

Notice of Preparation

Notice of Preparation

To: OPR and all Responsible and Trustee Agencies From: Alameda County - Planning Dept.
(Address) 224 W. Winton, Room 111
Hayward, Ca 94544

Subject: Notice of Preparation of a Draft Environmental Impact Report

Alameda County will be the Lead Agency and will prepare an environmental impact report for the project identified below. We need to know the views of your agency as to the scope and content of the environmental information which is germane to your agency's statutory responsibilities in connection with the proposed project. Your agency will need to use the EIR prepared by our agency when considering your permit or other approval for the project.

The project description, location, and the potential environmental effects are contained in the attached materials. A copy of the Initial Study (☐ is ☒ is not) attached.

Due to the time limits mandated by State law, your response must be sent at the earliest possible date but not later than 30 days after receipt of this notice.

Please send your response to Alameda County at the address shown above. We will need the name for a contact person in your agency.

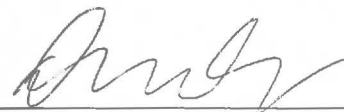
Project Title: Jess Ranch Compost Facility Project

Project Applicant, if any: Jess Ranch Property Owners

Date

April 26 2018

Signature



Title

Planner

Telephone

510 670-6684

Reference: California Code of Regulations, Title 14, (CEQA Guidelines) Sections 15082(a), 15103, 15375.

**NOTICE OF PREPARATION OF AN ENVIRONMENTAL IMPACT REPORT
Jess Ranch Compost Facility Project**

April 26, 2018

The County of Alameda (County) will be the Lead Agency and will prepare an Environmental Impact Report (EIR) in accordance with the California Environmental Quality Act (CEQA) for the Jess Ranch Compost Facility Project (Proposed Project). The County is soliciting public and agency input on the scope and content of the environmental information to be contained in the EIR. The overall types and levels of activities that the County could anticipate under the Proposed Project and the potential associated environmental impacts are described below.

Project Title: Jess Ranch Compost Facility Project

Project Applicant: Jess Ranch Property Owners

Project Location: The Proposed Project is located in the eastern portion of unincorporated Alameda County, at the eastern edge of the Bay Area. The Central Valley is immediately to the east. The Project site is located close to the organic waste generating communities of the Bay Area, as well as the potential agricultural soils amendment markets of the Central Valley. The nearest communities include the City of Livermore, approximately eight miles west of the Project site, and the City of Tracy, approximately eight miles east of the Project site.

The Proposed Project would be implemented at the Jess Ranch property located east of the Altamont Pass. The Project site comprises about 30 acres located within the southeastern portion of the 160-acre Jess Ranch property. The Project site is bounded on the north by I-580; to the east, south and west by agricultural lands; and to the southwest by the Union Pacific Railroad right-of-way. Figure 1 shows the regional location of the Project site.

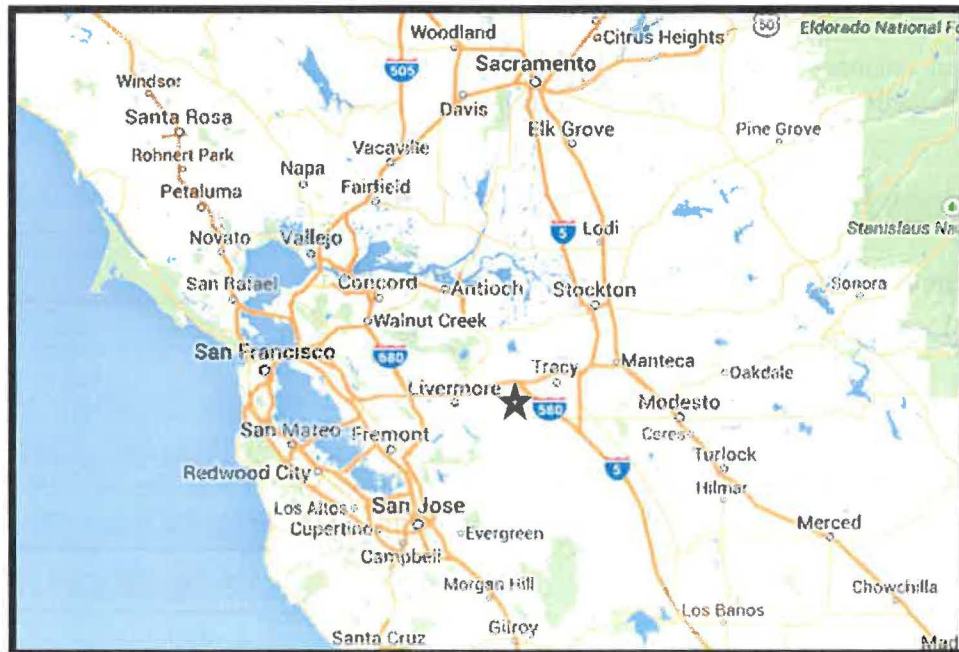


Figure 1 Regional Location Map

Project Description: The Proposed Project facility would receive and process organic materials, primarily greenwaste, foodwaste, and biosolids, but would also receive untreated scrap wood,

natural fiber products, non-recyclable paper waste, and inert material, such as sediment, gypsum, wood ash, and clean construction debris. Non-hazardous liquid wastes may also be accepted as a substitute for the water that is added for efficient composting. The Project would process organic material utilizing a covered windrow system that would be a combination of aerated static pile (ASP) with either positive or negative aeration, and covered windrow composting technology. Initially, the Project would realize a daily throughput of up to 500 tons per day (TPD), increasing up to a maximum of 1,000 TPD, producing compost-based soil amendments for agricultural, horticultural, erosion control and land reclamation uses. Alameda County is the approving agency for the Conditional Use Permit, which constitutes the Project action or Proposed Project under CEQA.

The Proposed Project could process up to 1,000 TPD of organic material utilizing a windrow system incorporating either negative air or positive air ASP technology. For the unimproved property, construction of the Project would necessitate grading, excavation and soil removal, deposition and compaction of fill material, reuse of excavated soil as fill, transporting and installing materials and equipment, disposal of soil and construction waste, and construction of retention ponds and project access roads. The active composting area would occupy approximately 15 acres, within which curing and screening zones would occupy approximately 8 acres and other operating areas (including access roads) would occupy approximately 7 acres. Active composting windrow piles would vary in height, up to a maximum of 12 feet. A drainage system incorporated into the windrow area would deliver storm runoff from the compost site to a stormwater detention pond. Construction would be completed in two phases: construction of the initial facility with a capacity of 500 TPD (Phase I) followed with expansion of the facility up to 1,000 TPD (Phase II). Figure 2 shows the overview of the proposed site plan.

Proposed Project Analysis: The County, as the lead agency, has the principal responsibility for approving and carrying out the project and ensuring that the requirements of CEQA have been met. The County has determined that an EIR will be prepared for the proposed project (CEQA Guidelines §15063[a]). The environmental checklist concluded the proposed project could have a potentially significant impact on the following resources, and they would be analyzed as part of the EIR: aesthetics, air quality and greenhouse gases, biological resources, cultural resources, geology and seismicity, hazards and human health, hydrology and water quality, land use and agriculture, noise, public services and utilities, and transportation and circulation. The County would certify completion of the EIR and, based on consideration of the analysis provided in the EIR, would determine whether to approve or disapprove the Proposed Project.

Pursuant to State CEQA Guidelines Section 15082(b), comments regarding the scope and environmental analysis must be submitted no later than 30-days after receipt of this notice. The public review period is from April 26, 2018 until May 26, 2018. Please send your written comments no later than May 26, 2018 to:

Damien Curry, Alameda County Planning
224 W. Winton Avenue, Rm 111
Hayward, CA 94544
Or via email to: damien.curry@acgov.org

Comments may also be provided at the public scoping meeting to be held on May 21, 2018 at 1:00 p.m. The meeting will be held at 224 W. Winton Ave, Room 160, Hayward, CA 94544. The public meeting will provide an opportunity to disseminate information and solicit comments on the scope and content of the EIR of the Proposed Project.

