



Referral
Early Consultation

Date: January 2, 2024
To: Distribution List (See Attachment A)
From: Emily DeAnda, Assistant Planner
Planning and Community Development
Subject: USE PERMIT APPLICATION NO. PLN2023-0039 – MD DIGESTER
Respond By: January 17, 2024

****PLEASE REVIEW REFERRAL PROCESS POLICY****

The Stanislaus County Department of Planning and Community Development is soliciting comments from responsible agencies under the Early Consultation process to determine: a) whether or not the project is subject to CEQA and b) if specific conditions should be placed upon project approval.

Therefore, please contact this office by the response date if you have any comments pertaining to the proposal. Comments made identifying potential impacts should be as specific as possible and should be based on supporting data (e.g., traffic counts, expected pollutant levels, etc.). Your comments should emphasize potential impacts in areas which your agency has expertise and/or jurisdictional responsibilities.

These comments will assist our Department in preparing a staff report to present to the Planning Commission. Those reports will contain our recommendations for approval or denial. They will also contain recommended conditions to be required should the project be approved. Therefore, please list any conditions that you wish to have included for presentation to the Commission as well as any other comments you may have. Please return all comments and/or conditions as soon as possible or no later than the response date referenced above.

Thank you for your cooperation. Please call (209) 525-6330 if you have any questions.

Applicant: MD Digester, LLC.
Project Location: 4900, 5028, 5030, 5032, and 5034 Dodds Road, between 26 Mile Road and Victory Avenue, in the Valley Home area.
APN: 002-003-020
Williamson Act Contract: 1972-752
General Plan: Agriculture
Current Zoning: General Agriculture (A-2-40)

Project Description:

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.

Full document with attachments available for viewing at:
<http://www.stancounty.com/planning/pl/act-projects.shtm>



USE PERMIT APPLICATION NO. PLN2023-0039 – MD DIGESTER

Attachment A

Distribution List

X	CA DEPT OF CONSERVATION Land Resources		STAN CO ALUC
X	CA DEPT OF FISH & WILDLIFE		STAN CO ANIMAL SERVICES
	CA DEPT OF FORESTRY (CAL FIRE)	X	STAN CO BUILDING PERMITS DIVISION
	CA DEPT OF TRANSPORTATION DIST 10	X	STAN CO CEO
X	CA OPR STATE CLEARINGHOUSE		STAN CO CSA
X	CA RWQCB CENTRAL VALLEY REGION	X	STAN CO DER
	CA STATE LANDS COMMISSION		STAN CO ERC
	CEMETERY DISTRICT	X	STAN CO FARM BUREAU
	CENTRAL VALLEY FLOOD PROTECTION	X	STAN CO HAZARDOUS MATERIALS
	CITY OF:	X	STAN CO DER MILK AND DAIRY
	COMMUNITY SERVICES DIST:	X	STAN CO PUBLIC WORKS
X	COOPERATIVE EXTENSION		STAN CO RISK MANAGEMENT
X	COUNTY OF: SAN JOAQUIN	X	STAN CO SHERIFF
X	DER GROUNDWATER RESOURCES DIVISION	X	STAN CO SUPERVISOR DIST 1: B. CONDIT
X	FIRE PROTECTION DIST: OAKDALE RURAL	X	STAN COUNTY COUNSEL
X	GSA: OAKDALE IRRIGATION DISTRICT		StanCOG
X	HOSPITAL DIST: OAK VALLEY	X	STANISLAUS FIRE PREVENTION BUREAU
X	IRRIGATION DIST 1: OAKDALE	X	STANISLAUS LAFCO
X	IRRIGATION DIST 2: SAN JOAQUIN	X	STATE OF CA SWRCB DIVISION OF DRINKING WATER DIST. 10
X	MOSQUITO DIST: EASTSIDE		SURROUNDING LAND OWNERS
X	STANISLAUS COUNTY EMERGENCY MEDICAL SERVICES		INTERESTED PARTIES
X	MUNICIPAL ADVISORY COUNCIL: VALLEY HOME	X	TELEPHONE COMPANY: AT&T
X	PACIFIC GAS & ELECTRIC		TRIBAL CONTACTS (CA Government Code §65352.3)
	POSTMASTER:		US ARMY CORPS OF ENGINEERS
	RAILROAD:	X	US FISH & WILDLIFE
X	SAN JOAQUIN VALLEY APCD		US MILITARY (SB 1462) (7 agencies)
X	SCHOOL DIST 1: VALLEY HOME JOINT		USDA NRCS
X	SCHOOL DIST 2: OAKDALE JOIN UNIFIED		
	WORKFORCE DEVELOPMENT		
X	STAN CO AG COMMISSIONER		



STANISLAUS COUNTY CEQA REFERRAL RESPONSE FORM

TO: Stanislaus County Planning & Community Development
1010 10th Street, Suite 3400
Modesto, CA 95354

FROM: _____

SUBJECT: USE PERMIT APPLICATION NO. PLN2023-0039 – MD DIGESTER

Based on this agency’s particular field(s) of expertise, it is our position the above described project:

- Will not have a significant effect on the environment.
- May have a significant effect on the environment.
- No Comments.

Listed below are specific impacts which support our determination (e.g., traffic general, carrying capacity, soil types, air quality, etc.) – (attach additional sheet if necessary)

- 1.
- 2.
- 3.
- 4.

Listed below are possible mitigation measures for the above-listed impacts: *PLEASE BE SURE TO INCLUDE WHEN THE MITIGATION OR CONDITION NEEDS TO BE IMPLEMENTED (PRIOR TO RECORDING A MAP, PRIOR TO ISSUANCE OF A BUILDING PERMIT, ETC.):*

- 1.
- 2.
- 3.
- 4.

In addition, our agency has the following comments (attach additional sheets if necessary).

Response prepared by:






Name	Title	Date
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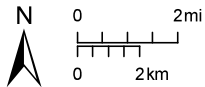
MD DIGESTER

