



Notice of Completion and Environmental Document Transmittal

California Environmental Quality Act

SCH # _____

TO: State Clearinghouse
P.O. Box 3044
Sacramento, CA 95812-3044
(916) 445-0613

FROM: Stanislaus County Planning & Community Development
1010 10th Street, Suite 3400, Modesto, CA 95354
Planning Phone: (209) 525-6330 Fax: (209) 525-5911
Building Phone: (209) 525-6557 Fax: (209) 525-7759

Project Title: Use Permit Application No. PLN2023-0039 – MD Digester

Lead Agency: Stanislaus County Planning and Community Development **Contact Person:** Emily DeAnda, Assistant Planner

Street Address: 1010 10th Street, Suite 3400 **Phone:** (209) 525-6330

City: Modesto, CA **Zip:** 95354 **County:** Stanislaus

Project Location: 4900 Dodds Road **City/Nearest Community:** Valley Home Community

Cross Streets: 26 Mile Road and Valley Home Road **Zip Code:** 95361

Longitude/Latitude (degrees, minutes and seconds): ° _____ ' _____ " N / ° _____ ' _____ " W **Total Acres:** 482.4±

Assessor's Parcel Number: 002-003-020 **Section:** 18 **Twp.:** 1 **Range:** 10 **Base:** MDB&M

Woodward Reservoir, South San Joaquin Irrigation District Canal, Leitch Lateral, Howell Lateral and Fairbanks Lateral

Within 2 Miles: State Hwy #: N/A **Waterways:** _____

Airports: N/A **Railways:** N/A **Schools:** Oakdale Joint Unified

Local Public Review Period: (to be filled in by lead agency)

Starting Date: January 2, 2024 **Ending Date:** January 17, 2024

Document Type:

- | | | | |
|--|--|------------------------------------|--|
| CEQA: <input type="checkbox"/> NOP | <input type="checkbox"/> Draft EIR | NEPA: <input type="checkbox"/> NOI | OTHER: <input type="checkbox"/> Joint Document |
| <input checked="" type="checkbox"/> Early Cons | <input type="checkbox"/> Supplement/Subsequent EIR | <input type="checkbox"/> EA | <input type="checkbox"/> Final Document |
| <input type="checkbox"/> Neg Dec (Prior SCH No.) _____ | <input type="checkbox"/> Other: _____ | <input type="checkbox"/> Draft EIS | <input type="checkbox"/> Other: _____ |
| <input type="checkbox"/> Mit Neg Dec | <input type="checkbox"/> Other: _____ | <input type="checkbox"/> FONSI | |

Local Action Type:

- | | | | |
|---|---|--|---|
| <input type="checkbox"/> General Plan Update | <input type="checkbox"/> Specific Plan | <input type="checkbox"/> Rezone | <input type="checkbox"/> Annexation |
| <input type="checkbox"/> General Plan Amendment | <input type="checkbox"/> Master Plan | <input type="checkbox"/> Prezone | <input type="checkbox"/> Redevelopment |
| <input type="checkbox"/> General Plan Element | <input type="checkbox"/> Planned Unit Development | <input checked="" type="checkbox"/> Use Permit | <input type="checkbox"/> Coastal Permit |
| <input type="checkbox"/> Community Plan | <input type="checkbox"/> Site Plan | <input type="checkbox"/> Land Division (Subdivision, etc.) | <input type="checkbox"/> Other |

Development Type:

- | | |
|--|---|
| <input type="checkbox"/> Residential <i>Units:</i> _____ <i>Acres:</i> _____ | <input type="checkbox"/> Water Facilities <i>Type:</i> _____ <i>MGD</i> _____ |
| <input type="checkbox"/> Office <i>Sq.ft.:</i> _____ <i>Acres:</i> _____ <i>Employees:</i> _____ | <input type="checkbox"/> Transportation <i>Type:</i> _____ |
| <input type="checkbox"/> Commercial <i>Sq.ft.:</i> _____ <i>Acres:</i> _____ <i>Employees:</i> _____ | <input type="checkbox"/> Mining <i>Mineral:</i> _____ |
| <input type="checkbox"/> Industrial <i>Sq.ft.:</i> _____ <i>Acres:</i> _____ <i>Employees:</i> _____ | <input type="checkbox"/> Power <i>Type:</i> _____ <i>MW</i> _____ |
| <input type="checkbox"/> Educational _____ | <input type="checkbox"/> Waste Facilities <i>Type:</i> _____ <i>MGD</i> _____ |
| <input type="checkbox"/> Recreational _____ | <input type="checkbox"/> Hazardous Waste <i>Type:</i> _____ |
| <input type="checkbox"/> OCS Related _____ | <input checked="" type="checkbox"/> Other <u>Agriculture dairy digester hub</u> |

