

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



510B

FROM: TLMA - Planning Department

SUBMITTAL DATE:  
August 31, 2006

**SUBJECT:** CHANGE OF ZONE NO. 7251 / COMMERCIAL WECS Permit No. 115 / VARIANCE No. 1781 - EA 40556 - Applicant: Whitewater Energy Corporation - Engineer/Representative: Krieger & Stewart - Fifth Supervisorial District - Painted Hills Zoning District - Western Coachella Valley Area Plan: Rural: Rural Desert (10 Ac. Min.) - Location: Northerly of Interstate 10, westerly of Marion Road, and southerly of Avenue 16 - 287 Acres - Zoning: Wind Energy (W-E) and Controlled Development Areas (W-2) (20,000 Sq. Ft. Minimum) - REQUEST: Change of Zone from Controlled Development Areas (W-2) to Wind Energy (W-E) on an approximate 5 acre portion of the 287 acre site; Construct and install two (2) wind turbines rated at 1.5 MW of electrical power production each, at a total WECS height of up to 411 feet; Variance to reduce safety setbacks from approximately 452 feet to 0 feet.

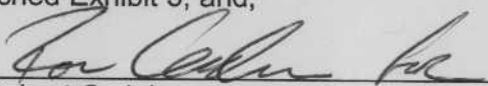
**BACKGROUND:** The project proposes to install two commercial wind turbines up to 411 feet in height with associated change of zone and variance. County staff has revised recommended conditions of approval as directed by the Planning Commission. The Planning Commission discussed and approved the project.

**RECOMMENDED MOTION:**

The Planning Department recommended Approval; and,  
THE PLANNING COMMISSION BY A 5-0 VOTE RECOMMENDS:

**ADOPTION** of a **MITIGATED NEGATIVE DECLARATION** for **ENVIRONMENTAL ASSESSMENT NO. 40556**, based on the findings and mitigations incorporated in the initial study and the conclusion that the project, as conditioned, will not have a significant effect on the environment; and,

**TENTATIVE APPROVAL** of **CHANGE OF ZONE NO. 7251**, from Controlled Development (W-2) to Wind Energy (W-E), subject to the attached Exhibit 3; and,

  
Robert C. Johnson  
Planning Director

RCJ:jo

REVIEWED BY EXECUTIVE OFFICE

DATE, 9/14/06 July

Departmental Concurrence

- Dep't Recomm.:  Policy
- Per Exec. Ofc.:  Policy
- Consent
- Consent

RECEIVED RIVERSIDE COUNTY  
MAY 13 2006  
EXECUTIVE OFFICE  
MAY 17 2006  
MAY 17 2006

The Honorable Board of Supervisors

RE: CHANGE OF ZONE NO. 7251 / COMMERCIAL WECS Permit No. 115 / VARIANCE No.  
1781

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**APPROVAL** of **COMMERCIAL WECS PERMIT NO. 115**, subject to the attached conditions of approval, based upon the findings and conclusions incorporated in the staff report; and,

**APPROVAL** of **VARIANCE CASE NO. 1781**, subject to the attached conditions of approval in the Commercial WECS Permit, and based upon the findings and conclusions incorporated in the staff report.