UP PLN2023-0039

AREA MAP

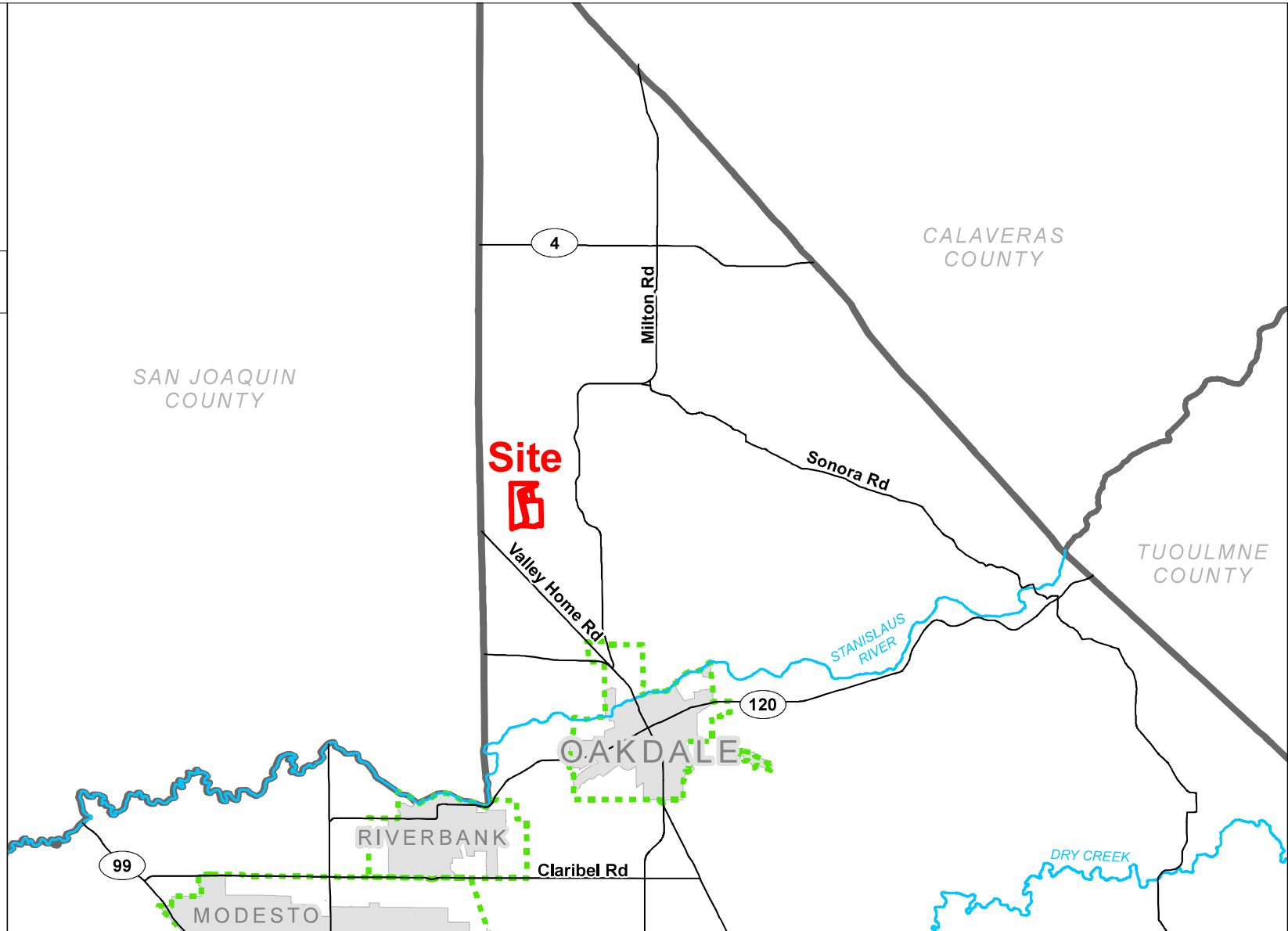
LEGEND

-  Project Site
-  Sphere of Influence
-  City
-  Road
-  River



Source: Planning Department GIS

Date: 6/22/2023



MD DIGESTER




UP PLN2023-0039

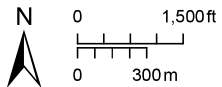
GENERAL PLAN MAP

LEGEND

-  Project Site
-  Parcel
-  River
-  Canal
-  Road

General Plan

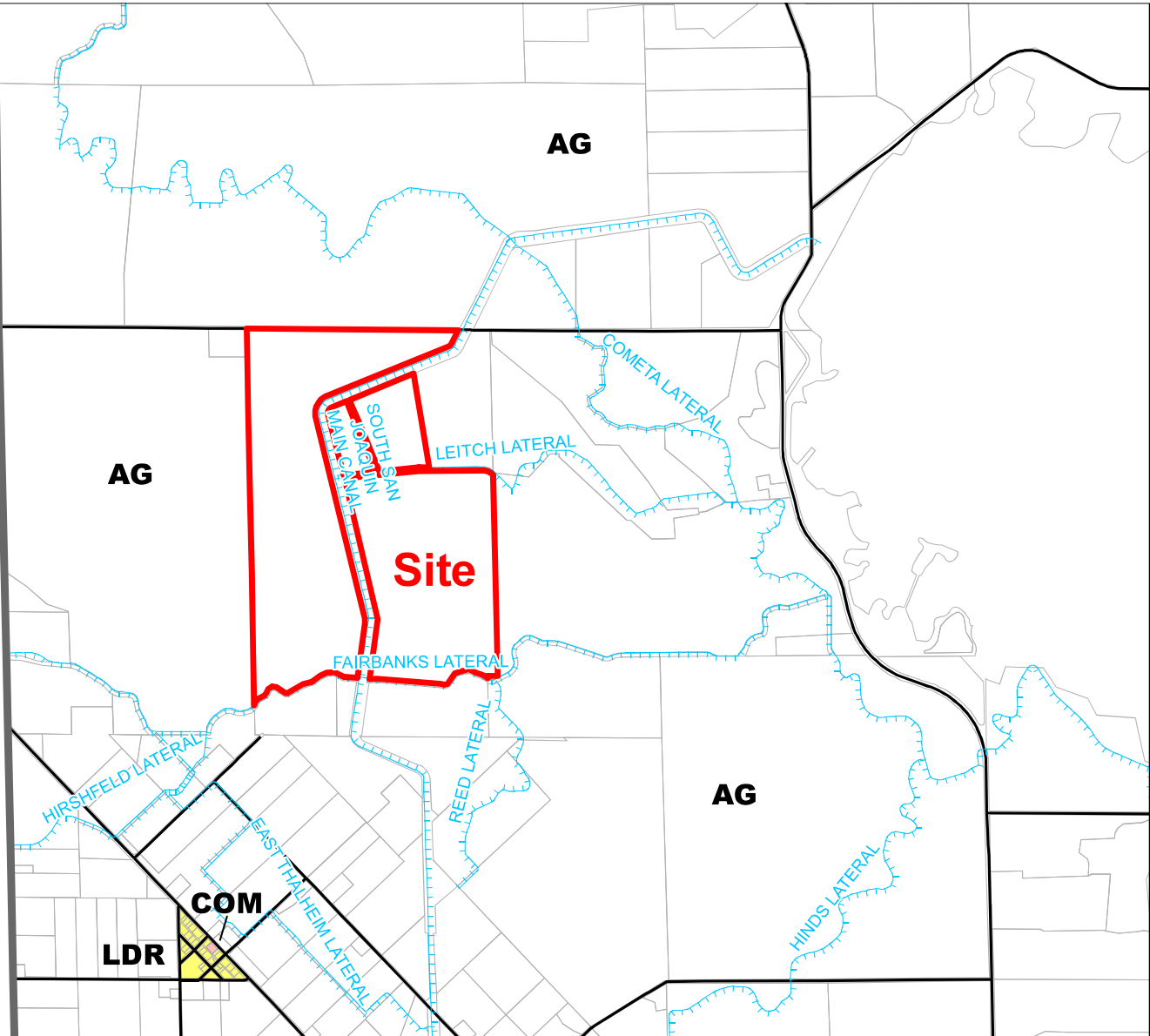
-  Agriculture
-  Low Density Residential
-  Commercial



