

Summary Form for Electronic Document Submittal

Form F

Lead agencies may include 15 hardcopies of this document when submitting electronic copies of Environmental Impact Reports, Negative Declarations, Mitigated Negative Declarations, or Notices of Preparation to the State Clearinghouse (SCH). The SCH also accepts other summaries, such as EIR Executive Summaries prepared pursuant to CEQA Guidelines Section 15123. Please include one copy of the Notice of Completion Form (NOC) with your submission and attach the summary to each electronic copy of the document.

SCH #: _____

Project Title: Coachillin' Anaerobic Digester Facility on APN 666-360-015

Lead Agency: City of Desert Hot Springs

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Project Location: City of Desert Hot Springs, Riverside County
City *County*

Project Description (Proposed actions, location, and/or consequences).

See Attachment.

Identify the project's significant or potentially significant effects and briefly describe any proposed mitigation measures that would reduce or avoid that effect.

See Attachment.

If applicable, describe any of the project's areas of controversy known to the Lead Agency, including issues raised by agencies and the public.

None.

Provide a list of the responsible or trustee agencies for the project.

California Department of Fish and Wildlife, Region 6, Inland Deserts Region
Colorado River Regional Water Quality Control Board

Coachillin' Anaerobic Digester Facility on APN 666-360-015 DP 06-19
Summary Form for Electronic Document Submittal (Form F) Attachment

Project Description (Proposed actions, location, and/or consequences):

The Proposed Project consists of an Anaerobic Digester (AD) Facility that will take organic waste from local jurisdictions in the Coachella Valley and convert it to electricity. The facility would be located on an approximately 9.76-acre parcel north of 19th Avenue and east of Calle De Los Ramos in the City of Desert Hot Springs, California. The Proposed Project would take approximately one year to build.

The proposed AD facility would include a 6,084-square-foot Administrative and Control Building to act as a control and monitoring center for the facility as well as an administration facility to direct the operations receiving, material handling and processing through production, shipping and sales. The Administrative and Control facility will track the materials process and monitor both facility operations as well as site personnel. The Administration and Control facility includes a 46-space parking lot to accommodate visitors, employees and management personnel.

The Proposed Project would also include a 25,350-square-foot Organic Waste Material Receiving Building that will accept delivery of the weighed organic material and grind the organic product for delivery to the multi-stage anaerobic digesters. The facility will use a misting system with odor control sprayers to reduce odor production and will accept up to 250 tons of organic material per day. The facility will incorporate up to five multi-stage 1,750-ton digesters. The digesters will be developed in stages to accept the processed organic material. The CO₂ and CH₄ gas by product will be transported to low pressure gas balloons. Liquid and solid fertilizer produced during the AD process shall be separated and transported to 600-ton liquid fertilizer mixing and conditioning tanks and solid fertilizer aeration and conditioning bunkers for transport and/or sale. Excess liquid organic matter (if any) will be removed to a retention tank to be combined with additional organic material to be reprocessed by the ADs at a later date, by a sand filter pump. The retention tank will also act as a retention basin to accept excess drainage to be mixed and sent to the AD.

The low-pressure gas balloons will be developed in stages as required. The low-pressure gas balloons will transmit the CO₂ and CH₄ gas produced during the digestion process to a 120 horsepower (hp) hermetically sealed compressor in the 10,140-square-foot Gas-Powered Generator Building. The pressurized gas will ultimately be transmitted to high pressure gas tanks.

The pressurized tanks will be developed in stages and have excess tanks to accommodate overflow pressures. An emergency flare off stack with pilot will be built at the end of the line to serve in case of an emergency. The pressurized gas will be sent to a 90-percent pressure conditioning and metering control unit inside the Gas-Powered Generator Building.

The power generated by the pressurized gas will then be sent back into the system under a power purchase agreement. A 3.6-megawatt turbine will also be utilized to send high pressure gas to the Coachillin Specific Plan development located west of the site for end user cogeneration.

The site will be fenced for security and will be accessed by 19th Avenue, which will be paved from the site to Indian Canyon Drive as part of the Proposed Project. Calle de los Ramos will also be paved to a half-width accommodate traffic from 18th Avenue via Indian Canyon Drive as part of the adjacent Coachillin Specific Plan. The AD facility will incorporate drought tolerant landscaping across the 19th Avenue frontage as required by the City.

Stormwater runoff will be completely contained on the site with two retention basins located on either side of the developed areas and adjacent to 19th Avenue. The western retention basin is

approximately 80 feet by 40 feet and the eastern retention basin is approximately 140 feet by 50 feet and have been sized to completely contain all runoff from the site.