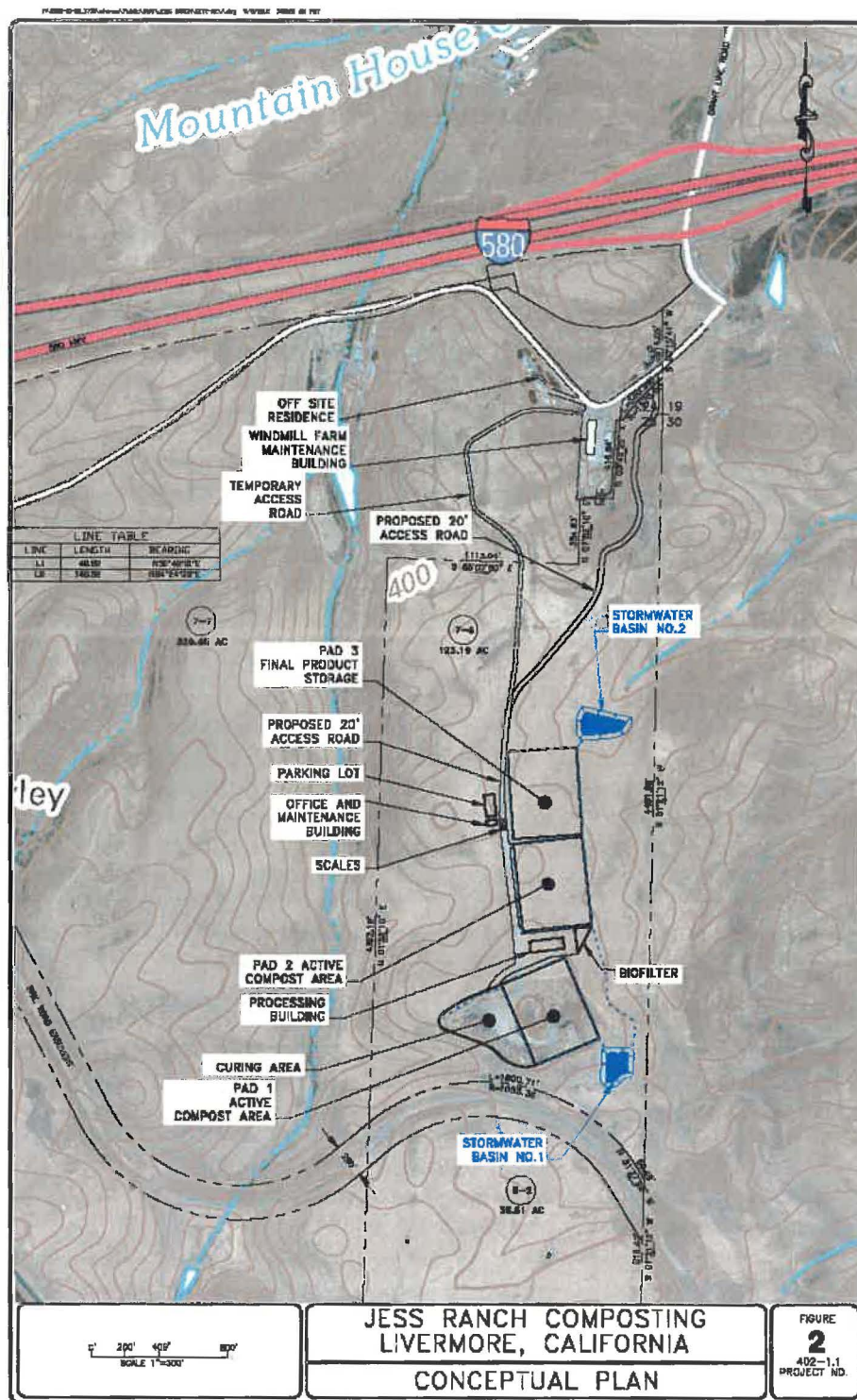


Figure 2 Proposed Site Plan Overview

Notice of Completion & Environmental Document Transmittal

Mail to: State Clearinghouse, P.O. Box 3044, Sacramento, CA 95812-3044 (916) 445-0613
 For Hand Delivery/Street Address: 1400 Tenth Street, Sacramento, CA 95814

SCH #

Project Title: Jess Ranch Compost Facility

Lead Agency: County of Alameda

Contact Person: Damien Curry

Mailing Address: 224 W. Winton Ave, Rm 111

Phone: 510-670-6684

City: Hayward, CA

Zip: 94544

County: Alameda

Project Location: County: Alameda

City/Nearest Community: City of Livermore and City of Tracy

Cross Streets: W. Grant Line Rd and Jess Ranch Rd

Zip Code: 95377

Longitude/Latitude (degrees, minutes and seconds): 37 ° 42 ' 44.9 " N / 121 ° 34 ' 43.6 " W Total Acres: 30

Assessor's Parcel No.: 99B-7800-7-7 and 99B-7800-7-8

Section: 24, 25, 36 Twp.: 2S

Range: 3E, 4E Base:

Within 2 Miles: State Hwy #: I-580/I-205

Waterways: None

Airports: None

Railways: Southern Pacific

Schools: None

Document Type:CEQA: ☒ NOP☐ Draft EIRNEPA: ☐ NOIOther: ☐ Joint Document☐ Early Cons☐ Supplement/Subsequent EIR☐ EA☐ Final Document☐ Neg Dec

(Prior SCH No.)

☐ Draft EIS☐ Other:☐ Mit Neg Dec

Other:

☐ FONSI**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 _____☐ Office: Sq.ft. _____ Acres _____ Employees _____☐ Commercial: Sq.ft. _____ Acres _____ Employees _____☐ Industrial: Sq.ft. _____ Acres _____ Employees _____☐ Educational: _____☐ Recreational: _____☐ Water Facilities: Type _____ MGD _____☐ Transportation: Type _____☐ Mining: Mineral _____☐ Power: Type _____ MW _____☒ Waste Treatment: Type Compost Facility MGD _____☐ Hazardous Waste: Type _____☐ Other: _____**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☒ Geologic/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: _____**Present Land Use/Zoning/General Plan Designation:**

Large Parcel Agriculture

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

See attached NOP.

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 with an "S".

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

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

Starting Date April 26, 2018 Ending Date May 26, 2018

Lead Agency (Complete if applicable):

Consulting Firm: <u>HDR</u>	Applicant: <u>Jess Ranch Property Owners</u>
Address: <u>601 Union Street, Suite 700</u>	Address: _____
City/State/Zip: <u>Seattle, WA 98101</u>	City/State/Zip: _____
Contact: <u>Rona Spelleccy</u>	Phone: _____
Phone: <u>206-826-4728</u>	

Signature of Lead Agency Representative:  Date: 4/26/2018

Authority cited: Section 21083, Public Resources Code. Reference: Section 21161, Public Resources Code.



Memo

Date: Tuesday, June 19, 2018

Project: Jess Ranch EIR

To: Damien Curry, CDA, Alameda County Planning; Mike Harding, Biosolids Recycling, Inc.

From: HDR: Malia Bassett, AICP, HDR; Rona Spelleccacy, CEP, AICP

Subject: **Jess Ranch EIR Public Scoping Comment Summary**

In April 2018, Alameda County initiated the public scoping process for the Jess Ranch Compost Facility EIR project. The project would receive and process organic materials, primarily greenwaste, foodwaste and biosolids, and would also receive untreated scrap wood, natural fiber products, non-recyclable paper waste, and inert material, such as sediment, gypsum, wood ash and clean construction debris.

The public scoping meeting was held on May 21, 2018 to solicit comments to help determine the scope of the Jess Ranch Environmental Impact Report (EIR). The meeting was held from 1-2pm at the Alameda County Planning Department, Room 160 in Hayward, California. A Notice of Preparation for the EIR was sent to responsible agencies. In addition, public information was sent to local print media, and as a result information was made public regarding the time, date, location and purpose of the public scoping meeting.

Five citizens attended the public scoping meeting. Attendee sign-in information will be added to the project mailing list for future notifications. Attendees received handouts and comment forms and were able to view presentation boards that outlined the project background, study area, the proposed site plan and a timeline of the process.

The scoping meeting was held to solicit the concerns of the affected public and agencies. The input received during the comment period will assist the EIR preparation process by helping to develop the issues and alternatives that will be analyzed in the EIR.

The State of California's CEQA Guidelines do not require formal responses to each comment/question raised during the scoping period. However, all comments and input received during the comment period are being taken into consideration in developing the EIR. Another comment period will be held to allow sufficient time for the public and interested agencies and organizations to review the draft EIR when it is published. At that time, all comments on the draft document will be responded to in writing.

Individuals who submitted comments during the scoping comment period are listed below. Comment themes in both the public meeting and written comments included concerns with respect to traffic, fire hazards, odors, and noise. A brief summary of the comments received during the scoping period is provided below.

- Bonnie S. Terra, Division Chief, Alameda County Fire Department
 - Project needs to comply with all building and fire code requirements.
 - Project is in a State Responsibility Area (SRA), CalFire needs to be contacted.



- Maria Mendoza, Supervising Hazardous Materials Specialist, Alameda County Department of Environmental Health
 - Requesting review of Draft EIR when available; add Alameda County Local Enforcement Agency as a Reviewing Agency.
 - Compostable regulations have changed since 2015.
- Aileen Mendoza, Supervising Hazardous Materials Specialist, Alameda County Department of Environmental Health
 - No records under the Clean Water Program for the facility were located.
 - Business in Alameda County need to comply with the County's Stormwater Management and Discharge control Ordinance (Chapter 13.08).
 - Consider applicable waste discharge requirements of the State Water Board for composting facilities.
- Maria Mendoza, Supervising Hazardous Materials Specialist, Alameda County Health Care Services
 - June 29, 2015 comment letter regarding the Conditional use Permit for the proposed project
- Christine Schneider, Senior Planner, Contra Costa Water District
 - Project east of Contra Costa Water District's mitigation site.
 - Concern over access and easement issues; potential noise, light and glare, dust and odor, CRLF and CTS habitat, water runoff, spread of nonnative plants and seed dispersal associated with construction and operation
- Laurel Mendoza, Property Owner near proposed project
 - Use of nearby mitigation land and loss of habitat;
 - Dust as a result of truck traffic on dirt road and potential danger for nearby properties;
 - Potential traffic impacts;
 - Potential security issues;
 - Potential odors;
 - Potential increase in fire hazards.
- Bobbie DeMaria, Public
 - Concerned with potential health issues, wind, fire danger and traffic.
- Peggy Moore, Christopher A. Castello, Annamarie Castello, Community Members
 - The following areas should be analyzed as a part of the EIR: Surface Water, Groundwater, Storage of Raw & Finished Compost Material, Odors and Airborne/Vector Transmitted Pathogens, Dust, Fire and Noise Pollution.

Attachments:

- Written Comments Received
- Scoping Meeting Sign-In Sheet
- Scoping Meeting Comment Form
- Scoping Meeting Display Boards (About the Project, Key Features, Project Area, Timeline)



Jess Ranch Compost Facility Project

Scoping Meeting

May 21, 2018

Please Sign-In

[illegible]



JESS RANCH COMPOST FACILITY PROJECT

About the Project

Alameda County is overseeing the environmental review process for the proposed Jess Ranch Compost Facility Project located on the existing Jess Ranch property in east Alameda County. Communities are increasingly examining and using recycling and composting technologies as a practical and efficient method to reduce solid wastes from landfills throughout the United States. This Project is being proposed in response to a series of Alameda County and State of California mandates to reduce materials going to landfills that could otherwise be processed more sustainably. This project seeks to develop a compost facility for processing organic materials.