Source: Planning Department GIS

Date: 6/22/2023

SAN JOAQUIN
COUNTY



MD DIGESTER

UP PLN2023-0039

ZONING MAP

LEGEND

 Project Site

 Parcel


 Road  Canal

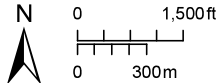
Zoning Designation

 General Agriculture 40 Acre

 General Agriculture 10 Acre

 Single Family Residential

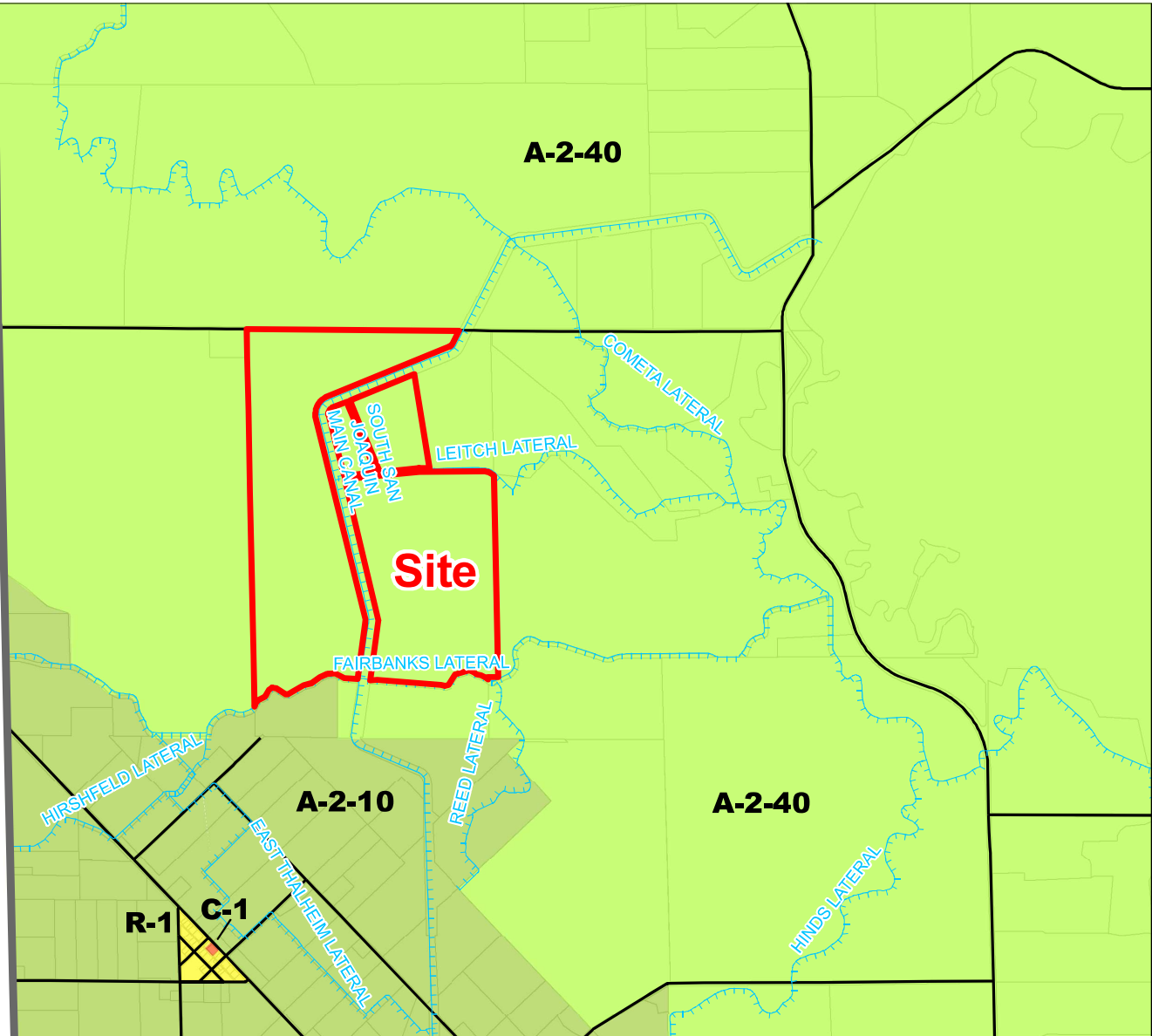
 Neighborhood Commercial



Source: Planning Department GIS

Date: 6/22/2023

SAN JOAQUIN
COUNTY






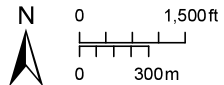
MD DIGESTER

UP
PLN2023-0039

2022 AERIAL AREA MAP

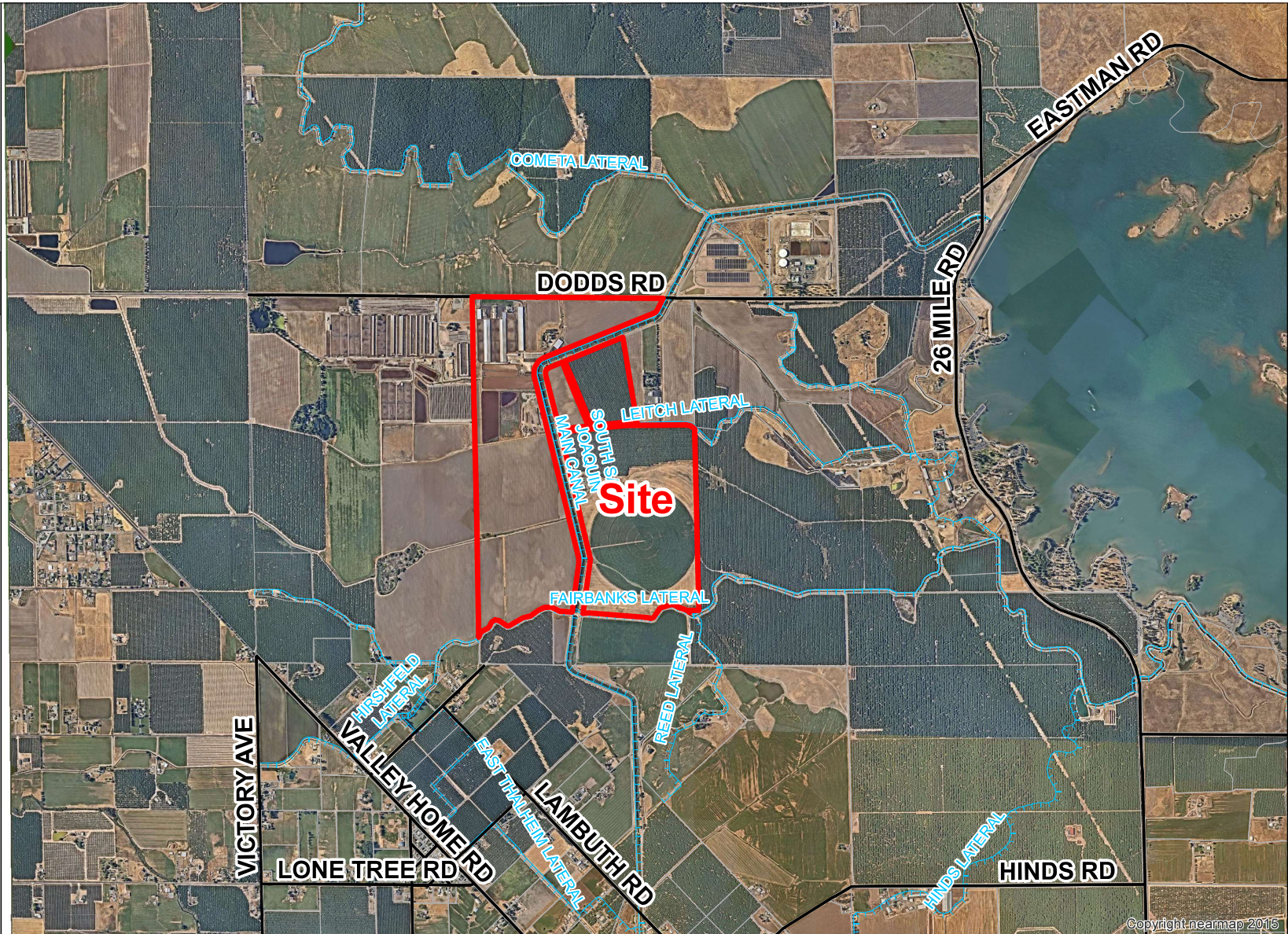
LEGEND

-  Project Site
-  Road
-  Canal



Source: Planning Department GIS

Date: 6/22/2023






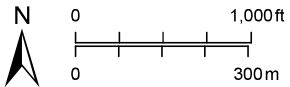
