Planning & Community Development
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NOTICE OF ENVIRONMENTAL REVIEW

DATE:	May 17, 2023
TO:	SEPA Reviewing Agencies, Applicant, and Adjoining Property Owners
FROM:	Trevor Martin, AICP, Community & Economic Development Director
APPLICANT:	Sunnyside RNG, LLC
FILE NUMBER:	SEPA-2022.0200
LOCATION:	Vicinity of 2711 and 334 Sunnyside Mabton Highway
TAX PARCEL NUMBER(S):	220901-13001, -44401, -41404
DATE OF APPLICATION:	April 24, 2023
DATE OF COMPLETENESS:	May 17, 2023

PROJECT DESCRIPTION Environmental review for the proposed development of an approximately 50-acre digester within the Port of Sunnyside's (the "Port") Midvale Industrial Park in the Heavy Industrial (M-2) zoning district.

NOTICE OF ENVIRONMENTAL REVIEW This is to notify agencies with jurisdiction and environmental expertise and the public that the City of Sunnyside, Planning Division, has been established as the lead agency, under WAC § 197-11-928 for this project. The City of Sunnyside has reviewed the proposed project for probable adverse environmental impacts and expects to issue a Determination of Nonsignificance (DNS) per WAC § 197-11-355. The proposal may include mitigation measures under applicable codes and the project review process may incorporate or require mitigation measures regardless of whether an EIS is prepared. A copy of the subsequent threshold determination may be obtained by request and may be appealed pursuant to SMC Ch. 18.04.

Required Permits: The following local, state, and federal permits/approvals may or will be needed for this project: Building Permit, potentially other permits suggested by DST
Required Studies: SEPA Review, No others required at this time
Existing Environmental Documents: SEPA#2022.0046
Development Regulations for Project Mitigation and Consistency Include: the State Environmental Policy Act, International Fire Code, WAC 173-180-320, WAC 296-24-33005, the Sunnyside Zoning Ordinance, SMC Title 12—Development Standards, and the Sunnyside Comprehensive Plan.

REQUEST FOR WRITTEN COMMENTS: Agencies, tribes, and the public are encouraged to review and comment on the proposed project and its probable environmental impacts. There is a 14-day comment period for this review. This may be your only opportunity to comment. All written comments received by 5:00 p.m. on **May 31, 2023** will be considered prior to issuing the final SEPA determination. Please reference file numbers (SEPA-2022.0200) and applicant's name (Sunnyside RNG) in any correspondence you submit. You can mail your comments to:

Trevor Martin, AICP, Community & Economic Development Director
City of Sunnyside, Community and Economic Development Department
818 E. Edison Ave., Sunnyside, WA 98944

NOTICE OF DECISION A copy of the decision and the SEPA threshold determination will be mailed to parties of record and entities who were provided this notice once it is rendered. The file containing the complete application is available for public review at the City of Sunnyside, City Hall, 818 E. Edison Ave. If you have any questions on this proposal, please contact Trevor Martin, AICP, CED Director, at (509) 836-6393 or e-mail at tmartin@sunntside-wa.gov.

SUNNYSIDE RNG LLC

c/o Pacific Ag
1000 South Highway 395, Ste A #506
Hermiston, OR 97838

SEPA/GRADING EXCAVATION PERMIT

SEPA ENVIRONMENTAL CHECKLIST

Purpose of checklist:

Governmental agencies use this checklist to help determine whether the environmental impacts of your proposal are significant. This information is also helpful to determine if available avoidance, minimization or compensatory mitigation measures will address the probable significant impacts or if an environmental impact statement will be prepared to further analyze the proposal.

Instructions for applicants:

This environmental checklist asks you to describe some basic information about your proposal. Please answer each question accurately and carefully, to the best of your knowledge. You may need to consult with an agency specialist or private consultant for some questions. You may use "not applicable" or "does not apply" only when you can explain why it does not apply and not when the answer is unknown. You may also attach or incorporate by reference additional studies reports. Complete and accurate answers to these questions often avoid delays with the SEPA process as well as later in the decision-making process.

The checklist questions apply to all parts of your proposal, even if you plan to do them over a period of time or on different parcels of land. Attach any additional information that will help describe your proposal or its environmental effects. The agency to which you submit this checklist may ask you to explain your answers or provide additional information reasonably related to determining if there may be significant adverse impact.

Instructions for Lead Agencies:

Please adjust the format of this template as needed. Additional information may be necessary to evaluate the existing environment, all interrelated aspects of the proposal and an analysis of adverse impacts. The checklist is considered the first but not necessarily the only source of information needed to make an adequate threshold determination. Once a threshold determination is made, the lead agency is responsible for the completeness and accuracy of the checklist and other supporting documents.

Use of checklist for nonproject proposals:

For nonproject proposals (such as ordinances, regulations, plans and programs), complete the applicable parts of sections A and B plus the SUPPLEMENTAL SHEET FOR NONPROJECT ACTIONS (part D). Please completely answer all questions that apply and note that the words "project," "applicant," and "property or site" should be read as "proposal," "proponent," and "affected geographic area," respectively. The lead agency may exclude (for non-projects) questions in Part B - Environmental Elements –that do not contribute meaningfully to the analysis of the proposal.