The proposed compost facility would receive and process the following organic materials:

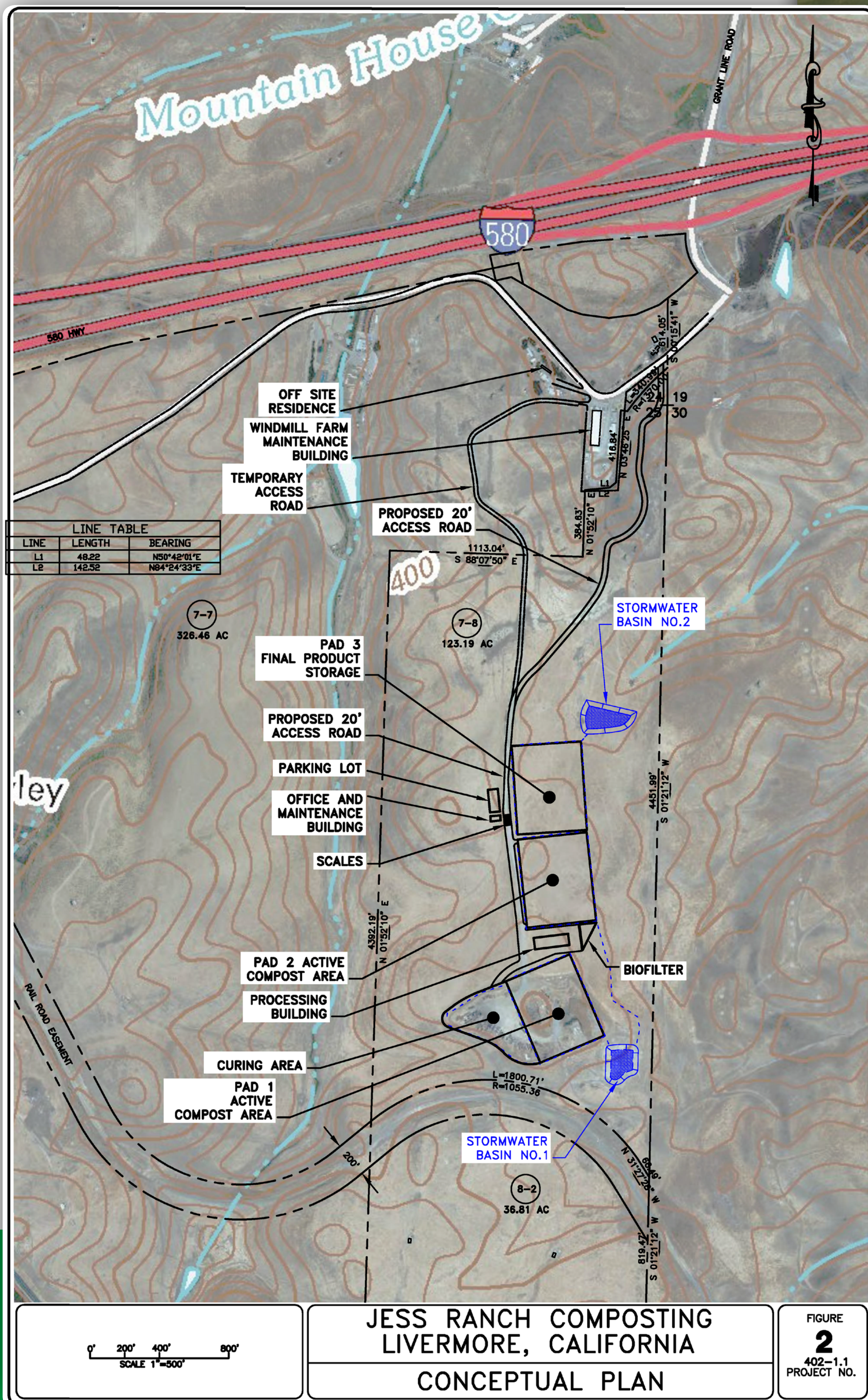
- Greenwaste
- Foodwaste
- Biosolids
- Untreated scrap wood
- Natural fiber products
- Non-recyclable paper waste
- Inert material (sediment, gypsum, wood ash, and clean construction debris)

Non-hazardous liquid wastes may also be accepted as a substitute for the water that is added for efficient composting.



JESS RANCH COMPOST FACILITY PROJECT

Site Features



Environmental Analysis

This environmental review process will study the following areas of the environment:

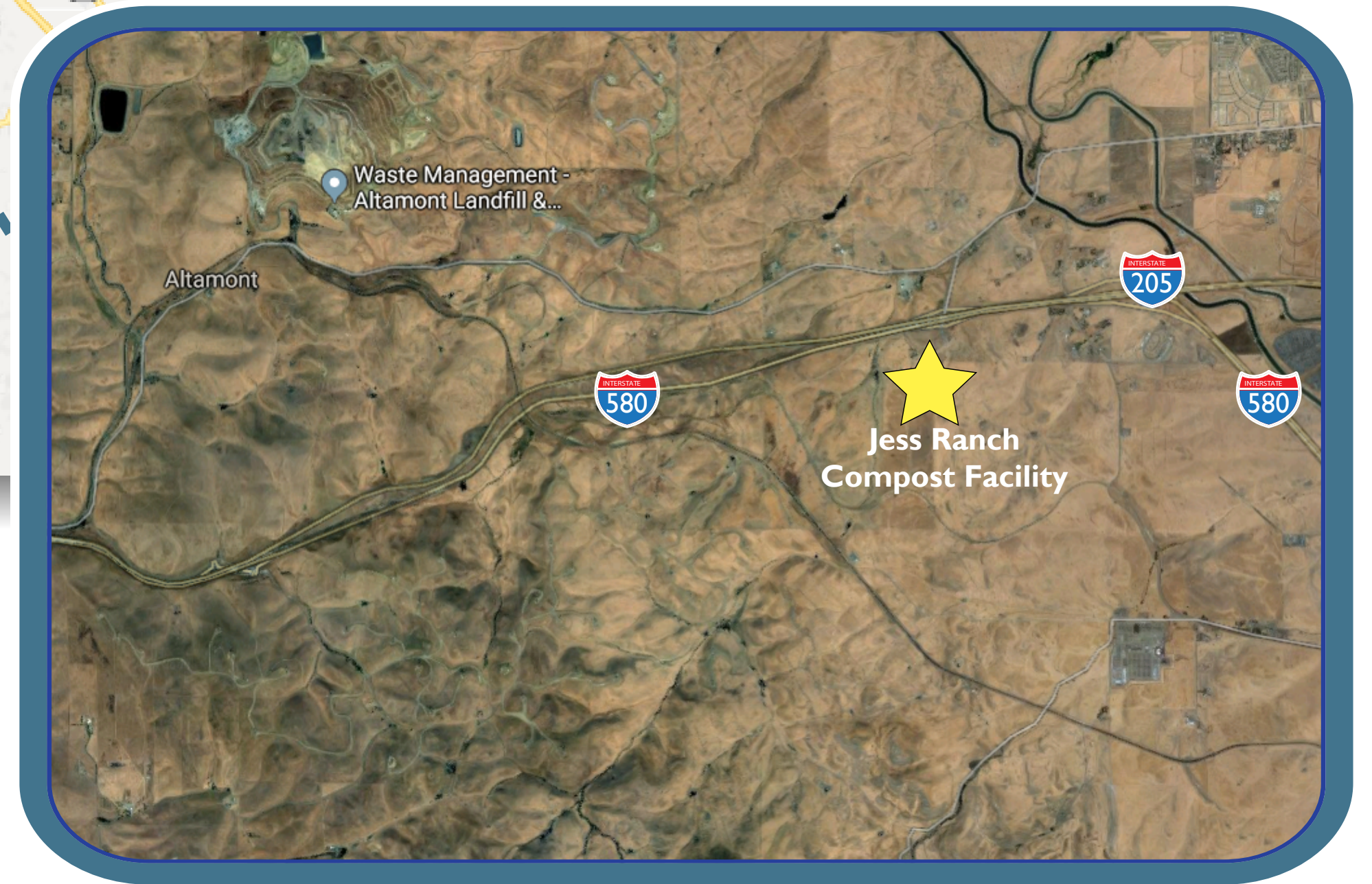
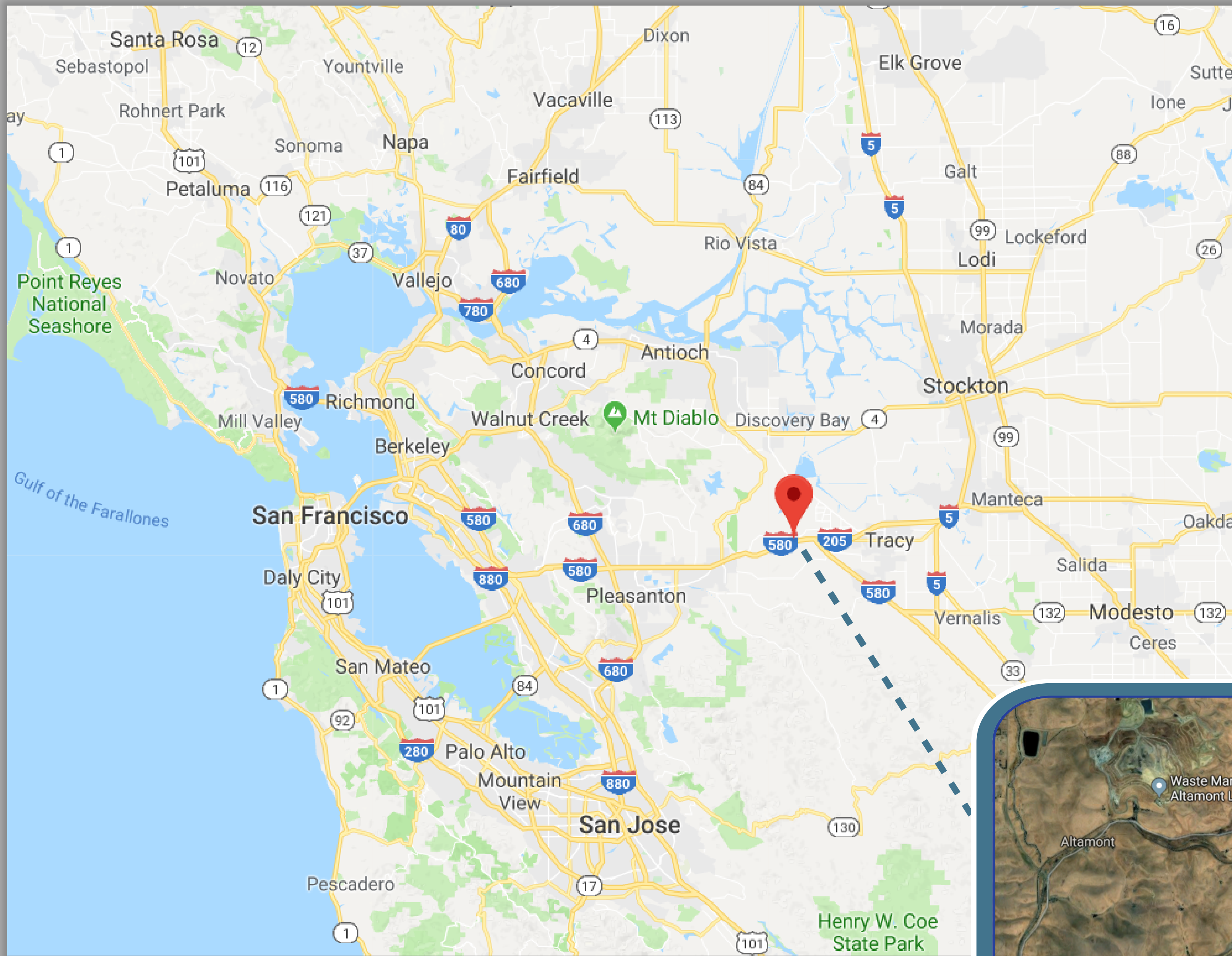
- Aesthetics
- Air Quality and Greenhouse Gases
- Biological Resources
- Cultural Resources
- Geology and Seismicity
- Hazards and Human Health
- Hydrology and Water Quality
- Land Use and Agriculture
- Noise
- Public Services and Utilities
- Transportation and Circulation