MD DIGESTER

UP
PLN2023-0039

2022 AERIAL SITE MAP

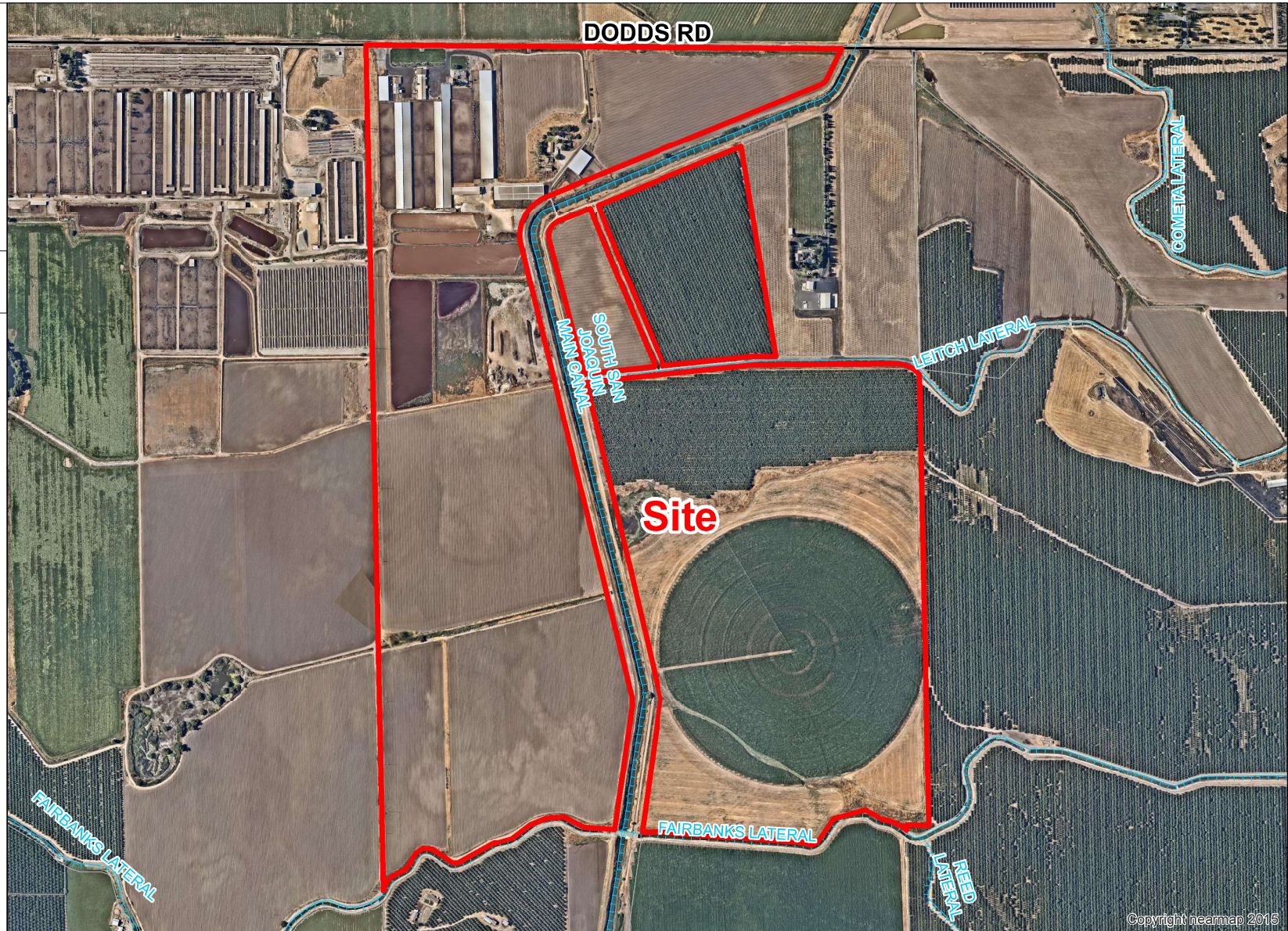
LEGEND

-  Project Site
-  Road
-  Canal



Source: Planning Department GIS

Date: 6/22/2023







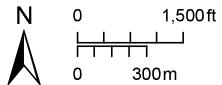
MD DIGESTER

UP PLN2023-0039

ACREAGE MAP

LEGEND

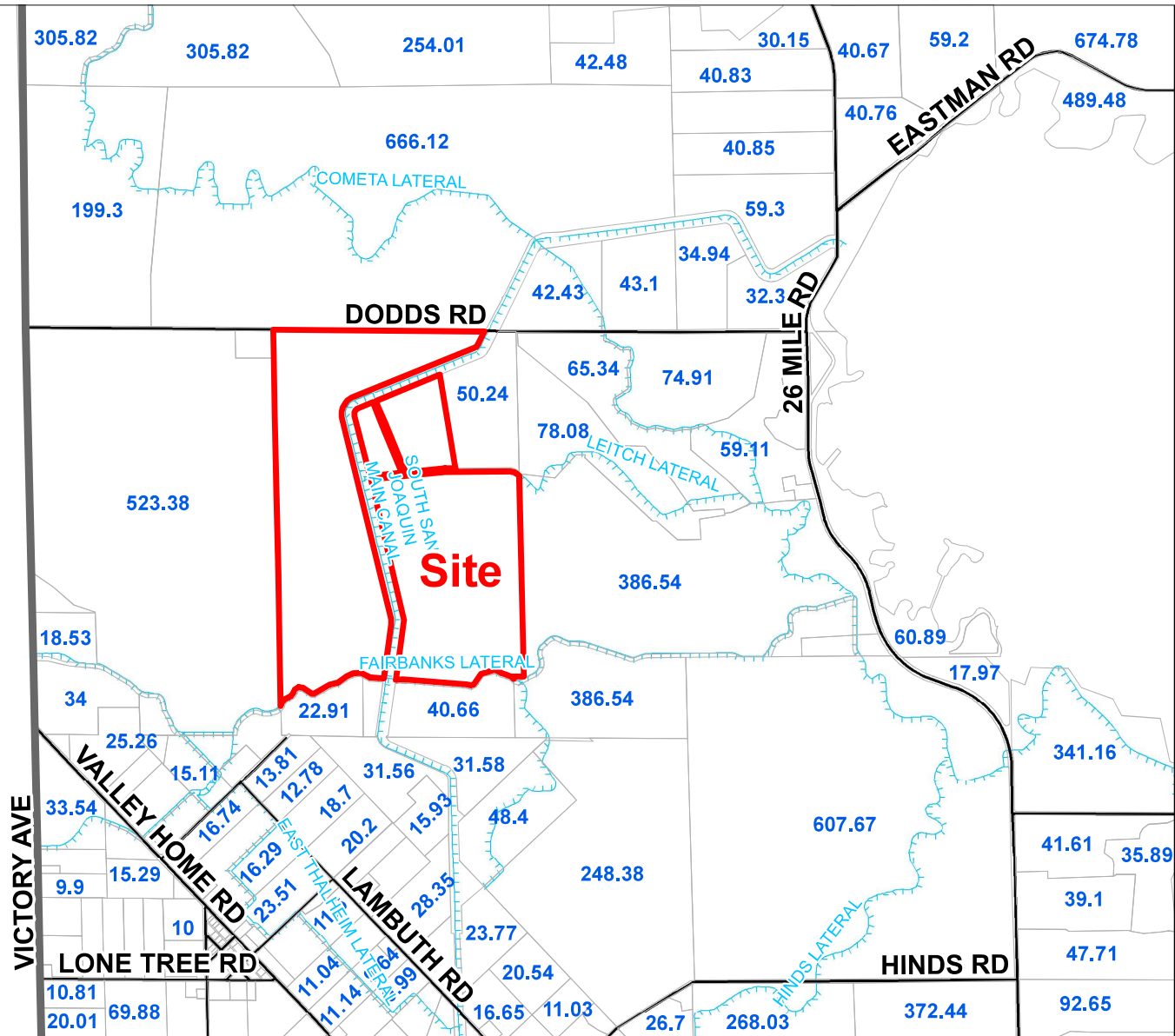
-  Project Site
-  Parcel/Acres
-  Road
-  Canal

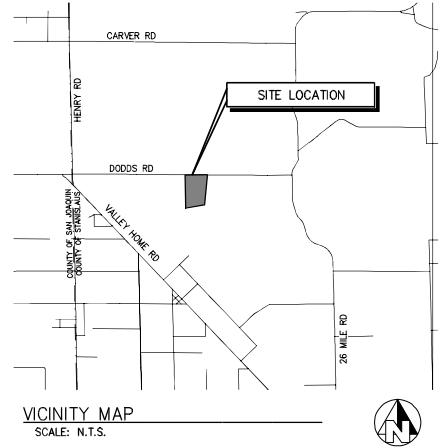
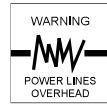
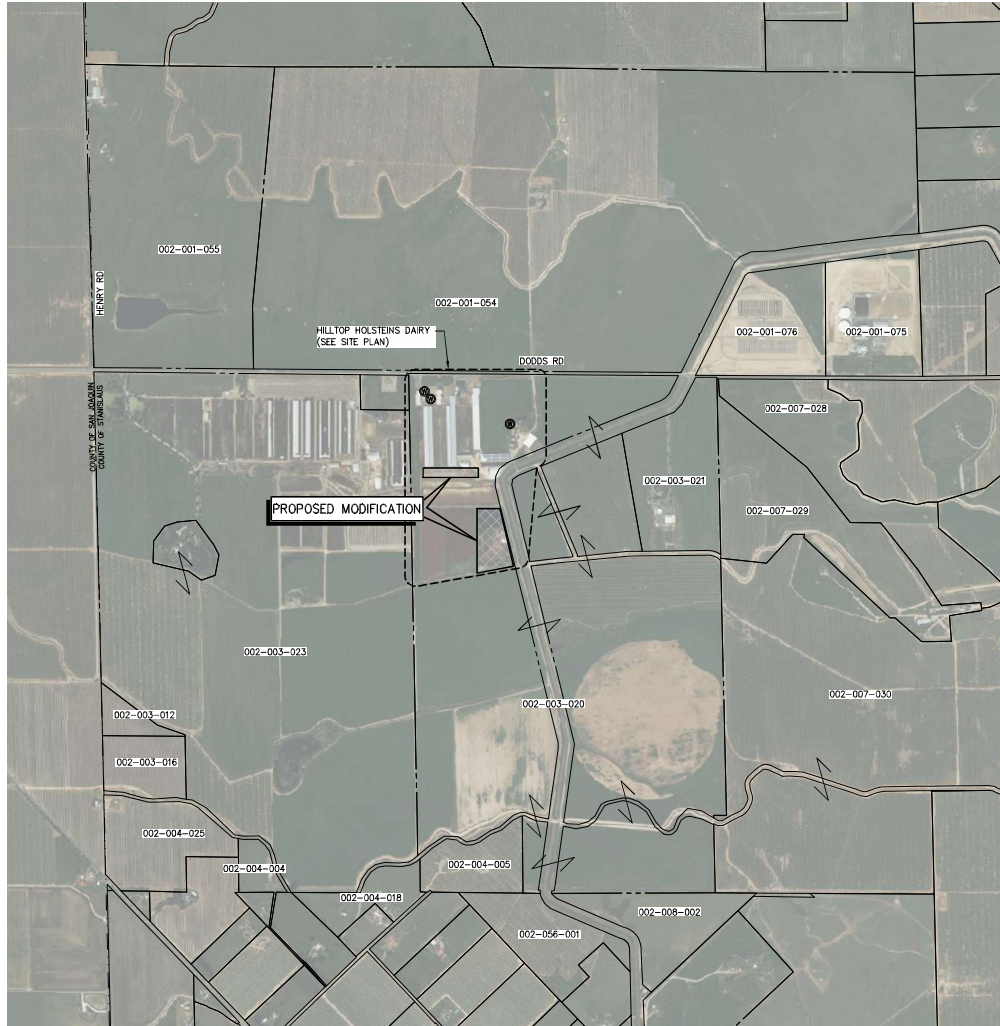


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Date: 6/22/2023

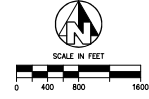
SAN JOAQUIN
COUNTY





SITE DATA	
OWNER:	HILLTOP HOLSTEINS DAIRY 209-847-6625
	4900 E. DODDS RD. OAKDALE, CA 95361
