: _____

Address: _____

Phone: _____ E-Mail _____

4. Name and address of property owner's duly authorized agent (if applicable) who is to be furnished with notice of hearing (§65091 California Government Code).

Name: _____

Mailing Address: _____

5. Existing Use of Property: _____

6. Request or Proposal:

7. Address and Location of Project: _____

8. Current Assessor's Parcel Number(s): _____

9. Existing Zoning (<http://gis.gcppwa.net/zoning/>): _____

10. Provide any additional information that may be helpful in evaluating your proposal. *Example - number of employees, hours of operation, number of truck deliveries/loadings per day:*

11. Setback Dimensions (Distance from property line to proposed structure):
North: _____ ft. South: _____ ft.
East: _____ ft. West: _____ ft.
Other Setback/s: _____ ft.

12. Provide the following information:
Size of Assessor Parcel: _____ sq.ft. _____ acres
Mean height of structure: _____ ft. Peak height of structure: _____ ft.
Dimensions of proposed including overhangs: _____ ft. x _____ ft.
Total Square Footage (Existing): _____ sq.ft.
Total Square Footage (Proposed): _____ sq.ft.

DECLARATION UNDER PENALTY OF PERJURY

(Must be signed by Applicant(s) and Property Owner(s))
(Additional sheets may be necessary)

The Applicant(s) and/or Property Owner(s), by signing this application, shall be deemed to have agreed to defend, indemnify, release and hold harmless the County, its agents, officers, attorneys, employees, boards and commissions from any claim, action or proceeding brought against the foregoing individuals or entities, the purpose of which is to attack, set aside, void or null the approval of this development entitlement or approval or certification of the environmental document which accompanies it, or to obtain damages relating to such action(s). This indemnification agreement shall include, but not be limited to, damages, costs expenses, attorney fees or expert witness fees that may be asserted by any person or entity, including the applicant, arising out of or in connection with the approval of the entitlement whether or not there is concurrent passive or active negligence on the part of the County.

Applicant(s):

Signed: _____

Print: _____

Date: _____

Address: _____

I am (We are) the owner(s) of property involved in this application and I (We) have completed this application and all other documents required.

I am (We are) the owner(s) of the property involved in this application and I (We) acknowledge the preparation and submission of this application.

I (We) declare under penalty of perjury that the foregoing is true and correct.

Property Owner(s):

Signed: _____

Print: _____

Date: _____

Address: _____

Project _____

Date Submitted: _____

**GLENN COUNTY
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DEVELOPMENT SERVICES AGENCY**
225 Tehama Street
Willows, CA 95988
(530) 934-6540
planning@countyofglenn.net

ENVIRONMENTAL INFORMATION FORM

To be completed by applicant or engineer
Use extra sheets if necessary

NOTE: FAILURE TO ANSWER APPLICABLE QUESTIONS AND
REQUIRED ATTACHMENTS COULD DELAY THE
PROCESSING OF YOUR APPLICATION.

This list is intended to meet the requirements of State of California Government
Code Section 65940.

I. GENERAL INFORMATION:

1. Applicant(s):

Name: _____

Address: _____

Phone: _____ E-Mail _____

2. Property Owner(s):

Name: _____

Address: _____

Phone: _____ E-Mail _____

3. Engineer/Person who Prepared Site Plan (if applicable):

Name: _____

Address: _____

Phone: _____ E-Mail _____

4. Name and address of property owner's duly authorized agent (if applicable) who is to be furnished with notice of hearing (§65091 California Government Code).

Name: _____

Mailing Address: _____

5. Existing Use of Property: _____

6. Request or Proposal:

7. Address and Location of Project: _____

8. Current Assessor's Parcel Number(s): _____

9. Existing Zoning (<http://gis.gcppwa.net/zoning/>): _____

10. Indicate the type of permit(s) application(s) to which this form pertains:

11. If the project involves a variance, conditional use permit, or rezoning application, state this and indicate clearly why the application is required:

12. List and describe any other related permit(s) and other public approvals required for this project, including those required by city, regional, state, and federal agencies:

13. List any special studies been prepared for the project site that are related to the proposed project including, but not limited to traffic, biology, wetlands delineation, archaeology, etc?

II. ENVIRONMENTAL SETTING:

1. Describe in detail the project site as it exists before the project, including information on topography, soil stability, plants and animals (wetlands, if any), different crops, irrigation systems, streams, creeks, rivers, canals, water table depth, and any cultural historical or scenic aspects. Describe any existing structures on the site, and the use of the structures. Attach photographs of the site. Snapshots or Polaroid photos will be accepted.

2. Describe the surrounding properties, including information on plants, animals, and any cultural, historical or scenic aspects. Indicate the type of land use (residential, commercial, agricultural, etc.), intensity of land use (one-family, apartment houses, shops, department stores, dairy, row crops, orchards, etc.) Attach photographs of the vicinity. Snapshots or Polaroid photos will be accepted.

North: _____

East: _____

North: _____

North: _____

3. Describe noise characteristics of the surrounding area (include significant noise sources):

III. SPECIFIC ITEMS OF IMPACT:

1. Drainage:

(a) Describe how increased runoff will be handled (on-site and off-site):

(b) Will the project change any drainage patterns? (Please explain):

(c) Will the project require the installation or replacement of storm drains or channels? If yes, indicate length, size, and capacity:

(d) Are there any gullies or areas of soil erosion? (Please explain):

(e) Do you plan to grade, disturb, or in any way change swales, drainages, ditches, gullies, ponds, low lying areas, seeps, springs, streams, creeks, river banks, or other area on the site that carries or holds water for any amount of time during the year?

If yes, you may be required to obtain authorization from other agencies such as the Army Corps of Engineers or California Department of Fish and Game.

2. Water Supply:

(a) Indicate and describe source of water supply (domestic well, irrigation district, private water company):

(b) Will the project require the installation or replacement of new water service mains?

3. Liquid Waste Disposal:

(a) Will liquid waste disposal be provided by private on-site septic system or public sewer? _____

(b) If private on-site septic system, describe the proposed system (leach field or seepage pit) and include a statement and tests explaining percolation rates, soil types, and suitability for any onsite sewage disposal systems:

(c) Will any special or unique sewage wastes be generated by this project other than normally associated with resident or employee restrooms? Industrial, chemical, manufacturing, animal wastes? (Please describe)

(d) Should waste be generated by the proposed project other than that normally associated with a single family residence, Waste Discharge Requirements may be required by the Regional Water Quality Control Board.

4. Solid Waste Collection:

(a) How will solid waste be collected? Individual disposal, private carrier, city?

5. Source of Energy:

(a) What is the source of energy (electricity, natural gas, propane)?:

(b) If electricity, do any overhead electrical facilities require relocation? If so, please describe:

(c) If natural gas, do existing gas lines have to be increased in size? If yes, please describe:

(d) Do existing gas lines require relocation? If yes, please describe:

6. Fire Protection:

(a) Indicate number and size of existing and/or proposed fire hydrants and distance from proposed buildings:

(b) Indicate number and capacity of existing and/or proposed water storage facilities and distance from proposed buildings:

IV. FOR ZONE CHANGE, ZONE VARIANCE, AND SPECIAL USE PERMIT APPLICATION:

1. Number and sizes of existing and proposed structures:

2. Square footage
(structures) _____ S.F.; _____ S.F.
(New) (Existing)

3. Percentage of lot coverage: _____

4. Amount of off-street parking provided: _____

5. Will the project be constructed in phases? If so, please describe each phase briefly:

6. If residential, include the number of units, schedule of unit sizes, range of sale prices or rents, and type of household size expected:

7. If commercial, indicate type, estimated employment per shift, days and hours of operation, estimated number of daily customers/visitors on site at peak time, and loading facilities:

8. If industrial, indicate type, estimated employment per shift, and loading facilities:

9. If institutional, indicate the major function, estimated employment per shift, estimated occupancy, loading facilities, and community benefits to be derived from the project:

10. List types and quantities of any hazardous or toxic materials, chemicals, pesticides, flammable liquids, or other similar product used as a part of the operation and storage container sizes:

Submit Material Safety Data Sheets (MSDS) for any proposed hazardous materials. If hazardous materials are proposed, it is recommended that the applicant contact the Air Pollution Control District/CUPA for permitting requirements.

11. Describe any earthwork (grading) to be done and dust control methods to be used during construction:

12. Describe any potential noise or vibration sources associated with the project (i.e. compressor, machine noise, heavy equipment).