A. Background [HELP]

1. Name of proposed project, if applicable: **Sunnyside RNG, LLC**

2. Name of applicant: **Sunnyside RNG, LLC c/o Nathan Drake**

3. Address and phone number of applicant and contact person:
1000 S. Hwy 395, Suite A506
Hermiston, OR 97838
Office: (541) 567-3610
Cell: (451) 699-1543

4. Date checklist prepared: **December 21, 2022**

5. Agency requesting checklist: **City of Sunnyside**

6. Proposed timing or schedule (including phasing, if applicable):
Construction is planned to begin in Q1 2023, after the required project permits are received, and is expected to be completed in Q2 2024. The project is expected to be fully operational, processing manure, and producing renewable natural gas by Summer 2024.

7. Do you have any plans for future additions, expansion, or further activity related to or connected with this proposal? If yes, explain.
There is designated space for future tank digesters, possible digestate filtration, CO2 capture, and other equipment. None are currently scheduled or planned, and their use is considered speculative.

8. List any environmental information you know about that has been prepared, or will be prepared, directly related to this proposal.
Geotechnical Report and Phase 1 ESA, prepared by GeoProfessional Innovation in Fall 2022. A Yakima County Clean Air Permit Application is being prepared for filing.

9. Do you know whether applications are pending for governmental approvals of other proposals directly affecting the property covered by your proposal? If yes, explain.

None known.

10. List any government approvals or permits that will be needed for your proposal, if known.
City of Sunnyside grading permit
Yakima Regional Clean Air Agency (YRCAA) Notice of Construction (NOC) air permit
Commercial Building Permit,
Mechanical Permits,
Electrical Permit,
Plumbing Permit,
Fire Safety Permit,
Erosion/ Dust Control (from Yakima Regional Clean Air Authority)
Health Department consultation

11. Give brief, complete description of your proposal, including the proposed uses and the size of the project and site. There are several questions later in this checklist that ask you to describe certain aspects of your proposal. You do not need to repeat those answers on this page. (Lead

agencies may modify this form to include additional specific information on project description.) **The proposed project is located on 50 acres of land just South of the City of Sunnyside within the Port of Sunnyside Midvale Industrial Park, and adjacent to the Sunnyside Mabton Hwy# 241 . The project is being built on a site independent from any of the source dairies, that will receive both dairy manure from up to 25 local dairies, and cellulosic feedstocks (likely wheat straw or corn stover) which will be fed into a series of anaerobic digestion tanks to convert the manure and cellulosic material into renewable natural gas (RNG). All feedstocks will be delivered via truck transport. The raw biogas produced through anaerobic digestions will be "upgraded" to produce pipeline quality renewable natural gas (RNG) that will be injected into the onsite natural gas pipeline for sale into multiple gas markets. Total RNG production is expected to be between 800,000 and 950,000 MMBTU per year. Digestate and other residues produced at the plant will be carefully managed, along with strict wastewater management, emissions management, odor control and other state-of-the art practices.**

12. Location of the proposal. Give sufficient information for a person to understand the precise location of your proposed project, including a street address, if any, and section, township, and range, if known. If a proposal would occur over a range of area, provide the range or boundaries of the site(s). Provide a legal description, site plan, vicinity map, and topographic map, if reasonably available. While you should submit any plans required by the agency, you are not required to duplicate maps or detailed plans submitted with any permit applications related to this checklist. **The subject property is located along the western edge of the Sunnyside Mabton Hwy. The subject properties are identified as Parcel # 220901-41404 , # 220901-14007 and the eastern half of # 220901-13001.The site map is appended.**

B. Environmental Elements [HELP]

1. Earth [help]

a. General description of the site: **The site is generally flat with less than three feet of elevation change across the parcel.**

(circle one): Flat, rolling, hilly, steep slopes, mountainous, other _____

b. What is the steepest slope on the site (approximate percent slope)? **3%**

c. What general types of soils are found on the site (for example, clay, sand, gravel, peat, muck)? If you know the classification of agricultural soils, specify them and note any agricultural land of long-term commercial significance and whether the proposal results in removing any of these soils. **The predominate soil type on the subject properties is Quincy loamy fine sand (100%).**

d. Are there surface indications or history of unstable soils in the immediate vicinity? If so, describe. **No surface indications or history of unstable soils in the immediate vicinity.**

e. Describe the purpose, type, total area, and approximate quantities and total affected area of any filling, excavation, and grading proposed. Indicate source of fill. **Approximately 45 acres of the 50 acres would be grubbed off and gravel fill would be placed. Excavation will be done for the site grading, underground piping, utilities, footing excavation, water retention pond, and digestate lagoon (lined and gas tight covered). Maximum earth movement of approximately 200,000 to 300,000 cubic yards is anticipated. Fill material**

will be determined by our GeoTechnical engineer. All fill materials (common borrow 1-1/4 gravel, 5/8 gravel, 2 in minus) will come from a licensed gravel pit.

f. Could erosion occur as a result of clearing, construction, or use? If so, generally describe. **Erosion is not anticipated at this site.**

g. About what percent of the site will be covered with impervious surfaces after project construction (for example, asphalt or buildings)? **Approximately 36% of the site will be covered with impervious surfaces. Buildings and equipment are anticipated to cover 7.09 acres (14%), gravel is expected to cover 5.27 acres (10.5%) with asphalt covering 5.65 acres (11%)**

h. Proposed measures to reduce or control erosion, or other impacts to the earth, if any: **Best management practices will be used to reduce and control erosion. Local and state laws will be followed. Silt fence, construction entrance, an inlet protection are planned.**

