

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

910B



FROM: TLMA - Planning Department

SUBMITTAL DATE:
December 5, 2005

SUBJECT: COMMERCIAL WECS PERMIT NO. 71, REVISED PERMIT NO. 9 / VARIANCE CASE NO. 1771 – EA40187 – Applicant: Mark Technologies – Engineer / Representative: The Keith Companies - Fifth Supervisorial District – Whitewater Zoning District – Western Coachella Valley Area Plan: Open Space: Rural (OS-RUR) (20 Acre Minimum) – Location: Northerly of Interstate 10, westerly of Whitewater Canyon Road – 640 Gross Acres – Zoning: Wind Energy (W-E) - REQUEST: Construct 60 turbines up to a height of 300 feet within an existing WECS array containing 159 pre-existing wind turbines, and, a variance request to reduce safety setbacks from 330 feet to 0 feet and reduce wind access setbacks from 855 feet to 0 feet along the westerly, southerly, and easterly lot lines.

CONTROVERSIAL ISSUES: Visual impacts, biological impacts, and noise issues were raised at the Planning Commission hearing and were resolved by discussion and conditions of approval. Previous EIR No. 405 as part of this original WECS permit has also addressed these issues and other related impacts.

RECOMMENDED MOTION:

RECEIVE AND FILE the Notice of Decision for the above referenced case acted on by the Planning Commission in La Quinta on September 14, 2005.

The Planning Department recommended Approval; and,
THE PLANNING COMMISSION BY A 4-0 VOTE (Commissioner Zuppardo Absent):

ADOPTED a **MITIGATED NEGATIVE DECLARATION** for **ENVIRONMENTAL ASSESSMENT NO. 40187**, based on the findings incorporated in the initial study and the conclusion that the project will not have a significant effect on the environment; and,

David Mares For
Robert C. Johnson
Planning Director

RCJ:jo

REVIEWED BY EXECUTIVE OFFICE
[Signature]
DATE 12/5/05

Departmental Concurrence

Dept't Recomm.: Consent Policy
Per Exec. Ofc.: Consent Policy

Prev. Agn. Ref.

District: Fifth

Agenda Number: