

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

841 B



**FROM:** TLMA - Planning Department

**SUBMITTAL DATE:**  
May 23, 2007

**SUBJECT:** COMMERCIAL WECS PERMIT NO. 116 / VARIANCE NO. 1797 (FTA No. 2005-17) CERTIFY EIR - Applicant: Dillon Wind, LLC - Engineer/Representative: Stantec, Inc. - Fifth Supervisorial District - Pass & Desert Zoning District - Western Coachella Valley Area Plan: Rural Desert (RD) (10 Acre Minimum); Estate Density Residential (EDR) (2 Acre Minimum) - Location: Northerly of Dillon Road, easterly of State Highway 62, westerly of Indian Avenue, and southerly of Two Bunch Palms Trail - 620 Gross Acres - Zoning: Wind Energy (W-E); Controlled Development Areas (W-2) (20,000 sq. ft. minimum lot size) - REQUEST: Commercial WECS permit to install up to 20 wind turbines up to 327 feet in height and variance request to reduce scenic setbacks from 1320 feet to not less than 740 feet along the project's easterly boundary adjacent to State Highway 62, and reduce wind access setbacks from five (5) times rotor diameter (1007 feet) to 360 feet along the easterly boundary of WECS 116.

**BACKGROUND:** Commercial WECS Permit No. 116 (WCS 116) and Variance Case No. 1797 (VAR 1797) were approved by the Planning Commission on May 16, 2007. Major project issues discussed at the commission hearings included, but were not limited to, visual impacts, biological impacts, noise levels, wind turbine setbacks, and right-of-way dedications. These issues were addressed by the Planning Commission through public testimony, discussion, and recommended conditions of approval. There was extensive public comment from land owners and citizens within the Desert Hot Springs area. WCS 116 and VAR 1797 are related to Commercial WECS Permit No. 117 (WCS 117) which WCS 117 includes a related general plan amendment, change of zone, and variance. WCS 117 is being sent separately to the Board of Supervisors separately since WCS 116 and VAR 1797 for this Board Packet may be Received and Filed due to existing Wind Energy (W-E) zoning, whereas WCS 117 with related general plan amendment, change of zone, and variance requires a separate Board of Supervisors hearing. Environmental Impact Report No. 487 is the environmental document for both WCS 116 and WCS 117.

*David Mares For* David Mares  
Ron Goldman  
Planning Director

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ATTACHMENTS FILED  
WITH THE CLERK OF THE BOARD

RECEIVED BY EXECUTIVE OFFICE

DATE 5/30/07  
Tina Grande

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

Prev. Agn. Ref. | District: Fifth | Agenda Number:

1.5