JURISDICTION:	STANISLAUS COUNTY
ZONE:	AGRICULTURE
SITE AREA:	482.4 ACRES
A.P.N.:	002-003-020
SITE ADDRESS:	4900 E. DODDS RD. OAKDALE, CA 95361
SEISMIC CAT.:	D, SOIL SITE CLASS D, IMPORTANCE FACTOR: 1
WATER:	DOMESTIC WELL
SEWER:	SEPTIC
GAS:	LPG
ELECTRIC:	PG&E

SITE LEGEND	
	EXISTING DIRT ROAD
	APPROXIMATE PROPERTY LINE
	PROPOSED MODIFICATION
	EXISTING IRRIGATION WELL & MIXING POINT
	EXISTING DOMESTIC WELL



PROPOST & PRITCHARD
 4000 J STREET, SUITE 200, OAKDALE, CA 95361
 (916) 835-1111
 www.propostandpritchard.com

DESIGN ENGINEER:
 E. CAMNATA
 LICENSE NO: 88473

DRAFTED BY: DPJ
 CHECKED BY: SCB

DATE: 5/11/2023
 JOB NO: 364520002

PROJECT NO:
 PHASE:

ORIGINAL SCALE SHOWN IS ONE INCH. ADJUST SCALE FOR REDUCED OR ENLARGED PLANS.

