

**CITY OF MCFARLAND
PLANNING COMMISSION AGENDA**

**REGULAR MEETING
CITY COUNCIL CHAMBERS
103 W. SHERWOOD AVE, MCFARLAND, CA**

**December 21, 2021
6:00 PM**

In Person Meeting

How to submit public comments:

The meetings of the Planning Commission and all municipal entities, commissions, and boards (“the City”) are open to the public. At regularly scheduled meetings, members of the public may address the city on any item listed on the agenda, or on any non-listed matter over which the city has jurisdiction. At special or emergency meetings, members of the public may only address the city on items listed on the agenda.

There is a time limitation of two minutes per person. For any item that is not on the agenda and within the jurisdiction or interest of the city, please come to the podium at this time. The Brown Act does not permit any action or discussion on items not listed on the agenda. If you wish to speak regarding a scheduled agenda item, please come to the podium when the item number and subject matter are announced, and the Chairman opens Public Comment on the item. When recognized, please begin by providing your name and address for the record (optional). Anyone wishing to submit written information at the meeting needs to furnish ten (10) copies to the City Clerk in advance to allow for distribution to Planning Commission, staff, and the media. Willful disruption of the meeting shall not be permitted. If the Chairman finds that there is in fact willful disruption of any Planning Commission Meeting, he/she may order the disrupting parties out of the room and subsequently conduct the Commission’s business without them present.

Americans with Disabilities Act:

In compliance with the ADA, if you need special assistance to participate in a city meeting or other services offered by the City, please contact the City Clerk’s office, at (661) 792-3091 ext. 2135. Notification of at least 48 hours prior to the meeting, or time when services are needed, will assist the city staff in assuring those reasonable arrangements can be made to provide accessibility to the meeting or services.

CALL TO ORDER: Chairman Marco Martinez

ROLL CALL:

Chairman, Marco Martinez
Vice Chairman, Jose Hernandez Jr.
Commissioner, Jose “Jay” Hernandez
Commissioner, Luis Sarabia
Commissioner, Jim White

PLEDGE OF ALLEGIANCE:

INVOCATION:

PRESENTATIONS:

- 1. San Joaquin Renewables Presentation by: T. J. Paskach President**

PUBLIC COMMENT: This Portion of The Meeting Is Reserved for Persons Desiring to Address the Commission on Any Matter NOT on This Agenda and Over Which the Commission Has Jurisdiction. Speakers Are Limited to Two (2) Minutes. Please State Your Name and Address for The Record Before Making Presentation.

No Action or Discussion Shall Be Taken on Any Item Not Appearing on The Agenda, Except That Any Planning Commissioner May Briefly Respond to Statements Made, Or Questions Posed, By Members of The Public. Concerns Or Complaints Will Be Referred to The Community Development Director's Office.

PUBLIC HEARINGS:

None

CONSENT ITEMS: The Consent Agenda consists of items that in staff's opinion are routine and non-controversial. These items are approved in one motion unless the Planning Commission removes a particular item.

- 2. Approval Of November 16, 2021, Regular Planning Commission Meeting Minutes.**

PLANNING DISCUSSION ITEMS:

None

COMMISSIONER COMMENTS:

On Their Own Initiative, Commission Members May Make an Announcement or A Report on Their Own Activities. They May Ask a Question for Clarification, Make Referral to Staff, Or Take Action to Have Staff Place a Matter of Business on A Future Agenda (Government Code Section 54954.2(A)).

ADJOURNMENT:

This Is to Certify This Agenda Was Posted at McFarland City Hall on **December 16, 2021.**

Francisca Alvarado
Francisca Alvarado, City Clerk

Kenneth Williams, City Manager/ Chief of Police

Next Regular Planning Commission Meeting **January 18, 2021.**

The City of McFarland Does Not Discriminate Based on Disability and Complies with The Provisions of The Americans with Disabilities Act (Ada). If You Need Special Assistance to Participate in This Meeting, Please Contact the City Clerk's Office At (661) 792-3091 At Least 48 Hours Prior To The Meeting to Make Reasonable Arrangements to Ensure Accessibility to This Meeting.