ENVIRONMENTAL REVIEW



JESS RANCH COMPOST FACILITY PROJECT

Project Area



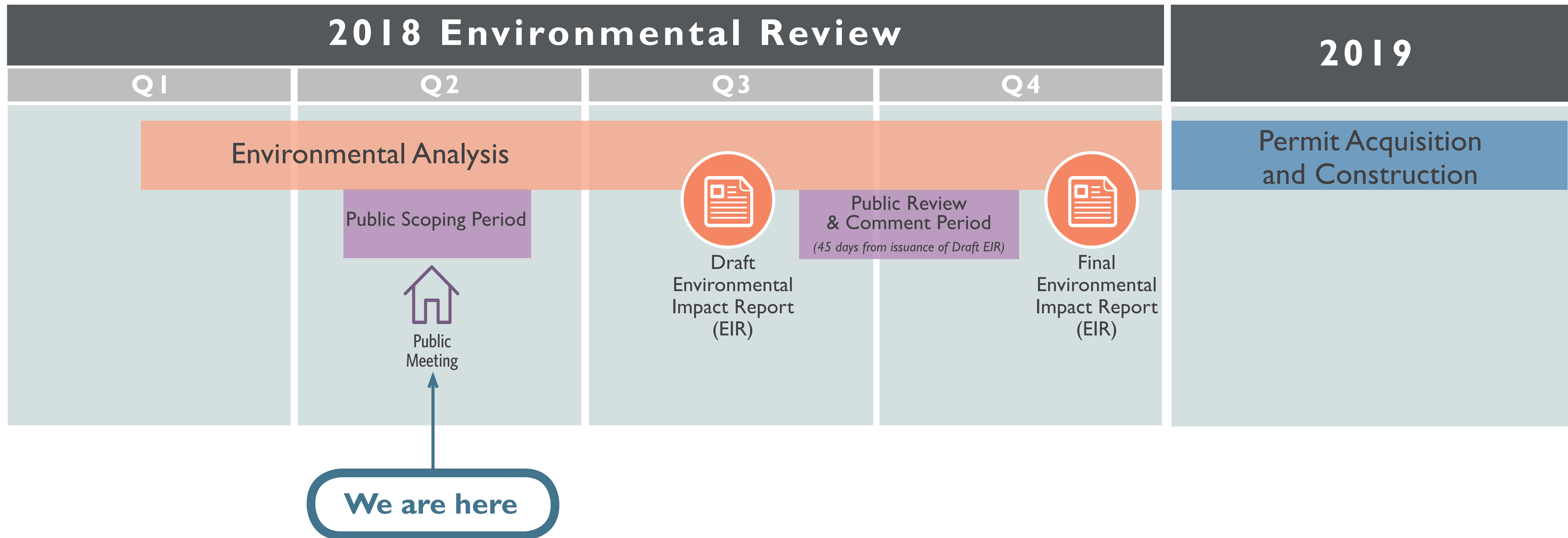
- Project is located in the eastern portion of unincorporated Alameda County, at the eastern edge of the Bay Area. The Central Valley is immediately to the east.
- Site is located close to the organic waste generating communities of the Bay Area, and the potential agricultural soils amendment markets of the Central Valley.
- Project would be built at the Jess Ranch property located east of the Altamont Pass, and would be operated by Denali Water Solutions, LLC.
- Site would take up about 30 acres of the southeastern portion of the 160-acre Jess Ranch property.
- Site is bounded on the north by I-580; to the east, south and west by agricultural lands; and to the southwest by the Union Pacific Railroad right-of-way.

PROJECT AREA



JESS RANCH COMPOST FACILITY PROJECT

Project Timeline



From: Curry, Damien, CDA
To: [Spellegacy, Ronalee R.](#); [Davis, Cassie](#)
Cc: [Michael Harding](#)
Subject: FW: NOP Comments on the Jess Ranch Compost Facility Project
Date: Friday, May 25, 2018 3:21:12 PM
Attachments: [NOP Comments - Proposed Jess Ranch Compost Facility Project EIR.PDF](#)

Damien Curry
Alameda County Planning
(510) 670-6684
damien.curry@acgov.org

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From: Christine Schneider [mailto:cschneider@ccwater.com]
Sent: Thursday, May 24, 2018 4:14 PM
To: Curry, Damien, CDA <damien.curry@acgov.org>
Cc: 'Farinha, Melissa@Wildlife' <Melissa.Farinha@wildlife.ca.gov>; 'Valerie Hentges (valerie_hentges@fws.gov)' <valerie_hentges@fws.gov>; 'Laurel Mendoza' <mendozaranch@gmail.com>
Subject: NOP Comments on the Jess Ranch Compost Facility Project

Hello Damien—please find attached the Contra Costa Water District’s comments on the Notice of Preparation (NOP) for the Jess Ranch Compost Facility Project.

As stated in this comment letter, the proposed Compost Facility Project site is located just east of CCWD’s 433-acre Grant Line Road Unit within the larger 651-acre Altamont Habitat Management Unit (HMU). This land was purchased as mitigation to offset project effects on state and federal threatened and endangered species from the expansion of the Los Vaqueros Reservoir in Contra Costa County, California and ongoing operations and maintenance activities associated with reservoir operation. This land was acquired because of its ecological resources. It is being managed according to a Habitat Management Plan (HMP) approved by both U.S. Fish and Wildlife Service (USFWS) and the California Department of Fish and Wildlife (CDFW), consistent with requirements in the USFWS Biological Opinion (Reference # 81420-2009-F-0201-1) and CDFW Incidental Take Permit (Permit No. 2081-2011-002-03) for the Los Vaqueros Expansion Project. A Conservation Easement for the entire Altamont Habitat Management unit is pending with CDFW.

We are ccing our contacts at both the US Fish and Wildlife Service and the California Department of Fish and Wildlife to keep them in the loop. Please “reply to all” should you have any comments or questions.

Thank you, Christine

Christine Schneider, MS, RLA

Senior Planner
Contra Costa Water District
PO Box H20
Concord, CA 94524
(925) 688-8118
cschneider@ccwater.com

**Board of Directors**

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General Manager

Jerry Brown

May 24, 2018

*Sent Via Hard Copy & Email to
Damien.curry@acgov.org*

Damien Curry Alameda County Planning
224 W. Winton Avenue, Rm 111
Hayward, CA 94544

Subject: Comment Letter Regarding the Jess Ranch Compost Facility Project EIR

Dear Mr. Curry:

The Contra Costa Water District (CCWD) is in receipt of Alameda County's Notice of Preparation (NOP) of an Environmental Impact Report (EIR) for the above referenced project. The proposed Jess Ranch Compost Facility Project would receive and process organic materials, primarily greenwaste, foodwaste, and biosolids, but would also receive untreated scrap wood, natural fiber products, non-recyclable paper waste, and inert material, such as sediment, gypsum, wood ash, and clean construction debris. Non-hazardous liquid wastes may also be accepted as a substitute for the water that is added for efficient composting. The project would process organic material utilizing a covered windrow system that would be a combination of aerated static pile (ASP) with either positive or negative aeration, and covered windrow composting technology. Initially, the Project would realize a daily throughput of up to 500 tons per day (TPD), increasing up to a maximum of 1,000 TPD, producing compost-based soil amendments for agricultural, horticultural, erosion control and land reclamation uses. Alameda County is the approving agency for the Conditional Use Permit, which constitutes the Project action or Proposed Project under the California Environmental Quality Act (CEQA).

The project site is located just east of CCWD's 433-acre Grant Line Road Unit within the larger 651-acre Altamont Habitat Management Unit (HMU). This land was purchased as mitigation to offset project effects on state and federal threatened and endangered species from the expansion of the Los Vaqueros Reservoir in Contra Costa County, California and ongoing operations and maintenance activities associated with reservoir operation. This land was acquired because of its ecological resources. It is being managed according to a Habitat Management Plan (HMP) approved by both U.S. Fish and Wildlife Service (USFWS) and the California Department of Fish and Wildlife (CDFW), consistent with requirements in the USFWS Biological Opinion (Reference # 81420-2009-F-0201-1) and CDFW Incidental Take Permit (Permit No. 2081-2011-002-03) for the Los Vaqueros Expansion Project. A Conservation Easement for the entire Altamont Habitat Management unit is pending with CDFW.

The Grant Line Road property was acquired and is managed to preserve, enhance and restore habitat for various species protected under the federal and State endangered species acts including the California red-legged frog (*Rana draytonii*), the California tiger salamander (*Ambystoma*

californiense) (Central California DPS), and the endangered San Joaquin kit fox (*Vulpes macrotis mutica*). Two of these species, California red-legged frog and California tiger salamander, have been observed on the Altamont HMU and potential habitat for the San Joaquin kit fox is also present on the HMU. Western burrowing owl, a California species of special concern, is also found at the site. The majority (415 acres) of the site is grassland. Consistent with the HMP, grazing is the primary management tool used to meet habitat goals on the Grant Line Road property.

