

SUBMITTAL TO THE BOARD OF SUPERVISORS
COUNTY OF RIVERSIDE, STATE OF CALIFORNIA

706 B



FROM: TLMA - Planning Department

SUBMITTAL DATE: October 10, 2003

**SUBJECT: FAST TRACK CHANGE OF ZONE NO. 6844/FAST TRACK
COMMERCIAL WECS PERMIT NO. 113/FAST TRACK VARIANCE CASE NO. 1745**

(FTA#02-19) - EA39169 - Wintec Energy, Inc. - Fifth Supervisorial District - Pass & Desert Zoning District - 37 Acres - W-2 zone - Southerly of Dillon Road, easterly of Worsley Road - REQUEST: Change of zone from W-2 to W-E and W-2, install and operate four (4) wind turbines approximately 274 feet in height, one meteorological tower at 240 feet in height, with related ancillary facilities, and a variance request to measure the required 1/4 mile scenic setback from up to 1,320 feet to not less than 1,000 feet.

CONTRIVERSIAL ISSUES: Maintaining the W-2 zone along the northerly portion of the site, a variance request to reduce the 1/4 mile scenic setback from State Highway 62, visual/lighting impacts, and dust control on the access roads. These issues were resolved through discussion and recommended conditions of approval.

RECOMMENDED MOTION:

**The Planning Department recommended Approval; and,
THE PLANNING COMMISSION UNANIMOUSLY RECOMMENDS:**

ADOPTION of the **MITIGATED NEGATIVE DECLARATION** for **ENVIRONMENTAL ASSESSMENT NO. 39169**, based on the findings incorporated in the environmental assessment study and the conclusion that the project will not have a significant effect on the environment; and,

REVIEWED BY EXECUTIVE OFFICE
[Signature]
DATE 10/21/03

[Signature]

Robert C. Johnson, Planning Director

10/16/03
RCJ: jo

(Continued On Attached Page)

Department Recommendation: Policy Consent
Per Executive Office: Policy Consent

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RECEIVED RIVERSIDE COUNTY

Prev. Agn. Ref.

Dist. Fifth

AGENDA NO.

16.4

The Honorable Board of Supervisors

RE: **FAST TRACK CHANGE OF ZONE NO. 6844/FAST TRACK COMMERCIAL WECS PERMIT NO. 113/FAST TRACK VARIANCE CASE NO. 1745 (FTA#02-19)**

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DENIAL of **FAST TRACK CHANGE OF ZONE NO. 6844**, from the W-2 zone to the W-E zone in accordance with Exhibit No. 2 (Proposed Zoning); but,

APPROVAL of **FAST TRACK CHANGE OF ZONE NO. 6844**, from the W-2 zone to the W-E zone and W-2 zone in accordance with Exhibit No. 4 (recommended zoning); and,

APPROVAL of **FAST TRACK COMMERCIAL WECS PERMIT NO. 113**, subject to the attached conditions, based on the findings and conclusions incorporated in the staff report; and,

APPROVAL of **FAST TRACK VARIANCE CASE NO. 1745**, to reduce the scenic setback from ¼ mile to not less than 1,000 feet along State Highway 62, subject to the attached conditions, based on the findings and conclusions incorporated in the staff report.

JO

10/10/03