CITY OF MCFARLAND REGULAR PLANNING COMMISSION MINUTES
In Person Meeting
November 16, 2021

CALL TO ORDER

Chairman Marco Martinez called the meeting to order at 6:00 p.m.

ROLL CALL

Commissioners Present: Martinez (Chairman), White, Jose “Jay” Hernandez

Commissioners Absent: J. Hernandez Jr., L. Sarabia

OFFICIALS PRESENT

Interim Community Development Director Ronk, City Planner De Leon, Planning Consultant Ron Brummett

PLEDGE OF ALLEGIANCE

Commissioner J. Jay Hernandez

INVOCATION

Chairman Martinez

PRESENTATIONS AND PROCLAMATIONS

1. “The Planning Process” presentation was given by City Planning Consultant Ron Brummett.
 - a. Q & A was held to answer any questions from the Commissioners and the Public.

PUBLIC COMMENTS

None

PUBLIC HEARINGS

None

CONSENT ITEMS

1. Motion was made by: Commissioner White to approve October 19, 2021, Regular Planning Commission Meeting Minutes 2nd by: J.L. Hernandez.
Vote: 3/0

Ayes: White, J.L. Hernandez, Martinez

Nays: None

Absent: Hernandez Jr., Sarabia

Abstentions: None

2. Motion was made by: Commissioner White to approve October 29, 2021, Special Planning Commission Meeting Minutes 2nd by: J.L. Hernandez.

Vote: 3/0

Ayes: White, J.L. Hernandez, Martinez

Nays: None

Absent: Hernandez Jr., Sarabia

Abstentions: None

Minutes approved by Commission with corrections to consent item 1 from Martinez to White on invocation.

PLANNING DISCUSSION ITEMS

None

COMMISSIONER COMMENTS

J.L. Hernandez- Asked City Planner/ Staff not to hold Planning Commission meetings during normal work hours as he cannot attend due to work schedule.

J. White- Asked L. Ronk to update Commission on outcome of Planning Commission Compensation. Mr. Ronk stated he would get better clarification and draft and report back to Commission.

ADJOURNMENT

Meeting adjourned at 6:47 p.m.

Francisca Alvarado, City Clerk



PLANNING COMMISSION STAFF REPORT

December 21, 2021

TO: Chair and Planning Commissioners

FROM: Brianahi De Leon
City Planner

DATE: December 21, 2021

PROJECT NAME: San Joaquin Renewables

ENVIRONMENTAL DOCUMENT: None

Agenda Item	
Presentation	
Consent	
Unfinished Business	
New Business	
Public Hearing	
Other	x
Action Requested	
Ordinance	
Resolution	
Motion	
Other	x

PROJECT DESCRIPTION

San Joaquin Renewables

BACKGROUND

T.J. Paskach, President of San Joaquin Renewables, will be presenting on the new San Joaquin Renewable Biomass Project. The project initially sat on a City owned property. Through a Certificate of Compliance, the project was parceled in early November. A Mitigative Negative Declaration is currently in progress under the Environmental Review. The next steps in the planning phase are a rezone. This will occur once the CEQA process has been completed by consultants. The presentation will describe the project and the current progress.

FISACL IMPACT:

There are no fiscal impacts.

STAFF RECOMMENDATION

The staff recommends the Planning Commission take notes and ask any questions.

ATTACHMENTS

Attachment A – San Joaquin Renewables Project PowerPoint



San Joaquin Renewables

NATURAL GAS FROM BIOMASS

Transportation Biofuel Project

Cleaning the air in California's San Joaquin Valley



San Joaquin Renewables

NATURAL GAS FROM BIOMASS

Forward-Looking Statements Safe Harbor Disclaimer

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Carbon Happens!

Sunshine + water + CO₂ = biomass

It is inevitable.

It is nature.

It is... HUGE

Both agriculture and forest growth produce an enormous amount of biomass that is not digestible and is perfect for gasification.