The following are CCWD's specific comments:

A. Access and Easement Issues:

The Grant Deed between CCWD and the Jess Family Trust allows for a 60-foot wide non-exclusive access easement through the Grant Line Road Unit. A 20-foot wide gravel road currently exists within the easement. The road is used by CCWD, its grazing tenant, Union Pacific Railroad, Pacific Gas & Electric Company, and could be used by a future tenant that may utilize the building that is labeled "Windmill Farm Maintenance Building" on Figure 2 of the NOP. Access and easement issues associated with using this road are outlined below.

1. **Entry Access:** Figure 2 of the NOP shows that the access for the proposed facility is through the Grant Line Road /Jess Ranch Road gate on CCWD property, which, as stated above, is the only point of ingress/egress for not only CCWD but also for the other parties. For security and to ensure ease of access, CCWD would prefer that alternative access be identified and evaluated.
2. **Use of "Temporary Access Road":** The easement is shown in Figure 2 of the NOP and is labeled "temporary access road". CCWD assumes the temporary access is for construction of the project only. CCWD would prefer that this easement not be used during the construction phase of the proposed project and requests that alternative construction access be identified and evaluated. If this easement must be used, the impacts of using this road to construct the proposed composting facility need to be addressed in the EIR.
3. **Upgrade of the Temporary Access Road:** The current temporary access road is narrow and is surfaced with a combination of gravel and very old and potholed asphalt. This road would need to be improved to support the proposed truck traffic to and from this facility.
4. **Long-Term Use of Temporary Access Road:** Any proposed long-term use of the temporary access road would need to be specifically analyzed.
5. **Safety:** The EIR needs to address safety issues related to significant truck traffic in an actively grazed area. The proposed temporary access road runs through a grazing pasture, and specifically an off-season bull field, and is also used by other easement holders. The significant increase in truck traffic proposed during construction increases the risk of gates being left open and cows wandering onto the road or off the property. Additionally, fire is an ongoing risk in open grassland that could be exasperated by the high number of construction vehicles. Going off the existing gravel road would exacerbate these risks and should be strictly prohibited. The project proponent's easement is non-exclusive, and

CCWD, the grazing tenant and other parties use this road. This level of construction traffic could affect safe use of the road by these other parties.

6. **Impacts to San Joaquin Kit Fox:** This conservation property was purchased to increase the natural range of the San Joaquin kit fox in hopes of providing a safe natural dispersal into the northern range. The improvement of the temporary access road would result in fragmenting CCWD habitat into smaller blocks. The fragmentation can cause decrease in fox abundance through changes in social ecology, productivity, space use, dispersal and survival. Any established unnatural barriers could cause a decrease in natural food selection for the fox.
7. **Impacts to CRLF:** The temporary access road is approximately 675 feet from an occupied California red-legged frog breeding pond. Dust and runoff from the road could increase sedimentation, decrease water quality, and negatively impact California red-legged frog breeding habitat.
8. **Impacts to Stewardship Goals:** The significant number of proposed truck trips per day could affect the grazing tenant's ability to appropriately graze the property to meet stewardship goals as defined in the HMP.

B. Compost Facility Construction and Operation Issues:

The proposed project is to be located approximately 600 feet from the CCWD property line. The proposed project could result in impacts to CCWD property and special-species habitat from increased noise, light/glare, dust/odor, water runoff, and vehicle strikes from increased truck traffic. Compost Facility Operational issues of the Compost Facility that could affect the use of the CCWD property by special-status species are detailed below.

1. **Increased Noise:** As the site is currently vacant, the change in land use will result in an increased level of noise. Noise from his new use could negatively affect the special-status species that use the CCWD parcel, resulting in decreased or limited breeding success.
2. **Increased Light and Glare:** New construction and operation will cause increased light and glare in an area of open grasslands and sparse development. Any increase would be thus more significant than if this type of project was sited in an area either more vegetated or more intensively used. Light and glare from this new use could negatively affect the special-status species that use the CCWD parcel, resulting in decreased or limited breeding success.
3. **Increased Dust and Odor:** The proposed project could cause dust and odor, which would blow towards CCWD property. Dust can have significant impacts on the health of cattle, and could cause sedimentation/turbidity in the occupied California red-legged frog breeding pond. Dust and odor could affect the tenants at both the residence and the maintenance building.
4. **Impacts to CRLF and CTS Habitat from Water Runoff.** The proposed Curing Area is within 800 feet and upslope from a California red-legged frog breeding pond. Water runoff from the curing area could increase erosion and sedimentation, and thus decrease water quality at this pond.

5. **Impacts from Pathogens in Water Runoff.** Runoff from the Curing Area could introduce pathogens into the California red-legged frog and California tiger salamander breeding habitat that could result in decreased breeding success.
6. **Impacts from the Spread of Nonnative Plants:** There is a large infestation of black mustard on the proposed project site, which is upwind from the CCWD parcel. The increased rate of use at the proposed project site could increase invasive seed dispersal to the property, as the dominant winds in summer are from the east, and can gust up to 35 miles per hour. The potential increase in nonnative plants is in direct conflict with requirements in the HMP to reduce Cal IPC listed plant infestations.
7. **Nonnative Seed Dispersal:** The introduction of green waste to the site could result in increased seed dispersal of nonnative invasive plants, in conflict with the HMP.

Should you require clarification on CCWD comments, please contact me at cschneider@ccwater.com or at (925) 688-8118.

Sincerely,



Christine Schneider
Senior Planner

CS:ck

Cc: Melissa Farinha
Valerie Hentges
Laurel Mendoza

From: Curry, Damien, CDA
To: [Spellegacy, Ronalee R.](#); [Davis, Cassie](#)
Cc: [Michael Harding](#)
Subject: FW: Comment regarding NOP PLN2015-00087 for proposed Compost Facility
Date: Friday, May 25, 2018 3:22:57 PM
Attachments: [Outlook-new_ehd_lo.png](#)
[LEA Comments Proposed Composting Facility Jess Ranch Unincorporated Alameda County.pdf](#)

Damien Curry
Alameda County Planning
(510) 670-6684
damien.curry@acgov.org

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From: Mendoza, Maria, Env. Health
Sent: Thursday, May 24, 2018 1:07 PM
To: Curry, Damien, CDA <damien.curry@acgov.org>
Cc: Browder, Ronald, Env. Health <ronald.browder@acgov.org>; Khan, Muhammed, Env. Health <muhammed.khan@acgov.org>; Auyeung, Jane, Env. Health <Jane.Auyeung@acgov.org>; Suen, Wing, Env. Health <wing.suen@acgov.org>; Surdilla, Arthur, Env. Health <arthur.surdilla@acgov.org>; Tran, Baohuong (Tina), Env. Health <Baohuong.Tran@acgov.org>; Khan, Muhammed, Env. Health <muhammed.khan@acgov.org>
Subject: Re: Comment regarding NOP PLN2015-00087 for proposed Compost Facility

Hello Damien,

Alameda County Department of Environmental Health, Office of Solid/Medical Waste Management, the Local Enforcement Agency (LEA) for CalRecycle, has previously made comments on the proposed project per attached June 29, 2015 letter on Conditional Use Permit. The LEA has not received new information since review of the 2015 documents. Alameda County LEA would like to have a more thorough review and comments when the draft EIR becomes available. There have been changes in the Compostable regulations since 2015 that the LEA may have to incorporate as comments for the operator of Jess Ranch Composting Facility to address. Please add Alameda County LEA as one of the agencies in the Reviewing Agencies Checklist for the draft EIR.

LEA Comments:

Notice of Completion & Environmental Document Transmittal Form (Appendix C)

Items below Under Section **Project Issues Discussed in the Document** are not marked. The LEA would like for these issues to be included and addressed in the draft EIR:

- Drainage/Absorption

- Fire Hazard
- Solid Waste
- Water Supply/Groundwater
- Other/Etc.

Also, staff from our Department's Land Use Program may need to provide comments on the issues below. In case they did not receive the NOP, please include them as one of the reviewing agencies. Contact person is Muhammed Khan. I included him in the cc:

- Septic Systems (Land Use Program)
- Water Supply/Groundwater
- Other/Etc.

Please let me know if there's a link in your website regarding the proposed project including any documents pertinent to the site.

Thank you. Feel free to contact me if you have any questions.



Maria A. Mendoza | REHS
 Supervising Hazardous Materials Specialist
 Alameda County Department of Environmental Health
 Solid/Medical Waste Management and Body Art Programs
 1131 Harbor Bay Parkway | Alameda, California 94502
 Office 510-567-6730 | Facsimile 510-337-9234 | QIC 30410
maria.mendoza@acgov.org | www.acgov.org/aceh

From: Curry, Damien, CDA
Sent: Tuesday, May 22, 2018 4:39 PM
To: Curry, Damien, CDA <damien.curry@acgov.org>
Cc: Spellecacy, Ronalee R. <Ronalee.Spellecacy@hdrinc.com>; Davis, Cassie <Cassie.Davis@hdrinc.com>
Subject: Comment regarding NOP PLN2015-00087 for proposed Compost Facility

Good afternoon – Just a reminder that the Planning Department continues to seek comment regarding information contained in the attached NOP in advance of the preparation of the draft project EIR. Thanks

Damien Curry

Alameda County Planning

(510) 670-6684

damien.curry@acgov.org

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From: Curry, Damien, CDA
To: [Spellegacy, Ronalee R.](#); [Davis, Cassie](#)
Cc: [Michael Harding](#)
Subject: FW: Comment regarding NOP PLN2015-00087 for proposed Compost Facility
Date: Friday, May 25, 2018 3:21:44 PM

Damien Curry
Alameda County Planning
(510) 670-6684
damien.curry@acgov.org

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From: Mendoza, Aileen, Env. Health
Sent: Friday, May 25, 2018 9:38 AM
To: Curry, Damien, CDA <damien.curry@acgov.org>
Cc: Gosselin, Sharon <sharon@acpwa.org>; Hugo, Susan, Env. Health <susan.hugo@acgov.org>
Subject: RE: Comment regarding NOP PLN2015-00087 for proposed Compost Facility

Hi, Damien – Thank you for the opportunity to comment on the subject project. We did not find records of this facility under the Clean Water Program and cannot provide a compliance history for the facility. However, any business in Alameda County shall comply with the County's Stormwater Management and Discharge Control Ordinance (Chapter 13.08). In addition, the State Water Board has waste discharge requirements (WDR) to address water quality protection at composting facilities that currently exist or may be constructed. Please consider these requirements and any applicable hazardous materials/waste laws for the project. Thank you

Aileen Mendoza
Supervising Hazardous Materials Specialist
Alameda County Department of Environmental Health
1131 Harbor Bay Parkway, Alameda, CA 94502-6577
Ph: (510) 383-1708
Fax: (510) 337-9335
www.acgov.org/aceh

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From: Curry, Damien, CDA
Sent: Tuesday, May 22, 2018 4:39 PM

To: Curry, Damien, CDA <damien.curry@acgov.org>

Cc: Spellecacy, Ronalee R. <Ronalee.Spellecacy@hdrinc.com>; Davis, Cassie
<Cassie.Davis@hdrinc.com>

Subject: Comment regarding NOP PLN2015-00087 for proposed Compost Facility

Good afternoon – Just a reminder that the Planning Department continues to seek comment regarding information contained in the attached NOP in advance of the preparation of the draft project EIR. Thanks

Damien Curry
Alameda County Planning
(510) 670-6684
damien.curry@acgov.org

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ALAMEDA COUNTY
HEALTH CARE SERVICES

AGENCY

ALEX BRISCOE, Director



June 29, 2015

Alameda County Community Development Agency
Planning Department
224 West Winton Ave.
Hayward, CA 94544
Attn: Damien Curry

ENVIRONMENTAL HEALTH SERVICES
Office of Solid/Medical Waste Management
1131 Harbor Bay Parkway,
Alameda, CA 94502-6577
(510) 567-6790
FAX (510) 337-9335

SUBJECT: Alameda County Local Enforcement Agency (LEA) Comments on Conditional Use Permit (Case No. PLN2015-00087) for a Proposed Composting Facility at Jess Ranch located at 15850 Jess Ranch Rd., Unincorporated Alameda County (APN#: 099B-7800-007-04)

Dear Mr. Curry:

Alameda County Department of Environmental Health, Office of Solid/Medical Waste Management, the Local Enforcement Agency (LEA) for CalRecycle, would like to thank you for the opportunity to review and comment on the Conditional Use Permit (CUP) PLN2015-00087 for the proposed Composting Facility at Jess Ranch, 15850 Jess Ranch Road in Unincorporated Alameda County. As the agency responsible for permitting and inspecting solid waste facilities, the LEA is providing the following comments:

Project Summary

The Proposed Project would receive and process organic materials, primarily greenwaste, foodwaste and biosolids, as defined below, but would also receive untreated scrap wood, natural fiber products such as rice hulls and straw, non-recyclable paper waste and inert materials such as sediment, gypsum, wood ash and clean construction debris. Non-hazardous liquid wastes may also be accepted as a substitute for the water that would be added for efficient composting.

The Proposed Project would utilize a combination of aerated static pile (ASP) and covered windrow composting technology, with either positive or negative aeration. The Proposed Project would begin with maximum daily throughput of 500 tons per day (tpd) and increase up to a maximum of 1,000 tpd, receiving organic materials and producing compost and soil amendments for agricultural, horticultural, erosion control and land reclamation uses.

LEA Staff's General Comments and Recommendations

The operator shall submit a complete Solid Waste Facility Permit (SWFP) application package, as well as Conformance Finding Information. In the Project Description, and throughout the document, the operator shall indicate the types of users of the site (e.g. commercial, public, and/or private). If the facility will be open to the public, the operator shall indicate if those hours are different from the Facility's Hours of Operation. Storage time limits shall be indicated, based on the types of feedstock, and should be consistent throughout the documents.

The Proposed Project has potential environmental effects and must be evaluated under the California Environmental Quality Act (CEQA). The operator is required to submit evidence of CEQA compliance along with the SWFP application package prior to issuance of a full permit.

Please refer to CalRecycle's web link - Compost Facility Outline for Environmental Review Documents for specific requirements:
<http://www.calrecycle.ca.gov/swfacilities/permitting/CEQA/Documents/Guidance/Compost.htm>

An application will not be accepted for filing by the LEA until it is deemed that progress in completing the CEQA environmental documentation requirements is sufficient to enable the LEA to adequately review and complete the permit process. NOTE: The LEA has been informed that an Initial Study is being prepared by the operator. Please refer to CalRecycle's web link, which summarizes the full permit application package submittal requirements for the applicant/operator:
<http://www.calrecycle.ca.gov/swfacilities/permitting/Checklists/FullPermit/>

Also, please be advised that there are proposed revisions to Title 14 and Title 27 regulations for Compostable Materials and Transfer/Processing Operations and Facilities which may affect your submittal to the LEA. Proposed changes include but are not limited to the following:

1. Provides several feedstock definitions and the types of operations or facilities that can accept them;
2. Revises metal concentrations allowed in compost;
3. Revises LEA inspection frequency language;
4. Provides operators and LEA with a mechanism to address chronic odor and identify sources of odor;
5. Establishes criteria for safe land application of compostable materials;
6. Requires compost products to meet physical contaminant limits by weight;
7. Updates the Solid Waste Facility Permit/Waste Discharge Requirements Application (Form E-1-77) and Instructions.

To reflect the proposed changes in the regulations, the operator shall make the necessary changes to the documents as they apply to the Proposed Project when submitting application documents to the LEA and other agencies. (NOTE: For more information, please visit CalRecycle's Proposed Regulations [website http://www.calrecycle.ca.gov/Laws/Rulemaking/Compost/default.htm](http://www.calrecycle.ca.gov/Laws/Rulemaking/Compost/default.htm). CalRecycle has initiated the second 15-day written comment period from June 29 – July 14, 2015).

Thank you for considering our comments. Alameda County LEA reserves the right to provide additional comments and recommendations as new information becomes available. If you have any questions, please feel free to contact me at (510) 567-6730 or via email at maria.mendoza@acgov.org.

Sincerely,



Maria A. Mendoza, REHS
Supervising Hazardous Materials Specialist
Alameda County Department of Environmental Health
Office of Solid/Medical Waste Management

Cc: Patrick Snider, CalRecycle
Ronald Browder, Acting Director, Alameda County DEH
Don Atkinson-Adams, Acting Chief, Alameda County DEH
Arthur Surdilla and Stephanie Lee, Office of Solid/Medical Waste Management

COMMENTS FOR NOTICE OF PREPARATION FOR THE EIR

JESS RANCH COMPOST FACILITY PROJECT

SUBMITTED BY: PEGGY MOORE, CHRISTOPHER A. CASTELLO, ANNAMARIE CASTELLO

We request the following areas be analyzed in the EIR for this project:

1. Surface Water: All surface runoff water should be "retained" unless an ongoing system of analyses is incorporated into the standard operating procedures. The analyses must be completed by a California Certified Laboratory and the reports made public on a timely basis. The retention pond should be of sufficient size for at least at 300-year event plus daily waste water discharge for a sufficient period.
2. Groundwater: Monitoring wells of various depths should be incorporated into the operating system to assure no contaminants are entering the aquifers or that the ambient groundwater is not being degraded. Appropriate placement would include down-gradient of the retention / detention pond as well as other sites around the facility.
3. Storage of Raw & Finished Compost Material: Must be confined to areas that have controlled and captured storm water runoff. Areas must of sufficient size to handle the seasonal nature of the inflow of raw resources and storage of the finished compost. Storage and processing areas must be restricted to those sites shown on the applicant's plans.
4. Trash: A system of netting or other devices should be installed to prevent the scattering of trash.
5. Odors and Airborne/Vector Transmitted Pathogens: Inherent in composting systems whether or not under cover. Food waste is generally the cause. Loading and unloading of materials are vulnerable stages. A system of suppression of these issues should be in place.
6. Dust: A system to control dust from both the handling of materials and from traffic and equipment on site will be necessary to protect the surrounding areas.
7. Fire: Heat is a part of the composting process and, if not properly monitored, will ignite the composting material. This proposed facility is in an agricultural zone predominated by native pasture and prone to windy conditions. Fires can spread rapidly in the Altamont region. Fire suppression systems must be considered in this process.
8. Noise Pollution: Given the proximity of rural residences and various types of livestock operations, noise suppression systems and / or limits on hours of operation must be considered to protect the existing neighborhood.

NOTICE OF PREPARATION OF AN ENVIRONMENTAL IMPACT REPORT Jess Ranch Compost Facility Project

April 26, 2018

The County of Alameda (County) will be the Lead Agency and will prepare an Environmental Impact Report (EIR) in accordance with the California Environmental Quality Act (CEQA) for the Jess Ranch Compost Facility Project (Proposed Project). The County is soliciting public and agency input on the scope and content of the environmental information to be contained in the EIR. The overall types and levels of activities that the County could anticipate under the Proposed Project and the potential associated environmental impacts are described below.

Project Title: Jess Ranch Compost Facility Project

Project Applicant: Jess Ranch Property Owners

Project Location: The Proposed Project is located in the eastern portion of unincorporated Alameda County, at the eastern edge of the Bay Area. The Central Valley is immediately to the east. The Project site is located close to the organic waste generating communities of the Bay Area, as well as the potential agricultural soils amendment markets of the Central Valley. The nearest communities include the City of Livermore, approximately eight miles west of the Project site, and the City of Tracy, approximately eight miles east of the Project site.

The Proposed Project would be implemented at the Jess Ranch property located east of the Altamont Pass. The Project site comprises about 30 acres located within the southeastern portion of the 160-acre Jess Ranch property. The Project site is bounded on the north by I-580; to the east, south and west by agricultural lands; and to the southwest by the Union Pacific Railroad right-of-way. Figure 1 shows the regional location of the Project site.