2. Air [help]

a. What types of emissions to the air would result from the proposal during construction, operation, and maintenance when the project is completed? If any, generally describe and give approximate quantities if known. **Soil-disturbing activities and use of diesel construction equipment may temporarily affect air quality in the immediate vicinity of the facility during construction. Once in operation, the facility is estimated to have emissions that will not exceed Title 5 minor source emission thresholds and are expected to not exceed:**

- **CO - 100 tons per year (tpy)**
- **NOX - 40 tons per year (tpy)**
- **SO_2 - 40 tons per year (tpy)**
- **PM - 25 tons per year (tpy)**
- **PM10 - 15 tpy**
- **PM25 - 10 tpy**

These emissions quantities are being refined currently as part of the Clean Air Permit Application with Yakima County. Primary source emissions are boilers, emergency generator, and biogas flare. Lesser sources of emissions (all of which are de minimus) include the manure slurry reception area, digestate fiber separation and storage area, and crop residue grinding and conveyance. Digestate NH_3 emissions are modeled under the daily limit, and are additionally exempt from regulation pursuant to RCW 70A.15.4540.

b. Are there any off-site sources of emissions or odor that may affect your proposal? If so, generally describe. **Background concentrations will be accounted for in the Air Permit.**

c. Proposed measures to reduce or control emissions or other impacts to air, if any: **We will use Best Available Control Technology (BACT) as being modeled by the air permitting process.**

3. Water [help]

a. Surface Water: [help]

1) Is there any surface water body on or in the immediate vicinity of the site (including year-round and seasonal streams, saltwater, lakes, ponds, wetlands)? If yes, describe type and provide names. If appropriate, state what stream or river it flows into. **There is a man-made wastewater lagoon to the immediate southwest of the project site. Sulphur Creek Wasteway, a man-made canal is located approximately 700' east of the project site and empties into the Yakima river.**

2) Will the project require any work over, in, or adjacent to (within 200 feet) the described waters? If yes, please describe and attach available plans. **The project may require work within 200 feet of the northeastern most corner of the man-made lagoon, but construction is not expected to impact these surface waters.**

3) Estimate the amount of fill and dredge material that would be placed in or removed from surface water or wetlands and indicate the area of the site that would be affected. Indicate the source of fill material. **No wetlands nor surface waters exist on the subject parcels.**

4) Will the proposal require surface water withdrawals or diversions? Give general description, purpose, and approximate quantities if known. **The project would not require surface water withdrawals or diversions.**

5) Does the proposal lie within a 100-year floodplain? If so, note location on the site plan. **No, this area is determined to be outside of the 100-year flood plain.**

6) Does the proposal involve any discharges of waste materials to surface waters? If so, describe the type of waste and anticipated volume of discharge. **The project does not anticipate any discharge of waste materials to surface waters.**

b. Ground Water: [help]

1) Will groundwater be withdrawn from a well for drinking water or other purposes? If so, give a general description of the well, proposed uses and approximate quantities withdrawn from the well. Will water be discharged to groundwater? Give general description, purpose, and approximate quantities if known. **No.**

2) Describe waste material that will be discharged into the ground from septic tanks or other sources, if any (for example: Domestic sewage; industrial, containing the following chemicals. . . ; agricultural; etc.). Describe the general size of the system, the number of such systems, the number of houses to be served (if applicable), or the number of animals or humans the system(s) are expected to serve. **No waste will be discharged to the ground.**

c. Water runoff (including stormwater):

1) Describe the source of runoff (including storm water) and method of collection and disposal, if any (include quantities, if known). Where will this water flow? Will this water flow into other waters? If so, describe. **Stormwater runoff will be retained on site and infiltrated into the ground at various locations including a potential stormwater pond. This water will not flow into other waters.**

2) Could waste materials enter ground or surface waters? If so, generally describe. **The project is being designed and engineered to ensure appropriate surface containment and spill monitoring. Regulations will be followed and stormwater management requirements designed to prevent groundwater contamination.**

3) Does the proposal alter or otherwise affect drainage patterns in the vicinity of the site? If so, describe. **No**

d. Proposed measures to reduce or control surface, ground, and runoff water, and drainage pattern impacts, if any: **Temporary erosion and sediment control measures would be implemented during construction. A Stormwater Pollution Prevention Plan (SWPPP) will be prepared for the project and a Construction Stormwater General Permit (SWGP) will be obtained from Ecology.**

4. Plants [help]

a. Check the types of vegetation found on the site:

____deciduous tree: alder, maple, aspen, other
___evergreen tree: fir, cedar, pine, other
____shrubs
____grass
____pasture
__X_crop or grain
____ Orchards, vineyards or other permanent crops.
____ wet soil plants: cattail, buttercup, bullrush, skunk cabbage, other
____water plants: water lily, eelgrass, milfoil, other
____other types of vegetation

b. What kind and amount of vegetation will be removed or altered? **The 2022 crop year corn silage crop has been harvested. Crop residue will be incorporated into the soil through earth moving/ site grading.**

c. List threatened and endangered species known to be on or near the site. **None known.**

d. Proposed landscaping, use of native plants, or other measures to preserve or enhance vegetation on the site, if any: **A landscaping plan that meets City/ County requirements and supports native vegetation and other habitat considerations is under development. Initial plans include trees along the Sunnyside Mabton Rd to provide a partial visual barrier, milkweed and native ground cover around the trees, and grass in the site perimeter.**

e. List all noxious weeds and invasive species known to be on or near the site. **None known.**

5. Animals [help]

a. List any birds and other animals which have been observed on or near the site or are known to be on or near the site.