There is an existing 8-inch sewer line across the frontage of the facility that will transport waste from employee and visitor restrooms to a proposed septic system located east of the AD facilities. Ultimately, sewer waste will be transported to the Mission Springs Water District (MSWD) proposed facility east of the project site. Sewer laterals will be extended from the sewer main on 19th Avenue to the proposed buildings to convey sewer waste. Wastewater from the AD process will not enter the public wastewater system or the interim septic system.

Potable water for the AD facility will be from a 12-inch water line in 19th Avenue along the southern parcel boundary which will be extended east from the intersection of Calle de los Ramos and 19th Avenue. The AD facility will incorporate a looped fire suppression system throughout the proposed site. Individual water services will be installed to provide potable water to the individual buildings.

Gas and electric service will be extended east within 19th Avenue from the intersection of Calle de los Ramos and 19th Avenue. Electric, water and gas will be extended to the Gas-Powered Generating Building, the Material Waste Receiving Building as well as the Administration and Control Building.

Operational Phasing. The Proposed Project's operations will be phased over approximately 10 years to allow for start-up and growth in organic waste recycling demand. The 5 phases proposed for the Proposed Project's operations are summarized below.

Phase (years)	Employees ¹	Material Receiving Trucks/Amount ²	Fertilizer Shipping Trucks/Amount ²
1 (June 2019-January 2021)	Shift 1: 10 Shift 2: 5 Shift 3: 4	5-7 trucks 50-100 tons	2-6 trucks 20-85 tons
2 (January 2021-June 2022)	Shift 1: 12 Shift 2: 6 Shift 3: 5	10-14 trucks 100-200 tons	5-7 trucks 50-100 tons
3 (June 2022-January 2024)	Shift 1: 14 Shift 2: 7 Shift 3: 6	15-21 trucks 150-295 tons	7-10 trucks 70- 140 tons
4 (January 2024-June 2025)	Shift 1: 14 Shift 2: 7 Shift 3: 6	20-28 trucks 200-395 tons	10-14 trucks 100-200 tons
5 (full capacity starting June 2025)	Shift 1: 14 Shift 2: 7 Shift 3: 6	25-35 trucks 250-490 tons	12-17 trucks 120-195 tons

Notes: ¹Shift 1 is 7:00 am to 3:30 pm, Shift 2 is 3:00 pm to 11:30 pm, Shift 3 is 11:00 pm to 7:30 am. Shifts are overlapping by ½ hour to allow for shift change reporting.

²All receiving and shipping will be during the first shift (7:00 am to 3:30 pm). Each truck has a 10-14-ton capacity. Numbers may be rounded to the nearest 5 tons.

Identify the project's significant or potentially significant effects and briefly describe any proposed mitigation measures that would reduce or avoid that effect:

Aesthetics

The Project area is located in an area separate from the City's main residential and commercial districts. No designated scenic vistas are in the vicinity of the site. The Proposed Project would be screened from public view by security fencing and native landscaping, which would be compatible with the other proposed and existing Light Industrial uses surrounding the site. The

Proposed Project is not anticipated to adversely affect any significant vistas with the implementation of Mitigation Measures described in the IS/MND.

The Proposed Project would change the visual character of the project site from vacant to developed industrial. Visual impacts would be less than significant with the implementation of Mitigation Measures described in the IS/MND.

The Proposed Project would incorporate outdoor illumination for nighttime safety and facility security. Impacts associated with new sources of light and glare would be less than significant with the implementation of Mitigation Measures described in the IS/MND.

Air Quality

The Proposed Project has the potential to generate potential air quality-related impacts associated with AD facilities. Air quality impacts would be mitigated to a less than significant level with implementation of mitigation measures described in the IS/MND.

Biological Resources

The Proposed Project has the potential to impact sensitive biological resources on the project site including burrowing owl, desert tortoise, Coachella Valley fringe-toad lizard, desert kit fox, and nesting birds. Impacts to sensitive species would be less than significant with the implementation of Mitigation Measures described in the IS/MND.

The Proposed Project has the potential to impacts 0.07 acre of potential CDFW jurisdiction unvegetated streambed. Implementation of Mitigation Measure BIO-6 would ensure that jurisdictional features are avoided. If jurisdictional features cannot be avoided, then implementation of Mitigation Measures described in the IS/MND would ensure that impacts to jurisdictional features would be less than significant.