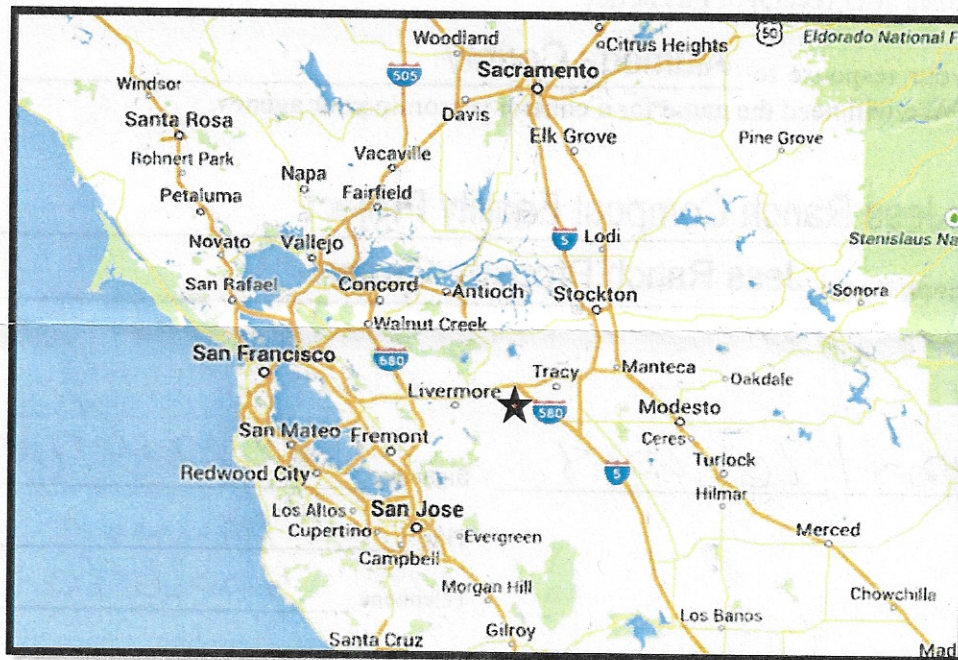


Figure 1 Regional Location Map

Project Description: The Proposed Project facility would receive and process organic materials, primarily greenwaste, foodwaste, and biosolids, but would also receive untreated scrap wood,

natural fiber products, non-recyclable paper waste, and inert material, such as sediment, gypsum, wood ash, and clean construction debris. Non-hazardous liquid wastes may also be accepted as a substitute for the water that is added for efficient composting. The Project would process organic material utilizing a covered windrow system that would be a combination of aerated static pile (ASP) with either positive or negative aeration, and covered windrow composting technology. Initially, the Project would realize a daily throughput of up to 500 tons per day (TPD), increasing up to a maximum of 1,000 TPD, producing compost-based soil amendments for agricultural, horticultural, erosion control and land reclamation uses. Alameda County is the approving agency for the Conditional Use Permit, which constitutes the Project action or Proposed Project under CEQA.

The Proposed Project could process up to 1,000 TPD of organic material utilizing a windrow system incorporating either negative air or positive air ASP technology. For the unimproved property, construction of the Project would necessitate grading, excavation and soil removal, deposition and compaction of fill material, reuse of excavated soil as fill, transporting and installing materials and equipment, disposal of soil and construction waste, and construction of retention ponds and project access roads. The active composting area would occupy approximately 15 acres, within which curing and screening zones would occupy approximately 8 acres and other operating areas (including access roads) would occupy approximately 7 acres. Active composting windrow piles would vary in height, up to a maximum of 12 feet. A drainage system incorporated into the windrow area would deliver storm runoff from the compost site to a stormwater detention pond. Construction would be completed in two phases: construction of the initial facility with a capacity of 500 TPD (Phase I) followed with expansion of the facility up to 1,000 TPD (Phase II). Figure 2 shows the overview of the proposed site plan.

Proposed Project Analysis: The County, as the lead agency, has the principal responsibility for approving and carrying out the project and ensuring that the requirements of CEQA have been met. The County has determined that an EIR will be prepared for the proposed project (CEQA Guidelines §15063[a]). The environmental checklist concluded the proposed project could have a potentially significant impact on the following resources, and they would be analyzed as part of the EIR: aesthetics, air quality and greenhouse gases, biological resources, cultural resources, geology and seismicity, hazards and human health, hydrology and water quality, land use and agriculture, noise, public services and utilities, and transportation and circulation. The County would certify completion of the EIR and, based on consideration of the analysis provided in the EIR, would determine whether to approve or disapprove the Proposed Project.

Pursuant to State CEQA Guidelines Section 15082(b), comments regarding the scope and environmental analysis must be submitted no later than 30-days after receipt of this notice. The public review period is from April 26, 2018 until May 26, 2018. Please send your written comments no later than May 26, 2018 to:

Damien Curry, Alameda County Planning
224 W. Winton Avenue, Rm 111
Hayward, CA 94544
Or via email to: damien.curry@acgov.org

Comments may also be provided at the public scoping meeting to be held on May 21, 2018 at 1:00 p.m. The meeting will be held at 224 W. Winton Ave, Room 160, Hayward, CA 94544. The public meeting will provide an opportunity to disseminate information and solicit comments on the scope and content of the EIR of the Proposed Project.

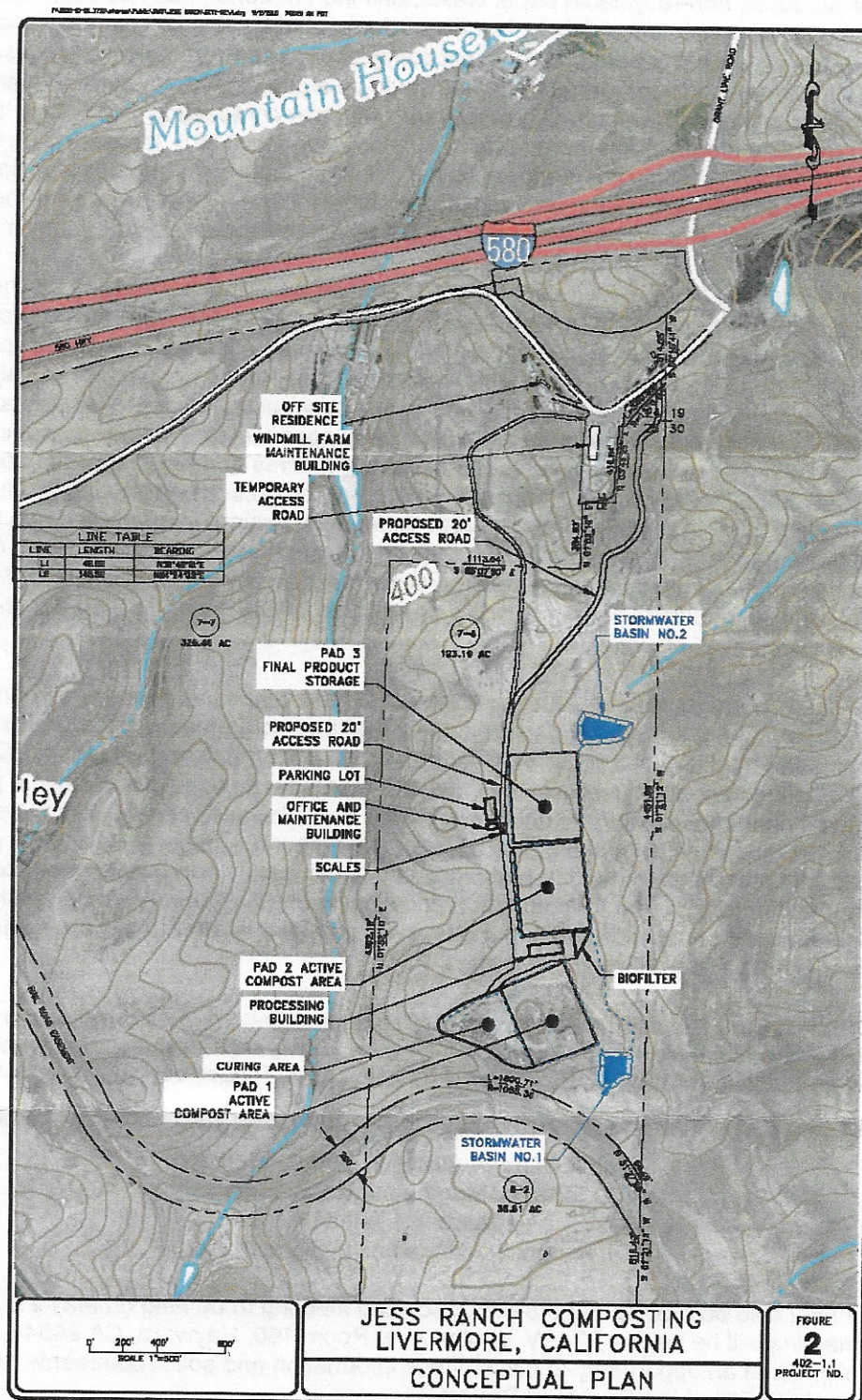


Figure 2 Proposed Site Plan Overview

Notice of Completion & Environmental Document Transmittal

Mail to: State Clearinghouse, P.O. Box 3044, Sacramento, CA 95812-3044 (916) 445-0613
 For Hand Delivery/Street Address: 1400 Tenth Street, Sacramento, CA 95814

SCH #

Project Title: Jess Ranch Compost FacilityLead Agency: County of AlamedaContact Person: Damien CurryMailing Address: 224 W. Winton Ave, Rm 111Phone: 510-670-6684City: Hayward, CAZip: 94544County: Alameda**Project Location:** County: AlamedaCity/Nearest Community: City of Livermore and City of TracyCross Streets: W. Grant Line Rd and Jess Ranch RdZip Code: 95377Longitude/Latitude (degrees, minutes and seconds): 37 ° 42 ' 44.9 " N / 121 ° 34 ' 43.6 " W Total Acres: 30Assessor's Parcel No.: 99B-7800-7-7 and 99B-7800-7-8Section: 24,25,36 Twp.: 2S Range: 3E, 4E Base: _____Within 2 Miles: State Hwy #: I-580/I-205Waterways: NoneAirports: NoneRailways: Southern PacificSchools: None**Document Type:**

CEQA: ☒ NOP
☐ Early Cons
☐ Neg Dec
☐ Mit Neg Dec

☐ Draft EIR
☐ Supplement/Subsequent EIR
 (Prior SCH No.) _____
 Other: _____

NEPA: ☐ NOI
☐ EA
☐ Draft EIS
☐ FONSI

Other: ☐ Joint Document
☐ Final Document
☐ Other: _____

Local Action Type:

☐ General Plan Update
☐ General Plan Amendment
☐ General Plan Element
☐ Community Plan

☐ Specific Plan
☐ Master Plan
☐ Planned Unit Development
☐ Site Plan

☐ Rezone
☐ Prezone
☒ Use Permit
☐ Land Division (Subdivision, etc.)