Project Issues Discussed in Document:

- | | | | |
|---|---|--|---|
| <input type="checkbox"/> Aesthetic/Visual | <input type="checkbox"/> Fiscal | <input type="checkbox"/> Recreation/Parks | <input type="checkbox"/> Vegetation |
| <input type="checkbox"/> Agricultural Land | <input type="checkbox"/> Flood Plain/Flooding | <input type="checkbox"/> Schools/Universities | <input type="checkbox"/> Water Quality |
| <input type="checkbox"/> Air Quality | <input type="checkbox"/> Forest Land/Fire Hazard | <input type="checkbox"/> Septic Systems | <input type="checkbox"/> Water Supply/Groundwater |
| <input type="checkbox"/> Archeological/Historical | <input type="checkbox"/> Geological/Seismic | <input type="checkbox"/> Sewer Capacity | <input type="checkbox"/> Wetland/Riparian |
| <input type="checkbox"/> Biological Resources | <input type="checkbox"/> Minerals | <input type="checkbox"/> Soil Erosion/Compaction/Grading | <input type="checkbox"/> Growth Inducement |
| <input type="checkbox"/> Coastal Zone | <input type="checkbox"/> Noise | <input type="checkbox"/> Solid Waste | <input type="checkbox"/> Land Use |
| <input type="checkbox"/> Drainage/Absorption | <input type="checkbox"/> Population/Housing Balance | <input type="checkbox"/> Toxic/Hazardous | <input type="checkbox"/> Cumulative Effects |
| <input type="checkbox"/> Economic/Jobs | <input type="checkbox"/> Public Services/Facilities | <input type="checkbox"/> Traffic/Circulation | <input checked="" type="checkbox"/> Other: <u>None identified yet</u> |

Present Land Use/Zoning/General Plan Designation:

Dairy facility, and residential uses and accessory structures / General Agriculture with a 40-acre minimum (A-2-40) / Agriculture.

Project Description: (please use a separate page if necessary)

Request to operate a methane digester on a 482.4± acre parcel located in the General Agriculture (A-2-40) zoning district. The methane digester will process dairy waste produced from the on-site dairy and from an off-site dairy located just west of the project site (APN: 002-003-024), which will be piped in a slurry form via underground pipeline located across private property.

As part of this request, the following improvements and structures will be developed on the project site: a 1.3± acre digester and associated equipment; a livestock water recycling system; biogas upgrading equipment; three natural gas generators; a backup/emergency flare; fire suppression water supply tank; and a 360± square-foot office, and a 1,500± square-foot shop. No new structures are proposed to be installed on the off-site dairy. No expansion of existing herd sizes will occur as a result of this project on either of the dairies.

The dairy waste slurry will be processed through the digester and associated equipment by a gas collection and water filtration system to convert greenhouse gases (GHG) to Renewable Natural Gas (RNG), which will be trucked off-site via a heavy-duty truck. The dairy waste slurry from the off-site dairy (APN: 002-003-024) to the west of the project site will be pumped to the digester site via a private underground pipeline not within the County right-of-way. Slurry coming out of the digester will be piped back to each respective dairy pursuant to the quantities listed under each dairies' current wastewater management plan (WMP); no net increase of wastewater will be applied to any of the dairies. Manure solids will be filtered out and used for normal dairy operations including bedding and crop fertilizer at each dairy.

The project site is currently improved with a dairy facility, residential, and accessory structures totaling 650,506± square feet of building space consisting of four milk barns, a commodity barn, a bunker silo, three free stall barns, a heifer/maternity barn, a hospital and horse barn, a carport, three agricultural storage buildings, three cattle shades, three single-family dwellings, a swimming pool, and one duplex with a garage. The South San Joaquin Irrigation District (SSJID) Canal and Howell Lateral cross the project site from north to south, and the Fairbanks Lateral and Leitch Lateral cross from east to west on the project site.

The digester will operate 24 hours a day/seven days a week. A maximum of three employees are anticipated on-site five days a week, from 6:00 a.m. to 5:00 p.m. The third employee will be on-site as needed throughout the week during the same proposed hours of operation. The applicant anticipates up to three roundtrips per day for trucks transporting RNG off-site to an existing pipeline connection in Helm, California where it will then be compressed and used as natural gas for fueling vehicles. Two heavy-duty truck trips per week are expected for system maintenance and refueling the natural gas generators to be installed on-site. The project site is currently served by private well and septic systems. The project site has existing access from County-maintained Dodds Road.

Reviewing Agencies Checklist:

Lead Agencies may recommend State Clearinghouse distribution by marking agencies below with an "X". If you have already sent your document to the agency, please denote that agency with an "S".

- | | |
|--|---|
| <input type="checkbox"/> Air Resources Board | <input type="checkbox"/> Office of Emergency Services |
| <input type="checkbox"/> Boating & Waterways, Department of | <input type="checkbox"/> Office of Historic Preservation |
| <input type="checkbox"/> California Emergency Management Agency | <input type="checkbox"/> Office of Public School Construction |
| <input type="checkbox"/> California Highway Patrol | <input type="checkbox"/> Parks & Recreation, Department of |
| <input type="checkbox"/> Caltrans District # <u>10</u> | <input type="checkbox"/> Pesticide Regulation, Department of |
| <input type="checkbox"/> Caltrans Division of Aeronautics | <input type="checkbox"/> Public Utilities Commission |
| <input type="checkbox"/> Caltrans Planning | <input type="checkbox"/> Reclamation Board |
| <input type="checkbox"/> Central Valley Flood Protection Board | <input checked="" type="checkbox"/> Regional WQCB # <u>5</u> |
| <input type="checkbox"/> Coachella Valley Mountains Conservancy | <input type="checkbox"/> Resources Agency |
| <input type="checkbox"/> Coastal Commission | <input type="checkbox"/> Resources Recycling and Recovery, Department of |
| <input type="checkbox"/> Colorado River Board Commission | <input type="checkbox"/> S.F. Bay Conservation & Development Commission |
| <input checked="" type="checkbox"/> Conservation, Department of | <input type="checkbox"/> San Gabriel & Lower L.A. Rivers & Mountains Conservancy |
| <input type="checkbox"/> Corrections, Department of | <input type="checkbox"/> San Joaquin River Conservancy |
| <input type="checkbox"/> Delta Protection Commission | <input type="checkbox"/> Santa Monica Mountains Conservancy |
| <input type="checkbox"/> Education, Department of | <input type="checkbox"/> State Lands Commission |
| <input type="checkbox"/> Energy Commission | <input type="checkbox"/> SWRCB: Clean Water Grants |
| <input checked="" type="checkbox"/> Fish & Game Region # <u>4</u> | <input type="checkbox"/> SWRCB: Water Quality |
| <input type="checkbox"/> Food & Agriculture, Department of | <input type="checkbox"/> SWRCB: Water Rights |
| <input type="checkbox"/> Forestry & Fire Protection, Department of | <input type="checkbox"/> Tahoe Regional Planning Agency |
| <input type="checkbox"/> General Services, Department of | <input type="checkbox"/> Toxic Substances Control, Department of |
| <input type="checkbox"/> Health Services, Department of | <input type="checkbox"/> Water Resources, Department of |
| <input type="checkbox"/> Housing & Community Development | <input checked="" type="checkbox"/> Other: <u>San Joaquin Valley Air Pollution Control District</u> |
| <input type="checkbox"/> Integrated Waste Management Board | <input type="checkbox"/> Other: _____ |
| <input type="checkbox"/> Native American Heritage Commission | |

Lead Agency (Complete if applicable):

Consulting Firm: Stanislaus County
Address: 1010 10th Street, Suite 3400
City/State/Zip: Modesto, CA 95354
Contact: Emily DeAnda, Assistant Planner
Phone: (209) 525-6330

Applicant: Earl John Vander Schaaf and Jeff Alger, MD
Digester, LLC
Address: One North Lexington Avenue
City/State/Zip: White Plains, NY 10601
Contact: Paolo Rossi, Opal Fuels
Phone: (541) 527-2382

Signature of Lead Agency Representative: *Emily DeAnda*

Date: 12/29/2023