Examples include:

birds: hawk, heron, eagle, songbirds, other:
mammals: deer, bear, elk, beaver, other: **Coyote**
fish: bass, salmon, trout, herring, shellfish, other _____

b. List any threatened and endangered species known to be on or near the site.
Monarch Butterfly, Bull Trout, and Yellow-Billed Cuckoo
However, neither the Yellow-Billed Cuckoo nor Bull Trout are anticipated to occur in the project area because suitable habitat for these species does not occur within the project area. The project will consult with USFWS (United States Fish and Wildlife Service) regarding Monarch Butterfly concerns and, if there are any such concerns, measures to minimize potential impacts on Monarch Butterfly habitat.

c. Is the site part of a migration route? If so, explain. **Pacific Flyway Migration Corridor**

d. Proposed measures to preserve or enhance wildlife, if any: **Milkweed will be planted on site to enhance Monarch Butterfly habitat. Other measures will be considered as appropriate.**

e. List any invasive animal species known to be on or near the site. **Japanese Beetle.**

6. Energy and Natural Resources [help]

a. What kinds of energy (electric, natural gas, oil, wood stove, solar) will be used to meet the completed project's energy needs? Describe whether it will be used for heating, manufacturing, etc. **The proposed project would use a combination of electric power and natural gas to meet the project's energy needs. Electricity would be used to power ancillary equipment, including the scales, pumps, compressors, and macerators. Natural gas from the proposed natural gas distribution pipeline would be used to heat the boilers that control the internal temperature of the anaerobic digesters and the amine system. Natural gas used for heat (the boilers) is accounted for in the air emissions as well as avoided methane calculations.**

b. Would your project affect the potential use of solar energy by adjacent properties? If so, generally describe. **No.**

c. What kinds of energy conservation features are included in the plans of this proposal? List other proposed measures to reduce or control energy impacts, if any: **Energy efficiency is a major focus of the project and BACT modeling will help both reduce emissions and enhance energy efficiency decision making. Thermal energy will be recaptured from the amine reboiler for heating other site processes. Where appropriate variable rate pumps will be used.**

7. Environmental Health [help]

a. Are there any environmental health hazards, including exposure to toxic chemicals, risk of fire and explosion, spill, or hazardous waste, that could occur as a result of this proposal? If so, describe. **Anaerobic-digestor-based renewable natural gas facilities produce biogas composed of methane (CH_4) which is a flammable gas (under limited circumstances), hydrogen sulfide (H_2S) which is both a flammable and toxic gas, along with CO_2 and VOCs. These components will be contained in anaerobic tanks**

with membrane roofs and in the downstream raw biogas piping systems designed in compliance with industry standards for sour gas facilities.

1) Describe any known or possible contamination at the site from present or past uses. **None known, as documented in the Phase 1 ESA.**

2) Describe existing hazardous chemicals/conditions that might affect project development and design. This includes underground hazardous liquid and gas transmission pipelines located within the project area and in the vicinity. **The Williams Interstate natural gas transmission pipeline bisects the property.**

3) Describe any toxic or hazardous chemicals that might be stored, used, or produced during the project's development or construction, or at any time during the operating life of the project. **Methane (CH4) and Hydrogen Sulfide (H_2S) are products of the anaerobic digestion process and both are considered hazardous with H_2S also considered toxic. Both components will be present in the facility tanks and piping. Their hazardous and/or toxic characteristics along with response measures, should either be released to the atmosphere, can be found in Safety Data Sheets (SDS). Process chemicals such as solvents, oils, lubricants, antifreeze, ferric chloride and natural gas injection calibration gases such as Nitrogen, Propane, Helium, and potentially odorant will be used in limited quantities.**

4) Describe special emergency services that might be required. **Standard emergency and fire services, as well as potentially confined space rescue. Other special health and safety planning is underway and will be confirmed with emergency services and County Health Department. Standard emergency services equipment includes self-contained breathing apparatus (SCBA) appropriate for potential exposure.**

5) Proposed measures to reduce or control environmental health hazards, if any:
The following measures may be implemented to reduce or control environmental health hazards:
   - **A health and safety plan would be followed during construction to address worker safety and to minimize exposure to potential environmental health hazards.**
   - **To help detect potential leaks quickly, an odorant may be added to the gas.**
   - **Pressure and flow at the facilities will be monitored to ensure proper operation and reduce potential risk for fire and explosion.**
   - **The centralized gas cleaning unit would be designed with internal shutoff valves that will switch automatically if the system detects a malfunction.**
   - **The centralized gas cleaning unit would be outfitted with control technology to ensure that emissions are below the acceptable source impact level for air pollutants associated with project operation.**
   - **The extremely limited areas where toxic/ hazardous materials are utilized will have impermeable surfaces and curbing to contain any potential spills.**

b. Noise

1) What types of noise exist in the area which may affect your project (for example: traffic, equipment, operation, other)? **Local area traffic noise and noise typically associated with agricultural activities would not affect the proposed project.**

2) What types and levels of noise would be created by or associated with the project on a short-term or a long-term basis (for example: traffic, construction, operation, other)? Indicate what hours noise would come from the site.