☐ Annexation
☐ Redevelopment
☐ Coastal Permit
☐ Other: _____

Development Type:

☐ Residential: Units _____ Acres _____
☐ Office: Sq.ft. _____ Acres _____ Employees _____
☐ Commercial: Sq.ft. _____ Acres _____ Employees _____
☐ Industrial: Sq.ft. _____ Acres _____ Employees _____
☐ Educational: _____
☐ Recreational: _____
☐ Water Facilities: Type _____ MGD _____

☐ Transportation: Type _____
☐ Mining: Mineral _____
☐ Power: Type _____ MW _____
☒ Waste Treatment: Type Compost Facility MGD _____
☐ Hazardous Waste: Type _____
☐ Other: _____

Project Issues Discussed in Document:

☒ Aesthetic/Visual
☒ Agricultural Land
☒ Air Quality
☒ Archeological/Historical
☒ Biological Resources
☐ Coastal Zone
☐ Drainage/Absorption
☐ Economic/Jobs

☐ Fiscal
☐ Flood Plain/Flooding
☐ Forest Land/Fire Hazard
☒ Geologic/Seismic
☐ Minerals
☒ Noise
☐ Population/Housing Balance
☒ Public Services/Facilities

☐ Recreation/Parks
☐ Schools/Universities
☐ Septic Systems
☐ Sewer Capacity
☐ Soil Erosion/Compaction/Grading
☐ Solid Waste
☒ Toxic/Hazardous
☒ Traffic/Circulation

☐ Vegetation
☒ Water Quality
☐ Water Supply/Groundwater
☐ Wetland/Riparian
☐ Growth Inducement
☒ Land Use
☐ Cumulative Effects
☐ Other: _____

Present Land Use/Zoning/General Plan Designation:

Large Parcel Agriculture

Project Description: (please use a separate page if necessary)
 See attached NOP.

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 with an "S".

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

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

Starting Date April 26, 2018

Ending Date May 26, 2018

Lead Agency (Complete if applicable):

Consulting Firm: HDR

Address: 601 Union Street, Suite 700

City/State/Zip: Seattle, WA 98101

Contact: Rona Spelleccy

Phone: 206-826-4728

Applicant: Jess Ranch Property Owners

Address: _____

City/State/Zip: _____

Phone: _____

Signature of Lead Agency Representative: 

Date: 4/26/2018

Authority cited: Section 21083, Public Resources Code. Reference: Section 21161, Public Resources Code.

From: Curry, Damien, CDA
To: [Spellegacy, Ronalee R.](#)
Subject: FW: Jess Ranch Compost Facility Project - comments regarding proposed project
Date: Monday, May 21, 2018 9:12:55 AM

Damien Curry
Alameda County Planning
(510) 670-6684
damien.curry@acgov.org

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From: mendozaranch@gmail.com [mailto:mendozaranch@gmail.com]
Sent: Friday, May 18, 2018 12:12 PM
To: Curry, Damien, CDA <damien.curry@acgov.org>
Subject: Fwd: Jess Ranch Compost Facility Project - comments regarding proposed project

Sent from my iPhone

Begin forwarded message:

From: Laurel Mendoza <mendozaranch@gmail.com>
Date: May 16, 2018 at 8:44:49 AM PDT
To: damien.curry@ac.gov.org
Subject: **Jess Ranch Compost Facility Project - comments regarding proposed project**

Mr. Curry - I recently received a Notice of Preparation document in my residence mail, as I am a property owner residing near the proposed project. I also, however, am the cattle grazing tenant on the property owned by Contra Costa Water District, through which this proposed project would be accessed. The impact to me of this project would be direct, financially impactful, and destructive to the habitat I am tasked with grazing. I have numerous concerns, and will try to be as brief as possible.

The property that I lease was purchased by the Contra Costa Water District (CCWD), from the Jess family, as a mitigation parcel. It is home to two to state and federally listed special status species - the California Tiger Salamander and the Red Legged Frog. It also is potential habitat for the San Joaquin Kit Fox, another state and federally listed special species for which potential habitat is maintained. Additionally, the land is home to the Burrowing Owl and Golden Eagle, both of which are regularly spotted on the very land this project would go through. **First, and foremost**, as a lessee who is not allowed to conduct ANY activities on the land I rent that may impose on or threaten the species residing on the habitat lands, I would like a specific explanation as to how a neighboring

landowner would be granted the right to turn that mitigation land into a "truck route" in order to facilitate this ill-conceived venture. If they want to build a compost facility on their land, then make them build the roads ON their own land to access said facility.

The identified road goes through 36 acres of pasture land that I rent, which I use to house my bulls during the nine month "off season" each year. I pay for the land, and I carry substantial liability insurance on the land. My insurer requires that I provide truthful identification of all lands on which my cattle are being grazed, and that I identify all persons and vehicles with routine access, and the nature of all activities occurring on this land. This proposed use could greatly affect my insurance rates, and/or my ability to maintain my insurance altogether. From my standpoint, even if my insurer agreed to keep this field insured, I would not personally feel that I could expose myself to the liability of mixing a "truck route" with a "bull field." I would then have to pay to have my bulls housed elsewhere, which would cost me in the thousands for every month of the nine month "off season." For CCWD, this would mean that they would not be able to meet their mitigation requirements for maintaining the habitat which was set aside for the endangered species, and it would actually put those animals in jeopardy. I would like explanation as to how this will be allowed for a private use by an adjacent property owner.

Besides the loss to the habitat, from strictly a road/access standpoint, and who will bear the cost of the impact, I would also like an answer. Here are my concerns I would like addressed. Access to this project will have a significant maintenance/road deterioration proponent to it. The proposed access is up a potholed partial asphalt road to the front gate of Grant Line, then straight up a gravel road to a second gate, between the Powerworks facility and our security residence. They would then go through this second locked gate, which sits at an incline, and continues up a steep gravel road, which is NOT all-weather, to access the Jess parcel. This roadbed would not handle the traffic even in the short term, and would require constant maintenance, and would be impassable in the wet season. If, somehow, this ridiculous use is approved in a mitigation field, how will this road be maintained to keep it passable, and who will bear the cost.

And speaking of the road.... the tenants at the security residence on my lease will be GREATLY impacted. The dirt road, with the proposed heavy truck traffic, sits 125 feet from their front door. They often work swing or grave shifts (sleep during the day), and have dogs who are allowed to exercise in the front unfenced yard. They will be buried in an omnipresent cloud of dust, and their quality of life will suffer greatly. Who will compensate them for this, and how?

ALSO, regarding the access to this project, it lies at the intersection of a freeway on ramp and a freeway off ramp, adjacent to a culdesac with a bootleg park-and-ride which grows by the day, due to the exponentially increasing Altamont Pass commuter traffic. I often have a tough time exiting/entering the lease, due to people double-parked while they load and unload work work crews and tools/supplies. If you introduce the proposed level of truck traffic, you now have a bad accident waiting to happen. I definitely think that these conditions warrant a Traffic Impact Study and, should this be overlooked, I imagine there will be an

eventual lawsuit in the wings when something really bad happens.

From a security standpoint, there will simply be no security. As a tenant, I was required to sign out keys to the entrance lock, identifying who they would be issued to, to maintain security. I believe the Jess family had to do likewise. However, they are struggling at this time already with the fact that the Jess family has since placed a combination lock on the front gate, and then given out the combination to unknown/unnamed individuals to accommodate money-making activities along their easement. I regularly find the existing gate unlocked, or locked in a manner that bypasses everybody else's locks, effectively locking people in or out. The "fix" recommended by Connie Jess is to give us the combination to their bootleg lock, so we can get back in or out. This is not a fix - it is ignoring the root of the problem. If this new facility goes in, there will essentially be no security whatsoever on my lease, because there will be an exponential increase in the number of unknown individuals who now have unfettered access into the CCWD parcel. Short of staging a security staffer at the gate, the tenants will be left vulnerable, as will I, to trespass and theft. I would like an answer as to how the security issue will be rectified, and who will pay for it.

If I look at this from the standpoint of not only a grazing tenant, but also a nearby residential neighbor, here is what I think. You can call it what you want, but this proposed project is basically a dump facility. The smell will be atrocious, there will be debris picked up and carried everywhere by the everpresent high winds, and the increased fire hazard from the composting piles will be off the charts. If I lose cows because they swallow the garbage and bloat and die, who can I bill for the loss? If I or my neighbors lose land or, God forbid, a home, to a fire, who shall we hold liable?

These are legitimate questions, and they deserve and I expect an answer. The rights of a landowner to make money on their property STOP when they negatively impact the rights of others. I look forward to an explanation of how this project can occur without doing so.

From: Curry, Damien, CDA
To: [Spellegacy, Ronalee R.](#)
Cc: [Davis, Cassie](#); [Michael Harding](#)
Subject: FW: Comment regarding NOP PLN2015-00087 for proposed Compost Facility
Date: Friday, May 25, 2018 3:23:30 PM

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From: Terra, Bonnie, ACFD
Sent: Thursday, May 24, 2018 9:29 AM
To: Curry, Damien, CDA <damien.curry@acgov.org>
Subject: RE: Comment regarding NOP PLN2015-00087 for proposed Compost Facility

Good Morning Damien,

Not sure if you are still looking for something from ACFD and if so what. The only comments ACFD has are as follows:

The project shall comply with all building and fire code requirements in effect at the time of building permit, start of grading, and start of business.

Please note this project is located in State Responsibility Area (SRA). Therefore, you should reach out to Cal Fire.

I hope this helps. Please let me know if you need anything else.

Sincerely,
Bonnie S. Terra, Division Chief
Alameda County Fire Department
6363 Clark Avenue, Dublin CA 94568
(510) 632-3473 or (925) 833-3473 Office | (925) 875-9387 Facsimile

From: Curry, Damien, CDA
Sent: Tuesday, May 22, 2018 4:39 PM
To: Curry, Damien, CDA <damien.curry@acgov.org>

Cc: Spellecacy, Ronalee R. <Ronalee.Spellecacy@hdrinc.com>; Davis, Cassie
<Cassie.Davis@hdrinc.com>

Subject: Comment regarding NOP PLN2015-00087 for proposed Compost Facility

Good afternoon – Just a reminder that the Planning Department continues to seek comment regarding information contained in the attached NOP in advance of the preparation of the draft project EIR. Thanks

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