SHEET 1 OF 3

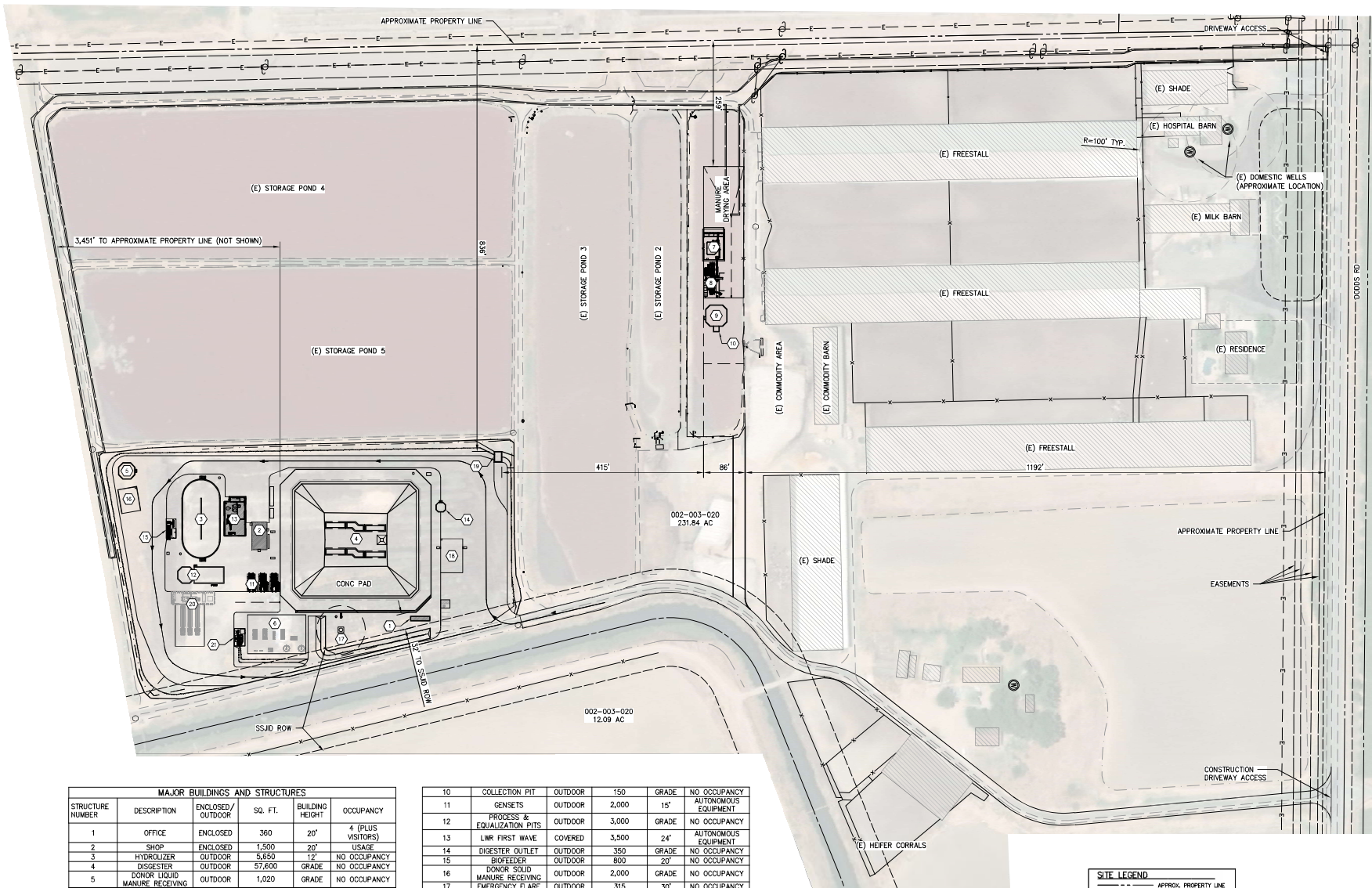
FOR PERMITTING
 NOT FOR CONSTRUCTION
 5/11/2023

FOR REVIEW ONLY

MD DIGGER
 SIERRA RENEWABLE ORGANICS
 STANISLAUS COUNTY
 GENERAL
 LAND USE

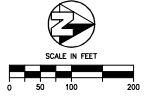
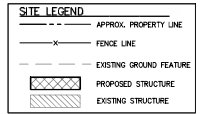
NO.	REVISION	BY	DATE

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MAJOR BUILDINGS AND STRUCTURES					
STRUCTURE NUMBER	DESCRIPTION	ENCLOSED/OUTDOOR	SQ. FT.	BUILDING HEIGHT	OCCUPANCY
1	OFFICE	ENCLOSED	360	20'	4 (PLUS VISITORS)
2	SHOP	ENCLOSED	1,500	20'	USAGE
3	HYDROLIZER	OUTDOOR	5,650	12'	NO OCCUPANCY
4	DIGESTER	OUTDOOR	57,600	GRADE	NO OCCUPANCY
5	DONOR LIQUID MANURE RECEIVING	OUTDOOR	1,020	GRADE	NO OCCUPANCY
6	GAS EQUIPMENT	OUTDOOR	11,000	30'	AUTONOMOUS EQUIPMENT
7	BEDDING SEPARATION	ENCLOSED	3,000	24'	AUTONOMOUS EQUIPMENT
8	SCREEN SEPARATORS	OUTDOOR	3,000	30'	AUTONOMOUS EQUIPMENT
9	FLUSH PIT	OUTDOOR	1,800	GRADE	NO OCCUPANCY

10	COLLECTION PIT	OUTDOOR	150	GRADE	NO OCCUPANCY
11	GENSETS	OUTDOOR	2,000	15'	AUTONOMOUS EQUIPMENT
12	PROCESS & EQUALIZATION PITS	OUTDOOR	3,000	GRADE	NO OCCUPANCY
13	LWR FIRST WAVE	COVERED	3,500	24'	AUTONOMOUS EQUIPMENT
14	DIGESTER OUTLET	OUTDOOR	350	GRADE	NO OCCUPANCY
15	BIOFEEDER	OUTDOOR	800	20'	NO OCCUPANCY
16	DONOR SOLID MANURE RECEIVING	OUTDOOR	2,000	GRADE	NO OCCUPANCY
17	EMERGENCY FLARE	OUTDOOR	315	30'	NO OCCUPANCY
18	DONOR LIQUID MANURE SHIPMENT	OUTDOOR	3,200	GRADE	NO OCCUPANCY
19	DRAIN PIT	OUTDOOR	350	GRADE	NO OCCUPANCY
20	TRUCK LOADING	OUTDOOR	7,500	15'	NO OCCUPANCY
21	REGENERATIVE THERMO OXIDIZER	OUTDOOR	780	30'	AUTONOMOUS EQUIPMENT