Short term – Construction noise, occurring during daytime hours

Long Term – Project operation noise generated by stationary equipment such as pumps, generators, macerators, and compressors will occur 24/7. Truck traffic and residue grinding will occur during normal working hours. Noise is not anticipated to be a problem.

3) Proposed measures to reduce or control noise impacts, if any:

The following measures would be implemented to reduce or control noise impacts from project construction and operation:

- **To the extent feasible, all construction activities would occur during daytime hours to avoid noise impacts from nighttime work.**
- **Engineered controls may be implemented (such as construction of mechanical equipment buildings or application of equipment covers) to reduce noise to levels not exceeding standard permissible noise levels for full-day or constant exposure.**

8. Land and Shoreline Use [help]

a. What is the current use of the site and adjacent properties? Will the proposal affect current land uses on nearby or adjacent properties? If so, describe. **The site is currently used for agricultural purposes. There are three homes and Jerry's Valley Meats to the east of the proposed site. Across the Sunnyside-Mabton Road to the east is a storage yard for portable toilets and septic tanks, as well as an electrical substation. Further to the southeast are two farmsteads. The proposed project would not affect current land uses nearby. The project is entirely within the City of Sunnyside Industrial Zone/ Port of Sunnyside, and zoned for this development use.**

b. Has the project site been used as working farmlands or working forest lands? If so, describe. How much agricultural or forest land of long-term commercial significance will be converted to other uses as a result of the proposal, if any? If resource lands have not been designated, how many acres in farmland or forest land tax status will be converted to nonfarm or nonforest use? **100% of the land will be converted from farmlands into industrial use in accordance with the City of Sunnyside's recent legislative zoning action. The subject property is currently a Port of Sunnyside spray field and is used as working farmland. Per the Phase 1 Environmental Site Assessment done by GPI in October 2022, the site has been in agricultural use since the 1940's with one house (now demolished) on the site during that period. The proposed project will provide a valuable service by reducing odors, reducing greenhouse gas emissions and creating opportunities to divert nutrients. The project will generate direct and indirect tax revenue of approximately $6 million annually to support schools and other community services while employing 29 full time plant positions.**

1) Will the proposal affect or be affected by surrounding working farm or forest land normal business operations, such as oversize equipment access, the application of pesticides, tilling, and harvesting? If so, how: **No, the proposal is consistent with uses in the surrounding area.**

c. Describe any structures on the site. **None**

d. Will any structures be demolished? If so, what? **No.**

e. What is the current zoning classification of the site? M2-**Heavy Industrial**

f. What is the current comprehensive plan designation of the site? **Industrial**

g. If applicable, what is the current shoreline master program designation of the site? **Not Applicable.**

h. Has any part of the site been classified as a critical area by the city or county? If so, specify. **Areas on the property have been identified as Critical Aquifer Recharge Area (CARA) – primarily moderate and small areas of high. Conversations with Yakima County Planning indicate that preparation of an appropriate stormwater drainage site plan will be required to address stormwater runoff in the CARA zone.**

i. Approximately how many people would reside or work in the completed project? **Residential housing is not included as a project component and no residential uses of the project area is planned. Approximately 29 full-time positions will be created, exclusive of support services which will include at least 15 direct trucking jobs and 26 indirect roles within the community.**

j. Approximately how many people would the completed project displace? **None.**

k. Proposed measures to avoid or reduce displacement impacts, if any: **Not Applicable, there will not be displacement impacts.**

L. Proposed measures to ensure the proposal is compatible with existing and projected land uses and plans, if any: **By complying with the zoning designation, which is consistent with the comprehensive plan, and the City Code. The anerobic digester meets requirements for Solid Waste Handling permit exemption.**

m. Proposed measures to reduce or control impacts to agricultural and forest lands of long-term commercial significance, if any: **None.**

9. Housing [help]

a. Approximately how many units would be provided, if any? Indicate whether high, middle, or low-income housing. **None.**

b. Approximately how many units, if any, would be eliminated? Indicate whether high, middle, or low-income housing. **None.**

c. Proposed measures to reduce or control housing impacts, if any: **None.**

10. Aesthetics [help]

a. What is the tallest height of any proposed structure(s), not including antennas; what is the principal exterior building material(s) proposed? **60' – this includes the roof peaks, amine tower and flare.**

b. What views in the immediate vicinity would be altered or obstructed? **The property is located in an industrial park. There is no significant vista that would be obstructed. Landscaping will be used to mitigate impacts as appropriate.**

c. Proposed measures to reduce or control aesthetic impacts, if any: **Landscaping and unobtrusive color palettes will be used.**

11. Light and Glare [help]

a. What type of light or glare will the proposal produce? What time of day would it mainly occur? **Standard lighting will be installed on the anaerobic digestion tanks, mechanical buildings, and internal roads. These lights would be on during dark hours to ensure that the buildings are adequately illuminated should operations and maintenance be required during evening hours. Design of the lighting system is being done with shielding to avoid glare and safety conflict with neighbors and local roadways.**

b. Could light or glare from the finished project be a safety hazard or interfere with views? **Light or glare from the proposed project is not expected to present a safety hazard or interfere with views. This project will be sensitive to light and glare impacts to adjacent roadways.**

c. What existing off-site sources of light or glare may affect your proposal? **None.**

d. Proposed measures to reduce or control light and glare impacts, if any: **Due to the design and shielding described above, the proposed project would not result in glare or safety impacts, therefore, mitigation of such impacts are not anticipated.**

12. Recreation [help]

a. What designated and informal recreational opportunities are in the immediate vicinity? **There are no designated or informal recreational opportunities in the project area.**

b. Would the proposed project displace any existing recreational uses? If so, describe. **No.**

c. Proposed measures to reduce or control impacts on recreation, including recreation opportunities to be provided by the project or applicant, if any: **None.**

13. Historic and cultural preservation [help]

a. Are there any buildings, structures, or sites, located on or near the site that are over 45 years old listed in or eligible for listing in national, state, or local preservation registers? If so, specifically describe. **No.**

b. Are there any landmarks, features, or other evidence of Indian or historic use or occupation? This may include human burials or old cemeteries. Are there any material evidence, artifacts, or areas of cultural importance on or near the site? Please list any professional studies conducted at the site to identify such resources. **Two tribes have ancestral lands in Yakima County, including the Confederated Tribes and Bands of the Yakama Nation and the Confederated Tribes of the Colville Reservation. However, there are no landmarks, features, or other evidence of indigenous people's historic use or occupation within the project area. We are prepared to conduct a Cultural Resource Survey after outreach to the tribes.**

c. Describe the methods used to assess the potential impacts to cultural and historic resources on or near the project site. Examples include consultation with tribes and the department of archeology and historic preservation, archaeological surveys, historic maps, GIS data, etc.

The Department of Archamoeology and Historic Preservation WISAARD does not indicate any structures within the vicinity of the project location. The site was identified as "Survey Highly Advised: Very High Risk for Environmental factors with Archaeological Resources Results". The property is also identified as ancestral Colville, Yakama, and Nez Perce Tribal Lands.

d. Proposed measures to avoid, minimize, or compensate for loss, changes to, and disturbance to resources. Please include plans for the above and any permits that may be required. **Prior to commencement of construction an archaeological and cultural survey will occur.**

14. Transportation [help]

a. Identify public streets and highways serving the site or affected geographic area and describe proposed access to the existing street system. Show on site plans, if any. **The Port of Sunnyside plans to develop additional access to the industrial park from Alexander road to the north, which will serve the project.**

b. Is the site or affected geographic area currently served by public transit? If so, generally describe. If not, what is the approximate distance to the nearest transit stop? **The project area is currently not served by public transit. The nearest public transportation is located over 2 miles northeast, within the City of Sunnyside.**

c. How many additional parking spaces would the completed project or non-project proposal have? How many would the project or proposal eliminate? **Approximately 30 parking spaces would be created across two locations on the property because of the proposed project (including two ADA spaces). The staff for the project will utilize these parking spaces.**

d. Will the proposal require any new or improvements to existing roads, streets, pedestrian, bicycle or state transportation facilities, not including driveways? If so, generally describe (indicate whether public or private). **The Port of Sunnyside plans to develop additional paved access to the industrial park which will serve the project and be owned by the City of Sunnyside.**

e. Will the project or proposal use (or occur in the immediate vicinity of) water, rail, or air transportation? If so, generally describe. **The project area is not located within the vicinity of water, rail, or air transportation.**

f. How many vehicular trips per day would be generated by the completed project or proposal? If known, indicate when peak volumes would occur and what percentage of the volume would be trucks (such as commercial and nonpassenger vehicles). What data or transportation models were used to make these estimates? **Total truck trips are expected to be up to 140 truck round trips per day. Employee passenger car trips are expected to be 35 round trips per day during normal business hours. Feedstock deliveries would occur during normal business hours. Weekend traffic is expected to be less. A proprietary scheduling model was used to calculate these numbers.**

g. Will the proposal interfere with, affect or be affected by the movement of agricultural and forest products on roads or streets in the area? If so, generally describe. **No.**

i. Proposed measures to reduce or control transportation impacts, if any: **The following measure would be implemented to reduce or control potential impacts to local transportation.**

- **Truck traffic generated by project construction and operation would use city, county, and state-maintained roads that are designated for this type of use, and would not use streets designated as local or private, except for those at the dairies or on the subject property.**
- **Wayfinding and signage may be installed to allow truck drivers and public services to navigate safely through the project area.**

15. Public Services [help]

a. Would the project result in an increased need for public services (for example: fire protection, police protection, public transit, health care, schools, other)? If so, generally describe.