Electrifying transportation will not eliminate carbon. (unless renewable fuels made from carbon are used for that end)

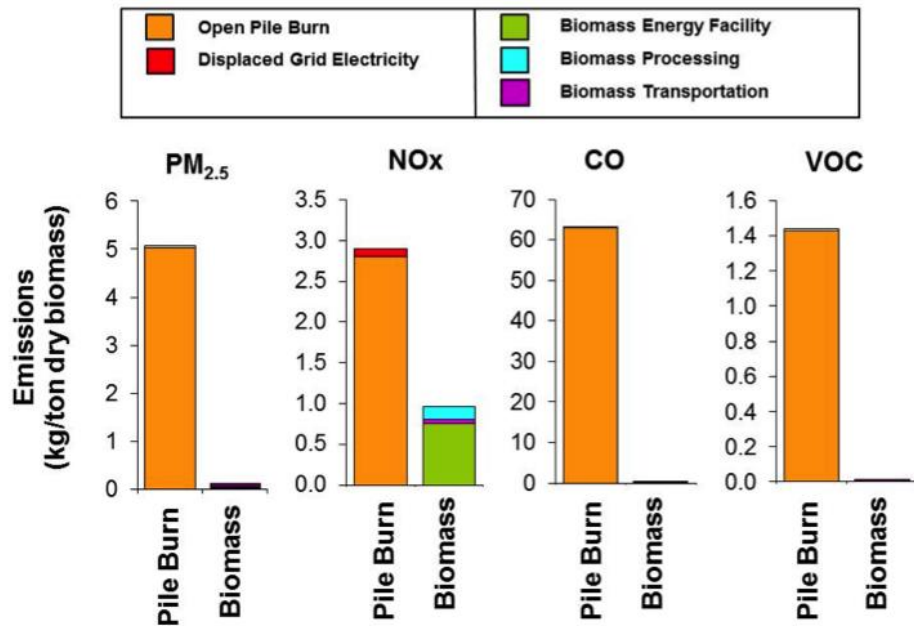


Biogas Potential from technically available organic waste, prepared by Rob Williams, UC Davis

Feedstock	Technically Available Amount	Billion Cubic Feet of Methane	Million Gasoline Gallon Equivalents
Landfill Gas	106 BCF	53	457
Animal Manure	3.4 M BDT	19.5	168
Waste Water Treatment Gas	11.8 BCF	7.7	66
Fats, Oils and Greases	207,000 tons	1.9	16
Municipal Solid Waste (food, leaves, grass)	1.2 M BDT	12.7	109
Municipal Solid Waste (lignocellulosic fraction)	6.7 BDT	65.9	568
Agricultural Residue (Lignocellulosic)	5.3 M BDT	51.8	446
Forestry and Forest Product Residue	14.2 M BDT	139	1,200
FUEL POTENTIAL		351	3,030

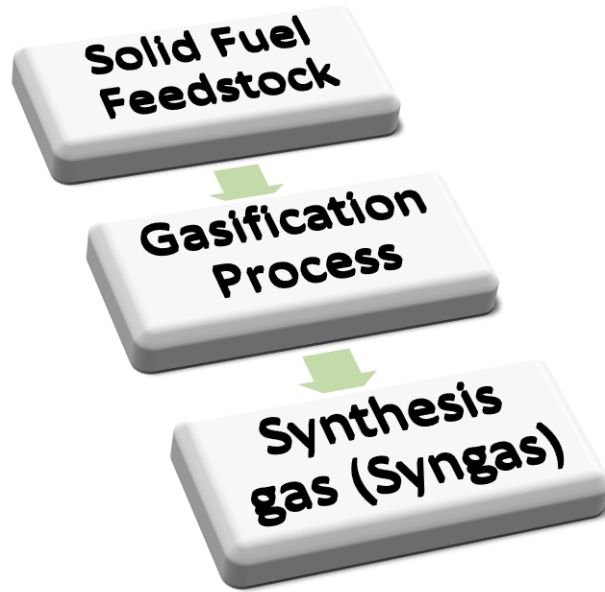
Non-digestible organics

Open burning is a (really bad) option



Conversion to renewable fuel is a (really good) option

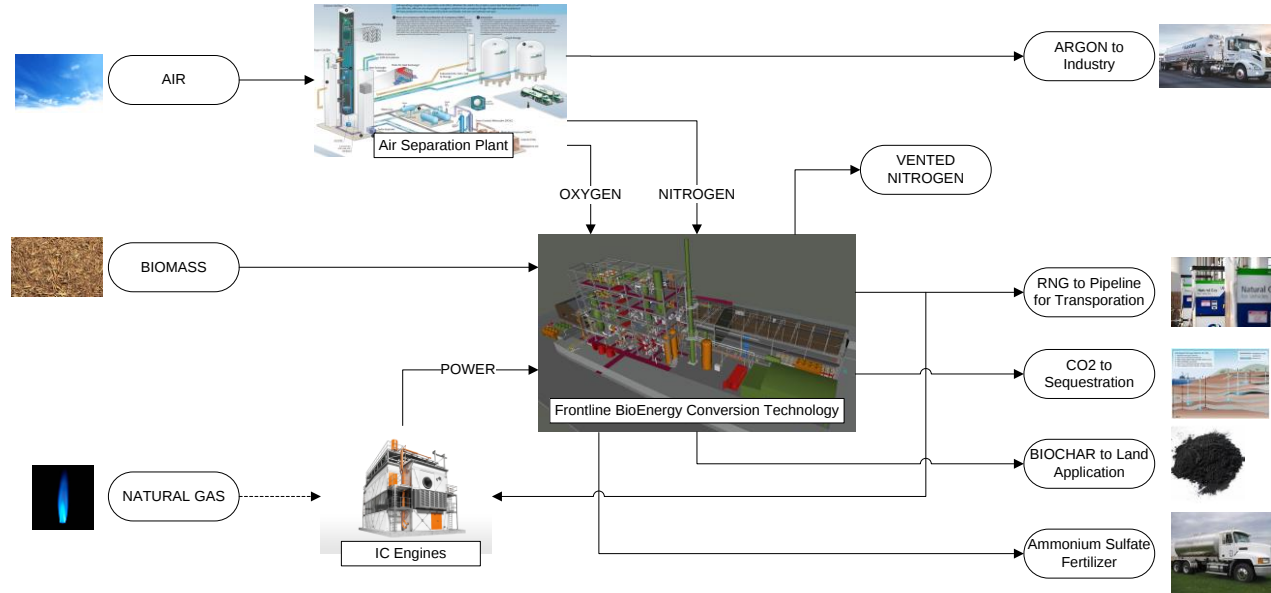
What is gasification?



CO
H₂
CO₂
H₂O
Methane
Light hydrocarbons

Frontline's BING[®] Process

Fueling the Energy Transition™





San Joaquin Renewables

NATURAL GAS FROM BIOMASS

Project Facts

- One of the first **Biomass Energy with Carbon Capture and Storage (BECCS)** projects in California
- Will create 125 jobs in economically disadvantaged communities
- Air quality benefit equivalent to eliminating the NOx emissions from 2,400 diesel trucks
- Project Status:
 - EPA D3 RIN pathway approved by EPA (May, 2020)
 - Signed feedstock and offtake agreements
 - Currently working through permitting
- Annually, the project will:
 - consume 400,000 tons/year of ag waste
 - Consume and produce no water – (zero effluent plant)
 - produce some ag fertilizer
 - produce 29 million gasoline-gallon equivalents of pipeline-quality renewable natural gas (RNG)
 - produce 50,000 tons/year of biochar
 - produce some liquid argon and nitrogen using renewable power
 - safely store approximately 400,000 tons/year of CO₂ in a class VI geologic sequestration well



San Joaquin Renewables

NATURAL GAS FROM BIOMASS

Simply put...

- We don't use any water
- We create jobs
- We clean the air

Uses of RNG



RNG as direct transportation fuel

- Replaces diesel-fueled trucks

RNG for traditional and advanced ethanol plants

- Replacing fossil natural gas lowers CI of produced ethanol

RNG for green hydrogen

- SMR's can make renewable hydrogen with negative CI

RNG for EV charging stations

- RNG fuels engines or fuel cells

Anything else natural gas is used for!

- Cooking, heating, etc.



