

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

Lead Agency: City of Desert Hot Springs Contact Person: Rebecca Deming
 Mailing Address: 65950 Pierson Boulevard Phone: (760) 329-6411 ext 240
 City: Desert Hot Springs Zip: 92240 County: Riverside

Project Location: County: Riverside City/Nearest Community: Desert Hot Springs

Cross Streets: Indian Canyon Drive and 19th Avenue Zip Code: 92240

Longitude/Latitude (degrees, minutes and seconds): 33 ° 54 ' 39.54 " N / 116 ° 32 ' 29.52 " W Total Acres: 9.76

Assessor's Parcel No.: 666-360-015 Section: 14 Twp.: 3 South Range: 4 East Base: SBBM

Within 2 Miles: State Hwy #: 62 Waterways: Whitewater River

Airports: Palm Springs International Airport Railways: Palm Springs Amtrak Station Schools: Two Bunch Palms Elementary

Document Type:

CEQA: NOP Draft EIR NEPA: NOI Other: 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: Utility

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 _____ MGD _____
 Hazardous Waste: Type _____
 Other: Anaerobic Digester

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:

Light Industrial

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

See Attachment.

Note: The State Clearinghouse will assign identification numbers for all new projects. If a SCH number already exists for a project (e.g. Notice of Preparation or previous draft document) please fill in.

Reviewing Agencies Checklist

Lead Agencies may recommend State Clearinghouse distribution by marking agencies below with and "X". If you have already sent your document to the agency please denote that with an "S".


- | | |
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| <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 # <u>7</u> |
| <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 checked="" type="checkbox"/> Fish & Game Region # <u>6</u> | <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"/> Other: _____ |
| <input type="checkbox"/> Health Services, Department of | <input type="checkbox"/> Other: _____ |
| <input type="checkbox"/> Housing & Community Development | |
| <input type="checkbox"/> Native American Heritage Commission | |

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

Starting Date October 7, 2019 Ending Date November 6, 2019

Lead Agency (Complete if applicable):

Consulting Firm: <u>ECORP Consulting, Inc.</u>	Applicant: <u>Coachillin' Holdings, LLC</u>
Address: <u>215 North 5th Street</u>	Address: <u>71713 Highway 111, Suite 100</u>
City/State/Zip: <u>Redlands, CA 92374</u>	City/State/Zip: <u>Rancho Mirage, CA 92720</u>
Contact: <u>Anne Surdzial</u>	Phone: <u>(760) 775-4000</u>
Phone: <u>(909) 307-0046</u>	

Signature of Lead Agency Representative:  Date: 10/3/19

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

Coachillin' Anaerobic Digester Facility on APN 666-360-015 DP 06-19
Notice of Completion & Environmental Document Transmittal Attachment

Project Description:

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.