Cultural Resources

The Proposed Project has the potential to impact unknown buried resources that may be present below the ground surface. However, impacts to these resources would be less than significant with the implementation of Mitigation Measure described in the IS/MND.

Geology and Soils

The project site is located in the City of Desert Hot Springs which is mostly comprised of alluvial sediments. Alluvial sediments are prone to collapse. Implementation of Mitigation Measures described in the IS/MND would ensure that the potential for impacts related to unstable soils that could potentially result in, or offsite landslide, lateral spreading, subsidence, liquefaction or collapse would be less than significant.

Excavations associated with the Proposed Project that extend into older Pleistocene-age sediments (greater than 10 feet) may encounter significant fossil remains that may be destroyed during site construction activities. However, impacts to buried fossils would be less than significant with the implementation of Mitigation Measures described in the IS/MND.

Greenhouse Gas Emissions

The Proposed Project has the potential to generate greenhouse gas emissions during construction and operation that could have a significant impact on the environment. However, with implementation of Mitigation Measure described in the IS/MND impacts would be less than significant.

Hazards and Hazardous Materials

Construction of the Proposed Project would involve the temporary use of potentially hazardous substances, such as diesel fuel and hydraulic fluid associated with construction equipment. Operation and maintenance of the AD facility equipment would involve the use of hazardous materials such as fuels, lubricants, and hydraulic fluids for vehicles and onsite equipment. Impacts associated with the transport, use, storage, handling, and disposal of hazardous materials would be less than significant with implementation of Mitigation Measures described in the IS/MND.

The Proposed Project could increase the risk of fire hazards due to the potential release of biogas generated during the AD processes. Compliance with existing safety regulations and widely-accepted industry standards would minimize the hazard to the public and the environment; however, in the unlikely event of a fire, there is a potential for exposure to nearby people or structures to fire risk. The Proposed Project would implement described in the IS/MND that would require the preparation and implementation of a Fire Safety Plan, which would reduce this impact to a level less than significant.

Hydrology and Water Quality

The Proposed Project has the potential to impact water quality during operation. These potential effects on water quality would be limited to accidental spills or releases of digestate during operation. Implementation of Mitigation Measures described in the IS/MND would reduce potential impacts to a less than significant level.

The Proposed Project would require grading of the project site which could affect the existing topographic and drainage features of the site resulting in erosion or siltation. With implementation of Mitigation Measures described in the IS/MND impacts resulting from erosion and siltation off site would be to less than significant.

The Proposed Project would be located in an area designated as a Special Flood Hazard Area by the Western Coachella Valley Area Plan. According to the Federal Emergency Management Agency Flood Insurance Rate Map # 06065C0895G Panel 895 of 3805, the Project site is located in Zone X, areas of 0.2% annual chance flood, areas of 1% annual chance flood with average depths of less than 1 foot or with drainage areas less than 1 square miles; and areas protected by levees from 1% annual chance flood. With the implementation of Mitigation Measures described in the IS/MND impacts would be less than significant.

Noise

The Proposed Project has the potential to generate substantial temporary or permanent increase in ambient noise levels in the vicinity of the project site in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies. With implementation of Mitigation Measures described in the IS/MND noise impacts would be less than significant.

Public Services

The Proposed Project has the potential to impact fire services. However, The Proposed Project would be required to comply with the City's Development Impact Fees (DIF), a program designed to supplement the cost of funding public facilities and services, such as fire protection. The Proposed Project would not result in substantial adverse physical impacts associated with maintaining fire protection and would be designed per Mitigation Measures described in the

IS/MND to include berms and landscaping to minimize views of the facility and the enclosure of flares, which would reduce the likelihood of calls from the public related to flare. With the implementation of Mitigation Measures described in the IS/MND, Impacts would be less than significant.

Transportation

The Proposed Project has the potential to contribute to an exceedance of Level of Service (LOS) standards identified in the Congestion Management Plan Prepared by the Riverside County Transportation Commission individually or cumulatively. However, LOS standard exceedences would be less than significant with the implementation of Mitigation Measures described in the IS/MND.

Tribal Cultural Resources

No Tribal Cultural Resources (TCRs) were identified within the project area during AB 52 consultation. The Proposed Project would not result in significant impacts to known TCRs. However, as a result of AB 52 consultation the Tribes identified a potential for the discovery of unknown TCRs during construction, which may result in a significant impact if such resources are found and affected. Impacts to unknown TCRs would be less than significant with the implementation of Mitigation Measures described in the IS/MND.