San Joaquin Renewables

NATURAL GAS FROM BIOMASS

Feedstocks

Orchard Wood Waste

- 320,000 dry tons/year



Pistachio shells

- 40,000 dry tons/year

Almond shells

- 40,000 dry tons/year

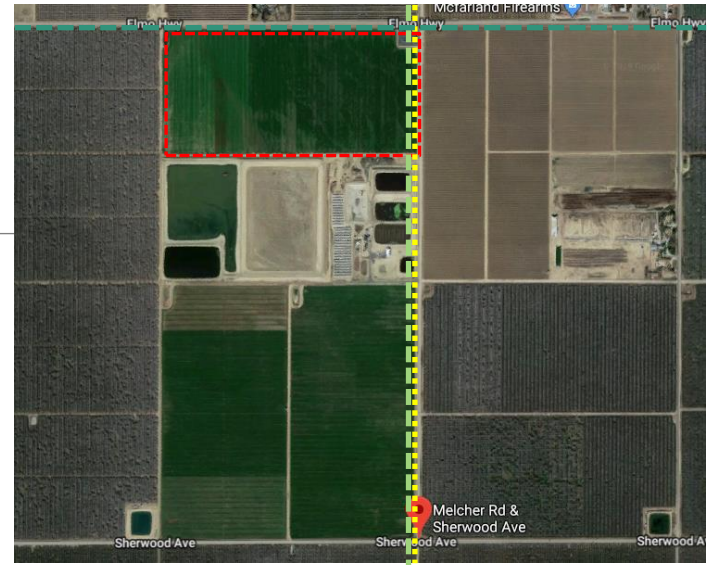


Project Site

80 acres in the heart of the biomass zone

Directly on Southern California Gas transmission pipeline and lower pressure distribution line

Directly on Pacific Gas and Electric high voltage transmission line



Permitting progress



California Environmental Quality Act

- Holistic look at environmental impact



San Joaquin Valley AIR POLLUTION CONTROL DISTRICT

Air permit

- Emissions estimates, monitoring requirements



Class VI well permit (EPA)

- Protecting underground sources of drinking water

Carbon Sequestration

Regulated by US EPA's Underground Injection Control (UIC) Region 9

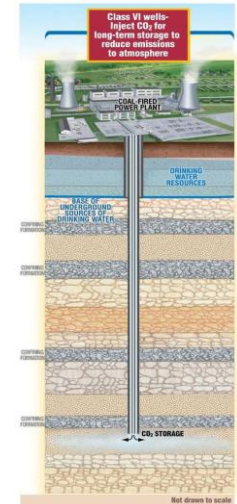
Regulations govern:

- Site characterization and pre-injection logging and testing;
- Area of Review (AoR) modeling and corrective action
- Well construction and operation
- Financial responsibility demonstrations
- Testing and monitoring during the injection and postinjection phases
- Well plugging and site closure, including non-endangerment demonstrations
- Emergency and remedial response.

Extensive geology studies performed, site is suitable.

- Application complete July, 2021, now in review at Frontline prior to final submission.

Well will also comply with California CCS protocol to qualify for LCFS carbon credits



San Joaquin Renewables Project Air Quality Impact

by the numbers:

RNG Production

	Pile Burning Emissions		SJR Max Emissions ton pollutant /yr	Reduction	Reduction
	lb pollutant/ dry ton biomass	ton pollutant /yr		tons /yr	
PM _{2.5}	10.5	1,670	10	1,660	99%
NOx	3.9	624	10	614	98%
CO	132.6	21,004	100	20,904	99.99%
Non-Methane VOC	3.0	469	10	459	98%
Methane (CH ₄)	10.0	1,584	1	1,583	99.9%

RNG Use in Transportation

	Estimated Diesel Tailpipe Emissions		Estimated CNG Tailpipe Emissions		Reduction	Reduction
	lb/ truck•yr	Emissions from fueled trucks ton/yr	lb/ truck•yr	ton/yr	tons /yr	
PM _{2.5}	50.1	68	0.5	0.7	67.5	99%
NOx	3751.0	5,064	375	506	4,557	90%
CO	3205.4	4,327	160	216	4,111	95%
NM-VOC	96.8	131	24	33	98	75%