13. Describe source, type, and amount of air pollutant emissions (smoke, odors, steam, gases, water vapor, dust, chemicals) from the project. Describe what methods would be used to reduce emissions:

V. CERTIFICATION:

I hereby certify that the statements furnished above and in the attached exhibits present the data and information required for this initial evaluation to the best of my ability, and that the facts, statements and information presented are true and correct to the best of my knowledge and belief.

Date: _____ Signature: _____

For: _____

According to Section 65943 for the California Government Code, your application will be reviewed within 30 days and you or your agent will receive written notice regarding the completeness of your application. Any reviewing agency may, in the course of processing the application, request the applicant to clarify, amplify, correct, or otherwise supplement the information required for the application.

According to Section 65944 (C), additional information may be requested in order to comply with Division 13 of the State of California Public Resources Code.

Inspected By:

Jason Slack

Date: 02/08/2023

Joe Avis

3767 County Rd. 99

Orland, Ca. 95963

Tom's Septic
5114 Miners Ranch Rd.
Orville, CA. 95966
(530)533-6095

Jason Slack
Construction
CL#1043383
DIR#1000769394

Paid No

Ck# Unknown @ this time

Cash N/A

Card N/A

DocuSigned by: 2/9/2023
32DBA348DC92475...

DocuSigned by: 2/10/2023
Kevin C Dennis
5B7C7BFF84DA4EB...

DocuSigned by: 2/10/2023
Brandon Mal
9F80443E043445E...

Septic System Inspection Report

Used locator to find septic tank: No Dug up both sides of tank: Yes Depth: 4'

Septic tank is 1000 gals. Type of tank: Concrete Pump System: Yes

Baffle wall in good condition: Yes Concrete: Yes Poly: N/A Wood N/A

Septic tank at proper level : Yes Septic T's on inlet : Yes Outlet: Yes

Ran a 30min. Hydro test on leach field approx. 250 gal. It: passed this test

Sewer stayed at proper level through test: Yes No signs of leach field failure: No

Pump out septic tank :	<u>\$700.00</u>
Septic Inspection Fee:	<u>\$150.00</u>
Dig up lids :	<u>\$150.00</u>
_____:	_____
_____:	_____
TOTAL:	Due : <u>\$1000.00</u>

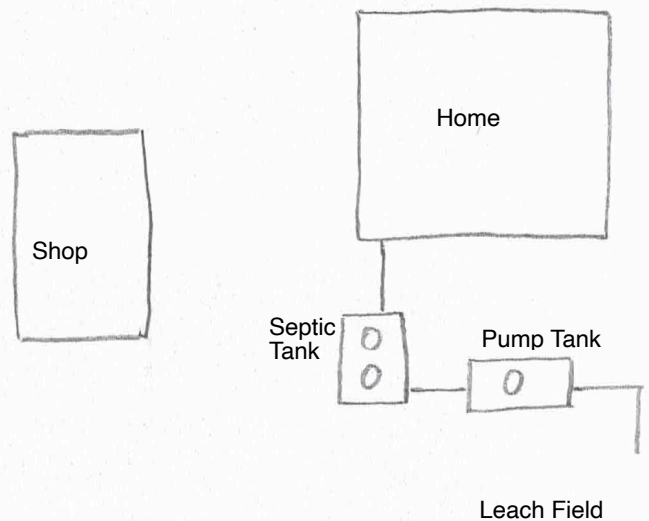
Disclosure: There is no guarantee on the life span of a septic tank or leach field, due to age, water usage and location

COMMENTS: _____

This septic system appears to be operating properly. Pump system appears to be in good working order as well. Ran a 30 minute water test, system passed this test.

Jason Slack -Owner

Map Area



Brandon Jennings

From: Brandon Neal <brandon@enviroproenergy.com>
Sent: Monday, March 20, 2023 4:46 PM
To: Brandon Jennings
Cc: Andy Popper; Boniface Chifamba
Subject: RE: Receipt

Brandon,

Hours of operation will be 7 am to 330 pm Monday thru Friday. We will be working longer hours and weekends from April thru September hours will be 7 am to about 7 pm. There will only be 1-3 employees anytime during these operations. We may have transport delivery come throughout the night. We are expecting to have up to 3 loads a day delivered to the site during our busy season and these trucks can come late at night or early in morning.

