

2. SUMMARY

A. Potentially Significant Effects and Proposed Mitigation

Summary of Potential Impacts	Mitigation Measure	Level of Significance After Mitigation
Aesthetics Impact: The Project may adversely impact scenic viewsheds.	1. The eight wind turbines will be painted white, with a matte or galvanized finish. The storage building will be painted in an earth-tone, such as beige.	Impact is mitigated below a level of significance.
	2. All Project grading will comply with the City's regulations in order to minimize adverse impacts to viewsheds.	
	3. Upon removal of the 16 Bonus wind turbines, the area where each individual Bonus wind turbine was located shall be remedied. The site shall be evaluated and any soil contamination shall be removed, structural foundations (cutting to six feet below grade) and all manmade debris shall be removed from the site, and the area shall be replanted with plant material native to the Coachella Valley. Monitoring of all such activities shall be undertaken by a qualified biological monitor, who shall file a written report of findings to the City upon completion of the site remediation as outlined above.	
	4. During ongoing operation and maintenance of the Project, only surplus turbine parts too large to be stored in the storage building will be stored in the open storage area. Prior to storing any additional items in the open storage area which are not large turbine parts, a list of said items will be submitted in writing to the City for approval. Decommissioned wind turbines, including inoperable or wrecked machinery, motor vehicles, construction equipment, and construction debris will not be stored onsite.	
	5. The outdoor storage area shall be inspected annually by the City.	
	6. No advertising sign or logo shall be placed or painted on any commercial WECS.	
	7. No commercial WECS shall be located where the center of the tower is within 1320 feet (0.25 mile) of State Route 62.	
	8. All aspects of the Project's development shall adhere to Wind Energy Conversion Systems (WECS) requirements as adopted in Section 159.08.030(2)(J) of the City's Municipal Zoning Ordinance.	

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Impact: The Project may adversely impact light in night skies and nighttime illumination in residential areas.	9. All lighting equipment and devices will be shielded or recessed so that direct light and glare are contained within the boundaries of the Project site, away from adjoining properties and public rights-of-way.	Impact is mitigated below a level of significance.
	10. Project development shall comply with the City's adopted outdoor lighting standards as specified in Section 159.20.030 of the Desert Hot Springs Municipal Zoning Code.	
	11. Lighting plans indicating proposed lighting levels and methods to minimize impact on adjacent properties shall be reviewed and approved by the City prior to installation. Modification, alteration, or addition to any approved lighting shall not be undertaken prior to approval by the City.	
Air Quality		
Impact: The Project may have short-term adverse PM10 and NOX emissions during construction.	12. Prior to commencement of any demolition, grading, or construction activities, the Project applicant will prepare and submit for City Engineering Department review and approval a Fugitive Dust (PM10) Mitigation Plan.	Impact is mitigated below a level of significance.
	13. Traffic speeds of no greater than 15 miles per hour will be observed on all unpaved roadways.	
	14. All grading operations will be suspended when wind speed (as instantaneous gusts) exceeds 25 miles per hour.	
	15. Trucks importing and/or exporting soil or other loose material will be covered and/or watered down prior to entering public streets to minimize potential fugitive dust.	
	16. Soil binders will be spread on unpaved roads and parking areas, and/or AQMD-approved soil stabilizers will be applied according to manufacturer's specifications to all inactive construction areas (previously graded areas that remain inactive for 96 hours).	
	17. SCAQMD Rule 403 shall be adhered to, ensuring the clean-up of construction-related dirt on approach routes to the site.	