San Joaquin Renewables Project Potential Air Quality Impact

OVERALL:

	Pile Burning Reduction	Tailpipe Reduction	TOTAL Reduction
	tons /yr	tons /yr	tons /yr
PM _{2.5}	1,660	67	1,727
NO _x	614	4,557	5,172
CO	20,904	4,111	25,015
NM-VOC	459	98	557
CH ₄	1,583	-276	1,307



San Joaquin Renewables

NATURAL GAS FROM BIOMASS



Renewable Energy & Products

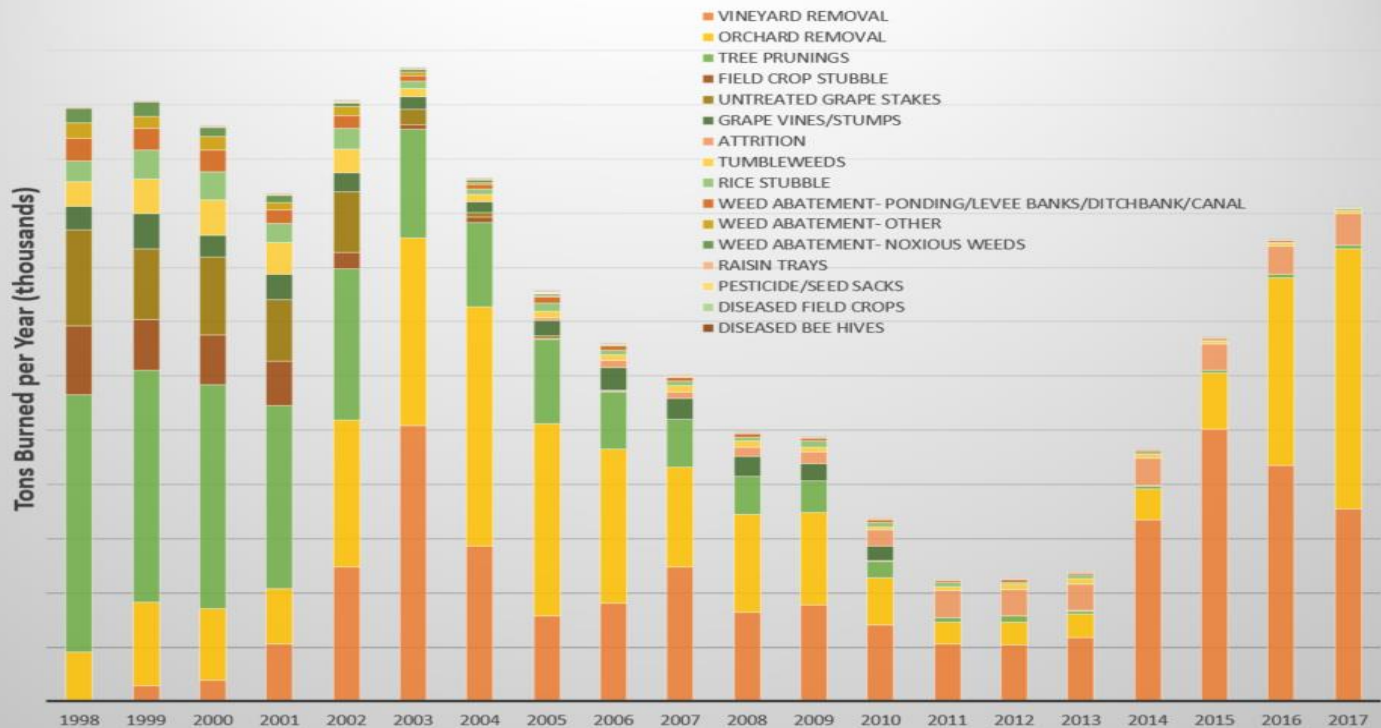
Thank You!

For more info or to contact us, visit:

www.sjrgas.com

www.frontlinebioenergy.com

Open Agricultural Burning in the San Joaquin Valley



Source: San Joaquin Valley Air Pollution Control District