For now general public will not be able to fill tanks because we are going to run it as a satellite tank yard so drivers will be in and out and there will not be an employee onsite full time. Eventually we would like to be able to supply the public with cylinder fill operations.

Please let me know if you have any further questions.

Thanks
Brandon

From: Brandon Jennings <bjennings@countyofglenn.net>
Sent: Monday, March 20, 2023 4:25 PM
To: Brandon Neal <brandon@enviroproenergy.com>
Cc: Andy Popper <APopper@countyofglenn.net>; Boniface Chifamba <bchifamba@countyofglenn.net>
Subject: Receipt

To Brandon,

The Glenn County Planning Division has received the check for the Amendment, you receipt is attached.

Additionally, I have been working on the request for review and I need more information.

What are the hours of operation?

Will the general public be able to have LPG tanks filled on site?





Respectfully,

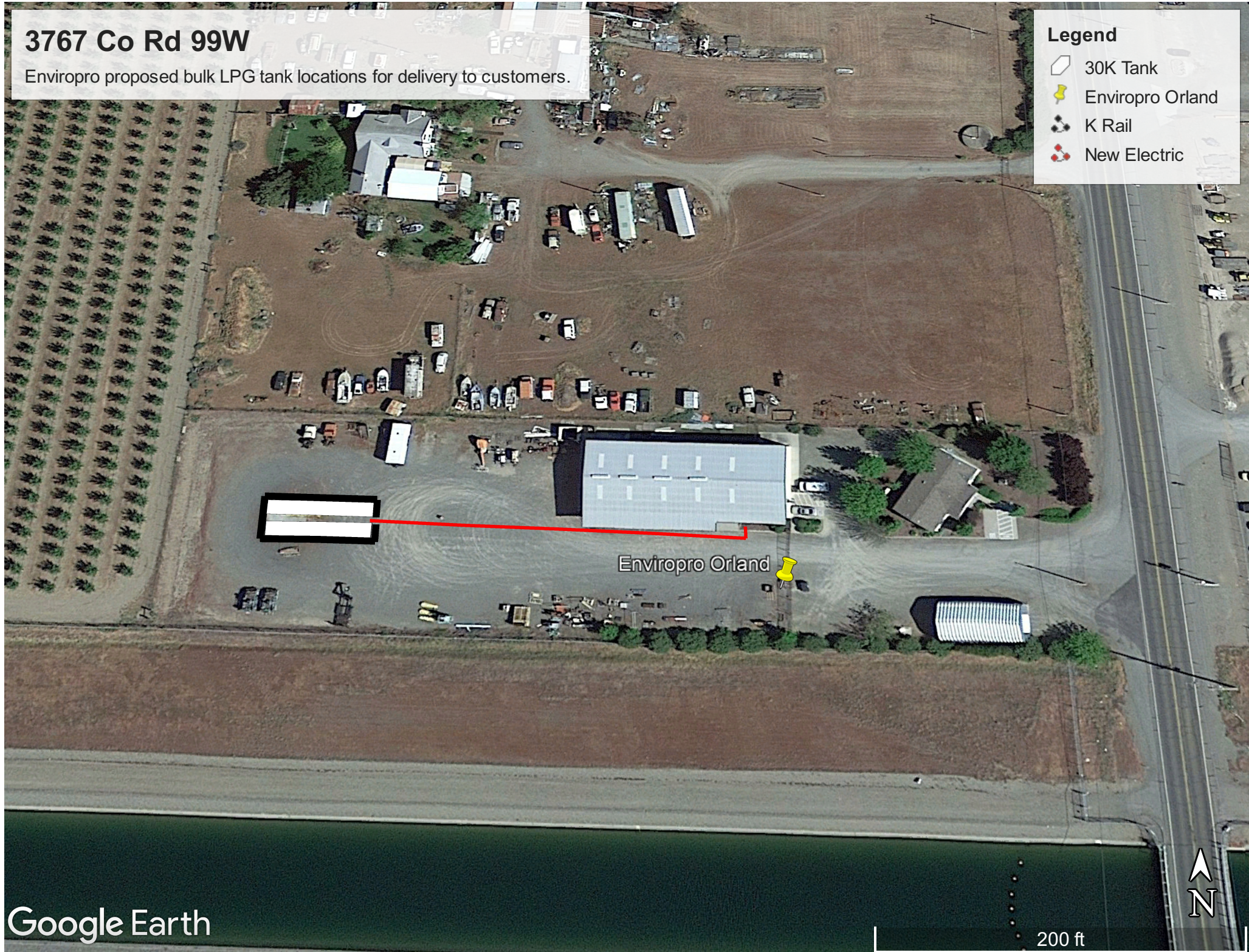
Brandon Jennings, Assistant Planner
<http://www.countyofglenn.net/>
Glenn County Planning & Community Development Services Agency
225 North Tehama Street
Willows, Ca 95988
530-934-6540

3767 Co Rd 99W

Enviropro proposed bulk LPG tank locations for delivery to customers.