The Port of Sunnyside will need to develop infrastructure serving the business park, including, roadways, water and sewer connections, electrical connections, and telecommunications. Initial conversations have taken place and fire response preplanning will be conducted with the Sunnyside Fire & EMS.

b. Proposed measures to reduce or control direct impacts on public services, if any. **See above.**

16. Utilities [help]

a. Circle utilities currently available at the site:
electricity, natural gas, water, refuse service, telephone, sanitary sewer, septic system, other **No current utility connections exist.**

b. Describe the utilities that are proposed for the project, the utility providing the service, and the general construction activities on the site or in the immediate vicinity which might be needed. **A natural gas pipeline runs under the subject project site, and we will add bi-directional connections. A new 3.0 megawatt electrical service is needed from Benton Rural Electrical Association. Telecom service will also be developed. Construction would be dirt work, concrete installation, building erection, tank erection, storage pond construction, electrical work, plumbing, and general construction activities. The Port of Sunnyside is extending all utilities to the project site.**

C. Signature [HELP]

The above answers are true and complete to the best of my knowledge. I understand that the lead agency is relying on them to make its decision.

Position and Agency/Organization

Sunnyside RNG, LLC

By: Pacific Ag, LLC, its manager

By: _____
Name: Nathan Drake
Title: Chief Financial Officer

Date Submitted: December 21 , 2022

City of Sunnyside
(509) 837-4229
(509) 836-6383

SUNNYSIDE

Building Division
818 E. Edison Avenue
Sunnyside, WA 98944

Excavation/Grading Permit Application
Improvements/Landscaping

☐ Rough/clearing ☑ Full grading ☐ Underground ☐ Site

SITE ADDRESS: 2711 Sunnyside Mabton Road, Sunnyside, WA 98944 Permit #

ASSESSOR'S PARCEL NO: 220901-13001, 220901-41404, 220901-14007 Valuation $ 240,000

Property Owner:		
Name: Sunnyside RNG, LLC		
Manager		
Address: 1000 S Hwy 395 STE #A506		
City: Hermiston	State: OR	Zip: 97838
Phone: 541-567-3610	Cell:	

Applicant:
Name: Sunnyside RNG, LLC
Phone: 541-567-3610

Contact Person
Name: Craig Reeder
24 hr. Phone: 541-571-8630

Excavation Contractor:		
Name: Ag Pro Construction, Inc		
Address: PO Box 972		
City: Sunnyside	State: WA	Zip: 98944
Phone: 509-840-2400	Fax:	
Contractor Lic No: AGPROPC810C6	Exp Date: 03/01/2025	
Engineer: JUB (Paul Inwards)		
Company Name: JUB Engineers Inc		
Address: 3611 S Zintel Way		
City: Kennewick	State: WA	Zip: 99337
Phone: 509-783-2144	Fax:	
License No.: 600069551		
Company Name:		
Address:		
City:	State:	Zip:
Phone:		

Identify and describe the work and indicate the Use:

Estimated Excavation/Cut (Cu Yd): 103,621	Plan Rev. Fee:	Bldg Permit Fee:
Estimated Embankment/Fill (Cu Yd): 39,410	St. Surcharge:	
Destination of Excavated Materials: on site	Other Fees:	
Start Date: 06-15-2023 / Estimated Completion Date: 06-15-2024	Total:	

I hereby certify that I have read and examined this application and know the same to be true and correct. All provisions of laws and ordinances governing this type of work will be complied with whether specified or not. The granting of a permit does not presume to give authority to violate or cancel the provisions of state or local law regulating construction or the performance of construction.

Signature Nathan Drake Nathan Drake (Apr 19, 2023 16:10 PDT) Date 02/15/2023

Nathan Drake, CFO
of Pacific Ag, LLC
Manager of Sunnyside RNG, LLC

Ag Pro
Construction, Inc

PO Box 972
Sunnyside, WA 98944
(509) 836-0651
info@agprorepair.com

Dust Control Plan

Project Information

Sunnyside Renewable Natural Gas Facility
Located at Parcel Numbers 22090-144401, 22090-141404, and 22090-113001

This dust control plan has been developed for the Sunnyside renewable natural gas facility.

Dust control measures are intended to reduce the amount of particulate matter greater than 10 micrometers in diameter, which is commonly referred to as "fugitive dust", and other particulates that may be above the threshold values established for an area. The dust control measures as established in this plan will reduce the number of particulates produced in relation to the undeveloped fallowed property located off of Sunnyside Mabton Hwy in Sunnyside WA.

This plan will discuss the general background of the project and the discussion of each dust control measure. This discussion of the management techniques will provide information to address the fugitive dust control issues associated with this project. The discussion of the management techniques will illustrate the control strategy to reduce the amount of fugitive dust.

Particulate fugitive emissions will be generated by movement of topsoil, gravel, and other materials on the site. The fugitive emission sources include the following:

- Truck traffic.
- Movement and grading of topsoil.
- Stock piling of material.
- Installing gravel, asphalt, and concrete.
- General construction traffic.

Fugitive emissions may occur during the management and handling of material including movement to and from the stockpile to the placement of materials.

Particulate emissions will be controlled through dust suppression techniques.

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Dust Suppression Techniques

During drier and warmer times of the year and when freezing conditions are not occurring, the access road will be watered periodically throughout the day to maintain it in a relatively wet condition. As needed, an on-site water truck will be used to distribute water evenly across roadway segments to maintain surfaces in a moist state during operational periods when truck traffic may occur. The watering program will address the entirety of the construction site.

During winter months and colder times of the year, roadways may be under snow cover. However, it is not uncommon for "freeze-dry" conditions to occur during this period. Freeze-drying occurs when there is no snow cover, and a very thin layer becomes desiccated. It is not practical to use water to prevent freeze-drying. Rather than relying on snow cover, approved chemical dust suppressants may be applied to unpaved roadways on an as-needed basis.