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Biological Resources Impact: The Project may result in adverse effects on sensitive plant and/or animal species in the area.	18. Thirty days prior to commencement of construction, the Project site shall be re-surveyed by a qualified biologist for the presence of sensitive species. Additionally, a qualified biological monitor will be onsite during all construction activities. The biological monitor will have the authority to halt or divert construction activities which may be in violation of the stipulations herein. The biological monitor will file a final report with the City Planning Department at the conclusion of construction. 19. All construction personnel will participate in a biological awareness training program prior to commencement of construction activities, and a report verifying same will be provided to the City Planning Department.	Impact is mitigated below a level of significance.
Impact: The Project may result in adverse effects on native plant communities at the Project site.	20. Upon removal of the 16 Bonus wind turbines, the area where each individual Bonus wind turbine was located shall be remedied. The site shall be evaluated and any soil contamination shall be removed, structural foundations (cutting to six feet below grade) and all manmade debris shall be removed from the site, and the area shall be replanted with plant material native to the Coachella Valley. Monitoring of all such activities shall be undertaken by a qualified biological monitor, who shall file a written report to the City of findings upon completion of the site remediation as outlined above. 21. All barrel cacti located in areas anticipated to be impacted by the Project will be transplanted into portions of the property that will remain as natural open space. The transplantation sites will, as closely as possible, match the original barrel cacti locations with regards to soils, slope, and aspect. 22. All turbine sites will be clearly marked prior to grading in order to limit damage to adjacent vegetation. Grading and vegetation removal will be limited to construction areas. 23. Construction and maintenance traffic will utilize existing roads, and vehicle parking will be limited to existing disturbed areas. 24. Grading onsite will be limited to construction areas only. All tower sites and access road locations will be clearly marked prior to the initiation of any ground-disturbing activity. No construction activities shall occur adjacent to Super Creek. All staging areas shall occur on previously-disturbed areas.	Impact is mitigated below a level of significance.

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Impact: The Project has the potential to impact desert tortoise, which is listed as threatened by the United States Fish and Wildlife Service (USFWS) and the California Department of Fish and Game (CDFG).	25. During construction and ongoing maintenance operations, wind farm personnel will be restricted to approved dirt roads only. No unauthorized grading of the site will be permitted.	
	26. Applicant will be responsible for controlling and removing all trash and/or windblown debris generated on the site during construction and routine maintenance operations.	
	27. All construction personnel will participate in a biological awareness training program prior to commencement of construction activities, and a report verifying same will be provided to the City Planning Department.	
	28. In order to ensure that no desert tortoises are harmed and that the tortoises can continue to utilize the Project site during the operation and maintenance phases of the Project, a desert tortoise survey will be performed within 24 hours prior to commencement of construction, and all construction activities will be monitored by a qualified biologist. A California Endangered Species Act (CESA) Permit will be obtained from the California Department of Fish and Game.	Impact is mitigated below a level of significance.
	29. No construction activities will occur within 100 feet of desert tortoise. If a desert tortoise is found onsite, construction activities should cease within 100 feet of the animal. The desert tortoise will be allowed to move offsite of its own volition.	
	30. No construction activities will occur within 100 feet of desert tortoise burrows. Any burrows located during preconstruction desert tortoise surveys should be fenced with temporary fencing to provide a 100-foot buffer around the burrow. Fences should consist of a non-breachable barrier and support structures.	
	31. Construction activities (including parking and laydown areas) will utilize existing access roads and previously-disturbed areas to the maximum extent feasible. Temporary exclusion fencing will be placed around staging areas.	
	32. The biological monitor will supervise and approve the construction and placement of desert tortoise exclusion fence around burrows and staging areas. The biological monitor will inspect the temporary fencing at least weekly. Corrective actions will be taken promptly to maintain the integrity of the tortoise barrier. Fencing should be dismantled and removed following Project completion.	
	33. The biological monitor will maintain a complete record of all desert tortoises encountered. The record shall include: location, date and time, life history, general condition, and identification numbers.	

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Impact: The Project has the potential to impact burrowing owl, which is considered a Federal Species of Special Concern by USFWS and a California Species of Special Concern by CDFG.	34. Any Project-related vehicle or equipment operating on unpaved roads should not exceed a speed limit of 25 miles per hour.	Impact is mitigated below a level of significance.
	35. Contractor will be required to keep all vehicles on existing roads. No cross-country travel will be authorized except under emergency situations.	
	36. Employees will inspect beneath parked vehicles and equipment prior to traveling. If an employee discovers a tortoise, the employee shall notify the biological monitor.	
	37. All trash will be contained in raven- and coyote-proof containers. All trash will be transported offsite on a weekly basis.	
	38. No pets or firearms will be allowed within the Project's construction boundaries, or other associated work areas, at any time.	
	39. The Project will reduce water usage during construction to the extent possible, such that excess water does not act as an attractant to tortoises.	
	40. All construction materials, vehicles, and equipment will be removed from the site upon completion of the Project.	
	41. Within 30 days prior to any construction activities, a focused burrowing owl survey will be conducted (using California Department of Fish and Game protocol) on the areas of the Project site anticipated to be disturbed (approximately 1.35 acres), plus a buffer area as recommended by the Project biologist. If ground-disturbing activities are delayed or suspended for more than 30 days after the survey, the site shall be resurveyed. A survey report for the Project shall be prepared and submitted to the California Department of Fish and Game for review and to the City for review and approval.	
	42. Any burrowing owl burrows that cannot be avoided shall be mitigated at a 2:1 ratio with artificial burrows located in an adjacent protected area that provides a minimum 0.61 acres of protected habitat. The configuration of the protected habitat shall be approved by the California Department of Fish and Game. If required by the California Department of Fish and Game, the Project applicant shall provide funding for long-term management and monitoring of the protected lands.	
	43. If burrowing owls must be moved away from the disturbance areas, passive relocation techniques shall be used and only during the non-breeding season (September 1 to January 31). If impacts to burrowing owls are approved, then a relocation program shall be developed pursuant to California Department of Fish and Game and United States Fish and Wildlife Service review and approval.	

