



Notice of Completion and Environmental Document Transmittal

SCH # 2025030780

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

FROM: Stanislaus County Planning & Community Development
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Project Title: Use Permit Application No. PLN2025-0011 - Couco Creek

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

Street Address: 1010 10th Street, Suite 3400
Phone / Email: (209) 525-6330 / planning@stancounty.com
City: Modesto, CA 95354
County: Stanislaus

Project Location: 3426 South Commons Road
City/Nearest Community: Turlock

Cross Streets: West Harding and Bradbury Roads
Zip Code: 95380

Longitude/Latitude (degrees, minutes and seconds): 37° 27' 39.6" N / -120° 55' 26.4" W
Total Acres: 307±

Assessor's Parcel Number: 044-039-001; 044-039-002
Section: 31 Twp.: 5 Range: 10 Base: MDB&M
Turlock Irrigation District (TID) Lateral No. 5, Lateral No. 5.5,

Within 2 Miles: State Hwy #: N/A
Waterways: and Ceres Main Canal

Airports: N/A
Railways: Union Pacific
Schools: Chatom Union; Turlock Unified School Districts

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

Starting Date: June 13, 2025
Ending Date: July 17, 2025

Document Type:

- CEQA: [] NOP [] Draft EIR [] Early Cons [] Supplement/Subsequent EIR [] Neg Dec (Prior SCH No.) [] Mit Neg Dec [] Other:
NEPA: [] NOI [] EA [] Draft EIS [] FONSI
OTHER: [] Joint Document [] Final Document [] Other:

Local Action Type:

- [] General Plan Update [] Specific Plan [] Rezone [] Annexation
[] General Plan Amendment [] Master Plan [] Prezone [] Redevelopment
[] General Plan Element [] Planned Unit Development [] Use Permit [] Coastal Permit
[] Community Plan [] Site Plan [] Land Division (Subdivision, etc.) [] Other

Development Type:

- [] Residential Units: Acres: [] Water Facilities Type: MGD
[] Office Sq.ft.: Acres: Employees: [] Transportation Type:
[] Commercial Sq.ft.: Acres: Employees: [] Mining Mineral:
[] Industrial Sq.ft.: Acres: Employees: [] Power Type: MW
[] Educational [] Waste Facilities Type: MGD
[] Recreational [] Hazardous Waste Type:
[] OCS Related [] Other Agriculture Biogas Injection Hub

Project Issues Discussed in Document:

- [] Aesthetic/Visual [] Fiscal [] Recreation/Parks [] Vegetation
[] Agricultural Land [] Flood Plain/Flooding [] Schools/Universities [] Water Quality
[] Air Quality [] Forest Land/Fire Hazard [] Septic Systems [] Water Supply/Groundwater
[] Archeological/Historical [] Geological/Seismic [] Sewer Capacity [] Wetland/Riparian
[] Biological Resources [] Minerals [] Soil Erosion/Compaction/Grading [] Growth Inducement
[] Coastal Zone [] Noise [] Solid Waste [] Land Use
[] Drainage/Absorption [] Population/Housing Balance [] Toxic/Hazardous [] Cumulative Effects
[] Economic/Jobs [] Public Services/Facilities [] Traffic/Circulation [] Other: Not Applicable

Present Land Use/Zoning/General Plan Designation:

Row crops, wastewater lagoons and anaerobic digester / General Agriculture (A-2-40) / General Agriculture

Project Description:

Request to establish a biogas pipeline injection site on a 307± acre parcel in the General Agriculture (A-2-40) zoning district. Biogas from an on-site anaerobic dairy digester (Couco Creek Dairy) and two off-site digesters located at Blue Sky Dairy in Atwater, California, and JDS Ranch in Wasco, California, will be trucked to the project site and off-loaded into a Pacific Gas and Electric (PG&E) natural gas pipeline on-site. The equipment to be utilized for the project will be located within a 159± square-foot enclosed metal structure. Existing dairy employees will operate and maintain the off-loading process for the biogas; no additional employees are anticipated as part of this request. The applicant anticipates 3-6 truck trips per-day associated with the project. Off-loading of the biogas will occur seven days a week between the hours of 6:00 a.m. – 8:00 p.m. Storm drainage is proposed to be maintained on-site. The site is currently planted in forage crops and improved with two lagoons for liquid manure waste storage, and one anaerobic digester that is currently being constructed. The 307± acre project parcel is currently assessed under two Assessor Parcel Numbers (APNs), 044-039-001 and 044-039-002; the project site will be within Parcel -001. The use of the project site for wastewater and nutrient management is currently associated with the dairy facility located across South Commons Road to the east located at 3303 S. Washington Road (APN 044-040-041) which was permitted under Use Permit PLN2018-0043 – Couco Creek Dairy, Inc.

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".

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| <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 # 10 | <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 checked="" 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: Quad-Knopf, Inc.
Address: 5080 California Ave, Suite 220
City/State/Zip: Bakersfield, CA 93309
Contact: Jaymie Brauer, Applicant's Representative
Phone/Email: (601) 487-2991/Jaymie.brauer@qkinc.com

Applicant: Couco Creek Dairy Biogas LLC
Address: 1730 South Street
City/State/Zip: Redding, CA 96001
Contact: Daryl Maas, Chief Executive Officer
Phone/Email: (530) 710 – 8545 / info@massenergy.com

Signature of Lead Agency Representative: Emily DeAnda Date: June 13, 2025
Emily DeAnda (Jun 13, 2025 11:52 PDT)