Legend

-  30K Tank
-  Enviropro Orland
-  K Rail
-  New Electric



Enviropro Orland



GLENN COUNTY

Planning & Community Development Services Agency Environmental Health Department

225 N Tehama St.
Willows, CA 95988
Tel: 530.934.6102 Fax: 530.934.6103
www.countyofglenn.net



Mardy Thomas, Director

Date: March 30, 2023

To: Brandon Jennings, Assistant Planner
Planning & Community Development Services Agency (PCDSA)
(Via Email)

From: Kevin Backus, REHS
Director, PCDSA - Environmental Health Department

Re: Conditional Use Permit 2006-012, Amendment, APN 024-090-050, EnviroPro (Liquid Propane Gas Delivery)

We have reviewed the application information for the project noted above and recommend it be found complete for further processing. We have the following comments/requirements:

1. The parcel has a water well, onsite wastewater treatment system and replacement area for the existing business which will not be affected by the 2 Liquid Propane Gas Tanks at the proposed location.

Please contact Environmental Health at 530-934-6102 with any questions on this matter.

GLENN COUNTY

Planning & Community Development Services Agency

225 N. Tehama Street
Willows, CA 95988
530.934.6540
www.countyofglenn.net



Mardy Thomas, Director

VICINITY NOTICE OF APPLICATION SUBMITTAL

This is a courtesy notice that the Glenn County Planning & Community Development Services Agency has received an Application for an **Amendment to Conditional Use Permit 2006-012 FMR Services, INC.** A Planning Commission Public Hearing Vicinity Notice will also be sent, if a Public Hearing is scheduled.

PROJECT: Amendment to Conditional Use Permit 2006-012, FMR Services, INC.

APPLICANT: Enviropro Energy Co. LLC.
ZONING: "SC" (Service Commercial Zone)
GENERAL PLAN: "Service Commercial"

LOCATION: The project is located at 3767 County Road 99W, on the west side of County Road 99W, west of County Road M, south of County Road 25, east of Interstate 5, and north of County Road 27, in the unincorporated area of Glenn County, California.

Amendment to Conditional Use Permit 2006-012, FMR Services, INC.

Enviropro has applied for a Conditional Use Permit, 2023-001, to operate a liquid propane gas delivery company. The business will operate with 1-3 employees, in the Service Commercial District. This Conditional Use Permit would allow the installation of two skid mounted 30,000-gallon LPG tanks, in addition to the ingress/egress of up to 1-3 delivery trucks a day; potentially 5-6 days a week. Additionally, Enviropro would operate between the hours of 7:00 A.M. to 3:30 P.M. daily however, during their busy season the hours will be extended to 7:00 A.M to 7:00 P.M. Moreover, the proposed use will be for bulk deliveries and will not be used to dispense propane to the general public, at this time. Fuel tank farms, wholesale fuel sales or distributors, including natural gas or propane distributors or wholesalers is permitted under section 15.42.030 I. of the Glenn County General Plan.

REQUEST: The Glenn County Planning Division is requesting comments on this proposal for determination of completeness, potential constraints, and/or proposed Conditions of Approval. If comments are not received by **Monday, April 10, 2023**, it is assumed that there are no specific comments for the preliminary analysis of the project. Comments submitted by e-mail are accepted for the record. All interested parties may submit comments regarding the proposed project at this time. Thank you for considering this matter.

Additional project documentation is available for review at the Planning & Community Development Services Agency, 225 North Tehama Street, Willows, CA 95988, and the Planning Reports Website at: <https://www.countyofglenn.net/dept/planning-community-development-services/planning/resources>

PLANNER: Brandon Jennings, Assistant Planner, bjennings@countyofglenn.net, 530-934-6540