In addition to watering and use of chemical dust suppressants, unpaved haul roads will be dressed with coarse aggregate materials to minimize the silt content and fugitive dust potential of the roadway surfaces. As aggregate materials are broken down, they will be replaced with new coarse aggregate materials.

Besides use of the above measures, the facility will also establish a speed limit for on-site roads, no more than 15 MPH. This low speed will reduce the potential for dust generation from unpaved roadway surfaces.

Topsoil Storage Area

Any long-term topsoil storage area accumulated during site construction will have vegetative covers established to control erosion from precipitation and wind-blown fugitive dust emissions. Temporary control measures will include water or dust suppressant application until vegetation is established. Once vegetation is established, minimal fugitive dust is expected from topsoil storage.

Source of Water

Available Sources:

1. Sunnyside Valley Irrigation District
2. City of Sunnyside Fire Hydrant
3. Port of Sunnyside

Primary Source – Ag Pro Construction will have a water tower located on-site that receives water from the Sunnyside Valley Irrigation District's on-site pressurized irrigation supply.

A minimum of two water trucks will be available at all times for dust abatement.

Ag Pro Construction, Inc

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Source Category	Activity/ Source location	Potential Causes	Preventative Procedure/ Control Measure	Description	Frequency
Unpaved Roadways	Vehicle traffic on unpaved roadway/existing access road	• Number of vehicles/large • Weight of vehicles/heavy • Silt content/high • Wind speed/high • Moisture content/dry	Watering	Water will be applied as a dust suppressant during non-freezing conditions	When needed
			Re-grading	Applying coarser material to surface of roadways	Annually in spring and whenever necessary as determined through monitoring
Stockpiles	Stockpiling soil and overburden for future use in rehabilitation/overburden stockpile	• Moisture content/dry • Silt content on the stockpile surface/high • Material size/fine • Material transfer rate/high • Material drop height/high • Wind speed/high	Stockpile placement		
Material Handling	Clearing areas of the site to support facility infrastructure/loading and unloading material Access road upgrades/ loading and unloading material/existing access road	• Moisture content/dry • Material size/fine • Material transfer rate/high • Material drop height/high • Wind speed/high	Maintain minimum drop height	Material will be dropped from the shortest possible distance If material is on the ground, it will be pushed up with a loader to prevent the material from being dropped	Continual

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Dust Control Contacts

Chris Smeenk
Cell: (509) 840-2420
Email: ChrisS@agprorepair.com

Chris Longoria
Cell: (509) 830-3185
Email: ChrisL@agprorepair.com

David Mejia
(509) 378-4909
Email: DavidM@agprorepair.com

HIGHWAY 241

IC METER STATION

PRODUCT COMPRESSORS

SCALE #2

TRUCK STAGING/
CONSTRUCTION PARKING

FUTURE CO2

H2S
SCRUBBER

GENERATOR

AMINE

MAINT / CONTROL RM / LAB

UTILITY / EHOUSE / BOILER

OPTIONAL FUTURE
THIN FRACTION TANK

LAB/REFR.
STORAGE

Line 01

Line 02

Line 03

Line 04

Line 05

DIGESTATE
TREATMENT

SOLID SEPARATION

FIBER STORAGE

FIBER LOADOUT

LINED & COVERED CROONS

DIGESTATE LOADOUT

SCALE #1

SCALE #3

GRIND HOUSE

BAG
HOUSE

ADMINISTRATION
OFFICES

PERIMETER
FENCE (TYP)

PRELIMINARY PROJECT BOUNDARY
49.41± ACRES

THIS DRAWING DEPICTS CONCEPT SITE LAYOUT BY SYMBIONT DATED 11/1/22 WITH UPDATES AS DIRECTED BY CLIENT, OVERLAID ON DRAFT A.L.T.A. SURVEY BY J-U-B ENGINEERS, INC. DATED 9/15/22

0 80 160
SCALE IN FEET

Plot Date:3/6/2023 3:13 PM Plotted By: Paul Inwards
Date Created:3/1/2023 \\J-U-B.COM\CENTRAL\CLIENTS\WA\SUNNYSIDERNG\PROJECTS\30-21-057_RNGFACILITY\DESIGN\CAD\MODEL\30-21-057_C-SP-PRELIM.DWG

J-U-B ENGINEERS, INC.
J-U-B ENGINEERS, INC.
3611 S. Zintel Way
Kennewick, WA 99337
Phone: 509.783.2144
www.jub.com

PRELIMINARY PLANS

NOT FOR CONSTRUCTION

NO.	DESCRIPTION	DATE	BY	APPR.
	REVISION			

SUNNYSIDE RNG
SUNNYSIDE, WA

CONCEPT LAYOUT
SUNNYSIDE RENEWABLE NATURAL GAS FACILITY
AT PORT OF SUNNYSIDE MIDVALE INDUSTRIAL PARK

FILE : 30-21-057_C-SP-PRELIM
JUB PROJ. # : 30-21-057
DRAWN BY: PSI
DESIGN BY: PSI
CHECKED BY: RNG
ONE INCH
AT FULL SIZE, IF NOT ONE INCH, SCALE ACCORDINGLY
LAST UPDATED: 3/6/2023

SHEET NUMBER:
RNG