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Impact: The Project has the potential to impact Coachella Valley round tailed ground squirrel, which is considered a Federal Species of Special Concern by USFWS and a California Species of Special Concern by CDFG.	44. Should the Project affect the foraging areas of any owls located adjacent to the Project, then the same mitigation ratio and acreage would also be recommended.	Impact is mitigated below a level of significance.
	45. Applicant will avoid impacts to washes and wash vegetation.	
	46. All proposed development will incorporate the maximum amount of existing onsite natural open space and native vegetation into the Project and landscaping.	
	47. Applicant will salvage desirable desert plant species that would be destroyed by Project implementation, for use in landscaped areas.	
	48. Applicant shall provide to all employees an educational brochure that describes the sensitive nature of indigenous plants, animals, and ecosystems. A copy of said educational brochure shall be submitted to the City for approval prior to issuance of any building permits.	
	49. Prior to grading, the applicant shall develop a plan to reduce the impact of night lighting on open space and/or mitigation areas adjacent to the Project site.	
	50. Within 30 days prior to construction, a preconstruction survey for Coachella Valley round-tailed ground squirrel will be conducted on the areas of the Project site anticipated to be disturbed (approximately 1.35 acres), plus a buffer area as recommended by the Project biologist. If ground-disturbing activities are delayed or suspended for more than 30 days after the preconstruction survey, the site shall be resurveyed. A survey report for the Project shall be prepared and submitted to the California Department of Fish and Game for review and to the City for review and approval.	
	51. If found on the Project site, any squirrels must be moved away from the disturbance areas, and a relocation program shall be developed pursuant to California Department of Fish and Game review and approval.	
	52. Applicant will avoid impacts to washes and wash vegetation.	
	53. All proposed development will incorporate the maximum amount of existing onsite natural open space and native vegetation into the Project and landscaping.	
	54. Applicant will provide to all employees an educational brochure that describes the sensitive nature of indigenous plants, animals, and ecosystems. A copy of said educational brochure shall be submitted to the City for approval prior to issuance of any building permits.	
	55. Prior to grading, the applicant must develop a plan to reduce the impact of night lighting on open space and/or mitigation areas adjacent to the Project site.	

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Cultural Resources / Paleontological Resources Impact: Project grading may result in the discovery of previously unknown cultural and/or paleontological resources.	56. An approved Tribal Cultural Resource Monitor shall be present during any survey and/or any ground-disturbing activities. Should buried cultural deposits be encountered, the Monitor may request that destructive construction halt and the Monitor shall notify a Qualified (Secretary of the Interior's Standards and Guidelines) Archaeologist to investigate and, if necessary, prepare a mitigation plan for submission to the State Historic Preservation Officer, the Agua Caliente Tribal Historic Preservation Office, the Morongo Band of Mission Indians, and the Soboba Band of Luiseno Indians. 57. If buried cultural materials are discovered during any earth-moving operation associated with the Project, all work in that area should be halted or diverted until a qualified archaeologist can evaluate the nature and significance of the finds. The archaeologist shall be empowered to temporarily stop or redirect grading activities to allow removal of abundant or large artifacts. The archaeologist shall also be required to curate specimens in a repository with permanent retrievable storage and submit a written report to the Planning Director for review and approval prior to occupancy of the first building on the site. 58. Once artifact analysis is completed, a final written report detailing the results of all research procedures and interpretation of the site shall be submitted to the Development Director for review and approval prior to occupancy of the first building on the site. 59. A qualified paleontologist shall review the Project construction plans and shall create a plan for periodic monitoring in order to determine the presence or absence of older Pleistocene-age sediments that may contain fossils. If earth-moving activities reach potentially fossiliferous sediments and/or exceed 10 feet in depth, then continuous monitoring for paleontological resources, along with a program to mitigate impacts to those resources, will be implemented. The monitor should be prepared to quickly salvage fossils as they are unearthed to avoid construction delays.	Impact is mitigated below a level of significance.