**FOR PERMITTING
NOT FOR CONSTRUCTION
5/11/2023**

FOR REVIEW ONLY

MD DIGESTER
SIERRA RENEWABLE ORGANICS
STANISLAUS COUNTY
GENERAL

SITE MAP 2

PROVOST & PRITCHARD
AN INTEGRATIVE CIVIL ENGINEERING COMPANY
15501/15611-1186 P.O. BOX 559/15611-1532
VALLEJO, CALIFORNIA 94591/15611-1177

DESIGN ENGINEER:
E. GAMNATA
LICENSE NO:
88473

DRAFTED BY:
DPJ

CHECKED BY:
SCB

DATE: 5/11/2023

JOB NO: 364520002

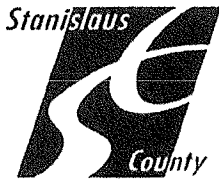
PROJECT NO:
PHASE:

ORIGINAL SCALE SHOWN IS
ONE INCH, ADJUST SCALE FOR
RENDERED OR ENLARGED PLANS.

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No. REVISION BY DATE

3 OF 3



DEPARTMENT OF PLANNING AND 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

Form Available Online: <http://www.stancounty.com/planning/applications.shtm>

IAS
Revised
10-12-23

APPLICATION QUESTIONNAIRE

<p><u>Please Check all applicable boxes</u> APPLICATION FOR: <i>Staff is available to assist you with determining which applications are necessary</i></p> <table border="0"> <tr> <td><input type="checkbox"/> General Plan Amendment</td> <td><input type="checkbox"/> Subdivision Map</td> </tr> <tr> <td><input type="checkbox"/> Rezone</td> <td><input type="checkbox"/> Parcel Map</td> </tr> <tr> <td><input checked="" type="checkbox"/> Use Permit</td> <td><input type="checkbox"/> Exception</td> </tr> <tr> <td><input type="checkbox"/> Variance</td> <td><input type="checkbox"/> Williamson Act Cancellation</td> </tr> <tr> <td><input type="checkbox"/> Historic Site Permit</td> <td><input type="checkbox"/> Other _____</td> </tr> </table>	<input type="checkbox"/> General Plan Amendment	<input type="checkbox"/> Subdivision Map	<input type="checkbox"/> Rezone	<input type="checkbox"/> Parcel Map	<input checked="" type="checkbox"/> Use Permit	<input type="checkbox"/> Exception	<input type="checkbox"/> Variance	<input type="checkbox"/> Williamson Act Cancellation	<input type="checkbox"/> Historic Site Permit	<input type="checkbox"/> Other _____	<p>PLANNING STAFF USE ONLY: Application No(s): <u>PLN0023-0089</u> Date: <u>4/24/23</u> S <u>17</u> T <u>1</u> R <u>10</u> GP Designation: <u>Agriculture</u> Zoning: <u>A-2-40</u> Fee: <u>5305.00</u> Receipt No. <u>571423</u> Received By: <u>DB</u> Notes: <u>UP</u></p>
<input type="checkbox"/> General Plan Amendment	<input type="checkbox"/> Subdivision Map										
<input type="checkbox"/> Rezone	<input type="checkbox"/> Parcel Map										
<input checked="" type="checkbox"/> Use Permit	<input type="checkbox"/> Exception										
<input type="checkbox"/> Variance	<input type="checkbox"/> Williamson Act Cancellation										
<input type="checkbox"/> Historic Site Permit	<input type="checkbox"/> Other _____										

In order for your application to be considered COMPLETE, please answer all applicable questions on the following pages, and provide all applicable information listed on the checklist on pages i – v. Under State law, upon receipt of this application, staff has 30 days to determine if the application is complete. We typically do not take the full 30 days. It may be necessary for you to provide additional information and/or meet with staff to discuss the application. Pre-application meetings are not required, but are highly recommended. An incomplete application will be placed on hold until all the necessary information is provided to the satisfaction of the requesting agency. An application will not be accepted without all the information identified on the checklist.

Please contact staff at (209) 525-6330 to discuss any questions you may have. Staff will attempt to help you in any way we can.

PROJECT INFORMATION

PROJECT DESCRIPTION: (Describe the project in detail, including physical features of the site, proposed improvements, proposed uses or business, operating hours, number of employees, anticipated customers, etc. – Attach additional sheets as necessary)

**Please note: A detailed project description is essential to the reviewing process of this request. In order to approve a project, the Planning Commission or the Board of Supervisors must decide whether there is enough information available to be able to make very specific statements about the project. These statements are called "Findings". It is your responsibility as an applicant to provide enough information about the proposed project, so that staff can recommend that the Commission or the Board make the required Findings. Specific project Findings are shown on pages 17 – 19 and can be used as a guide for preparing your project description. (If you are applying for a Variance or Exception, please contact staff to discuss special requirements).*

Hilltop Holsteins Dairy will install a manure only anaerobic digester plant to capture greenhouse gases and provide a more sustainable dairy operation. All digester plant components will be located within the existing dairy's production area and will not displace existing farm ground. The captured methane will be upgraded to Renewable Natural Gas (RNG).

Please see attached document for a more detailed description of this project.

PROJECT SITE INFORMATION

Complete and accurate information saves time and is vital to project review and assessment. Please complete each section entirely. If a question is not applicable to your project, please indicated this to show that each question has been carefully considered. Contact the Planning & Community Development Department Staff, 1010 10th Street – 3rd Floor, (209) 525-6330, if you have any questions. Pre-application meetings are highly recommended.

ASSESSOR'S PARCEL NUMBER(S): Book 51 Page 95 Parcel 002-003-020

Additional parcel numbers: 002-003-024

Project Site Address
or Physical Location: 4900 Dodds Road

Oakdale, California

Property Area: Acres: 528 or Square feet: _____

Current and Previous Land Use: (Explain existing and previous land use(s) of site for the last ten years)

Dairy operations

List any known previous projects approved for this site, such as a Use Permit, Parcel Map, etc.: (Please identify project name, type of project, and date of approval)

Existing General Plan & Zoning: Agriculture

Proposed General Plan & Zoning: _____
(if applicable)

ADJACENT LAND USE: (Describe adjacent land uses within 1,320 feet (1/4 mile) and/or two parcels in each direction of the project site)

East: Agriculture

West: Agriculture

North: Agriculture

South: Agriculture

WILLIAMSON ACT CONTRACT:

Yes No

Is the property currently under a Williamson Act Contract?

Contract Number: _____

If yes, has a Notice of Non-Renewal been filed?

Date Filed: _____

Yes No

Do you propose to cancel any portion of the Contract?

Yes No

Are there any agriculture, conservation, open space or similar easements affecting the use of the project site. (Such easements do not include Williamson Act Contracts)

If yes, please list and provide a recorded copy: _____

SITE CHARACTERISTICS: (Check one or more)

Flat

Rolling

Steep

VEGETATION: What kind of plants are growing on your property? (Check one or more)

Field crops

Orchard

Pasture/Grassland

Scattered trees

Shrubs

Woodland

River/Riparian

Other

Explain Other: Field crops grown on property used for feeding of livestock.