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	60. If buried paleontological materials are discovered during any earth-moving operations associated with the Project, all work in that area will be halted or diverted until a qualified paleontological monitor can evaluate the nature and significance of the finds. The paleontological monitor will be empowered to temporarily stop or redirect grading activities to allow removal of abundant or large artifacts. The paleontological monitor shall also be required to curate specimens in a repository with permanent retrievable storage and submit a written report and inventory to the Development Director for review and approval prior to occupancy of the first building on the site. The report should include a discussion of the significance of all recovered specimens. The report and inventory, when submitted to the Development Director, would signify completion of the Program to mitigate impacts to paleontological resources. 61. If human remains are encountered at the Project site during construction, the County Coroner will be notified immediately, and all construction activities will be halted or diverted until a qualified archaeologist can evaluate the nature and significance of the finds.	
Geology and Soils Impact: Strong ground motion resulting from earthquake activity may impact the site during the anticipated life of the Project. Additionally, the site is highly susceptible to being impacted by rock falls and seismically-induced landslides.	61. As recommended in the Update to Geotechnical Engineering Report (2000) by Earth Systems Southwest, additional geologic and geotechnical studies will be performed prior to commencement of construction, which are to include additional soil borings to a depth of 40 feet or refusal along the alignment of the turbines. At least three soil borings will be performed to evaluate the soil conditions to support the wind turbines. The additional studies will also include an analysis of Project wind turbine foundation compliance with the current Uniform Building Code. 63. The minimum seismic design of the Project will comply with the current edition of the Uniform Building Code for non-building structures. 64. Site development shall be in conformance with all recommendations as specified in the Update to Geotechnical Engineering Report (2000) by Earth Systems Southwest.	Impact is mitigated below a level of significance.

Summary of Potential Impacts Hazards and Hazardous Materials	Mitigation Measure	Level of Significance After Mitigation
Impact: The turbines have the potential to leak oil, which could seep into the soil.	65. The WECS 20 Wind Park will continue to operate in compliance with permits issued by the County of Riverside Department of Environmental Health and by the California Department of Toxic Substances Control.	Impact is mitigated below a level of significance.
	66. Monitoring of all turbines for oil leakage will be performed on a monthly basis, and monthly reports will be submitted to the City Planning Department.	
	67. Any oil leakage or spills will be reported immediately to the City Planning Department.	
	68. All new turbines will be equipped with oil pans or other oil containment devices in order to catch any oil in the event of a leak.	
	69. All new turbine nacelle covers will have fire retardant applied for containment.	
Impact: The Project site is in a high fire hazard area.	70. Turbine rotor blades will be equipped with lightning protection, which will bring to the ground, and then dissipate, the current.	Impact is mitigated below a level of significance.
	71. The two roads in between the turbines and nearby residences shall be maintained by EUI free of vegetation in order to serve as fire breaks.	
	72. The Project will comply with all Fire Department requirements and conditions.	
	73. The following areas will be cleared of vegetation and maintained by EUI as a fire/fuel break for as long as the turbines are in operation:	
	• Thirty (30) feet around the periphery of the Project. Access roads that completely surround the Project may satisfy this requirement, if approved by the fire department. • Ten (10)-radius feet around all transformers and wind turbine towers. • Thirty (30) feet around all buildings. • All buildings or equipment enclosures of substantial size containing control panels, switching equipment, or transmission equipment, and no regular human occupancy, shall be equipped with an automatic fire extinguishing system. Plans for such systems must be submitted to the Fire Department for review or approval.	

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Impact: The Project may create a navigational flight hazard.	74. No permit shall be issued for the construction or placing of any structure onsite for the purpose of habitation or human occupancy without first establishing fire protection requirements as a condition of such permit. This requirement includes the establishment of a minimum fire flow per Division VIII of Riverside County Ordinance 546.	
	75. Service vehicles assigned to regular maintenance or construction at the Project site shall be equipped with a portable fire extinguisher of a 4A40 BC rating. All motor driven equipment shall be equipped with an approved spark arrestor.	
	76. The Project will comply with current FAA standards for structures, and any required FAA permits or approvals, including a "Determination of No Hazard to Air Navigation", shall be obtained prior to construction. The most recent lighting standards for wind turbines are published in the November 2005 report, <u>Obstruction Lighting Standards for Wind Turbine Farms</u> (DOT/FAA/AR-TN05/50). Pursuant to these standards, the Project will have one red light mounted on top of the northernmost wind turbine in the Project, and one red light mounted on top of the southernmost wind turbine in the Project. These two red lights will be utilized only at night, and will be simultaneously flashing. The Project will utilize fixtures that will minimize impacts to neighboring residents, such as red light emitting diode or rapid discharge style L-864 fixtures. Since the wind turbines will be painted white, daytime lighting is not recommended.	Impact is mitigated below a level of significance.
Hydrology		
Impact: Development of this Project will increase impermeable surfaces and landscape areas, which could produce additional runoff.	77. A hydrology study, drainage plan, and erosion control plan will be prepared and submitted to the City Engineer for review and approval. The Project will adhere to all recommendations based on the findings of said study and plans, which will be completed prior to issuance of a grading permit.	Impact is mitigated below a level of significance.
	78. For sites greater than one (1) acre in size, the Project applicant will obtain coverage under the State Water Resources Control Board's General National Pollutant Discharge Elimination System (NPDES) permit for construction storm water discharges through the Regional Water Quality Control Board (RWQCB), Colorado River Basin Region prior to commencement of construction. A Notice of Intent, a Storm Water Pollution Prevention Plan (SWPPP), and a Monitoring Plan will be prepared as requirements of the NPDES permit. The SWPPP will include Best Management Practices (BMPs) in compliance with the NPDES program	

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	requirements.	
	79. The Project applicant will obtain all necessary permits, agreements, and approvals from appropriate agencies (such as the RWQCB and Mission Springs Water District) related to water quality and nuisance water issues.	
Noise Impact: Exterior noise levels have the potential to impact residential uses in the vicinity of the Project site.	80. In order to demonstrate that the Project will remain safely below the City CNEL criterion for WECS, acoustical analyses of the Project will be performed quarterly, commencing with construction and continuing until one year after completion, and reports of said analyses will be submitted to the City Planning Department. The applicant shall bear the cost of these analyses. Should any of these analyses indicate that noise levels are above allowed thresholds, steps shall be taken immediately to bring noise levels within acceptable thresholds. 81. All construction activities, including the repair and maintenance of construction equipment on the Project site, shall comply with Section 130.03 of the City of Desert Hot Springs Municipal Code. 82. Noise-generating construction equipment operated on the Project site shall be equipped with effective noise control devices (i.e. mufflers, lagging, and/or motor enclosures). 83. All equipment shall be properly maintained to assure that no unnecessary noise, due to worn or improperly maintained parts, will be generated. 84. Truck deliveries and haul-offs shall only be permitted between the hours of 7:00 a.m. and 5:00 p.m. weekdays and 8:00 a.m. and 5:00 p.m. Saturdays. The haul routes shall be approved by the City Engineer.	Impact is mitigated below a level of significance.
Public Services Impact: The Project may incrementally increase the demand for police, fire, public schools, and library services in the Project area.	85. The Project applicant will submit any and all required impact fees to the City, which may include but are not limited to the fire facilities impact fee, the police facilities impact fee, the general facilities impact fee, and the storm drain impact fee, as part of building permit fees.	Impact is mitigated below a level of significance.

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Transportation / Traffic Impact: The Project will generate vehicular trips associated with installation of the turbines.	86. Prior to issuance of grading permits, a traffic plan to minimize traffic flow interference from construction activities shall be submitted for review and approval to the City Engineer. 87. Project construction, operation, and maintenance activities will adhere to the recommendations described in the <u>Energy Unlimited, Incorporated WECS 20 Wind Park Revised Permit Application Offsite Road and Traffic Impact Plan</u>, prepared by Krieger & Stewart.	Impact is mitigated below a level of significance.
Utilities and Service Systems Impact: The Project will generate construction waste.	88. All solid waste generated during Project construction will be disposed of in compliance with all State, Federal, and local statutes regulating solid waste (as set forth in City Ordinance No. 2005-14).	Impact is mitigated below a level of significance.