Yes No

Do you plan to remove any trees? (If yes, please show location of trees planned for removal on plot plan and provide information regarding transplanting or replanting.)

GRADING:

Yes No

Do you plan to do any grading? (If yes, please indicate how many cubic yards and acres to be disturbed. Please show areas to be graded on plot plan.) _____

Approximately 8.5 acres will be graded for this project, see grading drawing.

STREAMS, LAKES, & PONDS:

Yes No

Are there any streams, lakes, ponds or other watercourses on the property? (If yes, please show on plot plan)

Yes No

Will the project change any drainage patterns? (If yes, please explain – provide additional sheet if needed) _____

All rainfall in the project area will be routed to the storage lagoons of the dairy.

Yes No

Are there any gullies or areas of soil erosion? (If yes, please show on plot plan)

Yes No

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, please show areas to be graded on plot plan)

Please note: If the answer above is yes, you may be required to obtain authorization from other agencies such as the Corps of Engineers or California Department of Fish and Game.

STRUCTURES:

- Yes No Are there structures on the site? (If yes, please show on plot plan. Show a relationship to property lines and other features of the site.)
- Yes No Will structures be moved or demolished? (If yes, indicate on plot plan.)
- Yes No Do you plan to build new structures? (If yes, show location and size on plot plan.)
- Yes No Are there buildings of possible Historical significance? (If yes, please explain and show location and size on plot plan.) _____

PROJECT SITE COVERAGE:

Existing Building Coverage: _____ Sq. Ft. Landscaped Area: _____ Sq. Ft.
 Proposed Building Coverage: _____ Sq. Ft. Paved Surface Area: _____ Sq. Ft.

BUILDING CHARACTERISTICS:

Size of new structure(s) or building addition(s) in gross sq. ft.: (Provide additional sheets if necessary) _____

See project description and site map

Number of floors for each building: The office and shop are single floor buildings

Building height in feet (measured from ground to highest point): (Provide additional sheets if necessary) _____

See project description and site map.

Height of other appurtenances, excluding buildings, measured from ground to highest point (i.e., antennas, mechanical equipment, light poles, etc.): (Provide additional sheets if necessary) _____

Emergency flare and regenerative thermal oxidizer are approximately 30 feet tall.

Proposed surface material for parking area: (Provide information addressing dust control measures if non-asphalt/concrete material to be used) _____

Concrete

UTILITIES AND IRRIGATION FACILITIES:

Yes No Are there existing public or private utilities on the site? Includes telephone, power, water, etc. (If yes, show location and size on plot plan)

Who provides, or will provide the following services to the property?

Electrical: _____	Onsite power system	Sewer*: _____	N/A
Telephone: _____	N/A	Gas/Propane: _____	N/A
Water**: _____	Existing well water	Irrigation: _____	N/A

***Please Note: A "will serve" letter is required if the sewer service will be provided by City, Sanitary District, Community Services District, etc.**

****Please Note: A "will serve" letter is required if the water source is a City, Irrigation District, Water District, etc., and the water purveyor may be required to provide verification through an Urban Water Management Plan that an adequate water supply exists to service your proposed development.**

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

Typical manure waste stream associated with dairy. Manure from other dairies will be received, digestion will occur, then the digestate will be returned back to the other dairies. Regional Water Quality Control Board to issue a Digester General Order for ongoing monitoring of the digester operations.

Please Note: Should any waste be generated by the proposed project other than that normally associated with a single family residence, it is likely that Waste Discharge Requirements will be required by the Regional Water Quality Control Board. Detailed descriptions of quantities, quality, treatment, and disposal may be required.

Yes No Are there existing irrigation, telephone, or power company easements on the property? (If yes, show location and size on plot plan.)

Yes No Do the existing utilities, including irrigation facilities, need to be moved? (If yes, show location and size on plot plan.)

Yes No Does the project require extension of utilities? (If yes, show location and size on plot plan.)

AFFORDABLE HOUSING/SENIOR:

Yes No Will the project include affordable or senior housing provisions? (If yes, please explain)

RESIDENTIAL PROJECTS: (Please complete if applicable – Attach additional sheets if necessary)

Total No. Lots: _____ Total Dwelling Units: _____ Total Acreage: _____

Net Density per Acre: _____ Gross Density per Acre: _____

<i>(complete if applicable)</i>	Single Family	Two Family Duplex	Multi-Family Apartments	Multi-Family Condominium/Townhouse
Number of Units:	_____	_____	_____	_____
Acreage:	_____	_____	_____	_____

COMMERCIAL, INDUSTRIAL, MANUFACTURING, RETAIL, USE PERMIT, OR OTHER PROJECTS: (Please complete if applicable – Attach additional sheets if necessary)

Square footage of each existing or proposed building(s): See project description and site map

Type of use(s): See project description

Days and hours of operation: 24 hours per day, 7 days a week, 52 weeks per year

Seasonal operation (i.e., packing shed, huller, etc.) months and hours of operation: _____

Occupancy/capacity of building: _____

See project description and site map

Number of employees: (Maximum Shift): 2 (Minimum Shift): _____

Estimated number of daily customers/visitors on site at peak time: 4

Other occupants: _____

Estimated number of truck deliveries/loadings per day: 16

Estimated hours of truck deliveries/loadings per day: 10

Estimated percentage of traffic to be generated by trucks: 90%

Estimated number of railroad deliveries/loadings per day: N/A

Square footage of:

Office area: 360 sq ft Warehouse area: _____

Sales area: _____ Storage area: _____

Loading area: _____ Manufacturing area: _____

Other: (explain type of area) _____

Yes No Will the proposed use involve toxic or hazardous materials or waste? (Please explain)

Transfer of dairy waste into anaerobic digester system to remove methane gas.

ROAD AND ACCESS INFORMATION:

What County road(s) will provide the project's main access? (Please show all existing and proposed driveways on the plot plan)

Dodds Road

Yes No Are there private or public road or access easements on the property now? (If yes, show location and size on plot plan)

Yes No Do you require a private road or easement to access the property? (If yes, show location and size on plot plan)

Yes No Do you require security gates and fencing on the access? (If yes, show location and size on plot plan)

Please Note: Parcels that do not front on a County-maintained road or require special access may require approval of an Exception to the Subdivision Ordinance. Please contact staff to determine if an exception is needed and to discuss the necessary Findings.

STORM DRAINAGE:

How will your project handle storm water runoff? (Check one) Drainage Basin Direct Discharge Overland

Other: (please explain) Dairy lagoons, adequate capacity required by RWQCB's Digester General Order

If direct discharge is proposed, what specific waterway are you proposing to discharge to? _____

Please Note: if direct discharge is proposed, you will be required to obtain a NPDES permit from the Regional Water Quality Control Board, and must provide evidence that you have contacted them regarding this proposal with your application.

EROSION CONTROL:

If you plan on grading any portion of the site, please provide a description of erosion control measures you propose to implement.

Driving areas have small slope to swales, which drain to a collection pit, and then pumped into the storage lagoons of the dairy.

Please note: You may be required to obtain an NPDES Storm Water Permit from the Regional Water Quality Control Board and prepare a Storm Water Pollution Prevention Plan.

ADDITIONAL INFORMATION:

Please use this space to provide any other information you feel is appropriate for the County to consider during review of your application. (Attach extra sheets if necessary)

See project description.

